Public Document Pack

Strategic Planning Board

Agenda

Date:	**Friday, 8th February, 2013**
Time:	**10.30 am**
Venue:	**The Assembly Room - Town Hall, Macclesfield SK10 1EA**

The agenda is divided into 2 parts. Part 1 is taken in the presence of the public and press. Part 2 items will be considered in the absence of the public and press for the reasons indicated on the agenda and at the foot of each report.

Please note that members of the public are requested to check the Council's website the week the Planning/Board meeting is due to take place as Officers produce updates for some or all of the applications prior to the commencement of the meeting and after the agenda has been published.

PART 1 – MATTERS TO BE CONSIDERED WITH THE PUBLIC AND PRESS PRESENT

1. **Apologies for Absence**

   To receive any apologies for absence.

2. **Declarations of Interest/Pre Determination**

   To provide an opportunity for Members and Officers to declare any disclosable pecuniary and non-pecuniary interests and for Members to declare if they have a pre-determination in respect of any item on the agenda.

3. **Public Speaking**

Please Contact: Sarah Baxter on 01270 686462
E-Mail: sarah.baxter@cheshireeast.gov.uk with any apologies or request for further information
Speakingatplanning@cheshireeast.gov.uk to arrange to speak at the meeting

A total period of 5 minutes is allocated for each of the planning applications for the Ward Councillors who are not members of the Strategic Planning Board.

A period of 3 minutes is allocated for each of the planning applications for the following individual/groups:

- Members who are not members of the Strategic Planning Board and are not the Ward Member
- The relevant Town/Parish Council
- Local Representative Groups/Civic Society
- Objectors
- Supporters
- Applicants

4. **Queens Drive, Nantwich** (Pages 1 - 46)

   To consider the above application.

5. **Cheshire East Strategic Housing Land Availability Assessment** (Pages 47 - 1238)

   To consider the above report.

Agenda Item 4

12/4654N Queens Drive, Nantwich REVISED APP

SUMMARY RECOMMENDATION

APPROVE subject to Section 106 Agreement and conditions.

MAIN ISSUES

- **Principle of Development.**
- **Sustainability**
- **Loss of Agricultural Land**
- **Affordable Housing**
- **Highway Safety and Traffic Generation.**
- **Contaminated land**
- **Air Quality**
- **Noise Impact**
- **Drainage and Flooding**
- **Archaeology**
- **Built Heritage**
- **Countryside and Landscape Impact**
- **Forestry**
- **Hedgerows**
- **Open space**
- **Layout and Design**
- **Ecology**
- **Amenity**
- **Education**
- **Impact on Railway**
- **Impact on Public Right of Way**
- **Impact on Canal**

REFERRAL

The application has been referred to Strategic Planning Board because it is a largescale major development and a departure from the Development Plan.

1. SITE DESCRIPTION

The application site measures 9.90 hectares and lies on the south western edge of Nantwich. The site is defined and contained on two sides by Queens Drive to the north and the Shropshire & Union Canal to the west. To the east, Fields Farm and associated outbuildings and yards occupies a triangular shaped area of land in between the site and the railway line.

The site is agricultural land comprising a single broadly square pastural field. A row of approximately 8 semi-detached houses face towards the site on the northern side of Queens Drive and a further 12 properties back onto the site on the southern side of the

road. These are two storey late twentieth century red brick properties and are set back from the road behind drives.

There are 2 public footpaths that run along the boundaries of the site (one within the site boundary). Immediately west of the site, the towpath of the Shropshire and Union Canal is a well used path by walkers and fishers, with a seating area adjacent to the site and a listed milepost. The hedgerow along this boundary is intermittent with occasional trees.

At the north west and south west corners of the site attractive stone bridges over the canal (one a road bridge and the other a farm access track) are listed structures. The eastern edge is more open, and defined by a post and wire fence.

The Nantwich Circular Walk passes through the site along the southern boundary, linking across the railway on a level crossing into Nantwich. The southern boundary is defined by a hedgerow and occasional mature trees, with a group of trees in the south east corner adjacent to an off site pond. This lower south east corner is boggy and appears to have potential for occasional flooding, with the existing footpath raised above ground level.

The contours within the site generally slope from west to east, with the canal at a high point of approximately 50m AOD on the western boundary. The land then rises up very slightly to the west of the canal to a minor ridge, before dropping down to the western boundary to a low point of 44m AOD in the south eastern corner. A minor shallowing of contours east of the existing listed milepost could be due to excavation of the canal, and allows views across the site from this position. In the wider context, the landscape is relatively flat, with land slowly rising to the west to a high point of approximately 60mAOD at Acton. To the east, the contours drop towards the River Weaver approximately 500m east of the site.

2. DETAILS OF PROPOSAL

Outline planning permission is sought for a total of 7.6 hectares of residential development, providing up to 240 dwellings. There would be a broad range of block densities from 30-40 dwellings per hectare (dph), The development would provide for a broad mix of dwellings and house types, ranging from 2 to 5 bedroom units, offering a mix of market housing from first time homes to larger family homes. The housing mix would include affordable housing, which will be accommodated in small clusters and evenly distributed around the development.

The proposal also includes 2.04Ha of Public Open Space & Habitat Creation Areas. The open space will include informal recreation, footpaths and habitat creation areas. 0.17ha of ponds, will be created with areas of permanent water and ephemeral areas with grassland planting and 0.04ha of Equipped Children's Play Space (0.04Ha) would also be provided, offering toddler, child and teenage play provision. The play space would be set within an area of public open space. In addition, a tea room / convenience store would be located near the entrance to the site adjacent to the canal with outdoor picnic area and parking.

The application is a resubmission of application 12/2440N, which involved the same site area, but sought consent for a larger number of properties.

2. RELEVANT PLANNING HISTORY

12/2440N (2012) Refusal of outline planning permission for 270 dwellings

3. PLANNING POLICIES

Regional Spatial Strategy

Policy DP 1 Spatial Principles
Policy DP 2 Promote Sustainable Communities
Policy DP 4 Make the Best Use of Existing Resources and Infrastructure
Policy DP 5 Manage Travel Demand; Reduce the Need to Travel, and Increase Accessibility
Policy DP 7 Promote Environmental Quality
Policy DP 9 Reduce Emissions and Adapt to Climate Change
Policy RDF 1 Spatial Priorities
Policy RDF 2 Rural Areas
Policy L 1 Health, Sport, Recreation, Cultural and Education Services Provision
Policy L 2 Understanding Housing Markets
Policy L 5 Affordable Housing
Policy RT 2 Managing Travel Demand
Policy RT 3 Public Transport Framework
Policy RT 4 Management of the Highway Network
Policy RT 9 Walking and Cycling
Policy EM 15 A Framework For Sustainable Energy In The North West
Policy EM 16 Energy Conservation & Efficiency
Policy EM 17 Renewable Energy
Policy MCR 4 South Cheshire

Policies in the Local Plan

NE.2 (Open countryside)
NE.5 (Nature Conservation and Habitats)
NE.9: (Protected Species)
NE.20 (Flood Prevention)
NE.21 (Land Fill Sites)
BE.1 (Amenity)
BE.2 (Design Standards)
BE.3 (Access and Parking)
BE.4 (Drainage, Utilities and Resources)
RES.5 (Housing In The Open Countryside)
RT.6 (Recreational Uses on the Open Countryside)
TRAN.3 (Pedestrians)
TRAN.5 (Cycling)

National Policy

National Planning Policy Framework

Other Material Policy Considerations

Interim Planning Policy: Release of Housing Land (Feb 2011)
Interim Planning Statement: Affordable Housing (Feb 2011)
Strategic Market Housing Assessment (SHMA)
Relevant legislation also includes the EC Habitats Directive and the Conservation (Natural Habitats &c.) Regulations 1994

North West Sustainability Checklist

4. OBSERVATIONS OF CONSULTEES

Public Rights of Way

- The application is adjacent to public footpath Edleston No. 8 and public bridleway Edleston No. 1 as recorded on the Definitive Map. It appears unlikely, that the proposal would affect the public right of way, although the PROW Unit would expect the standard informatives relating to keeping the right of way open and safe for the public during the construction period to be added to any consent.
- The aim to improve such facilities is stated within the policies of the Cheshire East Rights of Way Improvement Plan (ROWIP) 2011-2026 and Cheshire East Local Transport Plan (LTP) 2011-2026
- The Illustrative Masterplan, Design and Access Statement and Development Framework plan refer to a footpath along the southern edge of the proposed development site. This path is in fact a recorded Public Right of Way with public bridleway status, and is known as Public Bridleway No. 1 in Edleston parish. The public have existing rights of access along this route on foot, horse and bicycle.
- If the development will temporarily affect the public right of way the developer must apply in advance for a temporary closure of the route, preferably providing a suitable alternative route.
- This Public Right of Way forms part of a number of long distance and local circular routes including the Nantwich Riverside Loop and the Crewe and Nantwich Circular Walk. The Development Frame work suggests that this route would be 'upgraded and resurfaced', any proposals for changing the surface of this route would require prior approval of the Public Rights of Way team.
- The Illustrative Masterplan suggests that the Public Bridleway would have an open aspect within the design of the site and this would be welcomed as offering increased natural surveillance of the path whilst not constricting its width or aspect. At present, users of this public bridleway pass through a gate on raised ground onto Green Lane and then descend a flight of steps to the canal towpath. The use of the proposed pedestrian/cycle links (indicated by point 5 on the Illustrative Masterplan) to connect the public bridleway with the canal towpath via a level path would offer a greater permeability for the site and improved accesses for future residents using the paths around the site.
- The proposal to create paths between the site and the towpath are supported, along with the proposals for additional paths within the green corridors of the site – research shows that people want options for walks from their homes so that they can build them into their daily routines. At the same time, access for cyclists should be promoted and the proposed paths should be designed, to best practice, as shared use routes to increase the accessibility of the site.
- The canal towpath along the western edge of the proposed development site is a recorded Public Right of Way with public footpath status and known as Public Footpath No. 8 in Edleston parish. It also has, however, permissive rights of access on bicycle. It should be noted that a recent improvement project was completed on this length of towpath to improve the width and surface for all users. The project included the installation of a bench, relocation of a mile marker and in filling of the towpath hedge with whips. The improvements made should not be compromised by the proposed 'potential area of mooring boats/picnic area/ café fronting canal' and the through passage of pedestrians and cyclists must not be hampered.

- The application documents refer to a proposed convenience store/tea shop. If such premises are considered viable in this location, then a direct path connection to the towpath for both walkers and cyclists should be designed, with cycle parking facilities outside the retail outlets.
- The permeability of the site to pedestrians and cyclists and accessibility to the facilities of the town centre will be a key issue. The proposed location of an access for pedestrians and cyclists (indicated by point 5 on the Illustrative Masterplan) at the current field gate to the immediate east of the canal bridge on Queens Drive may not be ideal; the visibility at this location is poor due to the bend in the road and the hump back bridge. An access further east along Queens Drive may be more appropriate for non-motorised traffic heading towards the town centre, (which forms part of Regional Cycle Route No. 75).
- A key access route from the proposed development site through to the town centre will be via Nantwich Riverside Park, as noted in section 3.13 of the Interim Travel Plan. An assessment of the condition of the bridges across the River Weaver to accommodate the increased usage by pedestrians and cyclists to and from the development site will be required with contributions towards any works being sought from the developer should planning permission be granted. Further, the residents of the proposed development will require access to the railway station for leisure and commuting. The path alongside the railway between Shrewbridge Road and Wellington Road which acts as a direct route for this journey will require surfacing to bring it up to a suitable standard to accommodate the new footfall. Contributions should be sought towards this works should planning permission be granted.
- The development, as noted above, is on the route of a number of promoted routes. A number of these routes, which will be an attractive leisure consideration for prospective residents of the development, use Marsh Lane to the west of the canal. At present there is no pavement alongside Marsh Lane at this location and a suggestion has been registered under the ROWIP (Ref. W22) for the creation of such a facility for the safety of pedestrians using the promoted routes.
- The Application Form refers to the creation of new rights of way. However, there is no discussion as to the proposed status of these routes i.e. *Public* Rights of Way or other path status. The status and maintenance of any new route, whether on-site or off-site, would require agreement with the Public Rights of Way team and Highways and the corresponding due legal process completed should the route be dedicated or adopted. Contributions for ongoing maintenance will be required if maintenance is not to be undertaken through provision within a management company.
- In order to maximize the use of any proposed new or improved path infrastructure, destination signage and interpretation should be included within the design of the site and on the adjoining highway and public rights of way networks. The developer should be tasked to inform new residents about opportunities for local leisure walks and rides, including the promoted routes mentioned above, in addition to travel planning.

Canal and River Trust

No objections to the proposed development, subject to the following issues being addressed.

- It is acknowledged in the application documents that the public right of way running along the towpath of the Shropshire Union Canal will provide an important sustainable access and leisure route for residents of the proposed development. The increased use of this section of the towpath will result in an additional maintenance

burden on the Canal & River Trust, particularly to the south of Green Lane Bridge where the towpath currently has a grassed surface. In addition, the means of accessing the towpath at Green Lane Bridge would benefit from improvements to make it accessible by all groups of towpath users.

- The applicant states that consideration will be given to the inclusion of planning contributions in addition to those listed in the draft Heads of Terms, subject to the appropriate tests of necessity and reasonableness. The Canal & River Trust is satisfied that the upgrading of the 1.7km stretch of towpath between Bridge 90 (Green Lane) and Bridge 88 (Baddington Lane) would meet the statutory tests, being necessary to make development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development. In the absence of any improvement works, the condition of this stretch of towpath would deteriorate significantly due to the increased use by pedestrians and cyclists as a result of the development, to the detriment of all towpath users.
- Policy NE.11 of the adopted Borough of Crewe and Nantwich Replacement Local Plan states that *"Within river, watercourse and canal corridors, development which would have an adverse impact on….public access…will only be permitted where the reasons for the development clearly outweigh the conservation value of the river, watercourse or canal corridor."*
- The towpath improvement works should either be secured in the form of a developer contribution or a requirement for the developer to carry out the works under the supervision of The Canal & River Trust. The surfacing and specification of the towpath works should match the recently improved stretch of towpath to the north of Green Lane Bridge, taking into account the setting of the Listed canal bridges and mileposts, and the works should also include improving the towpath access at Green Lane Bridge. Should the applicant prefer to make a contribution for the Trust to deliver these works, the cost is likely to be in the region of £200,000, although I must stress that this is a very broad estimate. Should the applicant confirm that this is the preferred method of delivering the improvements I would be glad to provide a more accurate cost prior to determination of the application.
- If the Council is minded to grant planning permission, it is requested that the following condition be attached:
    - *Prior to the commencement of development, details of appropriate mitigation measures to prevent any risk of pollution or harm to the adjacent Shropshire Union Canal or its users during construction of the development, shall be submitted to and agreed in writing by the local planning authority in consultation with the Canal & River Trust. The approved measures shall thereafter be implemented in full unless otherwise agreed in writing by the local planning authority.*
- It is also requested that the following informative is attached to the decision notice:
    - *"The applicant/developer is advised to contact the Canal & River Trust's Third Party Works Team (01606 723800) in order to ensure that any necessary consents are obtained and that the works comply with the Canal & River Trust "Code of Practice for Works affecting the Canal & River Trust".*

Natural England

- Application does not appear to fall within the scope of the consultations that Natural England would routinely comment on.
- The application is not likely to result in significant impacts on statutory designated sites, landscapes or species.

- It is for the local authority to determine whether or not this application is consistent with national or local policies on biodiversity and landscape and other bodies and individuals may be able to help the Local Planning Authority (LPA) to fully take account of the environmental value of this site in the decision making process, LPAs should seek the views of their own ecologists when determining the environmental impacts of this development.
- Recommend the use of Natural England Standing Advice
- Would expect the LPA to assess and consider the possible impacts resulting from this proposal on the following issues when determining this application:
    - Green Infrastructure - The proposed development is within an area that Natural England considers could benefit from enhanced green infrastructure (GI) provision. Multi-functional green infrastructure can perform a range of functions including improved flood risk management, provision of accessible green space, climate change adaptation and biodiversity enhancement,. Natural England would encourage the incorporation of GI into this development. Evidence and advice on green infrastructure, including the economic benefits of GI can be found on the Natural England Green Infrastructure web pages.
    - Protected Species - It is not clear from the information in support of this application what the impact on protected species will be. We would encourage the authority to ask the applicant to provide further information that clearly describes the impact of the proposal on protected species and any proposed mitigation together with evidence to show how they concluded what the impacts will be.
    - Local wildlife sites - If the proposal site could result in an impact on a Local Site1, Local Nature Reserve (LNR) or priority habitat the authority should ensure it has sufficient information to fully understand the impact of the proposal on the local site before it determines the application, ensuring that it does so in conformity with the wording of paragraph 168 of the National Planning Policy Framework.
    - Biodiversity enhancements - This application may provide opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes. The authority should consider securing measures to enhance the biodiversity of the site from the applicant, if it is minded to grant permission for this application. This is in accordance with Paragraph 118 of the NPPF. Additionally, would draw attention to Section 40 of the Natural Environment and Rural Communities Act (2006) which states that '*Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity*'. Section 40(3) of the same Act also states that '*conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habita*t'.
    - Local Landscape - This proposal does not appear to be either located within, or within the setting of, any nationally designated landscape. All proposals however should complement and where possible enhance local distinctiveness and be guided by the Authority's landscape character assessment where available, and the policies protecting landscape character in the local plan or development framework. Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again.

Environmental Health

- Prior to the development commencing, an Environmental Management Plan shall be submitted and agreed by the planning authority. The plan shall address the environmental impact in respect of air quality and noise on existing residents during the demolition and construction phase. In particular the plan shall show mitigation measures in respect of;
    - Noise and disturbance during the construction phase including piling techniques, hours of working, vibration and noise limits, monitoring methodology, screening, a detailed specification of plant and equipment to be used and construction traffic routes;
    - Waste Management: There shall be no burning of materials on site during demolition / construction
    - Dust generation caused by construction activities and proposed mitigation methodology.
    - The Environmental Management Plan above shall be implemented and in force during the construction phase of the development.
- Prior to its installation details of the location, height, design, and luminance of any proposed lighting shall be submitted to and approved in writing by the Local Planning Authority. The details shall ensure the lighting is designed to minimise the potential loss of amenity caused by light spillage onto adjoining properties. The lighting shall thereafter be installed and operated in accordance with the approved details.
- The applicant has submitted a noise report with the application. The report recommends mitigation designed to ensure that occupants of the properties are not adversely affected by noise from road traffic and the nearby railway. Therefore, before the development commences Environmental Health require a detailed noise mitigation scheme to be submitted, to protect the proposed occupants from road traffic and rail noise. Any mitigation shown as part of the report must achieve the internal noise levels defined within the “good” standard within BS8233:1999. The scheme must also include provisions for ventilation that will not compromise the acoustic performance of any proposals whilst meeting building regulation requirements. The agreed scheme shall be implemented, and maintained throughout the use of the development.
- The assessment submitted with respect to potential air quality impact is satisfactory and the conclusions are accepted.
- Would however recommend that a condition be attached to the application to ensure there is no adverse impact by virtue of dust generation during the construction phase of the development.
- The application is for new residential properties which are a sensitive end use and could be affected by any contamination present.
- The applicant has submitted a Phase I Preliminary Risk Assessment for contaminated land with the application, which recommends a Phase II site investigation be undertaken. This should include the area of the identified possible former pond.
- As such, and in accordance with the NPPF, this section recommends that the following conditions, reasons and notes be attached should planning permission be granted to require the provision of a Phase II investigation and the submission and implementation of any necessary mitigation.

Electricity North West

- Have considered the above planning application submitted on 10/7/12 and find it has no impact on our Electricity Distribution System infrastructure or other ENW assets, as it is outside our Network Distribution area. Any requirements for a supply of electricity will be considered as and when a formal application is received.

Archaeologist

- The application is supported by an archaeological desk-based assessment, which has been prepared by CgMs Ltd on behalf of the applicants. This study has considered the data held in the Cheshire Historic Environment Record, aerial photographic evidence, historic mapping, and readily-available secondary sources. It concludes that the lack of any indication for archaeological potential in the sources listed above and the distance of the site from the known area of Roman and medieval activity at Nantwich means that the site has a very low archaeological potential and, consequently, concludes that no further archaeological mitigation is justified.
- The County Archaeologist has carefully considered the conclusions of the report and, mindful of the size of the site and the results of recent evaluation work and watching briefs in similar locations (Stapeley Water Gardens, Swanley canal marina etc), have concluded that in this instance the archaeological potential is not sufficient to justify any further archaeological mitigation.
- A further issue concerns the effect of the development on the setting of Dorfold Hall Park, which lies immediately to the north-west of the development area beyond the canal, and is included in English Heritage's Register of Parks and gardens (Grade II). It must be admitted, however, that only the south-east corner of the park lies adjacent to the north-west corner of the proposed development and that the two are separated by the canal and Queen's Drive/Marsh Lane. In addition, the whole of the eastern limits of the park are already abutted by modern development so, in these circumstances, an objection on setting grounds would be difficult to sustain.
- Finally, it should be noted that as the supporting report is a cultural heritage study, it also includes a consideration of the effect of the development on Listed Buildings in the vicinity and the wider historic built environment. This area is the responsibility of the Council's Conservation Officers who will be able to offer any necessary advice.

Network Rail

- Network Rail objects to the proposed development as above.

- Network Rail has three major road crossings within the town of Nantwich all of which fall within high risk categories in the company risk assessment process.

- Road traffic levels coupled with recorded incidents of crossing abuse and misuse currently gives concern. Network Rail therefore believes the proposed housing developments and the corresponding increase in road / pedestrian traffic within the town will import more risk onto the railway.

- The Queens Drive development at Edleston in particular in the design and access statement, states, "*The Nantwich Circular Walk passes through the site along the southern boundary, linking across the railway on a level crossing into Nantwich. The southern boundary is defined by a hedgerow and occasional mature trees, with a group of trees in the south east corner adjacent to an off site pond. This lower south east corner is boggy and appears to have potential for occasional flooding, with the existing footpath raised above ground level*." There is a footpath which shows a pink

line crossing over the level crossing with the comments that this would be a '*promoted walking route*.' With 240 dwellings at the site the promotion of the walking route over the level crossing would have the potential to see a material increase in the type and volume of traffic over the crossing and thence a potential increase in the level of risk at the crossing.

- The developers of these proposals should therefore provide funding to mitigate the imported risk from the increased number of residents in the area; this may include closure of the level crossings and replacement with footbridges or road bridges, subject to Network Rail approval.
- The developer at Queens Drive should eliminate all reference to the level crossing as a proposed walking route and should ensure that no access can be gained from the site.
- Councils are urged to take the view that level crossings can be impacted in a variety of ways by planning proposals:
    - By a proposal being directly next to a level crossing
    - By the cumulative effect of developments added over time
    - By the type of level crossing involved e.g. where pedestrians only are allowed to use the level crossing, but a proposal involves allowing cyclists to use the route
    - By the construction of large developments (commercial and residential) where road access to and from the site includes a level crossing or the level / type of use of a level crossing increases as a result of diverted traffic or of a new highway
    - By developments that might impede pedestrians ability to hear approaching trains at a level crossing, e.g. new airports or new runways / highways / roads
    - By proposals that may interfere with pedestrian and vehicle users' ability to see level crossing warning signs
    - By any developments for schools, colleges or nurseries where minors in numbers may be using the level crossing
- Cheshire East Council is reminded that they have a statutory responsibility under planning legislation (Schedule 5 (f)(ii) of the Town & Country Planning (Development Management Procedure) Order, 2010) to consult the statutory rail undertaker where a proposal for development is likely to result in a material increase in the volume or a material change in the character of traffic using a level crossing over a railway.
- As Network Rail is a publicly funded organisation with a regulated remit it would not be reasonable to require Network Rail to fund infrastructure enhancements

Environment Agency

No objection in principle to the proposed development but make the following comments:

- The discharge of surface water from the proposed development is to mimic that which

discharges from the existing site. If a single rate of discharge is proposed, this is to be the mean annual run-off (Qbar) from the existing undeveloped greenfield site. For discharges above the allowable rate, attenuation will be required for up to the 1% annual probability event, including allowances for climate change.

- The discharge of surface water should, wherever practicable, be by Sustainable Drainage Systems (SuDS). SuDS, in the form of grassy swales, detention ponds, soakaways, permeable paving etc., can help to remove the harmful contaminants found in surface water and can help to reduce the discharge rate.
- During times of severe rainfall overland flow of surface water could cause a flooding problem. The site layout is to be designed to contain any such flooding within the site, to ensure that existing and new buildings are not affected.
- Request that the following planning conditions are attached to any planning approval as set out below.
    - The development hereby permitted shall not be commenced until such time as; a scheme to limit the surface water run-off generated by the proposed development, has been submitted to and approved in writing by the local planning authority.
    - The development hereby permitted shall not be commenced until such time as; a scheme to manage the risk of flooding from overland flow of surface water and any potential floodwaters from the Shropshire Union Canal, has been submitted to and approved in writing by the local planning authority
- Following review of the Geo-Environmental Assessment (Phase 1) desk study the Agency are satisfied that the site is unlikely to pose a significant risk to controlled waters owing to the absence of historical, industrial land use. However the Agency consider that planning permission could be granted to the proposed development as submitted if the following planning condition is included as set out below. Without this condition, the proposed development on this site poses an unacceptable risk to the environment and they would object to the application.
    - If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

United Utilities

No objection to the proposal provided that the following conditions are met: -

- This site must be drained on a separate system, with only foul drainage connected into the public foul sewerage system at a maximum discharge rate of 10 l/s.
- Surface water should discharge to soakaway and or watercourse as stated within the FRA submitted.

Highways

The Proposal

A revised outline application has been submitted for 270 residential units it proposes a single point of access taken from Queens Drive. The site access is located at the western end of

Queens Drive near to the junction with Marsh Lane. Queens Drive is a residential road with footpaths on both sides and is approximately 7.5m wide.

Key issues

In the submitted transport assessment the applicant has assessed the traffic impact of the development at various junctions on the road network. As with all residential schemes it is the morning and evening peaks where the largest impact arises and this impact has been tested at the flowing locations.

- Site access priority junction Queens Drive
- Marsh Lane /Queens Drive priority junction.
- Queens Drive/Welsh Row priority junction
- High Street/Waterlode/Welsh Row signals
- Chester Road/Waterlode/Welsh Row/Taylor drive signals

In addition, to the above assessments CEC requested sensitivity testing at other strategic junctions within Nantwich.

The distribution of trips from the development site has been undertaken and the majority of trips will use Welsh Road and pass through the junctions of Marsh Lane /Queens Drive and Queens Drive/Welsh Row priority junctions and the through the signals at High Street/Waterlode/Welsh Row.

Site Assessment

The transport assessment has identified impacts at two junctions Queens Drive/Welsh Row and at the High Street/Waterlode junction. At the Queens drive junction with Welsh Row a traffic signal scheme is proposed in mitigation to the impact that would arise from the development, in that queues will form predominately on Queens Drive. Whilst it is accepted that the introduction of a signal junction would more than mitigate the impact of the development and would deal with the development traffic impact. However, the introduction of traffic signals would have an adverse impact on the conservation area by further urbanising Welsh Row.

There are existing capacity problems at the existing signal junction at High Street/Waterlode/Welsh Row with long queues forming on the approach to the junction. The applicant has identified that the development traffic will have an impact on the junction and has submitted proposals to alter the operation of the signals to mitigate the development impact.

Assessment of the wider strategic impact of the development has indicated that the development traffic once distributed on the road network has become dissipated and the level of impact at junctions further away from the site such as at the Alvaston roundabout is not considered to represent a material impact.

In considering the sustainability, the location of the site is at the edge of the urban area in the south west corner of Nantwich, it is accessible by foot and cycle as there footpaths on both side of Queens Drive and also a path on Marsh Lane to that provides access to the nearby Millfields Primary School. There are bus stops a reasonable distance from the site, there are currently two bus routes service 53 and 72 that can be accessed by residents of the site. The

railway station is further away from the site at 1600m walking distance and is unlikely that many rail users would normally walk this distance.

Conclusion

The planning application is outline and therefore there are no comments regarding the internal arrangements of the site, the point of access is included in the application and there are highway concerns regarding the priority access design to the site.

The traffic impact of the development has assessed the impact at a series of junctions in Nantwich, and as part of this assessment a sensitivity test has been undertaken on the wider impact on the primary route network. The impact of the development traffic on the strategic roads such as the A500 is not considered to be material as the development traffic has dispersed significantly as it travels away from the site.

The main development impact of the site relates to Welsh Road as the vast majority of trips will use Queens Drive and Marsh Lane before accessing onto Welsh Row. There are identified capacity problems at the High Street/Waterlode/Welsh Row signal junction and the applicant has recognised this issue and has been in discussion with the Highway Authority and submitted a scheme that improves the operation of the junction but does not fully overcome the capacity issues and safety concerns of the junction operation.

A new signal junction is proposed at the Welsh RowQueens Drive junction to address capacity problems and although this improvement in highway terms is acceptable it will have a significant impact on the Conservation Area.

As the main concern of this application is the operation of the Welsh Row/ Waterlode junction, it is possible to mitigate the effects of this traffic by reducing the flow of traffic Welsh Row from this development by diverting trips to use Taylor Drive should the link be constructed to Edmund Wright Way. This inclusion of this link would allow the Highway Authority to consider the closure of Welsh Row at the Waterlode junction or introducing a one-way order. The sustainability of the site is considered poor and it can be improved by improving the frequency of service of the bus routes and also the implementation of the travel plan would have some benefits.

Therefore, the application is considered acceptable in highway terms should the applicant introduce the proposed improvements to the signal junction at Welsh Row/Waterlode junction and provide a financial contribution of £235,000 for the infrastructure link at Taylor Drive and £50,000 to improve bus service frequencies. The implementation of signals at the Queens Drive/Welsh Row would not be required should the infrastructure changes be agreed.

Education

- It is anticipated that a development of 270 dwellings will generate 44 primary places and 35 secondary places.

  Primary

- There are 103 places available in the local primary schools. However the Councils pupil forecasts are showing that the number of available places in these schools are falling with forecasts indicating only 17 places available by 2017. Given that we anticipate 44 new places to be created and that our forecasts are indicating only 17

available by 2017 then we have a shortage of places available of 27. On this basis a primary contribution of 27 x 11,919 x 0.91 = £292,850 towards primary education.

Secondary

- Given that it is anticipated that the development will generate 35 primary aged children then it is expected that the local secondary schools have enough space to accommodate the pupils of this age.

Revised Application

- Based on 240 dwellings instead of 270 the requirement is now £260,311.

Greenspaces

- No comments received at the time of report preparation.

5. VIEWS OF THE PARISH / TOWN COUNCIL

Nantwich Town Council

Nantwich Town Council object on the grounds that

- the site is not included in the Nantwich Town Strategy and Cheshire East Development Strategy and is
- not favoured in the public consultation exercises undertaken by Cheshire East to date
- the development will lead to problems of highway safety on Queens Drive and Marsh Lane because of
- the capacity of the road network in this location
- the application makes no provision for a new school and the development will therefore place greater
- pressure on the existing school in Marsh Lane.

Acton, Edleston & Henhull Parish Council

The Parish Council objects to this planning application for the following reasons:

- The development of this site was the least favoured of the options considered by the group convened to consider the draft Nantwich Town Strategy. Part of this site is grade two agricultural land and should remain for agriculture if more suitable sites are available for development.
- The Parish Council is most concerned about the possible scale of development resulting from interest being shown in a number of sites around Nantwich and particularly those sites within the parishes of Acton, Henhull and Edleston (this site). Such large scale development could have the result of changing the character of the area and, if undertaken in a piecemeal fashion, will result in deficiencies in local services, lack of transport systems and unduly long journeys to work.
- A specific concern is the issue of access to the locality of the site. Road access is available by three roads. Marsh Lane, to the west, leads to Wrenbury via a humped back canal bridge. Marsh Lane to the north is so narrow that cars cannot pass each other on the move and then joins Welsh Row. Queens Drive also joins Welsh Row via

a difficult junction. A recent scheme to better manage and limit traffic in Welsh Row has, at best, been of limited benefit and traffic queues at the traffic lights at the bridge and by Malbank School for much of the day. The development of this site will exacerbate these problems. Even the completion of the proposed link from Taylor Drive to Edmund Wright Way would do little to offset the impact of traffic from the proposed houses.

- If this application is approved the Parish Council considers that the link to Taylor Drive should be completed before houses are occupied and that a rural footpath from Dig Lane to near the canal bridge be provided as part of the circular Crewe and Nantwich walk.

6. OTHER REPRESENTATIONS

4 letters of objection have been received from various addresses making the following points:

- The site is in the open countryside and therefore contravenes Cheshire East Planning Policy.
- The size of the development is far too big and will cause irrevicable damage to the countryside and natural environment.
- Any building works carried out in the open countryside will be detrimental to local wildlife and does not support the conservation of endangered species etc. there are despite what Gladman Homes say Barn Owls, Greater Crested Newts and Kingfishers in the area which will loose some their natural habitats especially feeding grounds.
- The potential of pollution and reduction of feeding areas will also threaten the livelihood of flying insects, bats and birds.
- The impact of traffic will be catastrophic as an increase of at least 400 vehicles travelling along both Queens Drive, Marsh Lane and Welsh Row cannot be supported.
- Cheshire East has on many occasions expressed its support of maintaining Nantwich's' market town atmosphere. This kind and size of development does not encourage this and will only contribute to the demise of Nantwich and its surrounding areas as we know them.
- There are plenty more brownfield, out of town sites and areas of development without encroaching into the open countryside and conservation areas. Do not allow Gladman Homes to brow beat the Council into having to allow this application.
- This development and the proposed Reaseheath/Kingsley fields one, which I also strongly object to, are purely for the benefit of landowners and developers and not for the good of Nantwich and its rural communities.
- Cheshire East should take a leaf out of Totnes' book and say no to the developers and listen to the people who actually live here.
- Objection to the proposed plans regard the amount of extra traffic that will be using both Queens Drive and Marsh Lane, there is the potential for at LEAST an extra 480 cars a day on these roads,they face heavy congestion already especially at peak times and i predict many more road traffic incidents involving both vehicles and pedestrians if these plans are agreed .On a more personal note looking at the

proposed plans my property would be subject to a great increase in traffic noise and vehicle headlights would light up our house everytime they left the development with it being opposite the planned entrance/ exit

- This development is outside the settlement boundary of Nantwich and is in open countryside.

- Enough sites for new new housing have already been allocated in the Draft Nantwich Town Local Plan, therefore new housing at this location is not needed.

- The main route in and out of this development will be via Queens Drive and Welsh Row. Welsh Row is already badly congested and cannot support the extra traffic that this development would generate.

- In the event of the Strategic Planning Board deciding in favour of the applicant, then the problem of increased traffic congestion needs to be addressed by the Section 106 requirements. In particular, most traffic into and out of the site will use either Queens Drive or Marsh Land to access Welsh Row in order to either enter Nantwich or go further afield. Marsh Lane, in particular, becomes particularly congested during school starting and leaving times at Millfields School. So the Section 106 agreement should include a requirement to fund the completion of the long-delayed road link between Edmund Wright Way and Taylor Drive, including any compensation payments that may be due. Such a link would allow traffic to access Chester Road and Waterlode without having to use the extremely congested Welsh Row.

Inland Waterways Association

- The Inland Waterways Association campaigns for the conservation, use, maintenance, restoration and sensitive development of Britain's canals and river navigations. Established sixty years ago, it now has over 17,500 members.

- The application is for approximately 320 metres length of residential canalside development, thus substantially increasing the visual impact on the canal of the built environment of the town of Nantwich. The canal is a major tourism asset of the town. This site is currently designated as open countryside.

7. APPLICANT'S SUPPORTING INFORMATION:

- Landscape Assessment
- Design and Access Statement
- Phase 1 Contaminated Land Report
- Transport Assessment
- Affordable Housing Report
- Renewable Energy Statement
- Community Engagement Statement
- Air Quality Report
- Utilities Appraisal
- Archaeological Report
- Noise Assessment
- Planning Statement
- Social Economic Report
- Flood Risk Assessment

- Arboricultural Assessment
- Ecological Report
- S106 Heads of Terms
- Travel Plan

8. OFFICER APPRAISAL

Main Issues

Given that the application is submitted in outline, the main issues in the consideration of this application are the suitability of the site, for residential development having regard to matters of planning policy and housing land supply, affordable housing, highway safety and traffic generation, contaminated land, air quality, noise impact, landscape impact, hedge and tree matters, ecology, amenity, open space, drainage and flooding, sustainability and education.

Principle of Development.

Policy Position

The site lies in the Open Countryside as designated in the Borough of Crewe and Nantwich Replacement Local Plan 2011, where policies NE.2 and RES.5 state that only development which is essential for the purposes of agriculture, forestry, outdoor recreation, essential works undertaken by public service authorities or statutory undertakers, or for other uses appropriate to a rural area will be permitted. Residential development will be restricted to agricultural workers dwellings, affordable housing and limited infilling within built up frontages.

The proposed development would not fall within any of the categories of exception to the restrictive policy relating to development within the open countryside. As a result, it constitutes a "departure" from the development plan and there is a presumption against the proposal, under the provisions of sec.38(6) of the Planning and Compulsory Purchase Act 2004 which states that planning applications and appeals must be determined "*in accordance with the plan unless material considerations indicate otherwise"*.

The issue in question is whether there are other material considerations associated with this proposal, which are a sufficient material consideration to outweigh the policy objection.

Members should note that on 23rd March 2011 the Minister for Decentralisation Greg Clark published a statement entitled 'Planning for Growth'. On 15th June 2011 this was supplemented by a statement highlighting a 'presumption in favour of sustainable development' which has now been published in the National Planning Policy Framework (NPPF) in March 2012.

Collectively these statements and the National Planning Policy Framework mark a shift in emphasis of the planning system towards a more positive approach to development. As the minister says:

> *"The Government's top priority in reforming the planning system is to promote sustainable economic growth and jobs. Government's clear expectation is that the answer to development and growth should wherever possible be 'yes', except where*

this would compromise the key sustainable development principles set out in national planning policy".

Housing Land Supply

Whilst PPS3 'Housing' has been abolished under the new planning reforms, the National Planning Policy Framework (NPPF) reiterates at paragraph 47 the requirement to maintain a 5 year rolling supply of housing and states that Local Planning Authorities should:

"identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land".

The NPPF states that, Local Planning Authorities should have a clear understanding of housing needs in their area. This should take account of various factors including:

- housing need and demand,
- latest published household projections,
- evidence of the availability of suitable housing land,
- the Government's overall ambitions for affordability.

The figures contained within the Regional Spatial Strategy proposed a dwelling requirement of 20,700 dwellings for Cheshire East as a whole, for the period 2003 to 2021, which equates to an average annual housing figure of 1,150 dwellings per annum. In February 2011 a full meeting of the Council resolved to maintain this housing requirement until such time that the new Local Plan was approved.

It is considered that the most up-to-date information about housing land supply in Cheshire East is contained within the Strategic Housing Land Availability Assessment (SHLAA) which was adopted in March 2012. The SHLAA has put forward a figure of 3.94 years housing land supply.

A new and updated SHLAA has been prepared and appears elsewhere on this agenda. This demonstrates an improvement in housing supply. However at present this document has not yet been approved and ratified. Policy change is constantly occurring with new advice, evidence and case law emerging all the time. However the Council has a duty to consider applications on the basis of the information that is pertinent at any given time. Consequently it is recommended that the application be considered in the context of the 2012 SHLAA.

Paragraph 47 of the NPPF requires that there is a five year supply of housing plus a buffer of 5% to improve choice and competition. The NPPF advocates a greater 20% buffer where there is a persistent record of under delivery of housing. However for the reasons set out in the report which was considered and approved by Strategic Planning Board at its meeting on 30th May 2012, these circumstances do not apply to Cheshire East. Accordingly once the 5% buffer is added, the 2012 SHLAA shows that the Borough has an identified deliverable housing supply of 3.75 years.

The NPPF clearly states at paragraph 49 that:

> "*housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites."*

This must be read in conjunction with the presumption in favour of sustainable development as set out in paragraph 14 of the NPPF which for decision taking means:

> "*where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:*
>
> - *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or*
> - *specific policies in the Framework indicate development should be restricted."*

The Written Ministerial Statement: Planning for Growth (23 March 2011) goes on to say "*when deciding whether to grant planning permission, local planning authorities should support enterprise and facilitate housing, economic and other forms of sustainable development."* They should, inter alia, consider fully the importance of national planning policies aimed at fostering economic growth and employment, given the need to ensure a return to robust growth after the recent recession; take into account the need to maintain a flexible and responsive supply of land for key sectors, including housing; consider the range of likely economic, environmental and social benefits of proposals; and ensure that they do not impose unnecessary burdens on development.

It is clear that the proposed development will help to maintain a flexible and responsive supply of land for housing as well as bringing direct and indirect economic benefits to the town including additional trade for local shops and businesses, jobs in construction and economic benefits to the construction industry supply chain.

The Nantwich Town Strategy considered a number of development options around the town and these were subject to consultation that closed on 1 October. The results of that consultation will be considered at a meeting of the Board on 6 December. The recommendation at that meeting is that the future housing needs of Nantwich are met by two sites – one at Stapeley Water Gardens (around 300 homes) and the other at Kingsley Fields (around 1000 homes).

These sites have now been carried forward into the Draft Local Plan (development strategy) now the subject of consultation. The NPPF consistently underlines the importance of plan – led development. It also establishes as a key planning principle the Local people should be empowered to shape their surroundings. Regrettably the Secretary of State has often chosen to give less weight to these factors within his own guidance – and comparatively more to that of housing supply. These inconsistencies feature within the legal action that the Council is taking elsewhere.

In the recent secretary of State decision's in Doncaster MBC it was found that a development was to be premature even though the Development Plan was still under

preparation. Important to this decision was the finding that a five year supply of housing land was available. There is nothing in national guidance to suggest prematurity and housing supply should be linked in this way, and logic might question how the two are interlinked, but this factor was evidently influential in this case.

In terms of the treatment of this application, it should be assumed that there is not an approved five year supply of land in place. It should also be noted that the current application is for a reduced number of homes (240) and so this inevitably reduces the scale of the impact from the previous proposal.

Appeals

There are several contemporary appeals that also feed into the picture of housing supply in Cheshire East. At Elworth Hall Farm in Sandbach, a proposal for 26 homes was allowed on a small site on the outskirts of the town.

In addition Members should also have regard to the appeal at Loachbrook Farm in Congleton (200 homes), which was allowed due to lack of a 5 year supply despite the Inspector acknowledging adverse impacts on landscape. This appeal is now subject to challenge in the High court

Meanwhile in Neighbouring Cheshire West & Chester, the lack of a five year supply and the absence of any management measures to improve the position were material in allowing an appeal for housing on a greenfield site in the countryside in the Cuddington Appeal case, which Members will be aware of from previous Appeals Digest reports.

In the case of Hind Heath Road, the Secretary of State considered that the lack of 5 year land supply means that the relevant policies for the supply of housing should not be considered up to date and that the presumption in favour of sustainable development is engaged. The Secretary of State considered that, on balance, the proposal represented sustainable development, although there are factors weighing against the proposal.. This decision is currently the subject of a High Court challenge.

Conclusion

From the above, it can be concluded that:

- The Council does not have a five year supply of housing – and the presumption in favour of sustainable development should apply.

- Appeals indicate that significant weight can be applied to housing supply arguments and may be linked to prematurity

Overall, housing supply is a very important consideration in the determination of this application and must be given considerable weight. It is considered that the principle of the scheme is acceptable and that it accords with the general policy of encouraging housing on the edge of Crewe to meet the supply needs of the authority. Therefore, the application turns, therefore on whether there are any significant and demonstrable adverse effects, that indicate that the presumption in favour of the development should not apply and this is considered in more detail below.

Sustainability

The National Planning Policy Framework definition of sustainable development is:

> *"Sustainable means ensuring that better lives for ourselves don't mean worse lives for future generations. Development means growth. We must accommodate the new ways by which we will earn our living in a competitive world. We must house a rising population, which is living longer and wants to make new choices. We must respond to the changes that new technologies offer us. Our lives, and the places in which we live them, can be better, but they will certainly be worse if things stagnate. Sustainable development is about change for the better, and not only in our built environment"*

Although at an Appeal in Clitheroe, an Inspector stated that

> *"accessibility is but one element of sustainable development; it is not synonymous with it. There are many other components of sustainability other than accessibility. The concept includes such matters as meeting housing needs in general and affordable housing in particular; ensuring community cohesion; economic development; ensuring adequate provision of local health facilities and providing access for recreation in the countryside".*

Accessibility is a key factor of sustainability that can be measured. The methodology used by the applicant is informed by the Chartered Institution of Highways and Transportation (CIHT) document entitled 'Providing for Journeys on Foot'. This document provides a range of standards on suggested acceptable walking distances. However, the applicant has decided that only the highest distance of 2000m (a preferred maximum for commuting, school and sightseeing), is to be appraised against, with no justification for this approach. The resultant assessment indicates that "*it has been demonstrated that the site is accessible by pedestrians".*

The site is considered to be available but not suitable, achievable or deliverable by the SHLAA which states that the site is located on a *"bus route on Queens Drive"*

An alternative methodology for the assessment of walking distance is that of the North West Sustainability Checklist, backed by the Department for Communities and Local Government (DCLG) and World Wide Fund for Nature (WWF). The Checklist has been specifically designed for this region and relates to current planning policies set out in the North West Regional Spatial Strategy for the North West (2008).

The Checklist can be used by both developers and architects to review good practice and demonstrate the sustainability performance of their proposed developments. Planners can also use it to assess a planning application and, through forward planning, compare the sustainability of different development site options.

The North West Sustainability Checklist is supported by Policy DP9: Reduce Emissions and Adapt to Climate Change of the Regional Spatial Strategy for the North West, which states that:

> *"Applicants and local planning authorities should ensure that all developments meet at least the minimum standards set out in the North West Sustainability Checklist for Developments (33), and should apply 'good' or 'best practice' standards wherever practicable".*

The Regional Spatial Strategy for the North West currently remains part of the Development Plan for Cheshire East.

The criteria contained within the North West Sustainability Checklist are also being used during the Sustainability Appraisal of the Cheshire East Local Plan. With respect to accessibility, the toolkit advises on the desired distances to local facilities which developments should aspire to achieve. The performance against these measures is used as a "Rule of Thumb" as to whether the development is addressing sustainability issues pertinent to a particular type of site and issue. It is NOT expected that this will be interrogated in order to provide the answer to all questions. The results of an accessibility assessment using this methodology are set out below.

Category	Facility	Queens Drive, Nantwich
Open Space:	Amenity Open Space (500m)	400m
	Children's Play Space (500m)	400m
	Outdoor Sports Facility (500m)	725m
Local Amenities:	Convenience Store (500m)	700m
	Supermarket* (1000m)	1815m
	Post box (500m)	700m
	Playground / amenity area (500m)	400m
	Post office (1000m)	700m
	Bank or cash machine (1000m)	700m
	Pharmacy (1000m)	1815m
	Primary school (1000m)	955m
	Secondary School* (1000m)	1403m
	Medical Centre (1000m)	2010m
	Leisure facilities (leisure centre or library) (1000m)	1842m
	Local meeting place / community centre (1000m)	1852m
	Public house (1000m)	1426m
	Public park or village green (larger, publicly accessible open space) (1000m)	725m
	Child care facility (nursery or creche) (1000m)	955m
Transport Facilities:	Bus stop (500m)	240m
	Railway station (2000m where geographically possible)	1880m
	Public Right of Way (500m)	149m
	Any transport node (300m in town centre / 400m in urban area)	149m

Disclaimers:

The accessibility of the site other than where stated, is based on current conditions, any on-site provision of services/facilities or alterations to service/facility provision resulting from the development have not been taken into account.

** Additional parameter to the North West Sustainability Checklist*

Measurements are taken from the centre of the site

Rating	Description
	Meets minimum standard
	Fails to meet minimum standard (Less than 60% failure for amenities with a

	specified maximum distance of 300m, 400m or 500m and 50% failure for amenities with a maximum distance of 1000m or 2000m).
	Significant failure to meet minimum standard (Greater than 60% failure for amenities with a specified maximum distance of 300m, 400m or 500m and 50% failure for amenities with a maximum distance of 1000m or 2000m).

It is considered that the proposal does not meet the minimum standards of accessibility to the following facilities:

- Supermarket
- Pharmacy
- Medical Centre
- Leisure Facilities
- Community Centre

The Strategic Highways Manager has commented that the accessibility of the site is considered poor in that it considered that most workday trips will be car based and there should be improvements made to improve sustainability of the site. Highways have also commented that the site is not large enough to warrant a new bus service and, although a Travel Plan has been proposed and not objected to by the Council, there is concern that residential travel plans are limited in terms of their effectiveness.

The site fails against only 3 criteria in North West Sustainability checklist. However, these facilities are within the town, albeit only just outside minimum distance and Nantwich is a key service centre in Core Strategy where we can expect development on the periphery. Development on the edge of a town will always be further from facilities in town centre than existing dwellings but, if there are insufficient development sites in the Town Centre to meet the 5 year supply, it must be accepted that development in slightly less sustainable locations on the periphery must occur.

Similar distance exist between the town centre and the existing local plan allocation at Stapeley and the proposed development site at Kingsley Fields and, although the latter would probably be large enough have own facilities, not all the requirements of the checklist would be met on site.

Accessibility is only 1 aspect and sustainability and the NPPF defines sustainable development with reference to a number of social, economic and environmental factors. However, these include the need to provide people with places to live and, on this basis, it is not considered that the Council would not be successful in defending a reason for refusal on the grounds of lack of sustainability.

Furthermore, highways have commented that it is possible to improve the non-car mode accessibility through suitable Section 106 contributions.

Policy DP9 of the RSS relates to reducing emissions and adapting to climate change. It requires:

- proposals to contribute to reductions in the regions' carbon dioxide emissions from all sources;

- take into account future changes to national targets for carbon dioxide and other greenhouse gas emissions
- to identify, assess and apply measure to ensure effective adaptation to likely environmental social and economic impacts of climate change.

RSS (Policy EM18) policy also necessitates that, in advance of local targets being set, large new developments should secure at least 10% of their predicted energy requirements from decentralised and renewable or low-carbon sources, unless it can be demonstrated that this is not feasible or viable. The developer has indicated that they are committed to ensuring that 10% of the energy requirements of the development will be from decentralised and renewable or low carbon sources and would be willing to accept a condition to this effect.

As all matters are reserved with the exception of access, aspects of the design relating to climate change and sustainability cannot be discussed in detail at this stage. However, the applicant states that the target for the development is:

- To be compliant with Level 3 of the Code for Sustainable Homes, however it is unclear if this is intended to be the full requirements, or only those associated with energy efficiency (which is a mandatory requirement within Building Regulations).

- The scheme will look to incorporate renewable energy options that will provide 10% of the expected energy demand of the site, a requirement of existing policy.

Therefore, the scheme meets the minimum policy requirements in terms of energy efficiency.

However, the applicant claims that a justification for the site being considered sustainable is that the proposals achieve a high level of energy efficiency – "*existing building regulations Code at Level 3 gives ample scope within the hands of a Reserved Matters Application to meet these policy requirements in full. Furthermore this in itself represents a significant improvement over national minimal standards that are themselves evolving on an ambitious trajectory, unmatched anywhere in the developed world, and quite probably beyond*".

It is considered that, despite the applicant's claims, the approach to sustainable design is weak, especially given the rural edge location. The site could be achieving more, including passive environmental design objectives. Climate change adaptation could be a key principle alongside mitigation. The provision of 10% renewables and Code for Sustainable Homes level 3, is considered to be an un-ambitious target given that the proposal is in outline. Part of the site could be earmarked for an exemplar sustainable or self build scheme and localised plot by plot measures could be used to supplement the strategic SUDs Living walls/roofs could be incorporated into the scheme and the principle of delivering growing spaces within the development could also be established at outline.

The applicant therefore does not demonstrate how the scheme will achieve an exceptionally high energy efficiency standard and the information submitted does not support the justification for the site being considered to be exceptionally sustainable in this regard.

Nevertheless, given that it is viable and feasible to meet the requirements of the RSS policy and a detailed scheme can be secured as part of the reserved matters through the use of conditions, it is not considered that a refusal on these grounds could be sustained. However, it is considered that a sustainability framework/strategy could be required by condition to be developed for the site, to better address the issues.

Loss of Agricultural Land

Policy NE.12of the Local Plan states that development on the best and most versatile agricultural land (grades 1, 2 and 3a in the ministry of agriculture fisheries and food classification) will not be permitted unless:

- the need for the development is supported in the local plan;
- it can be demonstrated that the development proposed cannot be accommodated on land of lower agricultural quality, derelict or non agricultural land; or
- other sustainability considerations suggest that the use of higher quality agricultural land is preferable to the use of poorer quality agricultural land.

This is supported by the National Planning Policy Framework, which states that:

> "*where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality".*

According to the Agricultural Land Assessment produced by the applicant, the agricultural land quality of the site is: 20% Grade 2, 70% Grade 3a; and 10% Grade 3b and 4.

Affordable Housing

The majority of the site appears to be in the Wrenbury parish, although part also appears to be in Nantwich. Therefore housing officers have considered the affordable housing need for both areas.

The SHMA 2010 shows that in the Wrenbury sub-area there is a requirement for 5 new affordable units each year between 2009/10 – 2013/14. This is made up of a requirement for 3 x 2 beds and 4 x 4/5 beds, (the SHMA 2010 identified a surplus of 3 beds therefore the net requirement is 5 units). The SHMA 2010 shows that in the Nantwich sub-area there is a requirement for 73 new affordable units each year between 2009/10 – 2013/14, comprising a need for 21 x 1 beds, 20 x 2 beds, 10 x 3 beds, 17 x 4/5 beds and 6 x 1/2 bed for older persons properties.

Cheshire Homechoice is used as the choice based lettings method of allocating social rented accommodation across Cheshire East. There are currently 286 applicants who have selected Nantwich, Queens Drive or Wrenbury as the area which is their first choice for a property. The breakdown of properties as required by these applicants is 80 x 1 bed, 113 x 2 bed, 68 x 3 bed and 9 x 4 bed. 95 of the applicants who need a 1 or 2 bed property have indicated they would consider a flat.

The Affordable Housing IPS states that on all sites over 15 units the affordable housing requirement will be 30% of the total units. The tenure split required is 65% rented affordable units, 35% intermediate tenure as per the recommendations of the SHMA 2010. The application indicates that the proposed development would be for up to 270 dwellings, this equates to a requirement for up to 81 affordable homes.

As this is an outline application, Housing Officers have only been able comment on the information provided, in which the applicant has committed to providing 30% affordable housing on site. This should be secured by way of S106 agreement, which should also include a requirement that full details of the affordable housing scheme are submitted for the Councils approval with each relevant reserved matters application.

The Affordable Housing IPS requires that the affordable units should be tenure blind and pepper potted within the development. The external design, comprising elevation, detail and materials should be compatible with the open market homes on the development thus achieving full visual integration.

The Affordable Housing IPS also states that affordable homes should be constructed in accordance with the standards proposed to be adopted by the Homes and Communities Agency and should achieve at least Level 3 of the Code for Sustainable Homes (2007). The design and construction of affordable housing should also take into account forthcoming changes to the Building Regulations which will result in higher build standards particularly in respect of ventilation and the conservation of fuel and power.

The Affordable Housing Interim Planning Statement requires that the affordable homes should be provided no later than occupation of 50% of the open market units, unless the development is phased and there is a high degree of pepper-potting, in which case, the maximum proportion of open market homes that may be provided before the provision of all the affordable units may be increased to 80%.

The Section 106 Agreement could also make provision for this detail to be agreed at the reserved matters stage, once the final layout has been determined.

It is the Council's preference that the affordable housing is secured by way of a S106 agreement, which requires the developer to transfer any rented affordable units to a Housing Association and includes the requirement for the affordable house scheme to be submitted at reserved matters and also includes provisions that require the affordable homes to be let or sold to people who are in housing need and have a local connection. The local connection criteria used in the agreement should match the Councils allocations policy. This is in accordance with the Affordable Housing IPS which states that

> "*the Council will require any provision of affordable housing and/or any control of occupancy in accordance with this statement to be secured by means of planning obligations pursuant to S106 of the Town and County Planning Act 1990 (as amended)*"

It also goes on to state that

> *"in all cases where a Registered Social Landlord is to be involved in the provision of any element of affordable housing, then the Council will require that the Agreement contains an obligation that such housing is transferred to and managed by an RSL as set out in the Housing Act 1996"*

In summary, the Section 106 Agreement should make provision for the following:

- 30% of the dwellings to be affordable, (this equates to up to 81 dwellings.)
- The tenure split of the affordable housing required is 65% rented, 35% intermediate tenure

- Affordable Homes should be pepper-potted (in clusters is acceptable.)
- The affordable homes should be built to the standards adopted by the HCA at the time of development and achieve at least Code for Sustainable Homes Level 3
- The affordable homes should be provided no later than occupation of 50% of the market dwellings (or 80% if the development is phased and there is a high level of pepper-potting of the affordable units)
- Any rented units to be transferred to an RSL

Highway Safety and Traffic Generation.

A Transport Assessment has been submitted with the application which concludes that:

- Vehicular access to the development will be taken from a new priority access on Queens Drive.

- Parking provision and the internal site layout will be in line with the local standards contained in the Cheshire East Local Plan. A review of accidents over a five year period does not indicate any correlations that would suggest that highway condition, layout or design were significant contributory factors in the accidents.

- It has been demonstrated that the development conforms to and supports both national and local policy. The site is adjacent to a well-established residential area where pedestrian facilities already exist and are of a high standard with well-lit, well-used and well-defined footway networks close to the site. Similarly, the site benefits from proximity to existing cycle infrastructure. The walking and cycling infrastructure provides access to local services in Nantwich Town Centre within a reasonable distance. There are existing public transport facilities accessible directly from the site in the form of the bus services operating on Marsh Lane and Queens Drive. Nantwich Railway Station is a little over 2km from the site and is accessible via a short bus journey.

- The walking, cycling and public transport opportunities at the site constitute alternative modes of travel to the car which are considered to be realistic modes of travel for commuting, leisure and education based journeys.

- The results of the capacity assessments and percentage impact assessment indicate that the development traffic can be satisfactorily accommodated on the surrounding highway network, although mitigation measures may be required at two junctions. From a traffic and transportation perspective there are no reasons why the development proposals should not be granted planning approval.

The Strategic Highways Manager has examined the application and commented that it is not considered that the application will have a material impact on strategic routes such as the A500. However, he does have concerns regarding the impact on local roads and junctions within Nantwich Town Centre. In particular, the proposal will cause capacity problems at the Street/Waterlode/Welsh Row signal junction. However, it is considered that these can be mitigated through proposed improvements to the signal junction at Welsh Row/Waterlode junction and provide a financial contribution of £235,000 for the infrastructure link at Taylor Drive and £50,000 to improve bus service frequencies. These could be secured through the Section 106 Agreement.

The Strategic Highways Manager has also commented that a new signal junction is proposed at the Welsh Row/Queens Drive junction to address capacity problems and although this improvement in highway terms is acceptable it will have a significant impact on the Conservation Area. There would be a further impact on the Conservation Area in Welsh Row, as the proposal would result in an increase in vehicle trips along this road by 25% in the evening peak.

The Council's Conservation Officer has been consulted on this issue and commented that the introduction of traffic lights at this junction would have a less than substantial impact on the character and appearance of this historic route through the conservation area and the architectural and historic interest of the adjacent listed buildings.

It is particularly unwelcome at this point in time given the success of the recent works carried out to enhance the character and appearance of Welsh Row, using the section 106 funding from the Kingsley Fields development to the north of Welsh Row.

Whilst it is appreciated that the proposed new development to the south of Welsh Row may increase the future use of Welsh Row by traffic from that development, the need for additional traffic regulation needs to be questioned given the current lower traffic levels on Welsh Row as a result of the existence of the new by pass, and, the reduced traffic speeds on Welsh Row which have resulted from the recent introduction of the extended pavement widths at intervals along Welsh Row.

Ideally the need to introduce further traffic regulation at this point in time should be restrained, until the actual impact of the new development upon traffic flows along Welsh Row can be tested in reality following the completion of the housing development. However, we understand the requirement for highways impact to be assessed as part of the planning application and hence this might not be possible.

The presence of traffic lights in this historic town is currently limited to the cross roads at the junction of High Street, Waterlode, Welsh Row and the new by pass around Welsh Row. where they merge at a point beyond the bridge over the River Weaver, which has a wider more open feel than the Queens Drive junction and is surrounded by buildings which are largely modern which enables traffic lights to be a little more comfortably absorbed into the visual scene than would be the case at the narrower more historic pinch point at the junction of Queens Drive with Welsh Row.

It also needs to be recognised that the proposed introduction of traffic lights at the junction of Queen's Drive/Welsh Row would be unwelcome given the improvements to the street surfaces and street furniture which have recently taken place within Welsh Row using the Section 106 finance from the Kingsley Fields development.

Should further traffic regulation be found to be required an alternative that is less harmful needs to be considered prior to signalisation to obviate the need to introduce the level of new street furniture and signage which would result if traffic lights were introduced. Alternatives might include the re-introduction of the one way traffic system which was in operation in recent years during the construction of the by pass and the works to improve the surfaces along Welsh Row.

Whilst it is accepted that the latter may require the introduction of new no entry signs, it is considered that they would not result in the introduction of as many signs in one place and would not have the high level of illumination associated with traffic lights.

If a traffic light system was to be proposed a design should be secured that minimises the number of lights, their height and size and associated signage and furniture to reduce its impact on the historic townscape

The use of low height black painted metal signs with any signage lettering in subdued colours and design would be the preferred option in any of these senarios, in order to respect the historic character of the overall streetscene and to compliment its recently installed sympathetic street furniture and paving surfaces.

The Conservation Officer considers that a planning refusal on highway grounds could be supported by these observations but not as a sole reason for refusal. Any approval given or appeal which is successful could be conditioned to ensure that the type of approach used is restrained and in keeping.

However, the Strategic Highways Manager has indicated that the implementation of signals at the Queens Drive/Welsh Row would not be required should the infrastructure improvements at Taylor Drive be carried out.

Contaminated land

The developer has submitted a Phase 1 desk study for contaminated land, which recommends that a Phase 2 Geoenvironmental Assessment (Site Investigation) is carried out. The report identifies site investigation locations which could comprise trial pits or boreholes. Dependent upon the consistency of conditions encountered, the investigation could be phased. A trial pit investigation provides a better means of identifying trench stability for construction purposes and is less susceptible to conclusions on the nature of the underlying ground conditions being distorted by local variations. However, the requirement for further investigation by boreholes may well be identified by the initial Trial Pits, dependent upon conditions encountered and scheme proposals. Both forms of investigation would allow the ground to be sampled, logged and tested for geotechnical and contamination purposes as deemed necessary.

Foundation requirements can only be confirmed once physical site investigation works have been undertaken and soil conditions identified and assessed. It is considered that the risk of contamination issues impacting on the development proposals is low. However, this preliminary assessment can only be confirmed, or otherwise, once physical site investigation works have been undertaken and ground conditions sampled and assessed with testing as necessary.

The Council's Environmental Health officers have commented that the application is an outline application for new residential properties which are a sensitive end use and could be affected by any contamination present. They have examined the Phase I desk study and have endorsed its conclusions that a Phase II site investigation should be carried out. In accordance with the NPPF, they have recommended that conditions are imposed to secure a Phase II investigation and any necessary mitigation that may be deemed necessary as a result of that work.

Air Quality

The developer has submitted an air quality report which states that a construction phase assessment has been undertaken to determine the risk and significance of dust effects from

demolition, earthworks, construction activities and trackout from the proposed development. The assessment has been undertaken in accordance with the guidance on assessing the impacts of construction phase dust published by the IAQM.

The risk of dust effects is considered to be a medium to high risk category for earthworks, construction activities and trackout. Site specific mitigation measures will therefore need to be implemented at the site.

The significance of the dust effects has been assessed by taking into account the sensitivity of the local area and the risk that the activities might give rise to dust effects. The local area is considered to be of low through to high sensitivity. The significance of dust effects for earthworks, construction activities and trackout with the site specific mitigation measures in place, are considered to be negligible to slight adverse.

With regard to the operational phase, air quality at ten representative existing sensitive receptor locations has been considered in the air quality assessment. The existing receptor locations are all considered to be moderately sensitive

The air quality assessment has predicted that there will be a negligible impact on concentrations of NO2 and PM10 at all ten of the existing receptors considered, in 2014 and 2017 with the development in place.

All predicted NO2 and PM10 concentrations are well below the objective/limit values and no exceedences of the NO2 and PM10 annual mean air quality objectives of 40µg/m3 are predicted to occur, in 2014 and 2017, for both the 'without development' and 'with development' scenarios. Therefore, the imperceptible change would be described as negligible.

All existing receptor locations are considered to be moderately sensitive, and are therefore predicted to experience a negligible/not significant impact as a result of the proposed development when the magnitude of impact is considered along with the sensitivity of the receptor.

To summarise, the air quality assessment indicates that the proposed development generated traffic will have a negligible impact on existing sensitive receptor locations in 2014 and 2017. It is not therefore considered necessary to recommend measures to mitigate road traffic emissions.

With regard to proposed sensitive receptor locations NO2 and PM10 concentrations are predicted to be well below the respective annual mean air quality objectives for 2014 and 2017, at the proposed sensitive receptors considered. It is not therefore considered necessary to recommend measures to mitigate road traffic emissions.

The site is not located within or close to any designated Air Quality Management Areas. Therefore, having examined the report, Environmental Health have raised no objection in principle on Air Quality grounds. However, they have recommended the submission and implementation of mitigation measures to minimise any impact on air quality arising from construction dust. This can also be secured by condition.

Noise Impact

The site is located in close proximity to an operational main line railway. The applicant has submitted a Noise Report which concludes that the dominant noise sources, which will potentially affect the residents of the proposed residential development, include vehicle movements on Queens Drive, Marsh Lane and the local road network, and passenger train movements on the Manchester to Cardiff Railway line.

The results of the noise survey and assessment indicate that the required external noise limit of 55dB LAeq 16 hour will be met in outdoor living areas of the development. The proposed residential properties will themselves screen the majority of outdoor living areas from road traffic on Queens Drive, Marsh Lane, and the proposed site access, together with rail traffic on the Manchester to Cardiff railway line, further reducing noise levels in outdoor living areas

To achieve the internal noise levels required in living room and bedroom areas, in accordance with WHO 1999, standard thermal double glazing (which attenuates 26-29dB(A) from traffic dominated noise) in a solid brick or blockwork façade would be sufficient.

The implementation of the recommended glazing should ensure that internal noise levels are met in living rooms and bedroom areas across the site with the windows closed. However, with the windows open the attenuation provided by the façade will be no more than approximately 15dB(A), which would allow the internal noise limit to be exceeded in some living rooms and bedrooms located nearest to, and with a direct line of sight of Queens Drive, Marsh Lane and the Manchester to Cardiff railway line. Acoustic ventilation would therefore need to be installed in some habitable rooms.

The facades of the properties further into the site will be protected by the buildings themselves and/or screened by other buildings. Acoustic ventilation would not necessarily need to be installed in the living rooms and/or bedrooms of these properties.

The requirement for glazing and acoustic ventilation will be confirmed, on a plot by plot basis, at a reserved matters stage.

The report has been examined by the Councils Environmental Health officers, who have accepted its conclusions and raised no objection subject to the imposition of conditions requiring full details of proposed mitigation measures to be submitted, approved and implemented. As a result, it is not considered that a refusal on noise grounds could be sustained.

Drainage and Flooding

The applicant has submitted with the application, a detailed Flood Risk Assessment (FRA). The findings of the report can be summarised as follows. The FRA has identified that the site lies in an area of Zone 1 Flood Risk. The canal is generally contained by the surrounding ground levels and the risk of a structural failure resulting in flooding to the development has been discounted. Whilst the canal is managed by the Canal and Rivers Trust, the risk of overtopping due to a severe flood event cannot be discounted. On this basis, development levels should be set to convey any overland flows safely through the site without impacting on property.

Some raising of ground levels alongside the existing watercourse system in the north east corner of the site will be required arising from the drainage development proposals. It is

considered that this requirement will mitigate against any residual risk of flooding associated with this system.

It is proposed to connect surface water drainage into the existing ditch/watercourse system with flows limited to the Greenfield run off rate, thus mimicking existing run off in accordance with the NPPF.

The proposed drainage system will be designed in accordance with Sewers for Adoption 6 Edition to accommodate a 1 in 30 year event. The system will be put forward for adoption by United Utilities under a Section 104 Agreement and United Utilities will therefore become responsible for the long term maintenance of the new site drainage system.

Additional storage up to the 1 in 100 year plus climate change event will be contained above ground. Private drainage (i.e. not adoptable) serving houses within the development will be designed to current building standards

The FRA therefore concludes that it has been demonstrated, in accordance with the NPPF, that the development is not at risk of flooding from external sources, will not increase flood risk associated with the development and its environment and is therefore appropriate.

United Utilities and the Environment Agency were considering the submitted information at the time of report preparation and a further update on this matter will be provided to Members prior to their meeting.

Archaeology

The application is supported by an archaeological desk-based assessment, This has established that the site has low/nil potential for any archaeological evidence from the prehistoric, Roman and Saxon/Early-Medieval periods, and a low potential for sub-surface archaeological deposits from the Medieval/Post-Medieval periods to be present. In light of the above, it is concluded that as the archaeological potential of the site is minimal, no mitigation measures are required to address archaeological issues on the site.

The County Archaeologist has carefully considered the conclusions of the report and, has concluded that, in this instance, the archaeological potential is not sufficient to justify any further archaeological mitigation.

Built Heritage

Whilst the development is relatively close to the scheduled historic park and garden of Dorfold Hall, the presence of landscape and the separation of the site and screening arising from Marsh Lane Bridge minimises the potential for the development to impact upon its setting.

The setting of the 2 listed bridges could be adversely affected by development, particularly as they are structures set in open countryside, with the benefit of a landscape setting. However, if the development is carefully designed at Reserved Matters, then the significance of these assets could become better revealed and act as point of reference and townscape interest within the development

The canal has no formal designation, but it is considered a non designated heritage asset. It will be important therefore to respond positively to its setting in the design of development

along the western edge of the site and to deliver the landscape buffer along this edge of the site. Development along this edge should take its cue from the relationship with the canal.

Countryside and Landscape Impact

The Council's Landscape Officer has examined the proposals and commented that the baseline information does include reference to the National Character Areas as defined by Natural England in their revised study of the countryside Character Series (1998), where the application area is defined as Character Area 61; Shropshire, Cheshire and Staffordshire Plain. The study also refers to the Cheshire Landscape Assessment 2008, adopted March 2009 which identifies that this site is located in Landscape Type 7: East Lowland Plain; within this character type the application site is located within the Ravensmoor Character Area: ELP1.

The Landscape and Visual Assessment states that it has been carried out encompassing the 'Guidelines for Landscape and Visual Assessment' (GLVIA) published by the Landscape Institute and the Institute of Environmental Management and Assessment 2002.

The Landscape and Visual Assessment includes an assessment of local character areas – and identifies the following areas: the Lowland Plain (1), the Dorfold Hall Estate (2), Nantwich Outside of Conservation Area (3), Park along River Weaver Corridor (4), and Nantwich Town Conservation Area (5). Officers do not feel that the assessment has adequately addressed the landscape effects that the proposals will have for the Lowland Plain (1) and Nantwich outside of Conservation area (3) especially. They feel that the landscape significance for these two local character types would be greater than the assessment indicates.

The Landscape and Visual Assessment includes a visual assessment for 13 viewpoints and explains a visual impact for the chosen viewpoints. Officers do not agree with the sensitivity of the receptors for a number of these viewpoints and feel that the significance of visual impact may be more significant than the assessment indicates.

This is an outline application and as such it is difficult to comment on the illustrative layout in any detail, but the Landscape Officer does not feel that the proposals as shown will have a significantly adverse landscape or visual impact. Consequently they do not feel that refusal on landscape or visual grounds could be substantiated.

Forestry

The site comprises a single field to the west of Nantwich adjacent to the canal. Tree and hedge cover is concentrated around the periphery of the site. The trees are predominantly Oak with some Ash and Poplar. There are established hedges to the north and south and sporadic lengths of hedge to the west adjacent to the canal. The vegetation is typical of agricultural land in the area. There are no currently statutory constraints on the trees.

The document FPCR Arboricultural Assessment dated January 2012 includes a comprehensive tree survey which accords with BS 5837:2005 trees in relation to construction. A total of ten individual trees and two groups of trees were surveyed.

The Council's Landscape Officer has considered the submitted information and commented that, as the application is outline, with only access included, it is only possible to make a general assessment of the development proposals based on the Illustrative Masterplan. In

principle, the plan indicates all the existing mature trees could be retained. However; the feasibility of the proposal would only be tested by detailed analysis at reserved matters stage. Many of the trees contain a proportion of deadwood and many have wildlife value. Should the trees be placed in a new setting, their location within the layout and their future management will need careful consideration.

The Arboricultural Implication Assessment suggests a veteran Oak in the north east corner of the site would be adequately safeguarded in public open space. References are also made to the implications of the development on trees to the south east of the site. Unless the precise areas of open space are defined and agreed at outline stage, the Landscape Officer does not consider any weight can be afforded to this element of the report and, as stated above, would be seeking further details in due course.

No detailed landscape proposals are provided. Full details would be required at reserved matter stage. The provision of opportunities for additional native planting are to be welcomed although, the more formal planting and in particular the desirability of the formal avenue feature would have to be considered carefully in design terms.

Consequently, subject to conditions requiring:

- the submission, approval and implementation of tree and hedge protection measures,
- a programme of tree works, an Arboricultural Method Statement,
- a landscape scheme,
- details of services locations
- proposed future management of the new areas of planting,

it is not considered that a refusal on tree and forestry grounds could be sustained.

Hedgerows

Where proposed development is likely to result in the loss of existing agricultural hedgerows which are more than 30 years old, it is considered that they should be assessed against the criteria in the Hedgerow Regulations 1997 in order to ascertain if they qualify as 'Important'. Should any hedgerows be found to be 'Important' under any of the criteria in the Regulations, this would be a significant material consideration in the determination of the application. Hedgerows are also a habitat subject of a Biodiversity Action Plan.

The Ecological appraisal has assessed the ecological value of the hedges in accordance with the Regulations. It states that the hedge to the south of the site qualifies as 'Important' under the ecological criteria in the Regulations. All three hedges have a moderate score of +3 using the hedgerow Evaluation and grading system (HEGS) and are UKBAP priority habitats.

Policy NE5 of the Crewe and Nantwich Local Plan states, that the local planning authority will protect, conserve and enhance the natural conservation resources and proposals for development will only be permitted where natural features such as hedgerows are integrated into landscaping schemes on development sites.

Given that lengths of hedgerow are proposed for removal, it is considered that a natural feature, which has been identified as being ecologically important, would not be retained

and integrated into the development. As a result, the requirements of this policy would not be met.

However, other than the removal of a section of hedge for the road and pedestrian access off Queen Drive, the Illustrative Masterplan would allow hedgerow retention and, for the most part, the hedges are shown outside private gardens. Consequently, it is not considered that a refusal on these grounds could be sustained. It would be preferable if all the hedgerows were outside private gardens, but this is a matter which could be addressed at the reserved matters stage. The retention of important hedgerows within the Reserved Matters design could be made a condition of the outline approval.

Although there is a general archaeological assessment, the submission does not include any specific reference to an assessment of the historic criteria of the Hedgerow Regulations. No consultation with the Cheshire Shared Services Archaeologist and Archivist appears to have taken place. The submitted extract from the 1842 Tithe map may indicate some lengths of hedge represent historic field boundaries predating the Inclosure Act.

However, as stated above, only a small length of hedgerow is shown for removal in order to create the site access. Therefore, even if the historic line of the hedgerow is considered to be important, (as its line follows that of the road), it could still be traced in the landscape following the implementation of the development. Therefore it is not considered that a refusal on the grounds of Policy NE.5 could be sustained.

Layout and Design

Whilst it is noted that this is an outline application, and that the submitted layout is only indicative, there are several key issues and areas of concern, which are as follows.

In terms of density, the figure of just over 35dph seems reasonable. However, there was concern that this could place pressure on both the site's intended green infrastructure and/or undermine the principles in the design and access statement to achieve a softer, lower density edge to countryside boundaries and the canal. It was therefore considered that the maximum yield should be reduced by approximately 10 to 15% to ensure these aspects can be delivered. The developer has responded by reducing the scheme to 240 dwellings, which is now considered to be acceptable.

The Council's Design Officer has examined the scheme and raised a number of issues and concerns. He comments that with regard to green infrastructure, the approach to creating open space alongside the canal and site edges is seen as positive but existing hedges should be reinforced. Additionally, the form of the central spine of green space seems to be at odds with the overarching character of informal blocks and edges to green space. A more organic edge to this space is therefore suggested. Also, there is also a question about whether this spine of open space is in fact in the right place to exploit all views. The high point to the south west of the site is a point where open space could be located to exploit long views to the town and to the hills to the east. Green infrastructure within streets should also be included to create a green network linking spaces, hedges and other features, particularly to create green routes running north-south. The LEAP is peripheral rather than being centrally located. This provision should be supplemented by local play opportunities in streets. This could be achieved within a 'home zone' type scheme as part of an imaginative approach to street design.

The street hierarchy is generally accepted, but continuous lanes would avoid the need for turning heads and create enhanced permeability. Pedestrian links to the canal should be further exploited and the built edge along this part of the development should positively relate to this asset in order to maximise views and visual relationship.

The practicality of parking is unclear, and as stated previously this could dramatically alter perceptions and impinge upon the principles within the illustrative design.

A positive aspect of the indicative layout is that externally orientated blocks are proposed. There should be strong building form at the gateway. There is the potential to create legibility within the scheme over and above the landmark/focal point opportunities identified in the Design and Access Statement. The design principles discussed in relation to appearance in the Design and Access Statement is encouraging. However, this should be carried through into the detailed design (with principles established in an intermediary design code). Specific, individually designed areas within the scheme could help to add to the sense of place/local distinctiveness. This could be targeted at landmark/focal locations and key urban design 'events' and spaces within the layout. For example, the canal side is an area where this approach should be employed.

More avenue tree planting along the main street would help to soften what could become quite a hard townscape. The site is rural edge and therefore it should also respond to that context to avoid jarring with the form of existing townscape on this edge of the town. The retention of hedges and trees is also commendable but this framework could be further enhanced within the site (in association with spaces, garden boundaries etc.), particularly in the lower density areas on the site edges.

The proposals to utilise Sustainable Urban Drainage Systems (SUDS) is to be welcomed but the opportunity should be taken to create a wider water framework within the areas of greenspace.

The design of the convenience store and tea shop should be of a high quality and its orientation should not impact adversely upon the listed canal bridge. Landscaping should be used to help soften the parking area.

It was considered that the majority of these issues can be addressed at the Reserved Matters stage, but that a detailed Masterplan and Design Code should be prepared, submitted and conditioned. This is in accord with the NPPF which endorses the use of Design Coding, which states at paragraph 59 that: *"Local planning authorities should consider using design codes where they could help deliver high quality outcomes".*

This has now been submitted and considered by the Design Officer. He comments that the codes for individual areas were more detailed in relation to particular character areas in the sample. They were also supported by illustrative street scenes that help to articulate the character for particular areas to future developers in conjunction with precedent images.

The comments within the code relating to the canal side character area could mention encouraging more visual interaction on this frontage (balconies etc. on this side) and in terms of architectural influence and materials the relationship with waterside should be a driver. Similarly the relationship between the houses and the open space should, foster interaction by using balconies etc. where appropriate. This needs to be built into the landscape information for particular character areas. In relation to the Mews area, the codes do not include pre-amble/general principles unlike the other character areas and they

could be stronger in emphasising the bespoke design of focal buildings and groupings to help to elevate the quality/enhance legibility. There is a danger that future developers purchasing the site will assume that a standard house type with some additional architectural features or a different material will be enough, when something more radical and innovative should be encouraged. However, these issues could be addressed at reserved matters stage.

With regard to the landscaping references within the Codes, the opportunity for long views to anchor the development and to take advantage of surrounding landscape character should be stressed. It is noted that large scale illustrative layouts for the areas of open space have not been included. However, given that this is an outline application, with landscaping being a reserved matter, it is considered that this can be adequately addressed by condition.

The sustainability information remains limited and there is little mentioned of climate change adaptation. This could be resolved by requiring a sustainability strategy to be developed and approved prior to implementation based upon some key principles embedded in the Design and Access Statement (mitigation and adaptation). This could be secured by condition.

In summary, therefore, it is considered that the reduction in the number of units and the additional Design Code information has addressed previous concerns and that, given that this is an outline application, and outstanding design issues can be addressed either through the imposition of appropriate conditions or at the reserved matters stage.

Open space

Policy RT.3: Provision of recreational open space and children's playspace in new housing developments, of the Replacement Crewe and Nantwich Local Plan, 2011 requires that

> *“in new housing developments with more than 20 dwellings, with the exception of sheltered housing, the local planning authority will seek the provision of a minimum 15 sq m of shared recreational open space per dwelling. Where the development includes family dwellings (i.e. those with two or more bedrooms) an additional 20 sq m of shared children's play space per family dwelling will be required as a minimum for the development as a whole”.*

This policy requirement equates to a requirement of 4,050 sqm shared recreational open space and 5,400 sqm shared children’s play space which is a total of 9,450 sqm open space.

The need to ensure access to open space is supported within the National Planning Policy Framework, which states that

> *“access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities”.*

The proposals for the site include a small children’s play area of 0.04ha or 400sq.m, landscape buffering and informal open space. This falls significantly short of the open space requirements of the Replacement Crewe and Nantwich Local Plan, particularly as much of this open space provision, seems intended to either provide a habitat for great crested

newts or acts as an outside seating area for the proposed tea room. Therefore, they will be of limited leisure or amenity value.

The proposal should provide a NEAP. This needs to cater for both young and older children - 6 pieces of equipment for young, plus 6 pieces for older children. A cantilever swing with two support legs plus basket seat and a ground-flush roundabout would also be desirable, as these are very popular, and cater for less able-bodied children. All equipment needs to be predominantly of metal construction, as opposed to wood and plastic. The remaining open space provision should include a Multi Use Games Area.

The type of greenspace requested is also supported by the following findings within the 'Key Service Centres Open Spaces Summary Report', which includes the following findings for Nantwich -

- There is a shortage of outdoor sports facilities of 18.04ha.
- There is a shortage of children's play space of 8.97ha
- There is a shortage of allotment sites, with sites required in accessible locations.

Whilst it is acknowledged that the submitted layout is only indicative, and that the above requirements could be secured at reserved matters stage, through the Section 106 Agreement, as initially submitted there was significant concern as to whether the required open space provision can be met within the site layout, whilst accommodating the number of dwellings for which planning consent has been sought. However, the reduction in the number of dwellings has overcome this concern.

A private management company would be required to manage the greenspace on the site. However, this could be easily secured through the Section 106 Agreement.

Ecology

Article 12 (1) of the EC Habitats Directive requires Member states to take requisite measures to establish a system of strict protection of certain animal species prohibiting the deterioration or destruction of breeding sites and resting places. Art. 16 of the Directive provides that if there is no satisfactory alternative and the derogation is not detrimental to the maintenance of the populations of the species at a favourable conservation status in their natural range, then Member States may derogate *"in the interests of public health and public safety or for other imperative reasons of overriding public interest, including those of a social and economic nature and beneficial consequences of primary importance for the environment"* among other reasons.

The Directive is then implemented in England and Wales The Conservation of Habitats and Species Regulations 2010. ("the Regulations"). The Regulations set up a licensing regime dealing with the requirements for derogation under Art. 16 and this function is carried out by Natural England.

The Regulations provide that the Local Planning Authority must have regard to the requirements of the Habitats Directive so far as they may be affected by the exercise of their functions.

It should be noted that, since a European Protected Species has been recorded on site and is likely to be adversely affected by the proposed development, the planning authority must have regard to the requirements for derogation referred to in Article 16 and the fact that

Natural England will have a role in ensuring that the requirements for derogation set out in the Directive are met.

If it appears to the planning authority that circumstances exist which make it very likely that the requirements for derogation will not be met, then the planning authority will need to consider whether, taking the development plan and all other material considerations into account, planning permission should be refused. Conversely, if it seems from the information that the requirements are likely to be met, then there would be no impediment to planning permission in this regard. If it is unclear whether the requirements will be met or not, a balanced view taking into account the particular circumstances of the application should be taken and the guidance in the NPPF. In line with guidance in the NPPF, appropriate mitigation and enhancement should be secured if planning permission is granted.

The application is supported by an acceptable ecological assessment, which has been examined by the Council's Ecologist. With the exception of the presence of hedgerows and the protected species issues discussed below, he advises that the proposed development site has relatively low nature conservation value.

Great Crested Newts

Great Crested Newts have been identified as breeding at two ponds just outside the boundary of the proposed development. The population is of a medium size. Whilst no ponds will be lost the proposed development is likely to result in a moderate impact on the local Great Crested Newt population through the loss of intermediate and distant terrestrial habitat and would also pose the risk of killing/injuring or disturbing any animals present within the development site when works are undertaken.

To mitigate the risk posed to individual animals, the applicant's ecologist recommends the erection of exclusion fencing and clearance of newts from the development footprint using standard best practise methodologies under license from natural England. To mitigate the loss of habitat the indicative layout scheme for the site shows an area of retained/enhanced habitat in close proximity to the breeding ponds and the creation of four new purpose designed amphibian breeding ponds.

The Council's Ecologist advises that, subject to two additional requirements the proposed mitigation and compensation will be sufficient to address the likely impacts of the proposed development on Great Crested Newts. The additional requirements are that firstly the newly created ponds are designed solely for nature conservation and do not form part of any SUDS scheme for the site and secondly that public access is excluded from the new ponds.

The Council's Ecologist recommends that if outline planning consent is granted a condition be attached requiring a detailed great crested newt mitigation strategy be submitted as part of any reserved matter application. The strategy should include:

- the retention and enhancement of all habitats within 50m of the identified breeding ponds,
- the detailed design of the new ponds,
- habitat creation though the open space areas and measures to exclude public access from the new ponds.

On the basis of the layout submitted, and in the light of other open space requirements, it was initially considered that the applicant has failed to demonstrate how this could be achieve whilst accommodating the proposed level of development. This added further weight to the concerns regarding the density and layout as describe above. However, the reduction in the number of dwellings which has now been secured has also addressed this issue.

Hedgerows

Hedgerows are a Biodiversity Action Plan Priority habitat and a material consideration. The hedgerows bounding the proposed development site are of nature conservation value and importantly the hedgerow along the southern boundary of the site has been identified as being “Important” under the Hedgerow Regulations.

The submitted indicative master plan for the site shows the retention of hedgerows to the west and south of the site, but with a loss of hedgerow along the northern boundary.

A new hedgerow is proposed along the eastern boundary of the site. The Council’s Ecologist advises that this new hedgerow is likely to be sufficient to compensate for any losses associated with the proposed development.

Badgers

Some evidence of badger activity was recorded on the site. However no setts were identified. Provided that an appropriate landscaping/habitat creation scheme is implemented it is unlikely that the proposed development would have a significant imapct upon badgers. Any future reserved matters application should be supported by an up to date badger survey and a landscaping scheme sensitive to badgers.

Bats

No bat activity surveys have been under taken. However it is likely that the site supports habitats that will be utilised by foraging and commuting bats to some extent. In addition a number of trees have been identified that have the potential to support roosting bats. From the submitted indicative master plan, it appears possible to retain these trees within an area of open space/semi-natural habitat and the Council’s Ecologist is satisfied that the proposed habitat creation is likely to be sufficient to compensate for any loss of bat foraging/commuting habitat. The proposed development is therefore unlikely to have a significant adverse impact upon bats.

Breeding Birds

If planning consent is granted standard conditions will be required to safeguard breeding birds and to ensure additional provision is made for roosting bats and breeding birds.

Conditions

If outline planning consent is granted the ecologist recommends that conditions will be required to:

- Safeguard breeding birds

- Ensure any reserved matters application includes detailed proposals for the proposed habitat creation areas including pond design, hedgerow creation, protection and enhancement etc.
- Ensure any reserved matters application includes additional provision for breeding birds and roosting bats
- Ensure any reserved matters application includes an up to date badger survey and mitigation proposals for any adverse impacts identified.
- Ensure any reserved matters application includes a 10 year habitat management plan.

Amenity

It is generally considered that in New Residential Developments, a distance of 21m between principal windows and 13m between a principal window and a flank elevation is required to maintain an adequate standard of privacy and amenity between residential properties.

The layout and design of the site are reserved matters. However, the indicative layout demonstrates that 270 dwellings could be accommodated on the site, whilst maintaining these minimum distances between existing and proposed dwellings. It also illustrates that the same standards can be achieved between proposed dwellings within the new estate.

A minimum private amenity space of 50sq.m is usually considered to be appropriate for new family housing. The indicative layout indicates that this can be achieved in the majority of cases. However, if the additional areas of open space, as described above, are factored into the site layout, it is unclear on the basis of the information submitted whether 270 dwellings could still be accommodated on site whilst maintaining these amenity standards.

It is therefore unclear as to whether the proposed development, having met the open space, design and ecology requriements would be acceptable in amenity terms and would comply with the requirements of Policy BE.1 of the Local Plan.

Education

The Education Officer has examined the proposal and has raised no objection subject to the provision of a contribution of £260,311towards primary education. This could be secured through a Section 106 Agreement if the development was deemed to be acceptable.

Impact on Railway

Network Rail has submitted a holding objection due to concerns about increased traffic over a public footpath / farm crossing on the nearby railway. They have stated that they would require a financial contribution for a footbridge to be provided in order to overcome this concern. Although, at the time of report preparation, a precise figure for this contribution was awaited from Network Rail, it is considered that this could be secured by way of the Section 106 Agreement. Therefore, subject to this provision, it is considered that the Network Rail objection could be overcome and that a refusal on these grounds could not be sustained.

Network Rail has previously also requested a contribution towards provision of car-parking at Nantwich Station.

A planning obligation must comply with the following three tests as set out in the Community Infrastructure Regulations 2010:

- necessary to make the development acceptable in planning terms
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

Whilst it is acknowledged that the proposal will increase usage of Nantwich Station, provision of additional parking at the station would encourage the use of non-sustainable methods of travel. The sustainability appraisal above, has established that the proposal is sustainably located in relation to the station and is accessible by walking / cycling and public transport. As stated above, there is the opportunity to enhance provision for walking and cycling. Furthermore, there is no local plan policy to support contributions to off-site provision of car parking. Therefore the proposed contribution would fail to meet the above tests and it is not considered to be a fair and reasonable request.

Impact on Public Right of Way

The development impacts on 2 public rights of way. These are the canal tow path (footpath no.8) and Public Bridleway No. 1(which runs along the southern edge of the site). The Public Rights of Way Officer has raised no objection to the proposal, subject to the Right of Way being maintained as safe and usable for the public throughout the development and any temporary closure, re-routing or resurfacing being approved through the appropriate channels.

However, the Public Rights of Way Officer has also identified that there is an opportunity to improve the quality of these two existing paths and providing new links to them from other parts of the site. The supporting information submitted with the application, indicates that this is the developers intention, and funding for off-site improvements to the rights of way could be secured as part of a Section 106 package. Although the Public Rights of Way Officer has raised some concerns about detailed aspects of how these improvements would be achieved, it is considered that these issues could be largely addressed at the reserved matters stage. However, in the light of the density and layout concerns expressed above, it is unclear as to how and where the footpath linkages within the site would be accommodated, whilst meeting all the other open space and design requirements as set out above.

In addition, the Public Rights of Way Officer has requested contributions to further off site works including, a pavement alongside Marsh Lane, an assessment of the condition of the bridges across the River Weaver and a path alongside the railway between Shrewbridge Road and Wellington Road.

The Public Rights of Way Officer has also queried the status and maintenance of any new route. However, it is considered that this could be dealt with via the management company established by the Section 106 Agreement.

Impact on Canal

As stated above, the site is located in close proximity to the Shropshire Union Canal. The Canal and River Trust have been consulted on the proposals and raised no objection in principle to the development subject to a condition requiring details of appropriate mitigation

measures to prevent any risk of pollution or harm to the canal to be submitted, agreed and implemented.

The Trust has also highlighted the potential of the canal towpath to provide sustainable pedestrian and cycle linkages to the town centre and have welcomed the proposal to connect footpath / cycleway infrastructure within the development to it. Accordingly, they have requested a contribution towards off-site improvement works to the towpath. This could be secured through the Section 106 Agreement. Precise costs for this work were awaited at the time of report preparation and a further update on this issue will be provided in due course.

9. CONCLUSIONS

It is acknowledged that the Council does not currently have a five-year housing land supply and that, accordingly, housing supply policies are not considered up to date. In the light of the advice contained in the National Planning Policy Framework, where the development plan is "*absent, silent or relevant policies are out of date*" planning permission should be granted unless

"*any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole*"

Or

"specific policies in this Framework indicate development should be restricted."

