

## Assessment of sites submitted for consideration for inclusion in the Brownfield Land Register

Site Name and Address	Site Area (ha)	No of dwellings (stated on application form)	Other uses proposed	Include within the Part 1 Brownfield Land Register?	Assessment
Old Tea Factory, Weston Road, Crewe	Not provided	Up to 100 dwellings	Commercial development	N	The site comprises of previously developed land and complies with the size thresholds. The site is located within a Hazardous Consultation Zone and is in active employment use. The suitability of the site for residential led development would require further assessment in relation to the implications of the hazardous consultation zone and consultation with the Health and Safety Executive. It is not possible to ascertain whether residential led development is suitable on this site having regard to local and national planning policies, the implications arising from the hazardous consultation zone and the loss of employment sites.
Land at 59 Shrigley Road, Bollington	Not provided	34 dwellings		N	The site is located within the Green Belt and an Area of Special County Value. The majority of the site submitted is greenfield. Any areas of previously developed land would be limited to the pair of semi-detached dwellings, which would have a site area less than 0.25 hectares. The application form refers to the site containing an abattoir and hut used by the sea cadets. This appears to be located to north and outside of the submitted site area. The suitability of any previously developed areas of the site for residential-led development at this site would require further assessment in terms of impact of development upon openness of the Green Belt, landscape and open countryside, having regard to local and national planning policies.
Depot west of Crewe Road, Shavington	Not provided	Not provided		N	Parts of the site contain buildings and hardstandings although some areas appear to be greenfield. The areas of brownfield land exceed 0.25 hectares. The site is located within a Strategic Green Gap and the open countryside and is in active employment use. The suitability of the site for residential-led development at this site would require further assessment in terms of impact of development upon the Green Gap and loss of employment uses and having regard to local and national planning policies.
Bowden View Farm, Yarwoodheath Lane, Altrincham	22.6	30-40		N	The majority of the land appears to be greenfield. Part of the site contains buildings/ hardstandings however they appear to be agricultural in nature. There is no relevant planning history for the site. No information is provided to demonstrate that the site contains brownfield land. Any areas of brownfield land may therefore be limited to the dwellings at the site which have a combined site area of less than 0.25 hectares.
Yarwood Heath Rostherne Altrincham	16.03	30 dwellings per hectare		N	The majority of the land appears to be greenfield. Part of the site contains buildings/ hardstandings however they appear to be predominantly agricultural in nature. One building at the site has planning permission for conversion to B1 (18/1790M) but it is not clear whether this permission has been implemented. Any areas of land that meet the definition of previously developed land appear to be less than 0.25 ha. The site is located within the Green Belt and an Area of Special County Value. The suitability of the site for residential led development would require further assessment in terms of the impact of any development upon the openness of the Green Belt and ASCV and having regard to local and national planning policies.
Spode Green - compound Site	12.06	30/40 dwellings per hectare		N	The site does not meet the definition of previously developed land having regard to Annexe 2 of the NPPF. PDL excludes land where provision for restoration has been made through development management procedures. The site has temporary planning permission with conditions attached to require site restoration (18/3219M).
Macclesfield Rugby Union Football Club, Priory Park, Priory Lane, Macclesfield	11	7 affordable homes, 69 market housing		N	The majority of the site comprises of recreation grounds which would not meet the definition of previously developed land in the NPPF. There are areas of car parking and a sports pavilion which exceed the 0.25 hectare threshold. However, planning permission has been recently refused for residential development at this site (16/6237M). The suitability of the site for residential led development has been recently assessed through the determination of a planning application.

Millington Hall Farm Altrincham	6.38	Approx. 30/40 dwellings per hectare		N	The majority of the site appears to be greenfield or in agricultural use. Some buildings appear to have planning permission for employment uses. However any areas of land which could meet the definition of previously developed land do not appear to form a coherent whole. The site contains a Grade II Listed Building and it is within the Green Belt. Land to the west is within Flood Zones 2 & 3. The suitability of the site for residential led development would require further assessment in terms of the impact of any development upon the openness of the Green Belt, the impact upon a listed building/ its setting and having regard to local and national planning policies.
Spode Green Farm (Buildings) Spode Green Lane Altrincham	5.5	30/40 dwelling per hectare		N	The majority of the site appears to be greenfield or in agricultural use and therefore does not appear to meet the definition of previously developed land.