The Development plan is not absent or silent with regard to this application. However, in the absence of a five year supply housing land supply, policies are not considered up to date. Other policies are considered to be in line with NPPF advice.

The boost to housing supply is considered to an important benefit. The proposal is considered to be acceptable in terms of its impact upon residential amenity, ecology, drainage/flooding and provision of primary school education and it therefore complies with the relevant local plan policy requirements for residential environments. The proposal is acceptable in terms of air quality, ground contamination and noise implications and will make adequate affordable housing provision.

Whilst the proposal will result in the loss of mainly grade 3 and 4 agricultural land, (which is not the best and most versatile agricultural land), it is considered that the benefits of the delivering the site for much needed housing would outweigh this loss, given that the site does not offer a significant quality of land

On the negative side, the housing will be built on open countryside contrary to the provisions of Policy NE2 of the Local Plan, although the proposal will not have a significant impact on the landscape character of the area.

Previous concerns regarding the density of development which has been proposed have been overcome through the reduction in the number of dwellings and it is now concerned that the proposal can be accommodated on the site, whilst providing the required amount of public open space provision, a good quality of urban design, wildlife mitigation areas, hedgerows, trees, improved footpaths and green linkages. As a result, the proposal now demonstrates an adequate standard of design, layout and amenity.

Whilst, the site does not meet all the minimum distances to local amenities and facilities advised in the North West Sustainability toolkit, measures could be secured to improve the accessibility of the site. The site is no less sustainable than many others, including both allocations and proposed allocations, on the edge of Nantwich. Furthermore, given that accessibility is only one aspect of sustainability it is not considered that a refusal on the grounds of sustainability could be sustained. Although the proposal would result in some adverse impact on pedestrian safety and congestion at the High Street/Waterlode/Welsh Row signal junction, this is not considered to be severe and could be adequately mitigated through appropriate Section 106 contributions**.**

It is therefore concluded that the proposal would not have any significant and demonstrable adverse impact that would outweigh the benefits in terms of housing land supply. Accordingly, under the provisions of paragraph 14 and 49 of the NPPF, the application is recommended for approval.

10. RECOMMENDATION

APPROVE subject to Section 106 Agreement to secure:

1. **Contribution towards mitigation at level crossings (amount to be confirmed)**
2. **Education contribution of £260,311.**
3. **Contribution towards towpath improvement works(amount to be confirmed)**
4. **Contribution towards off-site footpath improvement works(amount to be confirmed)**
5. **Private residents management company to maintain all Amentiy Greenspace, public footpaths and greenways within the site, play areas, and other other areas of incidental open space not forming private gardens or part of the adopted highway**
6. **Improvements to the signal junction at Welsh Row/Waterlode junction**
7. **financial contribution of £235,000 for the infrastructure link at Taylor Drive**
8. **£50,000 to improve bus service frequencies.**

And the following conditions:

1. **Standard outline**
2. **Standard outline**
3. **Plans**
4. **Submission / Approval / Implementation of details of appropriate mitigation measures to prevent any risk of pollution or harm to the adjacent Shropshire Union Canal**
5. **Submission / Approval / Implementation of Environmental Management Plan**
6. **Submission / Approval / Implementation of external Lighting**
7. **Submission / Approval / Implementation of noise mitigation measures**
8. **Submission / Approval / Implementation of Contaminated Land Assessment**
9. **No access to level crossing from site.**
10. **Discharge of surface water from the proposed development to mimic that which discharges from the existing site.**
11. **Submission / Approval / Implementation of Sustainable Urban Drainage System**
12. **The site layout is to be designed to contain any such flooding within the site, to ensure that existing and new buildings are not affected.**

13. **Submission / Approval / Implementation of a scheme to limit the surface water run-off generated by the proposed development,**
14. **Submission / Approval / Implementation of a scheme to manage the risk of flooding from overland flow of surface water and any potential floodwaters from the Shropshire Union Canal**
15. **This site must be drained on a separate system, with only foul drainage connected into the public foul sewerage system at a maximum discharge rate of 10 l/s.**
16. **Surface water should discharge to soakaway and or watercourse as stated within the FRA submitted.**
17. **Reserved matters to make provision for 10% renewable energy unless impractical / unviable**
18. **Submission / Approval / Implementation of sustainability framework/strategy**
19. **Submission / Approval / Implementation of scheme for affordable housing to make provision for**
    - **30% of the dwellings to be affordable, (this equates to up to 81 dwellings.)**
    - **The tenure split of the affordable housing required is 65% rented, 35% intermediate tenure**
    - **Affordable Homes should be pepper-potted (in clusters is acceptable.)**
    - **The affordable homes should be built to the standards adopted by the HCA at the time of development and achieve at least Code for Sustainable Homes Level 3**
    - **The affordable homes should be provided no later than occupation of 50% of the market dwellings (or 80% if the development is phased and there is a high level of pepper-potting of the affordable units)**
    - **Any rented units to be transferred to an RSL**
20. **Submission / Approval / Implementation of tree and hedge protection measures,**
21. **Submission / Approval / Implementation of a programme of tree works, an Arboricultural Method Statement,**
22. **Submission / Approval / Implementation of a landscape scheme,**
23. **Submission / Approval / Implementation of details of services locations**
24. **Submission / Approval / Implementation of proposed future management of the new areas of planting,**
25. **Reserved matters to make provision for retention of Important Hedgerows.**
26. **All reserved matters applications to comply with provisions of the Masterplan and Design Code**
27. **Safeguard breeding birds**
28. **Ensure any reserved matters application includes detailed proposals for the proposed habitat creation areas including pond design, hedgerow creation, protection and enhancement etc.**
29. **Ensure any reserved matters application includes additional provision for breeding birds and roosting bats**
30. **Ensure any reserved matters application includes an up to date badger survey and mitigation proposals for any adverse impacts identified.**
31. **Ensure any reserved matters application includes a 10 year habitat management plan.**
32. **Reserved matters to make provision for a total of 9,450 sqm open space comprising of 4,050 sqm shared recreational open space and 5,400 sqm shared children's play space to include:**
    - **NEAP to cater for both young and older children - 6 pieces of equipment for young, plus 6 pieces for older children including a cantilever swing with two**

support legs plus basket seat and a ground-flush roundabout. All equipment needs to be predominantly of metal construction, as opposed to wood and plastic.

- **Multi Use Games Area.**

Agenda Item 5

CHESHIRE EAST COUNCIL

REPORT TO: STRATEGIC PLANNING BOARD

Date of Meeting: 8 February 2013
Report of: Strategic Planning & Housing Manager
Subject/Title: Cheshire East Strategic Housing Land Availability Assessment
Portfolio Holder: Cllrs David Brown & Rachel Bailey

1.0 Report Summary

1.1 This report considers an update to the Strategic housing Land Availability assessment (SHLAA). It considers the different methodologies that might be employed, the various sources of housing supply – and reaches a conclusion as to the current supply figure in Cheshire East.

2.0 Decision Requested

2.1 That Strategic Planning Board recommends that the Cabinet Portfolio Holder:

1. Approves for publication the Strategic Housing Land Availability Assessment attached at Appendix 2

3.0 Reasons for Recommendations

3.1 To ensure that the Council has appropriate measures in place to document the current housing land supply position..

3.0 Wards Affected

4.1 All wards

5.0 Local Ward Members

5.1 All

6.0 Policy Implications including

– Carbon Reduction

6.1 The existing adopted Local Plans and Draft Local Plan all focus development on the edge of settlements where there is a good range of jobs, shops and services and a high standard of accessibility by means of travel other than the car. The SHLAA also highlights suitable sites for the redevelopment of previously developed land within settlements for additional housing. New housing will be required to be energy efficient.

- Health

6.2 New housing developments will be required to include affordable housing which will be available for people in housing need, providing them with improved healthier living conditions. Sites will also be required to provide open space.

7.0 Financial Implications

7.1 If the Council is unable to demonstrate a 5 year supply of housing and then subsequently refuses planning applications for housing it may be vulnerable to costs awards at appeal. This is especially so where it can not adequately substantiate a reason for refusal or is otherwise found to be unreasonable. The effective management of housing land supply is a means of mitigating this risk.

8.0 Legal Implications

8.1 S.38 of the Planning act 2004 requires that determinations on planning applications be made in accordance with the Development Plan unless material considerations indicate otherwise. Prime amongst those considerations is the National Planning Policy Framework (NPPF). Paragraph 47 of the NPPF requires Local authorities to provide an annual assessment of housing supply, including identified sites.

9.0 Risk Management

9.1 If the Council fails to provide sufficient housing over a long and sustained period of time then it risks increasing house prices, stifling economic growth and eroding choice and balance in the housing stock.

9.2 In the shorter term if the Council fails to demonstrate a 5 year supply of housing land it is vulnerable to losing appeals on residential planning applications. Consequently housing may end up being built in locations which the Council and local community consider unsuitable.

10.0 Background & Policy Context

10.1 Paragraph 47 of the National Planning Policy Framework (NPPF) requires local authorities to do several things in order to “boost significantly” the supply of housing.

10.2 The First is to ensure that the Local Plan meets the full objectively assessed need for housing, as far as is consistent with the policies of the Framework. This is further discussed below at paragraph X.

10.3 The second requirement is to identify and update annually a supply of specific “deliverable” sites sufficient to provide five years of housing against their housing requirements. The NPPF describes in uncharacteristic detail how a deliverable site should be defined:

To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will

not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.

A buffer of either 5 or 20% then needs to be added (see paragraph X below)

10.4 The NPPF does not specify how the supply of housing should be identified and updated each year – but it is ordinarily done via a Strategic Housing Land Availability Assessment – and paragraph 48 of the framework endorses the continued use of this tool. Guidance on the preparation of the SHLAA is contained within the 2007 publication "Strategic Housing Land Availability Assessments – practice guidance". Whilst this document redates the NPPF and includes references to other documents now revoked it remains the current national guidance on preparing these assessments. Accordingly the Council has followed the approach of this guide in the preparation of its SHLAA

10.5 The advice is that housing supply should be updated annually. To properly gauge supply an assessment needs to made at a single point in time to accurately capture all the various changes in supply and to provide a consistent baseline for measurement. Accordingly the current SHLAA takes a base date of 1 April 2012.

11 Methodology

11.1 Despite the publication of national guidance, there remains areas of the assessment where different methodologies can be applied. As with any numerical assessment, diverse approaches and varying calculations will inevitably provide different final outcomes. For this reason planning appeal inquiries are occasionally burdened by protracted and wearisome debates on housing supply methodology.

11.2 As a consequence, it is important to be transparent and clear about the exact methodology employed. The approach taken by the Council in certain key areas of preparing the SHLAA is therefore set out below:

<u>Housing Supply Requirement</u>

11.3 In relation to housing matters the Development Plan for Cheshire East comprises the North West Regional Spatial Strategy and the Local Plans of the three district Boroughs. The former deal with housing numbers up to 2011, but the RSS looks ahead to 2021 and establishes an average housing requirement of 1150 homes per year. This figure was tested through examination and was supported by appropriate evidence. Whilst the Government has signalled that the RSS will be revoked and measures are underway to secure this, it remains extant for the time being. Whilst it remains, any Local plan produced by Cheshire East must be in general conformity with it.

11.4 In addition to this, the NPPF requires that local authorities to use their evidence base to meet the full objectively assessed needs for housing – as far as that is consistent with the policies of the Framework. There are factors within the evidence base that serve to elevate the housing requirement – most especially the Strategic Housing Market Assessment (SHMA). This document

sets out an unconstrained need of around 4,000 homes per year. However this figure takes no account of physical, environmental, social and related constraints. The SHMA is currently being updated and so will provide a more recent perspective on housing need to inform the final Local Plan Core Strategy. However, based on existing assessments and other relevant evidence, the Council has already made a judgement as to the housing numbers appropriate for the area through to 2030

11.5 The Cheshire East Local Plan Development Strategy states that *'Sufficient land will be provided to accommodate at least 27,000 homes between 2010 and 2030. This will be phased as follows:*

- *2010 to 2015 - at least 1,150 homes each year (5,750 total)*
- *2016 to 2020 - at least 1,250 homes each year (6,250 total)*
- *2020 to 2030 - at least 1,500 homes each year (15,000 total)'*

This illustrates an intention to increase housing supply steadily over the plan period and especially after 2020. This approach not only broadly conforms to the RSS position, but also reflects other issues such as infrastructure provision and the current depressed state of the housing market, which continues to deliver at levels well below the historic norm. Further information in support of the housing numbers within the Draft Plan is found within the Population Projections and Forecasts background paper (see Appendix 1)

11.6 Employing the figures with the Development strategy document, a five year supply therefore equates to:

- 6,050 dwellings in Years 1 to 5 (April 2013 to March 2018)
- 7,000 dwellings in Years 6 to 10 (April 2018 to March 2023)
- 7,500 dwellings in Years 11 to 15 (April 2023 to March 2028)

Totaling 20,550 for the 15 year period through to 31st March 2028.

Dealing with the backlog

11.7 One of the variables within the SHLAA methodology is how to deal with any under provision of housing within the current plan period. Over the decade leading to 2010, housing supply largely matched RSS provision averaging 1147.5 homes per year. Consequently it is assumed that there is no "carry over" from the previous decade and that the New Local Plan base date of 2010 therefore starts afresh. Supply is thus considered against the current Local Plan period:

- 2010-2012 Cheshire East net completions = 1,043 dwellings
- 2010-2012 Cheshire East Development Strategy = 2,300 dwellings
- Shortfall = 1,257 dwellings

11.8 This shortfall needs to be addressed so that there is no overall loss of provision over the plan period. Some will argue that the whole of any identified shortfall needs to be recouped over the next five years. However such a position would appear to contradict the fact that housing completions frequently vary – and that it is deliver over the plan period that ultimately matters to the housing market. There are also provisions within the NPPF for the application of buffers (see further below); this suggests that the redemption of any shortfall within a five year period should be limited to 20%.

In any event it is recommended that this issue will be addressed following the methodology proposed by the Home Builders Federation, as follows:

- Residual Plan Period = 2012-2030 = 18 years
- Residual dwellings = 27,000 – 1,043 = 25,957 dwellings
- Residual annualized figure = 1,442 dwellings
- Additional annual residual figure 1,442.06 – 1,350 = 92 dwellings
- Additional 5-year residual figure 92.06 x 5 = 460 dwellings

This therefore produces a new 5-year housing land supply figure (for years 1-5) of 6,510 dwellings, equating to an annual average of 1,302 homes.

Sources of Supply

11.9 Sources of supply include:

- The Local Plan Development Strategy
- Sites that are currently allocated in the Local Plans (for the former authorities)
- Sites that are under construction
- Sites that have full or outline planning permission
- Sites that have permission subject to Section 106 agreements
- Sites that do not have permission including:
  - Sites that have been submitted through the Call for Sites process
  - Sites that have been on historic housing databases (ie urban capacity studies or NLUD)
  - Sites that have been considered in previous planning documents (eg Town Strategies or historic Site Allocations documents or Local Plans)
  - Council owned land
  - Sites that have been added through officer knowledge
  - Sites that have previously had permission but are now expired
  - Sites that are subject to current applications
  - Sites that have planning permissions that have been determined after the base date

11.10 Around 2,200 sites were considered as part of the Strategic Housing Land Availability Assessment, of these approximately 1,600 sites are considered suitable for housing during the next 15 years. These sites could potentially provide a total of 49,645 dwellings over the next 15 years. **It also identified 9,771 deliverable dwellings that were expected to come forward within the 1-5 year period.**

11.11 The Council's Development Strategy and Policy Principles collectively comprise a draft Local Plan Core strategy – essentially a preferred option draft Plan. This will be followed by the Final Draft Core strategy which will then be submitted to the Secretary of State. Following examination this will then be adopted and will become the Development Plan for the Borough. The Development Strategy was approved for consultation by the Council's cabinet on 10 December. At that meeting it was also resolved that the Strategy be employed as a material consideration in decision making.

11.12 Paragraph 216 of the NPPF makes it clear that decision makers can give weight to emerging Plans and policies. The degree of weight will depend on how advanced the Plan is, the level of unresolved objection and the degree of conformity with the Framework. The NPPF also makes it clear that the planning system should be plan led – and that communities should be

empowered to shape their surroundings. In many cases sites that appear within the development strategy have also been endorsed by the relevant Town Council in the preceding town strategies. Accordingly they enjoy a pedigree of plan making, public participation and approval which other sites do not necessarily possess.

11.13 It is also proposed to include sites that do not currently have planning permission as deliverable sites within the SHLAA. It is sometimes argued that only sites with consent should be included within the five year supply (ironically often by the promoters of sites that themselves do not have planning permission, but aspire to acquire it). The SHLAA guidance itself at paragraph 20 makes it clear that sites not yet included within the planning process should be considered. It is then a matter of the characteristics of these sites as tow whether they can be considered genuinely deliverable.

Build rates

11.14 In relation to the delivery of the sites within the Strategic Housing Land Availability Assessment it is proposed that a consistent approach is applied to all sites, dependent on the stage within the planning process and the size of the site[1]. Alternative build rates will be considered where additional information has been provided or in line with any current planning permissions. The standard build rates are set out in Table 1 below.

Table 1: Standard Build Rates

Site Status		Site Size / Number of Dwellings			Notes
		Less than 50 homes	50 to 200 homes	200 plus homes	
Under construction	Lead in time	N/A	N/A	N/A	Build rate applied to residual capacity
	Build rate (per annum)	15 dwgs	30 dwgs	50 dwgs	
Full Planning Permission / Reserved Matters	Lead in time	1 year	1.5 year	2 year	Lead in time to allow for infrastructure provision and construction start up.
	Build rate (per annum)	15 dwgs	30 dwgs	50 dwgs	
Outline Planning Permission	Lead in time	1.5 years	2 years	2.5 years	Lead in time to allow for full permission / reserved matters, infrastructure provision and construction start up.
	Build rate (per annum)	15 dwgs	30 dwgs	50 dwgs	
Sites without permission	Lead in time	2.5 years	3 years	3.5 years	Lead in time to allow for planning permission, infrastructure provision and construction start up.
	Build rate (per annum)	15 dwgs	30 dwgs	50 dwgs	

[1] Allowing for increased potential of more than one house builder to bring forward larger sites and for increased lead in times in infrastructure provision.

Buffers

11.15 The NPPF advices that a five percent buffer should be applied to the requirement to identify five years worth of specific deliverable housing sites. It is stated that this buffer "to ensure choice and competition in the market for land". This buffer is moved forward from the remainder of the Local Plan period and so is not an 'extra' requirement. In essence the Framework advises that some extra flexibility is required to ensure that the five years supply is not (for example) all in the hands of a limited number of companies or sites.

11.16 The framework goes on to indicate that where there has been "a record of persistent under delivery of housing" the buffer should be increased to 20%. This is in order to "provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land". This suggests that where housing completions have historically failed to achieve the development plan target extra land should be identified to give the best possible chance of meeting the supply requirement.

11.17 In Cheshire East, the housing market has traditionally been prosperous – indeed the Borough contains some of the most desirable residential property outside of the southeast. However even outside of these choice areas the Cheshire East Strategic Housing Market Assessment reported that estate agent confidence in the Borough was strong, despite the impact of the recession.

11.18 This is backed up by the historical pattern of completions over preceding years. The average number of net dwellings completed over the last 15 years (1997 to 2012) is 1141 each year, during this time net completions each year have varied from 520 to1500 homes pa.

11.19 It is only with the advent of the current recession that housing completions have dipped below the development plan target. The reasons for this hardly need rehearsing, but are rooted in the national and international financial climate, rather than any local circumstances in Cheshire.

11.20 Cheshire has historically proved to be a prosperous housing market where housing completions have matched or outstripped development plan targets. The advent of the current recession has changed this picture, with underperformance in the past few years of deep (now treble dip) recession. This current down turn is not considered to be a record of 'persistent under delivery' as described by paragraph 47 of the NPPF but rather a reflection of pervading national trends. Accordingly it is proposed that the standard 5% be applied to the housing supply in the Borough.

11.21 Incorporating a 5 % buffer:

- 5% of 6,510 = 325.5
- 6,510 + 325.5 = 6,835.5
- Annual figure = 1,367.1

12 Conclusions

11.22 The revised SHLAA has examined all available sources of housing supply and assessed them in terms of their potential to contribute to housing supply over the next 15 years. The methodology has followed the example of the CLG god practice guidance and the approach of the Home Builder's Federation. **Incorporating a 5% buffer within the 1-5 year supply, The SHLAA identifies sufficient sites equivalent to 7.15 years housing supply for the years April 2013 to March 2018.**

13.0 Access to Information

The background papers relating to this report can be inspected by contacting the report writer:

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Appendices

Appendix 1 Background Paper – Population Projections & Forecasts

Appendix 2 Cheshire East Strategic Housing Land Availability Assessment

.

Appendix 3 SHLAA Appendix D – Site Proformas (on line only)

Cheshire East Local Plan

Background Paper:

Population Projections and Forecasts

January 2013

1. Introduction

1.1 Determining how much new housing should be provided and where it should be located is an important element of the Local Plan. This paper is intended to give background information on the work done to date on the population projections and forecasts. Some of these projections also incorporate information from past economic trends and baseline projections of expected future economic growth, particularly growth in employment and economic output.

1.2 It is needs to be acknowledged at the outset that forecasting is not an exact science and it will not result in a definitive 'right' answer. For example, the forecasts and projections outlined below are based on a judgement of what is **most likely** to occur under a specific scenario, but it is of course possible for actual outcomes to differ from what was predicted, because of unlikely or unforeseen circumstances, or because of limitations with the forecasting/ projection method. Understanding the housing requirement involves considering a range of relevant information and making a judgement about the weight that should be given to each of these elements. Ultimately, it will result in a figure which feels right for the Borough taking account of wider policy aspirations and constraints. This explains why it is an area of planning policy that can be much debated during a Local Plan's preparation and approval process.

1.3 The elements which have been considered in the Cheshire East Housing Requirement identified in the Development Strategy include the following:

- The outputs from a variety of population projections and forecasts;
- Past economic trends and baseline projections of expected future economic growth (particularly growth in employment and economic output);
- The context provided by past housing policy and levels of housing completion;
- The conclusions from relevant studies such as the Strategic Housing Market Assessment and the Strategic Housing Land Availability Assessment, including the current housing supply situation; and
- The influence of wider policy considerations such as national planning guidance, the Council's economic aspirations, the regeneration aspirations of neighbouring authorities, environmental capacity including impact on the Green Belt and countryside, the capacity of current infrastructure and any other significant constraints on growth.

Table 1 – Summary of the Demographic Scenarios Modelled for Cheshire East for the Plan Period i.e. 2010 to 2030

Scenario Number	Modelling Type	Population Change	Dwelling Change		Labour Supply Change		Job Change	
			Over Plan Period	Average Per Annum	Over Plan Period	Average Per Annum	Over Plan Period	Average Per Annum
1	Natural Change Forecast	2,500	9,900	495	-11,900	-595	-9,900	-495
2	Migration Rates Forecast	9,900	17,200	860	-10,200	-510	-11,300	-565
3	Nil Net Migration Forecast	-9,700	9,700	485	-21,300	-1,065	-18,600	-930
4	Net Increase of 1,150 Dwellings p.a.	23,900	23,000	1,150	-2,300	-115	-1,100	-50
5	Net Increase of 1,350 Dwellings p.a.	33,600	27,000	1,350	2,900	145	3,800	190
6	Net Increase of 1,600 Dwellings p.a.	45,800	32,000	1,600	9,500	475	9,800	490
7	Zero Jobs Growth Forecast	26,000	23,900	1,195	-1,200	-60	0	0
8	CHWEM Baseline Projection	44,200	31,400	1,570	8,900	445	9300	465
9	ONS 2008 Based Sub-National Projections	38,600	29,300	1,465	8,000	400	8,400	420
10	ONS 2010 Based Sub-National Projections	47,800	32,000	1,600	12,100	605	12,200	610

Note: Average per annum numbers are rounded to the nearest 5, all other numbers are rounded to the nearest 100.

2. Projections and Forecasts

2.1 The number of people living in Cheshire East has, in general, shown a steady growth over the last 30 years i.e. the mid year estimate figures show that it has grown around 13% from 328,500 in 1981 to 370,700 in 2011. This compares with a 13% growth in England & Wales and 2% growth in North West England over the same period. To help understand how this may change in the future the Council commissioned a range of forecasts to be produced based on the Office for National Statistics (ONS) indicative population estimates for 2010. This involved a mixture of population led, dwelling led and economic led forecasts. Further details on the methodology and assumptions involved in this work are provided in Appendix 1.

2.2 For comparison purposes consideration was also given to the outputs of the 2008 based and 2010 based sub national population projections produced by ONS.

2.3 This led to ten demographic scenarios being considered. These are outlined below and summarised in Table 1. They provide important information about the underlying demographic trends in Cheshire East which have implications for determining the housing requirement in the Local Plan. These are highlighted in the subsequent analysis.

2.4 The scenarios considered comprise a mixture of projections and forecasts. It is perhaps worth appreciating the difference between projections and forecasts. Briefly, the sub national population projections assume that past recent trends in fertility, mortality and migration will continue into the future. They do not always include local information on births and deaths and do not take account of expectations of future house building i.e. they are policy neutral. Population forecasts differ from projections in that they take some account of the expected future impact of development projects (e.g. future house-building), policies and initiatives (whether under way, in the pipeline or simply a proposal) as well as past trends. Alternatively they can forecast the result of economic policy (for example, how a particular increase in the number of future jobs would affect the population). Therefore, forecasts are perhaps a more useful tool in estimating the future housing requirement as they are based on more locally specific information and aspirations.

Scenario 1 – Natural Change Forecast

2.5 This scenario involved forecasting how the existing population would change assuming that there was no movement (or migration) of people in or out of Cheshire East during the plan period. This meant forecasting the future population based on the likely level of births and deaths and then determining the number of dwellings the resultant population would require. It represents a

standard baseline position and is provided for comparison purposes only, as it is unrealistic to expect there to be zero migration in reality.

2.5 The findings were that the existing population of Cheshire East would increase by around 1% or 2,500 people, which would require an additional 495 dwellings to be provided annually to meet the Borough's needs during the plan period i.e. between 2010 and 2030. There are a number of reasons for this increase including the fact that people are living longer due to improved social conditions and better health, as well as the fact that household size is reducing with more people living on their own and getting divorced.

2.6 However, the age structure of the population is forecast to change significantly with a 8% reduction in young people (0-15), 12% reduction in working age people (16-59 Female, 16-64 Male) and 42% increase in people of retirement age (60/65+), with the number of older people (85+) increasing by around 92%. While this has implications for education, social care / health and public sector service provision generally, the forecast also estimated that there would be an annual average reduction in the local labour supply (the number of economically active Cheshire East residents) of 595.[1] This would make it more difficult for businesses in Cheshire East to recruit locally and would make them more reliant on people having to commute into Cheshire East, with resultant adverse implications for environmental pollution and congestion on the transport network. A summary of age structure breakdown for all the scenarios is shown in Table 2.

2.7 Further work was undertaken on the Natural Change Forecast to identify how the population of the 11 largest settlements in Cheshire East is likely to change over the Plan period. A summary figure for the Local Service Centres and the remaining rural area was also identified. This helps to indicate any underlying issues within the existing population, particularly regarding the impact of ageing. The findings are shown in Table 3 and indicate that only four of the largest settlements (Crewe, Macclesfield, Middlewich and Wilmslow) would see any growth in population. The remaining settlements would be unable to sustain their current level of population without migration. Poynton and Knutsford have a particularly marked ageing issue, as do the Local Service Centres generally (particularly Mobberley, Prestbury, Alderley Edge, Audlem and Shavington) and the remaining rural area. This could be addressed through planning policy i.e. through the allocation of housing

[1] The labour supply – the economically active population - consists of people who are either unemployed (available for and actively seeking work) or in employment. The labour supply estimates presented here relate only to people aged 16 to 74 inclusive. In other words, the calculations implicitly assume that the number of economically active people aged 75 and above is zero or negligible. Labour can of course be supplied by local (Cheshire East) residents or by people who live outside Cheshire East. However, the figures quoted in this paper are for the local (Cheshire East) labour supply only.

suitable for newly forming households and young families in these settlements. This would assist in retaining a range of good services and facilities in these settlements in the longer term, as well as address issues around maintaining / improving local labour supply.

Table 2 – Summary of Forecasted Change to the Population Age Structure for Each Modelled Scenario between 2010 and 2030

Population Structure	Population 2010	% Change between 2010 and 2030 by Scenario									
		1	2	3	4	5	6	7	8	9	10
0-4	20,300	-7%	-18%	-28%	-12%	-8%	-3%	-12%	-3%	-1%	3%
5-10	23,900	-6%	-6%	-13%	-1%	4%	9%	0%	7%	10%	15%
11-15	21,700	-12%	-3%	-8%	0%	3%	7%	1%	5%	2%	9%
16-17	9,100	-14%	-3%	-7%	-1%	2%	5%	0%	4%	-3%	5%
18-59 Female, 18-64 Male	207,300	-12%	-12%	-18%	-8%	-5%	-1%	-7%	-2%	-2%	0%
60/65 -74	50,400	25%	29%	27%	31%	32%	34%	31%	33%	26%	29%
75-84	23,300	57%	65%	63%	67%	68%	69%	67%	69%	62%	63%
85+	9,600	92%	114%	113%	118%	120%	123%	119%	123%	126%	117%
Total	**365,600**	**1%**	**3%**	**-3%**	**7%**	**9%**	**13%**	**7%**	**12%**	**11%**	**13%**

Source: **2011 - 2030** Population Forecasts produced by Cheshire West in cooperation with Cheshire East Council

2010 population source: **Office for National Statistics INDICATIVE population estimates** 2010**. ONS Crown Copyright** 2012**.** Office for National Statistics licensed under the Open Government Licence v.1.0.

Scenario 2 – Migration Rates Forecast

2.8 This scenario is the same as scenario 1 except that migration movements in and out of the area were factored into the forecast based on recent migration data for Cheshire East. The findings of the modelling were that the population of the Borough would increase by 9,900 people over the period of the plan and that the housing requirement would also increase to 860 dwellings per annum. While there would continue to be a fall in the local labour supply under this scenario, the annual average reduction of 510 people was slightly less marked than under scenario 1.

Table 3 – Breakdown of Natural Change Forecast for the Largest Cheshire East Settlements, Local Service Centres and Remaining Rural Area between 2010 and 2030

Settlement	Population at 2010	Population at 2030	Population Change	% Change	Dwelling Requirement
Alsager	12,200	12,100	-100	-1	200
Congleton	26,600	26,300	-300	-1	460
Crewe	71,000	77,500	6,200	9	5620
Handforth	6,200	6,100	-100	-2	40
Knutsford	12,700	12,200	-500	-4	-40
Macclesfield	51,200	53,000	1,800	4	2160
Middlewich	13,800	14,500	600	5	820
Nantwich	18,000	17,800	-200	-1	160
Poynton	13,100	12,400	-700	-5	-140
Sandbach	17,800	17,700	-100	-1	380
Wilmslow	23,000	23,300	300	1	740
Local Service Centres	51,200	48,600	-2,606	-5	-420
Rural (Remaining Areas)	48,800	46,500	-2,300	-5	-120
Total	365,600	368,000	2,400	1	9860

Source: **2011 - 2030** Population Forecasts produced by Cheshire West in cooperation with Cheshire East Council

Scenario 3 – Nil Net Migration Forecast

2.9 This scenario also builds on scenario 1 except this time it considers migration in a different way to scenario 2. It assumes that migration will occur but that the net level of migration will be zero. This allows us to consider how those people who migrate into Cheshire East would impact on the age structure of the Borough over the plan period when compared with the natural change model (i.e. scenario 1).

2.10 The findings suggest that the population of Cheshire East would fall by 9,700 people by 2030, as there would be a higher proportion of older people (60/65+) moving into the Borough, less younger children (0-10) and less adults (18-59/64) than under the natural change model (see Table 2). Despite the fall in the population there would still be a requirement for an additional 485 dwellings per annum as the underlying demographic trends outlined under scenario 1 will still apply and the household size of older people tends to be smaller. In addition, the higher proportion of older people than under the natural change model means that the figure for local labour supply (i.e. for economically active Cheshire East residents) is forecast to reduce by an average of 1,065 people per annum over the plan period. This represents a much greater reduction than the previous two forecasts and highlights the underlying impact that migration has on age structure and labour supply within the Borough.

Scenario 4 – Net Increase of 1,150 dwellings per annum

2.11 The Council consulted on three strategic options for growth for the Local Plan in its Issues and Options Paper in November 2010. This scenario represents the low growth strategy identified in that paper. It also represents the annual average rate of net housing provision for the Borough identified in the North West of England Regional Spatial Strategy (RSS) to 2021 i.e. the current housing requirement figure for Cheshire East. Modelling was used to forecast the population required to fill a net increase of 1,150 dwellings per annum over the plan period. The findings estimated that this level of housing would result in an increase in population of 23,900 people in Cheshire East by 2030 and an average annual reduction of 115 people in the local labour supply figure over the same period.

2.12 Modelling was also undertaken using a similar annual net dwelling increase figure of 1,195, which represents the average number of housing completions in the Borough over the last fifteen years (1996 to 2011). The findings estimated that this level of housing would result in an increase in population of 26,100 people in Cheshire East by 2030 and an average annual reduction of 55 people in the local labour supply figure over the same period.

Scenario 5 – Net Increase of 1,350 dwellings per annum

2.13 This scenario represents the medium growth strategy identified in the Council's Issues and Options Paper. Modelling was used to forecast the population required to fill a net increase of 1,350 dwellings per annum over the plan period. The findings estimated that this level of housing would result in an increase in population of 33,600 people in Cheshire East by 2030 and an average annual increase of 145 people in the local labour supply figure over the same period.

Scenario 6 – Net Increase of 1,600 dwellings per annum

2.14 This scenario represents the high growth strategy identified in the Council's Issues and Options Paper. Modelling was used to forecast the population required to fill a net increase of 1,600 dwellings per annum over the plan period. The findings estimated that this level of housing would result in an increase in population of 45,800 people in Cheshire East by 2030 and an average annual increase of 475 people in the local labour supply figure over the same period.

Scenario 7 – Zero Jobs Growth Forecast

2.15 This scenario assumes that there will be no job growth throughout the 20 year forecast period. This means that the employment level at the end of the Plan period in 2030 will be the same as it was at the start in 2010 i.e. 166,100 employees. This is a useful baseline model as it estimates the change in population and housing provision that will be required to maintain the status quo in terms of job provision in the Borough.

2.16 The findings suggest that the population would have to increase by 26,000 people if the employment level is to remain the same. It may seem surprising that, in future, a larger population will be needed to sustain an unchanged number of jobs, but this partly reflects the impact of an ageing population. A further 1,195 dwellings would need to be provided each year to accommodate this increased population.

2.17 As might be expected, this scenario results in relatively little change in the number of economically active people or the local labour supply (an average fall of 60 per annum): for example, if jobs growth does not occur in Cheshire East, then people will be less inclined to migrate there (to look for or take up jobs), so inward migration is likely to contribute less to the local labour supply than it would in a more buoyant local jobs market.

2.18 However, it should be stressed that the employment and local labour supply figures do not equal each other, or follow the same trend. In particular, some of those who make up the local labour supply commute to jobs outside Cheshire East. Conversely, some of the jobs at Cheshire East sites are occupied by people who live outside the Borough and commute inwards. In addition, some of those who make up the local labour supply are unemployed. Therefore commuting patterns and economic conditions in general affect the relationship between employment and the local labour supply.

2.19 It is also important to note that economic output – the value of the goods and services that the economy produces – can grow, even if the number of jobs does not. This is because productivity (the economic output generated per hour of work) improves over time: for example, technological improvements

make it possible to produce particular goods and services more quickly than before. More specifically, even with zero employment growth, economic output is likely to grow by an average of 1% to 2% a year, because of productivity growth.[2]

Scenario 8 – CHWEM (Local Economic Forecasting Model) Baseline Projection for Jobs Growth

2.20 This scenario uses the Cheshire, Halton and Warrington economic forecasting model's (the CHWEM's) baseline projection for job growth of 0.3% a year for 2010-25 and assumes that this growth rate will continue over the rest of the Plan period (i.e. 2025-30).[3] This rate of job growth is forecast to require a yearly average increase in the local labour supply of 445 people and an overall increase of 44,200 in the Borough's population during the Plan period. This in turn would produce a yearly average housing requirement of 1,570 additional dwellings to 2030.

2.21 The 0.3% average yearly job growth figure is relatively modest when compared with past levels of growth in Cheshire East, for example 1.2% per annum during 1991-98 (which includes part of a recession) and 1.3% during 1995-2008 (the longest recent period for which a continuous data series is available, but not one that includes any major economic downturns). However, it is a rate of growth which is considered more achievable for the plan period, considering the current challenging global and national economic climate.

2.22 Two further modelling scenarios were undertaken: for job growth at 1.2% and 0.75% per annum (with the 0.75% rate chosen because it is midway between the CHWEM baseline projection and the 1.2% employment growth scenario). However, both produced population forecasts that were too high to be acceptable, in terms of the likely impact that accommodating this level of development would have on the environment of Cheshire East i.e. a 1.2% job growth per annum would require an increase of 126,050 people and an additional 3,200 houses p.a., while a 0.75% job growth per annum would require an increase of 86,000 people and an additional 2,410 houses p.a. over the plan period. These implausible scenarios were discounted from serious consideration.

[2] This is after allowing for the effects of inflation. The 1% to 2% range is consistent with local baseline projections (from the "CHWEM" economic forecasting model) and with the views of some nationally renowned economic forecasting organisations.

[3] At present, the CHWEM does not produce projections beyond 2025.

Scenario 9 – ONS 2008 Based Sub-National Projections

2.23 The 2008 based sub-national projections produced by ONS estimate that the population of Cheshire East will increase by 38,600 people during the Plan period. This would produce a requirement for an additional 1,465 dwellings per annum and increase the local labour supply by an average of 400 people per year.

Scenario 10 – ONS 2010 Based Sub-National Projections

2.24 The 2010 based sub-national projections produced by ONS estimate that the population of Cheshire East will increase by 47,800 people during the Plan period. This would produce a requirement for an additional 1,600 dwellings per annum and increase the local labour supply by an average of 605 people per year.

Forecasting Update

2.25 Both sub national projections and population forecasts are produced at a given point in time and based on the most reliable assumptions at that point in time. Since the 2010 sub national population projections were released and the forecasts (based on the 2010 indicative estimates) were produced for Cheshire East the initial results of the 2011 Census have been released. These initial census results have shown that the Office for National Statistics (ONS) has underestimated the population in Cheshire East. If ONS had not run the 2011 census they would have underestimated the population of CE in 2011 by about 3,500 people (based on their rolled forward indicative estimates). ONS would also have underestimated the number of people aged 30-34 (by about 7%) and also those aged 15-19 and 35-39 (to a lesser extent).

2.26 Since the first 2011 mid year estimate (MYE) of population was produced by ONS in September 2012, ONS have produced interim 2011 based sub national projections. These use the same assumptions on future fertility, mortality and migration rates as the 2010 sub national projections. Comparing the 2010 sub national projections and the 2011 interim projections shows the results of the changes to the base population (i.e. the impact of the 2011 Census results). The 2011 interim projections only run to 2021. Even though they start from a higher base population (as a results of the 2011 census) the 2011 projections project a lower population in 2021 (389,700) than the 2010 based projections (393,000). The 2010 projections project an increase of around 25,000 between 2011 and 2021 compared to a projected increase of around 19,000 in the same period in the 2011 based projections.

2.27 We are working towards producing updated forecasts to take account of the 2011 Census results, the 2011 MYE and also other statistics that are due to

be released. For example ONS are due to re-release past mid estimates of population in light of the Census results and re-release past estimates of migration, they will also release information on household composition from the 2011 census (along with a number of other census datasets). It is too early to say what the implications of all these new datasets will be on the forecasts.

3. Conclusion

3.1 In conclusion, there is a wide range in the outputs of the ten scenarios that have been modelled depending on whether a narrow view is taken based on providing for the likely needs of the existing population only, or a wider view is taken based on providing for continued economic growth in the area and taking account of underlying demographic trends. The national trend of an ageing population is particularly marked in Cheshire East, with a higher proportion of older people in both the existing population and those migrating into the Borough. This means that a higher level of housing growth is needed to maintain the existing labour supply.

3.2 The existing housing requirement figure for Cheshire East of 1,150 dwellings per annum shown in the Regional Spatial Strategy (RSS) is estimated to result in an average annual reduction in labour supply of 115 people during the plan period to 2030 (scenario 4). Similarly, scenario 7 (no jobs growth) is expected to result in a reduction of 1,200 people in the local labour supply and a need for 1,195 net new dwellings per annum. However, a net increase of 1,350 dwellings per annum (scenario 5) is predicted to result in an increased labour supply (up 2,900 people). This suggests that the appropriate housing requirement should lie between the medium and high growth requirement identified in the Council's Issues and Options Paper (i.e. between 1,350 and 1,600 dwellings), if the area is to not only increase its economic output but maintain employment growth in the future.

3.3 The forecasts will require updating in 2013 once further information from the 2011 census becomes available. As indicated in the introduction, the outputs from modelling work represent only one of the elements that have been considered by the Council in determining the level of housing growth shown in the Development Strategy and considered appropriate for Cheshire East until 2030.

Appendix 1 - Forecasting Methodology

1 Introduction

1.1 This paper details the methodology used to produce the 2010 based population forecasts[4] requested by Cheshire East planners. The forecasts will be one element of supporting evidence to be considered for the Authority's Local Development Framework.

1.2 This paper includes sections on:

- The POPGROUP software (used to produce the forecasts)
- The forecasting methodology
- The assumptions (the data the forecasts are based on).

2 The POPGROUP software

2.1 POPGROUP is a suite of demographic models that enable population, household and labour force forecasts to be produced.

2.2 POPGROUP uses MS Excel to manage its data inputs and outputs and enables users to experiment and analyse alternative forecasts of demographic change.

2.3 The forecasting model estimates future population change based on fertility, mortality & migration assumptions which the user builds and can model with the help of the software.

2.4 Population forecasts can be used to derive likely dwelling and household numbers consistent with the population's size and age-sex composition. Likewise the forecast can be used to derive the changing size and shape of the labour force.

2.5 Alternatively, policy-constrained scenarios may be evaluated, linking the future size and profile of a local population to the provision of new dwellings and/or projected economic growth.

2.6 POPGROUP is used by a large number of local and regional organisations[5] in the UK and has been subject to extensive enhancement and development over the last ten years. The POPGROUP model suite is owned by the Local Government Association.

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4 The forecasts were produced by Lee Huxley (Demographic Analyst, Cheshire West and Chester Council) with support from Eleanor Spencer (Demography and Research Officer). Expertise and guidance on the economic aspects of the forecasts was provided by Nick Billington (Senior Research Analyst, Cheshire East).

5 POPGROUP has over 90 users including academic and public service staff in housing, planning, health, policy, research, economic development, and social services.

2.7 Edge Analytics[6], the company currently responsible for developing the software state "*Its robustness and transparency are ideally suited to the rigorous nature of public scrutiny that accompanies the production of local development plans*".

2.8 Version 4 of POPGROUP (due in late 2012) will include some small changes which will have only marginal effects on the results of forecasts. However, they will bring POPGROUP's approach as close as possible to those of the statistical agencies[7], and therefore further help users' reports to withstand scrutiny, including at formal Examinations in Public.

3 The forecasting methodology

3.1 POPGROUP uses a cohort component methodology to produce population projections or forecasts. This is a standard approach that is applied by most national statistical agencies. A population in a base period is projected forward taking account of the impact of births, deaths and migration. The number of births, deaths and migrants is based on assumptions on fertility, mortality and migration built by the user of the model.

3.2 The headship rate methodology is the current standard for producing household projections. This approach is used by CLG for its household projections and is replicated in the POPGROUP derived forecast methodology. Headship rates measure the proportions of household residents in an age/sex group that 'represent' a household of a particular type (couple, lone-parent, other multi-person, one-person, for example). The forecast number of households is calculated as the product of the population resident in households multiplied by the headship rate (for each age, sex, household type combination).

3.3 The derived forecast methodology can also be used along with economic activity rates and population forecasts to forecast the size of the labour force.

3.4 The user also has the option of running policy led forecasts and can constrain the model to either the number of new dwellings or new jobs, the model then adjusts the forecast population to meet this constraint.

3.5 The forecasts give the population on 30th June, i.e. mid-year for each year from 2010 (the base year) to 2030.

3.6 The following table identifies;

- the factors used to produce the population forecasts
- what each factor was used to calculate.

[6] http://www.edgeanalytics.co.uk/

[7] ONS and the statistical agencies of the devolved governments.

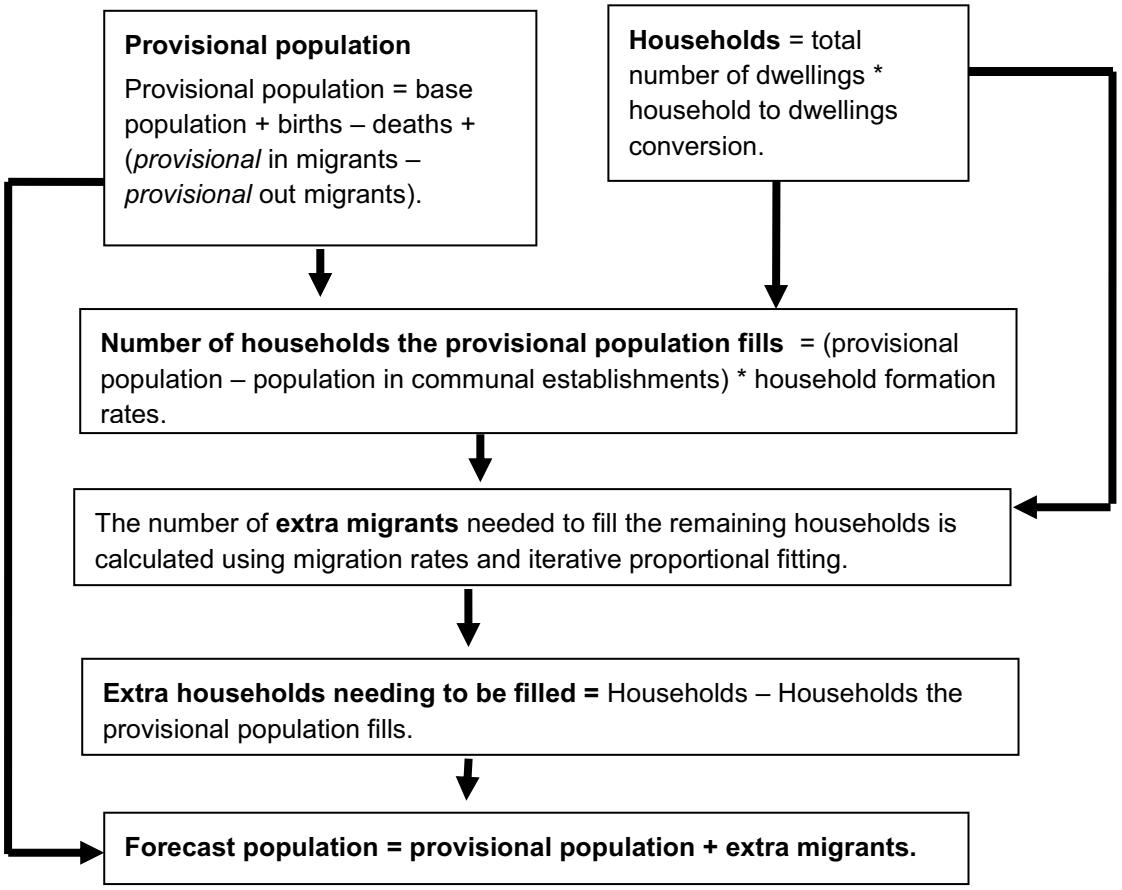
Table 1: Factors in the population forecasts

Factors	Used to calculate
Population factors	
Population by single years of age and sex for 2010	Base population
Fertility rates	The number of births
Mortality rates	The number of deaths
Migration (age structure)	The number of in and out migrants (and age structure of all migrants). In models constrained to new dwellings or new jobs the number of migrants is adjusted so the model meets the constraint.
Factors needed to produce dwelling impact (or constrain a forecast to the number of new dwellings)	
Population in communal establishments	Households = (population – population in communal establishments) * headship rates
Headship rates	
Household to dwellings conversion information (vacancy rates, holiday/second homes rates, households sharing rates)	Dwellings = households / household to dwellings conversion
Number of new dwellings	Total number of dwellings = dwellings in previous year + new dwellings
Factors needed to produce economic impact (or constrain a forecast to the number of new jobs)	
Labour force to jobs conversion information (unemployment and commuting rates)	Jobs = labour force / labour force to jobs conversion
Economic activity rate	Labour force = population * economic activity rate
Number of new jobs	Total number of jobs = jobs in previous year + new jobs

3.7 Each factor is explained in more detail in the section on assumptions.

3.8 The following diagram is a very basic outline of the processes (calculations) the software follows to produce the population each year (constrained to number of dwellings).

Figure A: The forecasting process



3.9 Part of the process of producing forecasts is to validate the results. Validation helps build confidence that forecasts will stand scrutiny from those who will use them or challenge them. The validation process included:

- Ensuring the assumptions are well documented and convincing
- Ensuring the results are plausible
- Ensuring the results are consistent with other evidence
- Investigating how sensitive the results are to plausible alternative assumptions

4 The forecasts produced

4.1 A number of forecasts were produced at the request of the planners:

Table 2: Forecasts produced

Population led forecasts	
Natural change forecast	• Ages on the 2010 resident population • Factors in births and deaths • No migration • Forecasts the population and the number of dwellings this population would require.
Migration rates forecast	• Ages on the 2010 resident population • Factors in births, deaths and migrants • Forecasts the population and the number of dwellings this population would require.
Nil net migration forecast	• Ages on the 2010 resident population • Factors in births and deaths • Allows for in and out migration (total number in and out based on average *in* over past 4 years (i.e. net migration = 0) • When compared to the natural change model shows how the age structure of migrants impacts on forecast • Forecasts the population and the number of dwellings this population would require.
Dwelling led forecasts	

• 1,150
• 1,195
• 1,350
• 1,600
	• Calculates a provisional population by:
	  ○ Ageing on the 2010 resident population
	  ○ Factoring in births and deaths
	  ○ Calculating provisional migrants
	• Calculates number of households (subject to number of new dwellings, household formation rates and household to dwelling conversion rates)
	• Calculates numbers of households the provisional population fills
	• Calculates number of remaining households to be filled
	• Calculates population needed to fill these extra households (using migration rates)
	• Calculates forecast population
	• Forecasts the population required to fill a given number of dwellings.

Economic led forecasts (for more detail see section 6)	

Zero jobs growth
 	
Cheshire, Halton & Warrington Econometric Model (CHWEM) baseline projections of job growth
	• Calculates a provisional population by:
	  o Ageing on the 2010 resident population
	  o Factoring in births and deaths
	  o Calculating provisional migrants
	• Calculates required labour force (subject to number of new jobs, economic activity rates, unemployment rates and commuting rates)
	• Evaluates how the provisional population fills the required labour force (by applying economic activity rates to provisional population)
	• Adjusts the provisional population (using migration rates) until the provisional labour force fills the required labour force
	• Forecasts the population required to fill a given number of jobs.

Others (sub national projections for comparison)	
2008 based subnational population projections 2008 based subnational population projections (constrained to meet RSS dwelling requirement) 2010 based subnational population projections	Source: Office for National Statistics

5 The population assumptions

5.1 The forecasting process involves using demographic expertise to form assumptions on the many factors affecting the future population. Forecasting is an iterative process, assumptions are developed and refined several times before arriving at final forecasts.

5.2 When new data becomes available then the quality of a previous forecast decreases. Over the coming months several key datasets are due to be released:

- The 2011 MYE (mid year estimate of population) is due in September 2012 (this will be based on results from 2011 census)
- Rebased MYEs 2002-2010 are due in spring 2013
- Census 2011 tables detailing vacancy rates and population living in communal establishments are expected to be due by Spring 2013
- Updated subnational household projections (currently 2008 based are the latest available) are expected to be due in 2013

5.3 The 2010 based population forecasts should be reviewed once these new datasets become available. All the data needed to produce 2011 based forecasts should be available in 2013.

5.4 To produce the 2010 based forecasts, assumptions were made of what would happen over the next twenty years (2010 to 2030) to a variety of factors. The assumptions are generally based on past trends, local policy and assumptions of future trends from the national projections published by the Office for National Statistics.

5.5 The figures in this paper are rounded. However, all the calculations run by the forecasting software and the assumptions the model used were built using unrounded data where possible.

Starting (base) population

5.6 The starting (base) population of the forecasts is the indicative mid year estimates of population for June 30th 2010 produced by the Office for National Statistics. These indicative estimates are the most up to date population estimates available at the time (and ONS see these as using an improved methodology compared to the 2010 official MYEs).

Fertility

5.7 The number of births in an area depends on two things, the number of women of childbearing age and the likelihood that these women will give birth within the next year (fertility rates). There was a general trend throughout the 1990s for the number of births to fall, whilst throughout the 2000's the number of births generally increased in Cheshire East.

5.8 There were around 4,100 live births in Cheshire East in 1991 compared with around 3,500 in 2001 and around 4,000 in 2010.

5.9 Fertility rates are the probability that a woman of a stated age will give birth within the next year. The fertility rates used at the start of the forecasts (2010) were calculated at a unitary level for 2010 using the number of births to women by age. Using a three year average (i.e. 2008-10) was considered, as this technique theoretically would smooth out any anomalies in the data. However, fertility rates were quite different over the three year period and to take an average would have assumed a lower fertility than the 2010 rates themselves.

5.10 ONS do not publish information on the numbers of live births by single year of age of female at unitary level. However, it is not appropriate to use the same fertility rates for each single year of age within an age group (for example 35 year olds and 39 year olds). National figures of the number of births by single year of age of women (from the 2010 National Population Projections) were used to apportion the number of births for each age group to single years of age.

Fertility rate = Number of live births in 2010 (vital statistics, ONS) / Number of females (2010 indicative estimates, ONS) * 1,000.

Figure B: Age Specific Fertility Rates

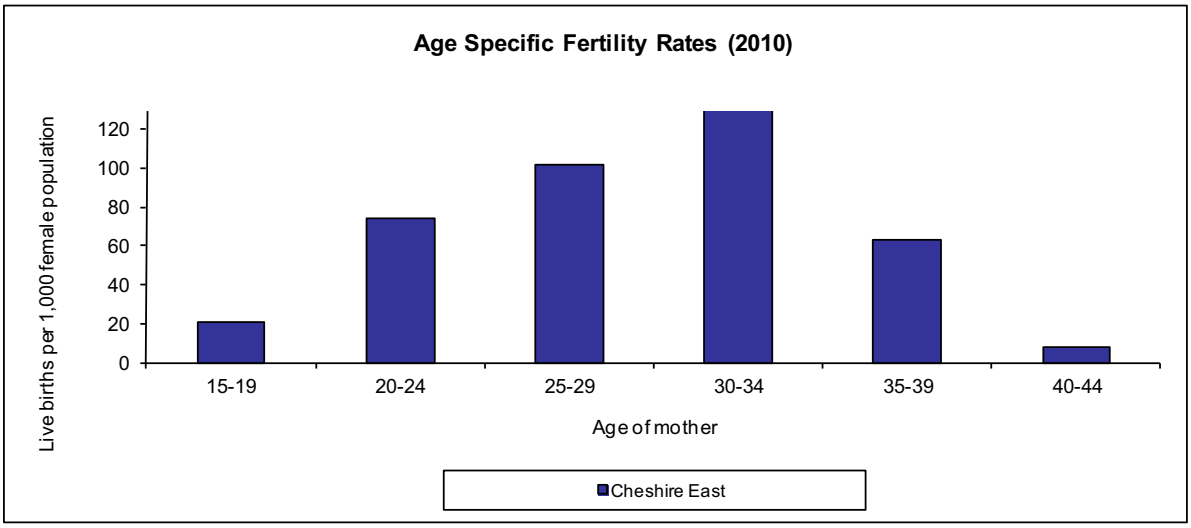


Table 3: Age Specific Fertility Rates

	Fertility rates 2010 (live births per 1,000 females)					
	15-19	20-24	25-29	30-34	35-39	40-44
Cheshire East	20	75	102	130	63	8

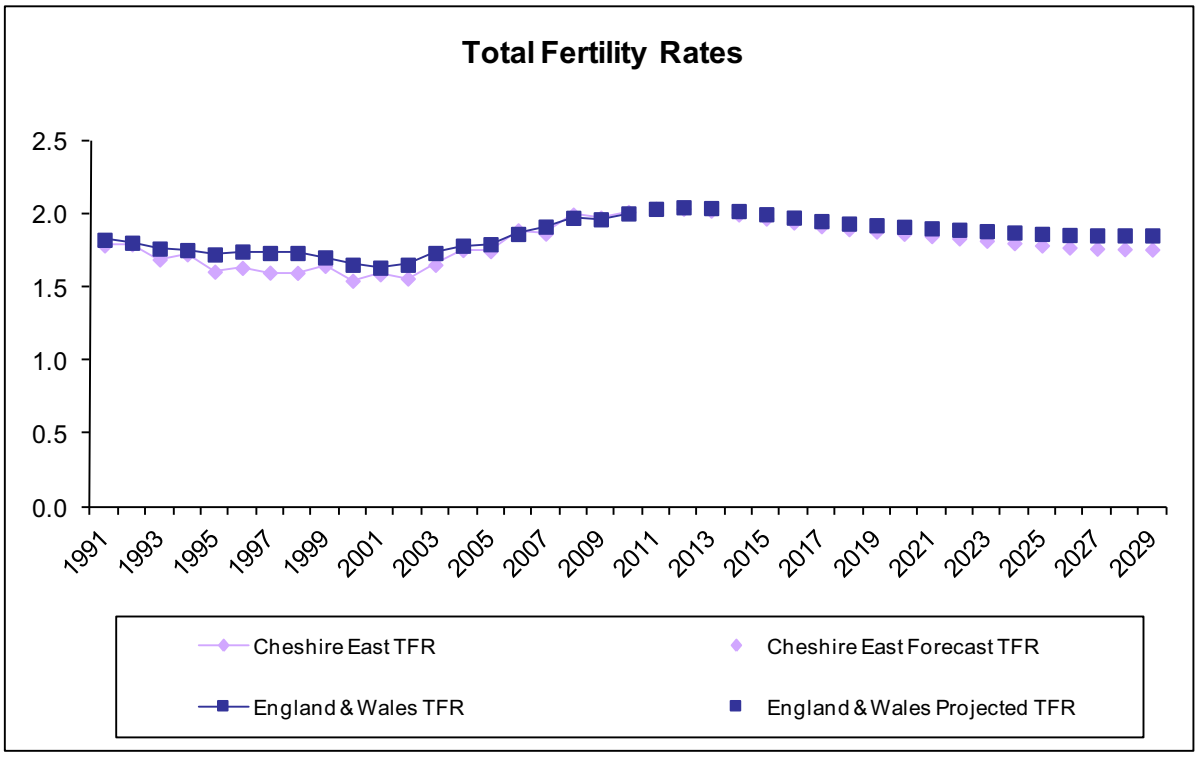
5.11 The 2010 based National Population Projections[8] assume that the long-term total fertility rate (TFR)[9] for England & Wales will be around 1.85. These assumptions are based on family building patterns to date and other relevant evidence. National trends of changes in fertility (for each age of mother) from the (2010 based) national projections were applied to the Local Authority level age specific fertility rates throughout the model (by applying a differential to the 2010 Local Authority rates).

5.12 The following graph shows the TFRs for Cheshire East and England & Wales for 1991 to 2010 and illustrates the fairly constant TFRs that are assumed over the forecast period. This is fairly optimistic given the levels seen since 1991 but takes into account the increases seen over the past few years.

[8] Office for National Statistics.

[9] The TFR is the average number of live children a group of women would have if they experienced the age-specific fertility rates for the calendar year in question throughout their childbearing lifespan.

Figure C: Total Fertility Rates



5.13 A ratio of male to female births was entered into the model. Using this ratio, total births each year were apportioned to males and females. The number of boys per 1,000 girls was entered as 1,061 for Cheshire East. This represented the ratio of male to female births seen in the Local Authority from 1991 to 2010.

Mortality

5.14 Mortality rates are the likelihood that a person of a given age and sex will die within a given year. Mortality rates have been falling in recent years due to improved social conditions and medical care. It is assumed mortality rates will continue to decrease during the forecast period.

5.15 The mortality rates used in the forecasts were calculated at unitary level. Rates were calculated by age group and sex for a 3 year average period of 2008-2010. A three year average was used to smooth out any anomalies in the single year mortality data. This was an appropriate technique to use for the mortality data as mortality rates overall were very similar throughout this period. Mortality rates have not seen the same rate of change as fertility rates (where this method was discounted).

Mortality rate = Number of deaths in 2008-2010 (Vital Statistics, ONS) / Population (2008-2010 indicative mid-year estimates, ONS) * 1,000.

Figure D: Age Specific Mortality Rates

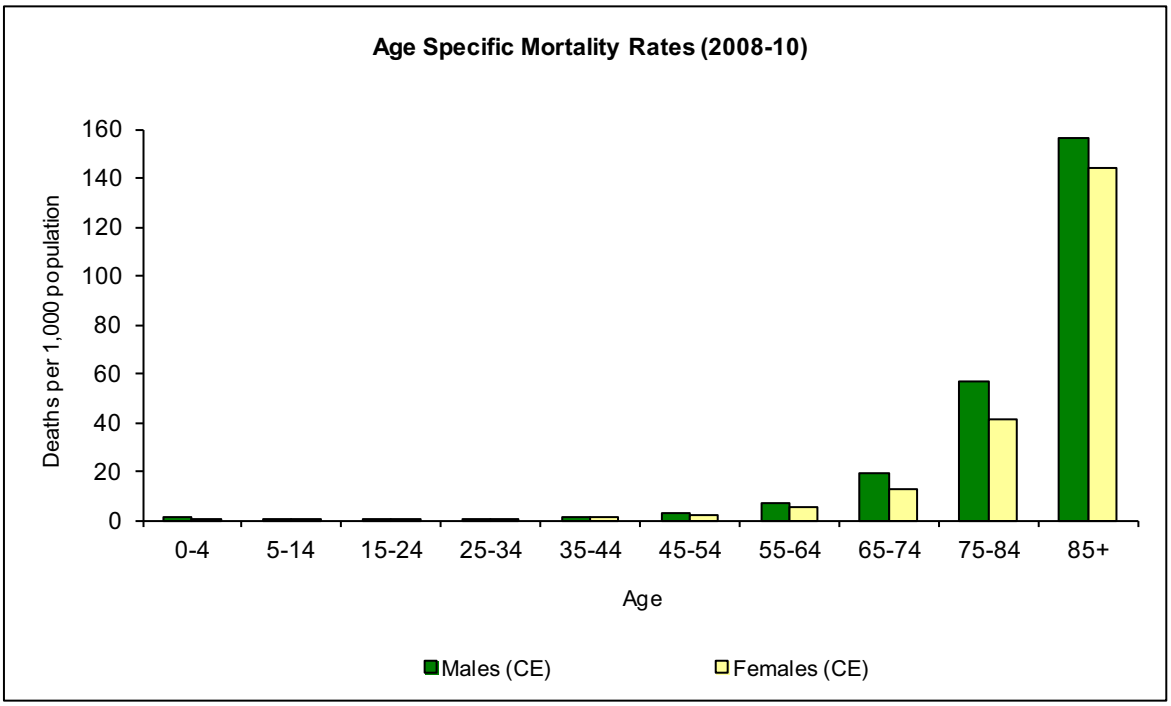


Table 4: Age Specific Mortality Rates

Mortality rates 2008 to 2010 (deaths per 1,000 population)		
	Cheshire East	
	Males	Females
0-4	1	1
5-14	0	0
15-24	0	0
25-34	0	0
35-44	1	1
45-54	3	2
55-64	7	5
65-74	19	13
75-84	57	41
85+	156	144

5.16 ONS do not publish information on the number of deaths by single years of age. However, it is not appropriate to use the same mortality rates for each single year of age within an age group (for example 85 year olds and 99 year olds). National figures of the number of deaths by gender and single year of age (from the 2010 National Population Projections) were used to apportion the number of deaths for each gender and age group to single years of age.

5.17 The 2010 based national population projections assume that mortality rates will continue to decrease. These assumptions are based on mortality and life expectancy patterns to date and other relevant evidence. The national trends of changes in mortality (for each age group and gender) were applied to the Local Authority mortality rates throughout the model (by applying a differential to the Local Authority rates).

Internal Migration (i.e. moves within UK)

5.18 Migration rates indicate the likelihood that a person of a certain age and sex will move in to or out of an area within the next year. Internal migration is migration within the UK.

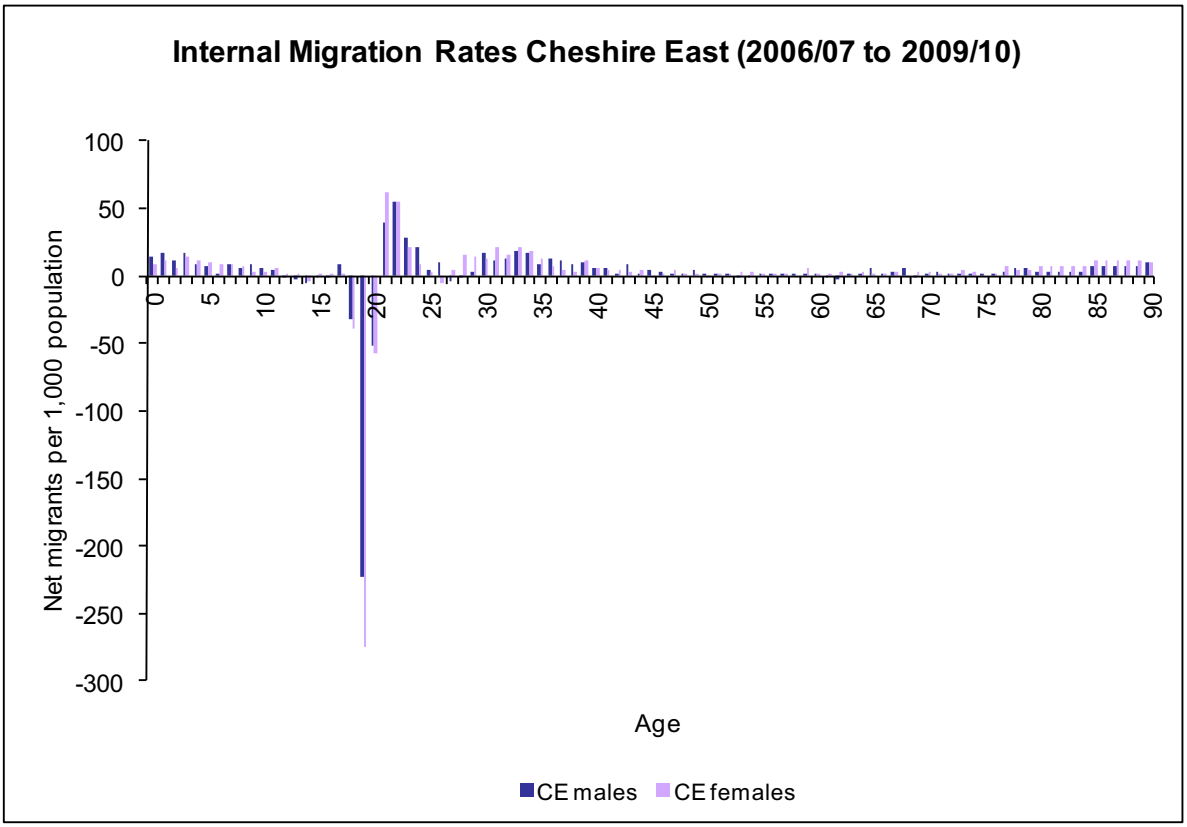
5.19 For the dwelling led population forecasts the forecasting model assumes the number of migrants each year is heavily influenced by the number of new dwellings built each year. The migration rates were used to assign the proportion of total migrants to people from each age group and gender. The age and sex structure of migrants has remained similar over recent years and so the same rates were used throughout the forecast. Thus, the model assumed that the proportion of total migrants from each age group and gender would remain the same throughout the forecast period.

5.20 The migration rates used in the forecasts were calculated using unitary level migration data (2006/07 to (modelled) 2009/10). In-migration and out-migration rates were calculated by single year age group and sex.

Migration rate = Sum of migrants (2006/07 to (modelled) 2009/10) (ONS) / Sum of indicative population estimates (2007 to 2010) (ONS) * 1,000

5.21 The key age groups affected by migration (unsurprisingly) are the late teens which have experienced highest levels of net out migration in recent years and the early twenties which have experienced the highest net in migration.

Figure E: Internal Migration Rates Cheshire East



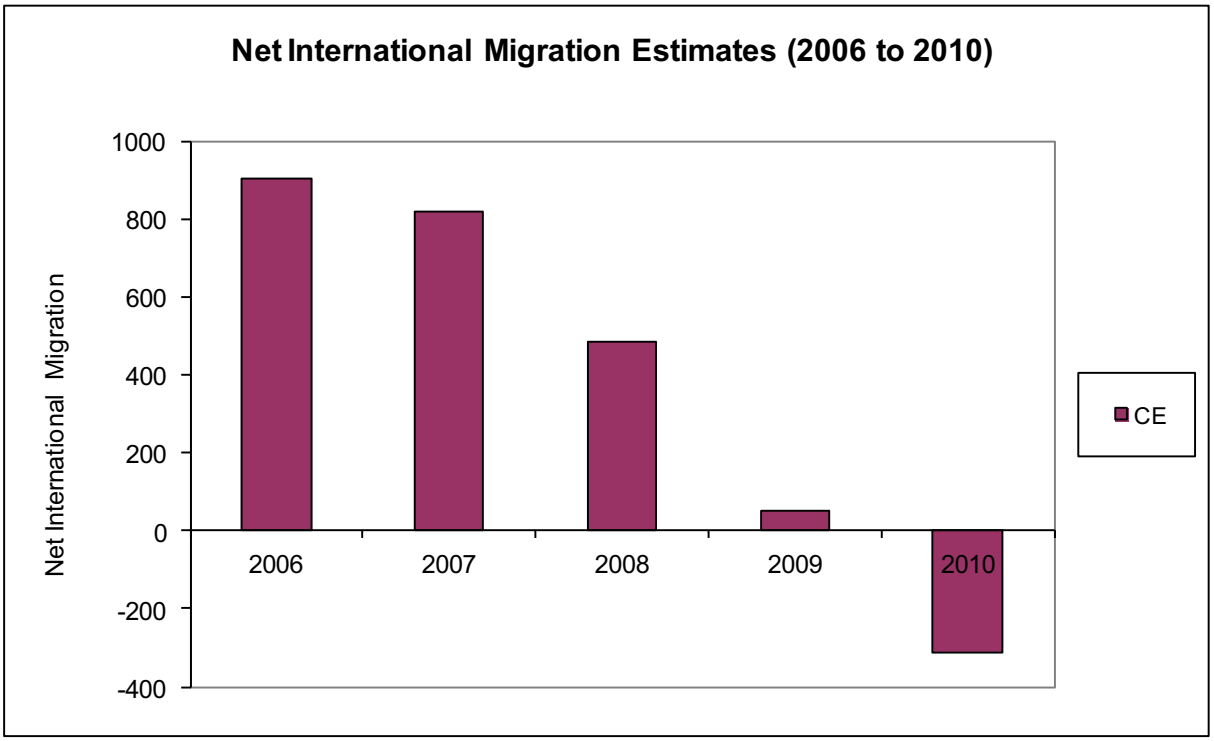
International Migration

5.22 International migration has not been taken into account in past forecasts the Local Authority has produced as numbers of international migrants have been small in the past. However, in recent years, numbers of international migrants have been increasing, so the option of including an international migration input in the forecasts was explored.

5.23 Information is not available at a Local Authority level on the age structure of international migrants and the only option would have been to use national data to build assumptions on the age structure of international migrants.

5.24 The past five years immigration and emigration estimates (from the indicative estimates (ONS)) were examined. It was found that net international migration has generally decreased over the past five years in Cheshire East. The total net gains and losses have been small (in relation to the total population). As the following graph shows, the past two years (2009 and 2010) have seen net losses due to more emigration than immigration.

Figure F: International Migration Estimates



5.25 Due to all the factors above it was decided that robust assumptions on immigration and emigration rates (over the twenty year forecast period) would be impossible to build. Given that in recent years net numbers of international migrants have been small (and varied) (and we have no information on the age structure of these migrants at a Local Authority level) it was decided not to account for international migration in the forecasts.

Population in communal establishments

5.26 The percentage of people of a given age and sex who were not living in households (living in communal establishments) was taken from the 2001 census. Just over 1% of the population in Cheshire East were living in communal establishments in 2001 People aged 85 or above were most likely to live in a communal establishment. It was assumed that there will be no change in the percentage of people living in communal establishments throughout the forecast period.

Population in communal establishment rate = Number of people not in households (standard table ST001, 2001 census) / Total number of people (standard table ST001, 2001 census) * 1,000

Figure G: Population living in communal establishments

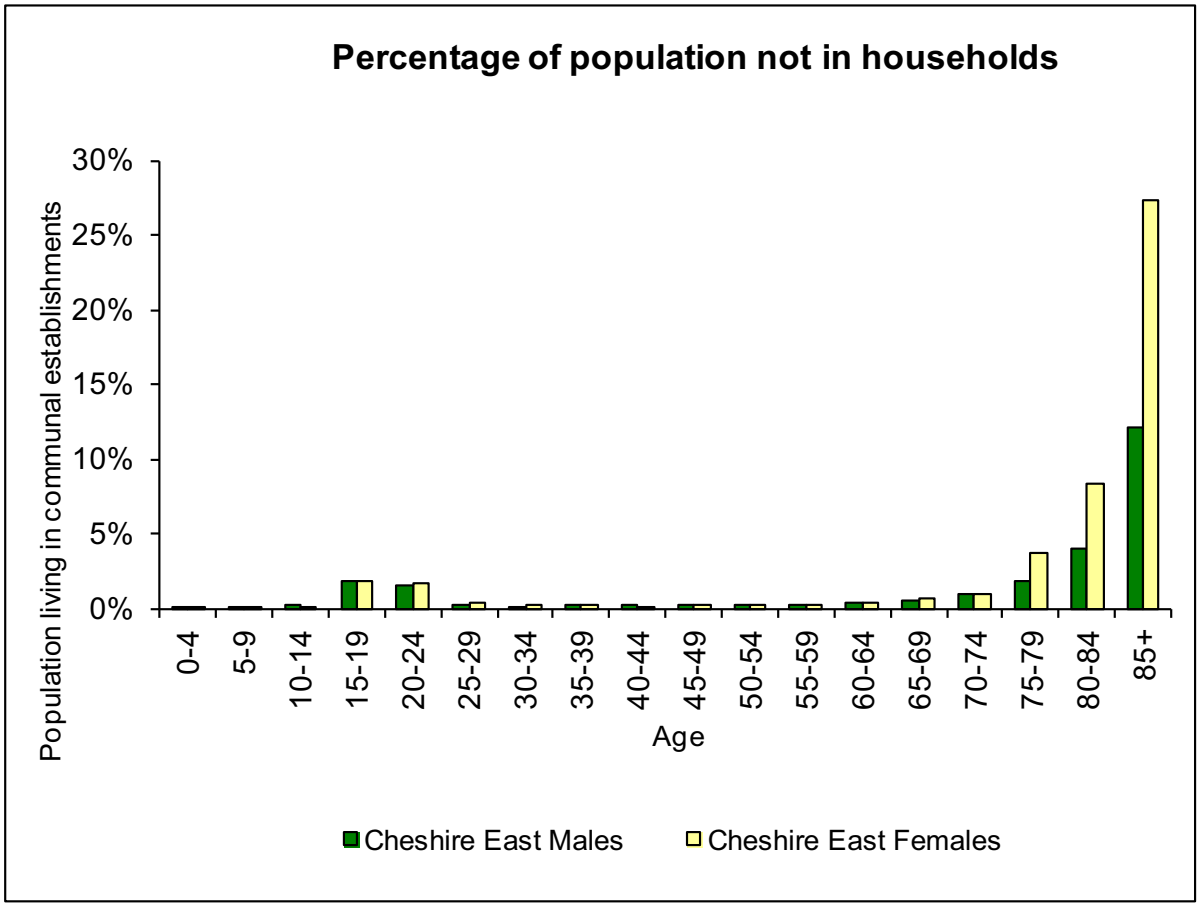


Table 5: Population living in communal establishments

Population in communal establishments Cheshire East		
	Males	Females
0-4	0.1%	0.0%
5-9	0.1%	0.1%
10-14	0.3%	0.1%
15-19	1.9%	1.8%
20-24	1.5%	1.6%
25-29	0.2%	0.4%
30-34	0.1%	0.2%
35-39	0.2%	0.2%
40-44	0.2%	0.1%
45-49	0.2%	0.2%
50-54	0.3%	0.2%
55-59	0.2%	0.3%
60-64	0.4%	0.3%
65-69	0.6%	0.6%
70-74	1.0%	1.0%
75-79	1.8%	3.7%
80-84	4.0%	8.4%
85+	12.1%	27.3%

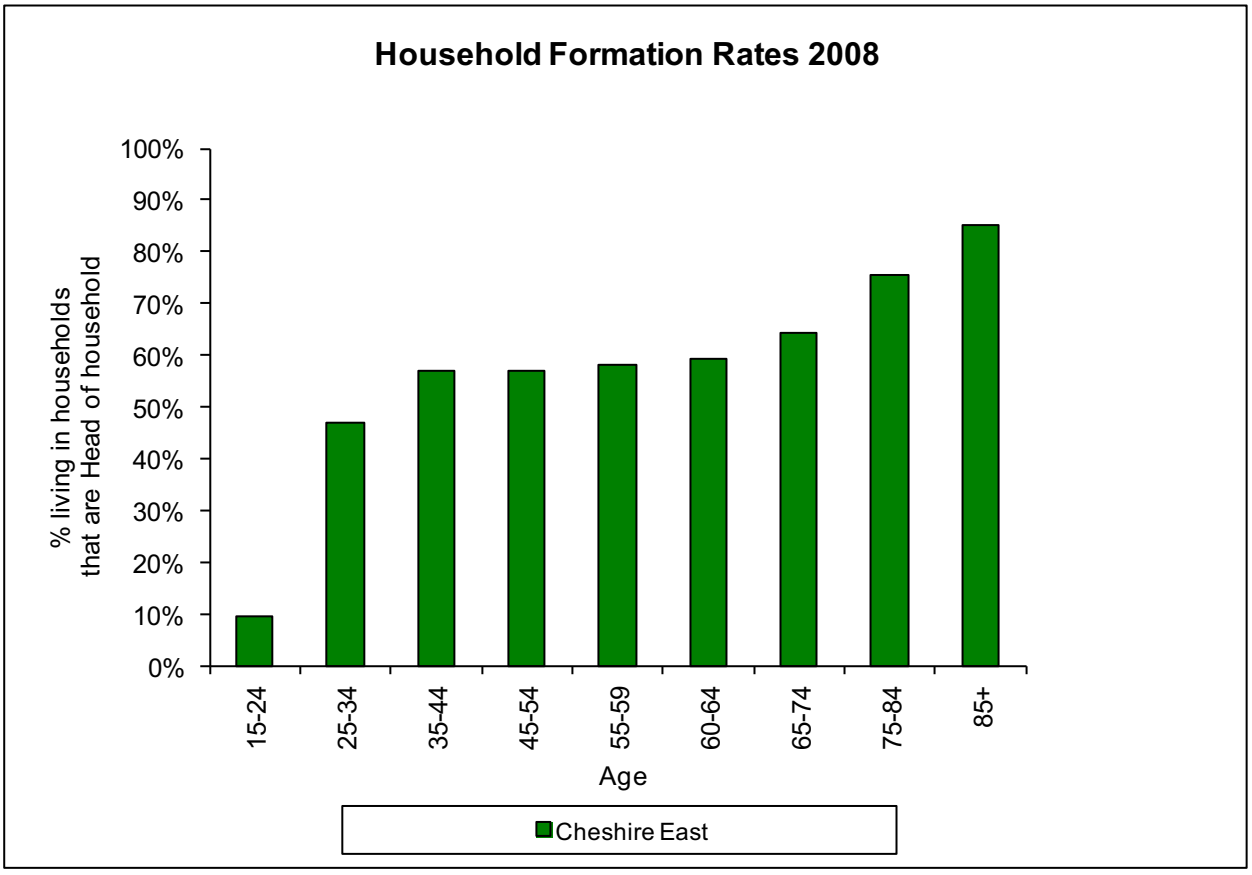
Household formation rates

5.27 Household formation rates are the likelihood that a person of a given age will be the head of a household. These rates are also known as headship rates and household representative rates.

5.28 The model uses household formation rates (at a Local Authority level) from the Department for Communities and Local Governments (CLG) 2008 based household projections[10]. These were projected from historical data derived from censuses and Labour Force Surveys.

5.29 The chart and table below illustrate the household formation rates for 2008. So for example, around 10% of people aged 15-24 living in households are the head of their household.

Figure H: Household Formation Rates



[10] Department for Communities and Local Government.

http://www.communities.gov.uk/publications/corporate/statistics/2033household1110

Table 6: Household Formation Rates

Household formation rates 2008	
	Cheshire East
15-24	9%
25-34	47%
35-44	57%
45-54	57%
55-59	58%
60-64	59%
65-74	64%
75-84	75%
85+	85%

5.30 Past trends have shown a general increase in the proportions of people who are heads of a household. This is due to increased trends in people living alone and an increased trend in the divorce rate. The CLG rates continue these past trends. These Local Authority trended rates produced by CLG are used in the forecast.

Household/dwellings conversion information

5.31 The percentage of dwellings that were vacant, holiday or second homes or shared by separate households was taken from the 2001 census.

The rates were calculated using standard table ST048:

- Vacancy rate = Number of vacant properties / Number of household spaces (dwellings)*100
- Holiday/second home rate = Number of second residence/holiday accommodation / Number of household spaces (dwellings) *100
- Households sharing rate = Number of households in a shared dwelling / Number of household spaces (dwellings) *100

5.32 The table below shows the rates used in the forecasts.

Table 7: Household to dwellings conversion information

	Vacancy	Holiday/second home	Households sharing
Cheshire East	3.6%	0.3%	0.1%

5.33 It was assumed that there will be no change in the rates of occupancy throughout the forecast.

6 The economic assumptions

Rounding of data

6.1 For convenience, the figures quoted in this section of the methodology paper are rounded. However, all the economic modelling calculations and assumptions use unrounded data where possible[11].

Definition of employment

6.2 Any housing requirement study has to take account of employment levels and how these might change in future. "Employment" therefore needs to be clearly defined, as it can be measured in various ways.

6.3 Firstly, there is the issue of how to allocate jobs or employed people to a particular geographical area. The allocation can be based on either:

a) where employed people live (residence-based employment); or
b) where employed people work or where jobs are located (workplace-based employment). This in turn can be measured as either:
    i. the number of jobs located in that geographical area; or
    ii. the number of employed people working in that area.

6.4 The number of jobs can of course differ from the number of employed people working in the area, because an employed person can have two or more jobs[12].

6.5 Secondly, there are different forms of employment status. For example, people can:

a) work full-time or part-time;
b) be employees or self-employed;
c) be employed in a permanent post, on a fixed term contract or employed as casual labour.

6.6 Thirdly, employment can be defined as filled jobs only, or it can be defined so that it includes vacant posts.

6.7 The forecasts require the input of workplace-based "jobs" data into POPGROUP software. In other words, it requires workplace-based employment data and ideally a measure of jobs, rather than employed people. If the impact on housing is to be accurately assessed, it needs to be based on as broad a definition of "employment" as possible. Therefore it requires a definition that includes part-

[11] ONS' model-based estimates of broad unemployment (all those available for and actively seeking work), which were used to forecast future unemployment, were available only as rounded figures. However, for other data sets, unrounded figures were available.

[12] Conversely, two people can share the same job.

timers as well as full-timers, self-employed people as well as employees and non-permanent as well as permanent staff. However, vacant posts, at least while they remain vacant, do not affect people's housing needs or their commuting patterns. Therefore housing requirements are perhaps best based on a measurement of employment that includes all filled jobs.

6.8 Workplace-based employment forecasts are available from the Cheshire, Halton & Warrington Econometric Model (CHWEM), an economic forecasting model that Cheshire East Council maintains and operates on behalf of Cheshire, Halton & Warrington partner organisations. (For more details on the CHWEM and its capabilities, see Annex 1.) These employment forecasts include self employment and they are a measure of jobs, rather than employed people. They include all filled jobs, but exclude vacancies. Furthermore, these forecasts were produced by the nationally-renowned forecasters Cambridge Econometrics and as such they are robust, credible estimates of future employment.

6.9 The employment scenarios therefore draw heavily on the CHWEM employment (jobs) forecasts, but also take account of past employment trends and strategic documents. These employment scenarios are described in more detail on the following pages.

SCENARIOS AND INPUT DATA

Employment scenarios

6.10 The CHWEM's baseline projections[13] point to relatively modest employment growth (averaging 0.3% a year) during 2010-25. Given the current weak economic climate and the absence so far of any signs of an early and robust recovery, this forecast still seems highly plausible. However, an analysis of past trends suggests faster long-term growth is possible. Conversely, it is also conceivable that employment growth will actually fall short of that predicted by the CHWEM. It is therefore prudent to model a number of employment growth rates, so that the impacts of all these scenarios can be assessed.

6.11 Table 8 provides full details of all the employment growth scenarios that were modelled in POPGROUP, and their rationale.

6.12 Each of these modelled scenarios is based on a particular average growth rate (%) per annum. As such, it can either be assumed that the growth rate varies from year to year, or that it remains constant. The first of these assumptions is much more plausible, for two reasons. Firstly, national and local economies experience significant variations in growth over the long term. Secondly, the current economic climate is relatively weak, so there is a strong likelihood that

[13] As noted in Annex 1, the CHWEM's baseline predictions take account of local population forecasts and locally-developed expectations about future house building, but they do not otherwise allow for the impact that incomplete or future development projects, policies or initiatives may have. As such, they are largely projections of past trends, rather than "forecasts" in the strict sense of the word.

employment growth will be weak in the short to medium term and more robust in the longer term. As such, each scenario allows for year-on-year variations in employment growth. These year-on-year variations are constrained so that year-to-year growth follows the same 2010-25 trajectory as the CHWEM baseline scenario[14], but the figures are scaled up so that the average annual growth rate matches that implied by the scenario in question.

6.13 The CHWEM does not produce forecasts for 2026 onwards and there is no alternative source for local employment forecasts (for either the post-2025 period or earlier). Therefore it is difficult to make an objective assessment of the path that employment growth might take in the late 2020s, and in particular of how much the growth rate might vary from year to year. As a result, it was assumed that, for each scenario, the annual percentage employment growth for 2025-30 would be constant and equal to the 2010-25 average.

6.14 Figure I shows the resulting growth paths for Scenarios 2, 3 and 4 under this assumption that year-on-year growth matches the baseline trajectory. (The other scenario, Scenario 1, assumes zero net change in employment.)

6.15 In each case, the base year (2010) employment levels were taken from POPGROUP (which generates employment estimates for the base year only) and then projected for future years (2011-30) by applying the scenario's growth rate and the CHWEM trajectory. In other words, the employment input data are constrained so that they (a) match the POPGROUP figures in the base year, but (b) follow the shape of the CHWEM trajectory and (c) equal the average annual rate of growth for the scenario in question. For example, if a commuting rate of 1.03 is assumed, POPGROUP estimates Cheshire East's employment to be 166,100. Under the CHWEM baseline scenario, employment in 2014 will be 100.4% of its 2010 level, or 100.4 if indexed (with 2010=100). Hence the 2014 employment level will be 166,100 * 100.4/100, or 166,800.

6.16 In summary, the chosen scenarios are as follows:

- **Scenario 1: Zero employment growth.** Employment remains at its 2010 level throughout the 20-year forecast period.
- **Scenario 2: CHWEM baseline projection (which is for relatively modest employment growth).** Under these baseline projections, employment growth averages 0.3% a year.[15]
- **Scenario 3: Very high employment growth.** Growth averages 1.2% a year. This is based on the Great Britain average for 1995-2008 (the longest recent

[14] In other words, the employment figures for a particular scenario are constrained so that the cumulative employment change between 2010 and Year X (2018 in the next paragraph's worked example) makes the same percentage contribution to 2010-2025 growth as it does under the CHWEM baseline scenario. In effect, this means that the employment trend (the green line in the Figure I chart) is the same "shape" for each scenario, but the cumulative growth between 2010 and any given year (as measured by the Y axis) is different for each scenario.

[15] The rate is 0.27% if less rounded.

period for which a continuous data series is available at national and Local Authority level). Cheshire East did achieve a slightly higher rate (1.3%) for the same thirteen-year period, but local level figures are subject to larger error margins. Furthermore, this period was significantly shorter than the current 20-year forecasting period and (unlike 2008 to 2011) 1995-2008 was a period of relatively robust economic growth. Hence even an average growth rate of 1.2% over two decades is a significant challenge and probably represents the upper limit of what can be achieved.

- **Scenario 4: High employment growth.** Growth averages 0.75% a year, i.e. midway between the rates for the CHWEM baseline scenario (0.3%) and the high growth scenario (1.2%).

6.17 All four scenarios were modelled within POPGROUP, to see what population forecasts they generated. Scenarios 1 and 2 produced credible population forecasts. However, Scenario 4 resulted in rates of population growth that were too high to be plausible; for Scenario 3, the implied population growth was even more implausible (i.e. higher still). Consequently, it was decided to focus only on Scenarios 1 and 2. These two scenarios may involve zero to modest employment growth, but both are likely to generate significant growth in economic output (GVA, or Gross Value Added). For Scenario 2 (the CHWEM baseline scenario of 0.3% p.a. employment growth), the CHWEM forecast is for 2010-25 GVA growth to average 2.9% p.a. in Cheshire East. Even under Scenario 1 (zero employment growth), GVA growth p.a. is likely to be between 1% and 2%, because of increases in productivity (the output per hour worked)[16].

6.18 Another scenario was also considered, but not modelled in POPGROUP: one in which employment growth rates match those set out in Cheshire & Warrington's "Unleashing the Potential" strategic report.[17] "Unleashing the Potential", which was drafted in 2010, has not been finalised and adopted, but it was intended to be a measure of Cheshire & Warrington's aspirations for demographic, housing and economic growth. In terms of employment, it aspires to cumulative employment growth of 5% in Cheshire East over the next two decades.[18] However, this cumulative growth rate implies an average annual growth rate of

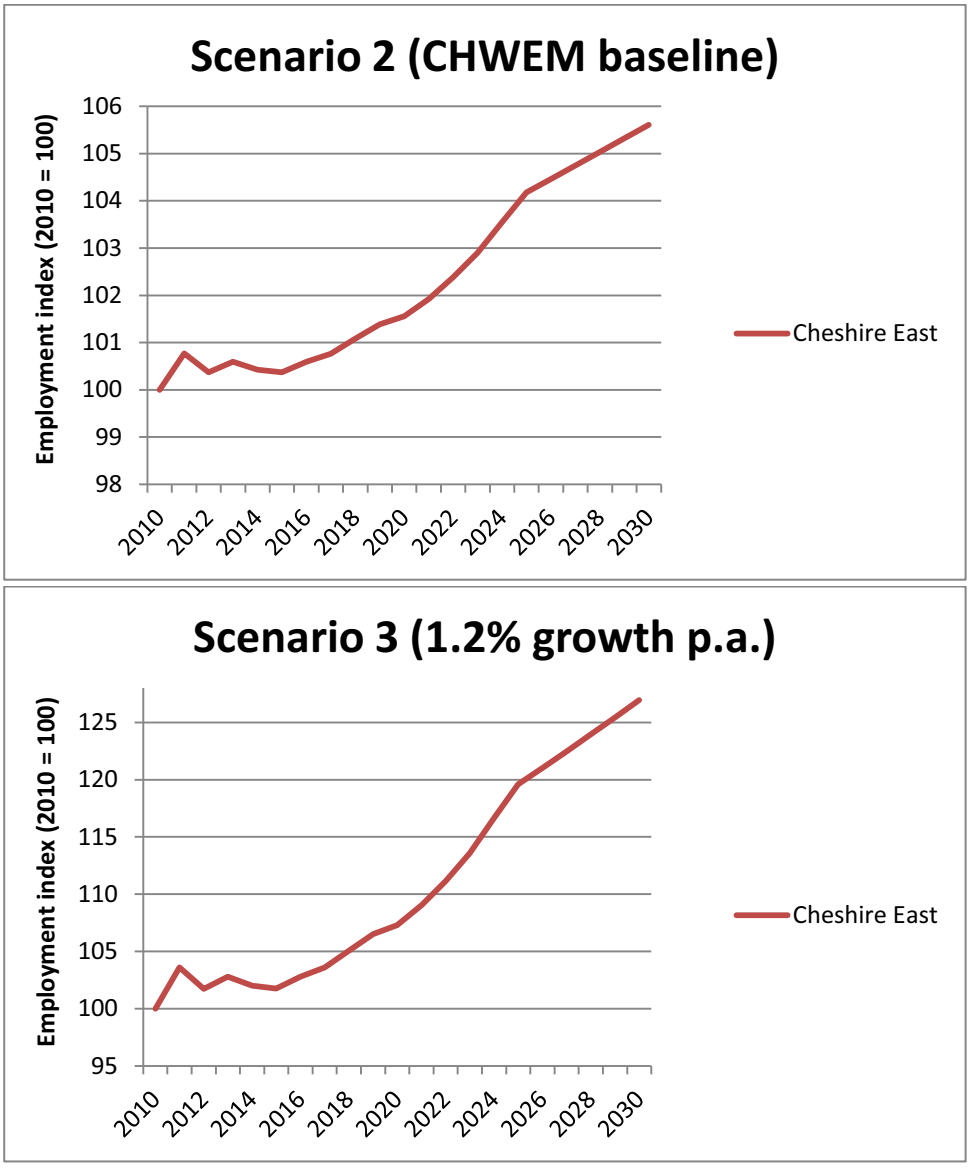
[16] The CHWEM does not recalculate GVA growth for alternative (non-baseline) employment scenarios, so it is not possible to quote specific GVA growth rates for Scenario 1. However, analysis of the relationship between the CHWEM baseline scenario's employment forecasts and its GVA forecasts (for other time periods and for the UK as well as the Local Authority) suggests that GVA is expected to expand by 1% to 2% a year during some spells of zero or negative net change in employment. For example, the CHWEM baseline figures suggest that, between 2009 and 2014, the UK will see 0.0% employment growth p.a., but 2.0% GVA growth p.a.. Furthermore, at least some national economic forecasting organisations take the view that GVA has to grow by around 2% if employment is to grow at all.

[17] "Unleashing the Potential of Cheshire and Warrington" (Joint response by the Cheshire & Warrington Local Authorities and CWEA to the draft Part 1 RS2010 Consultation). March 2010 draft.

[18] The document mentions 2030 as the target date for these aspirations; it does not specify a date for the base year, but its text suggests the intended base year is either 2010, or slightly earlier.

0.2% for Cheshire East[19], i.e. very little difference from Scenario 2, the CHWEM baseline scenario. Therefore the "Unleashing the Potential" growth was not modelled as a separate scenario.

Figure I: Employment index values (2010 = 100) for Scenarios 2 to 4



[19] In less rounded form, this rate is 0.24% (compared to a rate of 0.27% under Scenario 2).

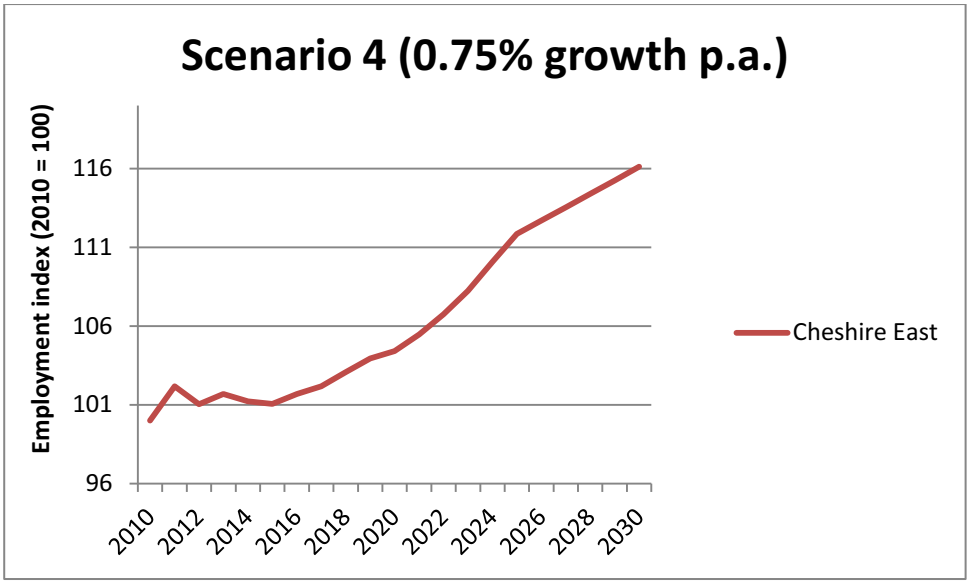

Scenario 4 (0.75% growth p.a.)
Employment index (2010 = 100)
116
111
106
101
96
2010
2012
2014
2016
2018
2020
2022
2024
2026
2028
2030
Cheshire East

Table 8: Employment growth scenarios

No.	Scenario title	Description	Notes
1	Zero employment growth	Employment level in final year (2030) is the same as it was in 2010. (166,100 employees in Cheshire East in 2010 if Census commuting rates used.)	Economy still relatively weak in 2010 (and 2011-12), so no long-term change from 2010 is a relatively pessimistic scenario. Analysis of Cheshire East's past (1984-2010) employment trends suggests that the worst average for a period of 7+ years is 0.5% (the average for 2001-8). Therefore zero long-term growth would be worse than the weakest periods of past performance.
2	CHWEM (Cheshire, Halton & Warrington Econometric Model) baseline projection (which is for relatively modest employment growth).	During the forecast period (2010-30), employment grows at the rate implied by the CHWEM baseline projections. (CHWEM baseline figures suggest average annual growth of 0.3% for 2010-25).	At the time that the employment growth scenario work was undertaken (Spring 2012), 2009 was the default base year for the latest CHWEM employment projections, i.e. 2009 figures are outturns and 2010 figures are forecasts. (The CHWEM has since been updated, as Annex 1 notes.) However, the 2009-25 employment growth average (0.2% p.a.) is little different to that for 2010-25, so the choice of 2010 as the base year for the forecasts makes no significant difference.
3	Very high employment growth.	During the forecast period (2010-30), employment grows at an average of 1.2% p.a. (the Great Britain average for 1995-2008).	In Cheshire East, the rate was 1.2% p.a. during 1991-8 (which includes part of a recession) and 1.3% during 1995-2008 (the longest period for which a continuous data series is available, but not one that includes any major economic downturns). For Great Britain, the equivalent rates are 1.1% (1991-8) and 1.2% (1995-2008). The Great Britain figures are much more robust (i.e. they have smaller error margins) than the Local Authority level data and are therefore a more reliable indicator of realistic long-term growth rates. Since 1984, employment growth p.a. has never exceeded 1.5% in Great Britain over any 10 to 13 year period (there is no recent, continuous employment series of more than 13 years that includes Local Authority level as well as national level data). As the forecast period is longer still (20 years) and as the current global and national economic climate is challenging, 1.2% seems to be a more reasonable upper limit (than 1.5% is) for 2010-30 growth p.a.
4	High employment growth.	During the study period (2010-30), employment grows at an average of 0.75% p.a.	0.75% p.a. chosen because it is midway between CHWEM baseline projection of 0.3% p.a. and the 1.2% p.a. very high employment growth scenario.

Sources for historic (1984-2008) data: Annual Business Inquiry 1998-2008, rescaled 1995-7 data from the Annual Employment Survey (ABI forerunner), AES 1991-8 (not rescaled) and Census of Employment 1984-91, ONS, NOMIS. Crown Copyright.

Unemployment rates

6.19 There are two widely-used measures of unemployment. One is the claimant count, which includes only those people claiming Jobseeker's Allowance (JSA). The other is a broader measure, which covers all those who are available for and actively seeking work. Consequently, there are also two widely-used unemployment rates, one based on the claimant count and one on broad unemployment.

6.20 It is the latter rate which is used as an input into POPGROUP. This broad unemployment rate measures broad unemployment as a proportion of the labour force (employment plus broad unemployment).

6.21 Given the frequency and fluctuations of past economic cycles, it is likely that any future 20-year period will see major changes in economic performance, with weak growth or recessions, as well as spells of robust growth. This is particularly likely for 2010-30, given that the current UK economic climate is difficult - with GDP still about 3% below its pre-recession peak (as of 2012 Q3)[20] and the (broad) unemployment rate at 7.8% (as of July-September 2012)[21] – and global prospects remain uncertain. Therefore it is unrealistic to assume that the unemployment rate will stay constant over the next 20 years.

6.22 That begs the question of what trajectory the unemployment rate will actually follow. With the national and global economies in their current, challenging position, it is likely that local unemployment rates will remain relatively static in the short to medium term: unemployment tends to lag behind GDP growth anyway. In the longer term, once there is evidence of a return to sustained economic growth, the unemployment rate is likely to fall.

6.23 The CHWEM does not produce forecasts for broad unemployment per se, but it does generate forecasts for claimant unemployment.[22] Its baseline projections show the claimant unemployment count rising between 2010 and 2015, then falling over the following five years and changing relatively little during 2020-25 (see Table 9). In the absence of alternative forecasts for unemployment, this trajectory appears very plausible.

[20] Source: Office for National Statistics GDP data (Preliminary Estimate of GDP Time Series Dataset 2012 Q3: http://www.ons.gov.uk/ons/rel/gva/gross-domestic-product--preliminary-estimate/q3-2012/tsd---preliminary-estimate-of-gdp-2012-q3.html). Crown Copyright.

[21] "Labour Market Statistics" Statistical Bulletin, November 2012 issue, ONS. However, 7.8% represents a fall from the 8.4% peak reached in late 2011. (These rates relate to the percentage of economically active people aged 16+ who are unemployed, and the rates are seasonally adjusted.)

[22] The CHWEM does exclude an adjustment for non-claimant unemployment, but it was felt that this adjustment significantly understates the actual number of non-claimant jobseekers.

Table 9: CHWEM baseline projections for claimant unemployment, 2010-25

	2010	2011	2012	2013	2014	2015	2020	2025
Cheshire East	5.8	6.0	6.2	6.2	6.4	6.5	5.3	5.0

Source: Baseline projections from the Cheshire, Halton & Warrington Econometric Model (CHWEM). Projections were obtained using Cambridge Econometrics/IER LEFM software and are consistent with Regional Economic Prospects, February 2011.

6.24 Forecasts for broad unemployment counts and rates were therefore calculated, as follows:

- The CHWEM baseline claimant count forecasts were converted to an index (with the 2010 counts set equal to 100). For example, the CHWEM forecasts put Cheshire East's claimant count at 5,805 in 2010 and 6,006 in 2011. Therefore the index value for 2011 = (6,006/5,805) * 100 = 103.5.
- Base year (2010) broad unemployment counts were obtained from ONS' model-based unemployment estimates for January - December 2010.[23]
- Broad unemployment counts were estimated for each year, by taking the base year broad unemployment count, multiplying it by the claimant count index value for that year and dividing by 100. For example, the model-based January - December 2010 broad unemployment count for Cheshire East was 10,300 and so the Authority's estimated broad unemployment count for 2011 was 10,300 * 103.5/100 = 10,700.
- Broad unemployment rates were calculated by dividing the broad unemployment counts by the labour force (i.e. the economically active population aged 16+). For this purpose, Cheshire West & Chester Council's population forecasts and pre-2012 activity rate projections were used.[24] For example, these population and activity rate data imply that Cheshire East's labour force was 179,000 in 2011, giving a broad unemployment rate of (10,700/179,000) * 100 = 6.0%.

Commuting rates

6.25 The commuting rate is a measure of net commuting (outgoing commuter journeys offset against incoming commuter journeys). More specifically, it is calculated as R/W, where R is residence-based employment (the number of employed residents in a particular geographical area) and W is workplace-based

[23] Model-based estimates of unemployment (for Jan-Dec 2010), ONS, NOMIS. Crown Copyright.

[24] These are the population forecasts and activity rate projections that were used as inputs into the 2011 CHWEM update. Sources: [1] 2009 based Cheshire Population Forecasts (produced by the Research, Intelligence & Consultation Team, Cheshire West and Chester Council). [2] Economic activity rate projections (produced by the Research, Intelligence & Consultation Team, Cheshire West and Chester Council); data provided in January-February 2011.

employment (the number of employed people working in that geographical area).[25]

6.26 Commuting rates can be easily calculated using data from the 2001 Census. For Cheshire East, R = 169,000 and W = 164,600, giving a commuting rate of 169,000/164,600, or 1.03.

6.27 More recent figures are available for R and W, most obviously from ONS' Annual Population Survey (which contains data up to 2010/11). However, the APS is a national survey and its survey sample sizes for individual Local Authorities are relatively small. It was felt that the APS data were not precise enough to provide a robust estimate of Cheshire East's commuting rates at a particular date, nor of how commuting rates have changed between 2001 and 2010.

6.28 Commuting rates can also be derived from the CHWEM forecasts. However, the CHWEM baseline figures predict relatively little change in commuting rates over time, and relatively little divergence from the 2001 Census-based rates. In particular, the CHWEM baseline scenario indicates that Cheshire East's commuting rate was 1.02 in 2010 and will rise to 1.03 by 2025.

6.29 Given this, a decision was made to model three commuting scenarios, all of which assume a constant commuting rate over the 2010-30 period. One of these scenarios assumes a commuting rate of 1.01, the second a rate of 1.03 and the third a rate of 1.08.

6.30 However, all three commuting rates – which are not very different to each other - produced very similar population forecasts. As the CHWEM-based commuting rate is a modelled estimate and the 1.01 and 1.08 rates are merely arbitrary (slightly lower and higher rate) choices, it was decided to adopt the Census-based commuting rate (1.03 for Cheshire East) as the default (preferred) rate.

Higher economic activity rate scenario

6.31 It is also possible that economic activity rates could be higher or lower than the forecast rates. To test out the impact of alternative activity rates, a new CHWEM scenario was created: this scenario assumed a gradual increase of two percentage points in the activity rate for each gender/ age group[26] (over and above the baseline rates) by 2025.[27] For example, if the baseline projection is for

[25] As noted earlier, workplace-based employment can also be measured as a count of jobs, rather than a count of employed people. However, in calculating the commuting rate R/W, it would be inconsistent (and spurious) to use a jobs count for W when R can be measured only as a count of employed people.

[26] The CHWEM requires economic activity rate input values for seven age groups (0-15, 16-24, 25-34, 35-44, 45-59, 60-64 and 65+) for each gender, i.e. fourteen gender/ age groups in total. (However, the rates are set to zero for the 0-15 age group.)

[27] Cheshire West & Chester Council's pre-2012 economic activity rate projections – which were used as inputs for the CHWEM baseline projections - imply that the 2010-25 economic activity rates will be as high as 93% for some gender / age groups in Cheshire East). It seems possible that the rates for these groups might be one or

the activity rate for a particular female age band to increase from 70.0% in 2010 to 70.5% in 2011 and 70.6% in 2012, then an additional two point rise over 2010-25 implies additional growth of 0.13% (2%/15) a year, bringing the activity rates for 2011 and 2012 up to 70.63% [70.5 + (1 * 0.13)] and 70.87% [(70.6+ (2 * 0.13)] respectively.

6.32 This scenario was then run, to see what impact it had on the CHWEM's employment forecasts. However, the resulting employment forecasts differed from the CHWEM baseline employment figures by only a negligible amount.[28] Furthermore, the main effect of a change in economic activity rates is on existing residents, so the impact on housing (of an additional two-point activity rate increase) is likely to be much less than that of an equivalent change in employment. Therefore the scenario was not modelled in POPGROUP.

two points higher than projected, but it is probably unrealistic to assume that rates might be much higher still: hence the choice of a two percentage point increment for this alternative scenario.

[28] More specifically, the scenario implies employment growth of 0.28% in Cheshire East (compared to 0.27% under the CHWEM baseline scenario).

Annex 1: The Cheshire, Halton & Warrington Econometric Model

A1. Model location, operation and licensing

Cheshire East Council's Economic Development & Regeneration Team maintains and operates the Cheshire, Halton & Warrington Econometric Model (CHWEM), an economic forecasting model, on behalf of Cheshire, Halton & Warrington partners. The Model was commissioned from Cambridge Econometrics (from whom the Council also commissions Model updates).

The Models' software and data may be installed on several machines, but the current licence (and the hence direct access to the Models) is restricted to only one organisation (i.e. Cheshire East).

A2. 2011 and 2012 updates

The CHWEM was updated in Spring 2011. The CHWEM results from this update are consistent with the Model supplier's (Cambridge Econometrics) February 2011 regional forecasts. The forecasts from this 2011 update therefore take account of the 2008-9 UK and global economic recession and much of the subsequent (2009-11) period of modest economic growth (but not the temporary resumption of the recession later in 2011). It is this 2011 "vintage" of the CHWEM which was used for the employment growth scenarios and other economic modelling work outlined in Section 6 of this methodology paper.

The CHWEM has since been updated again, in the summer of 2012. The results of this more recent update are consistent with Cambridge Econometrics' UK Regional Forecast, as published on Cambridge's Knowledge Base website in June 2012. The forecasts from the 2012 update therefore take some account of the renewed downturn (late 2011 onwards), as well as earlier evidence.

A3. Caveats

A3.1 Input data and geographical comparisons

Official data are a key input into the Model. However, local demographic data and knowledge are also fed into each Model update, to improve its accuracy. The key local inputs into the 2011 Model update were Cheshire West & Chester Council's latest population forecasts and economic activity rate projections for Cheshire & Warrington[29], which use ONS' mid-year population estimates as the base year figures (2009 for the Cheshire Unitary Authorities and 2008 for Warrington). The population forecasts differ from ONS' sub-national projections, in that they take account of local intelligence, including expectations of future house building (which are based on guidance from Local Authority planners). These population and

[29] "Latest" means the latest available population forecasts and economic activity projections at the time of the 2011 update.

economic activity inputs are provided for fourteen gender/ age groups (seven age bands for each gender).

The 2011 update's economic activity rate projections for Cheshire East were calculated by taking the 2001 Census data on economically active residents and applying growth rates (year-on-year changes in the economic activity rate) that are derived from ONS' last national labour force projections.[30] However, ONS' last national labour force projections were published in 2006 and ONS has recently decided it will not update them again.

A3.2 Allowances made for policy intervention

The forecasts do not take account of local, unofficial economic intelligence. Nor (apart from taking account of future house building and of population forecasts) do they allow for the impact that incomplete or future development projects, policies or initiatives may have. They are, therefore, "policy-off" forecasts.

A3.3 Accuracy of forecasts

The forecasts draw heavily on historic economic data, much of it from the Annual Business Inquiry (ABI), and its successor, the Business Register and Employment Survey (BRES). The ABI/ BRES is a survey which covers all Great Britain and therefore the survey sample sizes are relatively small for very disaggregated groups of businesses. The smaller the sample size, the greater the risk of the survey sample being unrepresentative. Hence the forecasts for individual Local Authority areas are based on smaller samples (and are therefore less accurate) than those for larger areas, such as regions or countries.

A3.4 Time periods covered by the updated forecasts

For employment forecasts from the 2011 CHWEM update, 2009 is the base year (with the figures for subsequent years generally being "genuine" forecasts rather than estimates of actual performance).[31] This is because:

(a) the key local inputs into the CHWEM's Cheshire forecasts – the Cheshire population forecasts produced by Cheshire West & Chester Council –were 2009-based;

(b) at the time of the 2011 CHWEM update, 2009 was the most recent year for which ABI/ BRES data had been published.

The CHWEM can currently produce forecasts for any years up to 2025, but cannot generate any forecasts for 2026 and beyond.

[30] The same approach was taken for the Cheshire West & Chester economic activity rate projections.

[31] The figures for 2010-2011 are also estimates to some extent, in that they take account of evidence – albeit only regional and national level evidence - of actual performance in these years.

For employment, figures relate to the mid-point of the calendar year: for example, a forecast for employment growth during "2010-25" relates to the change between 30 June/ 1 July 2010 and 30 June/ 1 July 2025.

A4. Functionality

The Model now consists of four "Areas", namely Cheshire East, Cheshire West & Chester, Halton and Warrington. Each of these Areas is in effect a "Sub-Model", in the sense that it can be operated and updated independently of the others.

The Cheshire Areas are in turn each broken into three "Sub-Areas", one for each of the six former (pre-April 2009) Cheshire Districts. Sub-Area forecasts can be produced for economic output[32] (by industry) and employment (by industry or occupation). The CHWEM can also produce comparable forecasts for the North West and the UK.

"Areas" have additional functionality (to Sub-Areas). For example, Area-level forecasts can be produced for investment, labour demand, the qualifications needed for specific occupations and the impact of specific businesses expanding or downsizing.

For Areas (but not Sub-Areas), alternative scenarios can be generated by altering some of the input values and assumptions (including population forecasts and economic activity rate projections), and running the Model again.

[32] Gross Value Added.

Annex 2: Methodology for updating the local economic activity rate projections

As noted in Annex 1, Cheshire West & Chester Council produces local economic activity rate projections for both Cheshire Local Authorities. Up until 2012, these forecasts were produced by taking Local Authority level population and labour force data from the 2001 Census data, using this to calculate economic activity rates and then applying year-on-year growth rates derived from ONS' last national labour force projections (published in 2006).

However, ONS has announced that it will no longer update its labour force projections and its last projections only cover the period up to 2020.

Furthermore, since the last ONS projections were produced, central government has made some new announcements about the State Pension Age (SPA) and how it will change in future. In particular, it has announced that:

a) the rise in the female SPA (from 60 to 65) – previously being phased in between 2010 and 2020 – will now be completed in November 2018, with an accelerated increase between 2016 and 2018.
b) the phased rise in the SPA to 66 (for both males and females) will run from December 2018 to October 2020 (previously, it was scheduled for 2024-26).[33]

Furthermore, the statutory retirement age (of 65) was abolished in 2011 and this will have some impact on the number of economically active older people.

Some Local Authorities, such as Kent County Council (KCC), have already considered how to calculate economic activity rate projections so that they take account of these more recent SPA announcements and the abolition of the statutory retirement age.

In its paper[34], KCC considers the SPA changes. The paper also assesses economic activity rates over the last decade - it reports an increase in the rates for older working-age groups – and considers other factors that will affect future economic

[33] It is also likely that the timetable for SPA increases to 67 and 68 – scheduled for 2034-36 and 2044-46 respectively under current legislation – will change. In particular, the Government announced in May 2012 that a Pensions Bill would be introduced in the 2012/13 parliamentary session, with provisions to (a) "[b]ring forward the SPA to 67 between 2026 and 2028" and (b) "[e]nsure the SPA is increased in future to take into account increases in longevity" (reported in Standard Note SN02234, House of Commons Library: www.parliament.uk/briefing-papers/SN02234.pdf).

[34] Technical Paper: Activity Rate projections to 2036, Research & Evaluation, Business Strategy & Support, Kent County Council, October 2011. This paper predates the 2011 Autumn Statement announcement (referred to in the previous footnote) about the increase to 67 being brought forward to 2026-28.

activity rates. It highlights some key factors which are likely to contribute to future growth in economic activity rates:

- people are living longer and remaining active for longer.
- the growth of part-time employment opportunities, which makes economic activity more attractive to older people, particularly if they wish to supplement their pensions.
- as the population grows, there is a corresponding increase in demand for goods and services, and hence a need for additional labour to produce/ provide these goods and services.

However, KCC believes it is questionable whether the removal of the statutory retirement age will have a substantial impact on the number of economically active 70-74 year-olds.

On the basis of all these issues and evidence, KCC has developed assumptions for economic activity rates up to 2030.[35] Its assumptions are set out in Table 10.

Table 10: Kent County Council activity rate assumptions up to 2030

Gender	Age group	2001-2020	2021-30
M	16-24	ONS national growth rates (as published in 2006)	Held constant (=2020 economic activity rate)
M	25-34	As above	Held constant (=2020)
M	35-44	As above	Held constant (=2020)
M	45-59	As above	Growth rate = half that of 2010-20
M	60-64	As above	Growth rate = half that of 2010-20
M	65-69	As above	Growth rate = half that of 2010-20
M	70-74	As above	Held constant (=2020)
F	16-24	As above	Held constant (=2020)
F	25-34	As above	Held constant (=2020)
F	35-44	As above	Held constant (=2020)
F	45-59	As above	Growth rate = half that of 2010-20
F	60-64	As above	Same growth rate as for 2010-20
F	65-69	As above	Growth rate = half that of 2010-20
F	70-74	As above	Held constant (=2020)

Cheshire West & Chester Council believes that the KCC assumptions are sound, and have taken this approach as a starting point for updating economic activity rate assumptions. However, the KCC approach assumes that the new timetables for (a) bringing the female SPA to 65 and (b) raising the male and female SPA to 66 will not affect economic activity rates until 2020, even though the rescheduling will change the working-age and SPA population numbers from 2016 onwards.

Cheshire West & Chester Council has therefore made further adjustments to the KCC approach, so that there are additional increases in economic activity rates for

[35] The KCC paper also includes assumed rates for 2031-36, but these are not considered here, as the two Cheshire Local Authorities' forecasting work does not yet require projections beyond 2030.

some older age groups during 2016-20, but so that longer term (2010-2030) growth rates match those proposed by KCC. In other words, this approach redistributes the activity rate growth within 2010-30, rather than increasing the cumulative 2010-30 growth.

In particular, Cheshire West & Chester Council has made the adjustments set out in Table 11.

Table 11: Additional adjustments made by Cheshire West & Chester Council

Change to SPA timetable	Cheshire West & Chester Council's assumptions
Rise in female SPA to 65 now being achieved by 2018 (not 2020), with an accelerated increase during 2016-18	Assumed that, for 60-64 females: [1] economic activity rates will grow in line with ONS projections (and, by implication, in line with KCC projections) up to but not beyond 2016. [2] the growth that ONS' (and KCC's) approach predicts for 2016-2020 will be achieved by 2018, and the 2017 rate will be midway between the 2016 and 2018 rates. [3] the actual cumulative growth for 2018-30 equals the cumulative 2020-30 growth that would be achieved under the ONS/KCC approach (i.e. 2018-30 annual growth rate = 5/6 of KCC's 2020-30 annual growth rate = 5/6 of ONS' 2010-20 annual growth rate).
Rise in female and male SPA to 66 now being phased in during 2018-20, instead of 2024-26.	Assumed that: [1] from 2020 onwards, economic activity rates for female (male) 65 year-olds will equal those for female (male) 60-64 year-olds.* [2] from 2020 onwards, economic activity rates for female (male) 66-69 year-olds will equal the KCC-based rates (those that the KCC approach would predict) for female (male) 65-69 year-olds.* [3] 2019 economic activity rates for female (male) 65-69 year-olds will be midway between the 2018 and 2020 rates for this gender/ age group. *Rates for 65-69 age group then calculated as a weighted average of the rates for 65s and 66-69s (by using Cheshire West & Chester's 2009-based population forecasts for 2020-30 as the weights).

Population forecasts were generated, in POPGROUP, for three different methodologies: 1) the original KCC approach; 2) the more refined approach set out in Table 11; and 3) a slight variation of Table 11 in which 2011-16 economic activity rates for 60-64 year-old females are not constrained to grow in line with ONS projections. (This latter variation effectively assumes that 60-64 females' economic activity rates will change at an even pace during 2010-18. However, given the acceleration of the SPA change during 2016-18, it seems more likely that annual growth will be significantly greater during 2016-18 than in the pre-2016 period.)

There was no significant difference in the population forecasts that these alternative methodologies generated. Therefore the preferred economic activity rate modelling approach – for the forecasts and for other work involving economic activity rate projections – involves all the Table 11 adjustments.

Table 12 shows the assumptions and adjustments for all gender/ age groups, using this preferred approach

Table 12: Cheshire West & Chester Council's activity rate assumptions up to 2030

Gender/ age group	2001-2016	2017-18	2019-20	2021-30
M 16-24	ONS growth rates (i.e. growth in line with ONS national projections)	ONS growth rates	ONS growth rates	Held constant (=2020 economic activity rate)
M 25-34	As above	ONS growth rates	ONS growth rates	Held constant (=2020)
M 35-44	As above	ONS growth rates	ONS growth rates	Held constant (=2020)
M 45-59	As above	ONS growth rates	ONS growth rates	Growth rate = half that of 2010-20
M 60-64	As above	ONS growth rates	ONS growth rates	Growth rate = half that of 2010-20
M 65-69	As above	ONS growth rates	[1] 2020: economic activity rate for 65s = that for 60-64s. Rate for 66-69s = rate that KCC (and ONS) approach predicts for 65-69s. 2020 rate for whole 65-69 group calculated as a weighted average of the rates for 65s and 66-69s (using Cheshire West & Chester Council's 2009-based population forecasts for 2020 as the weights). [2] 2019: rate constrained to be midway between 2018 and 2020 rates.	As for 2020 (see previous column).
M 70-74	As above	ONS growth rates	ONS growth rates	Held constant (=2020)
F 16-24	As above	ONS growth rates	ONS growth rates	Held constant (=2020)
F 25-34	As above	ONS growth rates	ONS growth rates	Held constant (=2020)
F 35-44	As above	ONS growth rates	ONS growth rates	Held constant (=2020)
F 45-59	As above	ONS growth rates	ONS growth rates	Growth rate = half that of 2010-20
F 60-64	As above	ONS' 2016-2020 growth achieved by 2018. 2017 rate midway between 2016 and 2018 rates.	Actual cumulative growth for 2018-30 equals the cumulative 2020-30 growth that would be achieved using KCC approach (KCC assumes 2020-30 growth rate equals ONS' 2010-20 growth rate). This means the 2030 economic activity rate is the same as it would be if the KCC approach were used.	As for 2019-20.
F 65-69	As above	ONS growth rates	As for M 65-69	As for M 65-69
F 70-74	As above	ONS growth rates	ONS growth rates	Held constant (=2020)

Cheshire East

Strategic Housing Land Availability Assessment





Update January 2013
(Base date 31st March 2012)

Cheshire East

Strategic Housing Land Availability Assessment

Spatial Planning
Westfields
Middlewich Road
Sandbach
Cheshire
CW11 1HZ

DISCLAIMER

This Strategic Housing Land Availability Assessment (SHLAA) is a technical study to inform future policy development. **It does not determine whether any site is acceptable for future housing development as that will be determined through the Local Plan.**

The study includes sites with a capacity for 10 or more dwellings (generally sites of approx 0.3ha or more), both previously developed (PDL) and greenfield, within settlements and adjacent to their limits. The Strategic Housing Land Availability Assessment has been undertaken to:

- Provide a consistent assessment of potential sites that have been submitted by land owners and developers;
- Consider factors affecting the developability of the site (for example flood risk, access);
- Assess the sustainability of the site in terms of accessibility to services; and
- Consider the deliverability of the site in terms of the need for / timescales for delivering infrastructure required (for example highway schemes).

The decision making process for the allocation of sites for housing and other development will be the Cheshire East Local Plan Core Strategy and Site Allocations DPDs. Planning permission will also be required for development.

Planning applications will continue to be treated on their own individual merits. They will be determined in accordance with planning policies contained within the adopted Development Plan, unless material considerations indicate otherwise.

Executive Summary

The Strategic Housing Land Availability Assessment (SHLAA) is a key component of the evidence base to support the delivery of sufficient land for housing; to meet the community's need for more homes; and to inform housing policy within the Cheshire East Local Plan. This assessment is required by national planning policy, set out in the National Planning Policy Framework (NPPF).

The NPPF states that *'to boost significantly the supply of housing, local planning authorities should:*

- ***Identify and update annually a supply of specific deliverable sites*** *(to be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans)* ***sufficient to provide five years worth of housing against their housing requirements*** *with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land.*
- ***Identify a supply of specific, developable sites*** *(to be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged)* ***or broad locations for growth, for years 6-10 and, where possible, for years 11-15'***.

The assessment is not a one-off study and forms an integral part of the annual monitoring process. The Government has produced a Practice Guidance Note[1] that sets out the procedures to follow.

The SHLAA does not determine whether any site is acceptable for future housing development as that will be determined through the Local Plan.

The decision making process for the allocation of sites for housing and other development will be the Cheshire East Local Plan Core Strategy and Site Allocations DPDs. Planning permission will also be required for development.

Planning applications will continue to be treated on their own individual merits. They will be determined in accordance with planning policies contained within the adopted Development Plan, unless material considerations indicate otherwise.

[1] CLG Strategic Land Availability Assessments – Practice Guidance 2007

Review of the Assessment						
		Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining
Strategic Sites	Gross Dwellings	0	4,198	6,485	4,050	1,280
	Losses	0	0	0	0	0
Allocations	Gross Dwellings	0	10	145	70	0
	Losses	0	0	0	0	0
Sites Under Construction	Gross Dwellings	518	491	3	0	0
	Losses	3	0	0	0	0
Sites with Full Planning Permission	Gross Dwellings	0	676	0	0	27
	Losses	0	22	0	0	0
Sites with Outline Planning Permission	Gross Dwellings	0	214	169	80	55
	Losses	0	0	0	0	0
Sites Awaiting S106	Gross Dwellings	0	1,944	735	70	66
	Losses	0	1	0	0	0
Sites without Planning Permission	Gross Dwellings	0	1,061	15,638	11,786	7,023
	Losses	0	3	0	0	0
Small Sites	Gross Dwellings	521	1,492	653	0	7
	Losses	34	289	10	0	0
Totals	Gross Dwellings	1,039	10,086	23,828	16,056	8,478
	Losses	37	315	10	0	0
Net Total		**1,002**	**9,771**	**23,818**	**16,056**	**8,478**

Around 2,200 sites were considered as part of the Strategic Housing Land Availability Assessment, of these approximately 1,600 sites are considered suitable for housing during the next 15 years.

As can be seen these sites could potentially provide a total of 49,645 dwellings over the next 15 years. **It also identified 9,771 deliverable dwellings that were expected to come forward within the 1-5 year period.**

The Development Strategy states that *'Sufficient land will be provided to accommodate at least 27,000 homes between 2010 and 2030. This will be phased as follows:*

- *2010 to 2015 - at least 1,150 homes each year (5,750 total)*
- *2016 to 2020 - at least 1,250 homes each year (6,250 total)*
- *2020 to 2030 - at least 1,500 homes each year (15,000 total)'*

This equates to a five year supply of:

- 6,050 dwellings in Years 1 to 5 (April 2013 to March 2018)
- 7,000 dwellings in Years 6 to 10 (April 2018 to March 2023)
- 7,500 dwellings in Years 11 to 15 (April 2023 to March 2028)

Totaling 20,550 for the 15 year period through to 31st March 2028.

Supply is considered against the Local Plan period therefore:

- 2010-2012 Cheshire East net completions = 1,043 dwellings
- 2010-2012 Cheshire East Development Strategy = 2,300 dwellings
- Shortfall = 1,257 dwellings

This shortfall will be addressed following the methodology proposed by the Home Builders Federation, as follows:

- Residual Plan Period = 2012-2030 = 18 years
- Residual dwellings = 27,000 – 1,043 = 25,957 dwellings
- Residual annualized figure = 1,442 dwellings
- Additional annual residual figure 1,442.06 – 1,350 = 92 dwellings
- Additional 5-year residual figure 92.06 x 5 = 460 dwellings
- Giving a new 5-year housing land supply figure (for years 1-5) of 6,510 dwellings.
- Annual figure = 1,302 dwellings

Therefore the total of 9,771 net dwellings highlighted above as deliverable and within the 1-5 year supply, equates to 7.5 years supply for the years April 2013 to March 2018.

Incorporating a 5 % buffer:

- 5% of 6,510 = 325.5
- 6,510 + 325.5 = 6,835.5
- Annual figure = 1,367.1

Incorporating a 5% buffer within the 1-5 year supply, equates to 7.15 years supply for the years April 2013 to March 2018.

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1 Introduction

1.1 The Strategic Housing Land Availability Assessment (SHLAA) is a key component of the evidence base to support the delivery of sufficient land for housing; to meet the community's need for more homes; and to inform housing policy within the Cheshire East Local Plan. This assessment is required by national planning policy, set out in the National Planning Policy Framework (NPPF).

1.2 The NPPF states that *'to boost significantly the supply of housing, local planning authorities should:*

- ***Identify and update annually a supply of specific deliverable sites*** *(to be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans)* ***sufficient to provide five years worth of housing against their housing requirements*** *with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land.*
- ***Identify a supply of specific, developable sites*** *(to be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged)* ***or broad locations for growth, for years 6-10 and, where possible, for years 11-15'***.

1.3 The NPPF goes on to state that *'Local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens'.*

1.4 The primary role of the Strategic Housing Land Availability Assessment is to:

- Identify sites with potential for housing;
- Assess their housing potential; and
- Assess when they are likely to be developed.

1.5 The assessment is not a one-off study and forms an integral part of the annual monitoring process. The Government has produced a Practice Guidance Note[2] that sets out the procedures to follow.

1.6 The Strategic Housing Land Availability Assessment is an important evidence source to inform plan-making, but does not in itself determine whether a site should be allocated for housing development. The Strategic Housing Land Availability Assessment provides background evidence on the potential availability of land in Cheshire East for housing and the choices available for delivering housing.

1.7 The Strategic Housing Land Availability Assessment does not make a judgement on whether or not new housing should be contained only within existing built-up areas. It assesses the availability of land for housing within and outside of built-up areas in order to obtain a clear picture of the housing potential of the whole of Cheshire East.

1.8 The Cheshire East Core Strategy will consider options for the future development strategy for the Borough and may allocate strategic sites for development based on the evidence set out in this Strategic Housing Land Availability Assessment. The Cheshire East Site Allocations Document will then allocate specific sites to deliver the Core Strategy.

Core Requirements of the Assessment

1.9 The Strategic Housing Land Availability Assessment should provide the following core outputs, as set out in the Government's Strategic Housing Land Availability Assessment[3] guidance:

1. A list of sites, cross-referenced to maps showing locations and boundaries of specific sites (and showing broad locations, where necessary).
2. Assessment of the deliverability/developability of each identified site (that is in terms of its suitability, availability and achievability) to determine when an identified site is realistically expected to be developed.
3. Potential quantity of housing that could be delivered on each identified site or within each identified broad location (where necessary) or on windfall sites (where justified).
4. Constraints on the delivery of identified sites.
5. Recommendations on how these constraints could be overcome and when.

1.10 The assessment should meet the requirements of the following process checklist.

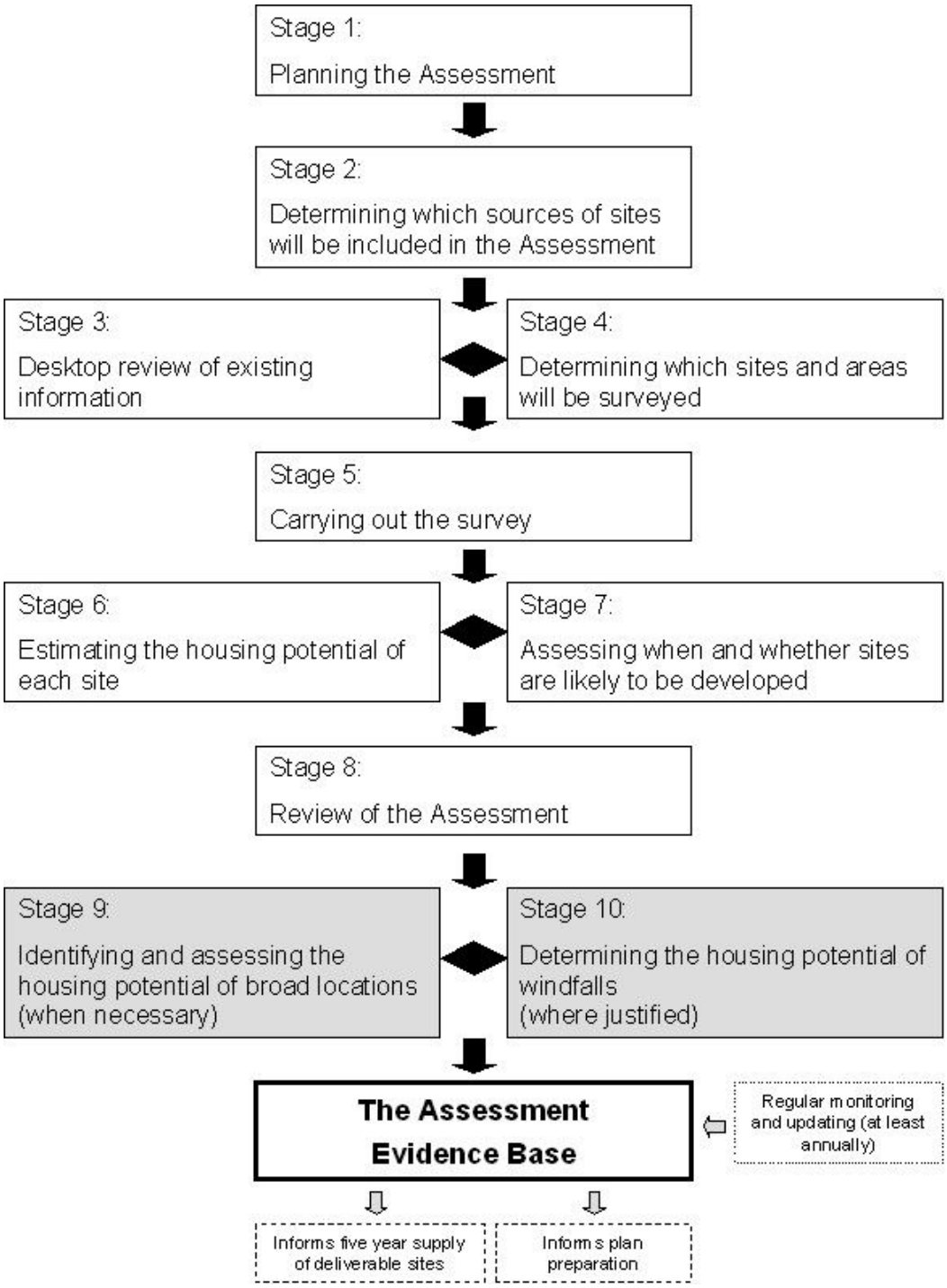
1. The survey and assessment should involve key stakeholders including house builders, social landlords, local property agents and local communities.

[2] CLG Strategic Land Availability Assessments – Practice Guidance 2007
[3] CLG Strategic Housing Land Availability Assessments Practice Guidance (July 2007)

2 The methods, assumptions, judgements and findings should be discussed and agreed upon throughout the process in an open and transparent way, and explained in the assessment report. The report should include an explanation as to why particular sites or areas have been excluded from the assessment.

2 Methodology

2.1 Government Strategic Housing Land Availability Assessment Practice Guidance sets out the method for undertaking a Strategic Housing Land Availability Assessment. It states that the process has eight main Stages, with two further optional stages covering broad locations and windfalls. The whole method is illustrated below. The Stages should generally be carried out in order, however, Stages 3 and 4, 6 and 7, and 9 and 10, may be carried out in parallel.



Baseline

2.2 The baseline date for this update to the study is 31st March 2012, and it provides an update to the document previously produced titled Cheshire East SHLAA Update March 2012 (Base date 31st March 2011).

Planning the Assessment (Stage 1)

Study Areas

2.3 The assessment looked at Cheshire East as a whole with the focus on the settlements identified as Principal Towns, Key Service Centres and Local Service Centres. The study has concentrated on sites with a capacity for ten or more dwellings (generally sites of about 0.3ha or more), both previously developed (PDL) and greenfield, within settlements and adjacent to their limits.

Housing Market Partnership

2.4 This membership of the Housing Market Partnership (Appendix B provides further details of the Housing Market Partnership) has been reconfirmed as part of the process of preparing this Strategic Housing Land Availability Assessment. To try to ensure that all of the people on the Partnership remain happy to be involved in the preparation of this document and others prepared by the Council.

2.5 The newly confirmed Housing Market Partnership were then asked to consider all of the information that had been provided to the Council as part of the Call for Sites process, and to provide any comments that were appropriate in relation to the availability, deliverability, suitability and viability of the sites that have been proposed. This was all done online and via email, all the (non personal) information provided during the Call for Sites process was uploaded and shared with the Housing Market Partnership. The Housing Market Partnership were then given six weeks to consider this information and to provide any comments. The responses received during this consultation have then been fed into the assessment of the sites within this Strategic Housing Land Availability Assessment.

Sources of Supply (Stage 2)

Cheshire East Local Plan - Development Strategy

2.6 A number of strategic sites have been identified in the Cheshire East Local Plan Development Strategy; based on information from previous versions of the Strategic Housing Land Availability Assessment and the Town Strategy consultations. The Development Strategy is a key document in identifying the supply of housing land in the Borough and the consultation responses will feed into the Local Plan for Cheshire East.

2.7 Although at present this document is subject to consultation, and has not been through the examination process, however, it is a clear identification of the areas and sites that the Council believe could contribute to the housing supply.

2.8 Capacity on these sites has been based on the information in the Development Strategy and has been calculated taking into consideration other planning policy and environmental constraints.

Review of the Remaining Local Plan Housing Allocations

2.9 The assessment of any remaining housing allocations for potential capacity in this study is important. Capacity has been calculated taking into consideration other planning policy and environmental constraints.

2.10 Other remaining site allocations have been reviewed to make sure that they continue to provide appropriate use. The possibility of mixed-uses on sites currently allocated for single use has also been considered. Conducting such reviews in a targeted manner helps to identify the most appropriate and readily available land allocations.

2.11 Completed sites, or sites where construction for alternative purposes has started, are excluded. The possibility of development on remaining sites has been assessed, with site visits where these were necessary.

Planning Permissions for Housing (Commitments and Under Construction)

2.12 A 'commitment' is a dwelling that has full, outline or reserved matters planning permission; but had not been completed at 31st March 2012. The number of dwellings permitted under outline permission is an estimate of capacity. This is superseded when reserved matters permissions are granted. In relation to commitments, the National Planning Policy Framework says that '*Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans'.*

2.13 It should be noted that whilst current planning permissions are generally valid for three years, it is possible for the Council to provide for an alternate expiry period.

Identification of Vacant and Underused Previously Developed Land and Buildings

2.14 Previously developed sites have in the first instance been identified through the National Land Use Database (NLUD). Further sites have then been added to this from local knowledge and through the 'Call for Sites' consultation.

Surplus Public Sector Land

2.15 Any surplus public sector land will be identified by internal discussions with the Council's Asset Management Division.

Land in Non-Residential Use Suitable for Re-Development for Housing

2.16 This could include potential from the conversion of commercial buildings or mixed-use schemes and has been identified through pre-application discussions, local knowledge and through the 'Call for Sites'.

Additional Housing Opportunities in Established Residential Areas

2.17 Within many existing residential areas, there are likely to be a number of areas of land that may have potential for housing development. This could include redundant

garage courts, the reorganisation of parking arrangements and large scale garden redevelopment. These sites have been identified through local knowledge, information from Registered Social Landlords, pre-application discussions, expired planning permissions and from the 'Call for Sites'.

Large Scale Redevelopment and Re-Design of Existing Residential Areas

2.18 There are no plans for the large scale redevelopment or redesign of existing residential areas in Cheshire East. However, sites may potentially come forward through this type of regeneration in the future.

Sites in Rural Settlements and Rural Exception Sites

2.19 Rural exception sites are those that would be an exception to normal planning policy to allow for the provision of affordable housing to meet the housing needs of the local population. The selection of these sites will be dependent on the location and size of the site and the evidence of needs in the local area.

2.20 These sites may be identified through local knowledge, information from Registered Social Landlords, pre-application discussions, expired planning permissions and from the 'Call for Sites'.

Urban Extensions

2.21 Cheshire East's 'Determining the Hierarchy' Settlement Study provides the settlement hierarchy for Cheshire East. It confirms Crewe and Macclesfield as the Principal Towns, whilst below that it identifies a number of Key Service Centres and Local Service Centres that are of a scale and nature to fulfil the needs of local communities for housing, employment and services, and to enhance the quality of rural life.

2.22 Sites outside settlement boundaries have been included in the Strategic Housing Land Availability Assessment to allow the Local Planning Authority to assess them as part of the background evidence, so that enough developable sites will be identified to deliver the housing needs and to provide for the genuine consideration of alternatives as part of the plan making process.

2.23 Urban extension sites have been identified from pre-application discussions, officer knowledge or from the previous 'Call for Sites' process.

New Free-Standing Settlements

2.24 New settlements have been proposed within the Cheshire East Local Plan – Development Strategy and will be considered based on the information provided in the Development Strategy document.

Windfall Projection

2.25 Windfall is a term used for the supply of new dwellings from planning permission on sites that were not specifically allocated in the Development Plan for such development.

2.26 The National Planning Policy Framework states that *'Local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling*

evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens'.

5 Year Supply

2.27 The advice note Planning Policy Statement 3: Demonstrating a 5 Year Supply of Deliverable Sites has been cancelled.

2.28 The National Planning Policy Framework states that '*local planning authorities should . . . identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements'* and it goes on to state that *'to be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable'*.

Land / Areas to be excluded from the Assessment

2.29 As agreed by the Housing Market Partnership a number of areas that have been identified as having international, national, regional or local biodiversity value or historic value have been excluded from the Strategic Housing Land Availability Assessment, including:

- European designations (Ramsar sites, Special Protection Areas (SPAs) and Special Areas of Conservation (SACs));
- Sites of Special Scientific Interest (SSSI);
- Sites of Scientific Interest (SSI);
- Sites of Biological Interest (SBIs);
- Local Nature Reserves;
- Scheduled Monuments (SMs); and
- Historic Parks and Gardens.

2.30 It is considered that sports fields, formal open space and allotments are vital to the well being and amenity of Cheshire East's residents, as well as helping to improve the Borough's image. Therefore unless it can be demonstrated that such sites no longer meet the needs of the local population or are to be relocated and improved as part of a proposal, these sites are generally not considered suitable for development, and have therefore not been included within the Strategic Housing Land Availability Assessment.

2.31 Active mineral extraction sites are also excluded from the assessment.

Desktop Review of Existing Information (Stage 3)

2.32 Stage 2 above outlines the sources of potential that will be examined as part of the assessment. A number of existing sources of information have been reviewed in order to inform the assessment and illustrate transparently the information that has been used to generate results. The existing sources of information reviewed are as follows:

- Sites allocated in the Congleton Borough Local Plan First Review, Borough of Crewe and Nantwich Adopted Local Plan or the Macclesfield Local Plan not yet the subject of planning permission;
- Planning permissions;
- Sites under construction;
- Sites with planning applications pending determination or approved, subject to the signing of a Section 106 Agreement;
- Site specific development briefs;
- Urban Potential Study (Congleton 2004 and 2006, Crewe and Nantwich 1998);
- Urban Capacity Study (Crewe and Nantwich 2001, Macclesfield 2006);
- National Land Use Database (NLUD);
- Local Planning Authority Empty Property Register;
- Register of Surplus Public Sector Land;
- Aerial photography;
- Scaled base maps; and
- Sites promoted for development in the preparatory work of the Local Development Framework's of the former Districts.

2.33 Information on sites has also been gathered through a 'Call for Sites' consultation, which encouraged land owners, developers, agents and other interested parties to put forward sites for consideration within the Strategic Housing Land Availability Assessment. This consultation ran from 20th March to 27th April 2012. However, sites suggested outside of this time period have continued to be considered within the Strategic Housing Land Availability Assessment.

Determining which Sites should be Surveyed (Stage 4)

2.34 All sites identified by the desktop study and the sites suggested through the 'Call for Sites', were visited by the Survey Team. Site visits were carried out wherever feasible from public rights of way. As a result of carrying out these site visits it was possible to identify additional sites that were then considered through the Strategic Housing Land Availability Assessment process.

Carrying out the Survey (Stage 5)

2.35 For each site the following characteristics were recorded as part of the site visit, or were checked if the site had been previously identified as part of the desktop review.

- Site size;
- Site boundaries;
- Current use(s);
- Character of surrounding area and the surrounding land use(s);
- Physical constraints;
- Development progress; and
- An initial assessment as to whether the site would be suitable for housing or housing as part of a mixed-use development.

Housing Capacity (Stage 6)

2.36 The Strategic Housing Land Availability Assessment used a combination of methods to estimate the potential capacity of each site, as follows:

- Existing information.
- Density multiplier.

2.37 **Existing Information:** Where information exists regarding the potential capacity of a site it has been used; for example if planning permission has been granted, pre-application discussions have taken place regarding a site, the site has been considered in the Cheshire East Local Plan – Development Strategy or if the information has been submitted by a promoter of a site.

2.38 **Density Multiplier:** For other sites the use of a density multiplier of 30 dwellings per hectare has normally been used to estimate the potential. Whilst recognising that this density will not necessarily be appropriate on all sites, when considered across the Borough its use provides a reasonable average. Past developments show that some urban sites are able to accommodate much higher densities, whilst other areas will be lower. In some cases there is more detailed information available, which will influence the assessment of a site's capacity. Therefore there may be a small number of sites identified within sustainable urban areas with a density of up to 40 dwellings per hectare, whilst there are a small number of areas where much lower densities will be suitable.

2.39 It should be noted that in some cases only part of the site is suggested as being suitable for development, and therefore the average density of the whole site may not always be an accurate reflection of the density of the actual development based on the developable area.

Assessing When and Whether Sites are Likely to be Developed (Stage 7)

2.40 This stage assesses the suitability, availability and achievability of a site.

2.41 The definition of **Deliverable** is that a site is available now, offers a suitable location for housing development now and there is a reasonable prospect that housing will be delivered on the site within five years and in particular that the development of the site is viable.

2.42 The definition of **Developable** is that a site is in a suitable location for housing development and there should be a reasonable prospect that it will be available for and could be viably developed at a specific point in time.

2.43 The definition of **Not currently developable** is where it is not known when a site could be developed. This may be, for example, because one of the constraints to development is severe, and it is not known if or when it might be overcome.

Assessing Suitability for Housing (Stage 7a)

2.44 A site is considered suitable for housing development if it offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. Sites allocated in existing plans for housing or with planning permission for housing will be regarded as suitable unless there have been subsequent changes in circumstances that may affect this position. In this Strategic Housing Land Availability Assessment, sustainable sites in, on the edge of, or adjacent to existing settlements have been considered to be suitable in principle.

2.45 Suitability is assessed by considering the following factors:

- **Policy restrictions** - such as designations, protected areas, existing national planning policy and the historic environment. In some cases policies may preclude the development of a site (for example on a SSSI) in other cases it may mean the development would only be possible if certain factors were met (for example provision of replacement open space) or if the policy was reviewed.
- **Physical constraints or limitations** - such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination.
- **Potential impacts** – including effect on landscape features and conservation areas; and
- **Adverse environmental conditions** – which would be experienced by prospective residents (for example noise or odour).

PLEASE NOTE: *When assessing suitability, it is appropriate to take into account whether a site outside a settlement is 'well-located' in relation to housing, jobs, other services and infrastructure, given that this is an important theme of the National Planning Policy Framework.*

2.46 The suitability of the proposed sites has been considered by the Housing Market Partnership who have provided any additional information available to them.

Assessing Availability for Housing (Stage 7b)

2.47 A site is considered available for housing if (to the best of our knowledge) it is controlled by a housing developer who has expressed an intention to develop, or the landowner has expressed an interest to sell or to develop the site.

2.48 The availability of the proposed sites has also been considered by the Housing Market Partnership who have provided any additional information available to them.

Assessing Achievability for Housing (Stage 7c)

2.49 The achievability of a site is determined by whether there is a reasonable prospect that housing will be developed on the site at a particular point in time. The main factors taken into account when assessing achievability can be summarised as:

- *Market Factors – such as adjacent uses, economic viability of existing, proposed and alternative uses in terms of land values, attractiveness of the locality, level of potential market demand and projected rate of sales.*
- *Cost Factors – such as site preparation costs in relation to any physical constraints, any exceptional works necessary, relevant planning standards or obligations, and prospect of funding or investment to address identified constraints or to assist development.*
- *Delivery Factors – such as phasing by the developer, realistic build out rates, the size and capacity of the developer or, where appropriate developers.*

2.50 In relation to the delivery of the sites within the Strategic Housing Land Availability Assessment it is proposed that a consistent approach is applied to all sites, dependent on the stage within the planning process and the size of the site[4]. Alternative build rates will be considered where additional information has been

[4] Allowing for increased potential of more than one house builder to bring forward larger sites and for increased lead in times in infrastructure provision.

provided or in line with any current planning permissions. It should be noted that sites that are considered to be developable will have the standard build rate applied within years six to ten.

Build rates					
Site Status		**Site Size / Number of Dwellings**			**Notes**
		Less than 50 homes	50 to 200 homes	200 plus homes	
Under construction	Lead in time	N/A	N/A	N/A	Build rate applied to residual capacity
	Build rate (per annum)	15 dwgs	30 dwgs	50 dwgs	
Full Planning Permission / Reserved Matters	Lead in time	1 year	1.5 year	2 year	Lead in time to allow for infrastructure provision and construction start up.
	Build rate (per annum)	15 dwgs	30 dwgs	50 dwgs	
Outline Planning Permission	Lead in time	1.5 years	2 years	2.5 years	Lead in time to allow for full permission / reserved matters, infrastructure provision and construction start up.
	Build rate (per annum)	15 dwgs	30 dwgs	50 dwgs	
Sites without permission	Lead in time	2.5 years	3 years	3.5 years	Lead in time to allow for planning permission, infrastructure provision and construction start up.
	Build rate (per annum)	15 dwgs	30 dwgs	50 dwgs	

Overcoming Constraints (Stage 7d)

2.51 Some sites identified by the assessment may be constrained, however, where it may be possible to overcome these limitations a recommendation outlining ways of overcoming any constraints is included alongside the assessment.

Review of the Assessment (Stage 8)

2.52 Having completed the survey of sites and the assessment of their deliverability / developability the housing potential of all sites has been summarised to set out how much housing can be provided in relation to the following:

- The current year and the next 5 years (April 2012 to March 2018).
- Years 6 to 10 (April 2018 to March 2023).
- Years 11 to 15 (April 2023 to March 2028).
- Beyond 2028.

2.53 Consideration is given to whether there is a sufficient supply of housing, which is then reviewed on an annual basis to monitor whether a 5-year supply is being maintained and to assess whether sites are coming forward as expected. As part of the review a risk assessment will be carried out to consider whether sites and dwelling numbers are likely to come forward as expected.

Identifying and Assessing the Housing Potential of Broad Locations (where necessary) (Stage 9)

2.54 Broad locations are areas where housing development is considered feasible and will be encouraged, but where specific sites cannot yet be identified. The advantage of identifying broad locations is that the community will be clear about where future development will be directed and there will be greater certainty for developers about where development will be encouraged.

Determining the Housing Potential of Windfalls (where justified) (Stage 9)

2.55 The National Planning Policy Framework allows for windfall to be considered within the housing supply, if the Council has compelling evidence that such sites have consistently become available in the area and will continue to provide a reliable source of supply.

Updating the Strategic Housing Land Availability Assessment

2.56 It is intended that the Strategic Housing Land Availability Assessment will be updated on an annual basis as part of the Annual Monitoring Report for Cheshire East.

2.57 If any members of the public, developers, landowners or agents have further information in relation to any site or would like to put forward a site, the relevant information should be sent to the Spatial Planning Team at the address at the front of this document. This information will then be considered and where appropriate it will be included within the next document as part of the rolling review process.

3 Housing Land Availability Assessment

3.1 The following assessment has been undertaken following the methodology set out in section 2 of this document. Further details of each of the sites considered, along with a location plan, can be found in Appendix D.

Strategic Sites

3.2 These are sites that have been identified within the Cheshire East Local Plan – Development Strategy for housing development or for development that could include residential development. The build rates used for these sites follows the phasing as set out in the Development Strategy.

Table 1: Strategic Sites identified in the Development Strategy

Development Strategy Ref	Ref	Site Address	Easting	Northing	Site Size Net (ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Total Completions	Total Potential Losses	Total Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining
Crewe 1	1963	Crewe Town Centre	370514	355714	27.5	Brownfield	200	200	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	30	50	80	40
Crewe 2	2119 / 3000 / 3410 / 4406 / 4407	West Street / Dunwoody Way	369222	356009	21	Brownfield	700	700	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	150	250	250	50
Crewe 3	2907	Basford East	372160	353200	98.99	Greenfield	1000	1000	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	500	500	0	0
Crewe 4	3498	Basford West	371123	353014	48.66	Greenfield	300	300	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	300	0	0	0
Crewe 5	Part of 3375 / 3377 / 3378	Leighton West	368504	357586	44.6	Greenfield	750	750	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	340	400	10	0
Crewe 6	2897	The Triangle	369791	351128	17.4	Greenfield	300	300	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	300	0	0	0
Crewe 7	2902	East Shavington	370424	351780	12.1	Greenfield	300	300	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	0	300	0	0
Crewe 8	2061	Crewe Rail Exchange[5]	370778	355143	0.54	Brownfield	53	53	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	53	0	0	0
Macc 1		Macclesfield				Brownfield	400	400	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	0	155	175	70

[5] Part of Site has permission Subject to a S106 Agreement for 53 dwgs

Development Strategy Ref	Ref	Site Address	Easting	Northing	Site Size Net (ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Total Completions	Total Potential Losses	Total Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining
		Town Centre																			
Macc 2	3112	South Macclesfield Development Area	390853	371635	62.4	Mixed	900	900	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	400	500	0	0
Macc 3	3790 / 3791 / 3274 / 3285 / 3382 / 3383 / 3781	Land between Congleton Road and Chelford Road	389185	372503	144.2	Greenfield	1125	1125	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	425	500	200
Macc 4	3857 / 4320	Land off Fence Avenue	392581	373874	13.2	Greenfield	300	300	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	250	0
Als 1	2347	Twyfords	380672	355450	27.38	Brownfield	450	450	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	290	160	0	0
Als 2	287	Former MMU Campus	378479	355932	22.27	Mixed	400	400	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	300	100	0	0
Cong 1	2831 / 4200 / 2540 / 2539 / 2538 / 4400 / 4401 / 4402 / 4403	Back Lane and Radnor Park	383792	364226	101.8	Greenfield	500	500	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	0	0	350	150
Cong 2	2534 / 4360 / 4397	Congleton Business Park Extension	384933	364425	78.2	Greenfield	450	450	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	0	140	210	100
Cong 3	2409 / 2533 / 4102 / 4399	Giantswood Lane to Manchester Road	385710	364854	58.9	Greenfield	700	700	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	30	300	300	70
Cong 4	2320 / 2408 / 4398	Manchester Road / Macclesfield Road	386215	364604	20.1	Greenfield	550	550	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	390	160	0	0
Knuts 2	3517 / 3518 / 4041	North West Knutsford	374326	379695	47.1	Greenfield	350	350	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	350	0	0

Development Strategy Ref	Ref	Site Address	Easting	Northing	Site Size Net (ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Total Completions	Total Potential Losses	Total Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining
Midd 1	3973 / 2374 / 2376 / 2405 / 2300 / 2867 / 2307 / 4396	Brooks Lane[6]	370804	365852	27.7	Brownfield	300	300	0	0	0	0	Suitable	Available / Site 2376 currently in use	Achievable	Developable	0	0	0	300	0
Midd 2	3194 / 3195	Glebe Farm	371333	364176	15.3	Greenfield	500	500	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	180	300	20	0
Nant 1	3478 / 2926	Kingsley Fields	364599	353322	69.2	Greenfield	1000	1000	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	240	400	360	0
Nant 2	2969	Snow Hill	364947	352484	7.7	Mixed	60	60	0	0	0	0	Suitable	Available	Achievable	Developable	0	0	30	30	0
Nant 3	1231 / 3482 / 4408	Stapeley Water Gardens[7]	366473	351366	12.4	Mixed	250	250	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	200	50	0	0
Sand 1	2605 / 2627 / 2629	Old Mill Road / Junction 17	376840	361210	50.9	Greenfield	700	700	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	240	400	60	0
Sand 2	2360 / 2630	Albion Chemical Works[8]	373140	362908	19.6	Mixed	375	375	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	120	200	55	0
Wilm 1	3150	Adlington Road	386340	381425	9.8	Greenfield	225	225	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	135	90	0	0
Wilm 2	4236	Royal London	384518	379921	22.3	Mixed	75	75	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	75	0	0
New 1	4395 / 3149	Handforth East	387123	383669	69	Mixed	1800	1800	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	600	600	600
New 2	4394	South East Crewe, Village A	373541	353241	47.2	Greenfield	1000	1000	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	500	500	0
							16013	**16013**									**0**	**4198**	**6485**	**4050**	**1280**

[6] Part of site now has permission for 5 dwellings
[7] Part of site now has permission for 150 dwellings
[8] Site has permission Subject to a S106 Agreement

Housing Allocations

3.3 These are the sites that have been allocated within the Local Plans for the former Districts of Congleton, Crewe and Nantwich and Macclesfield for housing development or for development that could include residential development.

Table 2: Sites Allocated for Housing / Mixed-Uses as at 31st March 2012

Local Plan Ref.	SHLAA Ref.	Allocation		Progress	Developable	Suitable	Available	Achievable	Years 1-5	Years 6-10	Years 11-15
Congleton Borough Local Plan First Review											
DP2(S1) Allocated	245 / 308 /2211	Union Street / Newhall Ave, Sandbach	70 Dwellings	Part of site is under construction for 43 dwgs. The other part of site is subject to an application for 107 extra care apartments.	Deliverable	Suitable	Available	Achievable	0[9]	0	0
DP2(S2) Allocated	246	Wheelock Mill, Sandbach	40 dwellings	This site is not subject to a planning permission and still remains available. However, this site is not considered 'available now' in terms of the NPPF.	Developable	Suitable	Long Term	Achievable	0	0	40
DP2 (S3) Allocated	296 / 247	North of Chapel Street (Phase 2)	30 dwellings	Site now completed.							
DP2(A1) Allocated	287	MMU Campus, Alsager	Local Plan allocation: 150 dwgs	This site is now included as a Strategic Site in the Development Strategy.	Deliverable	Suitable	Available	Achievable	0[10]	0	0

[9] Figures included within Sites Under Construction.
[10] Figures included within Strategic Sites table.

Local Plan Ref.	SHLAA Ref.	Allocation		Progress	Developable	Suitable	Available	Achievable	Years 1-5	Years 6-10	Years 11-15
DP3 C1	2313	Bank Street, Congleton	Housing / Offices / Leisure / Retail / Community Uses / Car Park	This site is not subject to a planning permission and still remains available.	Developable	Suitable	Long Term	Achievable	0	20	0
DP3 A1	287	MMU Campus, Alsager	Various Uses	This site is not subject to a planning permission and still remains available. Development is subject to relocation of campus.	Housing potential of this site considered above.						
DP3 M1	2307	Brooks Lane / Road Beta, Middlewich	Employment / Leisure / Non-Food Bulky Goods Retail/ Community Facilities	This site is now included as a Strategic Site in the Development Strategy.	Developable	Suitable	Available	Achievable	0[11]	0	0
DP3 M2	2648	New Farm / Centura Foods, Booth Lane, Middlewich	Employment / Leisure / Tourism	Part of this site is covered by an outline permission for mixed use development. However, currently the site is still available. Site requires reclamation and access.	Developable	Suitable	Available	Achievable	0	90	30
Borough of Crewe and Nantwich Adopted Local Plan											
S.12.3	2970	Wyche House Bank, Nantwich		Current proposal for car parking. Contamination issues also. Site not expected to come forward for housing.	Not currently developable	Suitable	Not Available	Achievable	0	0	0

[11] Figures included within Strategic Sites table.

Local Plan Ref.	SHLAA Ref.	Allocation		Progress	Developable	Suitable	Available	Achievable	Years 1-5	Years 6-10	Years 11-15
S12.2	2061	Mill Street, Crewe	Allocated as suitable for a variety of uses including employment (B1,B2 & B8) appropriate Sui Generis and retailing.	Planning permission has been granted subject to the signing of a S.106 agreement.	Deliverable	Suitable	Available	Achievable	0[12]	0	0
S.12.4		Gresty Road, Crewe - The P Way Site	80 dwellings	Site now completed.							
S12.5	1231	Stapeley Water Gardens, Stapeley, Nantwich	150 dwellings	Planning permission has been granted subject to the signing of a S.106 agreement.	Developable	Suitable	Available	Achievable	0[13]	0	0
Macclesfield Local Plan											
1	744	EARS Garage, Buxton Road, Macclesfield	10 dwellings	This site is not subject to a planning permission and still remains available.	Deliverable	Suitable	Available	Achievable	10	0	0
2	457	Cumberbirch Builders Yard, Bollington	5 dwellings	Site now completed.							
3	447	Lowther Street, Bollington	10 dwellings	This site is not subject to a planning permission and still remains available.	Developable	Suitable	Marginal / Uncertain	Achievable	0	10	0

[12] Figures included within Strategic Sites
[13] Figures included within Strategic Sites

Local Plan Ref.	SHLAA Ref.	Allocation		Progress	Developable	Suitable	Available	Achievable	Years 1-5	Years 6-10	Years 11-15
4	487	Bedells Lane, Wilmslow	25 dwellings	This site is not subject to a planning permission and still remains available.	Developable	Suitable	Available	Achievable	0	25	0
5	483	Parkway, Wilmslow	5 dwellings	Site 3153 is now under construction.	Developable	Suitable	Available	Achievable	0[14]	0	0
6		Town Lane, Mobberley	5 dwellings	Site now completed.							
									10	**145**	**70**

[14] Part of SHLAA site 3153

Planning Permissions for Housing (Commitments and Under Construction)

3.4 A 'commitment' is a dwelling that has full, outline or reserved matters planning permission but had not been completed at 31st March 2012.

3.5 Each of the sites identified in the tables (Tables 2 – 5) below had planning permission or was subject to a Section 106 Agreement at 31st March 2012. The sites have been considered to determine whether they are deliverable, developable, achievable and available. It should be noted that not all of the sites that have permission are considered to be deliverable within the next five years, although the site is likely to continue to have potential for development in the future. A number of sites have been identified that are not thought likely to become available within the next 15 years and details have been provided.

Table 3: Sites Under Construction as at 31st March 2012

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Forecast Remaining
243	Bossons Mill/ Brooks Mill, Stonehouse Green, Congleton	385850	363144	0.42	Brownfield	60	44	60	44	16	0	0	0	Suitable	Available	Achievable	Deliverable	30	14	0	0	0
248	British Crepe, Finneys Lane, Middlewich (The Kingfishers)	370048	366852	2.25	Brownfield	74	10	74	10	64	0	0	0	Suitable	Available - site owned by developer	Achievable	Deliverable	10	0	0	0	0
324	Canal Fields / Rookery Bridge, Hall Lane, Moston, Sandbach.	373195	360341	4.15	Mixed	101	101	101	101	0	0	0	0	Suitable	Available - site owned by developer	Achievable	Deliverable	30	71	0	0	0
334	Bath Vale Works, Bath Vale, Brookhouse Lane, Congleton (aka Brook Valley)	387463	363211	9.96	Brownfield	130	106	130	106	24	0	0	0	Suitable	Available - site owned by developer	Achievable	Deliverable	30	76	0	0	0
385	Land South of Portland Drive, Scholar Green.	383411	356577	2.14	Mixed	56	56	56	56	0	0	0	0	Suitable	Available - site under option	Achievable	Deliverable	30	26	0	0	0
437	Caravan Site, Park Lane & Flowery Nook, Mere Lane, Pickmere	368840	377000	2.67	Brownfield	58	3	49	1	55	9	7	2	Suitable	Available	Achievable	Developable	0	0	3	0	0
453	Brown Street Mill, Brown Street, Macclesfield	391452	373124	0.04	Brownfield	16	16	16	16	0	0	0	0	Suitable	Available	Achievable	Deliverable	16	0	0	0	0

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Forecast Remaining
470	Redevelopment Of Victoria Park Flats, Buxton Road, Macclesfield	392100	373750	4.53	Brownfield	215	5	78	5	210	137	137	0	Suitable	Available - site owned by developer	Achievable	Deliverable	5	0	0	0	0
482	The Villas, PSA Land at Dean Row, Wilmslow	385720	382100	21.8	Brownfield	407	12	407	12	395	0	0	0	Suitable	Available - site owned by developer	Achievable	Deliverable	12	0	0	0	0
495	Beech Lawn & Wood Ride, Brook Lane, Alderley Edge	383938	378998	0.34	Brownfield	18	18	16	18	0	2	2	0	Suitable	Available - site owned by developer	Achievable	Deliverable	18	0	0	0	0
920	Henbury High School, Whirley Road (Jasmine Park)	389042	373716	6.92	Mixed	132	26	132	26	106	0	0	0	Suitable	Available	Achievable	Deliverable	26	0	0	0	0
945	22-24 Manchester Road, Wilmslow	384898	381291	0.097	Brownfield	10	10	10	10	0	0	0	0	Suitable	Available	Achievable	Deliverable	10	0	0	0	0
1062	Cheshire Cheese, 56 Crewe Road, Nantwich	365830	352232	0.18	Brownfield	10	1	9	1	9	1	1	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
1073	82 Barony Road, Nantwich	365278	353199	0.4	Mixed	13	9	12	9	4	1	1	0	Suitable	Available	Achievable	Deliverable	9	0	0	0	0
1640	Land off Millstone Lane, Nantwich	365749	352464	0.86	Brownfield	29	14	29	14	15	0	0	0	Suitable	Available	Achievable	Deliverable	14	0	0	0	0
1677	Wychwood Park, Abbey Park Way, Weston	374157	351268	3.05	Greenfield	100	53	100	53	47	0	0	0	Suitable	Available	Achievable	Deliverable	30	23	0	0	0
1699	Former Job Centre, Wellington Road, Nantwich	365266	351889	0.082	Brownfield	14	14	14	14	0	0	0	0	Suitable	Available	Achievable	Deliverable	14	0	0	0	0
1934	Land off Dunwoody Way, Crewe	369516	356056	0.61	Brownfield	79	79	79	79	0	0	0	0	Suitable	Available	Achievable	Deliverable	30	49	0	0	0
1941	Warmingham Grange, School Lane, Warmingham	370821	361466	1.75	Mixed	14	1	14	1	13	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
2147	Macclesfield District Hospital, Victoria Road, Macclesfield	390900	373928	1.4	Brownfield	72	36	72	36	36	0	0	0	Suitable	Available	Achievable	Deliverable	0	36	0	0	0
2148	Ingersley Vale Works, Ingersley Vale, Bollington	394231	377362	0.99	Brownfield	66	66	66	66	0	0	0	0	Suitable	Available	Achievable	Deliverable	30	36	0	0	0
2309	Land off Canal Villa (Swans Reach), Wolstenholme Close/Canal Road, Congleton	386671	362068	0.8	Mixed	17	17	17	17	0	0	0	0	Suitable	Available - site owned by developer	Achievable	Deliverable	17	0	0	0	0

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Forecast Remaining
2323	Land to rear of Zan Drive, (Farriers Green) Crewe Road, Sandbach[15]	375100	359500	1.39	Greenfield	41	17	39	17	24	2	2	0	Suitable	Available - site under option	Achievable	Deliverable	17	0	0	0	0
2353	Land at Elworth Hall Farm, Dean Close, Elworth, Sandbach	374336	361690	1.09	Mixed	25	24	24	24	1	1	1	0	Suitable	Available	Achievable	Deliverable	20	4	0	0	0
2391	Land north of Marsh Farm, Newcastle Road, Congleton[16]	384548	362260	1.66	Mixed	52	8	52	8	44	0	0	0	Suitable	Available	Achievable	Deliverable	8	0	0	0	0
2479	Mossley House, Biddulph Road, Congleton	387777	361929	0.78	Mixed	43	43	42	42	0	1	0	1	Suitable	Available	Achievable	Deliverable	20	23	0	0	0
2521	Havannah Mill, Havannah Lane, Eaton	386563	364548	2.84	Brownfield	36	35	36	35	1	0	0	0	Suitable	Available - site owned by developer	Achievable	Deliverable	20	15	0	0	0
3114	Haulage Depot, Gunco Lane, Macclesfield	392237	372606	2.45	Brownfield	124	124	124	124	0	0	0	0	Suitable	Available	Achievable	Deliverable	30	94	0	0	0
3153	195 197 and 199, Wilmslow Road, Handforth[17]	385573	384245	0.41	Mixed	40	40	37	40	0	3	3	0	Suitable	Available	Achievable	Deliverable	20	20	0	0	0
3384	Honford Court, South Acre Drive, Handforth[18]	385782	383153	0.34	Brownfield	36	24	1	24	12	35	35	0	Suitable	Available	Achievable	Deliverable	20	4	0	0	0
						2088	**1012**	**1896**	**1009**	**1076**	**192**	**189**	**3**					**518**	**491**	**3**	**0**	**0**

[15] Site now complete
[16] Site now complete
[17] Site now complete
[18] Site now complete

Table 4: Sites with Full Planning Permission as at 31st March 2012

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Forecast Remaining
241	Land Off Jersey Way, Middlewich[19]	370697	366533	2.71	Brownfield	83	83	83	83	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	83	0	0	0
338	Land adjacent to 5 Middlewich Road, Cranage.	374834	369198	0.51	Greenfield	10	10	10	10	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	10	0	0	0
588	Nuneham Nursing Home, 41 Victoria Road, Macclesfield[20]	390736	374073	0.15	Brownfield	14	14	13	14	0	1	1	0	Suitable	Available	Achievable	Deliverable	0	14	0	0	0
742	Clarence Mill, Mill Road, Bollington	393394	378179	0.48	Brownfield	19	19	19	19	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	19	0	0	0
758	2-4 Holly Road, Wilmslow	384432	380572	0.24	Brownfield	10	10	8	10	0	2	2	0	Suitable	Available	Achievable	Deliverable	0	10	0	0	0
923	Gradus/land at Park Green, Macclesfield	391975	373174	0.2	Brownfield	85	85	85	85	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	85	0	0	0
947	Land at Norburys Yard, Church Walk, Knutsford	375385	378522	0.24	Brownfield	14	14	14	14	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	14	0	0	0
999	Sherborne Road / Cranborne Road / Rodean Walk, Abbey Place, Crewe	370605	356708	2.93	Brownfield	6	6	-8	-8	0	14	0	14	Suitable	Available	Achievable	Deliverable	0	6	0	0	0
1006	198-200 Edleston Road, Crewe	370509	355263	0.847	Brownfield	14	14	14	14	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	14	0	0	0
1227	Land off Hastings Road, Nantwich[21]	365817	351977	0.91	Greenfield	34	34	34	34	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	34	0	0	0
1589	Land to Rear of 157 Crewe Road, accessed via Gutterscroft, Haslington	373695	356271	0.46	Mixed	11	11	11	11	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	11	0	0	0

[19] Site now under construction
[20] Site now under construction
[21] Site now under construction

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Forecast Remaining
1805	Nova Court, Dewes Street, Crewe[22]	369980	356134	0.26	Brownfield	18	18	-13	18	0	31	31	0	Suitable	Available	Achievable	Deliverable	0	18	0	0	0
1970	Rear of Earl of Crewe Public House, Nantwich Road, Crewe	370238	354516	0.215	Brownfield	10	10	10	10	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	10	0	0	0
1997	Holding 4, Ridley Hall Farm, Wrexham Road, Ridley	354688	354763	0.745	Greenfield	10	10	10	10	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	10	0	0	0
2001	Land South East to Bridge Inn, Broad St. Crewe	370428	356955	0.36	Greenfield	14	14	14	14	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	14	0	0	0
2062	Land off Wyche Lane, Bunbury[23]	356755	357724	0.38	Greenfield	10	10	10	10	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	10	0	0	0
2065	Audlem Country Nursing Home, School Lane, Audlem	366080	343561	0.08	Brownfield	22	22	22	22	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	22	0	0	0
2096	Car sales site, Wistaston Road, Crewe	369694	355535	0.195	Brownfield	12	12	12	12	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	12	0	0	0
2118	St Anne's Lane, Welsh Row, Nantwich	364800	352350	0.44	Brownfield	20	20	20	20	0	0	0	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	20
2417	Butley Hall, Scott Road, Prestbury	390167	377238	0.26	Mixed	12	12	5	5	0	7	0	7	Suitable	Available	Achievable	Deliverable	0	12	0	0	0
2657	Land off The Green, Middlewich	370486	364524	2.28	Greenfield	64	64	64	64	0	0	0	0	Suitable - with policy change	Available - site owned by developer	Achievable	Deliverable	0	64	0	0	0
2859	Smallwood Storage Ltd, Moss End Farm, Moss End Lane, Smallwood	380148	362292	2.38	Brownfield	15	15	15	15	0	0	0	0	Suitable - if can meet policy requirements	Available	Achievable	Deliverable	0	15	0	0	0
2877	The Millfield Hotel, Blagg Avenue, Nantwich[24]	364514	351769	0.2	Brownfield	14	14	14	14	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	14	0	0	0
2991	Land Adjacent To 97, Broughton Road, Crewe	370333	357654	0.52	Mixed	11	11	11	11	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	11	0	0	0

[22] Site now under construction
[23] Site now under construction
[24] Site now under construction

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Forecast Remaining
3146	Peacock Farm, Wilmslow Road, Handforth	385608	384311	0.32	Brownfield	13	13	13	13	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	13	0	0	0
3170	Vernon Lodge, Weller Avenue, Poynton[25]	391918	382776	0.37	Brownfield	30	30	-7	30	0	37	37	0	Suitable	Available	Achievable	Deliverable	0	30	0	0	0
3183	Ford House, The Village, Prestbury, Macclesfield	390045	377019	0.28	Brownfield	11	11	11	11	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	11	0	0	0
3559	Over Tabley Hall Farm, Old Hall Lane, Tabley	371940	379819	0.51	Mixed	10	10	9	9	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	10	0	0	0
3585	St John The Baptist Church, Church Street, Bollington	393902	377803	0.22	Mixed	13	13	13	13	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	13	0	0	0
3811	Woodside Poultry Farm, Stocks Lane, Over Peover, Knutsford	378108	373981	0.87	Greenfield	15	15	15	15	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	15	0	0	0
3891	Land off New Road, Wrenbury	359207	347623	0.52	Greenfield	14	14	14	14	0	0	0	0	Suitable - if can meet policy requirements	Available	Achievable	Deliverable	0	14	0	0	0
3942	Land rear of 33 to 45, Mill Green, Congleton[26]	385888	363340	0.28	Brownfield	44	44	44	44	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	44	0	0	0
4049	Land off Marthall Lane, Marthall Lane, Ollerton[27]	377791	376847	0.31	Greenfield	14	14	14	14	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	14	0	0	0
						723	**723**	**630**	**701**	**0**	**93**	**71**	**22**					**0**	**676**	**0**	**0**	**27**

[25] Site now under construction
[26] Site now under construction
[27] Site now under construction

Table 5: Sites with Outline Planning Permission as at 31st March 2012

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Forecast Remaining
2102	Minshull Court Nursing Home, Minshull New Rd, Crewe	368795	357415	0.264	Brownfield	14	14	14	14	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	14	0	0	0
2151	Site of Vernon County Infant School, Bulkely Road, Poynton	392163	383385	1.811	Mixed	55	55	55	55	0	0	0	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	55
2404	Former Fisons Site, London Road, Holmes Chapel (aka Sanofi Aventis / Rhodia)	376853	366657	8.11	Brownfield	224	224	224	224	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	175	49	0	0
2418	Massie Dyeworks, Loney Street, Macclesfield	391113	373272	0.09	Brownfield	11	11	11	11	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	11	0	0	0
2541	Land east of Sandy Lane, Somerford (Loachbrook)[28]	383088	363210	30.13	Greenfield	200	200	200	200	0	0	0	0	Suitable	Available	Achievable	Developable	0	0	120	80	0
2601	Training Centre, Hill Street, Sandbach	373904	361398	0.259	Brownfield	14	14	14	14	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	14	0	0	0
						518	**518**	**518**	**518**	**0**	**0**	**0**	**0**					**0**	**214**	**169**	**80**	**55**

[28] Site currently has permission, however, this is currently subject to legal proceedings

Table 6: Sites Subject to Section 106 as at 31st March 2012

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Forecast Remaining
335	Fodens Test Track, Moss Lane, Sandbach.	373399	360903	3.28	Brownfield	120	120	120	120	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	90	30	0	0
336	Former Fodens Factory, Moss Lane, Sandbach.[29]	373478	361227	10.15	Brownfield	269	269	269	269	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	125	144	0	0
396	Land at Silver Birches, Croxton Lane, Middlewich.	369658	366966	0.39	Mixed	12	12	11	11	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	12	0	0	0
406	Victoria Mills, Macclesfield Road, Holmes Chapel.	376739	367270	4.18	Brownfield	160	160	160	160	0	0	0	0	Suitable	Available - site under option	Achievable	Developable	0	0	90	70	0
941	Territorial Army Ypres Barracks, Chester Road, Macclesfield	390632	373600	3.55	Mixed	87	87	87	87	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	87	0	0	0
943	Macclesfield Cricket Club, Victoria Road, Macclesfield	390389	373930	2.2	Greenfield	66	66	66	66	0	0	0	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	66
978	The Old Workshops, Kettle Lane, Chapel End, Buerton	367286	343047	0.53	Brownfield	10	10	10	10	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	10	0	0	0
1027	West of Manor Bank Farm, Cheerbrook Road, Willaston	367465	351712	0.71	Greenfield	12	12	12	12	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	12	0	0	0
2120	South Cheshire College of Further Education, Dane Bank Avenue, Crewe	369785	354565	1.77	Mixed	91	91	91	91	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	90	1	0	0
2306	Kestrel Engineering, Brook Street, Congleton	386461	363487	3.24	Brownfield	54	54	54	54	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	54	0	0	0
2312	Rear of 27-31 Park Lane, Congleton	386657	362724	0.83	Greenfield	12	12	12	12	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	12	0	0	0
2322	Land off Howey Lane, Congleton	383858	363624	0.66	Greenfield	16	16	16	16	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	16	0	0	0
2354	Former First Carton, Sutherland Works, Bromley Road, Congleton	386716	363333	1.87	Brownfield	63	63	63	63	0	0	0	0	Suitable	Available - site owned by developer	Achievable	Deliverable	0	63	0	0	0
2420	Fibrestar site, Redhouse Lane,	398339	384827	5.27	Brownfield	160	160	160	160	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	90	70	0	0

[29] Site now under construction

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Forecast Remaining
	Disley																					
2891	Maw Green Farm, Crewe	371553	357133	10.01	Greenfield	165	165	165	165	0	0	0	0	Suitable - if can meet policy requirements	Available	Achievable	Deliverable	0	90	75	0	0
2895	Coppenhall East, Remer Street, Crewe	370975	357492	24.94	Greenfield	650	650	650	650	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	325	325	0	0
2921	Gresty Green Farm, Gresty Green Road	370520	353424	2.05	Greenfield	51	51	51	51	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	51	0	0	0
2971	Grenson Motors, Middlewich Road, Bradfield Green, Crewe[30]	368008	358866	0.375	Brownfield	11	11	11	11	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	11	0	0	0
3030	Land at 2 & 4 Heathfield Avenue & 29, 29A & 31 Hightown, Crewe	370113	355956	0.21	Brownfield	35	35	35	35	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	35	0	0	0
3172	Irlams / Stobarts, Knutsford Road, Chelford	381276	374813	1.7	Brownfield	50	50	50	50	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	50	0	0	0
3175	Chelford Cattle Market & Car Park, Dixon Drive, Chelford	381450	375040	3.7	Brownfield	86	86	86	86	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	86	0	0	0
3268	Langley Works, Cock Hall Lane, Langley (Reiter Scraggs part 2)	393984	371397	5.39	Brownfield	77	77	77	77	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	77	0	0	0
3376	Land north of Parkers Road, Leighton	369059	358102	14.84	Greenfield	400	400	400	400	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	400	0	0	0
3444	Land off Marsh Lane, Nantwich[31]	364293	351908	0.54	Mixed	13	13	13	13	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	13	0	0	0
3464	The Waterhouse Employment Site (Kay Metzeler), Wellington Road, Bollington	392917	377873	4.48	Brownfield	80	80	80	80	0	0	0	0	Suitable - with policy change	Available	Achievable	Deliverable	0	80	0	0	0
3999	Land south of Crewe Road, Alsager.	378619	355130	2.69	Greenfield	65	65	65	65	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	65	0	0	0
						2815	**2815**	**2814**	**2814**	**0**	**1**	**0**	**1**					**0**	**1944**	**735**	**70**	**66**

[30] Site now has Full Permission
[31] Site now under construction

Sites without Planning Permissions for Housing

3.6 This includes Vacant and Underused Previously Developed Land and Buildings, Surplus Public Sector Land, Land in Non-Residential Use Suitable for Re-Development for Housing, Additional Housing Opportunities in Established Residential Areas, Sites in Rural Settlements and Rural Exception Sites and Urban Extensions.