Defence Business Services, Wilmslow Road, Cheadle Hulme	5.1	165		N	The site contains various buildings/ hardstandings and complies with the size thresholds. The site is located within LPS 33: North Cheshire Growth Village. The suitability of this site for residential led development on this site would require further assessment having regard to adopted development plan policy as LPS 33 is required to come forward as part of a comprehensive masterplan. Draft Supplementary Planning Guidance for LPS 33 indicates that employment uses/ community uses could be located in the area of the submitted site.
LAND OFF NEWCASTLE ROAD AND HOLMES CHAPEL ROAD, BRERETON	4.5	135		N	The site appears to be in agricultural use with the most recent planning applications 16/5642C and 16/4617C relating to agricultural buildings. The site does not appear to consist of previously developed land.
Dairy House Farm Ashley Road, Ashley, Altrincham	3.5	30/40 dwellings per hectare		N	The planning history suggests that the site is in mixed agricultural/ employment uses. However no information has been provided to demonstrate which parts of the site consist of previously developed land having regard to Annexe 2. The site is located within the Green Belt and an Area of Special County Value. Residential-led development at this site may not be suitable having regard to local and national planning policies concerning the Green Belt and loss of employment sites.
Former Albion Chemical Works, Booth Lane, Sandbach	3.2	100 with a Care Home. 120 without a Care Home.		N	The site comprises of previously developed land and complies with the size thresholds. However outline planning permission was granted on this site for B1 and other employment uses. A planning application has been submitted (17/5070C) for residential development on this site but this is currently pending determination. It is premature to ascertain whether residential-led development is suitable on this site in advance of any decision being issued.
PICKMERE GARDEN CENTRE AND NURSERY, PICKMERE LANE, PICKMERE	2.3	40-60 (BASED ON 25 DWELLINGS / HA)		N	Planning permission has previously been granted on part of this site for the erection of 2 dwellings (17/2882M). The officer report indicates that the application site for 17/2882M was considered to be previously developed land. However other parts of the wider nursery site were reported to be greenfield. The areas of the site considered to be previously developed and permissioned under 17/2882M are below 0.25 hectares in area. Additional residential-led development may not be suitable at the site having regard to local and national policies relating to the Green Belt.
Cooper House, Clough Bank, Bollington	2.19	Not provided		N	The site consists of previously developed land in active employment use. Part of the site lies within the Macclesfield Canal Conservation Area. The site has been excluded as the suitability of the site for residential-led development would require further assessment in terms of the loss of an employment site and the impact of the proposals upon the Conservation Area having regard to national and local planning policies.
Land at Armcon Ltd, London Road South, Poynton	2	Approximately 60 - 80 dwellings		N	The site comprises of previously developed land. The site is located within an existing employment area and in flood zone 3 with part in 3b. Residential-led development at this site may not be suitable having regard to local and national planning policies concerning the loss of employment sites and flood risk.
GEORGE AND DRAGON PH, HIGHER HURDSFIELD	2	10		N	The site consists of a fire damaged public house and car park. An area of the site to the rear appears to be greenfield without any obvious structures or buildings. The area of the site that contains buildings/ hardstanding is under 0.25 hectares in area. Suitability of the site for residential-led development would require further detailed assessment concerning impact of the development upon the Conservation Area, ASCV and Green Belt, loss of a non-designated heritage asset and loss of community facility. Planning permission has previously been refused for a change of use of the public house to a dwelling (02/2288P) due to the loss of a community facility.

LAND ADJACENT TO HASLINGTON HALL, HOLMSHAW LANE, HASLINGTON, Crewe	1.76	Not provided		N	The submitted site appears to be predominantly greenfield with only buildings/ hardstanding areas located to the southern part of the site. Residential-led development at this site may not be suitable and would require further assessment having regard to local and national planning policies concerning the impact of the development upon the setting of a Grade I Listed Building and open countryside.
Berisfords Ltd, Thomas Street, Congleton	1.47	60 - 90 (depending on housing mix)		N	The site comprises of previously developed land and meets the minimum size thresholds. However it is not possible to assess whether residential led development would be suitable on the site without further detailed assessment in terms of the loss of employment land having regard to adopted development plan policies.
Rushford Cottage Millington Hall Lane Altrincham	1.45	30/40 dwellings per hectare		N	The site is predominantly greenfield and located within the Green Belt. There are some buildings to the rear of Rushford Cottage, one of which has planning permission for B1/B8 uses (13/2012M). The area of the site containing buildings and hardstanding amounts to less than 0.25 hectares. The suitability of residential led development on this site would also require detailed assessment particularly with regards to the impact of development upon the Green Belt, open countryside and the loss of employment having regard to adopted development plan policies.