Table 7: Sites without permission as at 31st March 2012

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Forecast Remaining
422	Land off Mill Lane, Middlewich	370429	366384	0.55	Brownfield	22	22	22	22	0	0	0	0	Suitable - if can meet policy requirements	Marginal / Uncertain	Achievable	Developable	0	0	22	0	0
429	Land off Nantwich Road, Middlewich	369697	366187	0.83	Greenfield	34	34	34	34	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	34	0	0	0
455	Land East Of Congleton Road, Macclesfield	390500	371800	3.04	Greenfield	100	60	100	60	40	0	0	0	Suitable	Available	Achievable	Deliverable	0	60	0	0	0
2301	Land off Lewin Street, Middlewich	370436	365986	0.39	Mixed	16	16	16	16	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	16	0	0
2308	North of Congleton Station, park Lane, Congleton	387247	362400	1.27	Brownfield	39	39	39	39	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	39	0	0
2316	Land at Princess Street, Congleton	385821	363040	0.51	Brownfield	21	21	21	21	0	0	0	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	0
2317	Land east of Eaton Bank, Congleton	386648	364037	4.35	Mixed	90	90	90	90	0	0	0	0	Suitable - with policy change	Available - site on the market	Achievable	Developable	0	0	90	0	0
2318	CEC Depot, Brunswick Wharf, Brook Street, Congleton	386582	363410	0.68	Brownfield	21	21	21	21	0	0	0	0	Suitable	Available - Medium Term	Achievable	Developable	0	0	21	0	0
2319	Rear of 56 Sandbach Road, Congleton	383905	363137	0.32	Greenfield	10	10	10	10	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	10	0	0
2321	Land off Meadow Avenue, Congleton	385427	362362	1.27	Greenfield	39	39	39	39	0	0	0	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	39	0	0
2325	Land off Brookhouse Road,Sandbach	375900	360650	0.41	Greenfield	12	12	12	12	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	12	0	0

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Forecast Remaining
2343	Land off Hassall Road, Sandbach[32]	367496	360152	1.29	Greenfield	39	39	39	39	0	0	0	0	Suitable	Available - site owned by developer	Achievable	Deliverable	0	39	0	0	
2355	Former Texaco Garage, Congleton Road, Sandbach	375980	361088	0.41	Brownfield	17	17	17	17	0	0	0	0	Suitable	Available - site owned by developer	Achievable	Developable	0	0	17	0	0
2357	Nortek, Vale Business Centre, Priesty Fields, Congleton	385769	362668	0.39	Brownfield	12	12	12	12	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	12	0	0
2361	Coalyard, junction of Brunswick Street and Brook Street, Congleton	386552	363350	0.41	Brownfield	17	17	17	17	0	0	0	0	Suitable	Available - site on the market	Achievable	Deliverable	0	17	0	0	0
2362	Oakes Pets Superstore, 28 Biddulph Road, Congleton	387305	362112	0.55	Brownfield	10	10	10	10	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	10	0	0
2363	122 Bradwall Road and Land to the Rear, Sandbach	375882	361655	1.35	Mixed	41	41	41	41	0	0	0	0	Suitable - with policy change	Available - site owned by developer	Achievable	Developable	0	0	41	0	0
2364	Poolwood Cottages, Holmes Chapel Road, Somerford	382242	364040	0.48	Greenfield	10	10	10	10	0	0	0	0	Suitable - with policy change	Available - site owned by developer	Achievable	Developable	0	0	10	0	0
2365	Dunkirk Way, Land off London Road, Holmes Chapel	376382	366411	1.2	Greenfield	18	18	18	18	0	0	0	0	Suitable – if can meet policy requirements	Available	Achievable	Deliverable	0	18	0	0	0
2367	Land adjacent to Heath House, Chells Hill, Betchton	379607	356893	1.02	Greenfield	12	12	12	12	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
2368	Land to the rear of 104,106, 110, and 112 Lawton Road, Alsager	380220	355293	0.44	Greenfield	14	14	14	14	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	14	0	0
2370	Land adjacent to Marlfields Primary School, Waggs Road, Congleton	385332	362544	1.52	Greenfield	46	46	46	46	0	0	0	0	Not Suitable	Not Available - long term prospect	Not Achievable	Not currently developable	0	0	0	0	0

[32] Site now has Full Permission

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Forecast Remaining
2371	Cardway Cartons, Linley Lane, Alsager	380825	355182	4.73	Brownfield	60	60	60	60	0	0	0	0	Suitable	Available - site owned by developer	Achievable	Deliverable	0	60	0	0	0
2372	Land at Sunnyside Farm, Dunnocksfold Road, Alsager	378076	355834	2.87	Greenfield	87	87	87	87	0	0	0	0	Suitable - with policy change	Available - site owned by developer	Achievable	Developable	0	0	87	0	0
2373	Land at Rhodes Field, Crewe Road, Alsager	377950	354916	3.48	Greenfield	105	105	105	105	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	90	15	0
2375	Land off Webbs Lane, Middlewich	370218	366538	0.64	Greenfield	20	20	20	20	0	0	0	0	Suitable - with policy change	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2378	Land off Ryecroft Close, Middlewich	369915	365379	0.45	Greenfield	14	14	14	14	0	0	0	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	0
2380	Land off Booth Lane, Middlewich	371308	364522	0.39	Mixed	12	12	12	12	0	0	0	0	Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	0
2381	Middlewich Lagoons, Cledford Lane, Middlewich	371126	365274	25	Brownfield	750	750	750	750	0	0	0	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	0
2385	Land off King Street, Middlewich	370300	367100	0.32	Brownfield	10	10	10	10	0	0	0	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	0
2387	Land west of Hillfields, Congleton	385761	363464	0.82	Greenfield	15	15	15	15	0	0	0	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	0
2395	Cricket Club, West Street, Congleton	385360	363202	1.23	Greenfield	37	37	37	37	0	0	0	0	Suitable - with policy change	Not Available	Achievable	Not currently developable	0	0	0	0	0
2396	Congleton Town Football Club, Crescent Road, Congleton	385327	362752	1.23	Greenfield	37	37	37	37	0	0	0	0	Suitable - with policy change	Not Available	Achievable	Not currently developable	0	0	0	0	0
2397	Land off Silver Street, Congleton	386074	362659	0.89	Greenfield	12	12	12	12	0	0	0	0	Suitable	Available - site on the market	Achievable	Deliverable	0	12	0	0	0
2406	Land south and east of Astbury Mere, Congleton	385003	362294	6.58	Greenfield	200	200	200	200	0	0	0	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	0
2415	Land to rear of Elworth Road, Sandbach	374040	360830	0.35	Greenfield	11	11	11	11	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2442	Land off Barley Croft, Alsager	380197	354864	0.4	Mixed	10	10	10	10	0	0	0	0	Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	0

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Forecast Remaining
2453	Royal Ordnance Factory, Crewe Road, Alsager	378414	354482	46	Brownfield	1380	1380	1380	1380	0	0	0	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	0
2454	Land at Bridge Farm, Sandbach Road North, Alsager	379148	356708	13.74	Greenfield	413	413	413	413	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2455	Land off Heath End Road/Sandbach Road North, Alsager	379133	356493	7.3	Greenfield	219	219	219	219	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2456	Land at Lady Farm Bungalow, Dunnocksfold Road, Alsager	377767	356038	2.96	Greenfield	89	89	89	89	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2457	Land to south of Crewe Road, Alsager	378165	354740	11.7	Greenfield	351	351	351	351	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
2458	Land at Fanny's Croft, Audley Road, Alsager	379880	354978	6.68	Greenfield	201	201	201	201	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	125	76	0
2459	Land west of Home Farm, Crewe Road, Alsager	378494	355047	1.45	Greenfield	125	125	125	125	0	0	0	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Not currently developable	0	0	0	0	0
2460	Land Adjacent to Royal Ordnance Factory, Crewe Road, Alsager	378786	354697	7.17	Greenfield	216	216	216	216	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2471	Land at Darlington Street, Middlewich	370098	366263	1.28	Brownfield	39	39	39	39	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Not currently developable	0	0	0	0	0
2498	Congleton Business Park (North), Viking Way, Congleton	385192	363693	1.61	Greenfield	49	49	49	49	0	0	0	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	0
2501	Eaton Bank Farm, Eaton Bank, Congleton	386505	364119	0.52	Mixed	16	16	16	16	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	16	0	0
2502	Land west of Eaton Bank, Congleton	386456	363941	1.4	Mixed	42	42	42	42	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2509	Garages, Banky Fields, Congleton	385101	362457	0.78	Mixed	24	24	24	24	0	0	0	0	Suitable - with policy change	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2535	Land south of Hulme Walfield Farm, Congleton	385325	363954	3.42	Greenfield	103	103	103	103	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2536	Land off Forge Lane (north) Congleton	384941	363499	3.12	Greenfield	94	94	94	94	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Forecast Remaining
2537	Land off Forge Lane (south), Congleton	384964	363365	1.13	Mixed	34	34	34	34	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2542	Land west of Sandy Lane (Incl. New House Farm), Somerford	382546	363454	42.63	Greenfield	1279	1279	1279	1279	0	0	0	0	Not Suitable	Marginal/uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2543	Land north of Walhill Farm, Sandbach Road, Newbold Astbury	382561	362777	29.21	Greenfield	877	877	877	877	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2544	Land south of Sandbach Road, Newbold Astbury	383436	362901	5.43	Greenfield	163	163	163	163	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2545	Land west of Padgbury Lane, Congleton	383694	362767	5.37	Greenfield	162	162	162	162	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	90	72	0
2546	Land rear of Padsbridge Farm, Padgbury Lane, Congleton	383983	362432	8.61	Greenfield	259	259	259	259	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	125	134	0
2547	Land at Highfields House/land off Canal road, Congleton	386158	362310	7.41	Mixed	120	120	120	120	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	90	30	0
2548	Land at Tall Ash Farm, Buxton Road, Congleton	387556	363711	7.17	Greenfield	235	235	235	235	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	125	110	0
2549	Land north of Bath Vale, Congleton	387631	363429	13.07	Greenfield	393	393	393	393	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
2550	Land south of Buxton Road/Middle Lane, Congleton	387966	363601	13.65	Greenfield	410	410	410	410	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
2551	Land west of Padgbury Lane, Congleton	383694	362767	3.59	Greenfield	108	108	108	108	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	90	18	0
2556	Rear of Almshouses, The Hill, Sandbach	376250	360650	0.35	Greenfield	11	11	11	11	0	0	0	0	Suitable	Not Available - long term prospect	Achievable	Developable	0	0	11	0	0
2564	Playing field, Newhall Avenue, Sandbach	375650	360410	0.31	Greenfield	10	10	10	10	0	0	0	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Not currently developable	0	0	0	0	0
2569	Sandbach Primary School, Crewe Road, Sandbach	375600	360550	0.59	Greenfield	18	18	18	18	0	0	0	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Not currently developable	0	0	0	0	0
2572	Land adjacent to 10 Cooksmere Lane, Sandbach	375400	361550	0.42	Mixed	13	13	13	13	0	0	0	0	Suitable	Marginal/uncertain	Achievable	Developable	0	0	13	0	0

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Forecast Remaining
2573	Playing field, Hassall Road, Sandbach	376250	360350	1.4	Greenfield	42	42	42	42	0	0	0	0	Suitable - with policy change	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2574	Playground, Hassall Road, Sandbach	376350	360280	0.6	Greenfield	18	18	18	18	0	0	0	0	Suitable - with policy change	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2576	Depot site, Station Road, Sandbach	373764	361436	0.47	Brownfield	15	15	15	15	0	0	0	0	Not Suitable	Marginal / Uncertain	Achievable	Not currently developable	0	0	0	0	0
2577	Zan Works, Crewe Road, Sandbach	375070	359360	1.07	Mixed	33	33	33	33	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	33	0	0
2579	Land at Ellesmere Close/Grangeway, Sandbach	374447	361580	0.33	Greenfield	10	10	10	10	0	0	0	0	Suitable - with policy change	Not Available - long term prospect	Achievable	Not currently developable	0	0	0	0	0
2586	Land to south of Rookery Bridge, Hall Lane, Sandbach	373167	360194	0.36	Brownfield	11	11	11	11	0	0	0	0	Not Suitable	Marginal/uncertain	Achievable	Not currently developable	0	0	0	0	0
2587	Playing field, Sandy Lane, Sandbach	373571	360341	0.73	Greenfield	22	22	22	22	0	0	0	0	Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2588	55 Congleton Road, Sandbach	376093	361376	1.14	Mixed	35	35	35	35	0	0	0	0	Suitable	Not Available - long term prospect	Achievable	Not currently developable	0	0	0	0	0
2597	Land at Colley Lane/The Hill, Sandbach	376655	360357	0.38	Greenfield	12	12	12	12	0	0	0	0	Suitable - with policy change	Not Available	Not Achievable	Not currently developable	0	0	0	0	0
2606	Elm Tree Farm, London Road, Sandbach	373486	361754	8.25	Greenfield	248	248	248	248	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2607	Land off School Lane, Sandbach	377275	360789	0.64	Greenfield	20	20	20	20	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	20	0	0
2608	Land off The Hill/Manor Road, Sandbach	376914	360424	8.11	Greenfield	244	244	244	244	0	0	0	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	125	119	0
2609	Land off Colley Lane/The Hill, Sandbach	376778	360235	5.6	Greenfield	160	160	160	160	0	0	0	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	90	70	0
2610	Land off Hassall Road/Colley Lane/Coldmoss Drive, Sandbach	376546	360079	6.59	Greenfield	188	188	188	188	0	0	0	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	90	98	0

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2611	Land off Elm Tree lane, Sandbach	373716	362053	5.5	Greenfield	165	165	165	165	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2612	Land off Houndings Lane, Sandbach	375960	360168	5.53	Greenfield	120	120	120	120	0	0	0	0	Suitable - with policy change	Available - site owned by developer	Achievable	Developable	0	0	90	30	0
2613	Land adjacent to Wheelock Bypass, Sandbach	375535	359966	22.35	Greenfield	671	671	671	671	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2616	Yeowood Farm, Elton Road, Sandbach	373684	359842	41.41	Greenfield	800	800	800	800	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	125	250	425
2617	Land at Mill Lane/London Road, Sandbach	373312	362132	7.02	Greenfield	211	211	211	211	0	0	0	0	Suitable - with policy change	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2618	Land surrounding Elworth Hall Farm, Dean Close, Sandbach	374423	361790	3.73	Greenfield	108	108	108	108	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	90	18	0
2619	Land at Princess Drive/Cooksmere Lane, Sandbach	374914	361584	6.22	Greenfield	187	187	187	187	0	0	0	0	Suitable - with policy change	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2620	Land west of Cooksmere Lane, Sandbach	374434	362097	40.73	Greenfield	1240	1240	1240	1240	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2621	Land off Congleton Road, Sandbach	375923	361666	7.31	Mixed	220	220	220	220	0	0	0	0	Suitable - with policy change	Available - site owned by developer	Achievable	Developable	0	0	90	130	0
2622	Fields Farm, Congleton Road/Bradwall Road, Congleton	376187	362185	93.88	Greenfield	2816	2816	2816	2816	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2623	Land west of Holmes Chapel Road, Sandbach	376819	362304	20.4	Greenfield	612	612	612	612	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2624	Land east of Holmes Chapel Road, Sandbach	377252	362371	23.91	Greenfield	718	718	718	718	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2625	Land east of Cooksmere Lane, Sandbach	375182	362079	30.24	Greenfield	908	908	908	908	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2626	Land at Oakley Farm, Bradwall Road, Sandbach	375405	361866	8.47	Greenfield	255	255	255	255	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0

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2628	Spoil heap south of Elton Road, Sandbach	373250	360100	1	Greenfield	30	30	30	30	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2631	Land west of Crewe Road, Winterley	374683	358018	2.38	Greenfield	72	72	72	72	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2632	Land at Brook Farm, Crewe Road, Sandbach	374865	359001	9.12	Greenfield	274	274	274	274	0	0	0	0	Suitable - with policy change	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2633	Land to north of Talke Road, Alsager	380547	355165	0.56	Greenfield	17	17	17	17	0	0	0	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Not currently developable	0	0	0	0	0
2642	Land off Lea Way, Alsager	379908	355413	0.4	Greenfield	12	12	12	12	0	0	0	0	Suitable - with policy change	Not Available	Achievable	Not currently developable	0	0	0	0	0
2643	Land off Wilbrahams Way, Alsager	379619	355795	2.01	Greenfield	61	61	61	61	0	0	0	0	Suitable - with policy change	Not Available - long term prospect	Not Achievable	Not currently developable	0	0	0	0	0
2644	Land off Cedar Avenue, Alsager	379574	355102	1.96	Greenfield	40	40	40	40	0	0	0	0	Not Suitable	Not Available - long term prospect	Not Achievable	Not currently developable	0	0	0	0	0
2645	Land off Cedar Avenue, Alsager	379734	355110	0.59	Greenfield	18	18	18	18	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2646	Land off Faulkner Drive, Middlewich	371522	364858	3.27	Mixed	99	99	99	99	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2647	Land off Faulkner Drive, Middlewich	371410	364648	3.84	Mixed	116	116	116	116	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2652	Land off Croxton Lane, Middlewich	369685	366647	1.89	Greenfield	57	57	57	57	0	0	0	0	Suitable - with policy change	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2653	Land adjoining A54 Holmes Chapel Road, Middlewich	371285	366748	2.49	Greenfield	75	75	75	75	0	0	0	0	Suitable - with policy change	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2654	Land to east of Croxton Lane, Middlewich	369717	367025	1.34	Greenfield	41	41	41	41	0	0	0	0	Suitable - with policy change	Available / site is owned by developer	Achievable	Developable	0	0	41	0	0
2655	Land to west of Croxton Lane, Middlewich	369582	367026	0.78	Greenfield	24	24	24	24	0	0	0	0	Suitable - with policy change	Available / site is owned by developer	Achievable	Developable	0	0	24	0	0

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2656	Land to west of Butley Close, Middlewich	369936	365004	6.34	Greenfield	191	191	191	191	0	0	0	0	Suitable - with policy change	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2658	Land to west of Warmingham Lane, Middlewich	370495	364075	5.59	Greenfield	389	389	389	389	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	125	250	14
2660	Land to north of Tetton Bridge, Middlewich	372099	364077	6.74	Greenfield	203	203	203	203	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2661	Land to south of Cledford Lane, Middlewich	372000	364500	38.73	Greenfield	1162	1162	1162	1162	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2676	Land to rear of Brooklands Drive, Goostrey	377800	370200	0.96	Greenfield	29	29	29	29	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2686	Land adjacent to Mount Pleasant Residential Park, Alison Drive, Goostrey	376751	369899	1.18	Greenfield	36	36	36	36	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	36	0	0
2687	Land south of Main Road, Goostrey	377624	369934	3.95	Greenfield	119	119	119	119	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2688	Land off Willow Lane/Mill Lane, Goostrey	376981	370316	1.62	Greenfield	49	49	49	49	0	0	0	0	Suitable - with policy change	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2689	Land off Hermitage Lane, Goostrey	376479	369713	2.4	Greenfield	72	72	72	72	0	0	0	0	Suitable - with policy change	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2690	Former railway sidings, land off Station Road, Goostrey	378153	369535	6.26	Mixed	188	188	188	188	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2691	Land off Station Road, Holmes Chapel	376541	366859	0.91	Greenfield	28	28	28	28	0	0	0	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	0
2692	Former Smithy, Macclesfield Road, Holmes Chapel	376343	367272	0.35	Mixed	11	11	11	11	0	0	0	0	Suitable	Not Available - long term prospect	Achievable	Not currently developable	0	0	0	0	0
2693	Land off Knutsford Road, Holmes Chapel	376219	367542	1.88	Mixed	57	57	57	57	0	0	0	0	Suitable	Not Available - long term prospect	Achievable	Not currently developable	0	0	0	0	0
2704	Bank House Farm, Middlewich Road, Holmes Chapel	375597	367336	0.32	Mixed	10	10	10	10	0	0	0	0	Suitable	Not Available - long term prospect	Achievable	Not currently developable	0	0	0	0	0

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2706	Land south of Station Road, Holmes Chapel	376679	366828	2.57	Mixed	70	70	70	70	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2707	Land N of Comprehensive School, Selkirk Drive, Holmes Chapel	375507	366882	1.06	Mixed	15	15	15	15	0	0	0	0	Suitable	Available	Achievable	Developable	0	0	15	0	0
2708	Land south of Middlewich Road, Holmes Chapel	374704	367087	8.8	Greenfield	264	264	264	264	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2709	Land north of Middlewich Road, Holmes Chapel	374924	367419	4.6	Greenfield	138	138	138	138	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	90	48	0
2710	Saltersford Corner, Macclesfield Road, Holmes Chapel	377012	367499	3.68	Greenfield	111	111	111	111	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2711	Land N.E. Of Junction 18 of M6, Middlewich Road, Holmes Chapel	374588	367515	6.61	Greenfield	199	199	199	199	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2712	Land S.E. Of Junction 18 of M6, Middlewich Road, Holmes Chapel	374426	366990	5.89	Greenfield	177	177	177	177	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2713	Land off Station Road/Manor Lane, Holmes Chapel	376937	366819	1.13	Greenfield	34	34	34	34	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2714	Land off Westfield Road, Mow Cop	385432	357258	0.32	Greenfield	10	10	10	10	0	0	0	0	Suitable	Not Available - long term prospect	Achievable	Not currently developable	0	0	0	0	0
2715	Land off Manor Road/Close Lane, Mow Cop	385601	357421	0.55	Greenfield	17	17	17	17	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2724	Rosemount Farm, Congleton Road, Spen Green, Smallwood	381799	360626	0.37	Brownfield	12	12	12	12	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2725	Rear of Oak View Cottage, Newcastle Road, Smallwood	379760	360279	1.54	Greenfield	47	47	47	47	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0

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2726	Ivanhoe, Holmes Chapel Road, Brereton Heath[33]	380829	364823	0.46	Mixed	11	11	11	11	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	11	0	0	
2728	Paces Crane Hire, Newcastle Road, Arclid	378776	361939	0.94	Brownfield	29	29	29	29	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	29	0	0
2729	Fomer Arclid Hospital site, Newcastle Road, Arclid	378797	362395	3.28	Brownfield	75	75	75	75	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	75	0	0
2730	Land off Congleton Road South, Scholar Green	382670	354922	3.05	Greenfield	92	92	92	92	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2731	Land off Lawton Heath Road, Church Lawton	380681	356492	8.52	Greenfield	256	256	256	256	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2732	Land at Smithy Grove, Alsager Road, Hassall Green	378105	358660	0.52	Greenfield	16	16	16	16	0	0	0	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	16	0	0
2734	Land off Twemlow Lane, Twemlow	378044	368821	0.59	Greenfield	18	18	18	18	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
2735	Land south of School Lane, Brereton Green	378067	364027	2.37	Greenfield	72	72	72	72	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2736	Land at Crange Manor Farm, Knutsford Road, Cranage	378067	364027	31.11	Greenfield	934	934	934	934	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2743	Builders yard, Cinderhill Lane, Scholar Green	383713	357285	0.49	Brownfield	15	15	15	15	0	0	0	0	Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2744	Land east of Cinderhill Lane, Scholar Green	383462	356962	1.21	Greenfield	37	37	37	37	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2747	Garages, Mead Avenue, Scholar Green	383435	357209	0.15	Brownfield	12	12	12	12	0	0	0	0	Not Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	0
2752	Rear of Broomfields, Holmes Chapel Road, Brereton Heath	380686	364821	1.27	Greenfield	39	39	39	39	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2753	Land south of School Lane, Brereton Green	378079	364101	0.53	Greenfield	16	16	16	16	0	0	0	0	Suitable - with policy change	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0

[33] Site now has Full Permission

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Forecast Remaining
2754	Congleton Business Park (north), Viking Way, Congleton	385249	363928	1.44	Greenfield	44	44	44	44	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2759	Land south of River Croco, Holmes Chapel	375894	366420	17.33	Greenfield	520	520	520	520	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2760	Flowcrete, Dragons Lane, Sandbach	373170	362336	1.66	Brownfield	50	50	50	50	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2761	Broad Lane, Holmes Chapel	375157	366962	4.86	Greenfield	146	146	146	146	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	90	56	0
2762	Land to rear of King Street, Middlewich	370396	366497	0.99	Greenfield	30	30	30	30	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	30	0	0
2768	Land North Of Cranage Hall, Cranage	375023	368489	3.99	Mixed	120	120	120	120	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2769	Land West Of MMU Campus, Hassall Road, Alsager	378290	356110	6.58	Greenfield	198	198	198	198	0	0	0	0	Suitable - with policy change	Available - site owned by developer	Achievable	Developable	0	0	90	108	0
2770	Brookside Hall, Congleton Road, Arclid	377894	361805	7.28	Mixed	219	219	219	219	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2778	Dane Bank Farm, Knutsford Road, Holmes Chapel	375829	367639	1.54	Greenfield	47	47	47	47	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2779	Land adjoining Coppersfield, Church Lane, Sandbach	377251	361111	0.81	Greenfield	25	25	25	25	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	25	0	0
2782	Land west of Somerford Farm, Holmes Chapel Road, Somerford	381920	363780	26.12	Greenfield	784	784	784	784	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2783	Land Rear Of Cranage Trade Park, Goostrey Lane, Cranage	375540	369380	2.64	Greenfield	80	80	80	80	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2785	Land off the Build Center, Lewin Street, Middlewich	370498	366106	0.31	Brownfield	10	10	10	10	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	10	0	0

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2796	Land off Percy James Court, Alsager	380483	355789	0.42	Greenfield	13	13	13	13	0	0	0	0	Suitable	Not Available - long term prospect	Achievable	Not currently developable	0	0	0	0	0
2797	Rear of Emerald Drive/Congleton Road, Sandbach	376430	361840	4.26	Greenfield	128	128	128	128	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2798	Land south of Whetstone Edge Farm, Sandbach Road	383007	362679	12.89	Greenfield	387	387	387	387	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2799	Land at junction of Sandbach Road/Bent Lane, Astbury	382590	362210	32	Greenfield	960	960	960	960	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2804	Somerford Park, Holmes Chapel Road, Somerford	382048	364336	7.66	Mixed	230	230	230	230	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2805	Land south of Knutsford Road, Holmes Chapel	375925	367594	1.79	Mixed	55	55	55	55	0	0	0	0	Suitable - with policy change	Available - site owned by developer	Achievable	Developable	0	0	55	0	0
2806	OPA pumping and storage depot, Goostrey Lane, Twemlow	378059	368986	4.76	Brownfield	143	143	143	143	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2807	Part of former railway sidings, land off Station Road, Goostrey	378018	369854	0.83	Brownfield	25	25	25	25	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2808	Land Adjoining Audley House, Congleton Road South, Church Lawton	382884	354831	0.51	Greenfield	16	16	16	16	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2810	Land at junction of Northwich Road / Knutsford Road, Rudheath, Cranage	374591	369850	1.2	Mixed	36	36	36	36	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2811	Cotton Equestrian Centre, Middlewich Road, Holmes Chapel	374924	367430	1.58	Mixed	48	48	48	48	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	48	0	0
2812	Land adjacent to cemetary, Silver Street, Congleton	386084	362659	0.65	Greenfield	20	20	20	20	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2813	Land east of Zan Drive, Sandbach	375212	359371	1.38	Greenfield	60	60	60	60	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0

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2814	Land north of Cotton Farm, Middlewich Road, Holmes Chapel	374342	367478	9.06	Greenfield	272	272	272	272	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2815	Land east of Croxton Lane, Middlewich	369759	366995	1.03	Mixed	31	31	31	31	0	0	0	0	Suitable - with policy change	Marginal/uncertain	Achievable	Developable	0	0	31	0	0
2816	Land off Wood Lane, Hollinsgreen, Bradwall	373752	363596	0.88	Greenfield	27	27	27	27	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2817	Land at junction of Walnut Tree Lane / Bradwall Road, Bradwall Green, Bradwall	375161	363492	1.1	Greenfield	33	33	33	33	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2819	Land off Howey Lane/Lamberts Lane, Congleton	385899	362262	3.39	Greenfield	102	102	102	102	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	90	12	0
2821	Land north of Sandbach Golf Course, Elworth	374689	361756	6.42	Greenfield	193	193	193	193	0	0	0	0	Not Suitable	Available	Achievable	Not currently developable	0	0	0	0	0
2823	The junction of Hermitage Lane / New Platt Lane, Goostrey	376332	369876	0.94	Greenfield	29	29	29	29	0	0	0	0	Suitable - with policy change	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2825	Southern part of Radnor Park Trading Estate, Back Lane, Congleton	384559	363683	5.23	Brownfield	157	157	157	157	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2827	Havannah Business Centre, 9 to 11 Havannah Street, Congleton	386647	363651	0.48	Brownfield	15	15	15	15	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	15	0	0
2828	Land at 30 Boundary Lane, Mossley, Congleton	387372	361725	0.37	Mixed	12	12	12	12	0	0	0	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	12	0	0
2829	Land at Astbury Mere, Congleton	384611	362233	0.44	Greenfield	14	14	14	14	0	0	0	0	Not Suitable	Marginal / Uncertain	Achievable	Not currently developable	0	0	0	0	0
2832	Land at Elizabeth Mill, Worrall Street, Congleton	386298	363085	0.39	Brownfield	12	12	12	12	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2835	Land at 64 Audley Road, Alsager	380012	354821	0.54	Mixed	17	17	17	17	0	0	0	0	Suitable - with policy change	Available/ on market	Achievable	Developable	0	0	17	0	0

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2836	Greenacres Plant Nursery, Liverpoool Road West, Church Lawton	380961	355853	0.53	Mixed	16	16	16	16	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2837	Land at Heritage Narrow Boats, Scholar Green	384075	357711	1.11	Brownfield	34	34	34	34	0	0	0	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	0
2838	Land at Forge Mills, Forge Lane, Congleton	384795	363696	6.44	Mixed	194	194	194	194	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2839	The Cheshire Tavern, West Road, Congleton	385194	363122	0.4	Brownfield	12	12	12	12	0	0	0	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	0
2840	Barnetts (Buglawton) Blockworks, Brook Street, Congleton	386693	363460	1.25	Brownfield	38	38	38	38	0	0	0	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	0
2841	Playing Fields, St John's Road, Congleton	386836	364237	5.11	Greenfield	154	154	154	154	0	0	0	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	0
2842	Land East of Kinderton Lodge, Middlewich	372069	365676	30	Greenfield	900	900	900	900	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2843	Land to rear of 66 and 68 Nantwich Road, Middlewich	369640	365867	0.68	Greenfield	21	21	21	21	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2845	Land at Northwich Road, Cranage	373754	370448	1.51	Mixed	46	46	46	46	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2846	Land at Higher House Farm, Knutsford Road, Cranage	375525	368226	0.52	Mixed	16	16	16	16	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2848	Land North of Goostrey Railway Station, Goostrey	378276	369818	6.5	Greenfield	195	195	195	195	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	90	105	0
2849	Byley Lane, Cranage	375018	368589	1.64	Greenfield	47	47	47	47	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2850	Goostrey Farm Estate, Booth Bed Lane, Goostrey	376295	370507	2.39	Greenfield	72	72	72	72	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2851	Land adj to Houndings Lane, Sandbach	375929	359780	31.25	Greenfield	230	230	230	230	0	0	0	0	Suitable - with policy change	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2852	Mill Site / Railway Public House, Biddulph Road, Hightown, Congleton	387174	362195	0.83	Mixed	25	25	25	25	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Not currently developable	0	0	0	0	0

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2854	Lodge Road / Hind Heath, Ettiley Heath, Sandbach	374192	360346	4.96	Brownfield	149	149	149	149	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2855	Odlums Garage, Knutsford Road	380921	325322	1.36	Mixed	41	41	41	41	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2856	Moss Inn Public House, Canal Road, Congleton	386812	362006	0.33	Mixed	10	10	10	10	0	0	0	0	Suitable	Not Available - long term prospect	Achievable	Not currently developable	0	0	0	0	0
2857	Big Stone Cottages, Middlewich Road, Cranage, Holmes Chapel, CW4 8HG	374695	369188	0.43	Mixed	13	13	13	13	0	0	0	0	Not Suitable	Marginal/uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2858	Land adjacent to Big Stone Cottages, Middlewich Road, Cranage, Holmes Chapel	374787	369275	1.26	Greenfield	38	38	38	38	0	0	0	0	Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2862	Land between Howey Lane and Canal Road, Congleton	386053	362234	4.99	Greenfield	150	150	150	150	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	90	60	0
2863	Woodside Farm, Sandbach Road, Rode Heath	380304	357875	7.5	Greenfield	225	225	225	225	0	0	0	0	Not Suitable	Marginal/uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2864	Land off Blackfirs Lane, Somerford, Congleton	383368	364026	1.02	Mixed	31	31	31	31	0	0	0	0	Not Suitable	Marginal/uncertain	Achievable	Not currently developable	0	0	0	0	0
2865	Site off Hind Heath Road, Sandbach	374313	360024	3.02	Greenfield	91	91	91	91	0	0	0	0	Not Suitable	Available/ on market	Achievable	Not currently developable	0	0	0	0	0
2866	Land to the rear of Park Lane and Crewe Road, Sandbach	374836	360151	28.56	Greenfield	857	857	857	857	0	0	0	0	Suitable - with policy change	Available/ on market	Achievable	Developable	0	0	125	250	482
2868	Land off Houndings Lane, Sandbach	375899	360293	2.92	Greenfield	95	95	95	95	0	0	0	0	Suitable - with policy change	Available - site owned by developer	Achievable	Developable	0	0	90	5	0
2870	Land off School Lane, Sandbach	377337	360669	3.13	Greenfield	94	94	94	94	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2871	Depot, Manor Lane, Holmes Chapel	376858	367137	1.13	Brownfield	34	34	34	34	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0

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2872	Dingle Farm, Dingle Lane, Sandbach	376078	360859	0.38	Mixed	12	12	12	12	0	0	0	0	Suitable	Available - site on the market	Achievable	Deliverable	0	12	0	0	0
2873	Waterworks Farm, Dingle Lane, Sandbach	376356	361096	0.61	Mixed	19	19	19	19	0	0	0	0	Not Suitable	Available - site on the market	Not Achievable	Not currently developable	0	0	0	0	0
2890	Heath Villa, School Lane, Bunbury	355993	358009	2.77	Greenfield	84	84	84	84	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
2892	Broughton Road, Crewe	370507	357808	6.61	Greenfield	199	199	199	199	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	90	109	0
2893	Sydney Road, east of Hunters Lodge, Crewe	372308	356165	5.23	Greenfield	157	157	157	157	0	0	0	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	90	67	0
2894	Dodds Green Lane, Burleydam	360505	342825	1.22	Greenfield	37	37	37	37	0	0	0	0	Suitable - with policy change	Not Available	Not Achievable	Not currently developable	0	0	0	0	0
2896	Wistaston Road, Willaston (part of the Broughton Farm site)	368246	352906	6.31	Greenfield	190	190	190	190	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	90	100	0
2898	Gresty Green, Crewe	370794	353530	6.16	Greenfield	120	120	120	120	0	0	0	0	Not Suitable	Available - site owned by developer	Not Achievable	Not currently developable	0	0	0	0	0
2899	Leighton West (north east)	368511	358474	14.37	Mixed	430	430	430	430	0	0	0	0	Suitable - with policy change	Available	Achievable	Not currently developable	0	0	0	0	0
2900	Hill House Farm, Newcastle Road, Shavington	370321	351215	1.17	Greenfield	36	36	36	36	0	0	0	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	36	0	0
2903	East Shavington - Large Site	370524	351720	6.97	Greenfield	210	210	210	210	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	125	85	0
2904	200 Broughton Road, Crewe	370379	358061	1.18	Greenfield	36	36	36	36	0	0	0	0	Suitable - with policy change	Not Available	Not Achievable	Not currently developable	0	0	0	0	0
2905	Crewe Road, Shavington	370572	352378	1.41	Greenfield	43	43	43	43	0	0	0	0	Suitable - with policy change	Available - site owned by developer	Achievable	Developable	0	0	43	0	0
2908	Audlem Road, Hankelow	367298	345495	4.72	Greenfield	142	142	142	142	0	0	0	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	0

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2909	Crewe Road, Shavington.	370703	352553	13.4	Greenfield	402	402	402	402	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
2911	Land between Crewe Road and South of Weston Lane, Shavington	370760	352527	9.51	Greenfield	369	369	369	369	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	125	244	0
2912	Wardle - Eco town proposal	360659	357319	467.2	Greenfield	13890	13890	13890	13890	0	0	0	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	0
2913	Crewe Green	372669	355333	9.3	Greenfield	279	279	279	279	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
2915	British Waterways Board land at Calveley	359131	358767	0.67	Greenfield	21	21	21	21	0	0	0	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	0
2916	British Waterways Board land at Burland	361738	353493	0.73	Greenfield	22	22	22	22	0	0	0	0	Suitable - with policy change	Not Available	Not Achievable	Not currently developable	0	0	0	0	0
2917	Calveley airfield	359501	357464	68.12	Greenfield	2044	2044	2044	2044	0	0	0	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	0
2918	Wybunbury Road, Willaston	368155	351874	1.07	Greenfield	33	33	33	33	0	0	0	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	33	0	0
2919	Former Bridgemere Wildlife Park, Bridgemere Hall	371524	345397	24.06	Greenfield	722	722	722	722	0	0	0	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	0
2920	Land to the rear of The Lamb, Willaston	368112	352446	1.82	Greenfield	55	55	55	55	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	55	0	0
2922	Land south of Nantwich	366361	350992	43.52	Greenfield	1306	1306	1306	1306	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	125	250	931
2923	Station Road, Wrenbury	359849	347369	0.55	Greenfield	17	17	17	17	0	0	0	0	Suitable - with policy change	Not Available	Not Achievable	Not currently developable	0	0	0	0	0
2924	Groby Road, Crewe	370982	358031	5.74	Greenfield	173	173	173	173	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	90	83	0
2927	Land off Bridge Street, Wybunbury	369969	349487	0.65	Greenfield	20	20	20	20	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	20	0	0
2928	Rope Green Farm	369667	352523	22.33	Greenfield	350	350	350	350	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	125	225	0

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2929	Shavington House Farm, Shavington	370272	352478	8.35	Greenfield	251	251	251	251	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	125	126	0
2930	Moorsfield Avenue, Audlem	365529	343558	6.03	Greenfield	181	181	181	181	0	0	0	0	Suitable - with policy change	Available	Not Achievable	Not currently developable	0	0	0	0	0
2931	Land at Newcastle Road, Shavington	370385	351318	0.93	Greenfield	28	28	28	28	0	0	0	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	28	0	0
2932	North of the Coppenhall East site	370579	358002	21.32	Greenfield	640	640	640	640	0	0	0	0	Suitable - with policy change	Not Available	Not Achievable	Not currently developable	0	0	0	0	0
2933	Land off Cuckoo Lane, Acton	362483	353670	1.55	Greenfield	47	47	47	47	0	0	0	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	0
2934	Chester Road, Acton	363224	353358	2.44	Greenfield	38	38	38	38	0	0	0	0	Suitable - with policy change	Not Available	Achievable	Not currently developable	0	0	0	0	0
2935	Land at Smithy Lodge, Nantwich Road, Wrenbury	367728	351930	0.91	Greenfield	28	28	28	28	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	28	0	0
2939	Cholmondeley Road, Wrenbury, Nantwich,	359011	347737	8.03	Greenfield	241	241	241	241	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
2940	Nantwich Road, Wrenbury	360323	347454	5.04	Greenfield	152	152	152	152	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
2942	Stapeley Water Gardens	366356	351176	2.05	Greenfield	62	62	62	62	0	0	0	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	50	12	0
2943	Land at Wrenbury Road, Aston	361094	346628	1.16	Greenfield	35	35	35	35	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
2944	Land at Mill Lane, Bulkeley	352972	354762	0.72	Greenfield	22	22	22	22	0	0	0	0	Not Suitable	Available	Achievable	Not currently developable	0	0	0	0	0
2945	Land off Bradeley Road, Haslington	372774	355827	3.87	Greenfield	117	117	117	117	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
2946	Land at Crewe Road, Gresty	370400	353000	1.55	Greenfield	25	25	25	25	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	25	0	0
2947	East of Haslington	374130	355969	30.25	Greenfield	908	908	908	908	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
2949	Stable House, Narrow Lane, Crewe Green	372609	355260	0.6	Greenfield	18	18	18	18	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Forecast Remaining
2951	Land south of Weston Lane, Shavington	370836	352161	0.44	Greenfield	14	14	14	14	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	14	0	0
2952	Land adjacent to The Old Vicarage, Narrow Lane, Crewe Green, Crewe	372684	355229	0.46	Greenfield	14	14	14	14	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
2953	Lodge Farm Industrial Estate, Audlem Road, Hankelow	367175	345548	0.45	Brownfield	14	14	14	14	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	14	0	0
2954	Land off Weston Lane, fronting Shavington Hall, Shavington	370817	352340	0.54	Greenfield	17	17	17	17	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	17	0	0
2955	Land to the west of Batherton Lane, Audlem Road, Nantwich	365644	350807	6.06	Greenfield	182	182	182	182	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
2956	Vicarage Road, Haslington	373979	356606	1.78	Greenfield	55	55	55	55	0	0	0	0	Not Suitable	Available	Achievable	Not currently developable	0	0	0	0	0
2957	Crewe Road, Shavington	370281	352363	1.03	Greenfield	39	39	39	39	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	39	0	0
2958	Land to the rear of 28 Cheerbrook Road, Willaston, Crewe	367761	352014	0.98	Greenfield	30	30	30	30	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	30	0	0
2965	Victoria High School, Crewe	370334	356162	3.04	Brownfield	122	122	122	122	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	90	32	0	0
2966	Lodgefields Primary School, Crewe	368059	355477	1.56	Mixed	20	20	20	20	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	20	0	0	0
2967	Electricity Street, Crewe	370452	355313	0.655	Brownfield	20	20	20	20	0	0	0	0	Suitable	Available	Achievable	Developable	0	0	20	0	0
2968	Former health & fitness centre, Mary Street, Crewe	371094	356041	0.23	Brownfield	10	10	10	10	0	0	0	0	Suitable	Available - site on the market	Achievable	Deliverable	0	10	0	0	0
2974	Regents College, Nantwich	366156	352138	4.11	Mixed	126	126	126	126	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	90	36	0
2976	Church Farm, Chester Road, Acton	363164	353166	0.32	Brownfield	10	10	10	10	0	0	0	0	Suitable	Available	Achievable	Developable	0	0	10	0	0
2978	Former Ford Garage, Macon Way, Crewe	371190	355403	0.81	Brownfield	25	25	25	25	0	0	0	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	0

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2982	Wrenbury Creamery, Station Road, Wrenbury	360203	347114	0.65	Brownfield	20	20	20	20	0	0	0	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	0
2983	Hack Green, Coole Lane, Hack Green	365459	349594	3.79	Brownfield	114	114	114	114	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
2988	Eastern Road, Willaston	368237	352289	1.86	Greenfield	56	56	56	56	0	0	0	0	Suitable - with policy change	Available - site owned by developer	Achievable	Developable	0	0	56	0	0
2998	Haslington 'South', Clapgates Farm, Haslington	373640	355369	22.07	Greenfield	662	662	662	662	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
2999	Land at Main Road / Whites Lane, Weston	373234	352410	2.21	Greenfield	67	67	67	67	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	67	0	0
3001	Land at Fields Farm, Queens Drive, Edleston, Nantwich	364307	351138	23.02	Greenfield	691	691	691	691	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3002	Redacres Farm, Windmill Lane, Buerton	368470	343643	0.79	Mixed	25	25	25	25	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	25	0	0
3004	Site at Main Road, Shavington	369499	351581	0.46	Greenfield	14	14	14	14	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	14	0	0
3005	Wrenbury Heath	360664	348325	1.23	Greenfield	37	37	37	37	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
3006	Goddard Street, Crewe	369538	356137	1.14	Greenfield	35	35	35	35	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	35	0	0
3008	The Cedars, Wybunbury Lane, Nantwich	366866	351331	0.34	Greenfield	10	10	10	10	0	0	0	0	Suitable - with policy change	Available	Not Achievable	Not currently developable	0	0	0	0	0
3009	Parcel 1 - Land off Monks Lane, Acton	363098	352945	2.68	Greenfield	95	95	95	95	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3010	Parcel 2 - Land between canal and Chester Road, Acton	363533	352999	20.72	Mixed	622	622	622	622	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3012	Parcel 4 - Land off Chester Road, Acton	364096	352691	1.65	Mixed	50	50	50	50	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3013	Parcel 1 - Higher Bunbury, Vicarage Lane, Bunbury	356619	357965	0.44	Greenfield	14	14	14	14	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0

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3014	Parcel 2 - Higher Bunbury. Wyche Lane, Bunbury	356715	357895	2.1	Greenfield	63	63	63	63	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3015	Parcel 3 - Higher Bunbury. Vicarage Lane / College Lane.	356754	358169	0.86	Greenfield	26	26	26	26	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3016	Parcel 4 - Higher Bunbury, Bowes Gate Road	357036	358047	0.65	Greenfield	20	20	20	20	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3019	Parcel 3 - Peckforton Village	353723	356556	0.39	Greenfield	12	12	12	12	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3020	Parcel 4 - Peckforton Village	353768	356571	7.15	Mixed	215	215	215	215	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3021	Land off A529 Audlem Road, Stapeley (Mill Lane Farm)	366473	350266	1.22	Greenfield	37	37	37	37	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
3022	Land to rear of 71 Main Road, Shavington	369624	351803	1.36	Greenfield	41	41	41	41	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	41	0	0
3023	Land at Oaklands House, Bunbury Lane, Bunbury	356477	357282	2.87	Greenfield	87	87	87	87	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
3024	Land at Holly Berry House, 95D Main Road, Shavington	369798	351872	0.97	Greenfield	30	30	30	30	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	30	0	0
3025	Land rear of 56-86 Sydney Road, Crewe	371628	356797	1.07	Greenfield	35	35	35	35	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	35	0	0
3026	Shavington Villa, Rope Lane, Shavington	369851	351938	0.34	Mixed	11	11	11	11	0	0	0	0	Suitable - with policy change	Available	Achievable	Deliverable	0	11	0	0	0
3027	Land at The Elephant & Castle Public House, 289 Newcastle Road, Shavington	369331	351376	0.66	Greenfield	20	20	20	20	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	20	0	0
3028	Land adjoining The View, Haslington	373746	356701	1.28	Greenfield	39	39	39	39	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	39	0	0
3029	Land off the A534, North of Crewe Green roundabout.	372366	355671	4.64	Greenfield	140	140	140	140	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	90	50	0
3062	Saville St Garage & Workshop, Macclesfield	392333	373034	0.5	Brownfield	20	20	20	20	0	0	0	0	Suitable	Available - Medium Term	Achievable	Developable	0	0	20	0	0

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3063	Bank Street Works, Grenhills Close, Macclesfield	392361	373129	0.24	Brownfield	10	10	10	10	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	10	0	0	0
3068	Conservative Club, West Bank Road, Macclesfield	390794	374180	0.36	Brownfield	10	10	10	10	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	10	0	0	0
3070	Park Mount Nursing Home, Park Mount Drive, Macclesfield	390487	372573	1.0	Brownfield	30	30	30	30	0	0	0	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	0
3072	Culvers Garage, Hibel Road, Macclesfield	391719	374122	0.38	Brownfield	12	12	12	12	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	12	0	0
3074	Former Links Garage, Beech Lane, Macclesfield	391485	374496	0.38	Brownfield	12	12	12	12	0	0	0	0	Suitable	Available	Achievable	Developable	0	0	12	0	0
3076	Augustus Mill, Buckley Street, Macclesfield	391529	373069	0.23	Brownfield	10	10	10	10	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	10	0	0
3078	Garage, London Road, Macclesfield	391762	371900	0.33	Brownfield	10	10	10	10	0	0	0	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	0
3080	British Telecom Centre, Jordangate, Macclesfield	391799	373999	0.65	Brownfield	20	20	20	20	0	0	0	0	Suitable	Available	Achievable	Not currently developable	0	0	0	0	0
3081	Post Office Depot, Jordangate, Macclesfield	391799	373926	0.51	Brownfield	16	16	16	16	0	0	0	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	0
3082	Warehouse, Samuel Street, Macclesfield	391712	373235	0.51	Brownfield	16	16	16	16	0	0	0	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	0
3084	Brake Brothers, off Hurdsfield Road, Macclesfield	392130	374149	0.48	Brownfield	20	20	20	20	0	0	0	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	0
3088	Weston Square, Earlsway, Macclesfield	389518	373289	0.3	Brownfield	12	12	12	12	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	12	0	0
3090	Clowes Street (Gradus), Macclesfield	390777	373543	1.08	Brownfield	33	33	33	33	0	0	0	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	0
3092	Oxford Road Mill, Oxford Road, Macclesfield	390949	373560	0.3	Brownfield	12	12	12	12	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	12	0	0	0
3102	Land at Union Street / Elizabeth Street, Macclesfield	391584	373259	0.32	Brownfield	10	10	10	10	0	0	0	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	0
3103	B&Q, Statham Street, Macclesfield	391568	373107	0.92	Brownfield	28	28	28	28	0	0	0	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	0

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3104	Vincent Mill, Vincent Street, Macclesfield[34]	391620	373122	0.18	Brownfield	17	17	17	17	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	17	0	0	0
3109	Land at Brook Street / Parker Street / Jodrell Street, Macclesfield	392231	373285	0.56	Brownfield	17	17	17	17	0	0	0	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	0
3110	Land at Goodall Street, Macclesfield	392301	373273	0.42	Brownfield	13	13	13	13	0	0	0	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	0
3111	Land to rear of EARS Garage, Buxton Road, Macclesfield	392499	373642	0.5	Mixed	20	20	20	20	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	20	0	0	0
3113	Land at Black Lane, Macclesfield	391962	374333	3.41	Brownfield	103	103	103	103	0	0	0	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	0
3115	BAS House, Gunco Lane / Byrons Lane Employment Area	392163	372679	1.57	Brownfield	48	48	48	48	0	0	0	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	0
3116	Slack Street Employment Area, Macclesfield	392106	372468	0.8	Brownfield	24	24	24	24	0	0	0	0	Suitable	Not Available - long term prospect	Achievable	Not currently developable	0	0	0	0	0
3119	Sutton Castings, Roe Street, Macclesfield	391544	373375	0.28	Brownfield	12	12	12	12	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	12	0	0	0
3120	London & Manchester House, Macclesfield	391821	373179	0.29	Brownfield	12	12	12	12	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	12	0	0
3122	Council depot, Commercial Road, Macclesfield	392017	373964	0.46	Brownfield	14	14	14	14	0	0	0	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	0
3125	Sainsburys, Cumberland Street, Macclesfield	391275	374038	2.42	Brownfield	73	73	73	73	0	0	0	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	0
3131	The Willows, Park Lane, Macclesfield	390738	372678	0.3	Brownfield	12	12	12	12	0	0	0	0	Suitable	Available	Achievable	Developable	0	0	12	0	0
3133	Whittakers, Heapy Street, Macclesfield	392209	372810	0.7	Brownfield	28	28	28	28	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	28	0	0	0
3135	Green Street Depot, Macclesfield	392085	373609	0.42	Brownfield	17	17	17	17	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	17	0	0	0

[34] Site now has Outline Permission

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3136	Priors Hill Children's Centre, Kennedy Avenue, Macclesfield	389712	374451	0.77	Brownfield	31	31	31	31	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	31	0	0	0
3142	Land between Statham Street and Crossall Street, Macclesfield	391505	373210	0.3	Brownfield	12	12	12	12	0	0	0	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	0
3143	CFC House, Withyfold Drive, Macclesfield	392030	374478	0.39	Brownfield	12	12	12	12	0	0	0	0	Suitable	Available - Medium Term	Achievable	Developable	0	0	12	0	0
3144	Manchester Road, Grason Avenue, Wilmslow	385317	382500	0.5	Brownfield	15	15	15	15	0	0	0	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	0
3145	Donkey Lane, Wilmslow	384231	380324	0.35	Brownfield	14	14	14	14	0	0	0	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	0
3148	Dean Row School, Tudor Road, Wilmslow (Wilmslow surplus school)	386429	382120	1.7	Mixed	21	21	21	21	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	21	0	0	0
3156	Redesmere Day Centre, Redesmere Road, Handforth	385789	384155	0.7	Mixed	28	28	28	28	0	0	0	0	Suitable	Available	Achievable	Developable	0	0	28	0	0
3158	Norkem House, Bexton Lane, Knutsford	375062	377470	0.37	Brownfield	12	12	12	12	0	0	0	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	0
3160	Rest of Cranford Hospital Site, Bexton Road, Knutsford	374857	378401	0.5	Brownfield	20	20	20	20	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	20	0	0
3162	Stanley Road Trading Estate, Stanley Road, Knutsford	375080	378202	0.57	Brownfield	23	23	23	23	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	23	0	0
3163	Larmuth Works, Brook Street, Knutsford	375456	378458	.31	Brownfield	13	13	13	13	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	13	0	0
3166	Ilfords, Illford Way, Mobberley	378089	380232	7.9	Brownfield	237	237	237	237	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	125	112	0	0
3171	Chelford Farm Supplies, Knutsford Road, Chelford	381147	374925	0.32	Brownfield	21	21	21	21	0	0	0	0	Suitable	Not Available - long term prospect	Achievable	Developable	0	0	21	0	0
3176	Moortop Garage, Redhouse Lane, Disley	398023	384829	0.25	Brownfield	10	10	10	10	0	0	0	0	Suitable	Available	Achievable	Developable	0	0	10	0	0

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3264	Remainder of Smithy Garage Site, Macclesfield	388852	370509	0.26	Greenfield	11	11	11	11	0	0	0	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	11	0	0
3266	Sugar Lane, Adlington	393083	379246	0.31	Brownfield	10	10	10	10	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3267	Land North of Beech Road, Alderley Edge	384785	379303	10.88	Greenfield	327	327	327	327	0	0	0	0	Suitable - with policy change	Available - site owned by developer	Achievable	Developable	0	0	125	202	0
3269	Croft Garage, Newton Hall Lane, Mobberley	380572	380404	1.07	Mixed	33	33	33	33	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
3270	The Tileries, Station Road, North Rode	390172	367086	0.9	Brownfield	27	27	27	27	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
3271	Wood Treatment Works, Tunstall Road, Bosley	391365	364750	0.91	Brownfield	28	28	28	28	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
3272	Chain & Gate Estate, Macclesfield Road, Gawsworth	387346	367275	2.44	Brownfield	74	74	74	74	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
3275	Land adjoining Lark Hall, Macclesfield	393163	373620	7.89	Greenfield	237	237	237	237	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	125	112	0
3276	Land east of Longridge (Parcel 1), Knutsford	376983	378814	11	Greenfield	330	330	330	330	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	125	205	0
3277	Land to the east of Wilmslow (off Dean Row Road)	386565	381884	15.87	Greenfield	476	476	476	476	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	125	250	101
3278	Land to the east of Wilmslow Road, Handforth (junction of A555 & B5358)	385573	384558	1.02	Greenfield	31	31	31	31	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	31	0	0
3280	Land to south of Gaw End Lane, Macclesfield	391108	370869	1.22	Brownfield	37	37	37	37	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3281	Nook View, London Road, Macclesfield	391844	369254	0.32	Mixed	10	10	10	10	0	0	0	0	Not Suitable	Available	Achievable	Not currently developable	0	0	0	0	0
3282	Land at Rotherwood Road, Moor Lane, Wilmslow	382708	380302	1.1	Greenfield	30	30	30	30	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3283	Land off Chelford Road, Broken Cross, Macclesfield	388870	373639	0.93	Greenfield	28	28	28	28	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	30	0	-2

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3284	Land off Glastonbury Drive, Poynton	392109	384222	1.35	Greenfield	30	30	30	30	0	0	0	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	30	0	0
3286	Land at Ferring Lodge, Adlington Road, Wilmslow	386445	381176	0.39	Greenfield	12	12	12	12	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
3287	Land off Lymewood Drive, Disley	397044	384814	0.67	Greenfield	21	21	21	21	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	21	0	0
3288	Land to the rear of Cumber Lane, Wilmslow	382930	379795	2.60	Greenfield	79	79	79	79	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	79	0	0
3289	Land off Upcast Lane, Wilmslow	382872	379670	4.6	Greenfield	163	163	163	163	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	90	73	0
3290	Land off Alderley Road, Wilmslow	384245	380015	3.65	Greenfield	110	110	110	110	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	90	20	0
3291	Land north of Prestbury Road, Macclesfield	390323	374561	0.88	Greenfield	27	27	27	27	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	27	0	0
3292	Land east of 6 Handforth Road, Wilmslow	386686	382211	1.18	Greenfield	36	36	36	36	0	0	0	0	Suitable - with policy change	Not Available	Achievable	Not currently developable	0	0	36	0	0
3293	Land north east of Toft Road, Knutsford	375777	377254	2.48	Greenfield	75	75	75	75	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	75	0	0
3294	Clough Works, Middlewood Road, Poynton	393346	383504	0.38	Brownfield	12	12	12	12	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	12	0	0
3295	Garage, Moggie Lane, Adlington	392885	382393	0.47	Brownfield	14	14	14	14	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3296	Land at Stanneylands Road, Wilmslow	385118	383031	16.97	Mixed	103	103	103	103	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	90	13	0
3298	Land at Hoo Green, Mere	371750	382875	5.82	Greenfield	175	175	175	175	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3299	Land at Towers Farm, Towers Road, Poynton	393162	383790	8.85	Greenfield	266	266	266	266	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3300	Nab Works, Long Lane, Pott Shrigley	393780	379367	0.96	Brownfield	29	29	29	29	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0

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3303	Land south of Sandle Heath Mill, Bollington Lane, Nether Alderley	382543	375108	1.33	Mixed	40	40	40	40	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3304	Bolshaw Farm, Clay Lane, Handforth	385177	384509	19.31	Greenfield	580	580	580	580	0	0	0	0	Not Suitable	Available	Achievable	Not currently developable	0	0	0	0	0
3305	Land to south of Whisterfield Lane, Siddington	383307	370994	8.57	Greenfield	258	258	258	258	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3306	Land to east of Colshaw Lane, Siddington Heath	383422	370106	1.39	Greenfield	42	42	42	42	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3307	Land to west of Marton Lane, Marton	385112	368778	2.56	Greenfield	77	77	77	77	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3308	Land to west of Dalefields, Astle Estate, Chelford Road, Chelford	382048	374481	4.77	Greenfield	144	144	144	144	0	0	0	0	Not Suitable	Available	Achievable	Not currently developable	0	0	0	0	0
3310	Land at Legh Road, Disley	396093	384597	0.87	Greenfield	27	27	27	27	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	27	0	0
3311	Land at former social club, Ancoats Road, Great Warford	380750	377451	0.97	Greenfield	30	30	30	30	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	30	0	0
3312	Land to west of Roewoods Farm, Birtles Road, Henbury	388564	374400	4.93	Greenfield	148	148	148	148	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3314	Land to west of Field Bank Farm, Withinlee Road, Prestbury	388457	376785	1.24	Greenfield	38	38	38	38	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	38	0	0
3315	Land to east of Field Bank Farm, Withinlee Road, Prestbury	388533	376825	0.63	Greenfield	19	19	19	19	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	19	0	0
3316	Land at Pigginshaw, Altrincham Road, Wilmslow	383285	381785	0.71	Mixed	22	22	22	22	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	22	0	0
3318	Land surrounding Belmont Avenue, Henbury	388317	374200	6.72	Greenfield	202	202	202	202	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3320	Land to west of West Lane, High Legh	369885	384040	0.59	Greenfield	18	18	18	18	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3321	Land to west of Pheasant Walk, High Legh	370504	383880	6.53	Greenfield	196	196	196	196	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0

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3323	Land north of Chelford Road, Astle Estate, Chelford	381922	374503	3.24	Greenfield	98	98	98	98	0	0	0	0	Not Suitable	Available	Achievable	Not currently developable	0	0	0	0	0
3324	Land to west of Highfield, Astle Estate, Knutsford Road, Chelford	380924	374919	4.14	Greenfield	125	125	125	125	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	90	35	0
3325	Land south east of Carter Lane, Astle Estate, Chelford	381693	375467	5.56	Greenfield	167	167	167	167	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	90	77	0
3326	Land incorporating Yew Tree Farm, Astle Estate, Alderley Road, Chelford	381730	374621	6.64	Greenfield	200	200	200	200	0	0	0	0	Not Suitable	Available	Achievable	Not currently developable	0	0	0	0	0
3327	Land to north of Peover Lane, Astle Estate, Chelford	381585	374418	5.2	Greenfield	156	156	156	156	0	0	0	0	Not Suitable	Available	Achievable	Not currently developable	0	0	0	0	0
3328	Land to west of Toll Bar Cottage, Astle Estate, Knutsford Road, Chelford	381350	374642	5.27	Greenfield	159	159	159	159	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	90	69	0
3329	Land to south east of Chelford Railway Station, Astle Estate, Knutsford Road, Chelford	381520	374804	4.68	Greenfield	141	141	141	141	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	90	51	0
3330	Land to north of Marton Primary School, School Lane, Marton	385217	368564	2.05	Greenfield	62	62	62	62	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3331	Land to south of Oak Lane, Marton	385228	368156	1.491 92	Greenfield	45	45	45	45	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3332	Land to west of School Lane, Marton	384980	368508	5.81	Greenfield	175	175	175	175	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3333	Land to east of School Lane, Marton	385068	368332	1.28	Greenfield	39	39	39	39	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3334	Land east of Boundary Lane, Siddington Heath	383141	369685	3.05	Greenfield	92	92	92	92	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3335	Land to east of Sandle Hill Mill, Bollington Lane, Nether Alderley	382795	375329	2.93	Mixed	88	88	88	88	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3336	Land to north west of Bollington Lane, Nether Alderley	383091	375444	1.13	Mixed	34	34	34	34	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0

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3337	Land to north east of Bollington Lane, Nether Alderley	383320	375423	1.16	Mixed	35	35	35	35	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3338	Land to west of Bollington Lane, Nether Alderley	383137	375281	3.3	Mixed	99	99	99	99	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3339	Land to north of Bollington Lane, Nether Alderley	383289	375181	0.94	Mixed	29	29	29	29	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3340	Land to south of Whisterfield Lane, Siddington	383607	371072	2.99	Greenfield	90	90	90	90	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3341	Land to west of Brookfields Farm, Chelford Road, Siddington	383701	371311	6.56	Greenfield	197	197	197	197	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3342	Land to north of Whisterfield Lane, Siddington	383523	371239	1.31	Greenfield	40	40	40	40	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3343	Land to north west of Brookfields Farm, Chelford Road, Siddington	383818	371411	1.65	Greenfield	50	50	50	50	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3344	Land to east of Longfold Farm, Chelford Road, Siddington	383966	371128	0.38	Greenfield	12	12	12	12	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3346	Land to north west of Nursery Lane, Siddington	383899	371188	2.35	Greenfield	71	71	71	71	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3347	Land south of Nursery Lane, Siddington	384255	371261	7.04	Greenfield	212	212	212	212	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3348	Land to north of B5392, Siddington	383865	370857	0.61	Greenfield	19	19	19	19	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3349	Land north of B5392, Siddington	383946	370871	0.76	Greenfield	23	23	23	23	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3350	Land north of B5392, Siddington	384054	370884	0.43	Greenfield	13	13	13	13	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3351	Land wets of Chelford Road, Siddington	384018	370942	0.73	Greenfield	22	22	22	22	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3352	Land to east of Chelford Road, Siddington	384161	370967	0.83	Greenfield	25	25	25	25	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0

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3353	Land north of Salters Lane, Siddington	384313	370942	3.57	Greenfield	108	108	108	108	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3354	Land south of Salters Lane, Siddington	384331	370763	2.87	Greenfield	86	86	86	86	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3356	Land north east of Toft Road, Knutsford	375817	377084	1.11	Greenfield	34	34	34	34	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	34	0	0
3357	Land adjoining Lark Hall, Cottage Lane, Macclesfield	392946	373487	0.71	Greenfield	22	22	22	22	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	22	0	0
3358	Land to the east of Cross Lane, Wilmslow	386907	381751	3.07	Greenfield	93	93	93	93	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	90	3	0
3359	Land surrounding White Gables Farm, Castle Hill, Prestbury	389539	377547	50	Greenfield	1500	1500	1500	1500	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3361	Land at Adlington Road, Bollington	393061	377969	0.33	Brownfield	14	14	14	14	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	14	0	0	0
3362	Land at Lime Grove, Macclesfield	392435	373688	0.56	Mixed	31	31	31	31	0	0	0	0	Suitable	Available - Medium Term	Achievable	Developable	0	0	31	0	0
3367	Land at Little Moss Farm, Priory Close, Congleton	387535	361321	4.34	Greenfield	65	65	65	65	0	0	0	0	Not Suitable	Available	Achievable	Not currently developable	0	0	0	0	0
3368	Land off Warmingham Lane, Middlewich	370782	364305	5.12	Greenfield	154	154	154	154	0	0	0	0	Suitable - with policy change	Available - site under option	Achievable	Developable	0	0	90	64	0
3372	Land to north of Chelford Road, Prestbury	389212	376457	2.82	Greenfield	85	85	85	85	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	85	0	0
3380	Land to the west of Crewe Road, Shavington	370138	352570	6.62	Greenfield	199	199	199	199	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	90	109	0
3381	Crewe Road, Shavington.	370575	352684	1.21	Greenfield	37	37	37	37	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3385	Land to east of Heyes Lane, Alderely Edge	385106	379067	0.46	Greenfield	14	14	14	14	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	14	0	0

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3386	Remainder of site of Vernon County Infant School, Bulkeley Road, Poynton	392128	383247	2.17	Mixed	66	66	66	66	0	0	0	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	0
3402	Land at Moss Lane, Sandbach	373845	361008	1.2	Brownfield	48	48	48	48	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	48	0	0	0
3412	Land at Yew Tree House, Whitchurch Road, Aston, Nantwich	361408	346805	1.03	Greenfield	31	31	31	31	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	31	0	0
3413	Land north of MMU Campus, Hassall Road, Alsager	378544	356372	1.33	Greenfield	40	40	40	40	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	40	0	0
3414	Land off Hassall Road (north of MMU site), Alsager	378553	356457	1.47	Greenfield	45	45	45	45	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	45	0	0
3416	Land off Henshall Road, Bollington	393192	377690	2.01	Greenfield	61	61	61	61	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3418	Anson Road, Woodhouse Farm, Poynton	394319	383471	1.45	Greenfield	44	44	44	44	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	44	0	0
3426	Ned Yates Garden Centre, Moor Lane, Wilmslow	382519	380316	3.33	Mixed	100	100	100	100	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	90	10	0
3427	Land off Moorfields, Willaston	368511	352724	4.34	Greenfield	131	131	131	131	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	90	41	0
3428	Marsh Lane, Nantwich	364214	351469	9.89	Greenfield	297	297	297	297	0	0	0	0	Not Suitable	Available - site owned by developer	Not Achievable	Not currently developable	0	0	0	0	0
3432	Land off Jacksons Edge Road	396961	384835	1.75	Greenfield	54	54	54	54	0	0	0	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	54	0	0
3433	Parkgate extension, Knutsford	376560	379852	17	Greenfield	350	350	350	350	0	0	0	0	Suitable - if can meet policy requirements	Available	Achievable	Developable	0	0	125	225	0
3434	Land east of Longridge (Parcel 2), Knutsford	377179	378781	4.06	Greenfield	90	90	90	90	0	0	0	0	Not Suitable	Marginal / Uncertain	Achievable	Not currently developable	0	0	0	0	0
3435	Land at North View, Calveley	359006	358943	0.88	Greenfield	27	27	27	27	0	0	0	0	Not Suitable	Available	Achievable	Not currently developable	0	0	0	0	0

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Forecast Remaining
3445	Land to north west of Mill Lane, Audlem	366336	343872	1.25	Greenfield	38	38	38	38	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	38	0	0
3446	Land to the south east of Mill Lane, Audlem	366449	343880	3.47	Greenfield	105	105	105	105	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	90	15	0
3447	Grinding Works, Mill Street, Congleton	386439	363598	0.38	Brownfield	12	12	12	12	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	12	0	0
3448	Land north of Marks and Spencers, Earl Road, Handforth,	386550	384000	5.44	Brownfield	164	164	164	164	0	0	0	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	90	74	0
3451	Bollin Cross School, Styal Road, Wilmslow	384256	382858	3.6	Brownfield	108	108	108	108	0	0	0	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	0
3452	Stamford Lodge, Altrincham Road, Wilmslow	383200	382350	7.1	Brownfield	213	213	213	213	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
3454	Trinity Court, Riseley Street, Macclesfield	391221	373902	0.36	Brownfield	11	11	11	11	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	11	0	0
3465	Booseys Garden Centre, Newton Bank, Middlewich	369756	366397	1.07	Brownfield	33	33	33	33	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	33	0	0
3470	Land To The Rear Of Marks And Spencers And Tesco Stores, Earl Road, Handforth	386250	383600	3.18	Brownfield	96	96	96	96	0	0	0	0	Not Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	0
3471	Land at Cocks Lane / Heatley Lane, Broomhall	362614	347538	1.76	Greenfield	45	45	45	45	0	0	0	0	Suitable - with policy change	Available - site on the market	Achievable	Developable	0	0	45	0	0
3477	South of Wistaston Green Road, Wistaston	368204	354324	20.99	Greenfield	630	630	630	630	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3479	Land off Chapel Road, Wilmslow	387039	381659	2.37	Greenfield	72	72	72	72	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	72	0	0
3480	Land to the rear of London Road, Nantwich	366764	351262	0.42	Greenfield	13	13	13	13	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	13	0	0
3481	Land to the east of Wistaston Road, Willaston	368105	352555	0.72	Greenfield	22	22	22	22	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	22	0	0

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3483	Brookhouse Farm, Fanny's Croft, Alsager	379686	354914	4.16	Greenfield	125	125	125	125	0	0	0	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	0
3484	Land to the south of Fanny's Croft, Alsager	379872	354716	4.25	Greenfield	128	128	128	128	0	0	0	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	0
3492	Shavington Green Farm, Crewe Road, Shavington	370238	351650	0.71	Greenfield	22	22	22	22	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	22	0	0
3493	Land off Crewe Road, Shavington	370152	351715	0.32	Greenfield	10	10	10	10	0	0	0	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	10	0	0
3494	Land off Sandy Lane, Macclesfield	388302	374801	0.56	Greenfield	17	17	17	17	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3506	Land adjacent to Old Knutsford Road, Church Lawton	381046	356372	2.67	Mixed	81	81	81	81	0	0	0	0	Suitable - with policy change	Marginal / Uncertain (at least part of site not available)	Achievable	Not currently developable	0	0	0	0	0
3507	Land adjacent to Alsager Golf Course	380284	354556	1.22	Mixed	37	37	37	37	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3508	Land adjacent to Linley Lane, Lawton Gate	380859	355928	0.96	Mixed	29	29	29	29	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	29	0	0
3511	Land to the south of Gaw End Lane, Macclesfield	391278	370646	16.66	Greenfield	500	500	500	500	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
3512	Land to the north of Gaw End Lane, Macclesfield	391418	370925	11.83	Greenfield	355	355	355	355	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3513	Land to the east of London Road, Macclesfield	391975	371605	41.18	Greenfield	1236	1236	1236	1236	0	0	0	0	Suitable - with policy change	Marginal / Uncertain (Part of site known to be available)	Achievable	Developable	0	0	125	250	861
3514	Land to the north of Birtles Road, Macclesfield	388811	374685	29.72	Greenfield	892	892	892	892	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
3515	Land to the rear of Bollinbarn Drive, Macclesfield	390471	374936	15.51	Greenfield	337	337	337	337	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	125	212	0

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3516	Land between the Silk Road and Tytherington Lane, Macclesfield	391835	375998	6.53	Greenfield	196	196	196	196	0	0	0	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	90	106	0
3519	Land to the west of Parkgate Lane, Knutsford	375942	379482	15.97	Greenfield	480	480	480	480	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	125	250	105
3520	Land north of Knutsford Road, Knutsford	377038	379696	5.5	Greenfield	165	165	165	165	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
3521	Land south of Knutsford Road, Knutsford	377176	379371	13.56	Greenfield	407	407	407	407	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
3522	Land to the south east of Bexton Lane, Knutsford	375098	377039	27.53	Greenfield	826	826	826	826	0	0	0	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	125	250	451
3523	Land to the north west of Bexton Lane, Knutsford	374743	377497	15.28	Greenfield	459	459	459	459	0	0	0	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	125	250	84
3524	Land at Blackhill Farm, Bexton Road, Knutsford	374396	377912	19.64	Greenfield	590	590	590	590	0	0	0	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	125	250	215
3525	Land to the south of Prestbury Road, Wilmslow	385520	380220	18.44	Greenfield	554	554	554	554	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
3526	Playing fields to the rear of Clough Avenue, Handforth	384703	382685	4.89	Greenfield	147	147	147	147	0	0	0	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	0
3527	Land between Clay Lane and Sagars Road, Handforth	385077	383688	8.29	Greenfield	249	249	249	249	0	0	0	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	125	124	0
3528	Land to the west of Clay Lane, Handforth	384974	384125	24.7	Greenfield	617	617	617	617	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
3529	Land to the rear of Beaufort Chase, Off Handforth Road, Wilmslow	386835	382313	11.56	Greenfield	347	347	347	347	0	0	0	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	125	222	0
3530	Land between Dean Row Road and Woodford Road, Wilmslow	387311	381715	8.99	Greenfield	270	270	270	270	0	0	0	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	125	145	0
3531	Land between Woodford Road and Lees Lane, Wilmslow	387672	381588	7.65	Greenfield	230	230	230	230	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
3532	Land to the north of Adlington Road, Wilmslow	386830	381580	6.47	Greenfield	195	195	195	195	0	0	0	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	90	105	0

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3533	Land off Dean Row Road, Wilmslow	387016	381812	0.91	Greenfield	28	28	28	28	0	0	0	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	28	0	0
3534	Land to the south of Adlington Road, Wilmslow	387189	381281	23.5	Greenfield	705	705	705	705	0	0	0	0	Not Suitable	Marginal / Uncertain	Achievable	Not currently developable	0	0	0	0	0
3535	Santune House, Rope Lane, Shavington[35]	369876	351977	0.34	Brownfield	12	12	12	12	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	12	0	0	0
3536	Redsands, Crewe Road, Willaston	367060	352703	2.53	Mixed	25	25	25	25	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	25	0	0
3537	Broad Street Infant School, Crewe	370279	356879	0.32	Brownfield	13	13	13	13	0	0	0	0	Suitable	Available	Achievable	Developable	0	0	13	0	0
3538	Church Lawton Primary School, Cherry Tree Avenue, Church Lawton	381445	356204	1.28	Mixed	12	12	12	12	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	12	0	0
3543	Land adjacent to Meadow Rise, Holmshaw Lane, Haslington	374357	356579	0.35	Greenfield	11	11	11	11	0	0	0	0	Not Suitable	Available	Achievable	Not currently developable	0	0	0	0	0
3549	Land to the east of Mill Lane, Audlem	365357	342904	1.24	Greenfield	38	38	38	38	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3554	Congleton High School, Box Lane, Congleton	383502	363358	0.4	Greenfield	12	12	12	12	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	12	0	0
3555	The Crest, Alsager Road, Hassall	377078	357851	0.57	Greenfield	18	18	18	18	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3556	New Inn Lane, Betchton	378499	358964	2.3	Greenfield	69	69	69	69	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3574	Land adjacent to 155 Broughton Road, Crewe	370241	357837	1.68	Greenfield	51	51	51	51	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	51	0	0
3636	Land off Parkers Road (Part 1), Coppenhall Crewe	370158	358438	2.97	Greenfield	90	90	90	90	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0

[35] Site now under construction

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3637	Land off Parker Road (Part 2), Coppenhall, Crewe	370042	358386	2.92	Mixed	88	88	88	88	0	0	0	0	Not Suitable	Available	Achievable	Not currently developable	0	0	0	0	0
3638	Land Off Wilmslow Road, Alderley Edge	384181	379072	3.29	Greenfield	103	103	103	103	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	90	13	0
3639	Leighton West (The Fairfield Partnership), Crewe	368911	358448	24.31	Greenfield	400	400	400	400	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	125	250	25
3666	Bridge Farm, Parkers Road, Crewe	370075	358025	1.31	Greenfield	40	40	40	40	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	40	0	0
3667	Rotherwood and adjacent land, Rotherwood Road, Wilmslow	382646	380245	0.72	Mixed	22	22	22	22	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	22	0	0
3678	Land between Alderley Edge and Wilmslow, east of A34	385145	379710	43.97	Greenfield	1679	1679	1679	1679	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3686	Land at The Coach House, Alderley Road, Wilmslow	384362	380178	0.65	Mixed	20	20	19	19	0	1	0	1	Suitable - with policy change	Available	Achievable	Developable	0	0	20	0	0
3687	Land off Ryecroft Lane, Mobberley	377420	379806	3.49	Greenfield	105	105	105	105	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3698	Yew Tree Farm, Cobbs Lane, Hough, Crewe.	371573	350308	2.11	Greenfield	64	64	64	64	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3715	Land at Bradford Lane, Nether Alderley.	384741	376550	1.14	Greenfield	35	35	35	35	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3716	Land at Manor Lane, Holmes Chapel.	377065	367241	0.8	Greenfield	24	24	24	24	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3717	425 Crewe Road, Winterley (The Limes)	374619	357488	3.0	Greenfield	77	77	77	77	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3725	Land off Moss Lane, Bradfield Green, Nr Crewe.	368353	359016	10.03	Greenfield	301	301	301	301	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3726	Knutsford Golf Course, Mereheath Lane, Knutsford.	375131	379103	0.81	Mixed	25	25	25	25	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3731	Land off Waterloo Road, Haslington	374362	355600	4.47	Greenfield	135	135	135	135	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3765	Land rear of The Old Post Office, Main Road, Weston.	373369	352390	0.56	Greenfield	17	17	17	17	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	17	0	0

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3767	Land at 36 Sunny Bank Drive, Wilmslow.	382780	379800	0.4	Mixed	12	12	12	12	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	12	0	0
3768	Armcon Site, London Road South, Poynton	391659	382609	1.9	Brownfield	57	57	57	57	0	0	0	0	Suitable - if can meet policy requirements	Available	Achievable	Developable	0	0	57	0	0
3769	Crewe Road/ Pool Lane, Winterley	374929	357310	7.0	Greenfield	210	210	210	210	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3770	Land at Forge Lane, Water Tower 2, Congleton.	384812	363248	0.4	Mixed	12	12	12	12	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	12	0	0	0
3773	Land to the north of Main Road, Wybunbury	369146	350168	1.6	Greenfield	48	48	48	48	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3774	Land to the north of Riddings Lane, Wybunbury	369026	349921	4.15	Greenfield	125	125	125	125	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3775	Land off Church Way, Wybunbury	369337	349698	6.88	Greenfield	207	207	207	207	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3777	Travis Perkins, Windmill Street site, Macclesfield	392080	372874	0.47	Brownfield	15	15	15	15	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3780	Land at Clay Lane, Haslington.	373898	356796	3.03	Greenfield	91	91	91	91	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3782	Land to the rear of Dixons Court, Knutsford Road, Chelford	381152	374787	2.3	Mixed	69	69	69	69	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	69	0	0
3783	Land off Sally Clarke Way, Wybunbury.	369911	349468	1.07	Greenfield	33	33	33	33	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3784	Land of Heyes Lane, Alderley Edge	385098	379210	3.17	Greenfield	96	96	96	96	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	90	6	0
3785	Land south of Gresty Road, Crewe.	370078	352972	39.98	Greenfield	625	625	625	625	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	125	250	250
3786	Land at Ryleys Farm, Alderley Edge (North East)	383688	378441	9.74	Greenfield	293	293	293	293	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	125	168	0
3787	Land at Ryleys Farm, Alderley Edge (South East)	383676	377750	38.88	Greenfield	1167	1167	1167	1167	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	125	250	792

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3788	Land at Ryleys Farm, Alderley Edge (South West)	383230	377952	6.52	Greenfield	196	196	196	196	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3789	Land at Ryleys Farm, Alderley Edge (North West)	383463	378518	12.85	Greenfield	386	386	386	386	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3792	Land to the rear of 336 Sydney Road, Crewe.	372414	355946	5.35	Greenfield	161	161	161	161	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	90	71	0
3793	Bridgemere Nurseries, London Road, Bridgemere, Nantwich.	372578	343796	10.95	Mixed	329	329	329	329	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3794	Land at Hetlee Farm, Leigh Road, Wilmslow.	382594	379970	3.15	Greenfield	95	95	95	95	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	90	5	0
3817	Land off Crewe Road (A534), Wistaston Road and Moorfields, Crewe	368340	353155	6.62	Greenfield	199	199	199	199	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	125	74	0
3818	Clough Works Woodland and Car Park Site.	393265	383530	0.78	Mixed	24	24	24	24	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3819	Land at Stockton Farm, Stockton Road, Wilmslow.	383756	378578	4.61	Greenfield	139	139	139	139	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	90	49	0
3820	Land off Ryecroft Lane, Knutsford	377687	379656	6.1	Greenfield	183	183	183	183	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	90	93	0
3821	Land at The Mount, Congleton Road, Gawsworth, Macclesfield	388150	369112	7.6	Mixed	228	228	228	228	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3846	Land off Hollin Lane, Styal, Wilmslow	383733	384052	5.78	Greenfield	174	174	174	174	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3847	BC Transport Depot, Clough Bank, Bollington	392866	377153	2.19	Brownfield	66	66	66	66	0	0	0	0	Suitable - if can meet policy requirements	Available	Achievable	Developable	0	0	66	0	0
3848	Land at Broughton Road, Crewe, rear of Ironstile Farm.	370522	357601	2.9	Greenfield	87	87	87	87	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	87	0	0
3849	Land at Cattle Arches, Maw Green Road, Crewe	371720	356965	1.9	Greenfield	57	57	57	57	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Forecast Remaining
3856	Land between 150 and 152 Mobberley Road, Knutsford.	375711	378897	.33	Greenfield	10	10	10	10	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3858	Land off Towers Road, Poynton	392997	383694	1.6	Greenfield	48	48	48	48	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	56	0	-8
3860	Land adjacent to Astbury Marsh Caravan Site, Astbury, Congleton.	384361	361926	7.86	Greenfield	236	236	236	236	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3875	Cranage Trading Park, Goostrey Lane, Cranage	375559	369456	2.23	Mixed	67	67	67	67	0	0	0	0	Not Suitable	Available - Medium Term	Achievable	Not currently developable	0	0	0	0	0
3876	Land between 51 and 61 Main Road, Goostrey (land adjacent to Sandyacre)	376694	370090	0.5	Greenfield	15	15	15	15	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	15	0	0
3877	Land at Kinderton Arms PH, Booth Lane, Middlewich.	371410	364459	0.34	Mixed	11	11	11	11	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	11	0	0
3896	Land at Sprink Farm, Dickens Lane, Poynton	392793	382542	4.9	Greenfield	147	147	147	147	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	90	57	0
3897	Land at Flora Garden Centre, Chelford Road, Henbury, Macclesfield.	387785	373741	3.39	Greenfield	102	102	102	102	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3899	Land at Willow Cottage, Newcastle Road South, Brereton, Sandbach	377994	363229	1.56	Mixed	47	47	47	47	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3931	Land adjacent to 150 Buxton Road, Disley	398535	384524	0.37	Brownfield	12	12	12	12	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	12	0	0
3933	Land at 11 Elton Lane, Winterley, Sandbach.	374728	357847	0.47	Mixed	15	15	15	15	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	15	0	0
3965	Land at Junction of Holmes Chapel Rd (A5022) and Newcastle Road (A50) at Brereton Green, Sandbach	377652	363990	1.45	Greenfield	44	44	44	44	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Forecast Remaining
3966	Land adjacent 80 Blakelow Road, Macclesfield	392877	372916	0.85	Greenfield	26	26	26	26	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3967	Land off Rainow Road, Higher Hurdsfield, Macclesfield	393281	374522	3.7	Greenfield	111	111	111	111	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
3994	Land off Chelford Road, Henbury, Macclesfield.	388753	373760	5.41	Greenfield	163	163	163	163	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	90	73	0
4005	Land off Audlem Road, Hankelow.	367331	345797	0.79	Greenfield	24	24	24	24	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	24	0	0
4008	Land east of Warmingham Lane, Middlewich	371090	363789	3.20	Greenfield	96	96	96	96	0	0	0	0	Suitable - with policy change	Available - site under option	Achievable	Developable	0	0	90	6	0
4016	Land at Fol Hollow/ Waggs Road and Meadow Avenue, Congleton.	385242	362260	3.55	Greenfield	107	107	107	107	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4017	Land at Oak Tree Farm, Cranage	374266	369345	0.92	Mixed	28	28	28	28	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4026	Land off Leek Old Road, Sutton, Macclesfield.	392310	370304	7.43	Greenfield	223	223	223	223	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
4027	Wychwood Golf Course	374186	351286	64.39	Greenfield	1932	1932	1932	1932	0	0	0	0	Not Suitable	Marginal / Uncertain	Achievable	Not currently developable	0	0	0	0	0
4028	Land at Kent Green Farm, Haslington.	374507	356977	2.87	Greenfield	87	87	87	87	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	87	0	0
4036	Land at Albert Road, Bollington.	392076	377785	1.16	Greenfield	35	35	35	35	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	35	0	0
4038	Land off Woodford Road, Poynton.	390809	384125	2.39	Greenfield	72	72	72	72	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	72	0	0
4039	Land at Sydney Road, Crewe East.	371932	356746	14.74	Greenfield	443	443	443	443	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	125	250	68
4040	Land north east of Manchester Road, Knutsford.	374117	380495	52.42	Greenfield	1573	1573	1573	1573	0	0	0	0	Not Suitable	Available	Achievable	Not currently developable	0	0	0	0	0

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4042	Football and cricket grounds off Manchester Road and Mereheath Lane, Knutsford.	374725	379340	6.46	Greenfield	194	194	194	194	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	90	104	0
4043	Land at Parkgate Farm, Parkgate Lane, Knutsford.	376206	379908	14.11	Mixed	200	200	200	200	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4044	Land North West of Moss Road, Congleton.	386534	361435	2.88	Greenfield	87	87	87	87	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4059	Land off Hall Drive, Alsager.	379062	355020	6.59	Greenfield	198	198	198	198	0	0	0	0	Suitable - with policy change	Available - site owned by developer	Achievable	Developable	0	0	90	108	0
4084	Land north of Plum Tree Cottage, Knutsford Road, Cranage.	374910	369090	1.23	Greenfield	37	37	37	37	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4085	Land adjacent to 121 Warmingham Road, Warmingham, Crewe.	370722	358597	0.32	Mixed	10	10	10	10	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	10	0	0
4086	Land rear of 97 Hassall Road, Wheelock Heath, Winterley, Sandbach.	375517	357389	0.76	Mixed	23	23	23	23	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4088	Land at Moss End Farm, Warmingham, Crewe	370858	358782	3.99	Greenfield	120	120	120	120	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4089	Land rear of 1 to 9 Bunbury Lane, Bunbury, Nantwich.	356499	357393	1.25	Greenfield	38	38	38	38	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4091	Land at Hall Hill off Brow Hill, Bollington.	392331	377420	3.68	Greenfield	111	111	111	111	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	90	21	0
4092	Land off Bramley Close, Wilmslow.	382656	379860	0.83	Greenfield	20	20	20	20	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	20	0	0
4093	Land at Yarwoods Farm, Bollington Lane, Nether Alderley.	383810	375017	14.88	Greenfield	447	447	447	447	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0

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4094	Land south of Thorne Cottage, Mill Lane, Snelson, Macclesfield.	379822	374389	0.35	Greenfield	11	11	11	11	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	11	0	0
4095	Land adjoining 12 Stoneyfold Lane, Macclesfield.	393174	372894	0.34	Greenfield	11	11	11	11	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4097	Land at The Grange, Main Road, Worleston	365635	356738	8.1	Greenfield	243	243	243	243	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4098	Sydney Cottage Farm, 53 Herbert Street, Crewe	372274	356476	0.54	Mixed	17	17	17	17	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	17	0	0
4099	Wardle buildings, Green Lane, Wardle.	359755	357137	1.05	Brownfield	32	32	32	32	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4100	Land at Chester Road, Alpraham, Tarporley.	358381	359598	1.16	Greenfield	35	35	35	35	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4101	Land at Park House, Bunbury Lane, Bunbury	356154	357329	3.61	Greenfield	109	109	109	109	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4103	Three parcels of land at Bank Farm, Twemlow	378154	368786	2.07	Greenfield	63	63	63	63	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4106	Land adjacent A34 between Lawton Avenue and Knowsley Lane, Scholar Green.	383044	355402	1.65	Greenfield	50	50	50	50	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4108	Land at Knowle House, Sagars Road, Handforth.	385090	383373	1.07	Mixed	33	33	33	33	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4111	Land between Oak Tree Lane and Middlewich Road, Cranage.	373875	368800	12.59	Greenfield	378	378	378	378	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4112	Land at Brickhouse Farm, Congleton Road, Sandbach.	377081	361999	0.52	Mixed	16	16	16	16	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4113	Land east of Newcastle Road, Brereton, Sandbach.	377930	363851	6.64	Greenfield	164	164	164	164	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4114	Land between Rushcroft and Parkhouse Residential Home, Congleton Road, Sandbach.	376512	361731	1.02	Greenfield	31	31	31	31	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	31	0	0

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4115	Electricity sub station off Bomish Lane, Goostrey.	378348	370753	0.33	Brownfield	10	10	10	10	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4117	Land off Town lane, Mobberley.	377662	380077	11.75	Greenfield	200	200	200	200	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	125	75	0
4119	Trouthall Nursery, Trouthall Lane, Plumley, Knutsford.	371630	375425	0.48	Mixed	15	15	15	15	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	15	0	0
4120	Laburnum Nursery, Knutsford Road, Chorley, Wilmslow.	382546	379210	1.91	Mixed	58	58	58	58	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	58	0	0
4121	Land at Dunkirk Way, Holmes Chapel.	376278	366296	1.6	Greenfield	48	48	48	48	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4122	Land off Cherry Lane, Church Lawton.	379716	356587	2.83	Mixed	85	85	85	85	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4123	Land at Cresswellshawe, Hassall Road, Alsager.	378822	256633	2.58	Greenfield	78	78	78	78	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4125	Land off Hassall Road, Alsager.	378202	356445	46.71	Greenfield	900	900	900	900	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4127	Land adjacent Kings Lane, Cranage.	374366	369275	0.97	Greenfield	30	30	30	30	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4131	Land at The Crofts, Hollingreen lane, Newhall, Nantwich.	363008	345549	1.54	Greenfield	47	47	47	47	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4135	Livery Yard at Merrymans Lane, Great Warford, Alderley Edge	382392	377167	1.29	Mixed	39	39	39	39	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4138	Land at The Warren, Gawsworth.	388815	370784	5.16	Greenfield	120	120	120	120	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	90	30	0
4139	Land on Hope Lane, Adlington, Macclesfield.	392600	382091	0.6	Greenfield	18	18	18	18	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4140	Land off Vernon Road, Poynton	392487	382472	1.2	Greenfield	36	36	36	36	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4141	Land at Henshaw hall farm, Henshaw lane, Siddington.	385950	371058	4.87	Greenfield	147	147	147	147	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0

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4142	Land adjacent The Mere Garage, Congleton Road, Marton, Macclesfield.	384800	368371	2.12	Greenfield	64	64	64	64	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4151	Land at Newcastle Road, Willaston.	367605	351580	5.63	Greenfield	169	169	169	169	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4152	Land at Rope Lane, Crewe	368757	352947	36.84	Greenfield	1106	1106	1106	1106	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	125	250	731
4153	Land at Mill House, Mill Lane, Goostrey	377151	370515	0.74	Mixed	23	23	23	23	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4154	Land south of White Moss Quarry, Alsager.	377795	354763	4.91	Greenfield	148	148	148	148	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4155	Land east of Birchin Lane, Nantwich.	366406	352479	1.43	Greenfield	43	43	43	43	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4156	Land to rear of 143 Crewe Road, Nantwich	367605	351580	5.63	Greenfield	169	169	169	169	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4157	Land adjacent to Woodford Aerodrome, Adlington.	390255	381443	23.63	Greenfield	709	709	709	709	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4158	Land adjacent to Adlington Station.	391155	380371	0.62	Greenfield	19	19	19	19	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	19	0	0
4161	Oaklands Community Infant School, Tudor Road, Wilmslow[36]	386429	382110	0.85	Mixed	21	21	21	21	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	21	0	0	0
4163	Macclesfield Rugby Football Club, Priory Park, Priory lane, Macclesfield.	389376	375072	11.09	Greenfield	333	333	333	333	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	125	208	0
4164	Four Seasons Garden Centre, Chelford Road, Ollerton.	379029	376119	0.58	Mixed	18	18	18	18	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	18	0	0
4165	Land off Plumley Moor Road, Plumley, Knutsford.	372016	375522	2.22	Greenfield	67	67	67	67	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	67	0	0

[36] Site now under construction

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Forecast Remaining
4168	Land south west of Toft Road, Knutsford	375387	376744	15.74	Greenfield	238	238	238	238	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4172	Land off North Street, Mount Pleasant, Mow Cop.	384954	356815	0.36	Greenfield	11	11	11	11	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4173	Land at Mount Pleasant Village Hall, Mount Pleasant Road, Mow Cop	384744	357069	0.4	Greenfield	12	12	12	12	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
4174	Land off Old Hall Lane, Tabley, Knutsford.	372151	379871	5.75	Greenfield	173	173	173	173	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4175	Land north and east of 86 Woodford Road, Poynton.	390887	384260	2.12	Greenfield	64	64	64	64	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4176	Land at Hetlee Farm, Leigh Road, Wilmslow.	382488	379998	2.22	Greenfield	67	67	67	67	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	67	0	0
4177	Tarmac Ltd, Congleton Road, Gawsworth, Macclesfield.	388529	369956	3.04	Brownfield	92	92	92	92	0	0	0	0	Not Suitable	Not Available - long term prospect	Not Achievable	Not currently developable	0	0	0	0	0
4178	Bent Farm Quarry, Wallhill Lane, Congleton	382959	362122	7.16	Mixed	215	215	215	215	0	0	0	0	Not Suitable	Available - Medium Term	Not Achievable	Not currently developable	0	0	0	0	0
4179	Land off Sandbach Road, Congleton.	383574	362354	58.36	Greenfield	1751	1751	1751	1751	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4180	Land off Whitehouse Road, Bucklow Hill.	373074	383388	1.44	Greenfield	44	44	44	44	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4181	Land off Chapel Lane, Bucklow Hill.	372863	383673	18.02	Greenfield	541	541	541	541	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4182	Land adjacent to Ashley Railway Station, Ashley	377462	394497	2.56	Greenfield	30	30	30	30	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	30	0	0
4225	Land at Gutterscroft, Haslington.	373671	356173	0.6	Mixed	10	10	10	10	0	0	0	0	Suitable - if can meet policy requirements	Marginal / Uncertain	Achievable	Developable	0	0	10	0	0
4226	Land at Whites Lane, Weston, Crewe	372899	352729	0.81	Greenfield	25	25	25	25	0	0	0	0	Not Suitable	Available	Achievable	Not currently developable	0	0	0	0	0

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Forecast Remaining
4227	Land adjacent to West Lane, High Legh.	369864	384232	3.37	Greenfield	102	102	102	102	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4228	Golf Course Lodges, High Legh.	370310	384570	9.34	Greenfield	281	281	281	281	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4230	Land north of Bucklow Hill Lane.	372948	383239	4.02	Greenfield	121	121	121	121	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4231	Land west of A556, Bucklow Hill	372858	383338	6.31	Greenfield	190	190	190	190	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4232	Land off Newtons Lane, Winterley, Crewe	374426	357647	15.59	Greenfield	468	468	468	468	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
4233	Land at Bath Farm, Bath Lane, Audlem	366243	343545	1.29	Greenfield	39	39	39	39	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4234	Ollerton Nursery and plant centre, Chelford Road, Ollerton, Knutsford	377368	376774	11.45	Greenfield	344	344	344	344	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4235	Land at Harden Park, Alderley Edge.	384509	379494	4.76	Greenfield	143	143	143	143	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4237	Land at Wrenbury Heath Road, Sound.	362575	348173	1.25	Greenfield	38	38	38	38	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4239	Orchard Filling Station, Warrington Road, Mere, Knutsford	371915	382633	0.52	Mixed	16	16	16	16	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4240	Cherry lane Farm, Cherry lane, Church Lawton.	380618	356806	0.84	Greenfield	26	26	26	26	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4241	Land adjacent to Hawthorne Cottage, Harvey Road, Buglawton, Congleton	387477	364523	1.94	Greenfield	59	59	59	59	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	59	0	0
4243	Land off Canal Street, Congleton.	386108	362606	0.41	Greenfield	13	13	13	13	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	13	0	0
4245	Land at Flash Lane, Bollington.	391292	377288	1.83	Greenfield	55	55	55	55	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4247	Land at the Printworks, Crewe Road, Haslington.	374232	356473	0.61	Greenfield	19	19	19	19	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	19	0	0

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Forecast Remaining
4248	Land west of London Road, Hope Green, Poynton.	390838	381716	67.86	Greenfield	2036	2036	2036	2036	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4249	Land at Oakfields Bungalow, Newcastle Road, Balterley, Crewe	374323	350803	0.55	Mixed	17	17	17	17	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4250	Land adjacent to telephone exchange, Whitchurch Road, Aston, Nantwich.	361519	346872	0.83	Greenfield	25	25	25	25	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	25	0	0
4251	Land west of Rossendale Hall, Hollin Lane, Sutton.	392949	370853	1.65	Mixed	50	50	50	50	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4252	Land off Bridge Green, Prestbury, Macclesfield.	390340	376596	5.57	Greenfield	168	168	168	168	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4254	Land off Wistaston Green Road, Crewe.	367668	354488	44.9	Greenfield	1347	1347	1347	1347	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
4286	Land rear of Wardle Cottages, Nantwich Road, Wardle	361128	357039	0.64	Greenfield	20	20	20	20	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4287	Land adjacent Wardle Avenue off Nantwich Road, Wardle	360998	357171	0.73	Greenfield	22	22	22	22	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4288	Former Fisons offices, London Road, Holmes Chapel.	376520	366596	2.8	Brownfield	84	84	84	84	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	84	0	0	0
4289	Land rear of former Fisons offices, London Road, Holmes Chapel.	376614	366605	0.94	Brownfield	29	29	29	29	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	29	0	0	0
4290	Land between Big Brick Hill Farm and A34, Wilmslow.	385304	378864	11.01	Greenfield	331	331	331	331	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4291	Land rear of Big Brick Hill Farm, Hough Lane, Wilmslow.	385524	379800	0.98	Greenfield	30	30	30	30	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4293	Land rear of the old Manweb Depot, Electricity Street, Crewe.	370437	355363	0.32	Greenfield	10	10	10	10	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4294	Land adjacent Thorneyfields Farm, Herbert Street, Crewe	372258	356722	4.45	Greenfield	134	134	134	134	0	0	0	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	90	44	0

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Forecast Remaining
4295	Land at Woodleigh, 77 Chester Road, Poynton.	391091	383602	2.06	Mixed	62	62	62	62	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4296	Land at Lostock Hall Farm, Lostock Hall Road, Poynton.	390917	383130	62.12	Greenfield	1864	1864	1864	1864	0	0	0	0	Not Suitable	Available	Achievable	Not currently developable	0	0	0	0	0
4297	Land off Hazelbridge Road, Poynton.	391412	383901	1.61	Greenfield	49	49	49	49	0	0	0	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	49	0	0
4298	Land north of Lower Park Primary School, Hazelbadge Road, Poynton.	391147	383931	6.48	Greenfield	195	195	195	195	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	90	105	0
4299	Land south of Hill Green Farm, Woodford Road, Poynton.	391034	384314	3.5	Greenfield	105	105	105	105	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4300	Land off Glastonbury Drive, Poynton.	391328	384146	9.05	Greenfield	272	272	272	272	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	125	147	0
4301	Playing fields at Lower Park Primary School, Hazelbadge Road, Poynton.	391264	383894	1.27	Greenfield	39	39	39	39	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	39	0	0
4302	Kings School, Cumberland Street, Macclesfield.	391379	374177	7.43	Mixed	223	223	223	223	0	0	0	0	Suitable - with policy change	Available - Medium Term	Achievable	Developable	0	0	125	98	0
4303	Land adjacent Park House Residential Home, Congleton Road, Sandbach.	376683	361782	1.01	Greenfield	31	31	31	31	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4311	Cheerbrook House, Newcastle Road, Willaston, Nantwich	367204	351896	1.76	Mixed	53	53	53	53	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4328	Land south of Alderley Road, Macclesfield.	389298	375261	2.65	Greenfield	80	80	80	80	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4334	Land off Chelford Road, Henbury, Macclesfield.	388338	373685	2.85	Greenfield	86	86	86	86	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	86	0	0
4335	Land off Blakelow Road, Macclesfield.	393035	372964	3.07	Greenfield	93	93	93	93	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Forecast Remaining
4356	Lower Farm, Whitchurch Road, Burleydam[37]	360823	342454	1.11	Mixed	11	11	10	10	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	11	0	0	0
4359	Land Off, Warmingham Lane, Middlewich[38]	370699	364168	7.2	Greenfield	194	194	194	194	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	90	104	0	0
4368	Land off Shirleys Drive, Prestbury.	390231	376716	1.41	Greenfield	43	43	43	43	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	43	0	0
4371	Land at water Tower Cottage, Warrington Road, High Legh, Knutsford	370414	383463	0.33	Mixed	10	10	9	9	0	1	0	1	Suitable - with policy change	Not Available	Not Achievable	Not currently developable	0	0	0	0	0
4373	Land to the west of A534 Wheelock Bypass, Sandbach	375055	358610	17.11	Greenfield	250	250	250	250	0	0	0	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	125	125	0
4374	Sandbach Heath	376690	359891	5.31	Greenfield	152	152	152	152	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
4376	Land to the west of Poynton Coppice	393288	382755	22.4	Greenfield	670	670	670	670	0	0	0	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	125	250	295
4377	Land to the south of Lower Park Road, Poynton	390992	384094	3.45	Greenfield	100	100	100	100	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	90	10	0
4378	Woodford Aerodrome, Poynton	390669	382495	60.45	Mixed	1814	1814	1814	1814	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4379	Land to south of Cheser Road, Poynton	390232	383398	6.36	Mixed	191	191	191	191	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
4380	Lostock Hall Farm, Poynton	390620	382986	2.69	Greenfield	81	81	81	81	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4381	Land between Hassall Road and A534, Sandbach	375909	359406	20.33	Greenfield	610	610	610	610	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
4382	Land between A34 and the railway, Wilmslow	384942	380265	2.72	Mixed	82	82	82	82	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0

[37] Site now has Full Permission
[38] Site now has Outline Permission

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Forecast Remaining
4383	Playing field to south of A538, Wilmslow	385165	380273	8.24	Greenfield	248	248	248	248	0	0	0	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	0
4384	Edleston House Farm, Nantwich	364069	351127	11.77	Greenfield	354	354	354	354	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
4385	Land between Nantwich Lake and the Railway, Nantwich	364540	351095	27.94	Greenfield	839	839	839	839	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
4386	Land between Gough's Lane and Clelford Road	376484	377031	38.4	Greenfield	576	576	576	576	0	0	0	0	Suitable - with policy change	Marginal / Uncertain (part known to be available)	Achievable	Developable	0	0	125	250	201
4387	Land between Northwich Road and Tabley Road, Knutsford	374058	378985	31.45	Greenfield	944	944	944	944	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	125	250	569
4388	Knutsford	376743	378473	2	Greenfield	10	10	10	10	0	0	0	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	0
4389	Knutsford	375555	377096	5.2	Greenfield	78	78	78	78	0	0	0	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	78	0	0
4390	Land between Whirley Road and Henbury Rise, Macclesfield	388521	373913	17.34	Mixed	521	521	521	521	0	0	0	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	125	250	146
4391	Land between Broughton Road and Bradfield Road, Crewe	370247	357618	5.76	Greenfield	173	173	173	173	0	0	0	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	90	83	0
4392	Land between Waldron Road and Groby Road, Crewe	370790	358367	15.34	Greenfield	461	461	461	461	0	0	0	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	125	250	86
4393	Land to the east of Groby Road, Crewe	371200	358012	19.19	Greenfield	576	576	576	576	0	0	0	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	125	250	201
4404	Former Radway Green Car Park, Alsager	377766	354432	1.64	Brownfield	50	50	50	50	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	0	0
4405	Land to the north of Pyms Lane, Crewe	368153	356972	24.83	Greenfield	745	745	745	745	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
4412	Land at Danes Moss Farm, Gawsworth	389963	371338	15.28	Greenfield	459	459	459	459	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Forecast Remaining
4423	Land On Sheppenhall Lane, Aston	361270	346266	1.58	Greenfield	43	43	43	43	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	43	0	0	0
						131964	**131924**	**131961**	**131921**	**40**	**3**	**0**	**3**					**0**	**1061**	**15638**	**11786**	**7023**

Sites with a Capacity of less than 10 dwellings

3.7 Details of the sites with a capacity of less than ten dwellings can be found in Appendix A.

Table 8: Review of the Assessment						
		Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining
Strategic Sites	Gross Dwellings	0	4,198	6,485	4,050	1,280
	Losses	0	0	0	0	0
Allocations	Gross Dwellings	0	10	145	70	0
	Losses	0	0	0	0	0
Sites Under Construction	Gross Dwellings	518	491	3	0	0
	Losses	3	0	0	0	0
Sites with Full Planning Permission	Gross Dwellings	0	676	0	0	27
	Losses	0	22	0	0	0
Sites with Outline Planning Permission	Gross Dwellings	0	214	169	80	55
	Losses	0	0	0	0	0
Sites Awaiting S106	Gross Dwellings	0	1,944	735	70	66
	Losses	0	1	0	0	0
Sites without Planning Permission	Gross Dwellings	0	1,061	15,638	11,786	7,023
	Losses	0	3	0	0	0
Small Sites	Gross Dwellings	521	1,492	653	0	7
	Losses	34	289	10	0	0
Totals	Gross Dwellings	1,039	10,086	23,828	16,056	8,478
	Losses	37	315	10	0	0
Net Total		**1,002**	**9,771**	**23,818**	**16,056**	**8,478**

3.8 There are 4,198 dwellings on sites identified in the Development Strategy that are considered to be deliverable in years one to five.