Arley Moss Farm, Arley, Northwich	1.45	10 - 43 dwellings		N	The site appears to be in mixed agricultural/ equestrian use with the most recent planning permission (18/3553M) relating to a general purpose agricultural building. No information has been provided to demonstrate which parts of the site consist of previously developed land having regard to Annexe 2 of the NPPF. The site is located within the Green Belt and residential-led development at this site may not be suitable having regard to local and national planning policies concerning the Green Belt.
Cottage Farm & Laburnum Farm 66 - 72 Knutsford Road Alderley Edge Cheshire SK9 7SF	1.402	Approximately 15 houses or around 22 park homes / bungalows.		N	The site appears to contain a mixture of greenfield land and previously developed land, however the location and amount of previously developed land is not clear. The suitability of residential led development on this site would require further detailed assessment, with regards to the extent of previously developed land, the impact of any redevelopment proposals upon the openness of the Green Belt, open countryside and any conflict with national and local planning policies.
Whitehouse Farm Chester Road Bucklow Hill Knutsford	1.38	30/40 dwellings per hectare		N	The majority of the site appears to be greenfield with only a small area of land to the south containing buildings. Any agricultural buildings and land would be excluded from the definition of previously developed land. No information has been provided to demonstrate which parts of the site consist of previously developed land having regard to Annexe 2. The site is located within the Green Belt and residential-led development at this site may not be suitable having regard to local and national planning policies concerning the Green Belt.
Land at Stockley Farm, Arley Hall, Northwich	1.34	10-40 dwellings		N	The site contains a number of buildings, some of which have been used in connection with a visitor attraction associated with a working farm. A lawful development certificate was granted on the site (08/1978P) and an accompanying plan identified those buildings which were used for visitor facilities and those used for livestock. There may be areas of the site which are considered to be in agricultural use and this would require further consideration. The site lies in the Green Belt and open countryside and the suitability of residential led development on any lawful areas of previously developed land would require further assessment in terms of impact upon openness and any conflict with national and local planning policies.
Cherry Tree Farm Altrincham	1.33	Dependant on the scheme. Although 30/40 dwellings per hectare could be achieved,		N	The site contains a large area of land to the west that appears to be agricultural land. The site lies in the Green Belt and open countryside and Rostherne Mere lies to the south. The northern section of the site which contains employment buildings is within the HS2 Safeguarding Zone. The suitability of the site for residential-led development would require further detailed assessment having regard to the HS2 Safeguarding Zone, impact upon the openness of the Green Belt and impact upon the character and appearance of the open countryside, having regard to national and local planning policies.
Stockley Farm Parking Area Arley Hall, Northwich	1.29	Maximum – 38 dwellings. Medium – 18 dwellings. Minimum – 8 dwellings.		N	The site is within the Green Belt and within a Grade II* Registered Park and Garden, associated with Arley Hall, a Grade II* Listed Building. The site is also within the open countryside and area of ecological importance. While the site consists of previously developed land, namely a parking area (permissioned under 08/1978P) residential led development is unlikely to be suitable having regard to national and local planning policies concerning the impact upon openness of the Green Belt and upon the Registered Park and Garden.

Lower House Farm Lower House Lane Altrincham	1.23	Dependant on Scheme. Approx. 30/40 dwellings per hectare could be achieved.		N	The site is located in the Green Belt and Open Countryside. The majority of the site appears to be greenfield with any buildings located to the eastern side of the site. The site appears to be in agricultural use (with no planning history to suggest other uses) and would therefore be excluded from the definition of previously developed land. However should elements of the site consist of previously developed land, the site may not be suitable for residential-led development having regard to the implications of the impact of any redevelopment upon the openness of the Green Belt and impact upon the character and appearance of the open countryside. These are key considerations that would require detailed assessment.
Knutsford Bowling Club, Mereheath Lane, Knutsford	1.2	Dependant on the scheme. 30ish dwellings per hectare		N	The site is in recreational uses with an element of the existing building having planning permission for offices (08/2325P). The site may not be considered suitable for residential-led development having regard to the implications of the impact of any redevelopment upon the openness of the Green Belt, impact upon the character and appearance of the open countryside and loss of recreational/community facility having regard to national and local planning policies. These are key considerations that would require detailed assessment.
Parkgate Farm Parkgate Lane Knutsford	1.13	Dependant on Scheme. Approx. 30/40 dwellings per hectare could be achieved.		N	The majority of the site is located in Green Belt, Open Countryside and area of Special County Value. The site appears to be in agricultural use with no planning history to suggest otherwise and would therefore be excluded from the definition of previously developed land. However should elements of the site consist of previously developed land, the suitability of this site for residential-led development would require further detailed assessment having regard to the impact of any redevelopment upon the openness of the Green Belt and upon the character and appearance of the open countryside, having regard to national and local planning policies. An area of land within the south of the submitted site is included within the allocated site LPS37 Parkgate Extension.
Tanyard Farm Castle Mill Lane Ashley, Altrincham	1.1	Dependant on Scheme. Approx. 30/40 dwellings per hectare could be achieved.		N	Site is in Green Belt and open countryside. The existing buildings at the site appear to be agricultural use and there is no planning history to suggest otherwise and would therefore be excluded from the definition of previously developed land. However should elements of the site consist of previously developed land, the suitability of this site for residential-led development would require further detailed assessment having regard to the impact of any redevelopment upon the openness of the Green Belt and upon the character and appearance of the open countryside, having regard to national and local planning policies.
Knowle House, Sagars Road Handforth	1.07	20		N	The site is located within the Green Belt and comprises of an area of vacant land. While a care home was previously located on the site, this was demolished following a fire in 1996. Planning permission has been previously sought on the site for residential development (13/3883M). The officer report assessed the site as not being considered previously developed because any remains of the former care home had now blended into the landscape. The site is therefore not considered to meet the definition of previously developed land.
Warford Park, Faulkners Lane, Mobberley	1.025			N	The site consists of a bowling green and car parking area, located in the open countryside and Green Belt. The northern part of the submitted site does not appear to consist of previously developed land. The suitability of the site for residential-led development would require further detailed assessment in terms of the impact of development proposals upon the openness of the Green Belt, particularly given that the site contains a limited amount of buildings, the loss of the recreational facility and impact upon the character and appearance of the open countryside.
Stock Farm Ashley Road Ashley	0.93	Dependant on scheme - up to 10		N	The site is located within the Green Belt, Area of Special County Value and HS2 Safeguarding Zone. The site comprises of a house, agricultural barn, derelict building and hardstanding. Planning permission was granted (17/1509M) for ' change of use and full application for a proposed wedding, conference, events (sui generis) and leisure venue (D2) use of the barn, change of use of the former agricultural building to a flexible studio (sui generis)/ wedding office (B1a), the flexible use of the house and garden (C3) also as a short-term let and for wedding ceremony, with access, car parking, landscaping and associated infrastructure for a five year temporary period'. Prior to this planning permission, the majority of the site was in agricultural use. There are conditions attached to the planning permission to require the site to revert to its former condition on or before the 12 October 2022. The site is not considered to comprise of previously developed land having regard to Annexe 2 of the NPPF as previously developed land excludes land or buildings where provision for restoration has been made through development management procedures. In addition the site may not be considered suitable for residential-led development with the implications of the HS2 Safeguarding Zone, impact upon openness of the Green Belt and open countryside and regard to national and local planning policies being key considerations that would require detailed assessment.

Greenbank Farm Green Lane Moston	0.9	5		N	The site is located within the open countryside. Planning permission has been previously refused and dismissed at appeal for the demolition of the larger building at the site and its replacement with a dwelling (14/0033C). It is noted that the appeal decision found that insufficient information was provided to demonstrate that the site had been used for commercial rather than agricultural purposes and therefore it was not demonstrated that the site represented previously developed land. Residential redevelopment was also considered to conflict with national and local planning policies.
Land at Barncroft, Woodend Lane, Mobberley	0.8	7 Affordable, 17 Market housing		N	The site lies within Green Belt & Open Countryside. The site has a complex planning history with an application for a lawful development certificate for storage and distribution uses having been refused (07/0876P). An earlier application for a Lawful Development Certificate was approved (77800P) for business use of land and buildings. An application for the conversion of part of one of the buildings within the site to residential use was also refused prior approval (15/2697M) and the reasons included the proximity of the site to Manchester Airport and potential noise impacts upon future occupiers. A more recent application for prior approval for the conversion of an agricultural building to residential (18/5502M) has been submitted for the north-western building within the submitted site and is pending determination. Areas of the site may consist of previously developed land - although one building appears to be referred to as agricultural (18/5502M), however lawfulness of uses is not clear. Suitability of the site for residential-led development would require detailed assessment having regard to the impact of any redevelopment upon the openness of the Green Belt, impact upon the character and appearance of the open countryside, noise considerations and national and local planning policies.