3.9 There are 515 net dwellings on sites under construction that are expected to be completed in the current year, with a further 491 dwellings in the next five years. There are 10 dwellings on allocated sites that are considered to be deliverable within years one to five. There are 654 net dwellings on sites with full planning permission that are considered to be deliverable in years one to five. There are 214 net dwellings on sites with outline planning permission that are considered to be deliverable in years one to five.

3.10 There are 1,943 net dwellings on sites subject to Section 106 agreements that are considered to be deliverable in years one to five.

3.11 There are a further 1,058 net dwellings on sites without planning permissions that are considered to be deliverable in years one to five.

3.12 Plus a further 1,203 net dwellings on small sites considered to be deliverable in years one to five, of these 582 net dwellings are under construction, have permission or are subject to S106.

3.13 This gives a total of 9,771 net dwellings within years one to five.

Housing Land Supply

3.1 In relation to housing matters the current Development Plan for Cheshire East comprises the North West Regional Spatial Strategy and the Local Plans of the three district Boroughs. The former deal with housing numbers up to 2011, but the RSS looks ahead to 2021 and establishes an average housing requirement of 1,150 homes per year.

3.2 The Cheshire East Local Plan Development Strategy states that *'Sufficient land will be provided to accommodate at least 27,000 homes between 2010 and 2030. This will be phased as follows:*

- *2010 to 2015 - at least 1,150 homes each year (5,750 total)*
- *2016 to 2020 - at least 1,250 homes each year (6,250 total)*
- *2020 to 2030 - at least 1,500 homes each year (15,000 total)'*

3.3 This illustrates an intention to increase housing supply steadily over the plan period and especially after 2020. This approach not only broadly conforms to the RSS position, but also reflects other issues such as infrastructure provision and the current depressed state of the housing market, which continues to deliver at levels well below the historic norm.

3.4 Employing the figures with the Development strategy document, a five year supply therefore equates to:

- 6,050 dwellings in Years 1 to 5 (April 2013 to March 2018)

- 7,000 dwellings in Years 6 to 10 (April 2018 to March 2023)
- 7,500 dwellings in Years 11 to 15 (April 2023 to March 2028)

Totaling 20,550 for the 15 year period through to 31st March 2028.

3.5 Supply is considered against the Local Plan period therefore:

- 2010-2012 Cheshire East net completions = 1,043 dwellings
- 2010-2012 Cheshire East Development Strategy = 2,300 dwellings
- Shortfall = 1,257 dwellings

3.6 This shortfall will be addressed following the methodology proposed by the Home Builders Federation, as follows:

- Residual Plan Period = 2012-2030 = 18 years
- Residual dwellings = 27,000 – 1,043 = 25,957 dwellings
- Residual annualized figure = 1,442 dwellings
- Additional annual residual figure 1,442.06 – 1,350 = 92 dwellings
- Additional 5-year residual figure 92.06 x 5 = 460 dwellings
- Giving a new 5-year housing land supply figure (for years 1-5) of 6,510 dwellings.
- Annual figure = 1,302 dwellings

3.7 Therefore the total of 9,771 net dwellings highlighted above as deliverable and within the 1-5 year supply, equates to 7.5 years supply for the years April 2013 to March 2018.

3.8 Incorporating a 5 % buffer:

- 5% of 6,510 = 325.5
- 6,510 + 325.5 = 6,835.5
- Annual figure = 1,367.1

3.9 Incorporating a 5% buffer within the 1-5 year supply, equates to 7.15 years supply for the years April 2013 to March 2018.

Housing Buffer

3.10 The NPPF advices that a five percent buffer should be applied to the requirement to identify five years worth of specific deliverable housing sites. It is stated that this buffer "to ensure choice and competition in the market for land". This buffer is moved forward from the remainder of the Local Plan period and so is not an 'extra' requirement. In essence the Framework advises that some extra flexibility is required to ensure that the five years supply is not (for example) all in the hands of a limited number of companies or sites.

3.11 The framework goes on to indicate that where there has been "a record of persistent under delivery of housing" the buffer should be increased to 20%. This is in order to "provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land". This suggests that where housing completions have historically failed to achieve the development plan target extra land should be

identified to give the best possible chance of meeting the supply requirement.

3.12 In Cheshire East, the housing market has traditionally been prosperous – indeed the Borough contains some of the most desirable residential property outside of the southeast. However even outside of these choice areas the Cheshire East Strategic Housing Market Assessment reported that estate agent confidence in the Borough was strong, despite the impact of the recession.

3.13 This is backed up by the historical pattern of completions over preceding years.

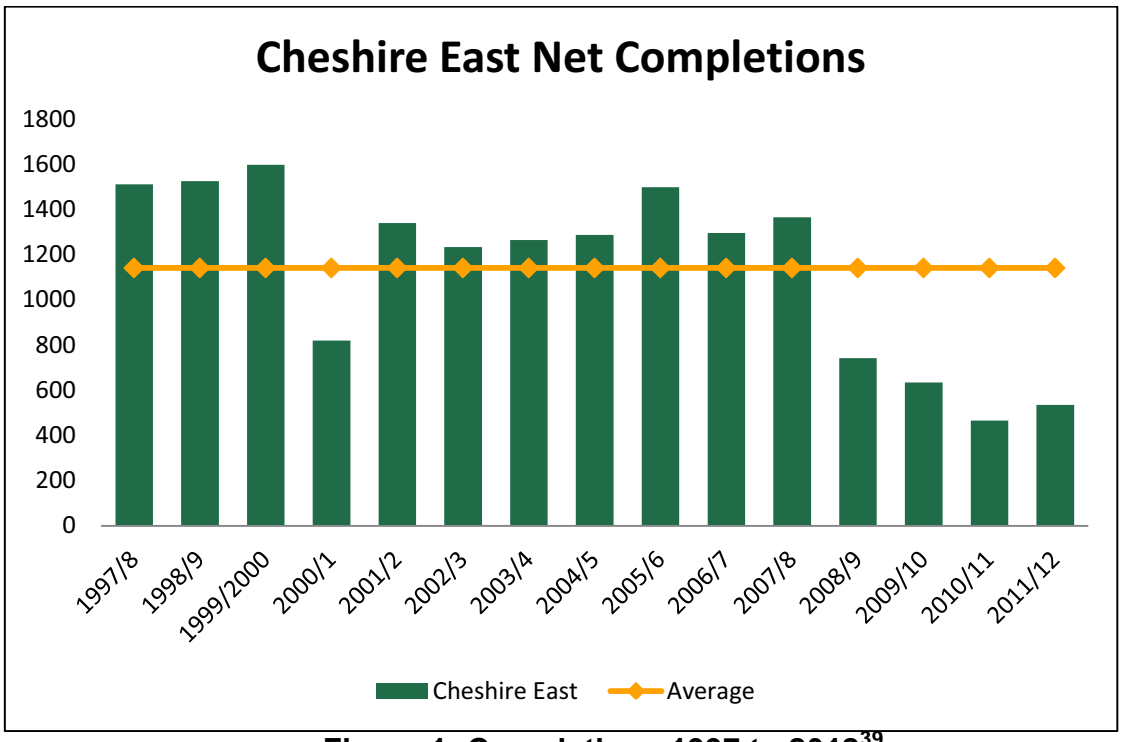


Figure 1: Completions 1997 to 2012[39]

3.14 Figure 1 illustrates the pattern of past completions in the period 1997 – 2012. These average 1141 pa over the past 15 years. Figure 2 sets out the development Plan housing target over the same period – which have varied between 520 and 1500 homes pa.

[39] It should be noted that in 2000/1 there were an unprecedented number of demolitions in Macclesfield as part of the redevelopment of Victoria Park (406 dwellings).

DEVELOPMENT PLAN TARGETS

Cheshire Structure Plan Adopted 1996

Plan Period 1996 – 2011

Cheshire East Target = 1,060 homes each year

Cheshire Structure Plan Alteration Adopted 2006

Plan Period 2002 - 2016

Cheshire East Target 2002 - 2006 = 1,225 homes each year
Cheshire East Target 2006 – 2011 = 700 homes each year
Cheshire east Target 2011 – 2016 =520 homes each year

North West Regional Spatial Strategy Adopted 2008

Plan period 2003 - 2021

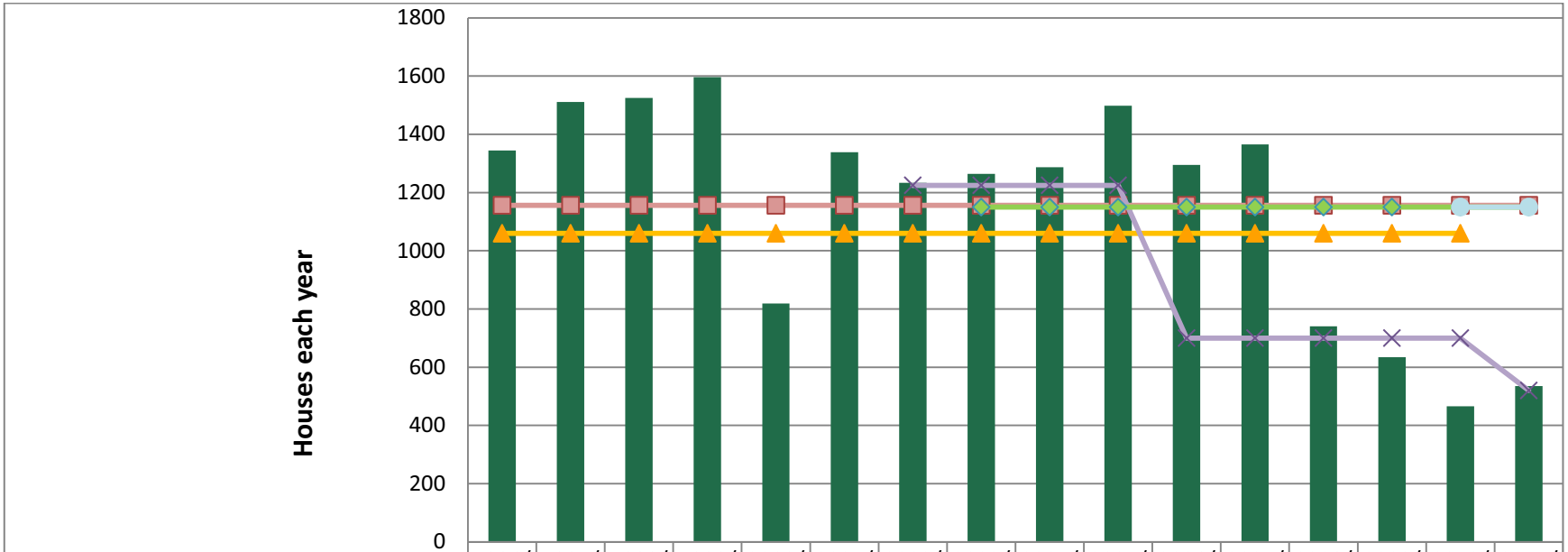
Cheshire East Target = 1,150 homes pa

Cheshire East Development Strategy Consultation Draft 2013

Plan Period 2010 – 2030

2010 to 2015 – at least 1,150 homes each year
2016 to 2020 – at least 1,250 homes each year
2020 to 2030 – at least 1,500 homes each year

Figure 2: Development Plan Targets



	1996/7	1997/8	1998/9	1999/2000	2000/1	2001/2	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12
Cheshire East Completions	1345	1511	1525	1597	819	1339	1233	1264	1287	1498	1295	1365	741	634	466	535
Average	1156	1156	1156	1156	1156	1156	1156	1156	1156	1156	1156	1156	1156	1156	1156	1156
Cheshire Structure Plan (Adopted 1996)	1,060	1,060	1,060	1,060	1,060	1,060	1,060	1,060	1,060	1,060	1,060	1,060	1,060	1,060	1,060	
Cheshire Structure Plan Alteration (Adopted 2006)							1,225	1,225	1,225	1,225	700	700	700	700	700	520
RSS (Adopted 2008)								1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150
Development Strategy (Draft 2013)															1,150	1,150

Figure 3: Housing Completions & Development Plan Targets

3.15 Figure 3 compares the two sets of figures side by side. This shows that over this period housing completions consistently matched the expectations of the development plan and in most years the target was comfortably exceeded.

3.16 It is only with the advent of the current recession that housing completions have dipped below the development plan target. The reasons for this hardly need rehearsing, but are rooted in the national and international financial climate, rather than any local circumstances in Cheshire.

3.17 Cheshire has historically proved to be a prosperous housing market where housing completions have matched or outstripped development plan targets. The advent of the current recession has changed this picture, with underperformance in the past few years of deep (now double dip) recession. This current down turn is not considered to be a record of ‘persistent under delivery’ as described by paragraph 47 of the NPPF but rather a reflection of pervading national trends. Accordingly it is proposed that the standard 5% be applied to the housing supply in the Borough.

4 Conclusion

4.1 A housing requirement of 27,000 dwellings between 2010 and 2030 has been agreed by the Council. This equates to a five year supply figure of 6,050 for years 1 to 5. Taking into account completions and supply in relation to the Plan Period this provides a residual 5 year supply figure of 460 dwellings equating to a five year supply figure of 6,510 dwellings.

4.2 Around 2,200 sites were considered as part of the Strategic Housing Land Availability Assessment, of these approximately 1,600 sites are considered suitable for housing during the next 15 years.

4.3 As can be seen these sites could potentially provide a total of 49,645 dwellings over the next 15 years. It also identified 9,771 deliverable dwellings that were expected to come forward within the 1-5 year period. This equates to 7.5 years supply or 7.15 years supply incorporating the 5% buffer.

4.4 It is possible that higher levels of development may occur than is currently predicted due to increased densities of development or due to the improvement of the current housing market.

5 Monitoring

5.1 The Assessment is not a one-off study, and updating it should be an integral part of the annual monitoring process. A comprehensive first assessment will generally be required, thereafter, it should only be necessary to carry out a full re-survey when plans have to be reviewed and rolled forward to a longer time horizon.

Glossary

Accessibility	The ability of people to move around an area and reach places and facilities, including elderly and disabled people, those with young children and those encumbered with luggage or shopping.
Achievability	A site is considered achievable for development where there is a reasonable prospect that housing 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 sell the housing over a certain period.
Allocation	An area of land identified in a Development Plan. The allocation will indicate the Council's preferred use for the land.
Amenity	A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquillity.
Annual Monitoring Report (AMR)	A report prepared by Local Planning Authorities assessing progress with and the effectiveness of a Local Plan.
Availability	A site is considered available for development, when, on the best information available, there is confidence that there are no legal or ownership problems such as multiple ownership, or operational requirements of landowners. This means that it is controlled by a housing developer who has expressed an intention to develop, or the land owner has expressed an intention to sell.
Brownfield	Previously developed land that is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.
Core Strategy	A Development Plan Document setting out the spatial vision and strategic objectives of the planning framework for an area, having regard to the Community Strategy.
Deliverability	A deliverable site is available now, offers a suitable location for housing development now and there is a reasonable prospect that housing will be delivered on the site within five years from the date of adoption of the plan.

Density	A measure of the number of dwellings that can be accommodated on a site or in an area, normally measured as dwellings per hectare.
Developable	A developable site is in a suitable location for housing and there is a reasonable prospect that the site is available for, and could be developed at the point envisaged.
Development Plan Document (DPD)	These are prepared by Local Planning Authorities and outline the key development goals of the Local Plan.
Green Belt	A designation for land around certain cities and large built-up areas, which aims to keep this land permanently open or largely undeveloped. The purpose of the Green Belt is to: • check the unrestricted sprawl of large built up areas; • prevent neighbouring towns from merging; • safeguard the countryside from encroachment; • preserve the setting and special character of historic towns; and • assist urban regeneration by encouraging the recycling of derelict and other urban land. Green Belts are defined in a Local Planning Authority's Development Plan.
Greenfield	Land that has not previously been developed or where the remains of any buildings, roads, uses and so on. have blended into the landscape over time.
Local Plan	Through the Localism Act 2011 the Government refers to the statutory development plan as the 'Local Plan'. To reflect this it is proposed that in future the Cheshire East Local Development Framework will be renamed the Cheshire East Local Plan. This is a non-statutory term used to describe a folder of documents, which includes all the Local Planning Authority's Local Development Documents. A Local Development Framework is comprised of • Development Plan Documents (which form part of the statutory Development Plan); and • Supplementary Planning Documents. The Local Development Framework will also comprise of: • the Statement of Community Involvement; • the Local Development Scheme;

	• the Annual Monitoring Report; and any Local Development Orders or Simplified Planning Zones that may have been added.
Planning Policy Statements (PPS's)	Issued by central government to replace Planning Policy Guidance notes in order to provide greater clarity and to remove from national policy advice on practical implementation, which is better expressed as guidance rather than policy.
Suitability	A site is considered suitable if it offers a suitable location for development now and would contribute to the creation of sustainable, mixed communities. Sites allocated in existing plans for housing or with planning permission for housing will generally be suitable. For other sites, policy restrictions, physical problems or limitations, potential impacts and environmental considerations should be considered.
Sustainable Communities	Places where people want to live and work, now and in the future. Creating communities that are more sustainable will generally mean seeking to provide a range of homes, jobs and facilities that allows people to meet more of their needs locally without the need to make long journeys by private transport.
Sustainable Development	A widely used definition drawn up by the World Commission on Environment and Development in 1987: "Development that meets the needs of the present without compromising the ability of future generations to meet their own needs." The Government has set out four aims for sustainable development in its strategy 'A Better Quality of Life, a Strategy for Sustainable Development in the UK'. The four aims, to be achieved simultaneously, are: • social progress that recognises the needs of everyone; • effective protection of the environment; • prudent use of natural resources; and • maintenance of high and stable levels of economic growth and employment.
Urban Potential Study	A comprehensive report that estimates how many dwellings could realistically be accommodated on identified vacant and underused land and buildings in the area.
Windfall sites	A site not specifically allocated for development in a Development Plan, but which unexpectedly becomes

available for development during the lifetime of a plan. Most windfalls are referred to in a housing context. They tend to be very small sites for one or a small number of homes.

Appendix A: Small Sites

Table A1: Review of the Small Site Assessment

		Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining
Sites Under Construction	Gross Dwellings	521	0	11	0	7
	Losses	34	0	0	0	0
Sites with Full Planning Permission	Gross Dwellings	0	678	0	0	0
	Losses	0	190	0	0	0
Sites with Outline Planning Permission	Gross Dwellings	0	72	3	0	0
	Losses	0	6	0	0	0
Sites Awaiting S106	Gross Dwellings	0	30	0	0	0
	Losses	0	2	0	0	0
Sites without Planning Permission	Gross Dwellings	0	712	639	0	0
	Losses	0	91	10	0	0
Total Small Sites	**Gross Dwellings**	**521**	**1492**	**653**	**0**	**7**
	Losses	**34**	**289**	**10**	**0**	**0**
Net Total		**487**	**1203**	**643**	**0**	**7**

Table A2: Sites Under Construction

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
173	Irlam House, Brookhouse Lane, Congleton.	388899	362257	0.5	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
249	Moston Manor, Plant Lane, Moston.	372444	361776	0.486	Greenfield	6	5	6	5	1	0	0	0	Suitable	Available	Achievable	Developable	0	0	5	0	0
250	Sandhole Farm, Hulme Walfield.	385245	366023	0.625	Greenfield	8	7	8	7	1	0	0	0	Suitable	Not Available - long term prospect	Achievable	Not currently developable	0	0	0	0	7
252	Lower Medhurst Green Farm, Sandbach Road, Brereton	381759	363113	0.07	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
256	20 Hightown, Middlewich.	370341	366217	0.03	Brownfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	2	0	0	0	0
260	Stooks Barn, Court House Farm, Sandlow Green.	378481	366029	0.17	Greenfield	4	4	4	4	0	0	0	0	Suitable	Available	Achievable	Deliverable	4	0	0	0	0
261	Barn at Woodhouse Farm, Swettenham Heath, Congleton.	382086	367546	0.05	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
262	Vernons Yard, Goostrey Lane, Twemlow Green.	378125	368804	0.12	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
263	Spark Lane Nursery, Spark Lane, Smallwood	379405	362468	0.1	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
264	Land adjacent former public house, Foundry Lane, Scholar Green.	383844	357427	0.02	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
271	Claphatches, Scholar Green.	382880	357270	0.03	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
273	Fieldhouse Farm, Sandbach Road, Astbury	383465	362723	0.17	Greenfield	2	1	2	1	1	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
274	Brownlow Farm, Brownlow Heath Lane, Newbold Astbury	382867	360632	0.2	Greenfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	2	0	0	0	0
275	20 Elworth Road, Elworth.	374103	360649	0.14	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Developable	0	0	1	0	0

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
276	2 Beatty Drive, Buglawton, Congleton.	387141	363633	0.03	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
281	Farm building at School House Farm, School Lane, Astbury.	384842	361559	0.13	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
292	83 Cranberry Lane, Alsager.	378013	355525	0.17	Mixed	2	2	-2	-2	0	4	0	4	Suitable	Available	Achievable	Deliverable	2	0	0	0	0
299	11a Chelford Road, Somerford	383080	364044	0.094	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
301	Parklands, Nantwich Road, Middlewich.	369585	365512	0.27	Brownfield	1	1	0	1	0	1	1	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
302	Birchways, Kings Lane, Cranage	374404	369221	0.11	Brownfield	1	1	0	1	0	1	1	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
307	Blackden Manor Estate, Station Road, Goostrey.	378624	369617	0.07	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
312	Land rear of 66 Abbey Road, Sandbach.	374157	360714	0.08	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
314	Land adjacent to 6 Rose Cottages, Holmes Chapel Road, Somerford	380717	364999	0.06	Mixed	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	2	0	0	0	0
317	Heathfield, Blackden Lane, Goostrey, Crewe	378177	371052	0.4	Mixed	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
326	Brooklands, Bank House Lane, Smallwood	381096	360909	0.07	Mixed	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
327	Land off Walnut Rise, Congleton.	384715	362889	0.41	Greenfield	5	2	5	2	3	0	0	0	Suitable	Available	Achievable	Deliverable	2	0	0	0	0
330	Land rear of 1 Manor Road, Sandbach.	376637	360476	0.01	Greenfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	2	0	0	0	0
339	45-47 West Street, Congleton.	385543	363021	0.02	Brownfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	2	0	0	0	0
342	Land at The Smithy, Hall Green Lane, Somerford Booths	382970	366058	0.05	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
349	Land to rear of 58 West Street, Congleton.	385464	363016	0.01	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
353	7-9 Lewin Street, Middlewich.	370459	366119	0.05	Brownfield	5	4	5	4	1	0	0	0	Suitable	Available	Achievable	Deliverable	4	0	0	0	0
356	Little Meadows, Middle Lane, Congleton.	389156	363872	0.2	Brownfield	1	1	0	1	0	1	1	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
366	43A West Street, Congleton	385548	363023	0.01	Brownfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	2	0	0	0	0
367	Land to the rear of 34 & 36 Pikemere Road, Alsager	378987	356199	0.19	Greenfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	2	0	0	0	0
368	The Bungalow, 20 Fol Hollow, Congleton	384698	362079	0.12	Mixed	3	3	2	3	0	1	1	0	Suitable	Available	Achievable	Deliverable	3	0	0	0	0
371	Land adjacent 154 Biddulph Road, Congleton	388023	361381	0.02	Mixed	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
388	1 Hassall Road, Alsager.	378785	355360	0.04	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
391	Land at 105 Crewe Road, Alsager.	379050	355413	0.02	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
409	23 Lawton Street, Congleton.	386136	362846	0.01	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
410	Land adjacent 23 The Mount, Congleton.	384496	362690	0.05	Mixed	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
413	Unit 2, 34 Mill Street, Congleton.	385784	363083	0.01	Brownfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Developable	0	0	2	0	0
417	Land adjacent to 34 Congleton Road North, Church Lawton	382977	355437	0.08	Mixed	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
418	Beech House, Fouty Acre Lane, Swettenham	378435	368633	0.34	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
425	Land adjacent to 80 Canal Road, Congleton	386322	362514	0.03	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
426	Land adjacent to 6 Bailey Crescent, Congleton	387189	363618	0.04	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
747	The Motor Co, 284 Buxton Road, Disley	399230	394510	0.19	Brownfield	9	9	8	9	0	1	1	0	Suitable	Available	Achievable	Deliverable	9	0	0	0	0

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
775	Amplivox House, Stanneylands Road, Wilmslow	384839	383232	2.55	Brownfield	4	1	4	1	3	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
784	Over Tabley Hall Farm, Old Hall Lane,Tabley Superior	371926	379857	1.97	Greenfield	8	8	8	8	0	0	0	0	Suitable	Available	Achievable	Deliverable	8	0	0	0	0
946	57 Cumber Lane, Wilmslow	382988	379953	0.31	Brownfield	7	6	6	6	1	1	1	0	Suitable	Available	Achievable	Deliverable	6	0	0	0	0
952	Land at Oatlands, Alderley Edge	384989	377895	1.44	Brownfield	7	7	-1	7	0	8	8	0	Suitable	Available	Achievable	Deliverable	7	0	0	0	0
958	Former Grounds Maintenance Depot, Dane Bank Avenue	369800	354449	0.347	Brownfield	9	9	9	9	0	0	0	0	Suitable	Available	Achievable	Deliverable	9	0	0	0	0
959	74 West Street, Crewe	369949	356083	0.008	Brownfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	2	0	0	0	0
986	The Arch House, Wrenbury Road, Wrenbury, Nantwich	360099	346833	0.152	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
996	1 Chestnut Avenue, Shavington	370397	352252	0.06	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
1003	197 Underwood Lane, Crewe	369691	357049	0.02	Brownfield	3	1	2	1	2	1	1	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
1007	10 Smallman Road, Crewe	370098	354515	0.011	Brownfield	2	2	1	2	0	1	1	0	Suitable	Available	Achievable	Deliverable	2	0	0	0	0
1008	19-21 Lord Street, Crewe	370606	355131	0.021	Brownfield	2	1	2	1	1	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
1022	13 Myrtle Street, Crewe	370471	355228	0.01	Brownfield	2	2	1	1	0	1	0	1	Suitable	Available	Achievable	Deliverable	2	0	0	0	0
1023	The Vine Hotel, Earle Street, Crewe	370811	355766	0.033	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
1031	23 Lewis Street, Crewe	369988	355474	0.007	Brownfield	2	1	1	1	1	1	1	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
1032	1A Lewis Street, Crewe	370093	355467	0.008	Brownfield	2	2	1	2	0	1	1	0	Suitable	Available	Achievable	Deliverable	2	0	0	0	0
1037	88 Queen Street, Crewe	371247	356172	0.01	Brownfield	2	1	1	1	1	1	1	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
1041	The Old Rectory, Audley Road, Barthomley	376834	352382	0.05	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
1043	The Printworks, CREWE ROAD, HASLINGTON	374244	356473	0.19	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
1047	Little Heath Barn, Cheshire Street, Audlem	366093	344343	0.29	Greenfield	4	3	4	3	1	0	0	0	Suitable	Available	Achievable	Deliverable	3	0	0	0	0
1055	North Ward Club, 91 Hall O Shaw Street, Crewe	371235	355958	0.09	Brownfield	5	5	5	5	0	0	0	0	Suitable	Available	Achievable	Deliverable	5	0	0	0	0
1060	Brooklands, Woodworth Farm, Bunbury	357634	357493	0.11	Brownfield	1	1	0	1	0	1	1	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
1067	Breeze Hill Farm, Chorley	356353	350825	0.045	Greenfield	4	3	4	3	1	0	0	0	Suitable	Available	Achievable	Deliverable	3	0	0	0	0
1070	Poole House Farm, Poolehill Lane, Poole	363496	355081	0.24	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
1071	Dorfold Dairy House, Dig Lane, Acton	363191	351762	1.36	Greenfield	4	4	4	4	0	0	0	0	Suitable	Available	Achievable	Deliverable	4	0	0	0	0
1072	Fingerpost Farm, Wrexham Road, Faddiley	358034	352872	0.012	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
1081	Hawksbill Hall, Hollyhurst Rd, Pinsley Green	358770	345240	0.059	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
1125	The Milehouse, Worleston Road, Worleston	365483	354808	0.07	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
1129	Poole Old Hall, Poole Old Hall Lane, Poole	364774	355887	0.73	Greenfield	3	1	3	1	2	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
1143	Coos Farm, Coole Lane, Audlem, Crewe	363653	344380	0.53	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
1166	Basford Hall Farm, Weston Lane, Basford	371853	352374	0.35	Greenfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	2	0	0	0	0

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1170	Manor Farm, Blakenhall	372815	348033	0.298	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
1173	Buerton House, Woore Road, Buerton	368826	343384	0.18	Brownfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Developable	0	0	2	0	0
1178	Land adjacent Mill Lane, Bukeley	353100	354500	0.13	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
1189	Clays Farm, Calveley	359022	358697	0.47	Greenfield	4	4	4	4	0	0	0	0	Suitable	Available	Achievable	Deliverable	4	0	0	0	0
1224	Walgherton Garage, London Road, Walgherton	369689	348989	0.23	Brownfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	2	0	0	0	0
1253	Newtown Farm, Whitchurch Road, Audlem, Crewe	363878	342278	0.09	Greenfield	6	6	6	6	0	0	0	0	Suitable	Available	Achievable	Deliverable	6	0	0	0	0
1254	Yew Tree Farm, part of Holly Farm, Wood House Lane, Audlem	368590	341134	0.15	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
1256	Mere House, Baddiley Hall Lane, Baddiley	359807	350188	0.32	Greenfield	3	3	3	3	0	0	0	0	Suitable	Available	Achievable	Deliverable	3	0	0	0	0
1257	New Farm, Baddiley	360053	351269	0.55	Greenfield	3	3	3	3	0	0	0	0	Suitable	Available	Achievable	Deliverable	3	0	0	0	0
1324	Hatherton Farm, Park Lane, Hatherton	368070	348140	0.025	Greenfield	8	8	8	8	0	0	0	0	Suitable	Available	Achievable	Deliverable	8	0	0	0	0
1344	Oxford Street, Crewe	369554	356262	0.044	Brownfield	6	6	6	6	0	0	0	0	Suitable	Available	Achievable	Deliverable	6	0	0	0	0
1392	187- 191Crewe Road, Shavington	370404	352357	0.33	Mixed	5	5	4	4	0	1	0	1	Suitable	Available	Achievable	Deliverable	5	0	0	0	0
1437	Long Lane Farm, Long Lane, Burland	360187	353931	0.49	Greenfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	2	0	0	0	0
1438	Greenfields Farm, Whitehaven Lane, Burland	359811	352767	0.04	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
1443	Wades Green Hall, Wades Green, Church Minshull	365578	359706	0.52	Greenfield	4	4	4	4	0	0	0	0	Suitable	Available	Achievable	Deliverable	4	0	0	0	0
1444	Woodgreen Farm, Nantwich Road, Church Minshull	364170	360245	0.42	Greenfield	4	2	4	2	2	0	0	0	Suitable	Available	Achievable	Deliverable	2	0	0	0	0

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1449	Hack House Farm, French Lane, Hack Green	364908	348654	0.49	Greenfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	2	0	0	0	0
1452	Brookfields Farm, Longhill Lane, Hankelow	368196	345428	0.02	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
1462	Dairy House Farm, Austerson, Nantwich	366772	348232	0.73	Greenfield	4	4	4	4	0	0	0	0	Suitable	Available	Achievable	Deliverable	4	0	0	0	0
1469	121 - 123 Richmond Road, Crewe	371281	356077	0.03	Brownfield	4	1	4	1	3	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
1472	1 Lawton Street, Crewe	370495	355146	0.02	Brownfield	4	3	4	3	1	0	0	0	Suitable	Available	Achievable	Deliverable	3	0	0	0	0
1480	Land adjoining 7 Neville Street, Crewe	370528	354314	0.15	Brownfield	3	1	3	1	2	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
1484	37 Middlewich Street, Crewe	370665	356371	0.012	Brownfield	2	1	2	1	1	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
1511	Higher Elms Farm, Minshull Vernon	366810	361280	0.1	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
1514	Brookside Brook Farm, Gauntons Bank, Norbury	356408	347435	0.07	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
1525	Egerton Bank Farm, Egerton, Malpas	352399	350378	0.010	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
1528	Winterley House Farm, Crewe Road, Winterley	374345	356703	0.022	Greenfield	2	1	2	1	1	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
1529	Land adj. 50 Kents Green Lane, Haslington	374320	375050	0.15	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
1541	Rose Tree Farm, Holmshaw Lane, Oakhanger	375845	355168	0.15	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
1543	Moss Farm, Nursery Road, Oakhanger	377051	354540	0.037	Greenfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	2	0	0	0	0
1571	140 Earle Street, Crewe	371800	355730	0.008	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Developable	0	0	1	0	0
1579	Land adj. Bracondale, Ravenscroft Rd. Crewe	368204	355207	0.08	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0

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1586	Land adjacent The Bungalow, School Street, Haslington	373713	356097	0.085	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
1598	Firs Bank Farm, Poole, Nantwich	363523	357490	0.20	Greenfield	3	3	3	3	0	0	0	0	Suitable	Available	Achievable	Deliverable	3	0	0	0	0
1601	Land adj. 19 Osborne Grove, Shavington	369949	351939	0.04	Brownfield	2	1	2	1	1	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
1609	Radley Wood Farm, Whitchurch Rd., Spurstow	355865	356385	0.06	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
1616	Corner Farm, Long Lane, Wettenhall	362049	361401	0.308 3	Greenfield	3	3	3	3	0	0	0	0	Suitable	Available	Achievable	Deliverable	3	0	0	0	0
1624	Woodcott Hill Farm, Woodcotthill Lane, Wrenbury	360862	347729	0.04	Greenfield	3	3	3	3	0	0	0	0	Suitable	Available	Achievable	Deliverable	3	0	0	0	0
1641	39 Crewe Rd. Nantwich	365765	352295	0.02	Brownfield	2	2	1	1	0	1	0	1	Suitable	Available	Achievable	Deliverable	2	0	0	0	0
1650	Land rear of 20/22 Hungerford Terrace, Crewe	371753	355486	0.02	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
1652	3 Ruskin Road, Crewe	370141	354543	0.03	Brownfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	2	0	0	0	0
1660	Land off Shrewbridge Road, Nantwich	364994	351971	0.09	Brownfield	2	1	2	1	1	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
1722	Greenbank Farm, Bradeley Green, Whitchurch	353728	344931	0.016	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
1726	Wilkesley Farm, Heywood Lane, Wilkesley	362983	340912	0.62	Greenfield	7	5	7	5	2	0	0	0	Suitable	Available	Achievable	Deliverable	5	0	0	0	0
1735	Calveley Green Farm, Cholmondeston Road, Calveley	361021	360002	0.26	Greenfield	4	2	4	2	2	0	0	0	Suitable	Available	Achievable	Deliverable	2	0	0	0	0
1744	Land adj. 26 Newtons Lane, Winterley	374506	357327	0.11	Greenfield	3	1	3	1	2	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
1764	Hillcrest, London Road, Walgherton	370170	348617	0.14	Brownfield	1	1	0	1	0	1	1	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
1766	Land adj. Island House, School Lane, Warmingham	370866	361183	0.11	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0

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1827	Cherry Tree Barn, Barthomley	377253	352972	0.14	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
1831	New Hall Farm, Cappers Lane, Spurstow	357463	356012	0.2	Greenfield	3	1	3	1	2	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
1834	Manor House, 7 Beam Street, Nantwich	365084	352495	0.05	Brownfield	6	6	6	6	0	0	0	0	Suitable	Available	Achievable	Deliverable	6	0	0	0	0
1838	Crossbanks Farm, Stoke Hall Lane, Poole	362967	357249	0.32	Greenfield	5	5	5	5	0	0	0	0	Suitable	Available	Achievable	Deliverable	5	0	0	0	0
1868	4 Meadowvale Close, Nantwich	365307	353410	0.028	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
1875	The Willows, Whitchurch Road, Aston, Nantwich	361038	345743	0.059	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
1884	Bath Farm, Bath Lane, Audlem, Crewe	366272	343216	0.084	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
1887	Baddington Farm, Baddington	363518	349059	0.5	Greenfield	4	4	4	4	0	0	0	0	Suitable	Available	Achievable	Deliverable	4	0	0	0	0
1890	Coronerage Farm, Heatley Lane, Broomhall	362796	346932	0.838	Greenfield	6	6	6	6	0	0	0	0	Suitable	Available	Achievable	Deliverable	6	0	0	0	0
1903	The Old Malt Kiln, Wrenbury Heath Road, Sound	361504	348105	0.236	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
1913	2 Bridge Street, Wybunbury	369922	349740	0.098	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
1915	Pinfold Farm, Wrexham Road, Burland	360081	353419	0.14	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
1918	Land adjacent Canalside Farm, Nanney's Bridge, Church Minshull	365660	358548	0.14	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
1920	Edleston Hall, Edleston Hall Lane, Edleston	362918	350303	0.095	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
1921	Land r/o White Cottage, Englesea Brook Lane, Englesea Brook	375135	351554	0.05	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0

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1923	Hooter Hall, Elton Lane, Winterley	373991	358435	0.213	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
1943	1 Nelson Street, Crewe	370369	354855	0.015	Brownfield	2	2	1	1	0	1	0	1	Suitable	Available	Achievable	Deliverable	2	0	0	0	0
1983	Crossbanks Farm, Stoke Hall Lane, Poole	369231	357246	0.114	Brownfield	2	2	1	1	0	1	0	1	Suitable	Available	Achievable	Deliverable	2	0	0	0	0
1991	Henhull Bridge Farm, Henhull	363148	354128	0.176	Greenfield	3	3	3	3	0	0	0	0	Suitable	Available	Achievable	Deliverable	3	0	0	0	0
2004	R/o 118 Holland Street, Crewe	369919	356836	0.019	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
2019	39 Millfields, Nantwich	364504	351974	0.25	Mixed	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	2	0	0	0	0
2023	9 Whitchurch Road, Audlem	365715	343360	0.051	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
2025	Baddiley Farm, Baddiley	361864	351478	0.31	Greenfield	2	1	2	1	1	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
2027	Dairy House Farm, Weston Lane, Basford	372135	352338	0.107	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
2029	Yew Tree Farm, Bridgemere	372268	345038	0.15	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
2031	Land off Hollingreen Lane, Broomhall	363126	345511	0.057	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
2035	Bridge Farm, Winsford Road, Cholmondeston	363571	358088	0.226	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
2038	Land adjacent to 1 Manor Cottages, Hall Lane, Hankelow	366950	345473	0.33	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
2039	Manor Farm, Hall Lane, Hankelow	366794	345562	0.61	Brownfield	5	5	5	5	0	0	0	0	Suitable	Available	Achievable	Deliverable	5	0	0	0	0
2050	18 Cemetery Road, Weston	373150	352244	0.056	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
2058	109 Middlewich Street, Crewe	370706	356579	0.017	Brownfield	2	1	1	1	1	1	1	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0

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2074	30 West Street, Crewe	370006	356080	0.01	Brownfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	2	0	0	0	0
2079	18 Derrington Avenue, Crewe	370456	355061	0.017	Brownfield	4	3	4	3	1	0	0	0	Suitable	Available	Achievable	Deliverable	3	0	0	0	0
2092	Land r/o 2 Brookland Avenue, and 503 Crewe Road, Wistaston	368825	353552	0.036	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
2094	419 AND 419A Alton Street, Crewe	369023	355442	0.037	Brownfield	1	1	-1	-1	0	2	0	2	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
2095	5 Church View Walk, Crewe	368178	353638	0.055	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
2101	51 Rope Lane, Wistaston	369290	352989	0.075	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
2116	84 Wistaston Road, Willaston	368068	352705	0.057	Brownfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	2	0	0	0	0
2126	Wynnstay, Coole Lane, Austerson	365043	350534	0.12	Brownfield	1	1	0	1	0	1	1	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
2127	Building to the rear of 5 Wheelock Street, Middlewich	370281	366248	0.003	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
2131	Two Poplars, Moor Lane, Wilmslow, Cheshire, Sk9 6bx	382784	380197	0.06	Brownfield	2	2	1	2	0	1	1	0	Suitable	Available	Achievable	Deliverable	2	0	0	0	0
2133	23- 25, Gresty Terrace, Crewe	371341	355575	0.02	Brownfield	1	1	-1	1	0	2	2	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
2139	Tanglewood, Chorley Hall Lane, Alderley Edge	383869	378148	0.09	Brownfield	1	1	0	1	0	1	1	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
2143	Former Telephone Repeater Station, Manchester Road, Macclesfield	391557	374984	0.07	Brownfield	4	4	4	4	0	0	0	0	Suitable	Available	Achievable	Deliverable	4	0	0	0	0
2144	8, Hawthorn Lane, Wilmslow	384663	381275	0.03	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
2158	Lower Brook Farm, Smithy Lane, Rainow	395296	376505	0.19	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0

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2159	31, Macclesfield Road, Wilmslow	385524	381034	0.28	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
2162	New Venture Farm, Marton Lane, Gawsworth	387895	370476	0.1	Greenfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
2165	8-12, Pierce Street, Macclesfield	391363	373651	0.008	Brownfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	2	0	0	0	0
2174	Lowmeade, 25, Hough Lane, Wilmslow	385851	380159	0.225	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
2181	Wych Cottage, Wych Lane, Adlington	391691	380046	0.60	Brownfield	1	1	0	1	0	1	1	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
2196	The Hill Cottage, Parkfield Road, Knutsford	375870	377611	0.04	Brownfield	1	1	0	1	0	1	1	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
2202	Land Adjacent To, Red Lion Inn, 3, Station Road, Goostrey	377961	370007	0.09	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
2203	14, Doddington Road, Crewe	369151	355139	0.06	Brownfield	2	2	0	0	0	2	0	2	Suitable	Available	Achievable	Deliverable	2	0	0	0	0
2205	123, Church Lane, Wistaston, Crewe	368465	354136	0.15	Brownfield	2	1	1	1	1	1	1	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
2210	18 Prestbury Road, Wilmslow	386144	380269	0.45	Brownfield	1	1	0	1	0	1	1	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
2212	20, Torkington Road, Wilmslow	385642	380709	0.15	Brownfield	1	1	0	1	0	1	1	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
2218	95, Edleston Road, Crewe	370561	354916	0.01	Brownfield	2	2	1	1	0	1	0	1	Suitable	Available	Achievable	Deliverable	2	0	0	0	0
2237	Land South Of No 32 Building, Howey Lane, Congleton	385964	362486	0.07	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
2246	314, Park Lane, Poynton	392865	383392	0.02	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
2280	Land Behind, 14, Pinfold Street, Macclesfield	391307	373733	0.02	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
2291	Meteor Transport Ltd, Oak Road, Mottram St Andrew	387923	377031	0.26	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0

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2292	211a, Peter Street, Macclesfield	391150	373197	0.07	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
2296	Oakdene, Clamhunger Lane, Mere, Knutsford	373570	381270	0.23	Brownfield	1	1	0	1	0	1	1	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
2366	Old School, Liverpool Road West, Church Lawton	380929	355981	0.15	Brownfield	3	3	2	2	0	1	0	1	Suitable	Available	Achievable	Deliverable	3	0	0	0	0
2393	2, Boundary Lane, Congleton	387168	361856	0.08	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
2403	1, Goughs Lane, Knutsford	375822	376982	0.09	Brownfield	1	1	0	1	0	1	1	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
2425	23, Knutsford Road, Wilmslow	384033	380200	0.13	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
2436	Detached Garage North Of, 12, Moran Road, Macclesfield	390902	373105	0.01	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
2444	5, Vernon Street, Crewe	369547	356400	0.006	Brownfield	2	2	1	2	0	1	1	0	Suitable	Available	Achievable	Deliverable	2	0	0	0	0
2445	Old Smithy Garage, Smithy Lane, Bosley, Macclesfield	392214	364790	0.05	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
2446	Cherryburn, Shrigley Road, Poynton	394326	382583	0.56	Brownfield	1	1	0	1	0	1	1	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
2448	Woodside Nurseries, Hall Lane, Mobberley	379883	379385	0.27	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
2462	Land To The Rear Of, 8-20, Ingersley Road, Bollington	394160	377972	0.11	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
2465	Bonny Catty Bungalow, Back Eddisbury Road, Rainow, Macclesfield	394053	373205	0.03	Brownfield	1	1	0	1	0	1	1	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
2469	White Oaks, Oak Road, Mottram St Andrew, Macclesfield	387465	378142	0.56	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
2519	Moss Farm, Chelford Lane, Over Peover, Knutsford	379356	374000	0.06	Brownfield	1	1	0	1	0	1	1	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0

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2603	Land Adjacent To Hill Cottage, Manor Road, Sandbach	376633	360533	0.10	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
2874	42, Fallibroome Road, Macclesfield	389384	373899	0.08	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
2886	Leeward House, Macclesfield Road, Alderley Edge, Wilmslow	384780	378081	0.37	Brownfield	1	1	0	1	0	1	1	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
2985	Land West Of 1, Abbey Park Way, Weston	374103	351356	0.29	Greenfield	9	9	9	9	0	0	0	0	Suitable	Available	Achievable	Deliverable	9	0	0	0	0
3034	16 Union Street, Crewe	370577	355011	0.02	Brownfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	2	0	0	0	0
3036	Pinsley Green Farm, New Road, Wrenbury	358752	346419	0.01	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
3060	Woodeaves, 57, Macclesfield Road, Prestbury	390013	376298	0.44	Brownfield	2	2	1	2	0	1	1	0	Suitable	Available	Achievable	Deliverable	2	0	0	0	0
3064	Garages At , Black Road, Macclesfield	392497	373147	0.1	Brownfield	8	8	8	8	0	0	0	0	Suitable	Available	Achievable	Deliverable	8	0	0	0	0
3201	Walmsley Fold Farm, Hough Lane, Wilmslow	385804	379366	12.19	Mixed	1	1	0	1	0	1	1	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
3210	Greenacres, Clamhunger Lane, Mere, Knutsford	373533	381293	0.14	Brownfield	1	1	0	1	0	1	1	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
3223	24 & 26, West Street, Congleton	385620	362946	0.02	Brownfield	5	5	3	5	0	2	2	0	Suitable	Available	Achievable	Deliverable	5	0	0	0	0
3225	24, Mount Pleasant, Wilmslow	384728	381986	0.05	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
3238	24, Heybridge Lane, Prestbury, Macclesfield	390631	377043	0.33	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
3251	60, Kings Road, Wilmslow, Sk9 5pw	383320	381746	0.05	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
3253	Gleave House Farm, Pavement Lane, Mobberley	378383	378821	1.35	Mixed	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
3256	The Hollies, Green Lane, Over Peover	379703	374070	0.73	Brownfield	1	1	-1	1	0	2	2	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0

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3262	23, High Street, Mow Cop	385566	357122	0.01	Brownfield	1	1	-1	1	0	2	2	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
3360	The Royal Oak, 28 Heyes Lane, Alderley Edge	384656	378606	0.5	Mixed	5	5	5	5	0	0	0	0	Suitable	Available	Achievable	Deliverable	5	0	0	0	0
3391	144, Walthall Street, Crewe	370254	355114	0.013	Brownfield	2	2	1	1	0	1	0	1	Suitable	Available	Achievable	Deliverable	2	0	0	0	0
3403	Ridge Hall, Ridge Hill, Sutton	394011	370503	0.09	Greenfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	2	0	0	0	0
3405	Sleepy Hollow, 29 Castle Hill, Prestbury	389195	376861	0.43	Brownfield	1	1	0	1	0	1	1	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
3409	Civit Hills Farm, Hollin Lane, Sutton	393829	368654	0.03	Brownfield	1	1	0	1	0	1	1	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
3419	2, Red Lane, Disley, Sk12 2np	397252	384505	0.05	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
3420	Cheerbrook Mews, Newcastle Road, Willaston	367288	351833	0.16	Greenfield	2	1	1	1	1	1	1	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
3423	Little Drey, Squirrels Jump, Alderley Edge, Sk9 7dr	385060	378279	0.21	Brownfield	1	1	0	1	0	1	1	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
3440	The Old Hall, Trap Road, Somerford Booths, Congleton	382753	366795	0.48	Brownfield	1	1	-1	1	0	2	2	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
3441	2- 4, Longbutts Lane, Gawsworth	389012	370461	0.004	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
3467	19 Northfield Place, Shavington	370042	352325	0.05	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
3474	180 Biddulph Road, Congleton	388158	361299	0.05	Brownfield	1	1	0	1	0	1	1	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
3475	Raycott, Woodford Lane, Newton, Macclesfield	388605	381142	0.09	Brownfield	1	1	0	1	0	1	1	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
3502	Peel Arms, 47 Peel Street, Macclesfield	391703	372911	0.01	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0

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3540	180, Remer Street, Crewe	371342	357163	0.01	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
3542	Brink Farm, Buxton New Road, Rainow	395215	374085	0.08	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
3557	Land Adjacent To High View, Bunts Lane, Congleton	386438	362403	0.02	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
3564	1, Aston Hall Cottages, Dairy Lane, Aston Juxta Mondrum	365186	357333	0.03	Brownfield	1	1	-1	1	0	2	2	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
3565	Corner Of Barton Street, Bond Street, Macclesfield	391226	372946	0.06	Brownfield	5	5	5	5	0	0	0	0	Suitable	Available	Achievable	Deliverable	5	0	0	0	0
3569	29, Trinity Place, Congleton	387654	361797	0.09	Greenfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	2	0	0	0	0
3573	Brookside, 208, Padgbury Lane, Congleton	384261	362233	0.27	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
3575	21, West Avenue, Crewe	369970	355958	0.01	Brownfield	2	2	1	2	0	1	1	0	Suitable	Available	Achievable	Deliverable	2	0	0	0	0
3581	Franklin Inn, 27, Steeple Street, Macclesfield	392105	374129	0.01	Brownfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	2	0	0	0	0
3588	13, Cow Lane, Bollington	393859	377434	0.15	Brownfield	1	1	0	1	0	1	1	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
3593	35, Anglesey Drive, Poynton	392705	384513	0.39	Brownfield	1	1	0	1	0	1	1	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
3598	Lower Gadhole Farm, Greendale Lane, Mottram St Andrew, Macclesfield	389230	377940	0.06	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
3600	Sutton Hall Farm, Hall Lane, Sutton	392555	371484	0.23	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
3603	Land Adjacent To, Macclesfield Road, North Rode, Congleton	387342	366784	0.01	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
3640	Rostrevor Mereside Road Mere Knutsford	373198	382911	0.24	Brownfield	1	1	0	1	0	1	1	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0

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3646	Briar Cottage, London Road, Bridgemere, Nantwich	372024	345252	0.12	Brownfield	2	2	0	2	0	2	2	0	Suitable	Available	Achievable	Deliverable	2	0	0	0	0
3651	85 Main Road, Goostrey	377345	370132	0.1	Brownfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	2	0	0	0	0
3652	Roguemullion, 4, Dale Head Road, Prestbury	390049	375951	0.21	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
3654	Barnshaw Bank Farm, Mill Lane, Goostrey	377279	370769	0.24	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
3674	Land To The East Of, Grogram Cottage, Sossmoss Lane, Nether Alderley	383138	376629	0.11	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
3695	117, Edleston Road, Crewe	370558	354966	0.01	Brownfield	2	1	1	1	1	1	1	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
3696	Minshull New Road Methodist Church & Hall, Minshull New Road, Crewe	368810	356279	0.1	Brownfield	7	7	7	7	0	0	0	0	Suitable	Available	Achievable	Deliverable	7	0	0	0	0
3697	Pavement Lane Farm, Pavement Lane, Mobberley	377801	379253	0.84	Greenfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	2	0	0	0	0
3705	235, Broad Street, Crewe	370543	357101	0.03	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
3711	Adaro, 31, Northwich Road, Cranage	374302	370110	0.12	Brownfield	1	1	0	1	0	1	1	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
3712	Cresswell Farm, Chells Hill, Church Lawton	379594	357405	0.05	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
3713	75, Cheshire Street, Audlem	366067	344164	0.07	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
3718	Millers Stone, Mereside Road, Mere	373570	381058	0.33	Brownfield	1	1	0	1	0	1	1	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
3722	Sundari Fulshaw Park South Wilmslow	384190	379836	0.2	Brownfield	1	1	0	1	0	1	1	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0

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3729	46, Eastern Road, Willaston	368273	352153	0.09	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
3733	7, Black Firs Lane, Somerford	383397	363616	0.15	Brownfield	1	1	0	1	0	1	1	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
3735	Little Orchard, Hayton Street, Knutsford	374810	378195	0.15	Mixed	4	4	3	4	0	1	1	0	Suitable	Available	Achievable	Deliverable	4	0	0	0	0
3745	228-230 Alton Street Crewe	369376	355347	0.03	Brownfield	4	4	4	4	0	0	0	0	Suitable	Available	Achievable	Deliverable	4	0	0	0	0
3748	58, South Crofts, Nantwich	365446	352280	0.09	Brownfield	1	1	0	1	0	1	1	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
3755	Hollowcroft Cottage, Goldford Lane, Bickerton	350493	352780	0.06	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
3757	Lock Farm, Bowes Gate Road, Bunbury	357848	359092	0.3	Mixed	2	2	1	2	0	1	1	0	Suitable	Available	Achievable	Deliverable	2	0	0	0	0
3758	Finney Green Cottage, 134, Manchester Road, Wilmslow	385326	382552	0.29	Brownfield	2	2	1	1	0	1	0	1	Suitable	Available	Achievable	Deliverable	2	0	0	0	0
3803	45, Mill Lane, Macclesfield	391962	373003	0.01	Brownfield	5	5	5	5	0	0	0	0	Suitable	Available	Achievable	Deliverable	5	0	0	0	0
3815	Hawthorn Vale, Mill Hill Hollow, Poynton	391673	385083	0.39	Brownfield	1	1	0	1	0	1	1	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
3824	Land Opposite Ivanhoe, Tommys Lane, Congleton	386733	363547	0.11	Mixed	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
3825	First Floor, 42, King Edward Street, Macclesfield	391496	373834	0.01	Brownfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	2	0	0	0	0
3827	16, High Street, Bollington	393708	377805	0.02	Brownfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	2	0	0	0	0
3844	18, Rood Hill, Congleton	385800	363371	0.005	Brownfield	3	3	3	3	0	0	0	0	Suitable	Available	Achievable	Deliverable	3	0	0	0	0
3867	Charles Roe Chambers, Churchill Way, Macclesfield	391539	373750	0.01	Brownfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	2	0	0	0	0

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
3881	Land Adjacent To The Old Shippon, Grassfield Way, Knutsford	375310	377717	0.19	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
3882	Franklyn, Macclesfield Road, Alderley Edge	384923	378120	0.85	Brownfield	1	1	0	1	0	1	1	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
3884	Hope Lodge, Birch Tree Lane, Goostrey	376084	370084	0.18	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
3887	133, Edleston Road, Crewe	370554	355011	0.02	Brownfield	5	5	5	5	0	0	0	0	Suitable	Available	Achievable	Deliverable	5	0	0	0	0
3895	Image House, New Street, Congleton, Congleton	386328	363687	0.07	Brownfield	5	5	5	5	0	0	0	0	Suitable	Available	Achievable	Deliverable	5	0	0	0	0
3900	24, High Street, Congleton	385973	362863	0.02	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
3909	View Fields, Bleeding Wolf Lane, Scholar Green	383110	356066	0.12	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
3910	The Mews House, 40, London Road, Holmes Chapel	376208	367207	0.03	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
3915	The Paddocks, 40a, Boundary Lane, Congleton	387430	361713	0.01	Brownfield	1	1	0	1	0	1	1	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
3936	4, Bulkeley Road, Handforth	385714	383414	0.01	Brownfield	3	3	1	1	0	2	0	2	Suitable	Available	Achievable	Deliverable	3	0	0	0	0
3937	118a, Mill Street, Macclesfield	391755	373358	0.01	Brownfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	2	0	0	0	0
3969	Amberley, Collar House Drive, Prestbury	389221	376665	0.19	Brownfield	1	1	0	1	0	1	1	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
3970	35, West Street, Congleton	385587	362999	0.01	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
4009	6, Pillory Street, Nantwich	365108	352247	0.009	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
4029	88 Broken Cross Macclesfield	389500	373600	0.06	Greenfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	2	0	0	0	0

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
4110	21, Styal Road, Wilmslow	384660	381869	0.12	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
4144	House Martyn 1, Hollin Lane, Styal	383951	383623	0.08	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
4258	168, Gresty Road, Crewe	370869	354255	0.006	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	1	0	0	0	0
						585	**539**	**475**	**505**	**46**	**110**	**76**	**34**					**521**	**0**	**11**	**0**	**7**

Table A3: Sites with Full Planning Permission

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
267	Land rear of 11A William Street, Congleton[40]	387124	363628	0.04	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
268	7 Hill Street, Elworth.	373889	361424	0.02	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
303	1 & 2 The Cottages, Castle Inn Road, Congleton.	388396	361399	0.09	Brownfield	2	2	0	0	0	2	0	2	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
310	17a Welles Street, Sandbach.	375756	360986	0.02	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
319	Hare Lane Farm, Holmes Chapel Road, Brereton.	378930	365826	0.19	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
345	Land adjacent 1A Boundary Lane, Congleton.	387401	361812	0.04	Mixed	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
347	Site Adjacent To 35 Chelford Road, Somerford[41]	383127	364286	0.19	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
379	28 Chapel Street, Sandbach	375555	360955	0.01	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
387	17 Woolston Avenue, Congleton.	386884	362966	0.04	Greenfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
398	Tanners Farm Barn, Tan House Farm, Weathercock Lane, Timbersbrook	389468	362942	0.25	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
405	2 Rydal Way, Alsager	379250	356311	0.13	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
412	Land Adjacent Broomfield, Newcastle Road, Congleton.	384689	362935	0.13	Brownfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	2	0	0	0

[40] Site now under construction
[41] Site now under construction

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
415	Land Between 1 and 1A Wharfedale Road, Congleton.	387333	364207	0.05	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
420	Land Adjacent 57 Vicarage Lane, Sandbach[42]	374187	361729	0.03	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
424	Penmaen, Holmes Chapel Road, Middlewich	371114	366543	0.06	Brownfield	2	2	1	1	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
427	Land west of Newcastle Road, Smallwood, Sandbach	379279	361123	0.47	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
975	Hankelow Hall, Hall Lane, Hankelow	366939	345484	0.65	Greenfield	4	4	4	4	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	4	0	0	0
976	Bunbury Scout HQ, Bunbury Lane, Bunbury	356442	357771	0.01	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
999	Sherborne Road / Cranborne Road / Rodean Walk, Abbey Place, Crewe	370605	356708	2.93	Brownfield	6	6	-8	-8	0	14	0	14	Suitable	Available	Achievable	Deliverable	0	6	0	0	0
1015	Broomlands Farm, Birchall Moss Lane, Hatherton	368269	346674	0.3	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
1016	27 Nessina Grove, Wistaston, Crewe	368903	353736	0.101	Brownfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
1029	Hankelow Hall, Hall Lane, Hankelow	366939	345484	0.07	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
1059	Churchfields Farm, Smithy Lane, Barthomley	376386	352675	0.083	Greenfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
1064	Weston Hall, Main Road, Weston	373186	351446	0.1	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0

[42] Site now under construction

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
1080	110 Stock Lane, Wybunbury[43]	369741	350796	0.102	Brownfield	2	2	1	2	0	1	1	0	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
1082	The Poplars, Swanley Lane, Burland, Nantwich	361988	350732	0.105	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
1086	Land To Rear Of 5, Albion Street, Crewe	369361	355157	0.024	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
1087	Land adj. to Rookery Park Cottage, Worleston	365965	356149	0.128	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
1135	Land adj. The Limes, 159 Main Road, Shavington	370114	351815	0.138	Brownfield	3	3	2	2	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	3	0	0	0
1505	Land to rear of 45 Wellington Road, Nantwich	365323	351537	0.21	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
1593	The Spinney, Hall Lane, Haughton	358570	356531	0.11	Greenfield	3	3	3	3	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	3	0	0	0
1737	Top House Farm, Coole Lane, Coole Pilate[44]	364989	346372	0.48	Greenfield	5	5	5	5	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	5	0	0	0
1780	40 Main Rd. Wybunbury, Nantwich	369775	349937	0.18	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
1841	125 The Rookery, Hospital Street, Nantwich	365599	352200	0.15	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
1864	91 and 93 Hospital Street, Nantwich	365468	352218	0.020	Brownfield	4	4	4	4	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	4	0	0	0
1870	White House, Whitehouse Lane, Nantwich	365859	353241	0.14	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
1871	Land adj. 69 Audlem Road, Nantwich	365686	351250	0.10	Brownfield	3	3	3	3	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	3	0	0	0
1900	Rope Farm, Rope Lane, Shavington	369534	352261	0.58	Greenfield	3	3	3	3	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	3	0	0	0

[43] Site now under construction
[44] Site now under construction

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
1953	Land to the rear of 85 Franklyn Avenue, Crewe	370013	355063	0.043	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
1964	Stapeley Hall Farm, London Road, Stapeley	367391	350201	0.24	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
1998	Lily Works, Vincent Street, Crewe[45]	371253	355873	0.068	Brownfield	9	9	9	9	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	9	0	0	0
2003	152 Broughton Road, Crewe	370404	357894	0.013	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2032	The Ash Barn, Woodhouse Lane, Buerton	368658	341181	0.15	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2037	Oak Tree House, Hearns Lane, Faddiley	358743	351773	0.137	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2048	Land adj. 1 Southbank Ave., Shavington	370292	352167	0.024	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2097	7 Stalbridge Road, Crewe	370482	354977	0.03	Brownfield	4	4	4	4	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	4	0	0	0
2104	The Assembly of God, Stafford Street, Crewe	370038	356220	0.062	Brownfield	5	5	5	5	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	5	0	0	0
2123	Walnut Tree Farm, Walnut Tree Lane, Bradwall	375283	363723	0.31	Greenfield	3	3	3	3	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	3	0	0	0
2128	Pale Farm, Chelford Road, Henbury	386560	373829	0.12	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2129	Fodens Farm, Woodhouse End Road, Gawsworth	391015	369690	0.117	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2130	Holford House, Holford Drive, Mossways Park, Wilmslow	382064	381435	0.23	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2135	Land At, 49, Hawthorn Lane, Wilmslow	384342	381317	0.05	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0

[45] Site now under construction

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
2138	264, Black Road, Macclesfield	392329	372754	0.003	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2140	32, Heathfield Road, Audlem	366250	343975	0.1	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2145	Woodside Cottage, Smithy Lane, Mottram St Andrew	388573	378797	0.17	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2146	Southlea, 21, Torkington Road, Wilmslow	385698	380736	0.196	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2152	Little Bache House, Chester Road, Hurleston	361112	355457	0.07	Greenfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
2153	Norcliffe Transmitter Station, Styal Road, Styal	383828	382599	1.06	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2157	19, Brooklyn Street, Crewe	370490	354732	0.01	Brownfield	2	2	1	1	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
2161	Mission Hall Works, Hall Bank South, Mobberley	379119	379646	0.03	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2166	Maxim House, Marthall Lane, Marthall	379053	377464	0.39	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2169	41, Alderley Road, Wilmslow	384541	380901	0.006	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2170	Mere Cottage, Mereside Road, Mere	373540	381761	0.4	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2177	Yew Tree Farm, Macclesfield Road, Prestbury	389840	375764	0.17	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
2178	Stone Cottage, 14, Summerhill Road, Prestbury	389418	375682	1.47	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2179	9, Lord Street, Macclesfield	391844	373122	0.03	Brownfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
2180	Bay Tree House, Parkfield Road, Knutsford	375926	377591	0.29	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2185	Land Adjacent To, 30, Palmerston Street, Bollington	393860	377921	0.03	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2186	The Gables, Hall Lane, Mobberley, Knutsford	379830	379378	0.45	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2188	15a, Redhouse Lane, Disley[46]	398050	384790	0.02	Brownfield	2	2	1	1	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
2190	Baguley Farm, Hocker Lane, Over Alderley	386372	375618	0.59	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2191	The Workshop, Stanley Terrace, Knutsford Road, Chorley, Alderley Edge	382182	378774	0.01	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2194	Green Tree Farm, Chelford Road, Somerford	383031	363826	0.36	Greenfield	2	2	1	1	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
2195	Domek, Towers Road, Poynton	392828	384271	0.21	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2198	Willow Spring, Sand Lane, Nether Alderley	383891	376457	0.14	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0

[46] Site now under construction

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
2200	Tan House Farm, Weathercock Lane, Timbersbrook	389430	362944	0.05	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2201	Majors Field, 41, Chancery Lane, Alsager	379016	355597	0.36	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2206	119 Warmingham Road, Crewe,	370646	358556	0.07	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2208	352 Hungerford Road, Crewe	371850	355539	0.01	Brownfield	4	4	-4	-4	0	8	0	8	Suitable	Available	Achievable	Deliverable	0	4	0	0	0
2209	4, Bedford Street, Crewe	370801	354447	0.01	Brownfield	2	2	1	1	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
2220	Broomcroft, Peover Lane, Chelford, Macclesfield	381768	374292	0.08	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2224	196, Oxford Road, Macclesfield	390650	372830	0.2	Brownfield	3	3	2	2	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	3	0	0	0
2225	Sycamores, Sycamore Quarry, Windmill Lane, Bollington, Macclesfield	393797	376685	0.26	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2226	49, Saville Street, Macclesfield	392380	373027	0.02	Brownfield	2	2	1	1	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
2228	12, Charlotte Street West, Macclesfield	391493	373634	0.01	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2230	41, Bulkeley Road, Handforth, Wilmslow[47]	385335	383367	0.16	Mixed	3	3	2	3	0	1	1	0	Suitable	Available	Achievable	Deliverable	0	3	0	0	0
2232	40- 42, Charlotte Street, Macclesfield	391904	373443	0.02	Brownfield	3	3	3	3	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	3	0	0	0

[47] Site now under construction

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
2233	The Cottage, Moss Lane Farm, Moss Lane, Over Tabley	372580	379980	0.08	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2234	27, Chelford Road, Macclesfield	389187	373642	0.11	Mixed	5	5	4	4	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	5	0	0	0
2235	Bransgore, Station Road, Styal,	384394	383592	0.13	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2238	Silver Birches, Woore Road, Buerton	367387	343179	0.03	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2239	96, Shrewbridge Road, Nantwich	364952	351645	0.05	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2243	Fiddlers Elbow, Wilmslow Road, Mottram St Andrew	387911	379162	0.15	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2249	87, Victoria Street, Crewe	370266	355844	0.01	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2252	69, Garden Street, Macclesfield	392078	374190	0.02	Brownfield	2	2	1	1	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
2255	Northwood House, Northwood Lane, High Legh	368339	382068	0.39	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2257	Wybunbury Methodist Church, Main Road, Wybunbury	369869	349941	0.05	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2260	1, Oakleigh, Knutsford, Cheshire, Wa16 8qw	376373	377457	0.07	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2264	Holly Bank Farm, Booth Lane, Moston	373560	362153	0.05	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2266	1, Thorley Terrace, Town Lane, Mobberley	378116	379738	0.02	Brownfield	2	2	1	1	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	2	0	0	0

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
2269	The Horners, The Village, Prestbury	389962	376874	0.004	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2284	St Peters Memorial Hall, Windmill Street, Macclesfield	392181	372951	0.02	Brownfield	4	4	4	4	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	4	0	0	0
2285	Land Off, Giantswood Lane, Hulme Walfield	384880	364961	0.13	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2287	Moat House Farm, Middlewich Road, Minshull Vernon	368438	360805	0.18	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2293	9, Fallibroome Road, Macclesfield	389357	373645	0.02	Brownfield	4	4	4	4	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	4	0	0	0
2297	21a, Tatton Street, Knutsford	375115	378874	0.004	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2359	Land At Hillcroft, The Hill,, Sandbach	376580	360507	0.23	Greenfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
2399	Land At Rowan Bank, 22, Northwich Road, Cranage[48]	374333	370181	0.11	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2401	133, Buxton Road, Disley	398040	384720	0.006	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2413	274, Walthall Street, Crewe, Cw2 7le	370270	354765	0.01	Brownfield	2	2	1	1	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
2422	Red Lion Inn, 3, Station Road, Goostrey	377982	370018	0.04	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2423	9, Chapel Street, Congleton	385978	362815	0.005	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2429	Birch House, Bridge Street, Macclesfield	391424	373489	0.04	Brownfield	8	8	8	8	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	8	0	0	0
2430	Rear Of 67, Buxton Road, Disley,	397855	384817	0.01	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0

[48] Site now under construction

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
2431	3, Marble Arch, King Street, Knutsford	375208	378853	0.02	Brownfield	2	2	1	1	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
2434	36, Bridge Street, Macclesfield	391457	373594	0.001	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2441	73a, Chestergate, Macclesfield	391472	373790	0.006	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2447	Holy Trinity Church, Jackson Lane, Bollington	393553	377217	0.09	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2449	24, Hightown, Crewe	370161	355920	0.009	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2470	Eshton, Withinlee Road, Mottram St Andrew	388605	377005	0.48	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2481	Land Rear Of 62-74 Canal Road, Congleton	386315	362583	0.5	Greenfield	4	4	4	4	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	4	0	0	0
2511	2, College Road, Alsager	378718	356211	0.06	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2512	Smoker Hill Farm, Chester Road, Tabley	370939	376420	0.34	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2515	Willow Cottage, Hough Lane, Alderley Edge	385828	379190	0.24	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2602	Land To The Rear Of The Hawthorns, Elton Road, Ettiley Heath, Sandbach	373854	360307	0.073	Brownfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
2733	33, Spring Bank, Scholar Green	384305	357330	0.12	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2773	481, Crewe Road, Sandbach	375109	359156	0.02	Brownfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
2847	Kermincham Hall, Forty Acre Lane, Swettenham	379379	367803	0.7	Greenfield	3	3	3	3	0	0	0	0	Suitable (conversion of existing buildings	Available	Achievable	Deliverable	0	3	0	0	0

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
														only)								
2853	Former Henry Alty Site, Knutsford Road, Cranage[49]	374584	370065	0.35	Brownfield	8	8	8	8	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	8	0	0	0
2989	Station Road, Calveley	359153	358853	0.07	Brownfield	3	3	0	0	0	3	0	3	Suitable	Available	Achievable	Deliverable	0	3	0	0	0
3035	Arch House, Wrenbury Road, Newhall	360061	346838	0.25	Brownfield	2	2	1	1	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
3042	Mayfield, Chester Road, Alpraham	358384	359581		Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3044	45 Sydney Road, Crewe	371439	356888	0	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3045	98 Edleston Road, Crewe	370522	354920	0	Brownfield	2	2	1	1	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
3047	Haymoor Hall, Wybunbury Lane, Wybunbury	368869	350475	0.18	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3049	Manor Farm, Paradise Lane, Church Minshull	365651	362053	1.4	Greenfield	6	6	6	6	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	6	0	0	0
3128	Land At, Cuckstoolpit Hill, Macclesfield[50]	392013	373589	0.03	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3141	48 Hobson Street, Macclesfield	391685	372882	0.04	Brownfield	4	4	4	4	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	4	0	0	0
3228	Land And Buildings At, Dairy House Lane, Wilmslow	387675	383865	0.64	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3230	Low Wood, Mereside Road, Mere, Knutsford	373468	381555	0.47	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0

[49] Site now under construction
[50] Site now under construction

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
3232	47, Marsh Lane, Nantwich	364510	352145	0.03	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3233	12, Hawthorn Street, Wilmslow, Sk9 5eh	384161	380913	0.01	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3239	23, Samuel Street, Crewe, Cw1 3ab	370020	356016	0.013	Brownfield	2	2	1	1	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
3240	Spelga, Dunnocksfold Road, Alsager	377942	355881	0.07	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3250	Land To The Rear Of Mill House, Crewe Green Road, Crewe	372040	355319	0.23	Greenfield	8	8	8	8	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	8	0	0	0
3252	Land Adjacent To, 1, Scott Road, Prestbury, Macclesfield	390125	377224	0.05	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3257	Concrete Batching Plant, Stonyfold Lane, Bosley	391434	367644	0.83	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3258	Mount Farm, Flash Lane, Bollington	391627	377555	0.07	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3260	83, Abbey Road, Sandbach	374232	360656	0.12	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3261	160, Hurdsfield Road, Macclesfield	392653	374261	0.02	Brownfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
3263	43, Robin Lane, Sutton, Macclesfield	391789	370960	0.18	Greenfield	3	3	3	3	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	3	0	0	0
3369	505- 507, West Street, Crewe	368722	356140	0.026	Brownfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
3371	36, West Street, Crewe	369989	356085	0.008	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3387	Bryancliffe, Wilmslow Park South, Wilmslow	385255	381135	0.28	Mixed	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
3406	Owls Hoot, Blackden Lane, Goostrey	378180	371177	0.11	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3408	Yew Tree Farm, Knutsford Road, Mobberley	381043	378927	0.09	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3421	Salamanca Inn, Newcastle Road, Smallwood	380093	359546	0.13	Brownfield	3	3	3	3	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	3	0	0	0
3422	Land At High Street, Bollington	393708	377538	0.2	Brownfield	6	6	6	6	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	6	0	0	0
3431	112, Bradwall Road, Sandbach	375557	361480	0.1	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3443	42 Parson Street, Congleton	385207	362810	0.01	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3450	Chapel House, 67, Northwich Road, Cranage[51]	373932	370382	0.18	Mixed	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3453	Mere Hills Farm, Knutsford Road, Chelford	380729	375160	0.43	Greenfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3455	The Homestead, Fanners Lane, High Legh	367804	384060	0.07	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3457	Land South Of, 3, Land Lane, Wilmslow	385276	380504	0.12	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3458	Boat Yard, Betchton Road, Malkins Bank	376375	359100	0.01	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3459	Pool Farm, Goldford Lane, Bickerton	350491	352799	0.05	Greenfield	3	3	3	3	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	3	0	0	0
3488	22- 24 Cumberland Street, Macclesfield	391600	373910	0.03	Brownfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
3491	125 Wilmslow Road, Handforth	385744	383644	0.01	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0

[51] Site now under construction

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
3496	Field Off, Coole Lane, Newhall	364280	344576	0.07	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3497	22 Torkington Road, Wilmslow	385659	380677	0.15	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3500	311 Park Lane, Poynton	392989	383449	0.04	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3501	Roylance Buildings, 90- 92 Waters Green, Macclesfield	391801	373575	0.07	Brownfield	5	5	5	5	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	5	0	0	0
3545	The Moss, 4 & 6 Congleton Road, Macclesfield	390673	372661	0.11	Brownfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
3550	Beech Field, Towers Road, Poynton	393068		0.12	Brownfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
3551	Meremoor Farm, Jack Lane, Weston	373911	352976	0.58	Greenfield	4	4	4	4	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	4	0	0	0
3552	6, Audley Street, Crewe[52]	370706	356333	0.009	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3558	Land Off Whites Lane, Weston	373100	352580	0.12	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3561	Burland Farm, Wrexham Road, Burland	360362	353444	0.02	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3562	59, Wilmslow Road, Handforth	385745	383352	0.005	Brownfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
3568	10, Minshull New Road, Crewe	368778	356193	0.009	Brownfield	2	2	1	1	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
3570	Craig Mohr, 37, Northwich Road, Cranage	374252	370125	0.22	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0

[52] Site now under construction

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
3571	Lower Woodend Cottage, Strines Road, Disley	397699	386076	0.34	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3572	Lostock Hall Farm, Lostock Hall Road, Poynton	390617	382903	0.38	Brownfield	1	1	-2	-2	0	3	0	3	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3584	Oldfield Farm, Meg Lane, Sutton[53]	394820	370055	0.18	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3587	Chain Bar, Buxton Road, Bosley	390903	366462	0.18	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3589	South View, Whirley Lane, Henbury	387948	374608	0.35	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3594	120, Chestergate, Macclesfield	391310	373753	0.01	Brownfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
3596	40, Oxford Road, Macclesfield	390918	373549	0.006	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3597	Melilia, Mereside Road, Mere	373462	381590	0.07	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3599	Ford House, Chestergate, Macclesfield	391492	373788	0.005	Brownfield	2	2	1	1	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
3602	Land Adjacent To, 2, Bulkeley Road, Handforth	385732	383413	0.01	Brownfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
3604	Land To The Rear Of, 58, Wellington Road, Nantwich	365254	351545	0.1	Brownfield	2	2	0	0	0	2	0	2	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
3607	Farm Buildings, Home Farm, Bradwall Road, Bradwall	375093	363309	1.21	Greenfield	4	4	4	4	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	4	0	0	0

[53] Site now under construction

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
3610	11, Mount Pleasant Road, Scholar Green	384749	357227	0.06	Greenfield	3	3	3	3	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	3	0	0	0
3611	Land Adjacent To, Moss Lane, Sandbach	373321	360986	0.16	Brownfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
3612	37, Cross Lane, Congleton	387085	361942	0.06	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3613	Highland View, Canal Street, Congleton	386100	362735	0.07	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3615	Land At, 24, Clumber Road, Poynton	392401	383440	0.01	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3633	Vicarage Farm Cottage, Vicarage Lane, Betchton	376845	359776	0.1	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3634	37, Station Road, Holmes Chapel	376708	366966	0.03	Brownfield	4	4	3	3	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	4	0	0	0
3648	Tree Tops, Holmes Chapel Road, Toft	376403	373700	0.24	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3650	183, Abacus House, London Road South, Poynton	391643	382780	0.06	Brownfield	3	3	3	3	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	3	0	0	0
3653	6, Lowther Street, Bollington	393976	377791	0.07	Brownfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
3675	Valley Manufacturing, North Street, Congleton	385670	363148	0.04	Brownfield	4	4	4	4	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	4	0	0	0
3677	Water Tower, Moss Lane, Ollerton	379070	375002	0.16	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3685	Thornfield Heights, Macclesfield Road, Alderley Edge	384743	377861	0.13	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3688	Kamiros, Macclesfield Road, Alderley Edge	385325	377918	0.13	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
3689	Croft House, 24, Forge Fields, Sandbach	374966	359212	0.05	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3691	5, Styal Road, Wilmslow	384855	381806	0.13	Mixed	2	2	1	1	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
3693	Lower Feldy Green Farm, Budworth Road, Aston By Budworth	369646	379062	0.11	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3699	26, The Circuit, Wilmslow[54]	382935	380070	0.08	Mixed	2	2	1	1	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
3700	Malindi, Mereside Road, Mere	373470	382361	0.36	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3701	155, Colleys Lane, Willaston[55]	366799	353399	0.24	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3702	Yew Tree Cottage, Stone House Lane, Peckforton	353756	356746	0.21	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3704	Oak Cottages, Bagley Lane, Audlem	366772	342152	0.009	Brownfield	1	1	-1	-1	0	2	0	2	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3706	220, West Street, Crewe	369496	356203	0.007	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3707	81a, Hassall Road, Sandbach	376364	360089	0.08	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3710	Foolpenny Hall, London Road, Stapeley, Nantwich	366558	351857	1.33	Mixed	9	9	9	9	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	9	0	0	0
3721	15, Cinderhill Lane, Scholar Green	383418	357035	0.03	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3723	The Cottage, Station Road, North Rode	390128	367034	0.13	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0

[54] Site now under construction
[55] Site now under construction

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
3724	Bexton House, Bexton Lane, Knutsford	374797	377335	0.69	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3727	Ellerstone, Paddock Hill, Mobberley	381634	379498	0.5	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3728	Underkeepers Cottage, Pitt Lane, Lower Withington	381496	370103	0.39	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3730	Poole Bank Farm, Wettenhall Road, Poole	364021	355360	0.9	Greenfield	4	4	4	4	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	4	0	0	0
3732	Willow Barn, Newcastle Road, Brereton	377963	363312	0.03	Brownfield	4	4	4	4	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	4	0	0	0
3734	3, Council Houses, Windmill Lane, Buereton	368155	344341	0.02	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3743	26, Hope Street West, Macclesfield	391114	373783	0.03	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3744	Auchonville, Dark Lane, Gawsworth	388513	370824	0.16	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3746	Land Adjacent To Tamarau, Sandy Lane, Cranage	374301	370438	0.31	Greenfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
3749	5-7, Prestbury Road, Wilmslow	385963	380501	0.37	Brownfield	2	2	0	0	0	2	0	2	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
3750	Peel Mill, Peel Street, Macclesfield	391689	372943	0.04	Brownfield	5	5	5	5	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	5	0	0	0
3751	Victoria House, 4, Walker Street, Macclesfield	391127	373884	0.01	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
3752	Land To The Rear Of 54-56, Crewe Road, Alsager[56]	379357	355410	0.03	Brownfield	3	3	3	3	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	3	0	0	0
3753	Land At Cumberland Drive, Bollington	393746	377523	0.078	Brownfield	4	4	4	4	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	4	0	0	0
3754	54, Trafford Road, Alderley Edge	384589	378167	0.27	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3756	Carr House Farm, Mill Lane, Prestbury	389373	380538	0.59	Mixed	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3761	Land East Of M6, Ullard Hall Lane, Plumley, Knutsford	373928	376077	0.1	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3762	15, Goughs Lane, Knutsford[57]	375906	377091	0.1	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3763	Pluto Cottage, Moss Lane, Mobberley, Knutsford	380572	379470	0.47	Brownfield	1	1	0	1	0	1	1	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3764	Barnshaw Bank Farm, Mill Lane, Goostrey	377263	370652	0.28	Greenfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
3795	Atlas House, Old Hall Street, Macclesfield	391663	374273	0.005	Brownfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
3796	20, Moss Lane, Styal	383608	384612	0.41	Brownfield	1	1	-1	-1	0	2	0	2	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3799	Land North Of Birch View, Holmes Chapel Road, Brereton	380209	365211	0.14	Greenfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3800	Alstonfield, Castle Hill, Mottram St Andrew	388996	377423	2.28	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0

[56] Site now under construction
[57] Site now under construction

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
3805	Deepfields, 33, Heybridge Lane, Prestbury	390816	376935	0.34	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3806	37, Chestergate, Macclesfield	391613	373777	0.009	Brownfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
3807	Land Off Bentside Road Disley	397645	384443	0.13	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3808	Blackhill Farm, Bexton Road, Knutsford[58]	374504	377777	0.4	Greenfield	4	4	4	4	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	4	0	0	0
3809	Land Rear Of 44, Knutsford Road, Row Of Trees, Alderley Edge	382714	379283	0.18	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3810	8, Little Meadow Close, Prestbury	390931	377103	0.11	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3812	Berryfields, Dodds Green Lane, Burleydam	360610	343450	0.28	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3814	6, Pembroke House, Hawthorn Street, Wilmslow	384221	380930	0.01	Brownfield	1	1	-1	-1	0	2	0	2	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3816	Lindow End Farm, Knutsford Road, Mobberley	381552	378591	0.76	Mixed	2	2	0	0	0	2	0	2	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
3822	76, Elworth Road, Sandbach	373956	360951	0.14	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3823	4 London Road, Sandbach[59]	373945	361466	0.009	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3826	1, The Chandlery, Wharf Mill, Congleton	386580	362170	0.03	Brownfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
3828	Land Adjcanet To 3 Bluebell Close, Macclesfield	391523	375285	0.004	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0

[58] Site now under construction
[59] Site now under construction

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
3829	Dean Dale Stables, Stanneylands Road, Wilmslow	384788	383409	0.14	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3833	The Smithy, Rushy Lane, Barthomley	376294	352342	0.1	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3834	Ashfield, 12, Heybridge Lane, Prestbury	390552	377214	0.24	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3835	16 - 18, Cross Street, Macclesfield[60]	392021	372771	0.01	Brownfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
3837	Land At Recreation Ground & Reading Room, Off A51, Chester Road, Alpraham	358552	359485	0.05	Mixed	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
3838	150- 154, Edleston Road, Crewe	370520	355093	0.01	Brownfield	3	3	3	3	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	3	0	0	0
3839	Land Off Knutsford Road, Chelford	381023	375026	0.09	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3841	Heron Crag, Nabs Road, Wildboarclough[61]	396285	368580	0.88	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3842	42- 46, Jordangate, Macclesfield	391725	373999	0.03	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3843	27, Lostock Hall Road, Poynton, Stockport	390836	383485	0.08	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3845	Fellbrook House, Brook Lane, Alderley Edge	384116	378894	0.18	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3851	1 & 2 Martins Court, West Street, Congleton	385643	362918	0.006	Brownfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	2	0	0	0

[60] Site now under construction
[61] Site now under construction

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
3852	Land At Juction Of Green Street, Sandbach	375756	360986	0.01	Brownfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
3853	Westfield, Tabley Road, Knutsford	374503	379096	0.21	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3854	26, London Road South, Poynton	391750	383237	0.13	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3855	Gleads Moss Farm, Gleadsmoss Lane, Lower Withington, Macclesfield	382406	368527	0.09	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3863	Land Adjacent To 18, Hind Heath Road, Sandbach[62]	374847	359653	0.04	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3864	Farmwood House, Holmes Chapel Road, Chelford	381290	373325	0.77	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3865	3, Carleton Road, Poynton	394383	383785	0.03	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3866	99b, Byrons Lane, Macclesfield[63]	392079	372194	0.13	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3868	Wood Farm, Middle Lane, Congleton	388234	363402	0.19	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3869	Edwards Mill, Hatter Street, Congleton	386472	363066	0.08	Brownfield	6	6	6	6	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	6	0	0	0
3872	Cecil House, 41, Hightown, Crewe	370097	356007	0.039	Brownfield	5	5	5	5	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	5	0	0	0
3874	Thorntree Bungalows, Salters Lane, Lower Withington, Macclesfield[64]	381105	369972	0.24	Greenfield	6	6	6	6	0	0	0	0	Suitable - if can meet policy requirements	Available	Achievable	Deliverable	0	6	0	0	0

[62] Site now under construction
[63] Site now under construction
[64] Site now under construction

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
3878	White House, Mow Lane, Astbury	387171	359332	0.19	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3879	Alondra, Manor Lane, Ollerton, Knutsford	377126	376708	0.26	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3880	16, Hawthorn Lane, Wilmslow	384602	381299	0.1	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3883	Arclid Hall Farm, Hemmingshaw Lane, Arclid	378440	361670	0.01	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3886	Hornpipe Hall, Whitecroft Heath Road, Lower Withington, Macclesfield	381591	371317	1.7	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3890	Sunnyhill Farm, Merelake Road, Alsager	381106	353804	0.04	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3894	Lyndhurst, Bexton Lane, Knutsford	375266	377597	0.13	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3902	Peover Eye, Crown Lane, Lower Peover	374035	374175	1.31	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3905	Higher Bank Farm, Spring Bank, Scholar Green	384276	357248	0.06	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3907	243 Congleton Road North, Scholar Green	383120	357159	0.06	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3908	Lower Gadhole Farm, Greendale Lane, Mottram St Andrew	389277	377939	0.004	Greenfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3911	7, Offley Road, Sandbach	375711	361367	0.15	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3916	58, Goughs Lane, Knutsford	376298	377376	0.19	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
3917	Land Between 78 And 80 Beech Lane, Macclesfield	391577	374330	0.01	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3918	223a, Middlewich Street, Crewe	370694	357099	.03	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3919	Croft Cottage, Free Green Lane, Over Peover	375438	373497	0.33	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3920	87, Wheelock Street, Middlewich	369997	366363	0.08	Greenfield	4	4	4	4	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	4	0	0	0
3921	Yew Tree Cottage, 78, Adlington Road, Wilmslow	386845	381412	0.18	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3922	Mount Pleasant Farm, Marthall Lane, Marthall	379114	377969	0.39	Mixed	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3923	Pinsley Corner Farm, Pinsley Green Road, Wrenbury	358810	346510	0.75		1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3924	Belton House, Macclesfield Road, Alderley Edge	384433	378106	0.16	Brownfield	2	2	1	1	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
3929	Barn, Foden Bank Farm, Lapwing Lane, Lower Withington	381965	372973	0.03	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3930	Green Meadows, Withinlee Road, Mottram St Andrew	388959	377153	0.54	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3935	Chrisovalantou, Mereside Road, Mere, Knutsford	373397	382253	0.47	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3938	37 & 39 London Road, Alderley Edge[65]	384382	378361	0.03	Brownfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
3939	25, Torkington Road, Wilmslow	385791	380661	0.12	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0

[65] Site now under construction

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
3940	10, Congleton Road, Alderley Edge, Wilmslow	384307	377974	0.11	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3943	Fields Farm, Warmingham Road, Warmingham	371152	359380	0.2	Greenfield	3	3	3	3	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	3	0	0	0
3944	Red Acres, Windmill Lane, Buereton	368508	343613	0.02	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3945	30, Gatefield Street, Crewe	370222	355719	0.01	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3946	7, Bulkeley Road, Handforth	385683	383365	0.09	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3947	Badgers Hollow, Macclesfield Road, Alderley Edge	384845	378096	0.32	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3948	Oakdene, Bexton Lane, Knutsford, Knutsford[66]	375323	377772	0.14	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3950	Dale End, Castle Hill, Mottram St Andrew	388734	377401	1.24	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3953	25a, Beeston Mount, Bollington	393982	378184	0.03	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3954	Rose Farm, Well Bank Lane, Over Peover[67]	379362	373577	0.2	Mixed	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3955	The Cottage, Ashley Road, Ashley	377421	384221	0.13	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3957	Daneside, Macclesfield Road, Twemlow Green[68]	377452	367805	0.05	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0

[66] Site now under construction
[67] Site now under construction
[68] Site now under construction

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
3958	83, Park Lane, Macclesfield	391692	373072	0.005	Brownfield	2	2	1	1	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
3961	1, Hillfields, Congleton	385861	363394	0.01	Brownfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
3962	Kenwyn, Moss Lane, Brereton Heath[69]	380698	364452	0.11	Brownfield	4	4	3	3	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	4	0	0	0
3963	Land Adjacent To 24, Field Lane, Wistaston	367951	354764	0.06	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3964	15, Middlewich Street, Crewe	370640	356309	0.01	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3971	24, Brown Street, Macclesfield[70]	391436	373171	0.01	Brownfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
3975	38, Crewe Road, Alsager	379439	355402	0.1	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3976	Treetops, Chelford Road, Prestbury	389359	376416	0.46	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3977	14- 16, Beswick Street, Macclesfield	390887	373399	0.02	Brownfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
3978	The Old Shippon, Macclesfield Road, Eaton	386972	365426	0.13	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3979	Moss Lane Farm, 79, Moss Lane Farm, Styal	382909	384363	1.16	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3980	Stables And Premises, Wood Farm, Middle Lane, Congleton	388223	363403	0.21	Greenfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
3982	Toft Hall, Toft Road, Toft	375387	376259	2.22	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0

[69] Site now under construction
[70] Site now under construction

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
3984	11- 17, Steeple Street, Macclesfield	392129	374105	0.03	Brownfield	3	3	3	3	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	3	0	0	0
3985	1- 7, Colehill Bank & 16 Canal Street, Congleton	386056	362797	0.02	Brownfield	9	9	9	9	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	9	0	0	0
3986	7, Liverpool Road East, Church Lawton	382912	355228	0.12	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3987	38, Manchester Road, Wilmslow	384906	381355	0.01	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3988	20- 22, Jordangate, Macclesfield	391723	373943	0.01	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3989	The Coach House, 57a, Heybridge Lane, Prestbury	391178	376739	0.31	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3990	Barley Fields Farm, Hollin Lane, Sutton	394596	369143	0.03	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3991	47, Delamere Street, Crewe	370188	355675	0.2	Brownfield	5	5	5	5	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	5	0	0	0
3992	8-16, Sandfield Court, Wrenbury[71]	359534	347567	0.18	Brownfield	8	8	-1	-1	0	9	0	9	Suitable	Available	Achievable	Deliverable	0	8	0	0	0
3993	Withinlee Ridge, Withinlee Road, Mottram St Andrew	388747	377013	0.43	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3996	Dean House, 3, Hawthorn Lane, Wilmslow	384699	381202	0.02	Brownfield	3	3	3	3	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	3	0	0	0
3997	19, 19a & 19b The Square, London Road, Holmes Chapel	376238	367223	0.03	Brownfield	4	4	4	4	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	4	0	0	0

[71] Site now under construction

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
4000	Land Adjoining White House Farm, Hitchens Lane, Bulkeley	352945	354366	0.12	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4001	Armstrong Farm, Macclesfield Road, Alderley Edge	385390	377895	0.36	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4002	Rose And Crown, 44, West Road, Congleton[72]	385153	363045	0.04	Brownfield	4	4	3	3	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	4	0	0	0
4003	1, Fir Tree Cottages, Rushy Lane, Barthomley	376459	352396	0.06	Brownfield	1	1	-1	-1	0	2	0	2	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4004	Old Hall Farm, Coole Lane, Baddington	365586	349169	0.49	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4010	Higher Bank Farm, 54, Spring Bank, Scholar Green	384310	357281	0.06	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4011	Fields Farm, Sydney Road, Crewe	372408	355886	0.04	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4012	1, Step Hill, Macclesfield	391869	373776	0.007	Brownfield	3	3	3	3	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	3	0	0	0
4013	28, Fletsand Road, Wilmslow	385597	380574	0.02	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4014	95, Palmerston Street, Bollington	393165	377936	0.01	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4015	Roebuck Farm, Mancheser Road, Knutsford	374036	380085	0.12	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4018	Woodlands Cottage, Whitchurch Road, Spurstow	355839	356131	0.16	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0

[72] Site now under construction

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
4019	4, Gorsey Bank Crescent, Wybunbury	369529	349887	0.02	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4020	Bentside Farm, Green Lane, Disley	397510	384242	0.1	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4021	Smoker Hill Farm, Chester Road, Tabley Superior, Knutsford	370977	376444	0.46	Greenfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
4022	Site Adjacent To, 25, Delamere Drive, Macclesfield	392894	374454	0.05	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4023	52, Pillory Street, Nantwich	365194	352142	0.005	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4024	Land Adj, Long Lane, Alpraham	359968	360252	0.11	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4030	5 A, Nursery Lane, Congleton	386520	362857	0.05	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4031	Laurel Grove, Woore Road, Audlem	366709	343375	0.39	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4032	Two Gates, Wood Lane, Mobberley, Knutsford[73]	378264	382107	0.5	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4033	1, Woodbrook Road, Alderley Edge, Wilmslow	384621	378348	0.2	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4034	The Smithy, Bradford Lane, Nether Alderley	384386	376549	0.43	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4035	170 , Prestbury Road, Macclesfield	390277	374471	0.1	Brownfield	3	3	3	3	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	3	0	0	0
4037	Russett House, 10, Leycester Road, Knutsford	376002	377438	0.35	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0

[73] Site now under construction

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
4045	Bramley, Pavement Lane, Mobberley, Knutsford	377909	379525	0.08	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4046	46, Newton Road, Wilmslow	384409	382233	0.03	Greenfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
4048	Dubthorn House, Betchton Heath, Betchton	377183	360208	0.003	Brownfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
4050	Barn Farm Cottage, Winsford Road, Cholmondeston	363690	358039	0.34	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4051	Land Adjacent 19, Springbank, Scholar Green	384170	357419	0.04	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4054	84, Edleston Road, Crewe	370524	354882	0.01	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4055	Upton Hall Farm, 161, Prestbury Road, Macclesfield	389906	375038	0.7	Greenfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
4056	119, Park Lane, Macclesfield	391612	373043	0.01	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4057	Withinlee Hollow, Withinlee Road, Prestbury	388824	376789	1.65	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4058	Rose Cottage, Mount Pleasant, Rainow[74]	394642	375267	0.01	Brownfield	1	1	-1	-1	0	2	0	2	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4064	Land On Oak Tree Lane, Cranage	374087	369085	0.86	Greenfield	2	2	0	0	0	2	0	2	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
4065	Sandlow Green Farm, Holmes Chapel Road, Brereton	378485	365982	0.08	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4068	73- 75, Newton Street, Macclesfield[75]	391321	373234	0.02	Brownfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	2	0	0	0

[74] Site now under construction
[75] Site now under construction

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
4069	Orchard Farm, Brookhouse Green, Smallwood	381817	362084	0.08	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4070	The Glen, Sandy Lane, Cranage	374136	370171	0.12	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4071	Heath House, Congleton Road, Swettenham	380629	368419	2.29	Mixed	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4072	32, Nursery Road, Alsager	377584	355465	0.18	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4073	Wellcroft, Newcastle Road South, Brereton	378377	362943	0.25	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4074	Gurnett Farm, Byrons Lane, Macclesfield	392724	371669	0.02	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4075	Longlea, Langley Road, Sutton	393198	371334	0.12	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4076	Woodlands Farm, Stocks Lane, Over Peover	377500	374310	0.12	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4078	513, Crewe Road, Sandbach	375113	359042	0.02	Brownfield	3	3	2	2	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	3	0	0	0
4079	Clay Lanes Farm, Clay Lane, Haslington	373314	358011	0.02	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4080	77, Whitchurch Road, Audlem	365438	342993	0.06	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4081	The Gables, Marsh Lane, Nantwich	364420	352025	0.032	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4188	Hightown Methodist Church, Hightown, Crewe[76]	370113	355906	0.09	Brownfield	7	7	7	7	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	7	0	0	0
4214	24, 24a & 26 Jordangate, Macclesfield	391728	373954	0.059	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0

[76] Site now under construction

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
4215	23, Church Street, Macclesfield	391745	373625	0.01	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4216	15, Chester Road, Macclesfield	391259	373728	0.01	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
						683	**683**	**490**	**493**	**0**	**193**	**3**	**190**					**0**	**678**	**0**	**0**	**0**

Table A4: Sites with Outline Permission

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
315	Goostrey Youth Centre, Main Road, Goostrey.	377713	370010	0.09	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
332	Land rear of 58 Leek Road, Congleton.	387328	361833	0.02	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
344	61 Newcastle Road, Congleton.	384384	362603	0.19	Mixed	3	3	1	1	0	2	0	2	Suitable	Available	Achievable	Deliverable	0	3	0	0	0
348	224 Sandbach Road, Rode Heath.	380687	357050	0.02	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
358	120 Main Road, Goostrey	377085	370063	0.17	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available - site owned by developer	Achievable	Deliverable	0	1	0	0	0
361	Jodrell Bank Service Station, Knutsford Road, Cranage	374582	370021	0.08	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
377	158 Congleton Road North, Scholar Green	383309	356558	0.03	Mixed	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
419	44 Manor Road, Sandbach	376859	360627	0.07	Mixed	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
749	Woodend, Homestead Road, Disley	397150	384650	0.54	Brownfield	9	9	8	9	0	1	1	0	Suitable	Available	Achievable	Deliverable	0	9	0	0	0
1487	490 Crewe Road, Wistaston, Crewe	369090	353557	0.06	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
1745	168 Crewe Road, Haslington	373883	356374	0.1	Brownfield	3	3	3	3	0	0	0	0	Suitable	Available	Achievable	Developable	0	0	3	0	0
1951	Land off Fuller Drive / Hidcote Close, Wistaston	369506	353627	0.15	Greenfield	3	3	3	3	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	3	0	0	0
2021	Land adj. existing dwelling at 5 The Beeches, Nantwich	365416	352022	0.011	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2040	Hankelow House, Audlem Road, Hankelow	366978	345209	0.055	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
2044	Land adjoining 85 Waterloo Road, Haslington	374136	355450	0.038	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2055	397, Crewe Road, Wistaston	367993	353129	0.213	Brownfield	4	4	4	4	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	4	0	0	0
2171	2, Berkeley Crescent, Wistaston	369187	353630	0.041	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2204	Lower Austerson Farm, Coole Lane, Austerson	365363	347860	0.13	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2215	Land Off Meadow Avenue, Congleton	385294	362323		Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2242	Manweb Sub Station House, Middlewich Road, Woolstanwood	367575	356340	0.08	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2294	29, Gawsworth Road, Macclesfield	389298	373237	0.04	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2414	Land Between 10 And 12, Waterloo Street, Macclesfield	391404	373497	0.02	Brownfield	5	5	5	5	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	5	0	0	0
2424	91, Congleton Road, Macclesfield	390375	372174	0.08	Brownfield	2	2	1	1	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
2464	2, Green Villa Park, Wilmslow	383175	379621	0.04	Brownfield	2	2	1	1	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
2727	Land Opposite Rose Cottages, Holmes Chapel Road, Somerford	380686	364883	1.14	Greenfield	6	6	6	6	0	0	0	0	Suitable (part of site within infill boundary)	Available	Achievable	Deliverable	0	6	0	0	0
3407	Greeenacres, Homstead Road, Disley	397030	384623	0.21	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3460	Land West Of, School Lane, Elworth, Sandbach	374015	361263	0.07	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
3605	Land To Rear Of Ashtree House, 31, Stafford Street, Audlem	366130	343754	0.1	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3614	Ash Tree Farm, Mill Lane, Blakenhall	372928	347577	0.09	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3647	27, High Street, Macclesfield	391831	372857	0.04	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3703	10, Whitchurch Road, Audlem	365713	343434	0.1	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3720	24, Little Moss Lane, Scholar Green	383418	356256	0.03	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3740	161, Sandbach Road North, Alsager	379291	356102	0.08	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3870	6, Oak Villas, Nantwich Road, Wrenbury	359899	347516	0.03	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3871	Land Between 2 And 4 Keats Drive, Wistaston	369096	353880	0.03	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3903	2, Mount Pleasant Road, Scholar Green	384717	357288	0.18	Brownfield	2	2	0	0	0	2	0	2	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
3904	Land Adjacent To 26, Millmead, Rode Heath	380547	357344	0.075	Greenfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
3927	1, Wheatley Road, Crewe	371429	356882	0.02	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3949	Garden Plot At The Head Of, Holly Road, Macclesfield	390782	373391	0.05	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3972	154, Congleton Road North, Scholar Green	383346	356549	0.15	Greenfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
4052	Land Adjacent To 42, Howey Hill, Congleton	385769	362369	0.06	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4066	The Rafters, 132a, Canal Road, Congleton	386764	362096	0.28	Greenfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	2	0	0	0

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
4067	Land Adjacent To, 13, Greenway, Wilmslow	384457	380676	0.08	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
						75	**75**	**68**	**69**	**0**	**7**	**1**	**6**					**0**	**72**	**3**	**0**	**0**

Table A5: Sites Awaiting S106

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
993	Ivy House Farm, Longhill Lane, Hankelow	368183	344728	0.22	Brownfield	5	5	4	4	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	5	0	0	0
977	The Badger Inn, Over Road, Church Minshull	366569	360568	0.26	Brownfield	6	6	6	6	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	6	0	0	0
989	Walled Garden off Kings Lane, Welsh Row, Nantwich	364628	352477	0.19	Greenfield	8	8	8	8	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	8	0	0	0
1733	The Ponderosa, Barracks Lane, Ravensmoor	362140	350483	0.15	Brownfield	2	2	1	1	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
2938	Land south of Royal Oak Public House, Worleston	365842	356511	0.2	Greenfield	5	5	5	5	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	5	0	0	0
3873	The Maggot Farm, French Lane, Baddington, Nantwich	364575	348011	0.32	Brownfield	4	4	4	4	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	4	0	0	0
						30	**30**	**28**	**28**	**0**	**2**	**0**	**2**					**0**	**30**	**0**	**0**	**0**

Table A6: Sites without Planning Permission

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
242	Former Infants School, Spragg Street, Congleton.	386473	363033	0.05	Brownfield	5	5	5	5	0	0	0	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	0
253	Land at Riverdale, Chester Road, Middlewich	369427	366662	0.13	Mixed	1	1	1	1	0	0	0	0	Suitable	Available - site owned by developer	Achievable	Deliverable	0	1	0	0	0
255	Plot 9, Bowles Close, Sandbach.	375046	360885	0.15	Greenfield	1	1	1	1	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	1	0	0
257	Land at Wood Farm, 57 Wood Street, Mow Cop.	385715	357492	0.21	Brownfield	2	2	2	2	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	2	0	0
258	Smithy Farm, Clay Lane, Moston.	372366	359978	0.12	Greenfield	1	1	1	1	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	1	0	0
266	Heath Farm, Church Lane, Sandbach Heath.	377206	361261	0.16	Greenfield	4	4	4	4	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	4	0	0
269	Land between 12 & 14 Boulton Close, Malkins Bank.	376184	359290	0.03	Greenfield	1	1	1	1	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	1	0	0
282	Land adjacent to 7 St Anns Road, Middlewich.	370053	366188	0.04	Greenfield	2	2	2	2	0	0	0	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	0
283	Briarwood, Goostrey Lane, Cranage	374977	369227	0.12	Brownfield	1	1	1	1	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	1	0	0
284	46, 48 and 50 London Road, Holmes Chapel.	376220	367102	0.26	Brownfield	2	2	0	0	0	2	0	2	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	2	0	0
285	35 Congleton Road North, Church Lawton.	383031	355751	0.24	Brownfield	1	1	0	0	0	1	0	1	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	1	0	0
286	Land off Chapel Street, Wheelock.	375182	359196	0.46	Greenfield	1	1	1	1	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	1	0	0

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
288	Hollins Farm, Hermitage Lane, Cranage.	376231	368345	0.0009	Greenfield	1	1	1	1	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	1	0	0
291	Land North Of Banky Fields, Congleton.[77]	385165	362569	0.3	Greenfield	4	4	4	4	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	4	0	0	0
293	Land between 28 and 32 Park Lane, Congleton.	386572	362630	0.08	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available - site owned by developer	Achievable	Deliverable	0	1	0	0	0
294	33 Lawton Street, Congleton.	386173	362806	0.06	Brownfield	1	1	1	1	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	1	0	0
297	3 Hawthorn Villas, Holmes Chapel.	376258	367457	0.39	Brownfield	1	1	1	1	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	1	0	0
300	Rear of 51 High Street, Sandbach.	375909	360704	0.097	Brownfield	1	1	1	1	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	1	0	0
309	17 Ashmores Lane, Alsager.	379840	355431	0.028	Brownfield	1	1	1	1	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	1	0	0
311	Stockery Park Farm, Holmes Chapel Road, Brereton.	378646	366815	0.03	Greenfield	1	1	1	1	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	1	0	0
328	Land adjacent to 36 Astbury Lane Ends, Congleton.[78]	386486	361743	0.17	Mixed	6	6	5	5	0	1	0	1	Suitable	Available - site on the market	Achievable	Deliverable	0	6	0	0	0
331	Land adjacent to March Cottage, Astbury Lane Ends, Congleton	386511	361795	0.03	Mixed	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
333	The Cross Farm, Newcastle Road, Betchton, Sandbach.	377100	360100	0.1	Greenfield	2	2	2	2	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	2	0	0

[77] Site now has Full Permission
[78] Site now has Full Permission

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
343	Land adjacent 46 Haworth Avenue, Congleton.	387076	364160	0.02	Mixed	1	1	1	1	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	1	0	0
352	10 Drumber Lane, Mount Pleasant.	384450	357963	0.38	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
354	Holly Bank, Victoria Street, Sandbach.	375547	361341	0.02	Mixed	1	1	1	1	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	1	0	0
357	Cledford Hall Farm, Cledford Lane, Middlewich.	371601	365242	0.88	Mixed	7	7	6	6	0	1	0	1	Suitable	Available - site owned by developer	Achievable	Deliverable	0	7	0	0	0
359	Brownlow Hall Farm, Brook Lane, Moreton	383189	360315	0.62	Mixed	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
360	Land adjacent to 37 Havannah Street, Congleton	386651	363718	0.03	Brownfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
363	89 Coronation Avenue, Alsager	378401	355277	0.03	Brownfield	2	2	1	1	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
364	14 Moody Street, Congleton	385882	362792	0.01	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
375	Plot Adjacent To 7 Angelina Close, Sandbach.	373942	361187	0.02	Mixed	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
383	9 Sterne Close, Sandbach.	373833	360778	0.03	Mixed	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
392	Land adjacent Astbury Mere, Newcastle Road, Congleton.	384500	362267	0.61	Greenfield	3	3	3	3	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	3	0	0	0
394	Land adjacent to 112 Broadhurst Lane, Congleton.	385356	363343	0.11	Mixed	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
400	3 Chapel Street, Congleton.	385996	362830	0.01	Brownfield	1	1	1	1	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	1	0	0

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
401	High Bent Farm, Peover Lane, Congleton	389985	364023	0.51	Mixed	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
407	Black Lion Court, High Street, Congleton.	385981	362838	0.03	Brownfield	3	3	3	3	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	3	0	0	0
416	Land Adjacent 37 Havannah Street, Congleton	386651	363718	0.3	Brownfield	9	9	9	9	0	0	0	0	Suitable	Available - site owned by developer	Achievable	Deliverable	0	9	0	0	0
421	Land off Dane Street, Middlewich	370563	366553	0.09	Brownfield	3	3	3	3	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	3	0	0
423	Barnshaw Bank Farm, Mill Lane, Goostrey[79]	377629	370667	1.44	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
430	Land off Wych-House Lane, Middlewich	370530	366171	0.29	Greenfield	6	6	6	6	0	0	0	0	Suitable	Not Available - long term prospect	Achievable	Not currently developable	0	0	0	0	0
432	Long Lane Farm, Long Lane, Swettenham	381390	368207	0.03	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
761	49-51 Palmerston Street, Bollington	393683	377916	0.05	Brownfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Developable	0	0	2	0	0
764	St Peters House, Windmill Street, Macclesfield	392200	372955	0.02	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Developable	0	0	1	0	0
940	147 Prestbury Road, Macclesfield	390240	374665	0.11	Brownfield	4	4	3	3	0	1	0	1	Suitable - with policy change	Available	Achievable	Developable	0	0	4	0	0
968	69 Crewe Road, Haslington	373626	355784	0.07 1	Brownfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
974	Land To The Rear Of 18, Bridge Street, Wybunbury[80]	369969	349563	0.10	Greenfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	2	0	0	0

[79] Site now has Full Permission
[80] Site now has Full Permission

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
984	Cherry Tree House, Wettenhall Road, Poole	363795	355829	0.21	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
985	129 Westminster Street, Crewe	370287	354964	0.01 05	Brownfield	2	2	1	1	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
1000	114A Middlewich Street, Crewe	370708	356605	0.02	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
1004	Land adj. 123 Stoneley Road	370659	357543	0.09	Brownfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
1005	Summerfield House, Wrenbury Heath Rd. Sound	361346	348190	0.11 1	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
1013	92 Alton Street, Crewe	370008	355273	0.01 2	Brownfield	2	2	1	1	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
1018	32 Buxton Avenue, Crewe	371436	355530	0.01 6	Brownfield	2	2	1	1	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
1019	125 Nantwich Road, Crewe	370513	354660	0.05	Brownfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
1024	Marshfield Bank Garage, Middlewich Road, Woolstanwood, Crewe	367545	355337	0.37	Brownfield	6	6	6	6	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	6	0	0	0
1025	154 Sydney Road, Crewe	371883	356551	0.31	Mixed	9	9	8	8	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	9	0	0	0
1030	38 Wistaston Green Road, Wistaston	368709	354707	0.03 1	Brownfield	2	2	1	1	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
1034	Land r/o 3 Heathfield Avenue, Crewe	370062	355895	0.06	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
1035	90 Broad Street, Crewe	370135	356349	0.01	Brownfield	2	2	1	1	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	2	0	0	0

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
1036	Royals Green Farm, Burleydam	362305	342659	0.31 1	Greenfield	3	3	3	3	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	3	0	0	0
1038	120 Richmond Road, Crewe	371246	356094	0.01	Brownfield	2	2	1	1	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
1040	Land adj. 79 Crewe Road, Haslington	373648	355893	0.01 6	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
1048	Heywood Farm, Heywood Lane, Audlem	364316	341497	0.41 2	Brownfield	2	2	1	1	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
1049	12 Pall Mall, Nantwich	365237	352130	0.00 6	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
1050	Land adjoing 16 Volunteer Fields, Nantwich	365459	352712	0.01 6	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
1052	1A, 54 Welsh Row, Nantwich	364775	352443	0.00 5	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
1054	46 + 48 Cronkinson Ave, Nantwich	365608	351733	0.06 4	Brownfield	2	2	1	1	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
1056	64 Nantwich Road, Crewe	370671	354686	0.07	Brownfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
1061	Swallow Farm, Elton Lane, Haslington	374157	358257	0.09 3	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
1063	Hough House, 138 Cobbs Lane, Hough	371449	350280	0.16	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
1065	Burland Stores, Wrexham Road, Burland	361664	353433	0.02 5	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
1066	The Laurels, Wrexham Road, Bulkeley	353019	354548	0.24	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
1068	Goldford House, Goldford Lane, Bickerton, Malpas[81]	350314	352436	0.13	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
1083	Pear Tree Farm, Edleston Hall Lane, Burland	362737	350748	0.29 2	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
1084	St Annes House, St Annes Lane, Nantwich	364793	352285	0.06 2	Brownfield	1	1	1	1	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	1	0	0
1085	Land r/o 36 Yew Tree Road, Wistaston	369157	353893	0.02 3	Brownfield	1	1	1	1	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	1	0	0
1088	32 Barons Rd. Shavington cum Gresty, Crewe	369933	351781	0.06 4	Brownfield	1	1	1	1	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	1	0	0
1090	Woodside Stables, Herbert Street, Crewe	372531	356566	0.10 0	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
1097	Land adjacent to 286 Crewe Road, Shavington	370590	353039	0.04	Brownfield	1	1	1	1	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	1	0	0
1098	250 Crewe Road, Shavington	370494	352887	0.03 6	Brownfield	3	3	3	3	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	3	0	0	0
1110	Hill Farm, Hall Lane, Warmingham, Sandbach	371808	359789	0.41	Greenfield	3	3	3	3	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	3	0	0	0
1114	Twin Cedars, East Avenue, Weston	373129	352170	0.1	Brownfield	1	1	0	0	0	1	0	1	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	1	0	0
1124	The Manor, Rookery Stud, Main Road, Worleston, Nantwich	365863	355504	0.08	Brownfield	1	1	1	1	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	1	0	0
1136	7 Main Road, Shavington	369375	351358	0.02 5	Brownfield	1	1	1	1	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	1	0	0

[81] Site now has Full Permission

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
1152	Paddock House, Paddock Lane, Audlem	366825	342987	0.25	Greenfield	1	1	1	1	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	1	0	0
1172	The Old Barn, Adjacent to Lane Farm, Heatley Lane, Broomhall, Nantwich	362720	347567	0.13	Greenfield	1	1	1	1	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	1	0	0
1176	Manor Farm, Hankins Heys Lane, Buerton	369139	342759	0.08 1	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
1177	Pendersend, Woore Road, Buerton	367741	343233	0.87	Greenfield	3	3	3	3	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	3	0	0
1187	Land previously known as Burleydam Nurseries, Dodds Green Lane, Burleydam	360588	342805	0.06	Greenfield	1	1	1	1	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	1	0	0
1207	Red Hall Farm, Middlewich Road, Leighton, Crewe	367345	358245	0.48	Greenfield	6	6	6	6	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	6	0	0	0
1252	Moss Hall, off Cheshire Street, Audlem	365703	344039	1.15	Greenfield	7	7	7	7	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	7	0	0	0
1385	Land At 24, Fields Road, Haslington[82]	373830	355540	0.24	Brownfield	6	6	6	6	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	6	0	0	0
1442	Cholmondeston Hall Farm, Cholmondeston	364413	358631	0.03	Greenfield	1	1	1	1	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	1	0	0
1460	Wrenbury Hall Farm, Wrenbury Hall Drive, Wrenbury	359999	348633	0.29	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
1479	180 Gresty Road, Crewe	370887	354177	0.05	Brownfield	1	1	1	1	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	1	0	0

[82] Site now has Full Permission

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
1483	2 Bradfield Road, Crewe	370166	357446	0.03	Brownfield	1	1	0	0	0	1	0	1	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	1	0	0
1492	Land adjoining 206 Ford Lane, Crewe	370151	356548	0.05 8	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
1493	Land adj. 2 Bilton Way, Crewe	368271	356007	0.02	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
1501	Land adjacent to 4 Birchin Lane, Nantwich	366362	352362	0.04	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
1502	Hope House, 44 High Street, Nantwich	365092	352311	0.01	Brownfield	1	1	1	1	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	1	0	0
1504	Land at Second Wood Street, Nantwich	364810	352510	0.17	Brownfield	2	2	2	2	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	2	0	0
1513	Hollin Green Farm, Hollin Green Lane, Newhall, Nantwich	363701	345316	1.95	Greenfield	3	3	3	3	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	3	0	0
1520	North Wing, Combermere Abbey, Nr. Whitchurch	358720	344150	0.07 1	Brownfield	1	1	1	1	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	1	0	0
1521	Combermere Abbey, Nr. Whitchurch	358777	344093	0.11	Brownfield	3	3	3	3	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	3	0	0	0
1537	Land adj. 85 Crewe Road, Haslington, Crewe	373676	355936	0.02	Brownfield	1	1	1	1	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	1	0	0
1540	119/121 Crewe Road, Haslington, Crewe	373742	356130	0.01	Brownfield	1	1	1	1	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	1	0	0
1547	Builders Yard to the rear of 435 Crewe Road, Winterley, Sandbach	374742	357515	0.09	Brownfield	1	1	1	1	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	1	0	0

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
1580	Bradfield Green Farm, Middlewich Road, Bradfield Green, Crewe	367963	358790	0.02	Greenfield	1	1	1	1	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	1	0	0
1597	The Mount, Hadley Road, Norbury	355724	347349	0.348	Greenfield	6	6	6	6	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	6	0	0	0
1618	Birchen Heys, Douglas Lane, Wettenhall, Winsford	363526	361657	0.29	Greenfield	1	1	1	1	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	1	0	0
1623	Ivy House Farm, Cholmondeley Road, Wrenbury	357062	348688	0.03	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
1630	Church Farm, Chester Road, Acton, Nantwich	363189	353166	0.15	Greenfield	3	3	3	3	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	3	0	0	0
1639	Land Rear Of 165, Welsh Row, Nantwich[83]	364378	352430	0.05	Brownfield	3	3	3	3	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	3	0	0	0
1654	28 Nelson Street, Crewe	370418	354744	0.02	Brownfield	2	2	1	1	0	1	0	1	Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	0
1671	Grosvenor Street, Crewe	369611	356290	0.053	Brownfield	4	4	4	4	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	4	0	0	0
1702	Kingsley Farm, Red Lion Lane, Nantwich	364746	352478	0.027	Brownfield	1	1	1	1	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	1	0	0
1703	150 Hospital Street, Nantwich (Churches Mansions)	365636	352135	0.10	Brownfield	1	1	1	1	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	1	0	0
1704	Land adjacent to 87 Crewe Road, Nantwich	365963	352320	0.01	Brownfield	1	1	1	1	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	1	0	0

[83] Site now has Full Permission

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
1710	Manor Farm, Woore Road, Audlem, Crewe	367093	343234	0.067	Brownfield	1	1	1	1	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	1	0	0
1714	Baddington Bank Farm, Baddington, Nantwich	364085	349827	1.04	Greenfield	6	6	6	6	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	6	0	0	0
1736	Bridge House Barn, Church Minshull	366700	360570	0.04	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
1738	Fields Farm, Egerton, Malpas	352284	352705	0.06	Brownfield	2	2	1	1	0	1	0	1	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	2	0	0
1749	21 & 23 Cobbs Lane, Hough, Crewe	371519	350986	0.15	Brownfield	3	3	3	3	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	3	0	0
1750	Els Pins, Newcastle Road, Hough	371303	351083	0.11	Brownfield	2	2	1	1	0	1	0	1	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	2	0	0
1753	Greenacres, Norbury, Whitchurch	355735	348140	0.48	Brownfield	1	1	0	0	0	1	0	1	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	1	0	0
1758	Garden adjacent to 187 Crewe Road, Shavington	370446	352358	0.03	Greenfield	1	1	1	1	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	1	0	0
1773	Cheerbrook Mews, Newcastle Road, Willaston	367282	351837	0.031	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
1781	Adj. to 20 Bridge Street, Wybunbury	370003	349578	0.07	Brownfield	1	1	1	1	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	1	0	0
1791	Brookside Cottage, Hungerford Terrace, Crewe	371847	355453	0.061	Brownfield	1	1	1	1	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	1	0	0
1800	14 & 16 Victoria Street, Crewe	370513	355839	0.020	Brownfield	2	2	2	2	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	2	0	0
1814	Land adj Lanola, Stoneley Road, Crewe	370665	357493	0.045	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
1817	The Woodside, Valley Road, Crewe	368780	354413	0.43	Brownfield	7	7	7	7	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	7	0	0	0
1867	9 Mill Street, Nantwich (Former Peppers Restaurant)	365028	352212	0.27	Brownfield	1	1	1	1	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	1	0	0
1872	Land rear of Churches Mansions, Nantwich	365633	352103	0.07	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
1880	Land at Holly House, 21 Stafford Street, Audlem	366061	343739	0.05 8	Brownfield	1	1	1	1	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	1	0	0
1883	The Dairy, Bagley Lane, Kinsey Heath	366904	342163	0.1	Greenfield	1	1	1	1	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	1	0	0
1905	Snape Farm, Snape Lane, Weston[84]	374384	351819	0.46	Greenfield	8	8	8	8	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	8	0	0	0
1909	42 Cheerbrook Road, Willaston, Crewe	367647	351955	0.39	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
1910	Gillys Farm, Nantwich Road, Wrenbury	360603	349146	0.31	Greenfield	1	1	0	0	0	1	0	1	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	1	0	0
1938	1 Underwood Lane, Crewe	369519	356270	0.12	Brownfield	8	8	8	8	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	8	0	0	0
1945	154 Sydney Road, Crewe	371881	356583	0.6	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
1955	17 Rhoden Street, Crewe	372168	356532	0.05 4	Brownfield	1	1	1	1	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	1	0	0
1967	Police House, Alpraham, Tarporley	358568	359523	0.06 6	Brownfield	2	2	2	2	0		0		Suitable	Available	Achievable	Developable	0	0	2	0	0
1993	Townley Grange, Marbury Road, Marbury	357420	346205	0.18 7	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0

[84] Site now has Full Permission

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
2024	Upper Lightwood Green Farm, Lightwood Green Avenue, Audlem	363402	342422	0.498	Greenfield	7	7	7	7	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	7	0	0	0
2026	Townhouse Farm, Rushy Lane, Barthomley	375438	352216	0.738	Mixed	9	9	8	8	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	9	0	0	0
2043	Offley Ley Farm, Buttertons Lane, Oakhanger	375536	354457	0.046	Greenfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
2045	Land adj. 2 Clifford Grove, Haslington	373168	355747	0.017	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2046	Rosemead, Wybunbury Lane, Haymoor Green	368280	350821	0.16	Brownfield	2	2	1	1	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
2047	306 Newcastle Road, Shavington	369491	351270	0.12	Brownfield	3	3	2	2	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	3	0	0	0
2049	Annexe at Stoke Hall, Stoke Hall Lane, Stoke	362291	356720	0.005	Brownfield	2	2	1	1	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
2053	28 Cheerbrook Road, Willaston	367738	351949	0.121	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2057	3, Wrenbury Heath Road, Wrenbury Heath[85]	360688	348189	0.09	Brownfield	1	1	-1	-1	0	2	0	2	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2086	1 Sherwin Street, Crewe	370294	354537	0.01	Brownfield	2	2	1	1	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
2087	Land adj 100 Church Lane, Wisastaston	368457	354022	0.06	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2090	247 Broad Street, Crewe	370565	357135	0.05	Brownfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	2	0	0	0

[85] Site now has Full Permission

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2091	Crewe Hall Farmhouse, Crewe Hall	373541	353688	0.14	Brownfield	2	2	1	1	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
2103	Vacant land on the corner of West Street, 215, West Street, Crewe[86]	369448	356241	0.05	Brownfield	7	7	7	7	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	7	0	0	0
2121	Land Adjacent to Junction of Electricity Street, Alton Street and Derrington Avenue Crewe [87]	370329	355263	0.04	Brownfield	5	5	5	5	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	5	0	0	0
2154	Land Adjacent to Number 41, Lord Street, Macclesfield[88]	391874	373037	0.02	Brownfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
2187	Peover Grange, Peover Lane, Snelson[89]	380815	373936	1.34	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2189	Tip Farm, Sugar Lane, Adlington[90]	393070	378152	1.23	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2199	Wentworth Cottage, Collar House Drive, Prestbury[91]	389269	376524	0.95	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2219	Prospect House, Knutsford Road, Chorley, Alderley Edge[92]	381935	378743	0.2	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0

[86] Site now has Full Permission
[87] Site now has Full Permission
[88] Site now has Full Permission
[89] Site now has Full Permission
[90] Site now has Full Permission
[91] Site now has Full Permission
[92] Site now has Full Permission

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
2221	72, Sunderland Street, Macclesfield[93]	391933	373292	0.01	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2229	Edge House Farm, Macclesfield Road, Over Alderley[94]	386339	377378	0.64	Mixed	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2250	Home Farm, School Lane, Henbury[95]	387612	373101	0.3	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2302	Land Off Long Lane, Middlewich	370169	365505	0.06	Brownfield	2	2	2	2	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	2	0	0
2303	Land Off Sutton Lane, Middlewich	370368	365387	0.03	Brownfield	1	1	1	1	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	1	0	0
2304	Land Off Coronation Road, Middlewich	370604	364831	0.04	Brownfield	1	1	1	1	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	1	0	0
2305	Land Off Moss Drive, Middlewich	370741	364787	0.04	Brownfield	1	1	1	1	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	1	0	0
2310	Land off Highfield Road, Congleton	386224	362501	0.29	Greenfield	9	9	9	9	0	0	0	0	Suitable	Not Available - long term prospect	Achievable	Developable	0	0	9	0	0
2311	Land adjacent to Congleton War Memorial Hospital, Canal Road, Congleton	386469	362391	0.25	Mixed	8	8	8	8	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	8	0	0
2314	Garages, Hillary Avenue, Congleton	387247	362781	0.21	Mixed	7	7	7	7	0	0	0	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	7	0	0
2315	Timber Yard, Back River Street, Congleton	385696	363179	0.06	Brownfield	2	2	2	2	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	2	0	0
2324	Land Off Dingle Lane, Sandbach	376100	380920	0.24	Greenfield	8	8	8	8	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	8	0	0

[93] Site now has Full Permission
[94] Site now has Full Permission
[95] Site now has Full Permission

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2326	Garage Site, Town Fields, Sandbach	375528	360124	0.11	Brownfield	4	4	4	4	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	4	0	0
2327	The Hollies, Welsey Avenue, Sandbach	375629	360934	0.07	Brownfield	3	3	3	3	0	0	0	0	Suitable	Available - site on the market	Achievable	Developable	0	0	3	0	0
2340	Wrights Printers, Middlewich Road, Sandbach	375593	360924	0.06	Brownfield	2	2	2	2	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	2	0	0
2344	Land Off Station Road, Alsager	379703	355243	0.23	Greenfield	7	7	7	7	0	0	0	0	Suitable	Not Available - Medium Term prospects	Achievable	Developable	0	0	7	0	0
2345	Land Off Brookhouse Road, Alsager	379689	355376	0.14	Brownfield	5	5	5	5	0	0	0	0	Suitable	Not Available - Medium Term prospects	Achievable	Developable	0	0	5	0	0
2346	Land Off St. Andrews Gardens, Alsager	380043	354726	0.27	Mixed	9	9	9	9	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	9	0	0
2356	75 Webbs Lane, Middlewich	370112	366737	0.18	Brownfield	6	6	6	6	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	6	0	0
2358	Land at junction of Mill Street/Queen Street, Buglawton	386581	363586	0.14	Brownfield	5	5	5	5	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	5	0	0
2377	Land Off Sutton Lane, Middlewich	370495	365830	0.15	Brownfield	6	6	6	6	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	6	0	0	0
2379	Land Off Cross Lane, Middlewich	370904	364651	0.17	Brownfield	6	6	6	6	0	0	0	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	0
2382	Land To The Rear Of 7, Nursery Lane, Congleton[96]	386550	362815	0.06	Mixed	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2383	Land off Willow Street, Congleton	386345	363111	0.17	Mixed	6	6	6	6	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0

[96] Site now has Full Permission

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2384	Mill, Lower Park Street, Congleton	386208	363028	0.05	Brownfield	2	2	2	2	0	0	0	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	0
2386	Land east of Hillfields, Congleton	385916	363442	0.27	Greenfield	9	9	9	9	0	0	0	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	0
2388	Protected Open Space, Thirlmere Court, Congleton	384249	362676	0.16	Greenfield	5	5	5	5	0	0	0	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	0
2389	Public Open Space off Padgbury Lane, Congleton	384380	362302	0.28	Greenfield	9	9	9	9	0	0	0	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	0
2394	Allotments, Vale Walk, Congleton	385798	362744	0.21	Greenfield	7	7	7	7	0	0	0	0	Not Suitable	Marginal / Uncertain	Achievable	Not currently developable	0	0	0	0	0
2400	38, Pikemere Road, Alsager[97]	378956	356219	0.31	Greenfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
2412	The Gardens Off Old Mill Road, Sandbach	375701	360780	0.24	Brownfield	8	8	8	8	0	0	0	0	Suitable	Not Available - long term prospect	Achievable	Developable	0	0	8	0	0
2421	Dunwood, Homestead Road, Disley[98]	397120	384662	0.24	Brownfield	6	6	5	5	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	6	0	0	0
2432	Braebrooke, Faulkners Lane, Mobberley, Knutsford[99]	379926	379174	1.24	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2443	Land Off Sunnyside, Alsager	378357	355878	0.28	Greenfield	9	9	9	9	0	0	0	0	Suitable	Not Available - Medium Term prospects	Achievable	Developable	0	0	9	0	0
2452	Land Off St Marys Close, Alsager	379069	356069	0.1	Greenfield	3	3	3	3	0	0	0	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	0
2461	Land At Leadsmithy Street, Middlewich	370459	366260	0.13	Brownfield	4	4	4	4	0	0	0	0	Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	0

[97] Site now has Full Permission
[98] Site now has Full Permission
[99] Site now has Full Permission

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2468	Broad Heath House, Slade Lane, Over Alderley, Macclesfield	386699	376409	1.07	Brownfield	1	1	0	0	0	1	0	1	Suitable - if can meet policy requirements	Available	Achievable	Deliverable	0	1	0	0	0
2472	Land Off Newton Bank, Middlewich	369879	366309	0.03	Greenfield	1	1	1	1	0	0	0	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	0
2473	Land Off St Annes Avenue, Middlewich	370626	365572	0.02	Brownfield	1	1	1	1	0	0	0	0	Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2474	Land Off Hayhurst Avenue, Middlewich	370394	365532	0.01	Brownfield	1	1	1	1	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2475	Land off George VI Avenue, Middlewich	370498	364927	0.2	Brownfield	5	5	5	5	0	0	0	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	0
2476	Land off Alexandra Road, Middlewich	370947	364907	0.09	Brownfield	3	3	3	3	0	0	0	0	Suitable	Available - site owned by developer	Achievable	Deliverable	0	3	0	0	0
2477	Land off Alexandra Road, Middlewich	370910	364848	0.06	Brownfield	2	2	2	2	0	0	0	0	Suitable	Available - site owned by developer	Achievable	Deliverable	0	2	0	0	0
2478	land off Alexandra Road, Middlewich	370867	364771	0.07	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available - site owned by developer	Achievable	Deliverable	0	1	0	0	0
2480	Land off Moss Road, Congleton	386664	361450	0.1	Greenfield	3	3	3	3	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	3	0	0
2482	Land off Bromley Road, Congleton	386363	362870	0.13	Brownfield	4	4	4	4	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	4	0	0
2483	Land adjacent to 97 Canal Road, Congleton	386278	362522	0.03	Brownfield	1	1	1	1	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	1	0	0
2484	Land off Burslam Street, Congleton	386141	362574	0.09	Greenfield	3	3	3	3	0	0	0	0	Suitable	Available - site on the market	Achievable	Developable	0	0	3	0	0
2485	Rear of Annan Close, Congleton	387099	362222	0.06	Greenfield	2	2	2	2	0	0	0	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	0
2486	Garages, Edinburgh Road, Congleton	386845	362852	0.12	Brownfield	4	4	4	4	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	4	0	0

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2487	Garages, Highcroft Avenue, Congleton	386834	362713	0.03	Brownfield	1	1	1	1	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	1	0	0
2488	Rear of 45-63 Lawton Street, Congleton	386230	362793	0.05	Greenfield	2	2	2	2	0	0	0	0	Not Suitable	Marginal / Uncertain	Achievable	Not currently developable	0	0	0	0	0
2489	Land at Spragg Street, Congleton	386399	363002	0.05	Brownfield	2	2	2	2	0	0	0	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	0
2490	South of Rope Walk, Congleton	385713	36208	0.06	Greenfield	2	2	2	2	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2491	19 North Street, Congleton	385633	363122	0.02	Greenfield	1	1	1	1	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	1	0	0
2492	Land at Colehill Bank, Congleton	386084	362789	0.08	Greenfield	3	3	3	3	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	3	0	0
2493	Land off Colehill Bank, Congleton	386107	362796	0.11	Greenfield	4	4	4	4	0	0	0	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	0
2494	Land at Mill Green, Congleton	385867	363380	0.06	Brownfield	2	2	2	2	0	0	0	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	0
2495	7 Derby Street, Congleton	385700	363362	0.04	Greenfield	1	1	1	1	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	1	0	0
2496	Land between 16 and 18 Hertford Close, Congleton	386272	363674	0.08	Greenfield	2	2	2	2	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	2	0	0
2497	Land off Varey Road, Congleton	386492	363829	0.14	Brownfield	5	5	5	5	0	0	0	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	0
2499	Garages, Colehill Bank, Congleton	386084	362837	0.04	Brownfield	1	1	1	1	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	1	0	0
2500	Bath House, Colehill Bank, Congleton	386132	362769	0.07	Brownfield	1	1	1	1	0	0	0	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	0
2503	Robin Hood Garage, Golmes Chapel Road, Congleton	384778	363089	0.04	Brownfield	1	1	1	1	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	1	0	0
2504	Garages, Elm Road, Congleton	384735	363096	0.05	Brownfield	2	2	2	2	0	0	0	0	Suitable	Available - site owned by developer	Achievable	Deliverable	0	2	0	0	0

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2505	Public open space between 70 and 72 Chestnut Drive, Congleton	384115	363867	0.06	Greenfield	2	2	2	2	0	0	0	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	0
2506	Public open space between 102 amd 102a Chestnut Drive, Congleton	383930	363820	0.09	Greenfield	2	2	2	2	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	2	0	0
2507	144 Holmes Chapel Road, Congleton	383399	363493	1.03	Mixed	6	6	6	6	0	0	0	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	0
2508	Land adjacent to Brooklands, Padgbury Lane, Congleton	383809	362761	0.16	Greenfield	5	5	5	5	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	5	0	0
2510	Garages, West End Cottages, Congleton	385114	362948	0.03	Brownfield	1	1	1	1	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	1	0	0
2516	Public open space. Howey Lane, Congleton	385909	362551	0.06	Greenfield	2	2	2	2	0	0	0	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	0
2517	Land Off Biddulph Street, Congleton	388144	361229	0.12	Greenfield	4	4	4	4	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	4	0	0
2520	Garages, Blythe Avenue, Congleton	384199	362975	0.06	Brownfield	2	2	2	2	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	2	0	0
2522	Public open space, Blythe Avenue, Congleton	384288	362973	0.03	Greenfield	1	1	1	1	0	0	0	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	0
2523	Public open space, Solly Crescent, Congleton	384414	362878	0.14	Greenfield	5	5	5	5	0	0	0	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	0
2524	Garages, Howey Hill, Congleton	385829	362597	0.17	Brownfield	6	6	6	6	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	6	0	0
2525	Garages, Craig Road, Congleton	386917	363838	0.03	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available - site owned by developer	Achievable	Developable	0	0	1	0	0
2526	Garages, St John's Road, Congleton	386960	364312	0.04	Mixed	1	1	1	1	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	1	0	0
2527	Garages, Tall Ash Avenue, Congleton	387301	363778	0.06	Brownfield	1	1	1	1	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	1	0	0

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2528	Land east of Dane Street, Congleton	385397	363205	0.04	Greenfield	2	2	2	2	0	0	0	0	Suitable	Not Available - long term prospect	Achievable	Not currently developable	0	0	0	0	0
2529	Land west of Dane Street, Congleton	385360	363202	0.13	Mixed	4	4	4	4	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	4	0	0
2530	Rear of 11 Congleton Edge Road, Congleton	388134	361264	0.11	Brownfield	4	4	4	4	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	4	0	0
2531	Land off Fol Hollow, Congleton	384763	362070	0.05	Greenfield	2	2	2	2	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Not currently developable	0	0	0	0	0
2532	190 Biddulph Road, Congleton	388189	361265	0.05	Brownfield	2	2	2	2	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	2	0	0
2552	Land at corner of Crewe Road/Trent and Mersey Canal, Sandbach	375050	359240	0.05	Brownfield	2	2	2	2	0	0	0	0	Suitable	Not Available - Medium Term prospects	Achievable	Not currently developable	0	0	0	0	0
2553	Land off Zan Drive, Sandbach	375100	359400	0.19	Greenfield	6	6	6	6	0	0	0	0	Suitable	Available / site is owned by developer	Achievable	Deliverable	0	6	0	0	0
2554	Land to rear of 474 Crewe Road, Sandbach	375130	359210	0.12	Mixed	4	4	4	4	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Not currently developable	0	0	0	0	0
2555	Corner of The Hill/Old Mill Road, Sandbach	376150	360620	0.16	Brownfield	5	5	5	5	0	0	0	0	Suitable	Not Available - long term prospect	Achievable	Not currently developable	0	0	0	0	0
2557	Rear Of St Georges Walk, Sandbach	375800	360700	0.08	Brownfield	3	3	3	3	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Not currently developable	0	0	0	0	0
2558	Rear Of 45/47 High Street, Sandbach	375900	360700	0.08	Brownfield	3	3	3	3	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Not currently developable	0	0	0	0	0
2559	Land Off Twemlow Avenue, Sandbach	375580	361500	0.03	Brownfield	1	1	1	1	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	1	0	0
2560	Land Off Bradwall Road, Sandbach	375520	361420	0.01	Brownfield	1	1	1	1	0	0	0	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	0
2561	Land Off Bradwall Street, Sandbach	375578	361293	0.03	Brownfield	1	1	1	1	0	0	0	0	Suitable	Not Available - Medium Term prospects	Achievable	Not currently developable	0	0	0	0	0

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2562	Land Off Bradwall Street, Sandbach	375556	361319	0.05	Brownfield	1	1	1	1	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	1	0	0
2563	Land off Congleton Road, Sandbach	375820	360990	0.06	Brownfield	2	2	2	2	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Not currently developable	0	0	0	0	0
2565	Play Ground Newhall Avenue, Sandbach	375600	360420	0.13	Greenfield	4	4	4	4	0	0	0	0	Not Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	0
2566	20 Bradwall Road, Sandbach	375676	360967	0.03	Brownfield	1	1	1	1	0	0	0	0	Suitable	Not Available - Medium Term prospects	Achievable	Not currently developable	0	0	0	0	0
2568	Providence School, Chapel Street, Sandbach	375610	360970	0.04	Brownfield	2	2	2	2	0	0	0	0	Suitable	Not Available - long term prospect	Achievable	Not currently developable	0	0	0	0	0
2570	Land Adj To Sandbach Primary School, Crewe Road, Sandbach	375630	360550	0.09	Brownfield	3	3	3	3	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Not currently developable	0	0	0	0	0
2575	Land At Corner Of Mortimer Drive/Hassall Road, Sandbach	376350	360230	0.16	Greenfield	5	5	5	5	0	0	0	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Not currently developable	0	0	0	0	0
2578	Land off Lightley Close, Sandbach	375200	359730	0.25	Greenfield	8	8	8	8	0	0	0	0	Suitable - with policy change	Not Available	Achievable	Not currently developable	0	0	0	0	0
2580	6 Manor Road/Heath Road, Sandbach	376670	360590	0.26	Greenfield	8	8	8	8	0	0	0	0	Suitable	Not Available - long term prospect	Achievable	Not currently developable	0	0	0	0	0
2583	Land Off Manor Road, Sandbach	377199	360520	0.07	Brownfield	2	2	2	2	0	0	0	0	Suitable	Not Available - long term prospect	Achievable	Not currently developable	0	0	0	0	0
2589	Land At Abbey Road, Sandbach	374226	360639	0.11	Greenfield	4	4	4	4	0	0	0	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Not currently developable	0	0	0	0	0
2590	Land Off Abbey Road, Sandbach	374328	360823	0.1	Greenfield	3	3	3	3	0	0	0	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Not currently developable	0	0	0	0	0

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2591	84, Park Lane, Sandbach[100]	374839	360756	0.10	Greenfield	1	1	1	1	0	0	0	0	Suitable - with policy change	Available	Achievable	Deliverable	0	1	0	0	0
2592	Land off Hassall Road, Sandbach	376395	360094	0.23	Greenfield	7	7	7	7	0	0	0	0	Suitable	Not Available - long term prospect	Achievable	Not currently developable	0	0	0	0	0
2593	Garage site, Lightley Close, Sandbach	375154	359574	0.07	Brownfield	3	3	3	3	0	0	0	0	Suitable	Not Available - long term prospect	Achievable	Not currently developable	0	0	0	0	0
2594	Garage site, Lightley Close, Sandbach	375084	359730	0.05	Brownfield	2	2	2	2	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Not currently developable	0	0	0	0	0
2595	Garages, Bailey Crescent, Sandbach	377010	360684	0.05	Brownfield	2	2	2	2	0	0	0	0	Not Suitable	Marginal / Uncertain	Achievable	Not currently developable	0	0	0	0	0
2596	Land Off The Hill, Sandbach	376652	360393	0.1	Brownfield	3	3	3	3	0	0	0	0	Suitable	Not Available - long term prospect	Achievable	Not currently developable	0	0	0	0	0
2599	Wrights, Bradwall Road, Sandbach	375648	360935	0.03	Brownfield	1	1	1	1	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	1	0	0
2600	Land Off Park Lane, Sandbach	375084	360254	0.04	Greenfield	1	1	1	1	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	1	0	0
2604	Land adjacent to 452 Crewe Road, Sandbach	375013	359392	0.11	Greenfield	1	1	1	1	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	1	0	0
2634	Land off Sandbach Road North, Alsager	379684	355415	0.09	Brownfield	3	3	3	3	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Not currently developable	0	0	0	0	0
2635	Land off Linley Road, Alsager	380726	355059	0.02	Brownfield	1	1	1	1	0	0	0	0	Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2636	Land off Coronation Avenue, Alsager	378242	355181	0.04	Brownfield	1	1	1	1	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Not currently developable	0	0	0	0	0

[100] Site now has outline permission

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2637	Land off Orchard Court, Alsager	380326	355902	0.04	Brownfield	1	1	1	1	0	0	0	0	Suitable	Not Available - long term prospect	Achievable	Not currently developable	0	0	0	0	0
2638	Land off Cresswellshawe Road, Alsager	379844	356033	0.21	Brownfield	7	7	7	7	0	0	0	0	Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	0
2639	Land off Hooze Hollow, Alsager	380598	355776	0.02	Brownfield	1	1	1	1	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Not currently developable	0	0	0	0	0
2640	Land off Moorhouse Avenue, Alsager	380266	356028	0.04	Brownfield	1	1	1	1	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Not currently developable	0	0	0	0	0
2641	Land off Edwards Way, Alsager	380564	355687	0.23	Greenfield	7	7	7	7	0	0	0	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	7	0	0
2649	Land off Ryecroft Close, Middlewich	369857	365352	0.12	Greenfield	4	4	4	4	0	0	0	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	4	0	0
2650	Land off King Street, Middlewich	370557	366380	0.16	Brownfield	5	5	5	5	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	5	0	0
2651	Land off St Michael's Way, Middlewich	370244	366324	0.07	Brownfield	2	2	2	2	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Not currently developable	0	0	0	0	0
2662	Land off Greengate Road, Church Lawton	380976	355978	0.03	Brownfield	1	1	1	1	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	1	0	0
2663	Land off Grove Avenue, Church Lawton	380993	355984	0.10	Brownfield	4	4	4	4	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	4	0	0
2664	Land off Liverpool Road West, Church Lawton	381149	355754	0.21	Greenfield	7	7	7	7	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	7	0	0
2665	Land off Hermitage Lane, Goostrey	376420	369680	0.03	Greenfield	1	1	1	1	0	0	0	0	Suitable	Not Available - long term prospect	Achievable	Not currently developable	0	0	0	0	0
2666	Land opposite Meadow Avenue, Goostrey	376400	370060	0.06	Greenfield	2	2	2	2	0	0	0	0	Suitable - with policy change	Not Available	Achievable	Not currently developable	0	0	0	0	0

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2667	Land at corner of Booth Bed Lane/Sandy Lane, Goostrey	376390	370190	0.02	Greenfield	1	1	1	1	0	0	0	0	Suitable - with policy change	Not Available	Achievable	Not currently developable	0	0	0	0	0
2668	Primrose Chase, Main Road, Goostrey	376630	370000	0.2	Greenfield	6	6	6	6	0	0	0	0	Suitable - with policy change	Not Available	Achievable	Not currently developable	0	0	0	0	0
2669	Rear of Main Road/Shearbrook Lane/Willow Lane, Goostrey	377060	370170	0.12	Greenfield	4	4	4	4	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Not currently developable	0	0	0	0	0
2670	Land adjacent to 168 Main Road, Goostrey	377380	370090	0.02	Greenfield	1	1	1	1	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Not currently developable	0	0	0	0	0
2671	Car aprk , Main Road, Goostrey	377400	370100	0.01	Brownfield	1	1	1	1	0	0	0	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	0
2672	Rera of Methodist Church, Bank View, Goostrey	377400	370000	0.07	Brownfield	3	3	3	3	0	0	0	0	Suitable	Not Available - long term prospect	Achievable	Not currently developable	0	0	0	0	0
2673	Top end of Bank View, Goostrey	377420	369930	0.08	Greenfield	2	2	2	2	0	0	0	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Not currently developable	0	0	0	0	0
2674	Rear of Bank View, Main Road, Goostrey	377490	370080	0.1	Greenfield	3	3	3	3	0	0	0	0	Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2675	Rear of 208/212 Main Road, Goostrey	377510	370000	0.01	Brownfield	1	1	1	1	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	1	0	0
2677	Land rear of school, Brooklands Drive/Brookfield Crescent, Goostrey	377840	370040	0.05	Greenfield	2	2	2	2	0	0	0	0	Suitable	Not Available - Medium Term prospects	Achievable	Not currently developable	0	0	0	0	0
2678	Village Hall/graveyard, Main Road, Goostrey	377900	369930	0.11	Greenfield	4	4	4	4	0	0	0	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	0
2679	Land off Main Road/Station Road, Goostrey	377960	369930	0.09	Greenfield	3	3	3	3	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	3	0	0

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2680	Land between Church and Red Lion public house, Main Road, Goostrey	377970	370000	0.18	Greenfield	1	1	1	1	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	1	0	0
2681	Land off Station Road, Goostrey	378080	369880	0.05	Greenfield	2	2	2	2	0	0	0	0	Suitable	Not Available - long term prospect	Achievable	Not currently developable	0	0	0	0	0
2682	Land off Station Road, Goostrey	378100	369860	0.06	Greenfield	2	2	2	2	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	2	0	0
2683	Land off Station Road, Goostrey	378120	369830	0.04	Greenfield	1	1	1	1	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2684	Land off Sandy Lane, Goostrey	376500	370050	0.14	Greenfield	5	5	5	5	0	0	0	0	Suitable - with policy change	Not Available	Achievable	Not currently developable	0	0	0	0	0
2685	Land off Main Road, Goostrey	377200	370150	0.13	Greenfield	4	4	4	4	0	0	0	0	Suitable - with policy change	Not Available	Achievable	Not currently developable	0	0	0	0	0
2694	Garage site, Westmoreland Terrace, Holmes Chapel	376045	367466	0.13	Brownfield	4	4	4	4	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Not currently developable	0	0	0	0	0
2695	Garage site, Rees Crescent, Holmes Chapel	376540	367413	0.14	Brownfield	5	5	5	5	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Not currently developable	0	0	0	0	0
2696	Land off Middlewich Road, Holmes Chapel	376143	367325	0.13	Brownfield	5	5	5	5	0	0	0	0	Suitable	Not Available - long term prospect	Achievable	Not currently developable	0	0	0	0	0
2697	Land at Crofters Court, Holmes Chapel	376175	367447	0.06	Greenfield	2	2	2	2	0	0	0	0	Suitable - with policy change	Not Available	Achievable	Not currently developable	0	0	0	0	0
2698	The George and Dragon, Crofters Court, Holmes Chapel	376045	367466	0.07	Brownfield	2	2	2	2	0	0	0	0	Suitable	Not Available - long term prospect	Achievable	Not currently developable	0	0	0	0	0
2699	Land off Macclesfield Road, Holmes Chapel	376256	367327	0.06	Greenfield	2	2	2	2	0	0	0	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	0

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2700	Allotments off Macclesfield Road, Holmes Chapel	376707	367400	0.18	Greenfield	6	6	6	6	0	0	0	0	Suitable - with policy change	Not Available	Not Achievable	Not currently developable	0	0	0	0	0
2701	Land off Strathmore Close, Holmes Chapel	375845	366769	0.2	Greenfield	6	6	6	6	0	0	0	0	Suitable - with policy change	Not Available	Achievable	Not currently developable	0	0	0	0	0
2705	Garage site, Westway, Holmes Chapel	375728	367068	0.11	Brownfield	4	4	4	4	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	4	0	0
2716	Land off Station Road, Mow Cop	385300	357400	0.3	Greenfield	9	9	9	9	0	0	0	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Not currently developable	0	0	0	0	0
2717	Land off Chapel Street, Mount Pleasant	384853	356737	0.08	Brownfield	3	3	3	3	0	0	0	0	Suitable	Not Available - long term prospect	Achievable	Not currently developable	0	0	0	0	0
2718	Vacant land, North Street, Mount Pleasant	384938	356751	0.2	Greenfield	6	6	6	6	0	0	0	0	Not Suitable	Not Available - long term prospect	Not Achievable	Not currently developable	0	0	0	0	0
2719	Land off Clare Street, Mount Pleasant	385085	356936	0.03	Brownfield	1	1	1	1	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Not currently developable	0	0	0	0	0
2720	Land off Clare Street, Mount Pleasant	385087	356831	0.03	Brownfield	1	1	1	1	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	1	0	0
2721	Land off Clare Street, Mount Pleasant	384992	356874	0.01	Brownfield	1	1	1	1	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2722	Land off Clare Street, Mount Pleasant	384992	356923	0.09	Brownfield	3	3	3	3	0	0	0	0	Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2723	Land off Chapel Street, Mount Pleasant	384881	356688	0.11	Brownfield	4	4	4	4	0	0	0	0	Suitable	Not Available - long term prospect	Achievable	Not currently developable	0	0	0	0	0
2737	The Cottage, Cherry Lane, Lawton Heath	379802	356670	0.09	Greenfield	3	3	3	3	0	0	0	0	Not Suitable	Marginal / Uncertain	Achievable	Not currently developable	0	0	0	0	0
2738	Land off Chestnut Drive, Rode Heath	380560	357431	0.15	Greenfield	5	5	5	5	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	5	0	0

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
2739	Land off Chestnut Avenue, Rode Heath	380537	357376	0.03	Brownfield	1	1	1	1	0	0	0	0	Suitable	Not Available - long term prospect	Achievable	Not currently developable	0	0	0	0	0
2740	Land off Heath Avenue, Rode Heath	380666	357243	0.01	Brownfield	1	1	1	1	0	0	0	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	0
2741	22 Station Road, Scholar Green	383290	357226	0.39	Mixed	4	4	4	4	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	4	0	0	0
2742	Garages, Station Road, Scholar Green	383379	357295	0.16	Brownfield	5	5	5	5	0	0	0	0	Suitable	Not Available - Medium Term prospects	Achievable	Not currently developable	0	0	0	0	0
2745	Land west of Cinderhill Lane, Scholar Green	383378	357003	0.22	Greenfield	7	7	7	7	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Not currently developable	0	0	0	0	0
2746	Garages, Drenfill Road, Scholar Green	383619	357325	0.23	Brownfield	7	7	7	7	0	0	0	0	Not Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	0
2749	Land at Little Moss Lane, Scholar Green	383464	356354	0.22	Greenfield	7	7	7	7	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	7	0	0
2750	Hall Green Farm, Congleton Road North, Scholar Green	383245	356380	0.32	Greenfield	2	2	2	2	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	2	0	0
2751	Junction of Station Road and Macclesfield Canal, Scholar Green	383867	357473	0.26	Greenfield	8	8	8	8	0	0	0	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	8	0	0
2755	Land adjacent to 24 Bankyfields, Congleton	385202	362519	0.11	Greenfield	4	4	4	4	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	4	0	0
2763	Land Off Lewin Street, Middlewich	370457	365999	0.1	Brownfield	5	5	5	5	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	5	0	0
2767	64 Wheelock Street and St Michael's Way, Middlewich	370134	366351	0.17	Brownfield	6	6	6	6	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	6	0	0
2772	Land adjacent to 56 Vicarage Lane, Sandbach	374204	361674	0.06	Greenfield	2	2	2	2	0	0	0	0	Suitable	Not Available - long term prospect	Achievable	Not currently developable	0	0	0	0	0
2774	Land to rear of 35 Lewin Street, Middlewich	370534	366038	0.43	Greenfield	5	5	5	5	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	5	0	0

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2776	6 Moody Street, Congleton	385892	362817	0.02	Brownfield	1	1	1	1	0	0	0	0	Suitable	Not Available - long term prospect	Achievable	Not currently developable	0	0	0	0	0
2780	Land At 'The Croft' 100 Congleton Road North, Scholar Green	383297	356104	0.3	Mixed	9	9	9	9	0	0	0	0	Suitable	Not Available - long term prospect	Achievable	Not currently developable	0	0	0	0	0
2781	Land at Spout Farm, Church Street, Mount Pleasant	385063	356641	0.09	Brownfield	3	3	3	3	0	0	0	0	Suitable	Not Available - long term prospect	Achievable	Not currently developable	0	0	0	0	0
2784	Land at St Micheal's Way, Middlewich	370218	366347	0.02	Brownfield	1	1	1	1	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	1	0	0
2787	Land off Warmingham Lane, Middlewich	370771	365212	0.19	Greenfield	6	6	6	6	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	6	0	0	0
2788	Kings Arms, 2, Queen Street, Middlewich[101]	370323	366180	0.03	Brownfield	3	3	3	3	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	3	0	0	0
2789	10/12 Hightown, Middlewich	370319	366217	0.06	Brownfield	2	2	2	2	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2791	Land At 136 Sandbach Road North, Alsager	379171	355921	0.2	Brownfield	6	6	6	6	0	0	0	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	0
2792	Land Adjacent To 22 Church Road, Alsager	378946	355602	0.14	Greenfield	5	5	5	5	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
2793	Land adjacent to 6 Heath End Road, Alsager[102]	379117	356312	0.28	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
2794	Land off Shady Grove, Alsager	380043	355670	0.05	Greenfield	2	2	2	2	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Not currently developable	0	0	0	0	0
2795	Land off Shady Grove, Alsager	379990	355633	0.1	Brownfield	3	3	3	3	0	0	0	0	Suitable	Not Available - long term prospect	Achievable	Not currently developable	0	0	0	0	0

[101] Site now has Full Permission
[102] Site now has Full Permission

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
2801	Fairview Car Park, Rear Of Civic Centre, Sandbach Road North, Alsager	379754	355611	0.2	Brownfield	6	6	6	6	0	0	0	0	Suitable	Not Available - long term prospect	Not Achievable	Not currently developable	0	0	0	0	0
2803	Land Rear Of 52 Sandbach Road South, Alsager	379737	355391	0.01	Brownfield	1	1	1	1	0	0	0	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	0
2818	75 Manchester Road, Congleton	386011	364608	0.24	Brownfield	8	8	8	8	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	8	0	0
2820	595 & 597 Crewe Road, Wheelock	374933	358792	0.15	Mixed	5	5	5	5	0	0	0	0	Suitable - with policy change	Not Available - long term prospect	Achievable	Not currently developable	0	0	0	0	0
2822	Old Vicarage, Crewe Road, Winterley[103]	374851	357948	0.26	Mixed	5	5	4	4	0	1	0	1	Suitable - with policy change	Available	Achievable	Deliverable	0	5	0	0	0
2824	Land off Booth Street, Congleton	385463	363016	0.01	Brownfield	1	1	1	1	0	0	0	0	Suitable	Marginal/uncertain	Achievable	Developable	0	0	1	0	0
2830	Land off Astbury Mere, Newcastle Road, Congleton	384496	362363	0.16	Greenfield	5	5	5	5	0	0	0	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Not currently developable	0	0	0	0	0
2834	Land Adjacent 5, Wrights Lane, Sandbach[104]	376750	360804	0.08	Greenfield	2	2	2	2	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	2	0	0
2860	112 Lawton Road, Alsager	380252	355648	0.07	Greenfield	2	2	2	2	0	0	0	0	Suitable	Available/on market	Achievable	Developable	0	0	2	0	0
2906	Wrexham Road, Faddiley	359022	352915	0.30	Greenfield	9	9	9	9	0	0	0	0	Suitable - with policy change	Not Available	Not Achievable	Not currently developable	0	0	0	0	0
2936	32 Cheerbrook Road, Willaston, Nantwich	359534	347733	0.62	Greenfield	6	6	6	6	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	6	0	0

[103] Site now has Full Permission
[104] Site now has Full Permission

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2937	Land north of Royal Oak Public House, Worleston	365840	356629	0.29	Greenfield	9	9	9	9	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	9	0	0
2948	Greenacres, Crewe Green	372589	355303	0.22	Greenfield	7	7	7	7	0	0	0	0	Suitable - with policy change	Not Available	Not Achievable	Not currently developable	0	0	0	0	0
2950	15-25 Stewart Street, Crewe	367175	345548	0.1	Brownfield	3	3	3	3	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	3	0	0	0
2959	Bowling Green at North Ward Club, Richmond Road, Crewe	371261	355951	0.21	Greenfield	7	7	7	7	0	0	0	0	Suitable - with policy change	Available	Not Achievable	Not currently developable	0	0	0	0	0
2960	Greystone Park, Crewe	370960	355844	0.04	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
2961	Jubilee Gardens / St Paul's Street, Crewe	370199	355890	0.13	Brownfield	6	6	6	6	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	6	0	0
2962	Eaton Street, Crewe	370462	355527	0.10 2	Brownfield	4	4	4	4	0	0	0	0	Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	0
2963	Beam Street, Nantwich (ex-health centre)	365334	352518	0.26	Brownfield	8	8	8	8	0	0	0	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	0
2964	High Street / Oak Street, Crewe	370665	355441	0.16	Brownfield	5	5	5	5	0	0	0	0	Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	0
2972	Hightown ex. Garage site, Crewe	370077	356042	0.21	Brownfield	7	7	7	7	0	0	0	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	0
2973	Chester Bridge, Crewe (flats)	370546	355524	0.15	Brownfield	5	5	5	5	0	0	0	0	Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	0
2975	Lodmore Lane, Burleydam	361598	342107	0.24 1	Greenfield	8	8	8	8	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	8	0	0
2977	West Avenue, Crewe	369983	356055	0.15	Brownfield	5	5	5	5	0	0	0	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	0
2979	Kiltearn Doctors Surgery, Nantwich	365275	352264	0.07 1	Brownfield	3	3	3	3	0	0	0	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	0

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2980	South St / Nantwich Road, Crewe	370743	354680	0.075	Greenfield	3	3	3	3	0	0	0	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	0
2981	Mill Street / Nantwich Road, Crewe	370707	354772	0.135	Brownfield	6	6	6	6	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	6	0	0	0
2984	317 - 319 West Street, Crewe	369227	356267	0.085	Brownfield	3	3	3	3	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	3	0	0	0
2986	Macon Industrial Park, Macon Way, Crewe	371237	355590	0.19	Brownfield	6	6	6	6	0	0	0	0	Not Suitable	Available - site on the market	Achievable	Not currently developable	0	0	0	0	0
2987	Buerton Primary School, Buerton	368566	343426	0.098	Brownfield	3	3	3	3	0	0	0	0	Suitable	Available	Achievable	Developable	0	0	3	0	0
3000	332 West Street, Crewe	369213	356193	0.11	Brownfield	4	4	4	4	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	4	0	0	0
3007	Manor Farm, Hankelow	366898	345518	0.17	Greenfield	6	6	6	6	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	6	0	0
3011	Parcel 3 - Car Park, Chester Road, Acton	363287	353039	0.24	Brownfield	8	8	8	8	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3017	Parcel 1 - Peckforton Village	353870	356407	0.27	Greenfield	9	9	9	9	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3018	Parcel 2 - Peckforton Village	353799	356540	0.24	Greenfield	8	8	8	8	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3065	British Waterways Depot, Swettenham Street, Macclesfield	392446	373246	0.16	Brownfield	7	7	7	7	0	0	0	0	Suitable	Available	Achievable	Developable	0	0	7	0	0
3066	2-6 Beech Lane, Macclesfield	391668	374049	0.1	Mixed	3	3	3	3	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	3	0	0
3067	Timber Yard, Steeple Street, Macclesfield	392117	374064	0.08	Brownfield	4	4	4	4	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	4	0	0
3069	Rose Garages, Broken Cross, Macclesfield	389352	373575	0.2	Brownfield	6	6	6	6	0	0	0	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	0

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3071	Mercedes Garage, Statham Street, Macclesfield	391534	373248	0.21	Brownfield	7	7	7	7	0	0	0	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	0
3073	Magistrates Court, Hibel Road, Macclesfield	391724	374069	0.11	Brownfield	4	4	4	4	0	0	0	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	0
3075	Land at Athey Street, Macclesfield	391157	373531	0.14	Brownfield	6	6	6	6	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	6	0	0
3077	Highfield House (nursing home), Park Lane, Macclesfield	391035	372851	0.25	Brownfield	8	8	8	8	0	0	0	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	0
3079	Union Mill, Union Street, Macclesfield	391495	373314	0.16	Brownfield	7	7	7	7	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	7	0	0
3083	Former Co-op Building, Park Green, Macclesfield	391901	373281	0.03	Brownfield	1	1	1	1	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	1	0	0
3085	King Edward Street, Macclesfield	391401	373819	0.17	Brownfield	6	6	6	6	0	0	0	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	0
3086	Fountain Street, Canal Street, Arighi Bianchi Depot	392181	373481	0.28	Brownfield	9	9	9	9	0	0	0	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	0
3089	Regency Mill, Chester Road, Macclesfield	390907	373624	0.27	Brownfield	9	9	9	9	0	0	0	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	0
3091	Car Park - adjacent to Oxford Road Mill, Macclesfield	390951	373601	0.11	x	4	4	4	4	0	0	0	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	0
3093	Crompton Road Tavern, Macclesfield	391081	373489	0.05	Brownfield	2	2	2	2	0	0	0	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	0
3094	Crompton Road Garage, Macclesfield	391091	373507	0.07	Brownfield	2	2	2	2	0	0	0	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	0
3095	Pownall Square, Crompton Road, Macclesfield	391095	373536	0.15	Brownfield	6	6	6	6	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	6	0	0
3096	Crompton Road Mill, Macclesfield	391089	373558	0.06	Brownfield	2	2	2	2	0	0	0	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	0

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3097	Modern Mill complex, Bond Street, Macclesfield	391283	373507	0.3	Brownfield	9	9	9	9	0	0	0	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	0
3098	Unit 2, Athey Street, Macclesfield	391210	373506	0.22	Brownfield	7	7	7	7	0	0	0	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	0
3099	Corner of Bond and Shaw Street, Macclesfield	391329	373495	0.07	Brownfield	3	3	3	3	0	0	0	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	0
3100	Kershaw Mill, Newton Street, Macclesfield	391325	373442	0.22	Brownfield	7	7	7	7	0	0	0	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	0
3101	Bridge Street Mills Macclesfield	391462	373359	0.47	Brownfield	9	9	9	9	0	0	0	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	0
3105	Garage / Workshop, Vincent Street, Macclesfield	391649	373154	0.08	Brownfield	3	3	3	3	0	0	0	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	0
3106	National Tyres, Vincent Street Macclesfield	391671	373183	0.09	Brownfield	3	3	3	3	0	0	0	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	0
3107	Green Street, Macclesfield	392077	373445	0.07	Brownfield	3	3	3	3	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	3	0	0
3108	Green Street / Canal Street	392056	373500	0.27	Brownfield	9	9	9	9	0	0	0	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	0
3117	Waters Green, Printworks	391879	373704	0.11	Greenfield	5	5	5	5	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	5	0	0
3118	Rest of Waters Green Frontage adj Printworks	391884	373797	0.14	Mixed	6	6	6	6	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	6	0	0
3121	Thorp street Mill & Garage, Macclesfield	391984	373907	0.14	Brownfield	6	6	6	6	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	6	0	0
3123	Belgreen House, Green Street, Macclesfield	392142	373572	0.18	Brownfield	6	6	6	6	0	0	0	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	0
3124	George Street Mixed Use Area, Macclesfield Town Centre	391978	373423	0.11	Brownfield	5	5	5	5	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	5	0	0	0
3126	Land at 151-153 London Road,	391719	371929	0.09	x	3	3	3	3	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	3	0	0	0

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
	Macclesfield																					
3127	Windmill Street, Macclesfield	392153	372966	0.07	Brownfield	3	3	3	3	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	3	0	0	0
3129	Mill Street, Macclesfield	391748	373564	0.07	Brownfield	3	3	3	3	0	0	0	0	Not Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	0
3132	Kings Head PH, Three Pigeons PH, Little Street, Macclesfield	391523	373811	0.18	Brownfield	8	8	8	8	0	0	0	0	Suitable	Available	Achievable	Developable	0	0	8	0	0
3137	Bond Street & Newton Street, Macclesfield	391240	372947	0.19	Mixed	8	8	8	8	0	0	0	0	Suitable	Available	Achievable	Developable	0	0	8	0	0
3138	Land at Kennedy Avenue, Macclesfield	389732	374567	0.12	Greenfield	5	5	5	5	0	0	0	0	Suitable	Available	Achievable	Developable	0	0	5	0	0
3139	Cooksons Garage, Waters Green, Macclesfield	391865	373589	0.42	Brownfield	6	6	6	6	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	6	0	0	0
3140	Community Centre, Library & shops at Carisbrook Avenue, Hurdsfield, Macclesfield	392485	374603	0.25	Brownfield	8	8	8	8	0	0	0	0	Suitable	Available	Achievable	Developable	0	0	8	0	0
3147	Former George & Dragon Public House, Church Street	384778	381447	0.17	Brownfield	6	6	6	6	0	0	0	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	0
3151	Wilmslow Library & Service Centre Site, Off Parkway, Wilmslow	384606	380844	0.3	Brownfield	9	9	9	9	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	9	0	0	0
3154	Old Sorting Office, Hawthorn Lane, Wilmslow	384683	381274	0.07	Brownfield	3	3	3	3	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	3	0	0	0
3159	Telephone Exchange, Green Street, Knutsford	375048	378882	0.18	Brownfield	6	6	6	6	0	0	0	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	0
3161	Conservative Club, Knutsford	374974	378741	0.03	Brownfield	1	1	1	1	0	0	0	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	0

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
3164	Fernlea, Stanley Road, Knutsford	375156	378308	0.09	Brownfield	3	3	2	2	0	1	0	1	Not Suitable	Marginal / Uncertain	Achievable	Not currently developable	0	0	0	0	0
3165	20 Princess Street, Knutsford	375087	378636	0.03	Mixed	1	1	1	1	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	1	0	0
3167	Telephone Exchange, London Road North, Poynton	392111	384064	0.16	Brownfield	5	5	5	5	0	0	0	0	Suitable	Available	Achievable	Developable	0	0	5	0	0
3168	Land to rear of 36-38 Park Lane, Poynton	392087	383526	0.05	Greenfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Developable	0	0	2	0	0
3169	Poynton Sports Club - Squash Club	392237	383678	0.2	Brownfield	8	8	8	8	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	8	0	0	0
3173	West Street, Alderley Edge (car park & upto and including 36 South Street)	384272	378324	0.26	Brownfield	8	8	8	8	0	0	0	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	0
3174	Queens Gate Public House, Alderley Edge	384278	378620	0.11	Brownfield	4	4	4	4	0	0	0	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	0
3177	Luigi Motors, Newtown, Disley	399344	384544	0.28	Brownfield	9	9	9	9	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	9	0	0
3178	Dystelegh House, Buxton Road, Disley	397764	384777	0.21	Brownfield	7	7	7	7	0	0	0	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	7	0	0
3179	Ovenhouse Farm, Henshall Road, Bollington, Macclesfield	392482	377189	0.3	Brownfield	9	9	9	9	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	9	0	0	0
3180	Timber Yard, Hurst Lane, Bollington, Macclesfield	393371	377832	0.3	Brownfield	9	9	9	9	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	9	0	0	0
3221	Sandbach Farm, School Lane, Henbury[105]	386262	372258	3.27	Mixed	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3242	Silver Birches, New Platt Lane, Cranage[106]	374494	370208	0.35	Brownfield	2	2	1	1	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	2	0	0	0

[105] Site now has Full Permission
[106] Site now has Full Permission

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
3265	Pear Tree Farm, Chelford Road, Marthall	380091	375630	0.26	Greenfield	7	7	7	7	0	0	0	0	Not Suitable	Marginal / Uncertain	Achievable	Not currently developable	0	0	0	0	0
3273	Land to rear of 4-14 Hollin Road Bollington	393144	377070	0.24	Greenfield	8	8	8	8	0	0	0	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	8	0	0
3297	Land at Ashley (Property Adjacent to The Cottage)	377425	384222	0.08	Mixed	9	9	9	9	0	0	0	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	9	0	0
3301	Bowden House Farm, Dean Row, Wilmslow	387230	381941	2.55	Mixed	3	3	3	3	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	3	0	0
3302	Street Lane Farm, Street Lane, Adlington, Macclesfield	391311	381812	0.08		3	3	3	3	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	3	0	0
3309	Land at High Legh	370085	384400	0.07	Greenfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
3313	Land at Racecourse Road/ Greaves Road Wilmslow	383256	381417	0.17	Greenfield	6	6	6	6	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	6	0	0
3319	High Legh	370144	384437	0.17	Greenfield	5	5	5	5	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	5	0	0
3322	High Legh	370278	383424	0.16	Greenfield	5	5	5	5	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3345	Land at Siddington	383924	371086	0.14	Greenfield	5	5	5	5	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3355	Land at Siddington	383974	371012	0.26	Greenfield	8	8	8	8	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	8	0	0
3363	Oakley Farm Buildings, Bradwall Road, Sandbach	375535	361732	0.38	Mixed	3	3	3	3	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	3	0	0

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
3364	Ashcroft, Newcastle Road North, Brereton Green, Sandbach	377445	364390	0.14 498	Brownfield	5	5	5	5	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	5	0	0
3365	Land adjacent to 27 Tudor Way, Congleton	385919	362390	0.1	Greenfield	3	3	3	3	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	3	0	0
3366	Land at Black Firs Lane, Congleton	383411	363871	0.31	Greenfield	6	6	6	6	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	6	0	0
3388	Sunridge, 30, Adlington Road, Wilmslow	386204	381224	0.45	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3390	140 Prestbury Road, Macclesfield	390542	374199	.64	Greenfield	8	8	8	8	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	8	0	0	0
3415	Land adjacent 3 Highfield Road, Bollington	393192	377690	0.17	Greenfield	6	6	6	6	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	6	0	0	0
3417	Land west of Home Farm, Crewe Road, Alsager	378578	355012	0.13	Greenfield	4	4	4	4	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3439	Lowlands, Oak Road, Mottram St Andrew[107]	387645	378076	0.11	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3449	Land Adjacent The Silk Road, Waterside, Macclesfield	392027	373186	0.14	Brownfield	5	5	5	5	0	0	0	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	0
3505	Woodheath, Dunnocksfold Road, Alsager	378475	355567	0.88	Mixed	5	5	5	5	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	5	0	0	0
3509	Land adjacent to Congleton Road North, Church Lawton	382932	355523	0.29	Greenfield	9	9	9	9	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3510	Land adjacent to 45 Lawton Heath Road, Church Lawton	380462	356609	0.3	Greenfield	9	9	9	9	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0

[107] Site now has Full Permission

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3539	18, North Street, Mow Cop[108]	384992	356726	0.02	Brownfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
3544	Wych Farm, Knutsford Road, Cranage	375198	368660	0.18	Greenfield	6	6	6	6	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3546	20 Priory Lane, Macclesfield	389425	374282	0.3	Mixed	9	9	8	8	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	9	0	0	0
3547	Former Cypress House Community Support Centre, South Acre Drive, Handforth	385760	383220	0.3	Brownfield	9	9	9	9	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	9	0	0	0
3548	Land at Frank Bott Avenue, Crewe	369545	357158	0.24	Greenfield	8	8	8	8	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	8	0	0	0
3563	Land Adjacent To, 115, Henry Street, Crewe[109]	370973	356188	0.03	Brownfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
3591	156 - 158 Prestbury Road, Macclesfield	390364	374399	0.57	Mixed	6	6	4	4	0	2	0	2	Suitable	Available	Achievable	Deliverable	0	6	0	0	0
3592	Land at The Grange, South Park Drive, Poynton	392657	384081	2.62		3	3	3	3	0	0	0	0	Suitable - if can meet policy requirements	Available	Achievable	Developable	0	0	3	0	0
3619	67, Gravel Lane, Wilmslow[110]	383376	380124	0.08	Mixed	2	2	1	1	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
3635	Land to the south west of Mere Golf Course, Warrington Road, Mere, Knutsford	373080	381321	0.71	Greenfield	5	5	5	5	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3679	Woodford Road, Poynton	391255	384727	0.17	Greenfield	6	6	6	6	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0

[108] Site now has Full Permission
[109] Site now has Full Permission
[110] Site now has Full Permission

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
3694	Meadow Hey, Bollin Hill, Prestbury, Macclesfield[111]	390236	376391	0.22	Mixed	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3742	Ryecroft, Ryecroft Lane, Mobberley[112]	377413	379650	0.13	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3760	Former Persimmon offices, Middlewich Road, Sandbach	375409	360901	0.26	Brownfield	8	8	8	8	0	0	0	0	Suitable - if can meet policy requirements	Available	Achievable	Developable	0	0	8	0	0
3771	Land west of Forge Lane, Congleton.	384899	363247	0.55	Greenfield	8	8	8	8	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	8	0	0	0
3778	Travis Perkins, Slack Lane brick store, Macclesfield.	392081	372736	0.07	Brownfield	2	2	2	2	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3779	Land at Sandbach Road, Lawton Heath End.	379531	356992	0.13	Greenfield	4	4	4	4	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3830	Land at Wybunbury Lane, Wybunbury, Nantwich.	368900	350423	0.18	Greenfield	6	6	6	6	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3831	Land adjacent Rowan Cottage, Stocks Lane, Over Peover, Knutsford	378158	374060	0.05	Greenfield	2	2	2	2	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3832	Land off Clay Lane, Over Peover, Knutsford.	378587	373687	0.22	Greenfield	7	7	7	7	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3861	Land at Oak Field, London Road, Holmes Chapel.	376787	366026	0.8	Greenfield	5	5	5	5	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3862	Land at 102 Macclesfield Road, Holmes Chapel.	377153	367616	0.53	Mixed	2	2	2	2	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
3885	Northover, Sand Lane, Nether Alderley[113]	383910	376450	0.13	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0

[111] Site now has Full Permission
[112] Site now has Full Permission
[113] Site now has Full Permission

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
3888	Lowndes Farm, Messuage Lane, Marton[114]	382368	367917	1.72	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3889	Rookery Cottage, Sheppenhall Lane, Burleydam[115]	362249	343323	0.12	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3898	Land adjacent to 13 Oakleigh, Knutsford	376513	377391	0.23	Greenfield	7	7	7	7	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	7	0	0
3932	Land at Moss Bridge Cottage, Moss Lane, Sandbach.	373308	361101	0.21	Mixed	7	7	7	7	0	0	0	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	7	0	0
3934	Spurstow Methodist Chapel, Peckforton Hall Lane, Spurstow[116]	355604	356987	0.08	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3959	Land On Chapel Lane, Baddiley[117]	361850	350681	0.04	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3960	Roadside Farm, Blackden Lane, Goostrey[118]	378147	371463	0.63	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
3983	1a, Catherine Street, Macclesfield[119]	391340	373741	0.01	Brownfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
3998	Hillmoor Farm, Macclesfield Road, Eaton[120]	387716	365536	0.43	Greenfield	4	4	4	4	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	4	0	0	0

[114] Site now has Full Permission
[115] Site now has Full Permission
[116] Site now has Full Permission
[117] Site now has Full Permission
[118] Site now has Full Permission
[119] Site now has Full Permission
[120] Site now has Full Permission