Mereside Farm/Avec Cookers Chester Road Millington Altrincham	0.75	30/40 dwellings per hectare		N	The site lies within Green Belt and Open Countryside. The existing buildings appear agricultural in nature. The applicant has noted that the site is used as a workshop/showroom for cookers. Planning history however shows that permission for this was issued for only part of one of the agricultural buildings (02/2954P). The extent of any previously developed land is unclear. The suitability of the site for residential led development would require further assessment in terms of the impact of any development upon the openness of the Green Belt, character and appearance of the open countryside and having regard to local and national planning policies.
Nursery & Car Park, Arley Hall, Northwich	0.69	Maximum – 20 dwellings. Medium – 10 dwellings. Minimum – 5 dwellings.		N	The site is located in the Green Belt, Open Countryside and in a Conservation Area. The suitability of the site for residential-led development would require detailed assessment having regard to the impact of any redevelopment upon the openness of the Green Belt, impact upon the character and appearance of the Conservation Area and open countryside and national and local planning policies.
Open Storage Facility, Slack Street, Macclesfield	0.583	Approx. 20		N	The site comprises of previously developed land used as a builders yard/ open storage area. The suitability of the site for residential-led development would require further assessment in terms of the loss of any employment uses.
LYME GREEN HALL, LYME GREEN PARK, LONDON ROAD, Macclesfield	0.58		40-60 dementia care beds	N	The site consists of an area of grassed land associated with Lyme Green Hall, a Grade II Listed Building. The site lies in the Green Belt, an Area of Special County Value and the open countryside. Development on this site would have a greater impact upon the openness of the Green Belt than the current grassed area and residential led development may not be suitable having regard to the Green Belt, impact upon a listed building and its setting, the landscape and open countryside. Suitability of the site for residential led development would require detailed assessment.
Land at Manor View Twemlow Lane Cranage Cheshire	0.49	5		N	The site lies within the open countryside and the Jodrell Bank Consultation Zone. Planning permission has previously been refused for the demolition of the stables and the erection of 5 dwellings at the site (16/5502C) due to the impact of the proposal upon the efficiency of the Jodrell Bank Radio Telescope. The suitability of this site for residential-led development has been recently assessed through the determination of a planning application.
64 Audley Road Alsager	0.49	5		N	The site comprises of a dwelling and large garden. The site is located in the Green Belt. Planning permission has been previously sought for the erection of 5 dwellings at the site (17/4782C) and this was refused due to the impact of the development upon the openness of the Green Belt. The suitability of this site for residential-led development has recently been assessed through the determination of a planning application.

Crossmere Farm Brereton Heath	0.48	5		N	The site is within the open countryside and the Jodrell Bank Consultation Zone. Planning permission was recently refused for the demolition of the existing livery buildings and the erection of 5 dwellings at the site (17/5703C) and subsequently dismissed at appeal due to the impact of the development upon the character and appearance of the area and the efficiency of the Jodrell Bank Telescope. The site is sifted out because residential-led development has been recently assessed as being unsuitable having regard to national and local planning policies.
Parkside Garage Mereside Road Mere Knutsford	0.39	30/40 dwellings per hectare		N	The site is located within the Green Belt and open countryside. The site appears to consist of previously developed land. Suitability of the site for residential-led development would require further assessment in terms of the impact of such development upon the openness of the Green Belt, having regard to national and local planning policies.
Land adjacent to 150 Buxton Road Disley	0.37	12 houses		N	The site comprises of a garden area to the west of The Coach House and 18 Buxton Road West. The site is not considered to consist of previously developed land, comprising a residential garden within a built up area. Planning permission has previously been refused on part of this site for residential development (13/3278M) due to conflict with adopted development plan policies.
Canute Place and Car Park Knutsford	0.36	30/40 dwellings per hectare		N	The site consists of previously developed land. The site is within the Knutsford Town Centre Conservation Area and shopping area. The site submission form states that the site consists of a mix of uses including retail, office, health & beauty, residential, gym, car showroom & car park. The suitability of the site for residential led development would require further detailed assessment in terms of the impact of any proposals on the Conservation Area and any loss of retail/ employment uses having regard to national and local planning policies.