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
4061	Former Niddries coach depot and toy shop, Lewin Street, Middlewich.	370474	366002	0.06	Brownfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
4062	Land adjacent 30 Green Lane, Audlem.	365690	343216	0.08	Greenfield	3	3	3	3	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	3	0	0
4087	Paddock at Moss End Farm, Warmingham, Crewe	370794	358850	0.1	Greenfield	3	3	3	3	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4090	Land adjacent 25 Allen Street, Macclesfield.	392028	373239	0.05	Brownfield	6	6	6	6	0	0	0	0	Suitable - if can meet policy requirements	Available	Achievable	Deliverable	0	6	0	0	0
4096	Hayshed, Aston New Farm, main Road, Aston Juxtra Mondrum.	365841	357838	0.09	Greenfield	3	3	3	3	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4104	Land at Astbury Sidings Works, Oak Lane, Newbold Astbury, Congleton.	385359	359627	0.47	Brownfield	4	4	4	4	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4107	Land at Beechfield Farm, 42 Moor Lane, Wilmslow.	383374	380468	0.4	Mixed	6	6	6	6	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	6	0	0
4109	Land adjacent to Cornhill, Coppice Road, Poynton	394130	383006	0.21	Greenfield	7	7	7	7	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	7	0	0
4116	Two parcels of land adjacent Eagle Hall Cottage, Pinsley Green Road, Wrenbury.	360104	346452	1.1	Greenfield	8	8	8	8	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4124	Land at 232 Sandbach Road, Rode Heath	380773	356981	0.04	Greenfield	2	2	2	2	0	0	0	0	Suitable - if can meet policy requirements	Available	Achievable	Deliverable	0	2	0	0	0
4126	Land at Giantswood House, Giantswood Lane, Congleton.	385063	364963	0.24	Mixed	8	8	8	8	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0

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4128	Land at Rode Heath Village Hall, Rode Heath.	380860	356953	0.22	Greenfield	7	7	7	7	0	0	0	0	Suitable - if can meet policy requirements	Available	Achievable	Deliverable	0	7	0	0	0
4129	Land adjacent Yew Tree Farm, Knutsford Road, Rode Heath.	380896	357476	0.24	Greenfield	8	8	8	8	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	8	0	0
4130	Land adjacent Greenways Cottage, Wyche Road, Bunbury.	356853	357865	0.09	Greenfield	3	3	3	3	0	0	0	0	Suitable - with policy change	Available		Not currently developable	0	0	0	0	0
4132	Bridge Field, off Hollin Lane, Newhall, Aston, Nantwich.	362341	345506	0.25	Greenfield	8	8	8	8	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4133	Lea Forge Farm, Wybunbury, Nantwich.	370668	348472	0.23	Brownfield	7	7	7	7	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4134	Land at Chester Road, Barbridge near Nantwich.	361463	356798	0.26	Greenfield	8	8	8	8	0	0	0	0	Not Suitable	Available	Achievable	Deliverable	0	8	0	0	0
4136	Land at Station Street, Macclesfield.	391743	374240	0.2	Mixed	6	6	6	6	0	0	0	0	Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4137	Land at Charlotte Street West, Macclesfield.	391474	373641	0.02	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4143	Land east of Ivy Cottage, School Lane, Bunbury.	356139	358152	0.22	Greenfield	7	7	7	7	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	7	0	0
4145	The Bank, Station Road, Wrenbury[121]	360085	347055	0.03	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4146	9 Betchton Road, Malkins Bank, Sandbach[122]	376298	359189	0.01	Brownfield	2	2	1	1	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	2	0	0	0

[121] Site now under construction
[122] Site now under construction

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
4148	Rushey Hey, Oak Lane, Newbold Astbury, Congleton[123]	384499	360265	0.12	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4149	One Oak, One Oak Lane, Wilmslow[124]	386612	381129	0.29	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4150	43, Hightown, Crewe[125]	370103	356028	0.01	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4159	1-3, Brooke Drive, Handforth[126]	385841	383740	0.1	Mixed	6	6	6	6	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	6	0	0	0
4160	49, Knutsford Road, Wilmslow[127]	383709	379951	0.21	Mixed	2	2	1	1	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
4166	Bollington Hall Farm, Park Lane, Little Bollington.	373019	386963	0.58	Mixed	6	6	6	6	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	6	0	0
4167	New Farm, Lymm Road, Little Bollington.	373208	386420	0.49	Mixed	4	4	4	4	0	0	0	0	Suitable	Available	Achievable	Developable	0	0	4	0	0
4169	Whitethorn, Watery Lane, Astbury[128]	384199	360986	0.04	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4170	Wash Farm, Pinfold Lane, Plumley, Knutsford[129]	373129	375992	0.16	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4171	8 & 10, Fanners Lane, High Legh, Knutsford[130]	367561	384084	0.06	Brownfield	1	1	-1	-1	0	2	0	2	Suitable	Available	Achievable	Deliverable	0	1	0	0	0

[123] Site now has Full Permission
[124] Site now has Full Permission
[125] Site now has Full Permission
[126] Site now has outline permission
[127] Site now has Full Permission
[128] Site now under construction
[129] Site now under construction
[130] Site now has Full Permission

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
4183	60, Sandbach Road, Rode Heath, Alsager[131]	380321	357660	0.04	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4184	The Bungalow, Hardys Lane, Audlem[132]	365621	341874	0.06	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4185	Yew Tree Farm, Woodhouse Lane, Buerton[133]	368595	341137	0.11	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4186	14 Birch Tree Lane, Scholar Green[134]	384809	357415	0.03	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4187	Barn, Pedley Hill Farm, Pedley Hill, Adlington[135]	392713	381226	0.07	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4189	30, Lodge Road, Alsager[136]	379173	355652	0.34	Mixed	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4190	Land Adj 198, Biddulph Road, Congleton[137]	388271	361251	0.07	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4191	70c, Wheelock Street, Middlewich[138]	370118	366373	0.03	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4192	37- 39, London Road South, Poynton[139]	391916	383385	0.01	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4194	Land At Thornton Square, Macclesfield[140]	390137	372352	0.06	Greenfield	8	8	8	8	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	8	0	0	0

[131] Site now has Full Permission
[132] Site now has Full Permission
[133] Site now has Full Permission
[134] Site now has Full Permission
[135] Site now has Full Permission
[136] Site now under construction
[137] Site now has Full Permission
[138] Site now has Full Permission
[139] Site now has Full Permission
[140] Site now has Full Permission

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
4195	1- 3, Albert Road, Bollington[141]	392754	377547	0.06	Brownfield	4	4	4	4	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	4	0	0	0
4196	8a - 10, Catherine Street, Macclesfield[142]	391360	373726	0.01	Brownfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
4197	Healey Hill, Smithy Lane, Mottram St Andrew, Macclesfield[143]	388243	378630	2.06	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4199	Firlands, 36, Black Firs Lane, Somerford, Congleton[144]	383377	363986	0.33	Greenfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
4202	Land Adjacent To 59, 61 & 61a London Road, Stapeley[145]	366771	351380	0.16	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4203	Rear Of 44, Marsh Lane, Nantwich[146]	364354	351983	0.07	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4204	Former Hay Barn, Heywood Lane, Wilkesley[147]	363057	341030	0.2	Greenfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
4205	Land To The North Side Of 25 , Wayside, Alsager[148]	380836	354799	0.06	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4206	34a, London Road, Holmes Chapel[149]	376201	367233	0.01	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0

[141] Site now has outline permission
[142] Site now has Full Permission
[143] Site now has Full Permission
[144] Site now has Outline Permission
[145] Site now has Full Permission
[146] Site now has Full Permission
[147] Site now has Full Permission
[148] Site now has Outline Permission
[149] Site now has Full Permission

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
4207	Sundale, Dunnocksfold Road, Alsager[150]	377966	355899	0.05	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4208	The Wharf Kent Green, Station Road, Scholar Green[151]	383970	357563	0.15	Brownfield	4	4	4	4	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	4	0	0	0
4209	1, Audley Street, Crewe[152]	370679	356316	0.01	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4210	Land Rear Of 74 Lawton Street Congleton[153]	386263	362883	0.06	Brownfield	4	4	4	4	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	4	0	0	0
4211	Whiteley Green Farm, Holehouse Lane, Adlington[154]	392110	378627	0.15	Brownfield	2	2	1	1	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
4212	6, Brown Street, Macclesfield[155]	391416	373195	0.01	Brownfield	2	2	1	1	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
4217	Rear Of Otterburn House, Manor Park South, Knutsford[156]	375956	378258	0.13	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4218	15, Butley Lane, Prestbury[157]	390172	377586	0.07	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4219	The Oval, 71, Kennedy Avenue, Macclesfield[158]	389780	374532	0.05	Brownfield	2	2	1	1	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	2	0	0	0

[150] Site now has Full Permission
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[157] Site now has Full Permission
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Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
4220	The Old Sawmill, Elizabeth Street, Macclesfield[159]	391538	373333	0.03	Brownfield	3	3	3	3	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	3	0	0	0
4221	Maple Farm, Strawberry Lane, Wilmslow[160]	383243	380628	0.11	Greenfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
4222	10-12, Chester Road, Macclesfield[161]	391247	373749	0.01	Brownfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
4223	Head Of Holly Grove, Tabley[162]	372003	379485	0.21	Mixed	8	8	8	8	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	8	0	0	0
4229	1 Festival Avenue, Buerton, Crewe	368440	343440	0.07	Mixed	1	1	1	1	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	1	0	0
4238	Townley Street Halls, Townley Street, Macclesfield.	391864	373352	0.06	Brownfield	2	2	2	2	0	0	0	0	Suitable - if can meet policy requirements	Available	Achievable	Deliverable	0	2	0	0	0
4242	Land adjacent to White House Bungalow, School Lane, Bunbury.	356186	358054	0.3	Greenfield	9	9	9	9	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	9	0	0
4244	High Legh Water Tower, Warrington Road, High Legh[163]	370399	383465	0.22	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4246	Bowling Green Rear of former Royal Oak PH, Heyes Lane, Alderley Edge.	384668	378590	0.27	Greenfield	9	9	9	9	0	0	0	0	Suitable - if can meet policy requirements	Not Available	Not Achievable	Not currently developable	0	0	0	0	0

[159] Site now has Full Permission
[160] Site now has Full Permission
[161] Site now has Full Permission
[162] Site now has Full Permission
[163] Site now has Full Permission

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
4253	Land between Preston Cottage and Chilcombe, Brook Lane, Alderley Edge	383676	379081	0.23	Greenfield	7	7	7	7	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	7	0	0
4256	Normans Hall Farm, Shrigley Road, Pott Shrigley[164]	393593	380091	0.39	Mixed	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4257	Wood Cottage, Wrinehill Road, Wybunbury[165]	370181	350058	0.33	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4259	Green Bank Farm, Hobcroft Lane, Mobberley[166]	378232	381153	0.05	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4260	26, Torkington Road, Wilmslow[167]	385716	380632	0.18	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4261	24A, Brook Street, Macclesfield[168]	392036	373321	0.005	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4262	Long Barn, Wallhill Farm, Sandbach Road, Newbold Astbury[169]	382719	362499	0.07	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4263	186, Congleton Road North, Scholar Green[170]	383298	356702	0.06	Mixed	4	4	3	3	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	4	0	0	0
4265	21, Belgrave Avenue, Congleton[171]	385650	363351	0.02	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0

[164] Site now has Full Permission
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[171] Site now has Full Permission

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4266	10, Tabley Road, Knutsford, Knutsford[172]	374534	379131	0.05	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4267	Ambergates, Macclesfield Road, Alderley Edge[173]	384714	377874	0.15	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4268	Land To Rear Of 2, Chester Road, Holmes Chapel[174]	376212	366982	0.08	Greenfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
4269	219, Crewe Road, Alsager[175]	378336	355085	0.07	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4270	181, Main Road, Worleston[176]	365719	356909	0.33	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4272	Southfield, Congleton Road, Alderley Edge[177]	384487	377094	0.58	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4273	11, Chestnut Close, Wilmslow[178]	386017	381964	0.01	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4275	92- 98, Victoria Street, Crewe[179]	370231	355804	0.09	Brownfield	3	3	3	3	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	3	0	0	0
4276	Ivy Cottage, Peckforton Hall Lane, Peckforton[180]	355619	356968	0.07	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0

[172] Site now has Full Permission
[173] Site now has Full Permission
[174] Site now has Full Permission
[175] Site now has Outline Permission
[176] Site now has Full Permission
[177] Site now has Full Permission
[178] Site now has Full Permission
[179] Site now under construction
[180] Site now has Outline Permission

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
4277	Three Crowns, 1 , Mill Green, Macclesfield[181]	392018	372799	0.03	Brownfield	3	3	2	2	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	3	0	0	0
4278	23, Park Street, Macclesfield[182]	391819	373119	0.01	Brownfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
4279	Land At Middlewich Road, Cranage[183]	374458	368960	0.17	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4281	Newton Hall Farm, Mill Lane, Mottram St Andrew[184]	388002	380673	0.53	Greenfield	3	3	3	3	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	3	0	0	0
4282	Bank Farm, Dodds Lane, Astbury[185]	385364	360911	0.13	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4283	91, Ludlow Avenue, Crewe[186]	371481	355196	0.01	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4284	Land At Laburnum Road, Macclesfield[187]	392203	372387	0.02	Brownfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
4285	Land rear of The Poplars Farm, Nantwich Road, Wardle.	361133	356963	0.08	Greenfield	3	3	3	3	0	0	0	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	0
4292	Land between 3 Land Lane, Wilmslow and highway verge of A538	385298	380485	0.08	Greenfield	3	3	3	3	0	0	0	0	Suitable - with policy change	Available - site owned by developer	Achievable	Deliverable	0	3	0	0	0
4304	17, St Anns Road, Middlewich[188]	370077	366159	0.01	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0

[181] Site now has Full Permission
[182] Site now has Full Permission
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4305	Land Adjoining School Lane, Bunbury[189]	356003	358262	0.01	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4306	Bell Farm, Macclesfield Road, Eaton, Congleton[190]	387444	365905	0.12	Greenfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
4307	St Johns Vicarage, Buxton Road, Congleton[191]	386829	363593	0.31	Mixed	9	9	8	8	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	9	0	0	0
4308	Building To Rear Of 124, Sandbach Road, Rode Heath[192]	380445	357432	0.01	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4309	Land rear of 102, Claughton Avenue, Crewe[193]	370462	353993	0.07	Greenfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
4310	Land adjacent to Squirrels Chase, 33B Lostock Hall Road, Poynton	390888	383388	0.27	Greenfield	9	9	9	9	0	0	0	0	Suitable - with policy change	Available	Achievable	Developable	0	0	9	0	0
4312	11, Beech Lane, Macclesfield[194]	391697	347093	0.06	Greenfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
4313	Holm Leas Farm, Newcastle Road, Brereton[195]	377894	363404	0.12	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4315	32, Market Street, Disley[196]	397588	384713	0.005	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0

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Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
4316	Moss Cottage, Moss Lane, Eaton[197]	386429	364679	0.11	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4317	23-27, Wheelock Street, Middlewich[198]	370227	366268	0.02	Brownfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
4318	10, Macclesfield Road, Wilmslow[199]	385260	380952	0.12	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4319	Trafford Road Garage, Trafford Road, Alderley Edge[200]	384446	378504	0.11	Brownfield	4	4	4	4	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	4	0	0	0
4321	206, Hurdsfield Road, Macclesfield[201]	392759	374309	0.00 4	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4322	33, Macclesfield Road, Wilmslow[202]	385550	381069	0.17	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4323	Gore Lane Farm, Gore Lane, Chorley, Alderley Edge[203]	382018	379281	0.46	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4324	116, Gravel Lane, Wilmslow[204]	383179	379946	0.09	Mixed	2	2	1	1	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
4325	Dale Brow Cottage, 63, Macclesfield Road, Prestbury[205]	389997	376186	0.13	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4326	Bewdley, Congleton Road, Alderley Edge[206]	384505	377222	0.78	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0

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Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
4327	Bon-O-Phool, Antrobus Street, Congleton[207]	385764	363100	0.05	Brownfield	7	7	7	7	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	7	0	0	0
4329	26, Rood Hill, Congleton[208]	385781	363375	0.03	Brownfield	5	5	5	5	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	5	0	0	0
4330	Land Adjacent To 171, Long Lane South, Middlewich[209]	370731	365259	0.03	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4331	9-17, Churchside, Macclesfield[210]	391811	373762	0.07	Brownfield	5	5	5	5	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	5	0	0	0
4332	141-145 Park Lane, Macclesfield[211]	391549	373029	0.02	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4336	71, Wheelock Street, Middlewich[212]	370063	366348	0.01	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4337	Land To The Rear Of 51,53,55, West Bond Street, Macclesfield[213]	391147	373332	0.01	Greenfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
4338	Little Moss Farm, Chelford Road, Alderley Edge[214]	382211	377560	1.26	Mixed	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4339	28, Fletsand Road, Wilmslow[215]	385603	380582	0.22	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0

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4341	118, Biddulph Road, Congleton[216]	387825	361623	0.1	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4342	Land To Rear Of 50, Audley Road, Alsager[217]	380043	354917	0.03	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4343	59/61, Underwood Lane, Crewe[218]	369522	356423	0.01	Brownfield	2	2	1	1	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
4344	Land Off Trouthall Lane, Plumley[219]	371695	375503	0.2	Greenfield	8	8	8	8	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	8	0	0	0
4347	4, Lowe Street, Macclesfield[220]	391903	373167	0.01	Brownfield	2	2	1	1	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
4348	The Sheiling, Lamberts Lane, Congleton[221]	386686	362050	0.01	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4349	31, Woodside Avenue, Alsager[222]	380274	355990	0.01	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4350	2, Bright Street, Crewe[223]	369831	356120	0.04	Brownfield	4	4	4	4	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	4	0	0	0
4351	Chimneyside, Bridge End Drive, Prestbury, Macclesfield[224]	390280	377194	0.1	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4352	Hope Cottage, Coe Lane, Millington[225]	373441	385112	0.3	Brownfield	2	2	1	1	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	2	0	0	0

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4353	Over Alderley Methodist Church, Birtles Lane, Over Alderley[226]	387403	375887	0.05	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4354	Brackenwood, Canal Road, Congleton[227]	386726	362047	0.02	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4355	Land adjacent to New Acres, Mill Lane, Snelson	379765	374397	0.18	Greenfield	6	6	6	6	0	0	0	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	0
4357	170, Edleston Road, Crewe[228]	370506	355167	0.01	Brownfield	3	3	3	3	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	3	0	0	0
4358	6, Rood Hill, Congleton[229]	385825	363348	0.00 3	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4361	Somerford Hall Camp, Holmes Chapel Road, Somerford, Congleton[230]	382595	364108	0.98	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4362	66 & 68 Leek Road, Congleton[231]	387369	361853	0.05	Greenfield	2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
4363	Building Adjacent To Woolfall Hall Farm, Off Longhill Lane, Hankelow[232]	368645	344744	0.53	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4364	Unit 1, Windmill Wood, Chelford Road, Ollerton, Knutsford[233]	376660	376643	0.18	Brownfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4365	109, Gravel Lane, Wilmslow[234]	383222	379894	0.07	Brownfield	1	1	0	0	0	1	0	1	Suitable	Available	Achievable	Deliverable	0	1	0	0	0

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Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15	Remaining Forecast
4366	Land Adjacent To No. 40 Broad Lane, Stapeley[235]	366244	350731	0.05	Greenfield	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4367	28 Riseley Street, Macclesfield[236]	391170	373869	0.02	Brownfield	4	4	4	4	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	4	0	0	0
4369	Green Tree Farm, Chelford Road, Somerford, Congleton[237]	383089	363844	0.0002		2	2	2	2	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	2	0	0	0
4370	Land Off Newtown Road, Sound, Nantwich[238]	362402	347939	0.001		1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
4372	Former Fishery, Yew Tree Lane, Moreton, Congleton[239]	384795	358978	0.09	Mixed	1	1	1	1	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	1	0	0	0
						2133	**2133**	**2030**	**2030**	**0**	**103**	**0**	**103**					**0**	**712**	**639**	**0**	**0**

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[237] Site now has Outline Permission
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Appendix B: Housing Market Partnership Membership

Adams Planning and Development
AGMA
Anwyl Construction
Arley Homes
Bellway Homes Ltd North West
Bloor Homes
BNP Paribas Real Estate
Bower Edleston Architects Ltd
Butters John Bee
CBRE
Cheshire East Council
Cheshire West and Chester Council
Colliers International
Countryside Properties
David Wilson Homes
DC Architects
DPP Consulting Ltd
Drivers Jonas Deloitte
Emery Planning Partnership
Environment Agency
Fox Land and Property
Frank Marshall
Gladman Care Homes
Gladman Developments
Great Places
GVA
Harris Lamb
Harrow Estates
HBF
Higham and Co
Hinson Parry and Company
Homes and Community Agency
Hourigan Connolly
How Planning
Peel
J10 Planning
JASP Planning
Jay Ashall Associates
JB Planning
Johnnie Johnson Housing Trust
Jones Homes
Knight Frank
Ludlam Associates
Martin and Co
McDyre & Co
MLA
Morris Homes
Muller Group
Nathaniel Lichfield & Partners
NJL
Origin3
Peak District National Park
Peaks and Plains
Persimmon Homes
Plus Dane
Regenda
Richard Lee Project Planning
Richborough Estates Ltd
Roger Tym & Partners
RPS
Sanderson Weatherall
Seddon Homes
Smiths Gore
Strategic Land Group Limited
Strutt and Parker
Summit Planning Associates
Symphony Housing Group
Taylor Wimpey
THE EMERSON GROUP
The Planning Bureau Ltd
Thomas Jones and Sons
Wain Homes Developments
Warrington Borough Council
WCE Properties Ltd
Worklifers
Wulvern Housing
WVB Architects

Appendix C: Maps

Appendix D: Site Proformas

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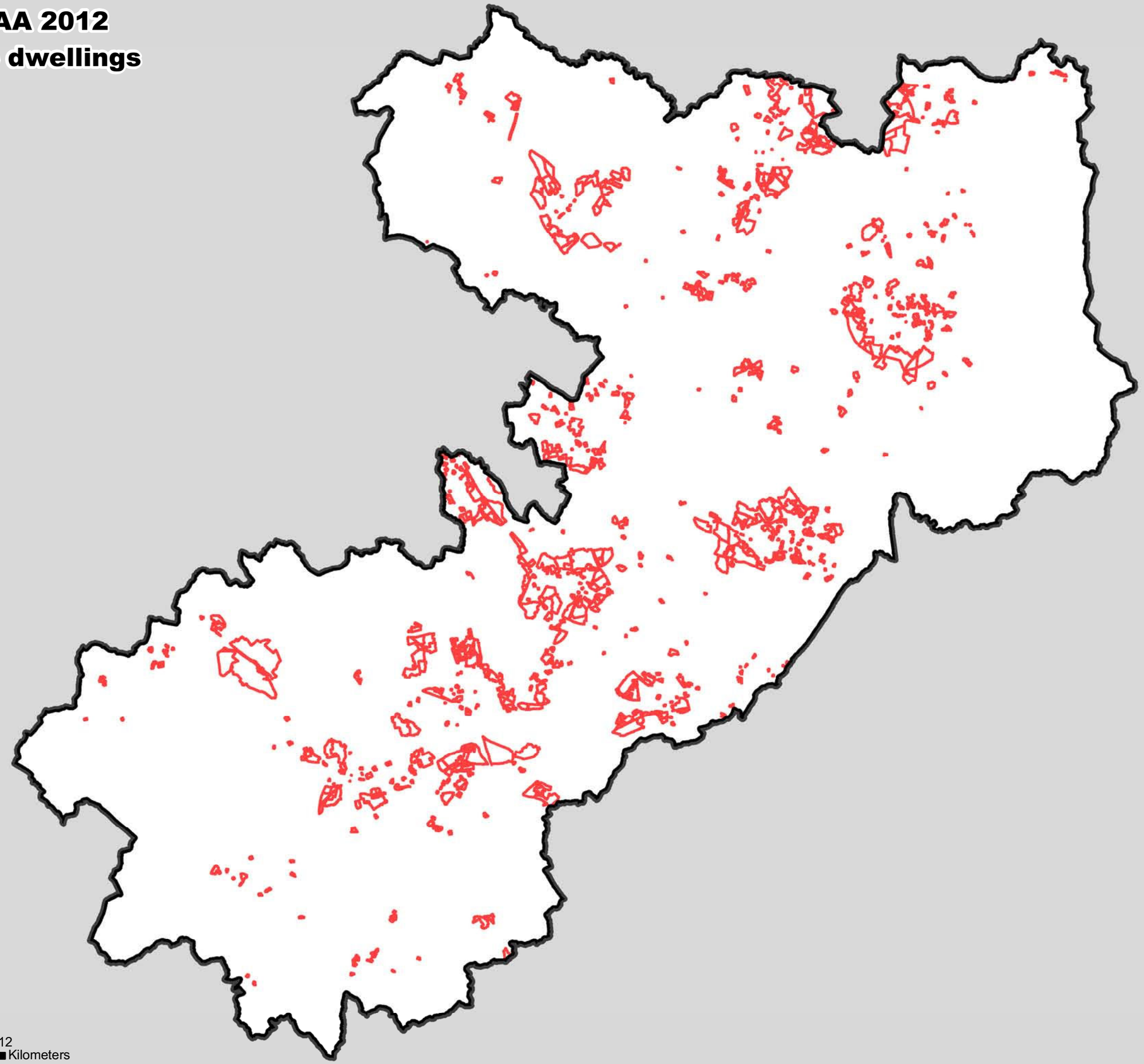
Cheshire East SHLAA 2012
Sites of 10 or more dwellings



0 1.5 3 6 9 12
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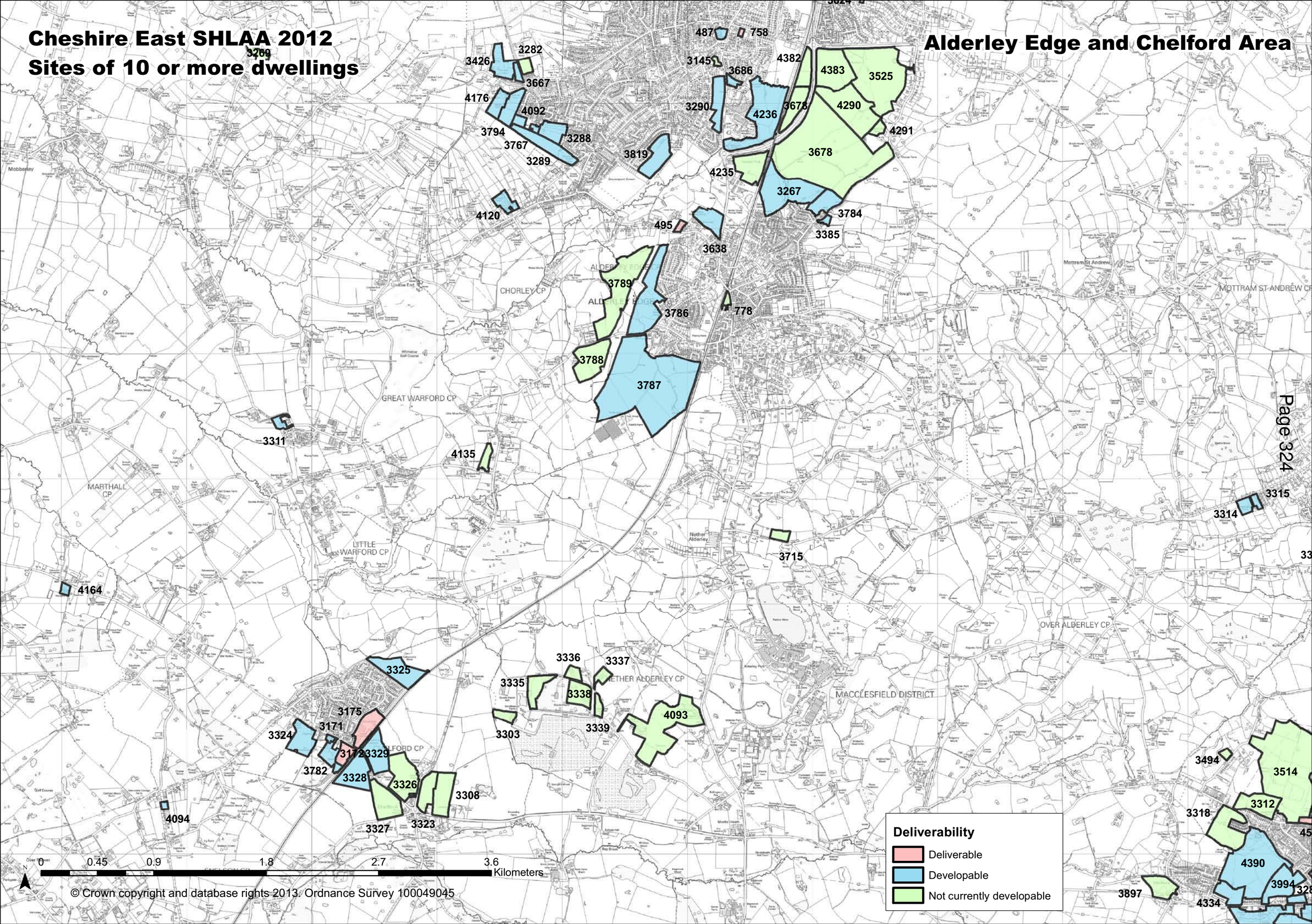
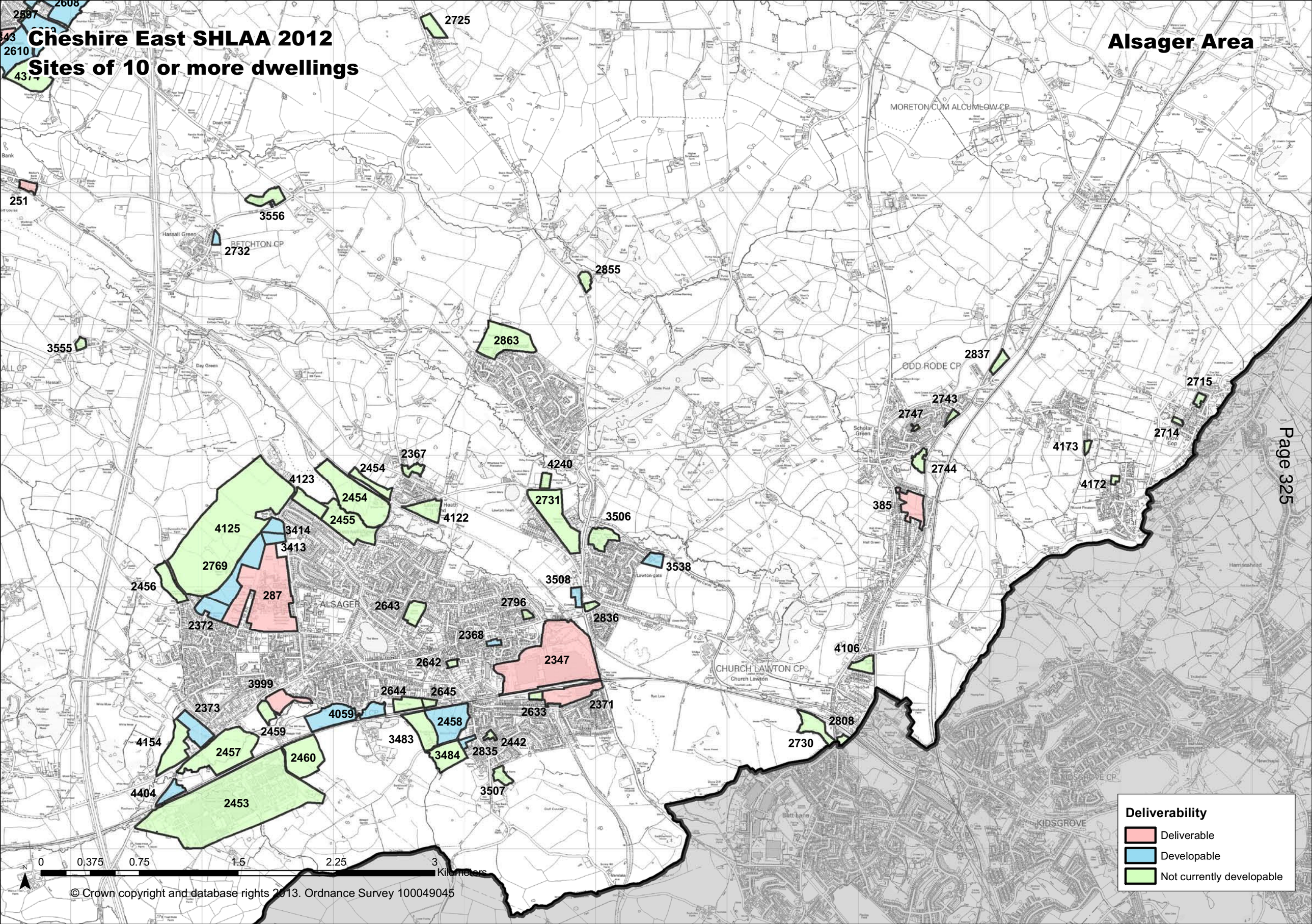
Cheshire East SHLAA 2012
Sites of 10 or more dwellings

Alderley Edge and Chelford Area



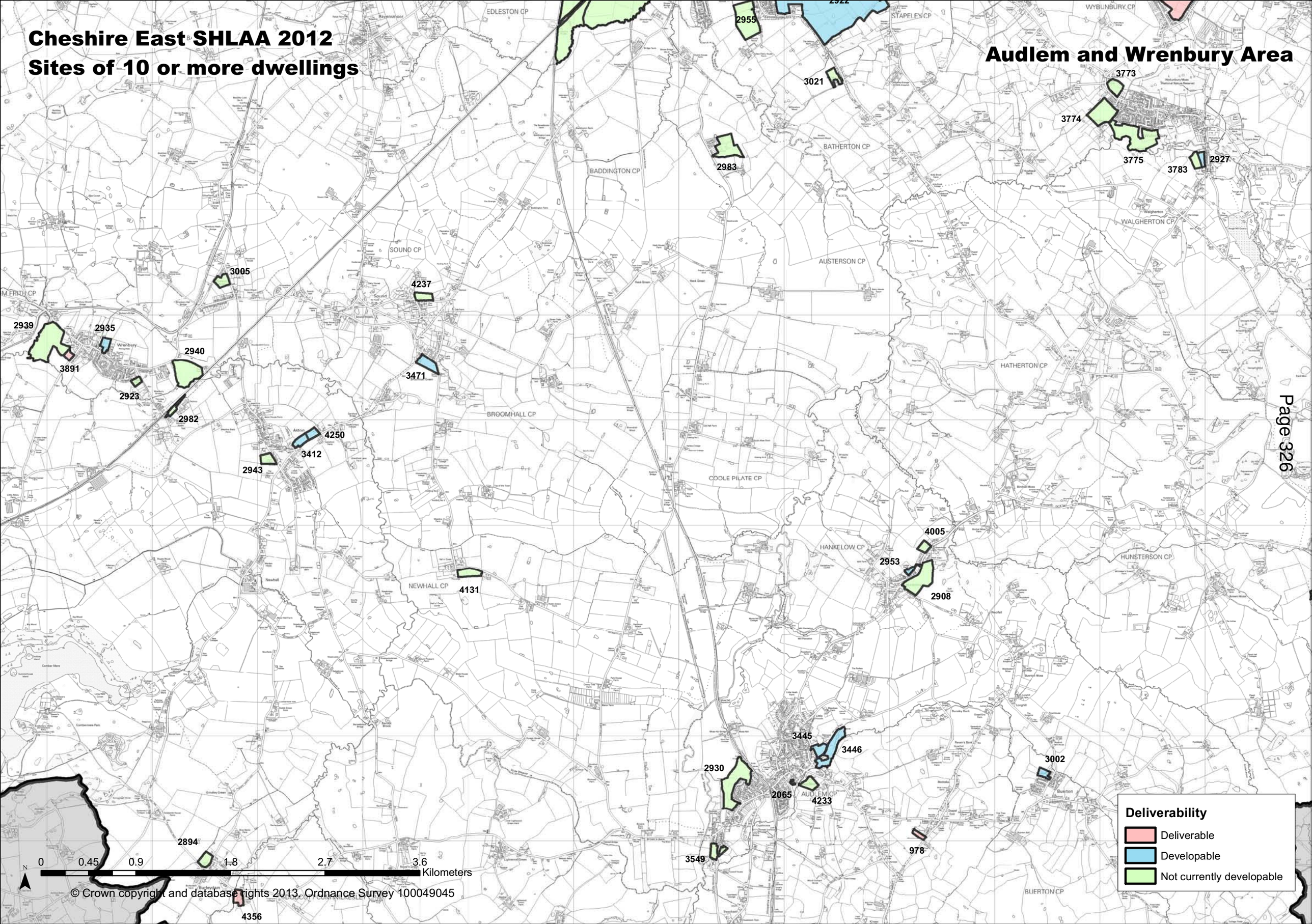
Cheshire East SHLAA 2012
Sites of 10 or more dwellings

Alsager Area



Cheshire East SHLAA 2012
Sites of 10 or more dwellings

Audlem and Wrenbury Area



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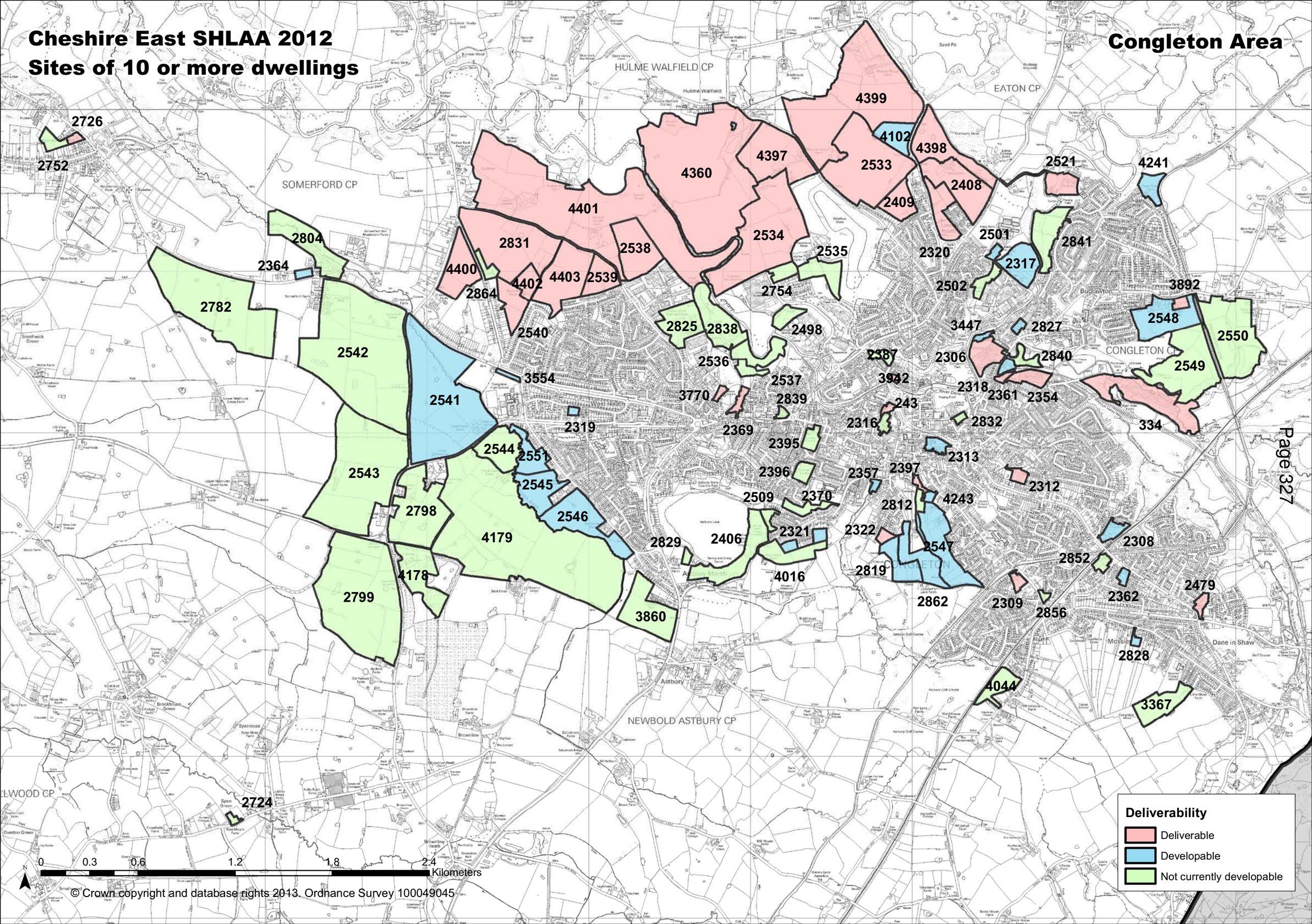
Deliverability

- Deliverable
- Developable
- Not currently developable


Cheshire East SHLAA 2012
Sites of 10 or more dwellings
Congleton Area
HULME WALFIELD CP
EATON CP
SOMERFORD CP
CONGLETON CP
NEWBOLD ASTBURY CP
Deliverability
Deliverable
Developable
Not currently developable
0 0.3 0.6 1.2 1.8 2.4 Kilometers
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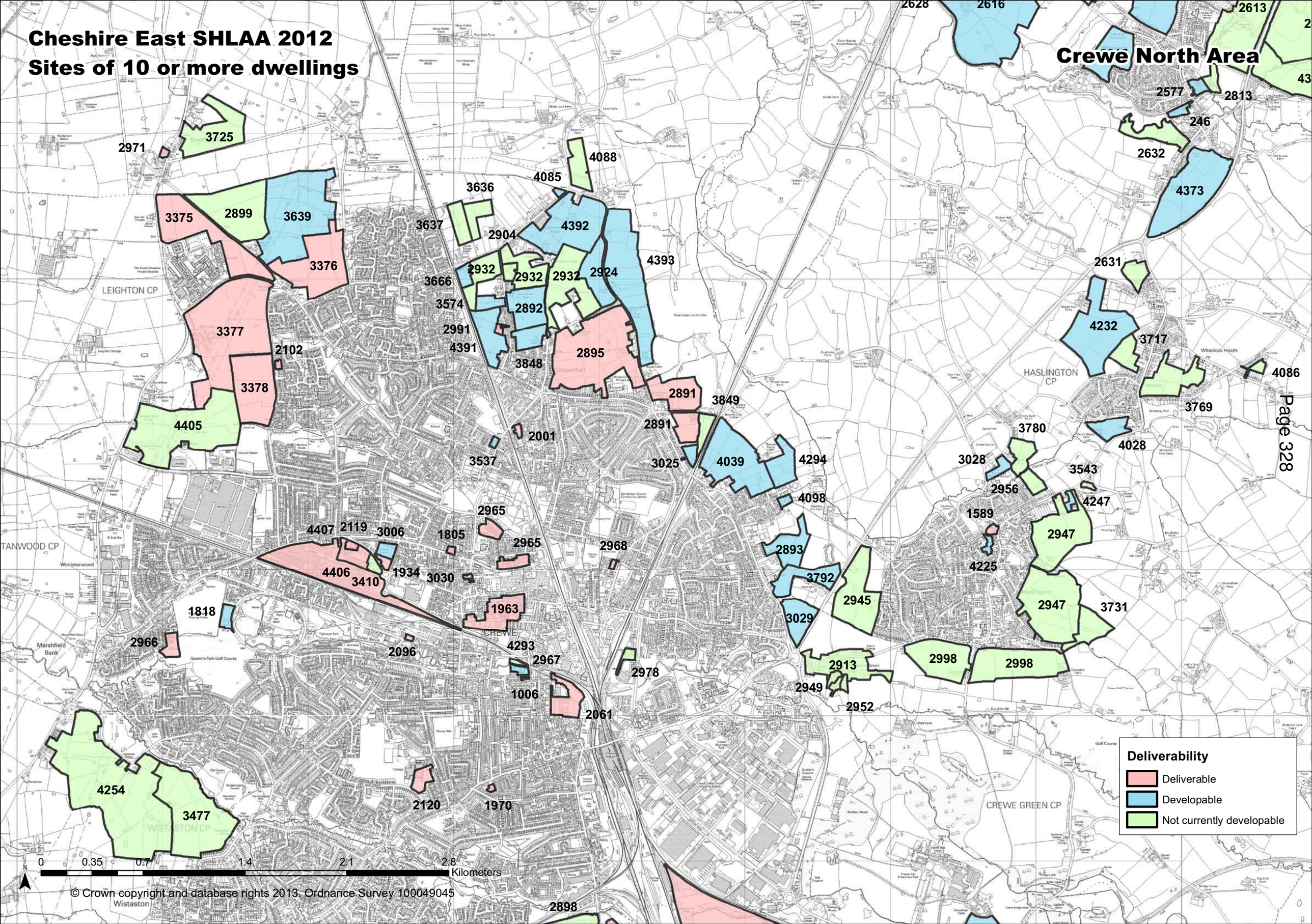
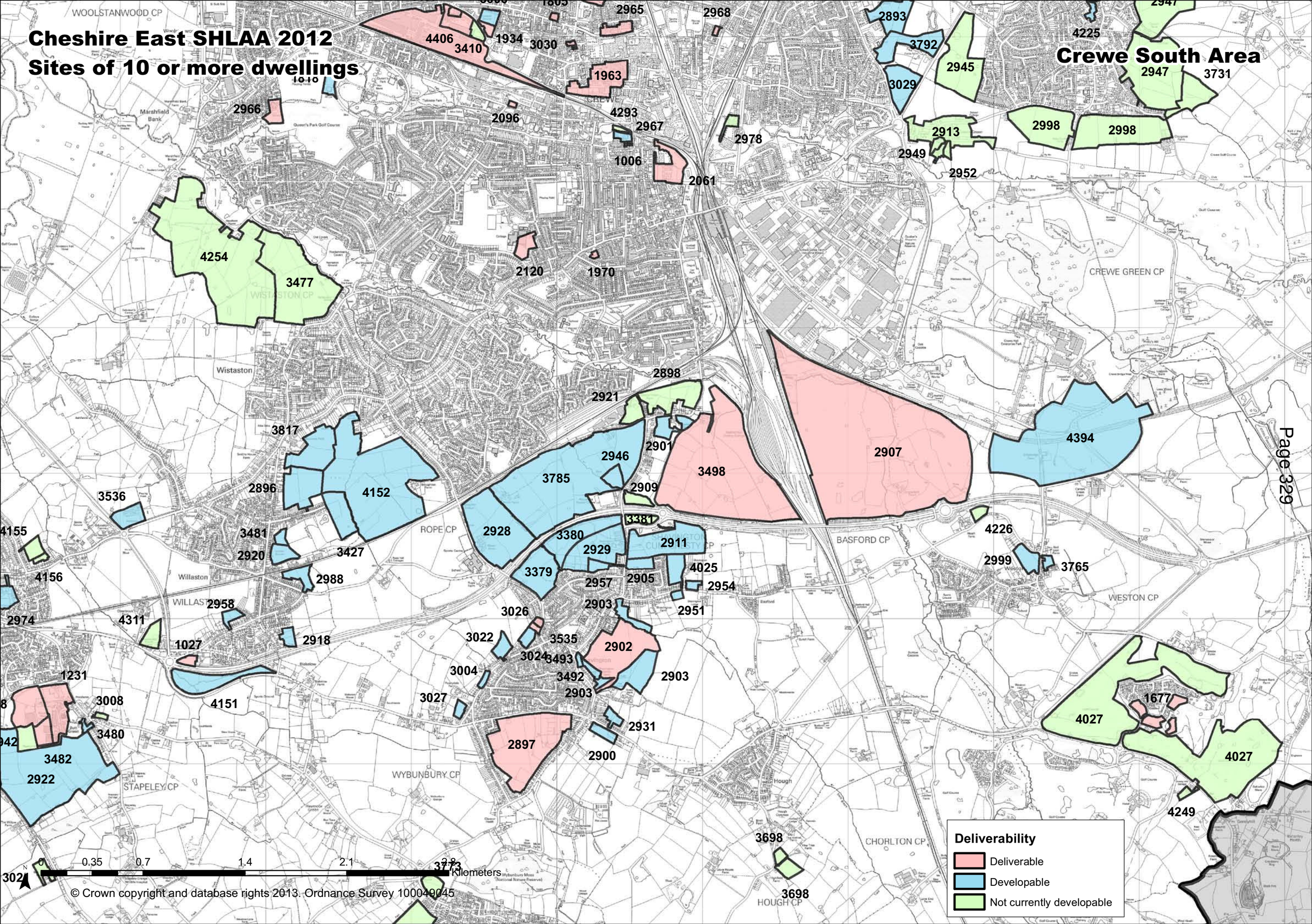
Cheshire East SHLAA 2012
Sites of 10 or more dwellings



Cheshire East SHLAA 2012
Sites of 10 or more dwellings



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Cheshire East SHLAA 2012
Sites of 10 or more dwellings

Handforth and Wilmslow Area

3304
3278
3846
3146
3528
3156
3448
3527
3470
4395
4108
3149
3296
3451
3526
3144
3452
3292
3148
3529
913
4161
482
3533
3277
3358
3530
3532
3479
3531
3150
3534
3316
945
660
906
3286
WILMSLOW
3624
487
758
3282
3426
3145
4382
3686
4383
3525
3269
3667
3290
4236
3678
4290
4176
4092
4291
3794
3767
3288
3819
3678
3289
4235
3267
4120
3784
495
3385
3638
3789
778
3786
3788
3787

0 0.45 0.9 1.8 2.7 3.6 Kilometers

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Deliverability

- Deliverable
- Developable
- Not currently developable

Cheshire East SHLAA 2012
Sites of 10 or more dwellings

High Legh Area

4228
4227
3320
3321
4371
4181
4180
4230
3298
3298
3298
3298
4239
4231
4040

Deliverability
- Deliverable
- Developable
- Not currently developable

0 0.375 0.75 1.5 2.25 3 Kilometers

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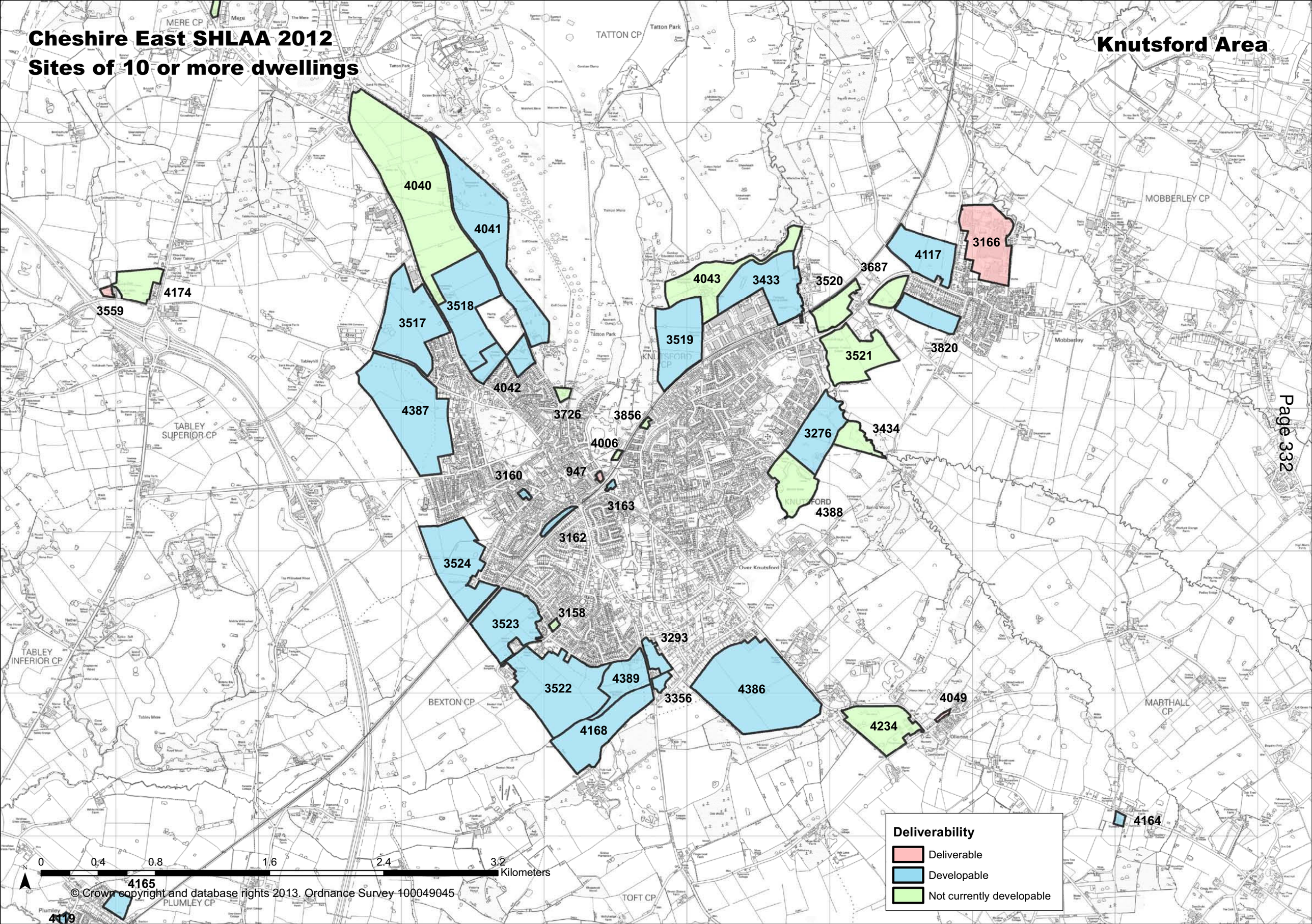

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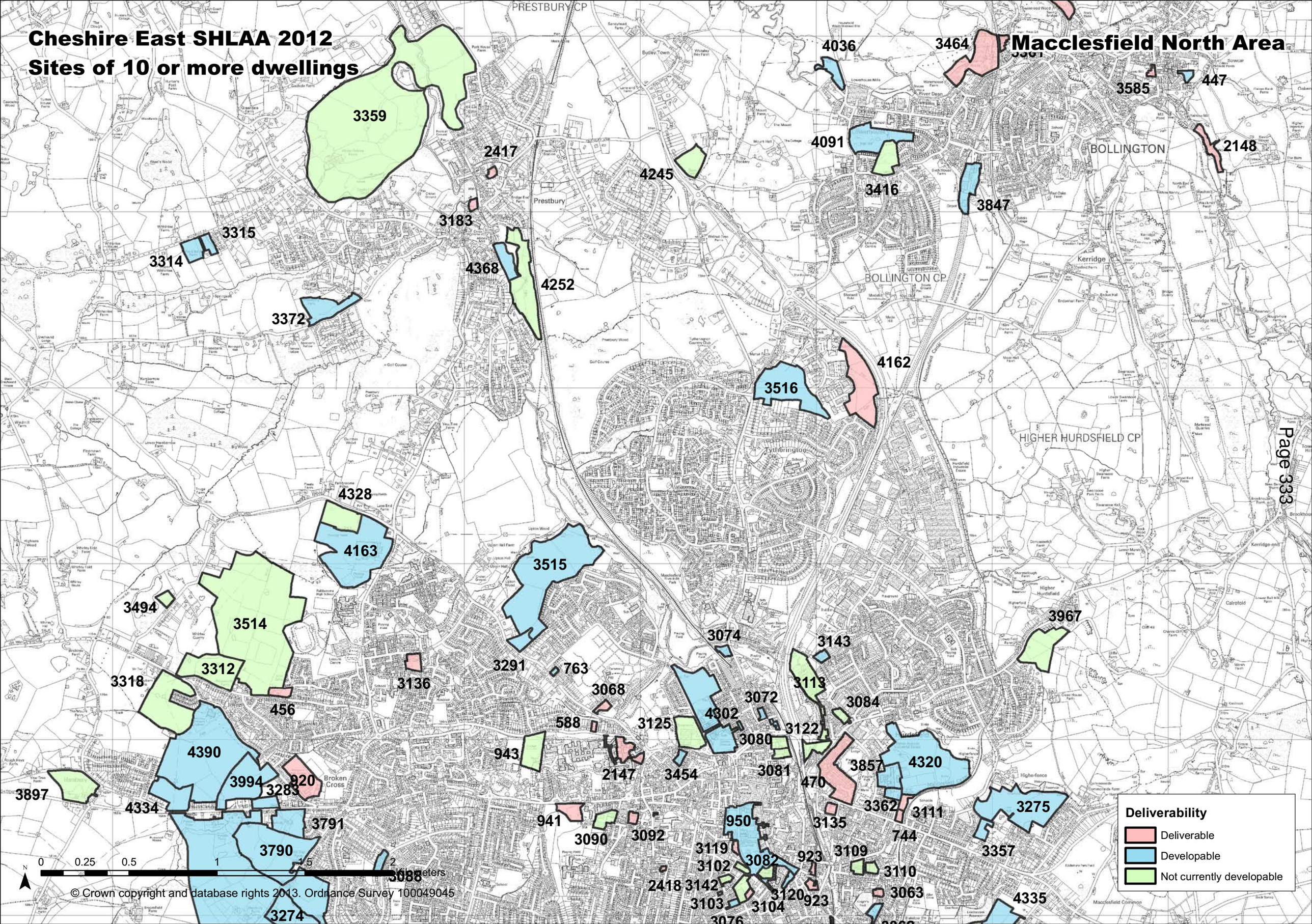
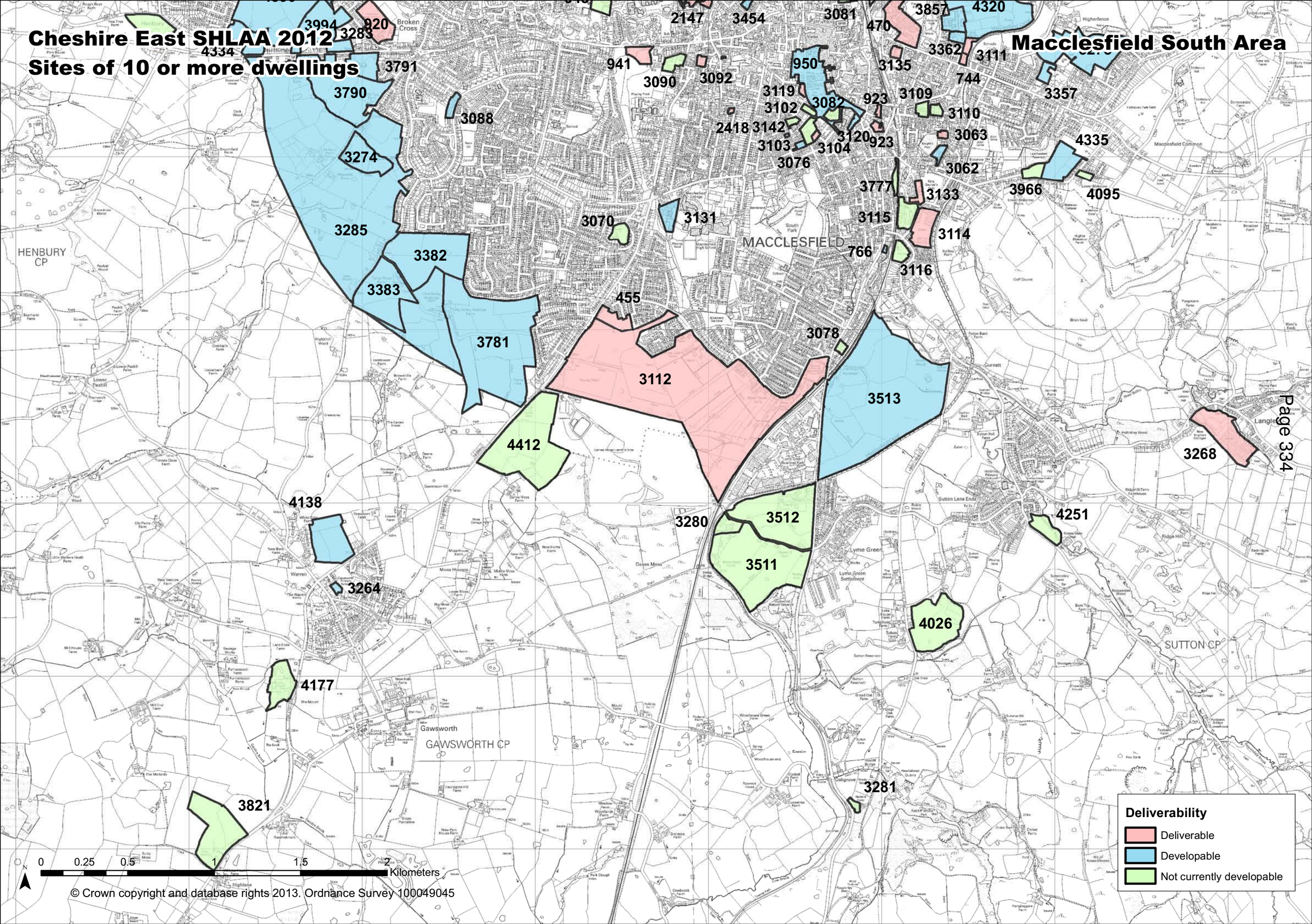
Cheshire East SHLAA 2012
Sites of 10 or more dwellings

Macclesfield North Area



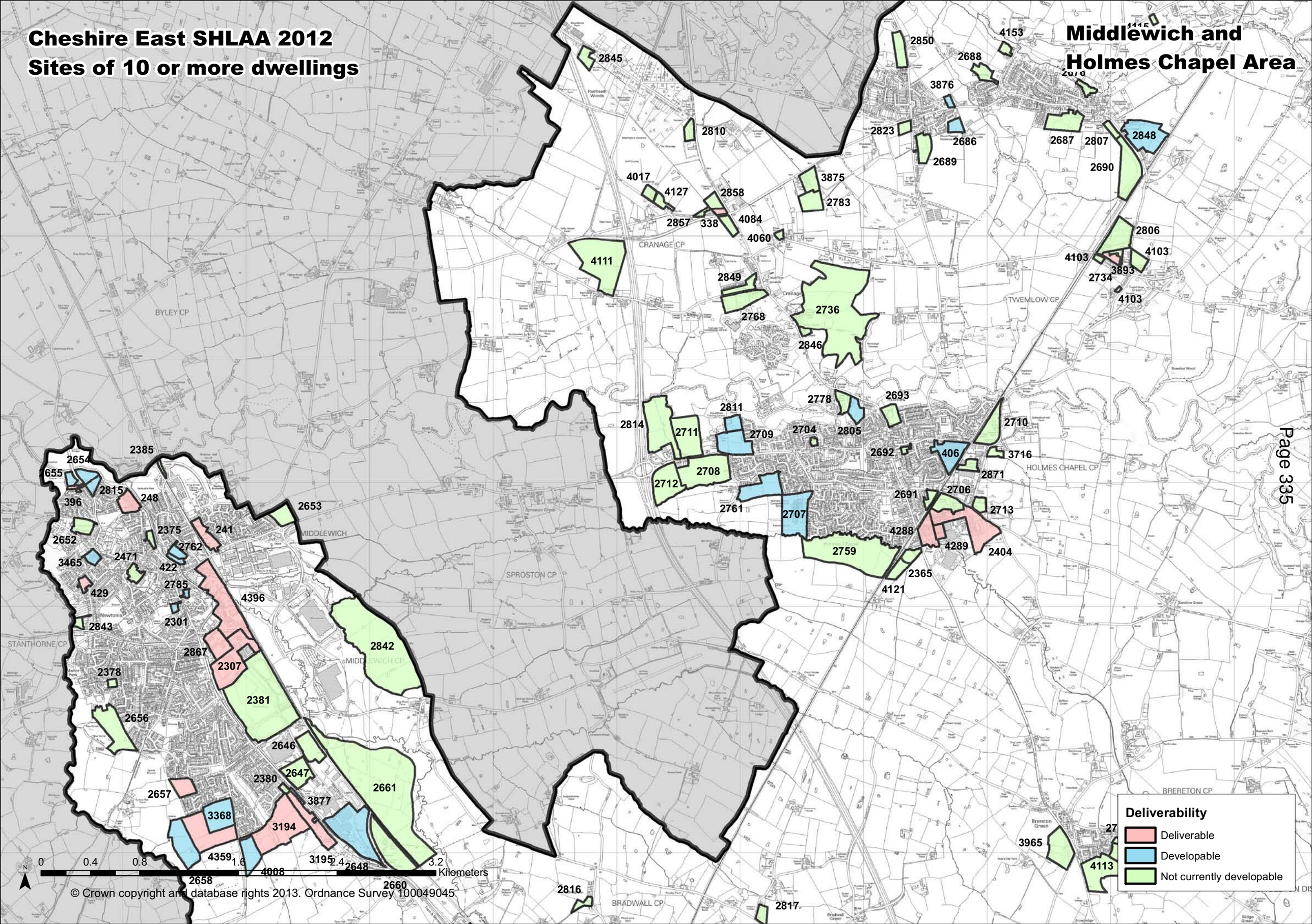
Cheshire East SHLAA 2012
Sites of 10 or more dwellings

Macclesfield South Area



Cheshire East SHLAA 2012
Sites of 10 or more dwellings

Middlewich and Holmes Chapel Area



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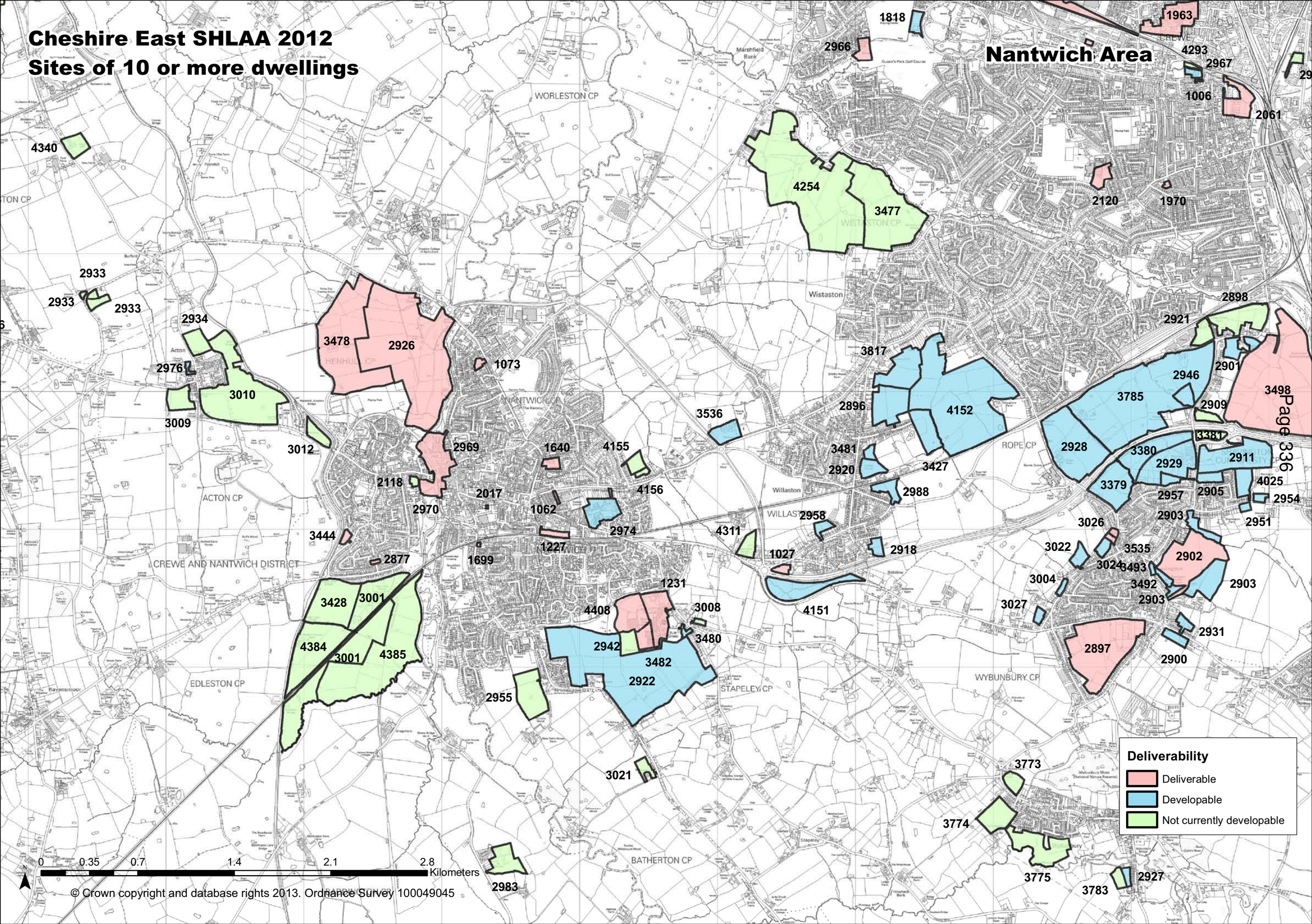
Cheshire East SHLAA 2012
Sites of 10 or more dwellings
Nantwich Area
Deliverability
Deliverable
Developable
Not currently developable
0 0.35 0.7 1.4 2.1 2.8 Kilometers
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Wistaston
NANTWICH CP
ACTON CP
CREWE AND NANTWICH DISTRICT
EDLESTON CP
STAPELEY CP
WYBUNBURY CP
BATHERTON CP
ROPE CP
1818
1963
2966
4293
2967
1006
2061
4340
4254
3477
2120
1970
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2017
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1227
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3004
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3001
4408
3008
3480
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4384
3001
4385
2955
2931
2897
2900
3021
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3774
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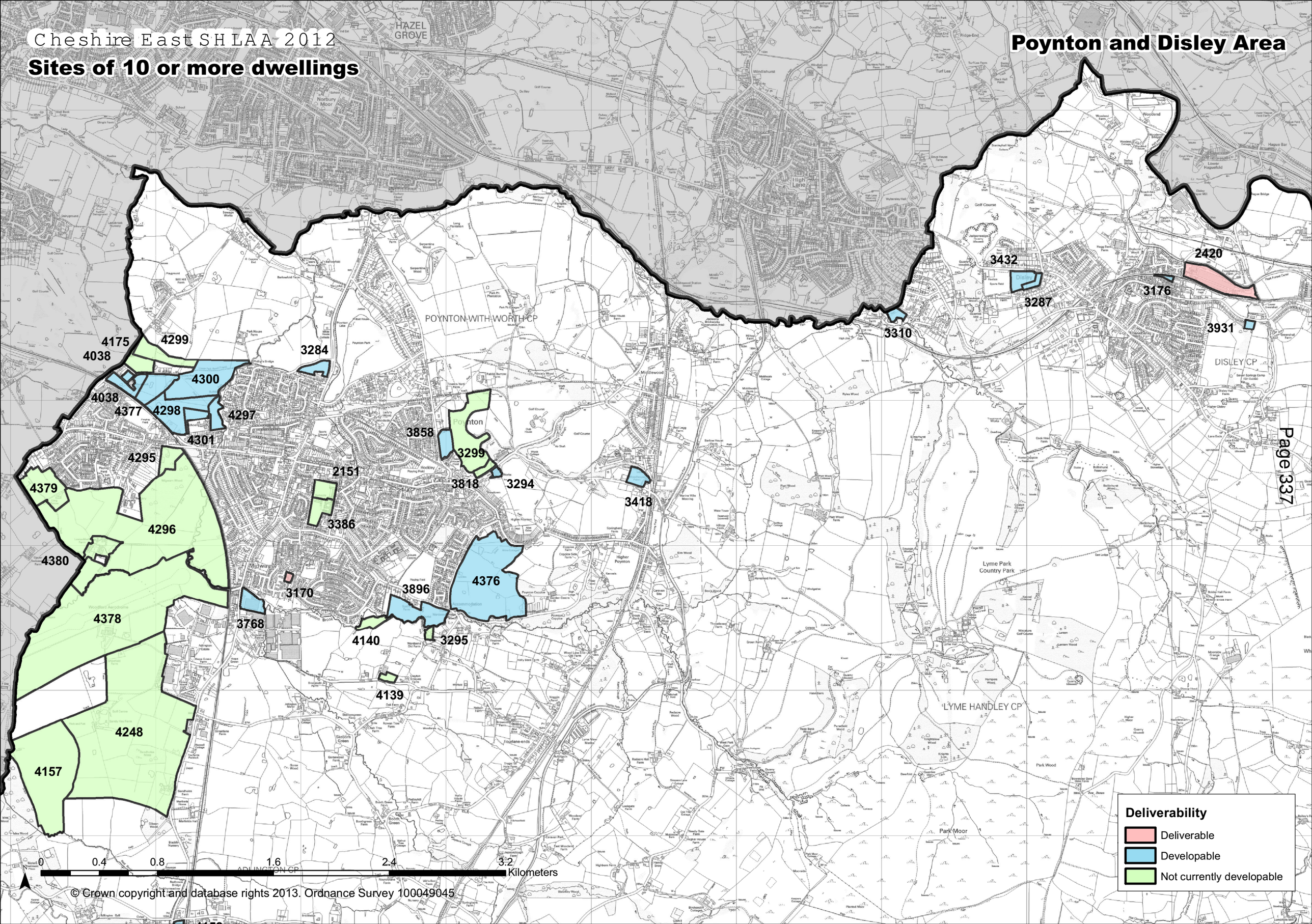
2927
2983

Cheshire East SHLAA 2012

Sites of 10 or more dwellings

Poynton and Disley Area



Deliverability

- Deliverable
- Developable
- Not currently developable

0 0.4 0.8 1.6 2.4 3.2 Kilometers

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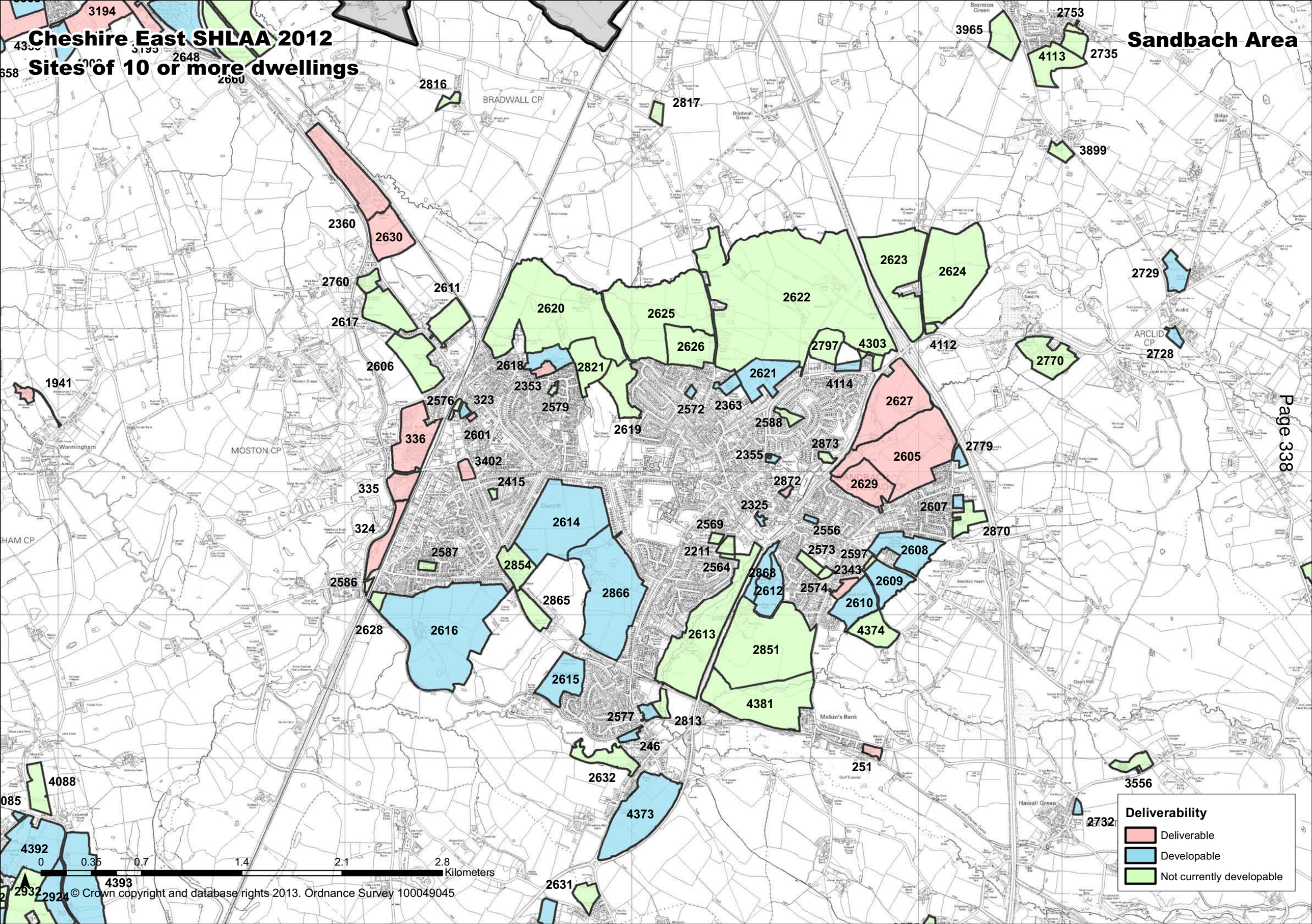
Cheshire East SHLAA 2012
Sites of 10 or more dwellings

Sandbach Area



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Deliverability

- Deliverable
- Developable
- Not currently developable

Cheshire East SHLAA 2012
Sites of 10 or more dwellings

Bunbury and Wrenbury Area

4100
4255
4255
3435
2915
3015
3013
3016
3014
2062
2890
4101
4089
3023
3023
2912
2917
4099
4099
2912
4287
4286
3019
3020
2944
1997
4340
2933
2933
2933
2916
2934
2976

TILSTONE FEARNALL CP
CALVELEY CP
CHOLMONDESTON CP
BUNBURY CP
HAUGHTON CP
WARDLE CP
STOKE CP
PECKFORTON CP
SPURSTOW CP
POOLE CP
BRINDLEY CP
HURLESTON CP
RIDLEY CP
BULKELEY CP
FADDILEY CP
BURLAND CP
ACTON CP

Deliverability
- Deliverable
- Developable
- Not currently developable

0 0.4 0.8 1.6 2.4 3.2 Kilometers

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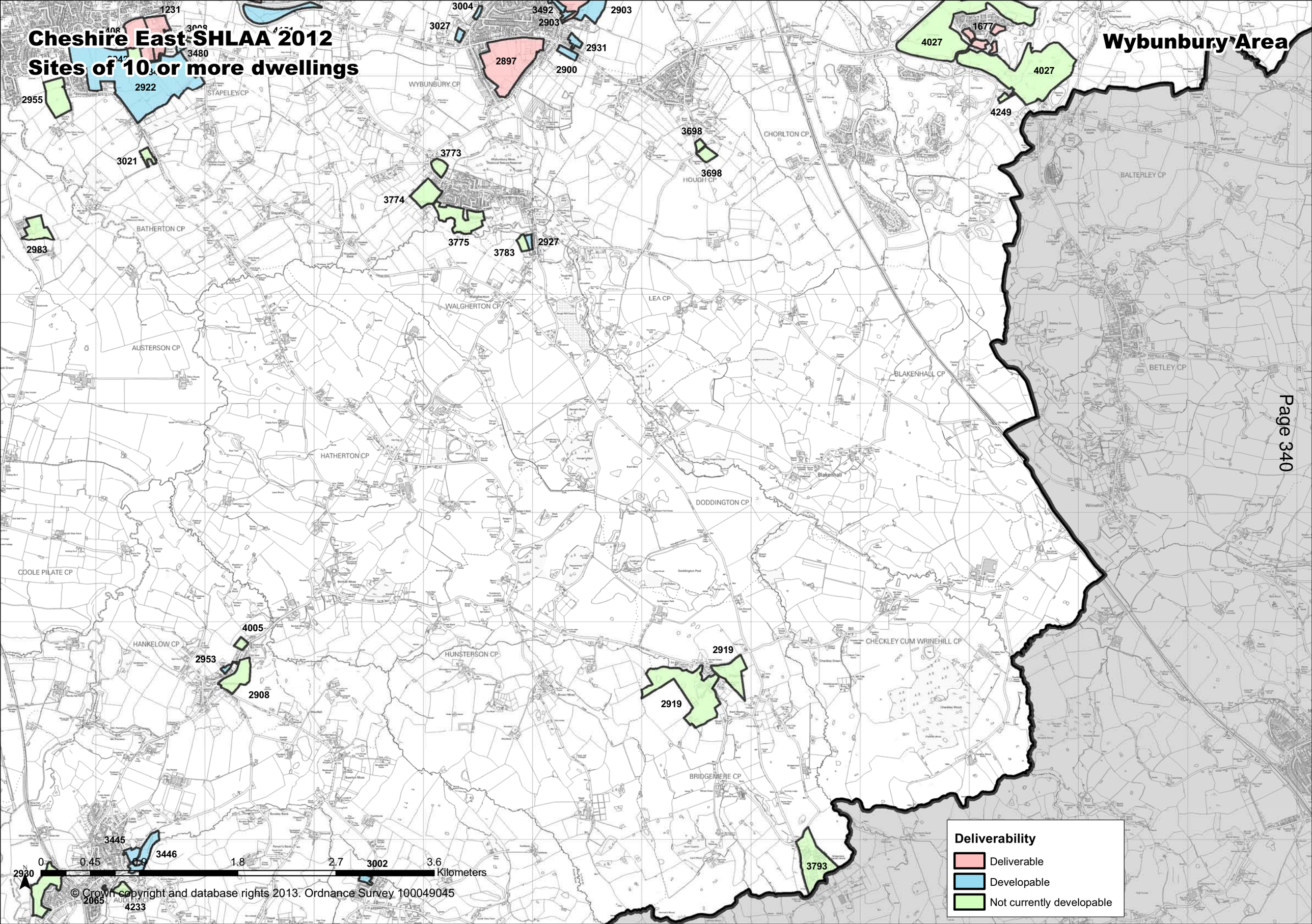

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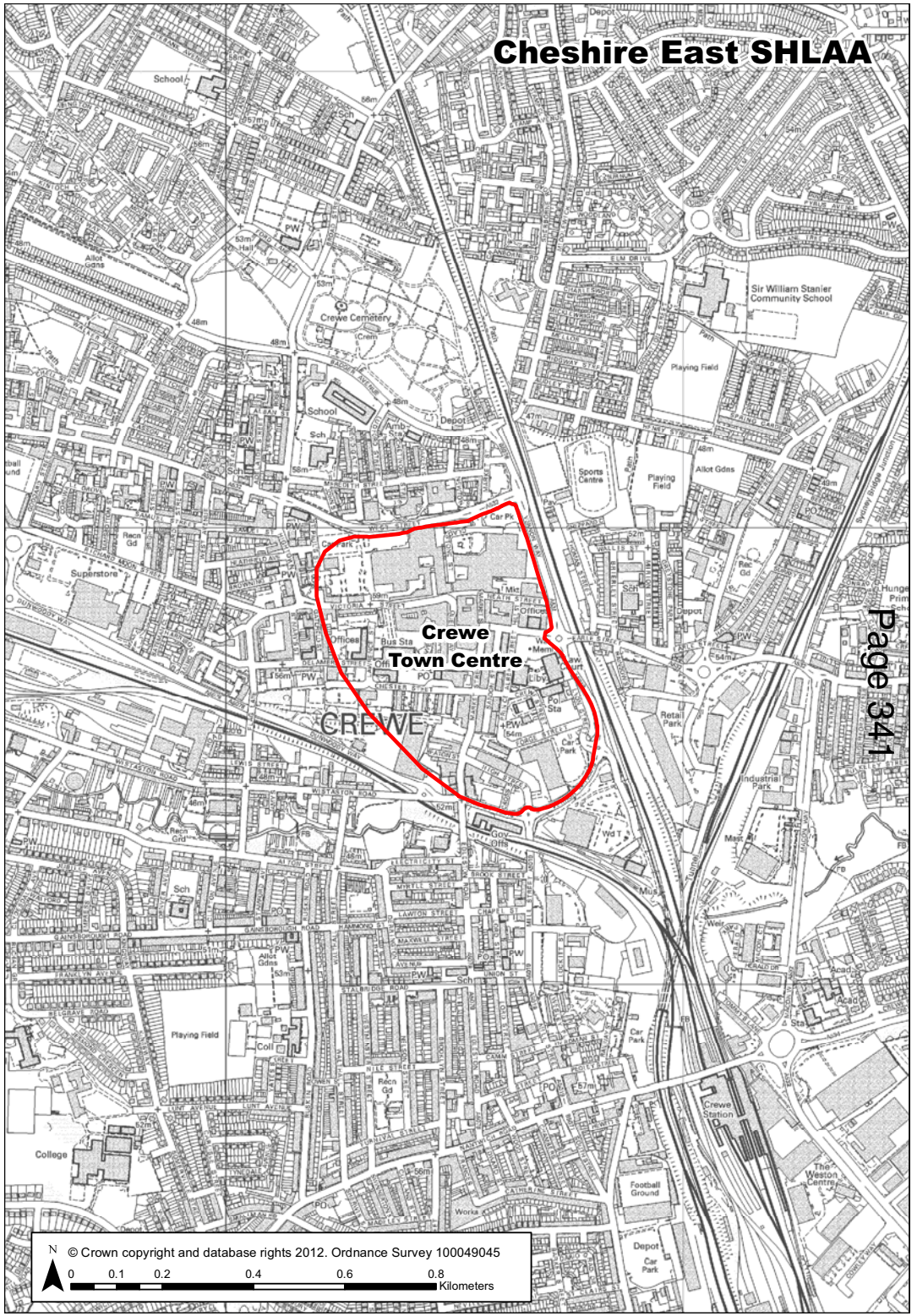
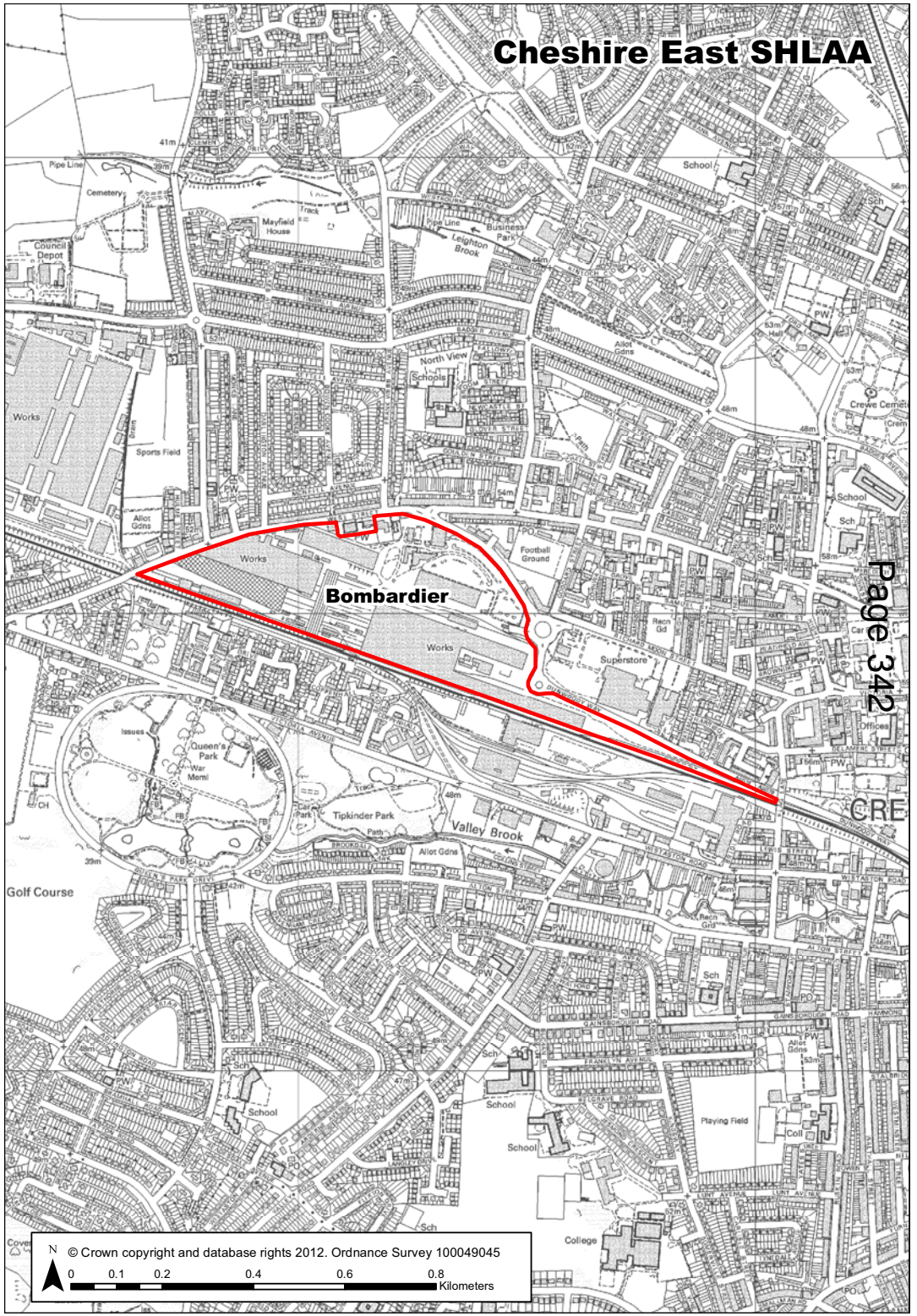
Ref Crewe 1 | Site Address | Crewe 1: Crewe Town Centre

Town / Rural	Crewe	**Easting** 370514	**Northing** 355714
Site Description	Mixed use industrial and commercial, car parks and a bus station.	**Site Size Net (Ha)**	27.5
Character of Area	Mixed use.	**Potential Capacity**	200
Surrounding Land Uses	Residential, retail and railway line to the south.	**Potential Net Capacity**	200
Physical Constraints	Flood zone 1 - little or no risk. Part of the site contains public car parks and a bus station. Buildings on site, appears flat. Trees (TPOs) and listed buildings on site.		
Policy Restrictions	Site is lcoated within the settlement boundary of Crewe. Part of the site is a retail/entertainment use allocation and contains primary frontages. TPO trees on site.	**Potential Density**	7.273
Managing Constraints	Consideration of the replacement of the bus station and relevant facilities along with the car parks. Consider uses appropriate for ground floor units within town centres. Consideration of biodiversity and historic environment. Cultural heritage desk based assessment likely to be required.	**Determination of Capacity**	Based on Development Strategy
Sustainability	Site is considered highly sustainable.		
Accessibility	Site is considered accessible.	**Total Completions**	0
Other Information	Oultine permission for mixed use development.	**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	30
Deliverability	Deliverable	**Years 6-10**	50
Development Progress		**Years 11-15**	80
Application Number:			



Ref Crewe 2 | Site Address | Crewe 2: West Street / Dunwoody Way

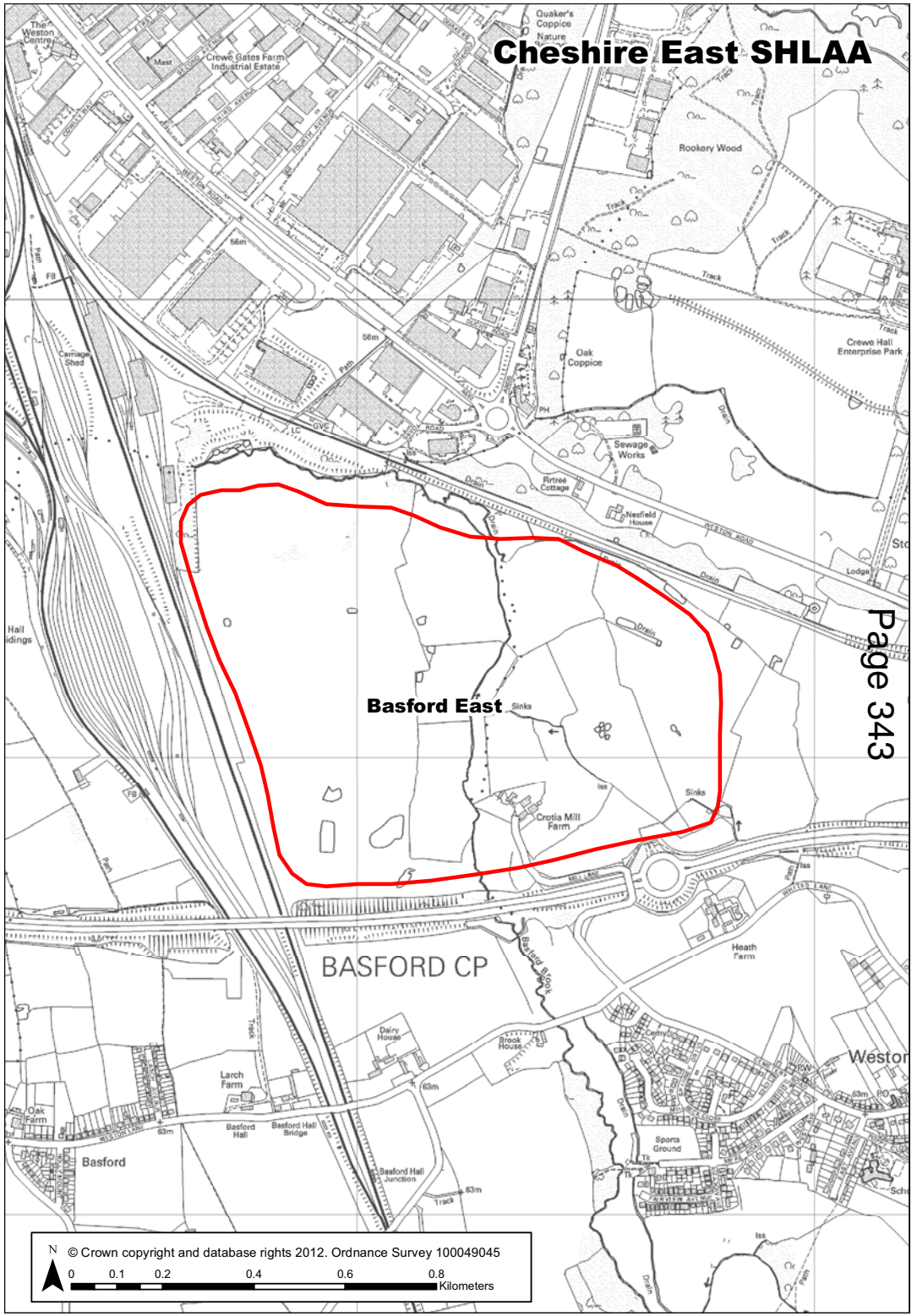
Town / Rural	Crewe	**Easting** 369222	**Northing** 356009
Site Description	Bombardier industrial site, vacant railway repair and servicing centre, Car Park.	**Site Size Net (Ha)**	21
Character of Area	Mixed use.	**Potential Capacity**	700
Surrounding Land Uses	Industrial and employment development, retail development and residential.	**Potential Net Capacity**	700
Physical Constraints	Flood zone 1 - little or no risk. Potential noise issues from adj railway, buildings on site, appears flat. Located on a potential contaminated site. Potential air quality issues. Trees, hedges and shrubs on site. Listed Buildings lie adjacent to the site.		
Policy Restrictions	Within Settlement boundary of Crewe and NATS safeguarding zone.	**Potential Density**	33.33
Managing Constraints	Consultation with Contaminated Land Officer. Consideration of biodiversity. Air quality assesment may be required (size of development). Consideration of amenity of potential residential development given surrounding uses. Transport Assessment likely to be required. Consideration of historic environment. Cultural heritage desk-based assessment likely to be required.	**Determination of Capacity**	Based on Development Strategy
Sustainability	Site is considered sustainable.		
Accessibility	Site is accessible.	**Total Completions**	0
Other Information	A planning application has been submitted to erect a two Storey 81 bed care home on part of the site (10/1659N).	**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	150
Deliverability	Deliverable	**Years 6-10**	250
Development Progress		**Years 11-15**	250
Application Number:			