Tabley Court, Moss Lane, Over Tabley, Knutsford, Cheshire, WA16 OPL	0.35	Up to 20 dwellings		N	The site comprises of previously developed land, containing offices and car park. The site is in active employment use (permitted under 82480P) within the open countryside and Green Belt. The suitability of the site for residential-led development would require further assessment in terms of the impact of any redevelopment proposals upon the openness of the Green Belt and loss of employment land having regard to national and local planning policies.
Workshops at Home Farm, Arley Hall, Northwich	0.34	5-10 dwellings		N	The site submission form states that the site is in light industrial/ commercial uses and comprises of previously developed land. The site lies in the Green Belt and open countryside. Suitability of the site for residential-led development would require detailed assessment in terms of the impact of any re-development upon the openness of the Green Belt and open countryside, having regard to national and local planning policies.
Conservative Club and car park, Manchester Road, Knutsford, WA16 OLT	0.33	30/40 dwellings per hectare		N	The site lies within the Knutsford Town Centre and the site comprises of the former Conservative Club, now in retail use and a locally listed building. There is a bowling green located to the rear. Recreational land such as the bowling green, would not fall within the definition of previously developed land. Exclusion of the bowling green would result in a site area of less than 0.25 hectares. The suitability of residential-led development on any elements of previously developed land would require further assessment in terms of the impact of the development upon the Conservation Area and locally listed building, having regard to national and local planning policies.
Disabled Car Park and Timberyard Combined, Arley Hall, Northwich	0.33	5-10 dwellings		N	There does not appear to be any planning history for the site referred to as the disabled car park and therefore it is unclear whether the site has a lawful use. The lawfulness of all areas of the timber yard site is also unclear. There are a limited number of buildings on the site. The site lies within the Green Belt, a Grade II* Registered Park and Garden and a Conservation Area. Suitability of the site for residential led development would require further detailed assessment, having regard to the extent of any previously developed land, impact of any redevelopment proposals upon the openness of the Green Belt, impact upon the Conservation Area and Registered Park and Garden.
Ditchway Farm Rushton Spencer MACCLESFIELD SK11 ORS	0.32	6		N	The site lies within Staffordshire Moorlands and therefore is excluded from consideration.
Former Cypress House South Acre Drive Handforth	0.31	44		Y	The site lies within the Handforth Settlement Boundary and consists of a former nursing home which is now vacant. The site consists of previously developed land is considered suitable for residential-led development.

Land at Lawton Street, Congleton	0.3	13		N	The site comprises of vacant, grassed land located to the rear of buildings on Lawton Street, within the Conservation Area and Area of Archaeological Potential. The submitted form indicates that the site was occupied by a former mill but it is now described as wasteland and open grass. The definition of previously developed land excludes land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape. The site does not appear to contain any remaining structures and is now overgrown with shrubs and trees. In addition, suitability of the site for residential-led development would require further assessment in terms of the impact of the proposal upon the Conservation Area.
Bucklow Garage, Bucklow Hill, Nr Knutsford	0.27	8		N	The site comprises of previously developed land located within the Green Belt. Suitability of the site for residential-led development would require further assessment in terms of the impact of any redevelopment upon the openness of the Green Belt and open countryside having regard to national and local planning policies.
LAND AT MOORSIDE, KNUTSFORD	0.27	10-15		N	The site consists of previously developed land. The site is located within the Green Belt and Conservation Area. Residential led development on this site is likely to have a greater impact upon the openness of the Green Belt than the existing parking area. The site is unlikely to be suitable for residential-led development having regard to national and local planning policies.
Birkin Farm Birkinheath Lane Ashley Altrincham WA14 3QL	0.26	30/40 dwellings per hectare		N	The site is within the Green Belt, Area of Special County Value and open countryside. The majority of the land appears to be greenfield and therefore most of the site would not considered to be previously developed land. Suitability of the site for residential led development would require detailed assessment in terms of the impact of any redevelopment upon the openness of the Green Belt, open countryside, Area of Special County Value having regard to national and local planning policies.
MONTEBELLO CASTLE MILLINGTON HALL LANE OFF CHESTER ROAD MILLINGTON	0.26	30/40 dwellings per hectare		N	The site is located within the Green Belt and open countryside. Montebello Castle is in residential use, with planning permission having been granted for its conversion to 4 flats with garaging and parking (52395P). Any previously developed land may be limited to Montebello Castle and its curtilage. A large portion of the submitted site has temporary planning permission only for use for the 'Purpose of Commercial Film-Making and the Associated Temporary Structures, Works, Plant or Machinery required in connection with that use' and land to the north appears to be used for equine purposes (03/3300P). Areas of the site do not appear to consist of previously developed land. Suitability of the any previously developed areas of the site for residential-led development would require detailed assessment in terms of the likely impact of such redevelopment upon the openness of the Green Belt, having regard to national and local planning policies.
Timberyard, Arley Hall, Northwich	0.26	5-8 dwellings		N	The site lies within the open countryside and Green Belt. The site is also within the Arley Hall Grade II* Registered Park and Garden and Arley Conservation Area. The lawful use of all buildings at the site is unclear with only 1 building having received planning permission for a joiners workshop (96/1533P). The majority of the site appears to consist of a hardstanding with some buildings around the periphery. The suitability of the site for residential led-development would require further assessment in terms of the impact of the development upon the Green Belt, Registered Park and Garden and Conservation Area.
LAND OF THE FORMER DANEBRIDGE MILL, MILL STREET, CONGLETON CW12 1XX	0.23	40 apartments		Y	The site is located within Congleton and comprising of land occupied by the former Danebridge Mill which was demolished following a fire. The site has been previously assessed as being brownfield and suitable for residential led development with planning permission having been granted for 14 dwellings (13/1246C). The site was previously included within the 2017 Brownfield Land Register. The planning permission has recently lapsed however the site is considered to be previously developed land, suitable for residential-led development.
Oak Leigh Childs Lane Brownlow	0.1815	5		N	The site lies within the Green Belt. Planning permission has previously been granted for the conversion/ adaption of 2 buildings at the site (16/5511C & 17/5840C) to residential use. However a further application for residential development on the site of former horticultural glasshouses was refused due to conflict with national and local planning policy and subsequently dismissed on appeal (17/5839M). The submitted site area (excluding any former horticultural land) is below the required threshold.

The Fools Nook, Leek Road, Sutton	0.16	8		N	The site comprises of previously developed land, comprising of a public house and car park located in the Green Belt, open countryside and Macclesfield Canal Conservation Area. The suitability of this site for residential led development would require further assessment in terms of the impact of the proposals upon openness of the Green Belt, upon the conservation area, including any loss of non-designated heritage assets and the open countryside.
Red Cow yard 1 and 2 Knutsford	0.13	Dependant on scheme - apartments, smaller scale housing		N	The site comprises of previously developed land located within the Knutsford Town Centre Conservation Area and an area of archaeological potential. The site submission form states that are a number of uses located within the site area including a solicitors, offices, restaurants, tourism, car park, retail and redundant garages. The site area is below the required threshold of 0.25ha. The suitability of the site for residential-led development would require further assessment in terms of any demolition of any buildings in the Conservation Area, loss of employment uses, impact of redevelopment upon the character/ appearance of the Conservation Area having regard to national and local planning policies.
Trouthall Nurseries Trouthall Lane Plumley	0.077	5		N	The site appears to have been in use for horticultural purposes which would be excluded from the definition of previously developed land. The site is located within the Green Belt. A number of planning applications have been submitted and refused for residential development (17/2536M, 16/6106M, 15/5279M) all of which refer to the horticultural nature of the site. In addition, given the planning history, it is unlikely that residential led development would accord with national and local planning policies.
Ashley Car Park Land adjacent St Elizabeth's Church Ashley Altrincham	0.07	Dependant on a scheme		N	The site submission identifies 3 parcels of land, two of which are not adjacent to the Church and appear to be agricultural land and not previously developed land. The remaining parcel, adjacent to St Elizabeth's Church, a Grade II Listed Building appears to be used as an informal parking area. The site is below 0.25 hectares in area and is unlikely to support 5 or more dwellings. The site may not be suitable for residential development given that such development would have a greater impact upon openness of the Green Belt than the existing use.
18 Buxton Road West, Disley.	0.07	4		N	The site is under 0.25 hectares in size and has a net capacity of less than 5 dwellings. The site appears to consist of a garden area serving a dwelling within a built up area and therefore excluded from the definition of previously developed land.