Ref Crewe 3 | Site Address | Crewe 3: Basford East

Town / Rural	Crewe - Edge / Extension	**Easting** 372160	**Northing** 353200

Site Description	Open countryside	**Site Size Net (Ha)**	98.99
Character of Area	Open countryside and the southern edge of urban Crewe.	**Potential Capacity**	1000
Surrounding Land Uses	Open countryside bounded by the railway, the A500 and the southern edge of urban Crewe.	**Potential Net Capacity**	1000
Physical Constraints	Located on potential contaminated site. Potential air quality issues. Site is in close proximity to Crewe Hall Registered Park and Garden. Footpath on site.		
Policy Restrictions	Employment Allocation. Basford Brook has been selected as a Local Wildlife Site.	**Potential Density**	10.1
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Noise assessment required (rail noise). Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Transport Assessment likely to be required. Consideration of historic environment. Consultation with PROW officer. Archaeological investigations will be required.	**Determination of Capacity**	Based on Development Strategy
Sustainability	Site is not currently considered sustainable, however, scale and mix of development could create a sustainable community.		
Accessibility	Access to be discussed with highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	500
Deliverability	Deliverable	**Years 6-10**	500
Development Progress		**Years 11-15**	0
Application Number:			

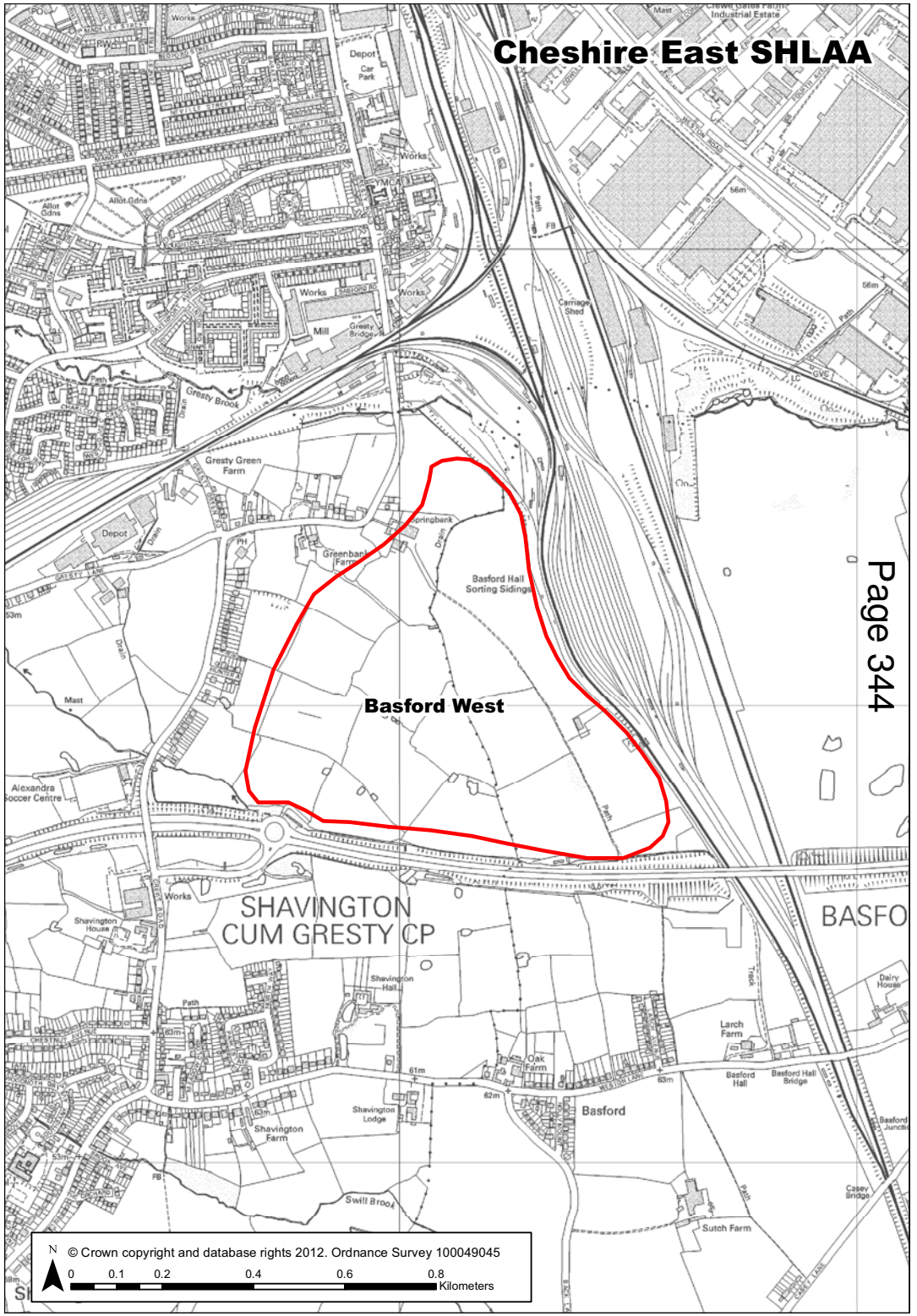


Ref Crewe 4 | Site Address | Crewe 4: Basford West

Town / Rural	Crewe - Edge / Extension	**Easting** 371123	**Northing** 353014

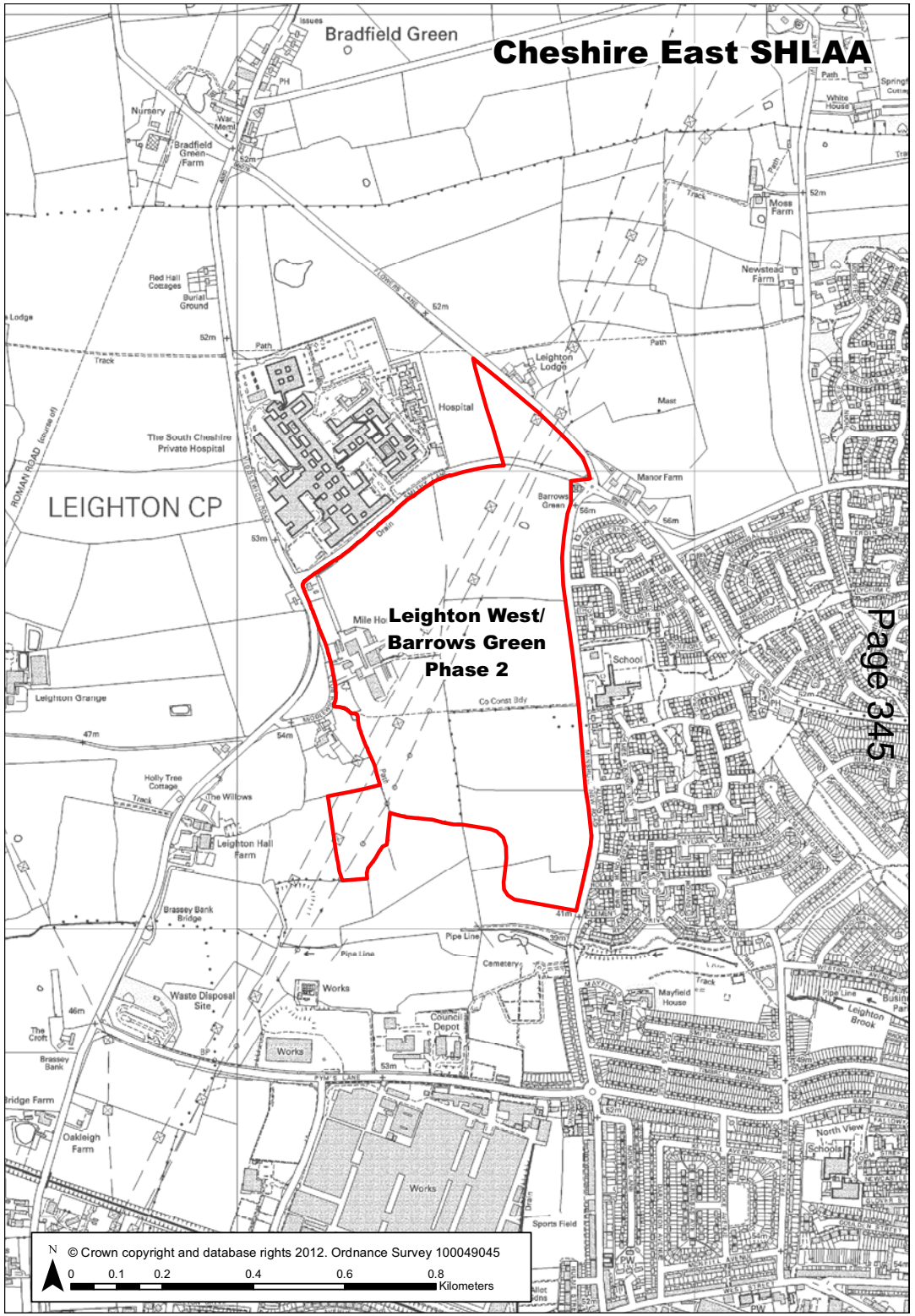
Site Description	Open countryside
Character of Area	Edge of settlement.
Surrounding Land Uses	Railway, residential and A500.
Physical Constraints	Trees and hedges to field boundaries within the site. Path through site. Ponds on site.
Policy Restrictions	Employment allocation. TPOs on site.
Managing Constraints	Consideration of nature conservation value of site. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Transport Assessment likely. Consultation with the PROW officer.
Sustainability	
Accessibility	Access to be discussed with Highways.
Other Information	Site has outline planning permission for warehousing and distribution, manufacturing and light indutrial / office.
Brownfield / Greenfield	Greenfield
Suitability	Suitable
Availability	Available
Achievability	Achievable
Deliverability	Deliverable
Development Progress	
Application Number:	

Site Size Net (Ha)	48.66
Potential Capacity	300
Potential Net Capacity	300
Potential Density	6.165
Determination of Capacity	Based on Development Strategy
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	300
Years 6-10	0
Years 11-15	0



Ref Crewe 5 | Site Address | Crewe 5: Leighton West

Town / Rural	Crewe - Edge / Extension	**Easting**	368504
		Northing	357586
Site Description	Farm land	**Site Size Net (Ha)**	44.6
Character of Area	Open countryside and residential.	**Potential Capacity**	750
Surrounding Land Uses	Open countryside, Hospital and residential.	**Potential Net Capacity**	750
Physical Constraints	Part of site within flood zone 3 - high risk. Located directly on landfill. Potential air quality issues. Trees and hedges to boundary. Overhead powerlines. Slight slope to site. Footpath on site. Great crested newts known to be present. Provision of expansion land for hospital.		
Policy Restrictions	Open countryside. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	16.82
Managing Constraints	Transport Assessment would be required. Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Consideration of biodiversity and flood risk with the production of a Flood Risk Assessment. Consideration of overhead lines. Amenity of hospital. Consultation with PROW officer.	**Determination of Capacity**	Based on Development Strategy
Sustainability			
Accessibility	Consideration of traffic impact onto both the local and strategic highways infrastructure - discussion with highways required.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	340
Deliverability	Deliverable	**Years 6-10**	400
Development Progress		**Years 11-15**	10
Application Number:			



Ref Crewe 7 Site Address Crewe 7: East Shavington

Town / Rural	Shavington - Edge / Extension	**Easting** 370424	**Northing** 351780
Site Description	Open countryside	**Site Size Net (Ha)**	12.1
Character of Area	Open countryside and residential.	**Potential Capacity**	300
Surrounding Land Uses	Open countryside to the east of the site and residential development to north, south and west.	**Potential Net Capacity**	300
Physical Constraints	Undulating site. 11kv OH lines cross the northen part of the site. A small back-filled sandpit in part of the larger site. Two no. TPOs cross the site (TPO 121 & TPO 42). Narrow corridor of land adjacent to Swill Brook lies within areas designated as Flood Risk Zones 2 and 3. PROW across the site. Water vole likely to be present along Swill Brook. Concern from local residents regarding the loss of trees on the site. Located on potential contaminated site. Potential air quality issues. Potential impacts on Wybunbury Moss SAC and RAMSAR site.		
Policy Restrictions	Open countryside. TPO trees on site.	**Potential Density**	24.79
Managing Constraints	Developer has evaluated constriants and considers the site viable. Transport Assessment required. It is likely that the development would need to provide financial contributions to the A500 link improvements to the M6. Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consultation with the PROW officer.	**Determination of Capacity**	Based on Development Strategy
Sustainability			
Accessibility	Site would have impact on the local and strategic highway infrastructure. S106, S278 and S38 agreements may be required.	**Total Completions**	0
Other Information	Additional information submitted through Call for Sites Consultation.	**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available	**Current Year**	0

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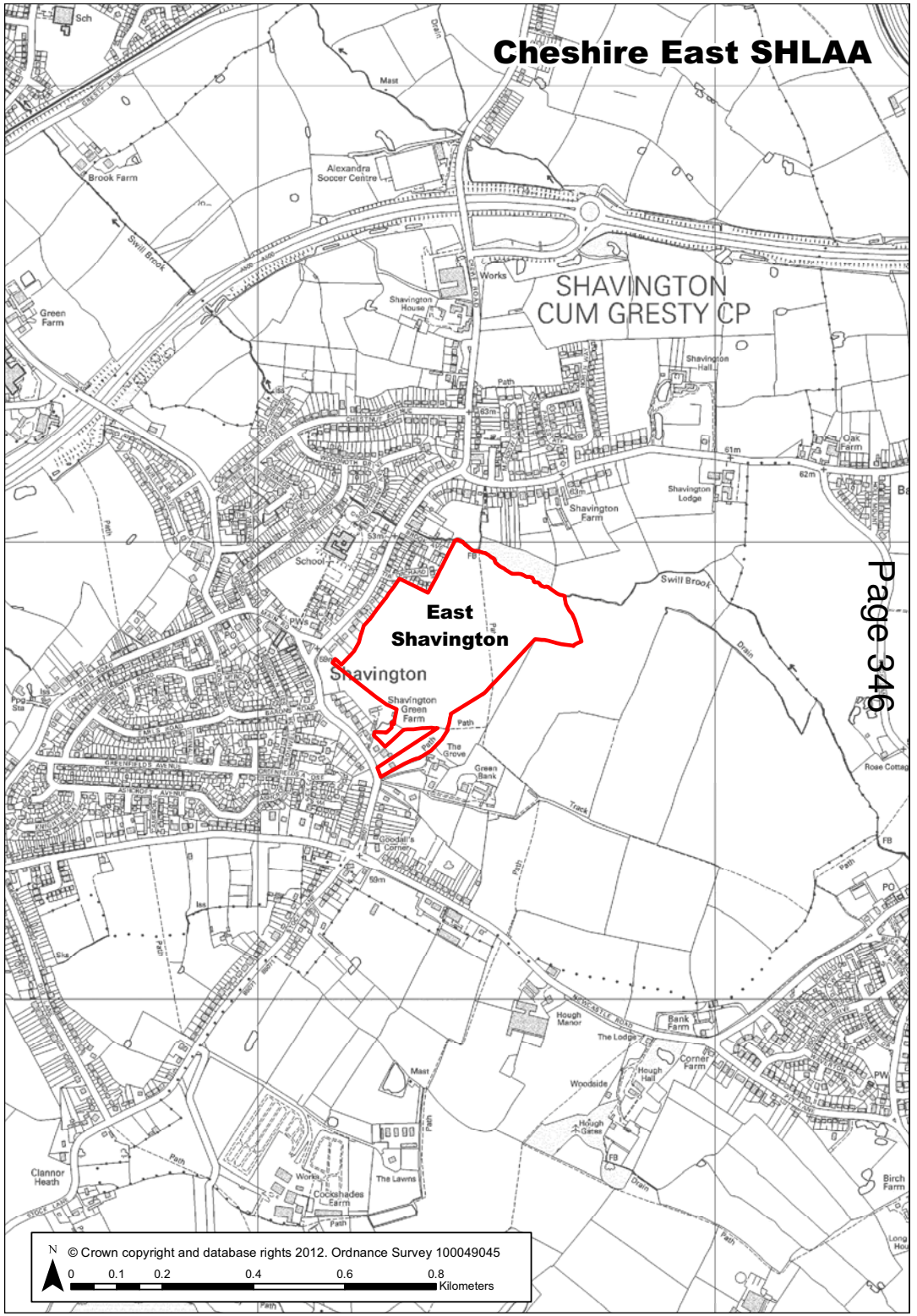

Ref Crewe 7 Site Address Crewe 7: East Shavington

Achievability	Achievable	**Years 1-5**	0
Deliverability	Deliverable	**Years 6-10**	300
Development Progress		**Years 11-15**	0
Application Number:			

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Ref Crewe 8 Site Address Crewe 8: Crewe Rail Exchange

Town / Rural	Crewe	**Easting** 370778	**Northing** 355143
Site Description	Industrial and commercial units, with a proportion of open space.	**Site Size Net (Ha)**	0.54
Character of Area	Mixed-use.	**Potential Capacity**	53
Surrounding Land Uses	Residential, railway line to east and north, retail, adj to Crewe Station.	**Potential Net Capacity**	53
Physical Constraints	Part of site within flood zone 3. Buildings on site, generally flat, noise from railway line. Trees and shrubs on site.		
Policy Restrictions	Located within the settlement boundary for Crewe. Site is a mixed-use regeneration area within a Smoke Control Order zone and NATS safeguarding zone.	**Potential Density**	98.15
Managing Constraints	Consultation with Environmental Health. Consideration of biodiversity and flood risk and production of a Flood Risk Assessment. Transport Assessment likely to be required.	**Determination of Capacity**	Based on Development Strategy
Sustainability	Site is highly sustainable.		
Accessibility	Site is accessible.	**Total Completions**	0
Other Information	Outline permission (P07/0639) subject to S106.	**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	53
Deliverability	Deliverable	**Years 6-10**	0
Development Progress		**Years 11-15**	0
Application Number:			

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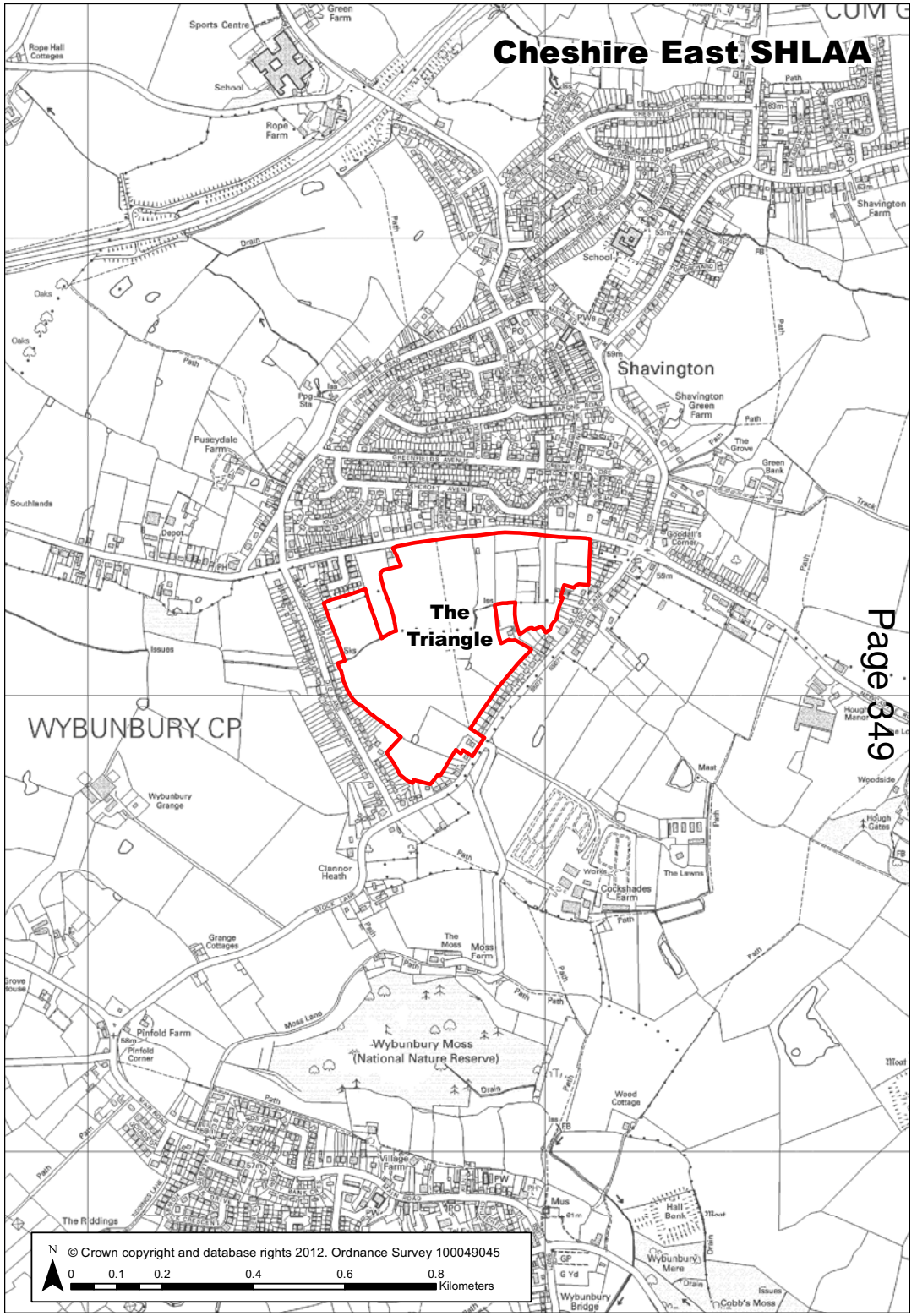
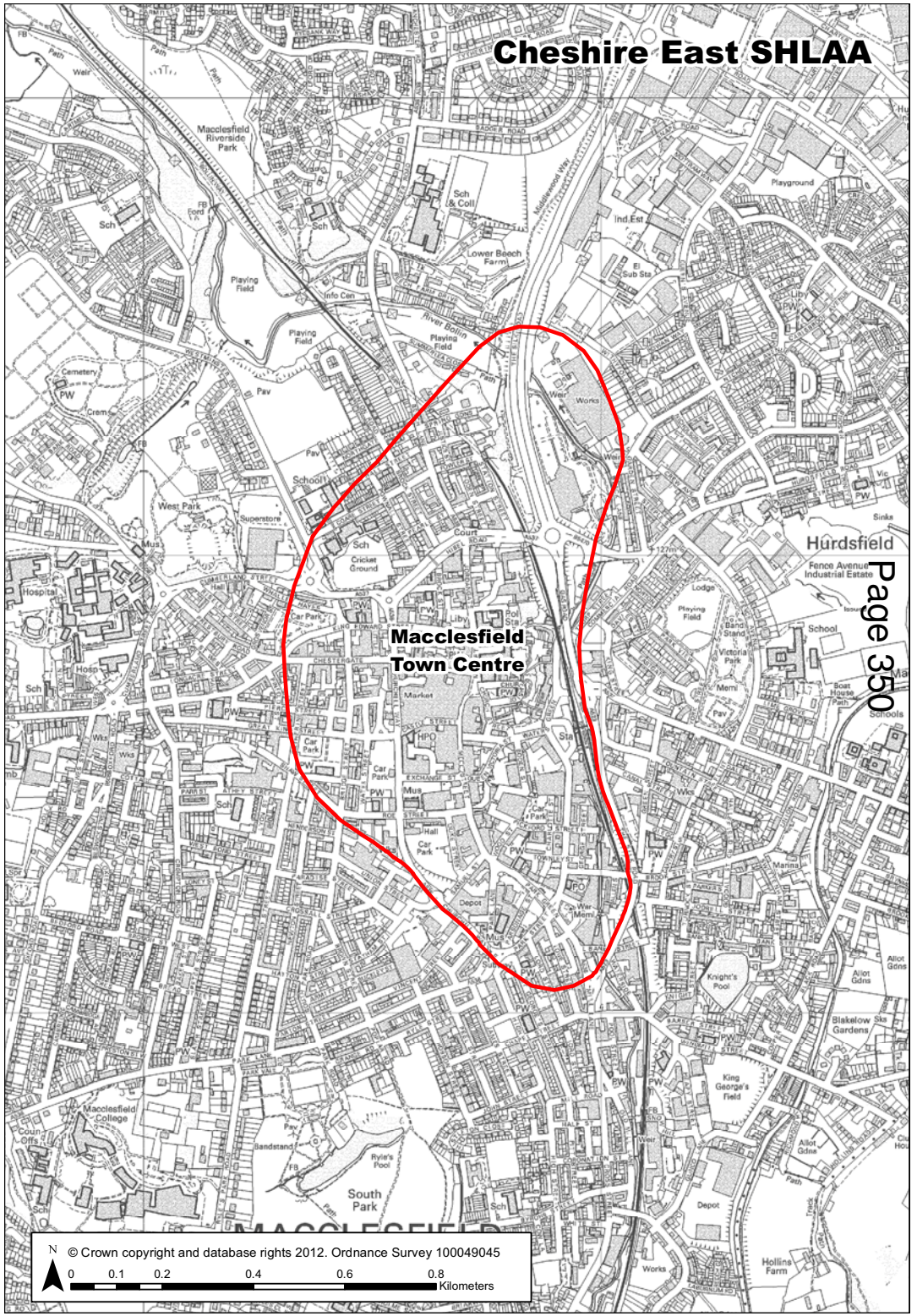
Ref Crewe 6 | Site Address | Crewe 6: The Triangle

Town / Rural	Shavington - Edge / Extension	**Easting** 369791	**Northing** 351128
Site Description	Farm land	**Site Size Net (Ha)**	17.4
Character of Area	Generally residential	**Potential Capacity**	300
Surrounding Land Uses	Farmland bounded by residential development	**Potential Net Capacity**	300
Physical Constraints	Hedge and trees along field boundaries. Public right of way through site. Located on potential contaminated site. Potential air quality issues. Potential impacts on Wybunbury Moss SAC and RAMSAR site.		
Policy Restrictions	Open Countryside.	**Potential Density**	
Managing Constraints	Consideration of PRoW in any new development. Transport Assessment required. The development is likely to need to provide financial contribution to the A500 link improvements to the M6. Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Based on Development Strategy
Sustainability	Site is considered sustainable.		
Accessibility	Access to be discussed with Highways. The site would have an impact on the local and strategic highway infrastructure. S106, S278 and S38 agreements may be required.	**Total Completions**	0
Other Information	Additional information submitted through Call for Sites Consultation.	**Losses Completed**	0
Brownfield / Greenfield		**Remaining Losses**	0
Suitability	Suitable		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	300
Deliverability	Deliverable	**Years 6-10**	0
Development Progress		**Years 11-15**	0
Application Number:			



Ref Macc 1 | Site Address | Macc 1: Macclesfield Town Centre

Town / Rural	Macclesfield	**Easting**	**Northing**
Site Description	Town Centre	**Site Size Net (Ha)**	
Character of Area	Town Centre.	**Potential Capacity**	400
Surrounding Land Uses	Edge of centre, mixed uses.	**Potential Net Capacity**	400
Physical Constraints	Existing development and parking. Conservation area and Listed Buildings within the site. Trees within the site.	**Potential Density**	
Policy Restrictions	Town centre policies. Within Macclesfield settlement. Conservation Area.	**Determination of Capacity**	Based on Development Strategy
Managing Constraints	Consideration of amenity of existing development. Consideration of the historic environment.		
Sustainability	Site is considered very sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield		**Remaining Losses**	0
Suitability	Suitable		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Deliverable	**Years 6-10**	155
Development Progress		**Years 11-15**	175
Application Number:			



Ref Macc 2 | **Site Address** Macc 2: South Macclesfield Development Area

Town / Rural	Macclesfield	**Easting** 390853	**Northing** 371635
Site Description	Vacant land in part, playing fields and residential.	**Site Size Net (Ha)**	62.4
Character of Area	Residential, employment and open countryside.	**Potential Capacity**	900
Surrounding Land Uses	Residential, employment and open countryside.	**Potential Net Capacity**	900
Physical Constraints	Flood zone 1 - little or no risk. Feasibility study carried out - see for constraints; problems with open space replacement if Macc Football Club site developed in isolation. Ground conditions known to include peat. Located directly on landfill. Potential air quality and noise issues. Greenway through site. Trees, hedges and shrubs on site. Slightly undulating site. Site is adjacent to Danes Moss SSSI.		
Policy Restrictions	Within the settlement boundary of Macclesfield. Site is zoned for shopping & employment & open space. Proposed road and landscaping. Exsiting open space. TPO trees on site.	**Potential Density**	14.42
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consultation with Contaminated Land Officer. Transport Assessment likely to be required. Air quality assessment may be required (size of development). Noise assessment required (rail noise). Consideration of biodiversity. Consultation with the PROW officer.	**Determination of Capacity**	Based on Development Strategy
Sustainability	Site is within walking distance of bus stops and retail park.		
Accessibility	Access is possible, however, major junction works and a link road are likely to be required. The Highways Agency is likely to require assessment of traffic generation and impact on trunk road network.	**Total Completions**	0
Other Information	Bus stop within 280m. Post office within 2000m. Medical facilities within 1650m. Primary school within 1200m. Open space within 130m.	**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Suitable		

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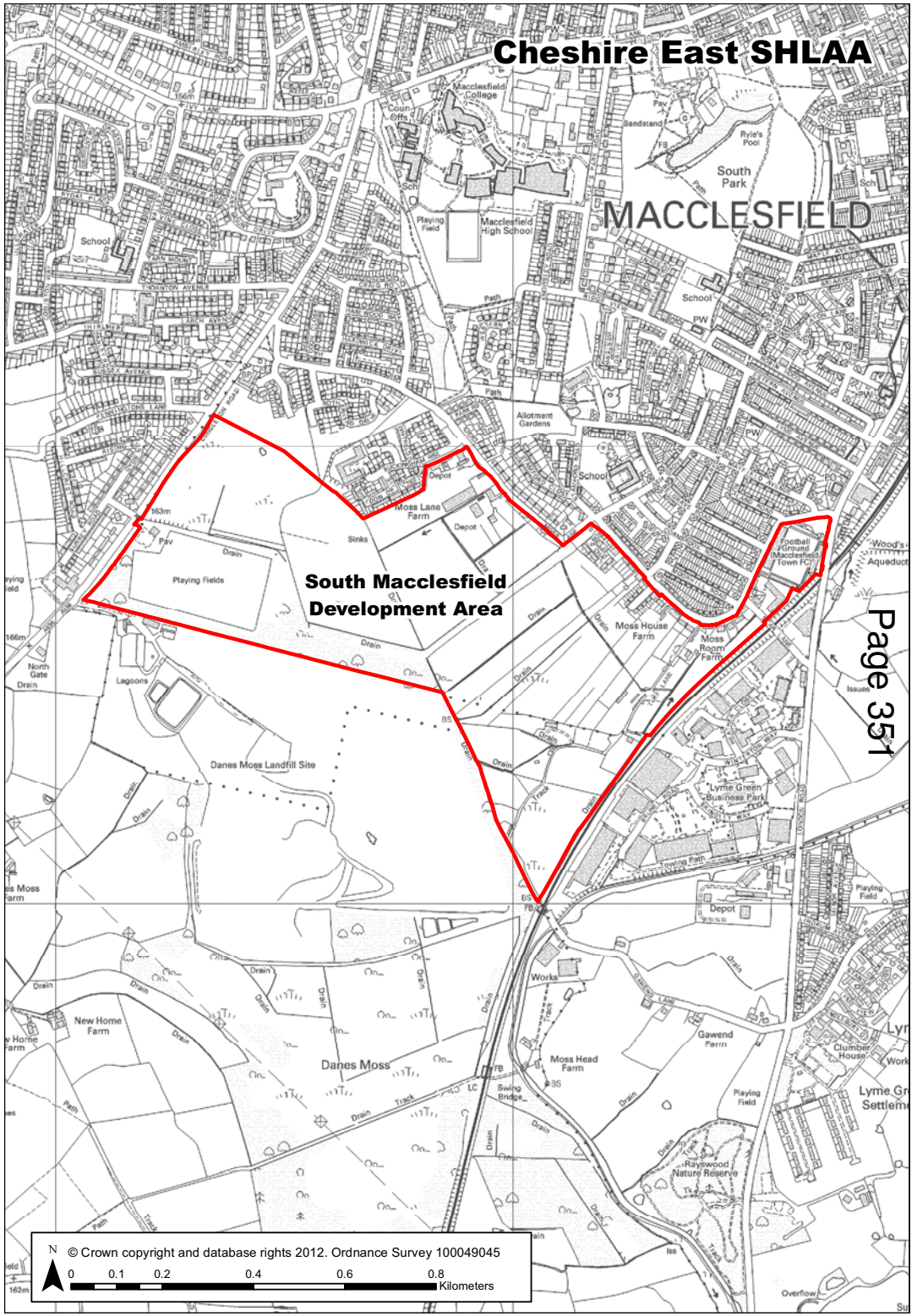

Ref Macc2	Site Address	Macc 2: South Macclesfield Development Area	
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	400
Deliverability	Deliverable	**Years 6-10**	0
Development Progress		**Years 11-15**	500
Application Number:			

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Ref Macc 3 | **Site Address** Macc 3: Land between Congleton Road and Chelford Road

Town / Rural	Macclesfield - Edge / Extension	**Easting** 389185	**Northing** 372503
Site Description	Open countryside.	**Site Size Net (Ha)**	144.2
Character of Area	Edge of settlement.	**Potential Capacity**	1125
Surrounding Land Uses	Residential and open countryside.	**Potential Net Capacity**	1125
Physical Constraints	Flood zone 1 - little or no risk. Trees and hedges within site. Overhead lines within the site. Slight undulations within the site. Woodland on site. Property on site. Brook through site. A number of roads cross the site. A number of field drains across site. Ponds on site. Located within 250m of landfill. Potential air quality issues. A site of nature conservation importance is within the site. Site includes an SBI. Public right of way within the site.		
Policy Restrictions	Green Belt. Site includes an SBI. TPO trees on site.	**Potential Density**	7.802
Managing Constraints	Consideration of the biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines. Address road network. Transport Assessment likely to be required. Consideration of loss of agricultural land. Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Consultation with the PROW officer.	**Determination of Capacity**	Based on development strategy
Sustainability	Likely to be of sufficient size to create a sustainable settlement.		
Accessibility	Access to be discussed with Highways. It should be noted given the size of the site that several access points will be needed for this site. The Highways Agency will require assessment of traffic generation and impact on trunk road network.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	425
Development Progress		**Years 11-15**	500

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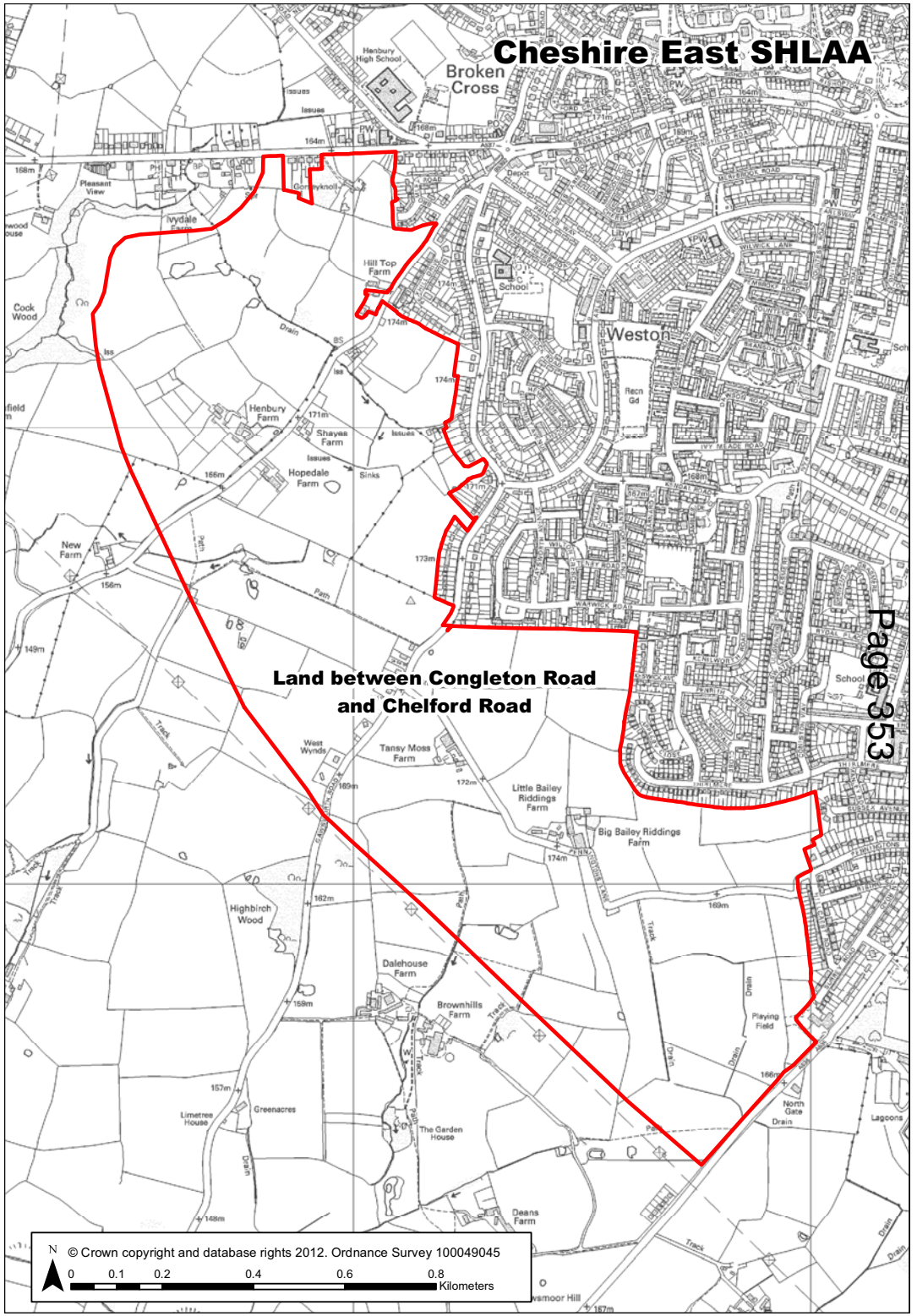


Ref Macc 4 | Site Address | Macc 4: Land off Fence Avenue

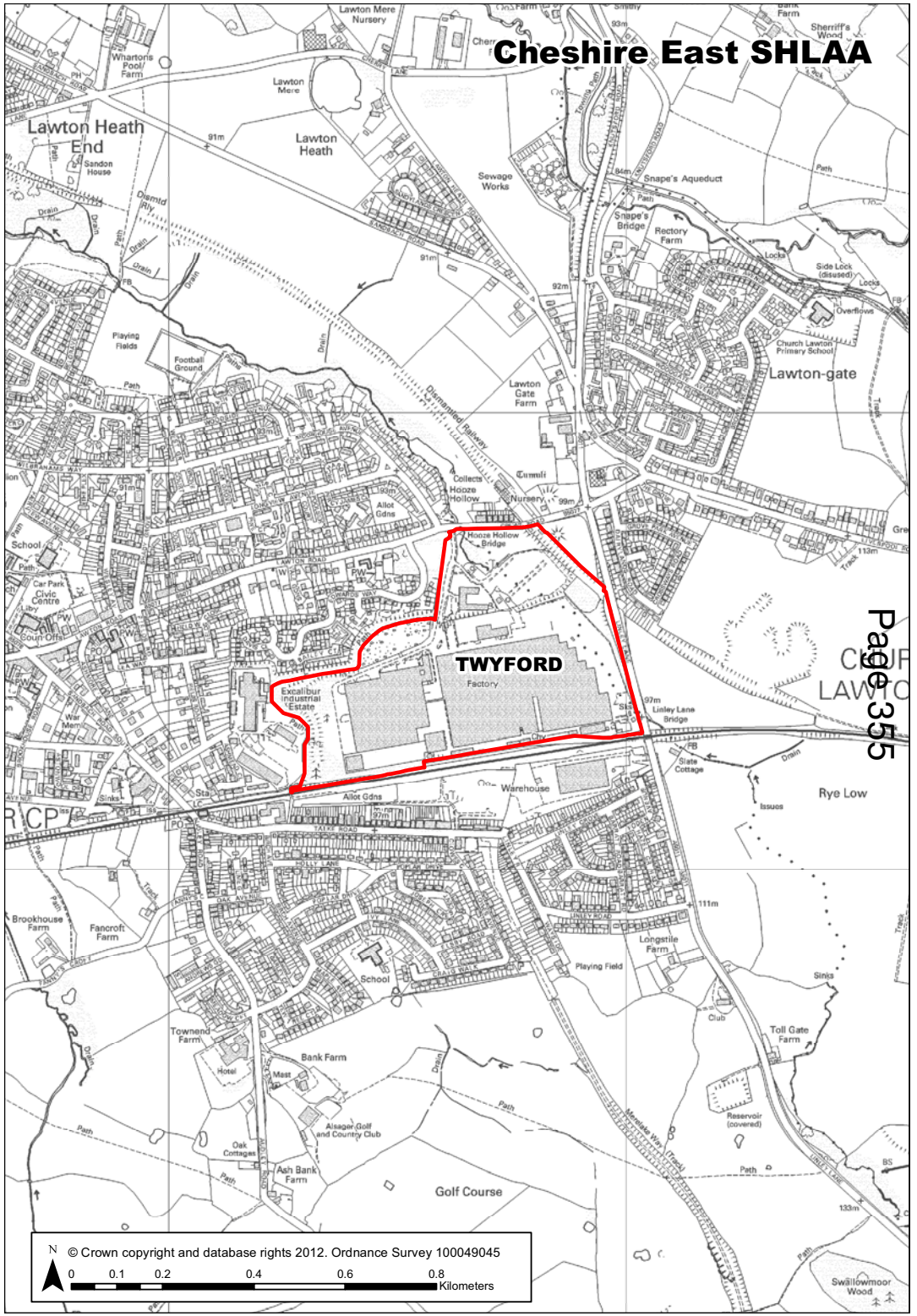
Town / Rural	Macclesfield - Edge / Extension	**Easting** 392581	**Northing** 373874

Site Description	Part of The Kings School	**Site Size Net (Ha)**	13.2
Character of Area	Generally residential.	**Potential Capacity**	300
Surrounding Land Uses	Educational use and residential, commercial and industrial.	**Potential Net Capacity**	300
Physical Constraints	Flood Zone 1 - little or no risk. Buildings on site. Trees and hedges on site. Hardstanding on site. Located on potential contaminated site. Potential air quality issues. Appear to be sinks and weirs on site. Site appears generally flat.		
Policy Restrictions	Green Belt. Part of site within Conservation Area. Part of site within an Area of Special County Value. Playing Field. Transport Assessment likely to be required.	**Potential Density**	22.73
Managing Constraints	Consideration of the Historic Environment. Consideration of Landscape Value of site. Assessment of im pact of any loss of playing fields. Surface water runoff should be calculated in accordance with Environment Agency guidelines. Consideration of the biodiversity value of the site. Consultation with Contaminated Land Officer. Consideration of air quality.	**Determination of Capacity**	Based on Development Strategy
Sustainability	Site is considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	50
Development Progress		**Years 11-15**	250
Application Number:			



Ref Als 1 Site Address Als 1: Twyfords

Town / Rural	Alsager	**Easting** 380672	**Northing** 355450
Site Description	Redundant bathroom manufacturing site.	**Site Size Net (Ha)**	27.38
Character of Area	Mixed - Open Countryside, industrial and residential.	**Potential Capacity**	450
Surrounding Land Uses	Open Countryside to the east, industrial areas to the south and west and residential to the north. However, the site to the south (other side of the railway).	**Potential Net Capacity**	450
Physical Constraints	Flood Zone 1 - Little or no risk. Potential for contamination due to current uses. Still buildings on site. Site appears generally flat. Old tip and railway sidings on site prior to occupation by Caradons. Located directly on landfill. Potential air quality and noise issues. Proximity to railway. Protected species known to be present. Public right of way on site.		
Policy Restrictions	The site is in the majority within the SZL for Alsager, with the very eastern edge of the site is within the Green Belt. There is a TPO within the site. Footpath bordering part of the site.	**Potential Density**	16.44
Managing Constraints	Potential for further archaeological information on the site, identified. Due to presence of Bronze Age barrows to the north east of site. Consultation with Contaminated Land Officer. Consideration of biodiversity. Air quality assessment may be required (size of development). Noise assessment required (rail noise). Transport Assessment likely to be required. Consultation with the PROW officer.	**Determination of Capacity**	Based on Development Strategy
Sustainability	Site is considered sustainable.		
Accessibility	Transport Assessment required, full accessibility study within TA and Travel Plan. Local and strategic highway network concerns - likely requirement for negotiated sum towards infrastructure upgrades.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield		**Remaining Losses**	0
Suitability	Suitable		



Ref Als 1 Site Address Als 1: Twyfords

Availability	Available
Achievability	Achievable
Deliverability	Deliverable
Development Progress	
Application Number:	11/4109C

Current Year	0
Years 1-5	290
Years 6-10	160
Years 11-15	0

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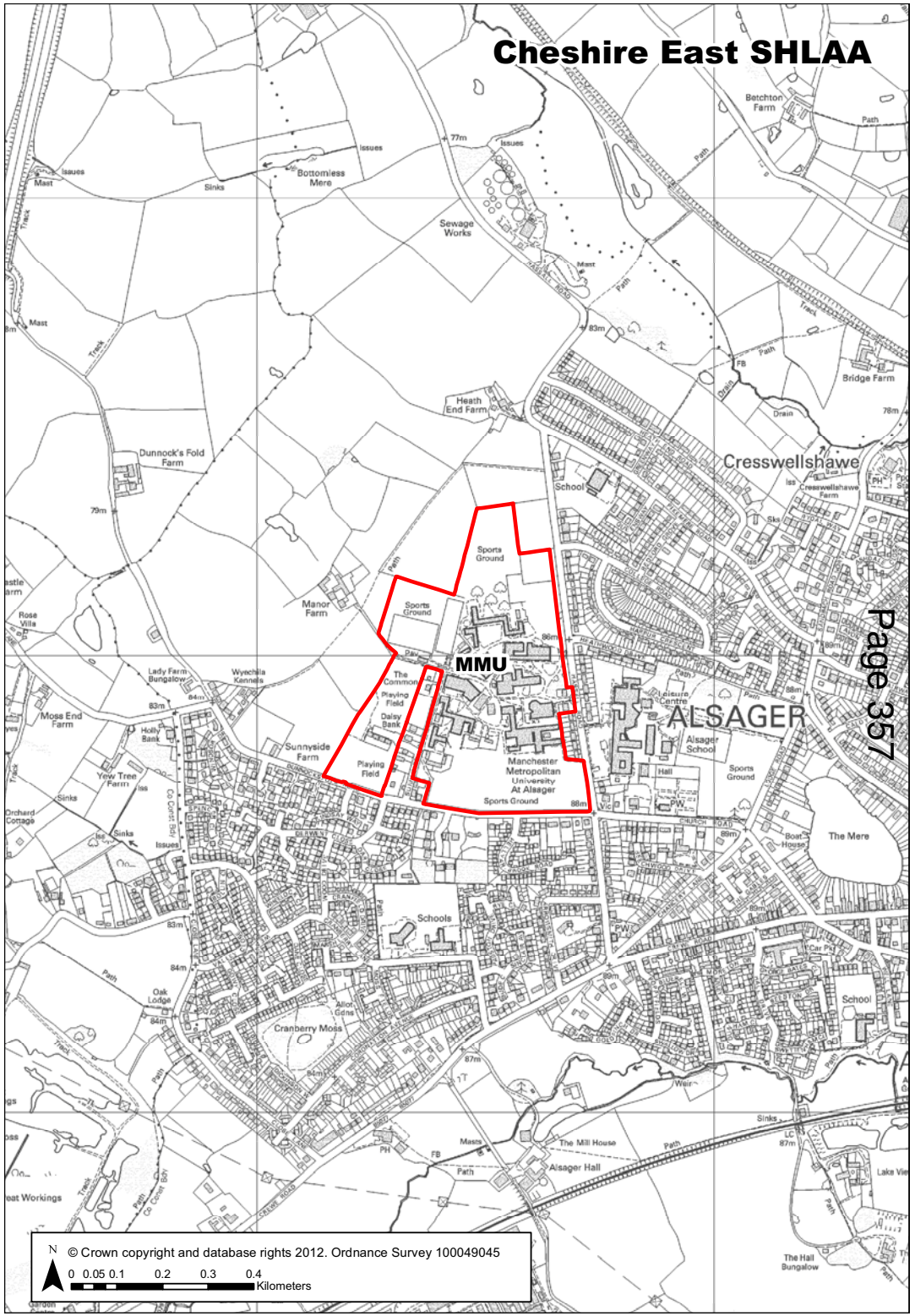
Ref Als 2 | Site Address | Als 2: Former MMU Campus

Town / Rural	Alsager	**Easting** 378479	**Northing** 355932
Site Description	MMU campus.	**Site Size Net (Ha)**	22.27
Character of Area	Residential and Open Countryside.	**Potential Capacity**	400
Surrounding Land Uses	Residential development to the East (also including a school and leisure centre) and South. Open Countryside to the west and north.	**Potential Net Capacity**	400
Physical Constraints	Flood Zone 1 - Little or no risk. University buildings remain on site. Site is generally flat. Sports pitches cover part of site. Likely to be infrastructure and services in place which have served university. Rumour of small landfill present on car park although no evidence of this has ever been found. Old tanks etc may have been present on site.		
Policy Restrictions	Within Alsager SZL. Allocated for Mixed Use in Local Plan. TPOs on site.	**Potential Density**	17.96
Managing Constraints	Consideration of Sports Pitches and Open Space provision, key as part of the redevelopment of this site. Consultation with Sport England. Consideration of biodiversity. For greenfield area, surface water runoff should be calculated in accordance with EA guidelines. Transport Assessment likely to be required. Recording of WWII buildings will be required.	**Determination of Capacity**	Based on Development Strategy
Sustainability	Site is considered sustainable.		
Accessibility	Access is possible. Scope and depth of TA agreed. TA scrutinised and agreed. Likely to be required to provide a negotiated sum towards local and/or strategic highway infrastructure upgrades.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	300
Deliverability	Deliverable	**Years 6-10**	100
Development Progress		**Years 11-15**	0

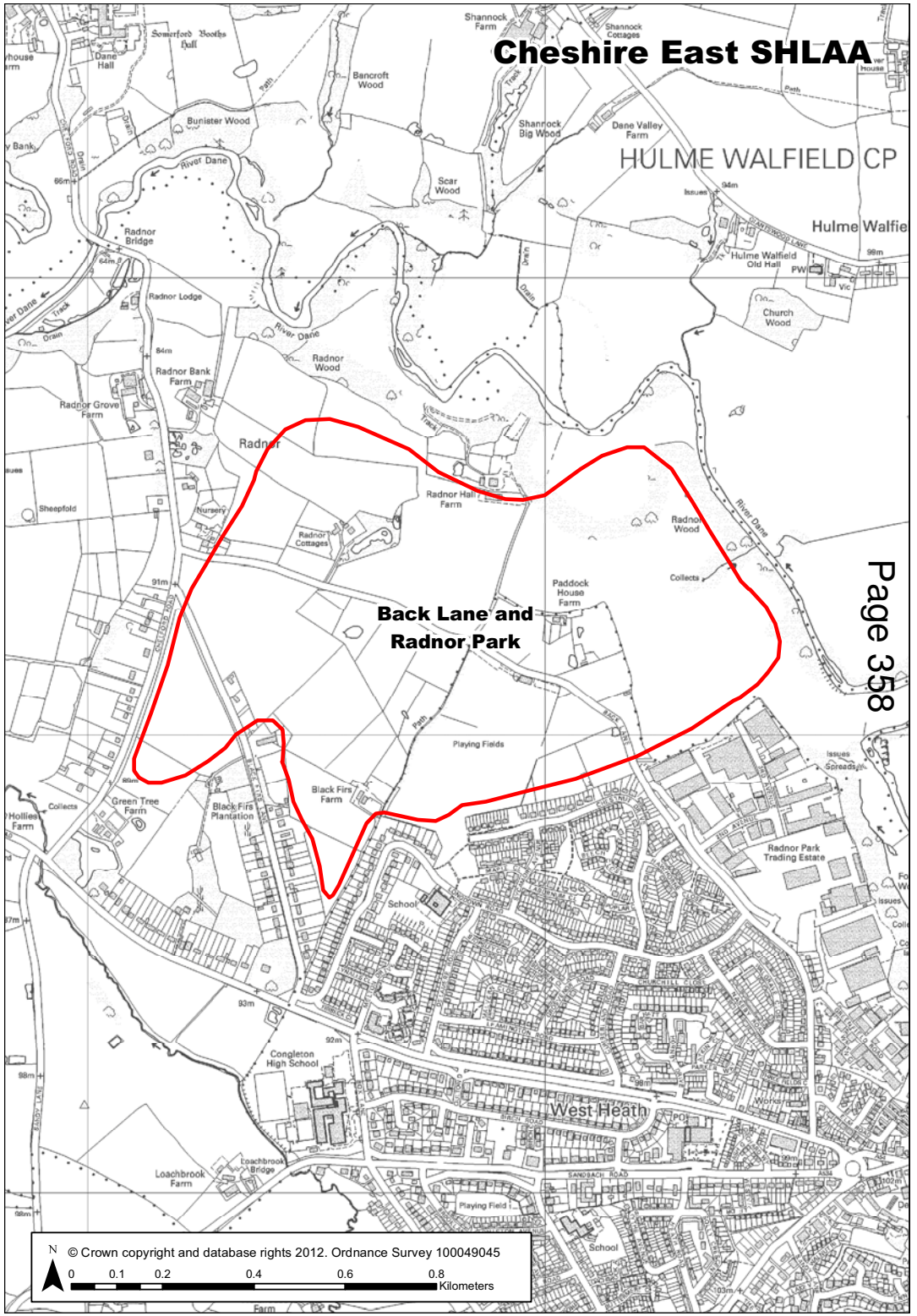


Ref Cong 1 Site Address Cong 1: Back Lane and Radnor Park

Town / Rural	Congleton - Edge / Extension	**Easting**	383792
Northing	364226		

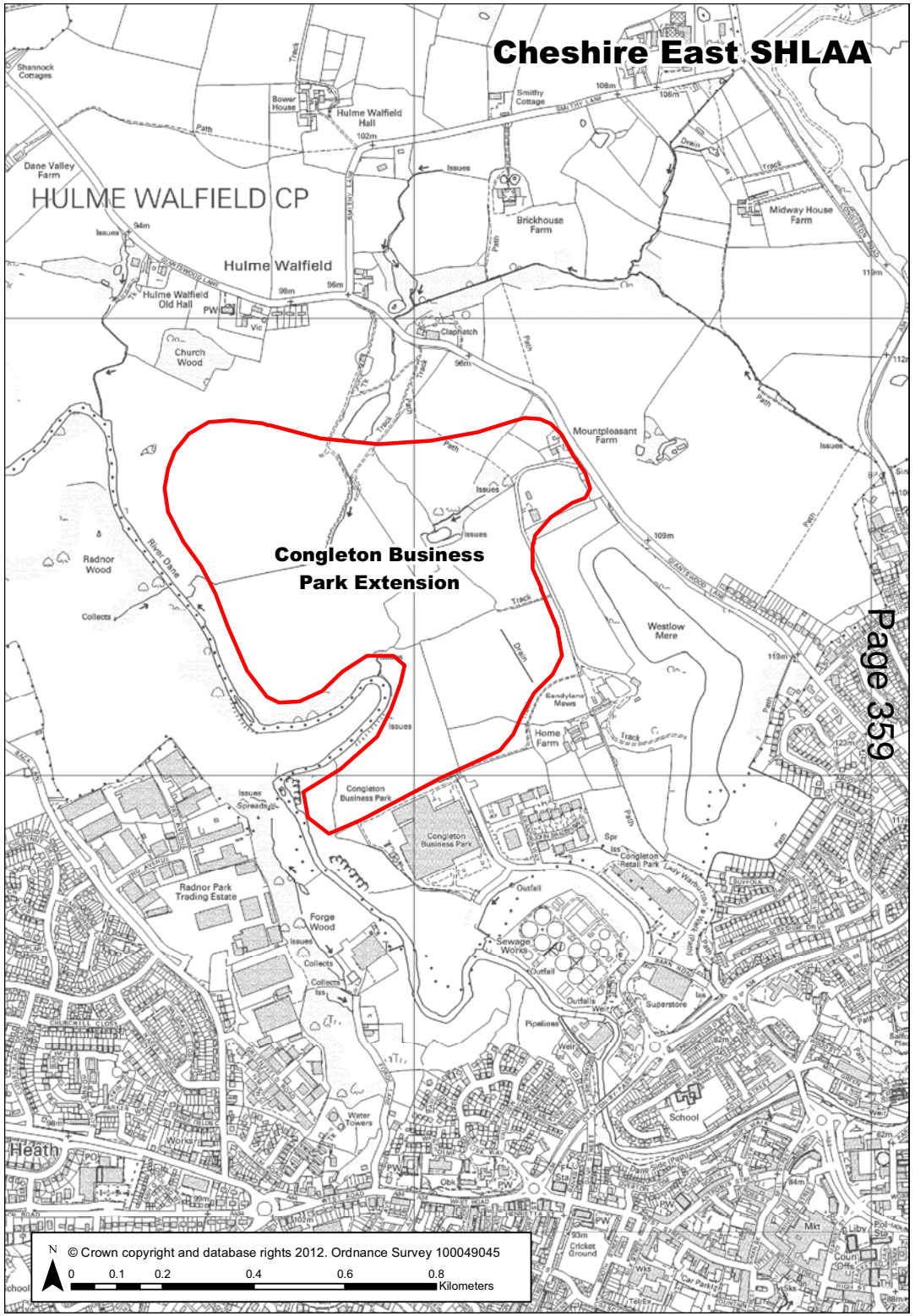
Site Description	Open countryside.
Character of Area	Open countryside.
Surrounding Land Uses	Open countryside, employment and residential.
Physical Constraints	Majority of site within Flood zone 1 - little or no risk. River Dane adjacent to site, and area of flood risk associated with it. There are a couple of ponds on the site. Trees and hedges within the site, including TPO trees. Footpath adj to site. Potential air quality issues.
Policy Restrictions	Open countryside. Part allocated as formal open space within the Local Plan. Jodrell Bank consultation zone. TPO trees.
Managing Constraints	Air quality assessment may be required (proximity to AQMA or size of development). Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Flood risk assessment likely to be required. Consideration of Public Right of Way.
Sustainability	Likely that due to size of site, and mix of uses, a sustainable development can be created.
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable
Availability	Available
Achievability	Achievable
Deliverability	Deliverable
Development Progress	
Application Number:	

Site Size Net (Ha)	101.8
Potential Capacity	500
Potential Net Capacity	500
Potential Density	4.912
Determination of Capacity	Based on Development Strategy
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	350



Ref Cong 2 | Site Address | Cong 2: Congleton Business Park Extension

Town / Rural	Congleton - Edge / Extension	**Easting** 384933	**Northing** 364425
Site Description	Agricultural land.	**Site Size Net (Ha)**	78.2
Character of Area	Open countryside and commercial.	**Potential Capacity**	450
Surrounding Land Uses	Open countryside, commercial and residential.	**Potential Net Capacity**	450
Physical Constraints	Part of the site is within Flood Zones 2 and 3. There is a footpath bordering part of the site and a pond to the north. Sloping to site. Potential air quality issues. River, steep gradient changes. Power lines cross site. Woodland within the site. Some buildings on site.		
Policy Restrictions	Open countryside. Site is within an Area of Special County Value. Site is within the Jodrell Bank consultation zone. Part of the site is within a wiildlife corridor and area of special control for adverts. Site of Biological Importance within and close to the east of the site.	**Potential Density**	5.754
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines. Consideration of natural environment and flood risk. Production of Flood Risk Assessment. Consideration of footpath. Consultation with Jodrell Bank. Potential requirement for an Environmental Impact Assessment. Air quality assesment may be required (size of development, proximity to AQMA). Transport Assessment likely to be required. Cultural heritage desk-based assessment and evaluation is advised.	**Determination of Capacity**	Based on Development Strategy
Sustainability	Likely that due to size of site, and mix of uses, a sustainable development can be created.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Deliverable	**Years 6-10**	140



Ref Cong 2	Site Address	Cong 2: Congleton Business Park Extension	
Development Progress		**Years 11-15**	210
Application Number:			

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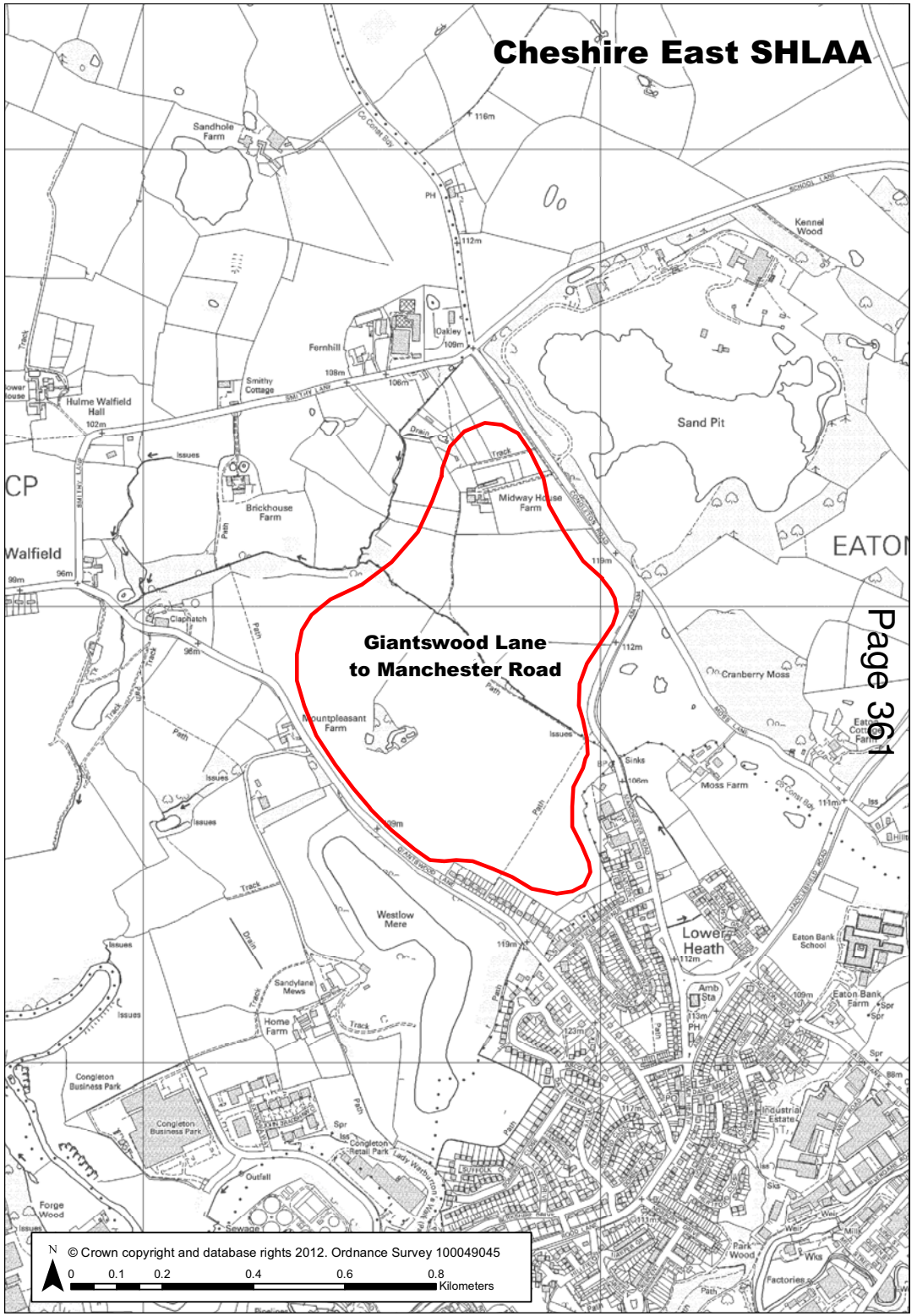
Ref Cong 3 | Site Address | Cong 3: Giantswood Lane to Manchester Road

Town / Rural	Congleton - Edge / Extension	**Easting** 385710	**Northing** 364854
Site Description	Agricultural land.	**Site Size Net (Ha)**	58.9
Character of Area	Generally residential and open countryside.	**Potential Capacity**	700
Surrounding Land Uses	Generally residential, with some employment ot the north east and agriculture/grazing to the north west.	**Potential Net Capacity**	700
Physical Constraints	Flood Zone 1 - Little or no risk. Site appears generally flat, no buildings on site. Located on potential contaminated site. Trees and hedges to boundary. Potential air quality issues. A footpath crosses the site, ponds are adjacent to it. Scattered farms and houses,		
Policy Restrictions	Within Open Countryside. Within Jodrell Bank Consultation Zone. TPO trees.	**Potential Density**	11.88
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines. Consultation with Jodrell Bank and Contaminated Land Officer. Consideration of biodiversity. Air quality assesment may be required (size of development, proximity to AQMA). Consideration of accommodation/ reloction of footpath. Production of a Protected Species survey. Consideration of amenity of existing residential properties. Transport Assessment likely to be required. Cultural heritage desk-based assessment and evaluation is advised.	**Determination of Capacity**	Based on Development Strategy
Sustainability	Likely that due to size of site, and mix of uses, a sustainable development can be created.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	30
Deliverability	Deliverable	**Years 6-10**	300
Development Progress		**Years 11-15**	300

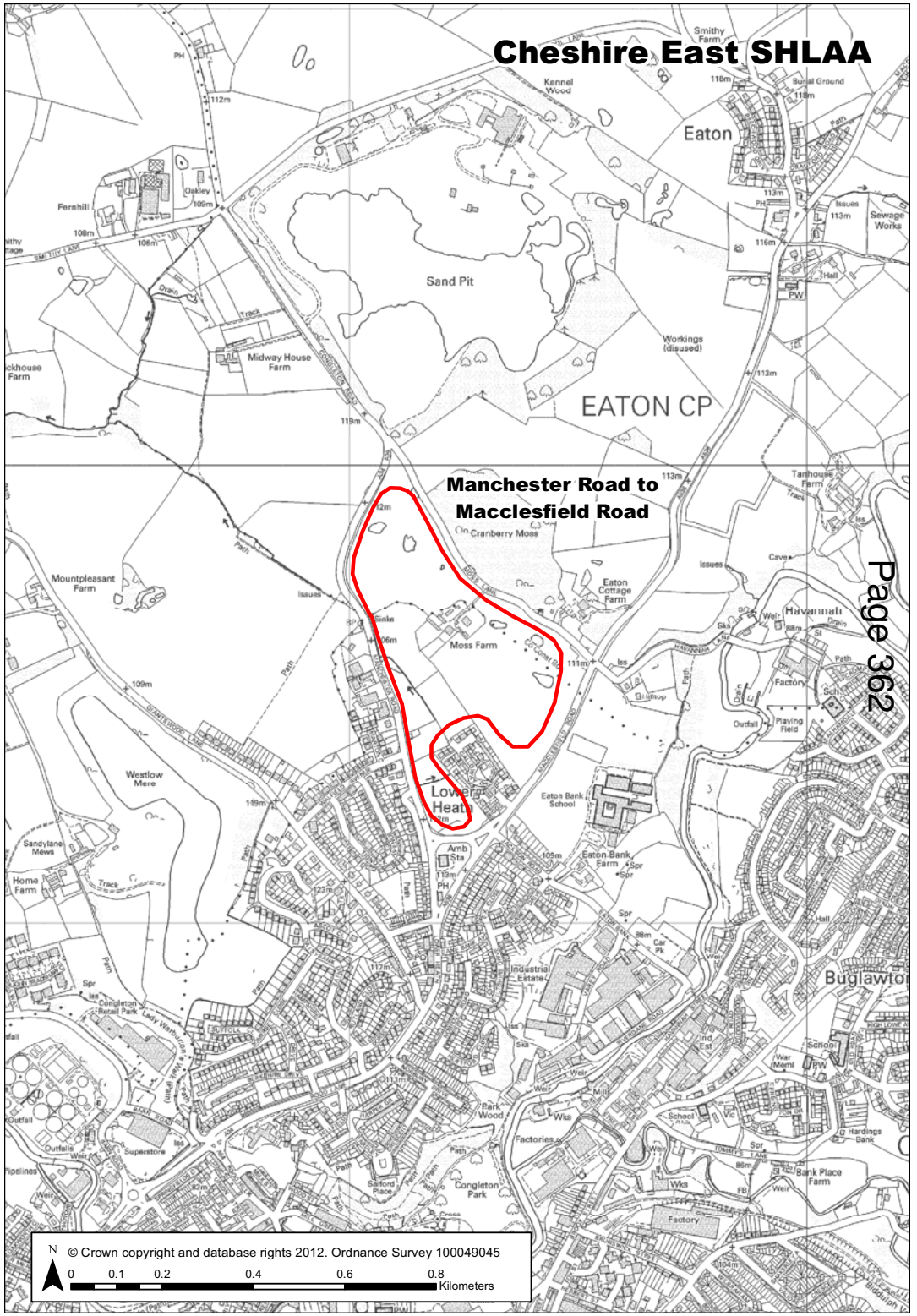


Ref Cong 4 | Site Address | Cong 4: Manchester Road / Macclesfield Road

Town / Rural	Congleton - Edge / Extension	**Easting** 386215	**Northing** 364604

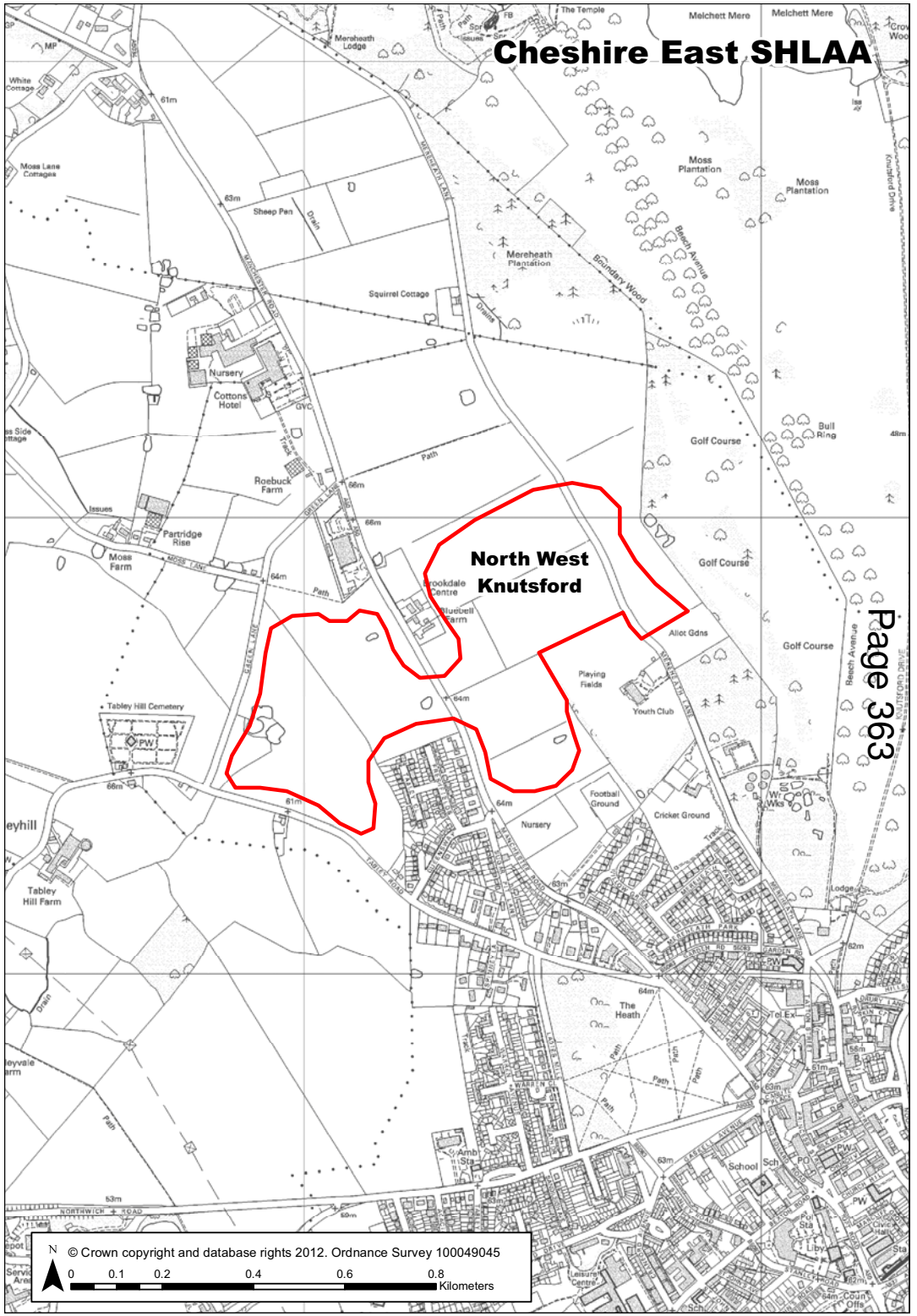
Site Description	Agricultural land.
Character of Area	Open countryside and residential.
Surrounding Land Uses	Open countryside and residential.
Physical Constraints	Flood Zone 1 - Little or no risk. Building on site. Site has some undulation. Trees and hedges to boundary lines. Located on potential contaminated site. Potential air quality issues. Ponds on site and therefore there may be the possiblity of Great Crested Newts.
Policy Restrictions	Open Countryside. Area of special control for adverts. Jodrell Bank Consultation Zone
Managing Constraints	Surface water runoff to be calculated in accordance with Environment Agency guidelines for greenfield sites. Consultation with Contaminated Land Officer. Air quality assesment may be required (size of development, proximity to AQMA). Conduct a protected species survey. Transport Assessment likely to be required. Cultural heritage desk-based assessment and evaluation is advised.
Sustainability	Likely that due to size of site, and mix of uses, a sustainable development can be created.
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable
Availability	Available
Achievability	Achievable
Deliverability	Deliverable
Development Progress	
Application Number:	

Site Size Net (Ha)	20.1
Potential Capacity	550
Potential Net Capacity	550
Potential Density	27.36
Determination of Capacity	Based on Development Strategy
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	390
Years 6-10	160
Years 11-15	0



Ref Knuts 2 | Site Address | Knuts 2: North West Knutsford

Town / Rural	Knutsford - Edge / Extension	**Easting**	374326
		Northing	379695
Site Description	Agricultural land	**Site Size Net (Ha)**	47.1
Character of Area	Edge of settlement.	**Potential Capacity**	350
Surrounding Land Uses	Residential and open countryside.	**Potential Net Capacity**	350
Physical Constraints	Trees and hedges to boundary. Overhead lines across site. Site appears generally flat. Ponds on site and existing fishery within site. Footpaths with site. Proximity to sand quarry.		
Policy Restrictions	Green Belt.	**Potential Density**	7.431
Managing Constraints	Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consideration of biodiversity. Protected Species Survey likely to be required. Consultation with the PROW officer.	**Determination of Capacity**	Based on Development Strategy
Sustainability	Likely that due to size of site, and mix of uses, a sustainable development can be created.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	350
Development Progress		**Years 11-15**	0
Application Number:			



Ref Midd 1 Site Address Midd 1: Brooks Lane

Town / Rural	Middlewich	**Easting** 370804	**Northing** 365852
Site Description	Mixed, but mostly industrial uses to south of Brooks Lane with residential and leisures uses to the north of Brooks Lane.	**Site Size Net (Ha)**	27.7
Character of Area	Industrial and commercial.	**Potential Capacity**	300
Surrounding Land Uses	Mixed including reisdential, retail, religious, industrial and lagoons.	**Potential Net Capacity**	300
Physical Constraints	Mostly in Flood Zone 1 - Little or no risk, part of site within a flood risk area. Much of site currently in use. Buildings on site. Piecemeal ownerships and leases. Located on a potential contaminated site (located directly on landfill). Mature trees and shrubs on site. Footpaths cross site. Adjacent to the canal. Adjacent to the railway.		
Policy Restrictions	Within Middlewich SZL. Allocated in the Local Plan for Mixed Use, including 20 dwgs. Adjoins canal conservation area. BWB consultation zone. Preferred site in Cheshire Replacement Waste Local Plan for recycling facility, bulking facility, scrap yard. Area of Archaeological Potential on northern part of site. Site includes a Scheduled Monument.	**Potential Density**	10.83
Managing Constraints	Consultation with Contaminated Land Officer. Transport Assessment likely to be required. Consultation with Bristish Waterways. Consideration of biodiversity. Consultation with Contaminated Land Officer. Noise assessment likely to be required (rail noise). Consideration of historic environment and consultation with archaeological services. Flood risk assessment. Consultation with PROW officer.	**Determination of Capacity**	Based on Development Strategy
Sustainability	Likely that due to size of site, and mix of uses, a sustainable development can be created, as well as improved access to the town centre.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		

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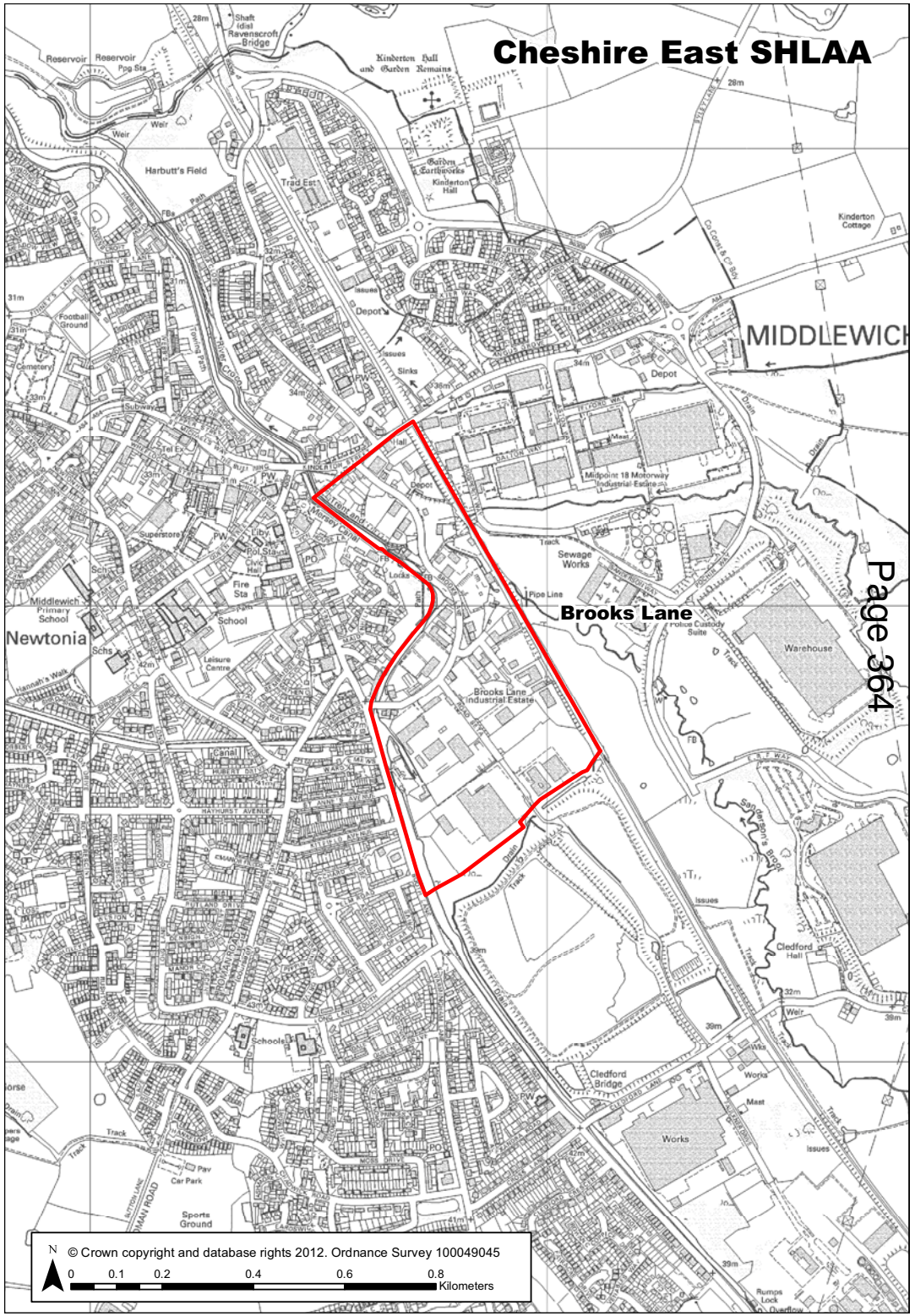

Ref Midd 1 Site Address Midd 1: Brooks Lane

Availability	Available / Site 2376 currently in use	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	0
Development Progress		**Years 11-15**	300
Application Number:			

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Ref Midd 2 Site Address Midd 2: Glebe Farm

Town / Rural	Middlewich - Edge / Extension	**Easting** 371333	**Northing** 364176
Site Description	Agricultural land.	**Site Size Net (Ha)**	15.3
Character of Area	Edge of settlement.	**Potential Capacity**	500
Surrounding Land Uses	Residential, highway and industrial, agricultural, sports ground and allotments.	**Potential Net Capacity**	500
Physical Constraints	Flood zone 1 - little or no risk. Pond on site. Electricity pylons across site. Trees and hedgerows scattered across site and field boundaries. Brine subsidence area. Tata pipeline runs through this site. Located within 250m of landfill. Potential air quality issues. Undulating site.		
Policy Restrictions	Open Countryside.	**Potential Density**	32.68
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consultation with Contaminated Land Officer and Cheshire Brine Subsidence Compensation Board. Air quality assessment may be required (size of development). Consideration of pylons. Consideration of biodiversity with production of a Protected Species survey. Cultural heritage desk-based assessment and evaluation is advised.	**Determination of Capacity**	Based on Development Strategy
Sustainability	Likely that due to size of site, and mix of uses, a sustainable development can be created.		
Accessibility	Access to be discussed with Highways. Major contribution to Middlewich eastern by-pass required.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	180
Deliverability	Deliverable	**Years 6-10**	300
Development Progress		**Years 11-15**	20
Application Number:			

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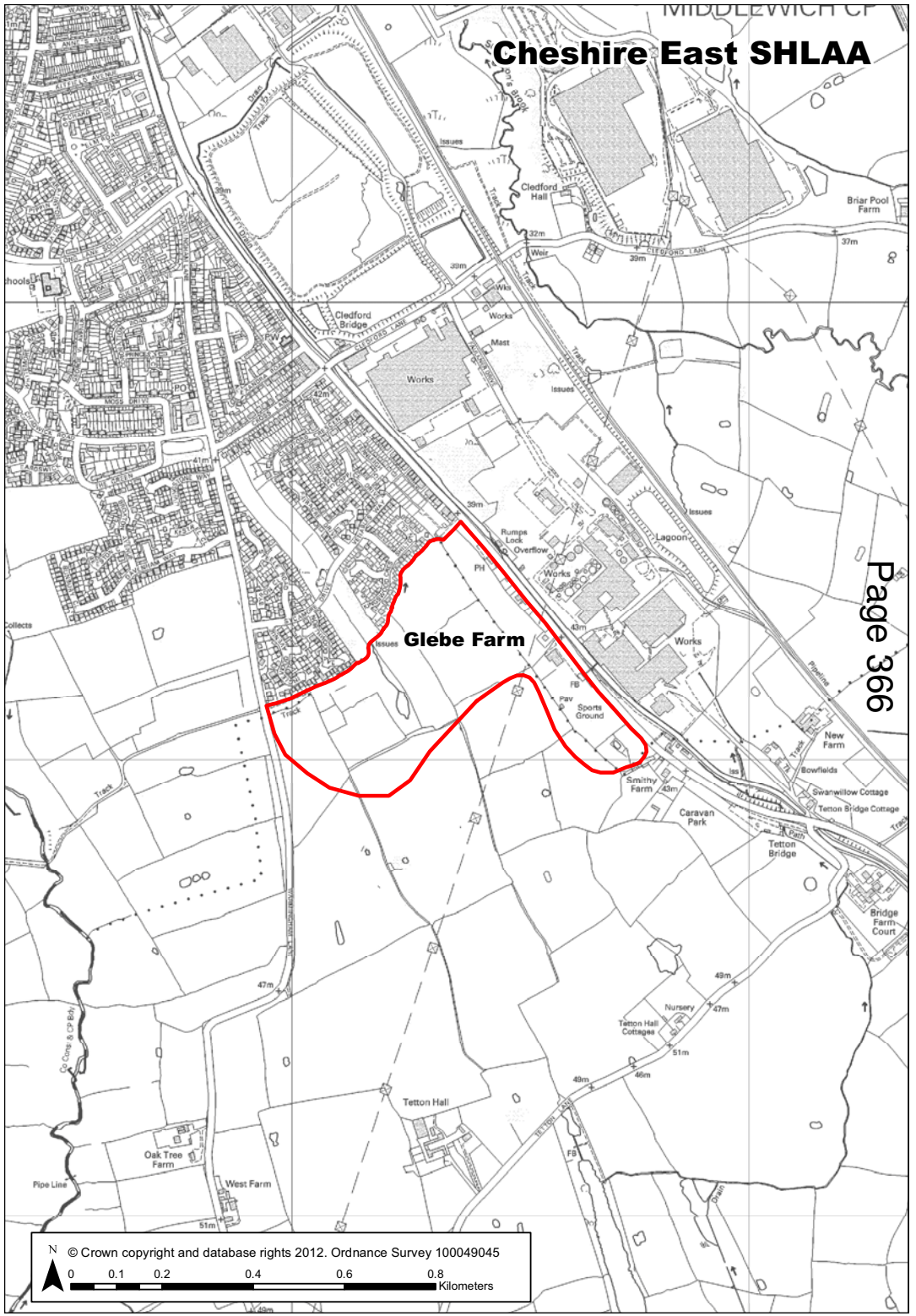

Ref Nant 1 | Site Address | Nant 1: Kingsley Fields

Town / Rural	Nantwich - Edge / Extension	**Easting** 364599	**Northing** 353322

Site Description	Open countryside.	**Site Size Net (Ha)**	69.2
Character of Area	Open countryside and edge of settlement.	**Potential Capacity**	1000
Surrounding Land Uses	Open countryside and residential.	**Potential Net Capacity**	1000
Physical Constraints	Buildings on site. Trees and hedges to field boundaries within site. Potential archaeological value. Adjacent to a English Heritage Registered Battlefield. Site is adjacent to the River Weaver. River Weaver is a key site for both water vole and otter. Part of site includes flood risk area. Located on potential contaminated land. Potential air quality issues. Footpath through site.		
Policy Restrictions	Open countryside. Part of site to the north within a Conservation Area. Area of archaeological potential.	**Potential Density**	14.45
Managing Constraints	Assessment of potential biodiversity value of site. Consideration of archaeological potential. Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Flood Risk Assessment required. Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development and proximity to AQMA). Consultation with the PROW officer.	**Determination of Capacity**	Based on Development Strategy
Sustainability	Likely that due to size of site, and mix of uses, a sustainable development can be created.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	240
Deliverability	Deliverable	**Years 6-10**	400
Development Progress		**Years 11-15**	360
Application Number:			

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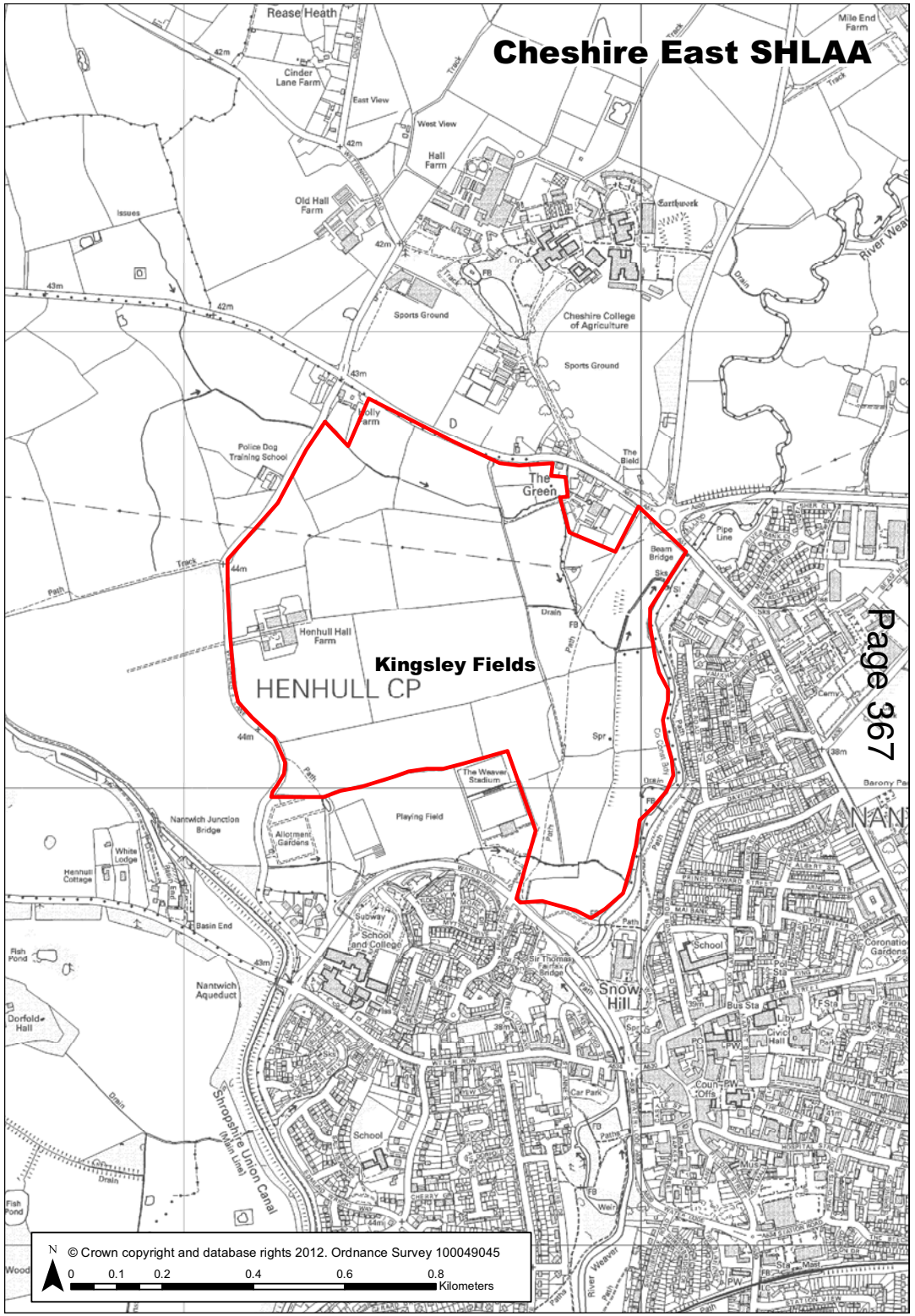
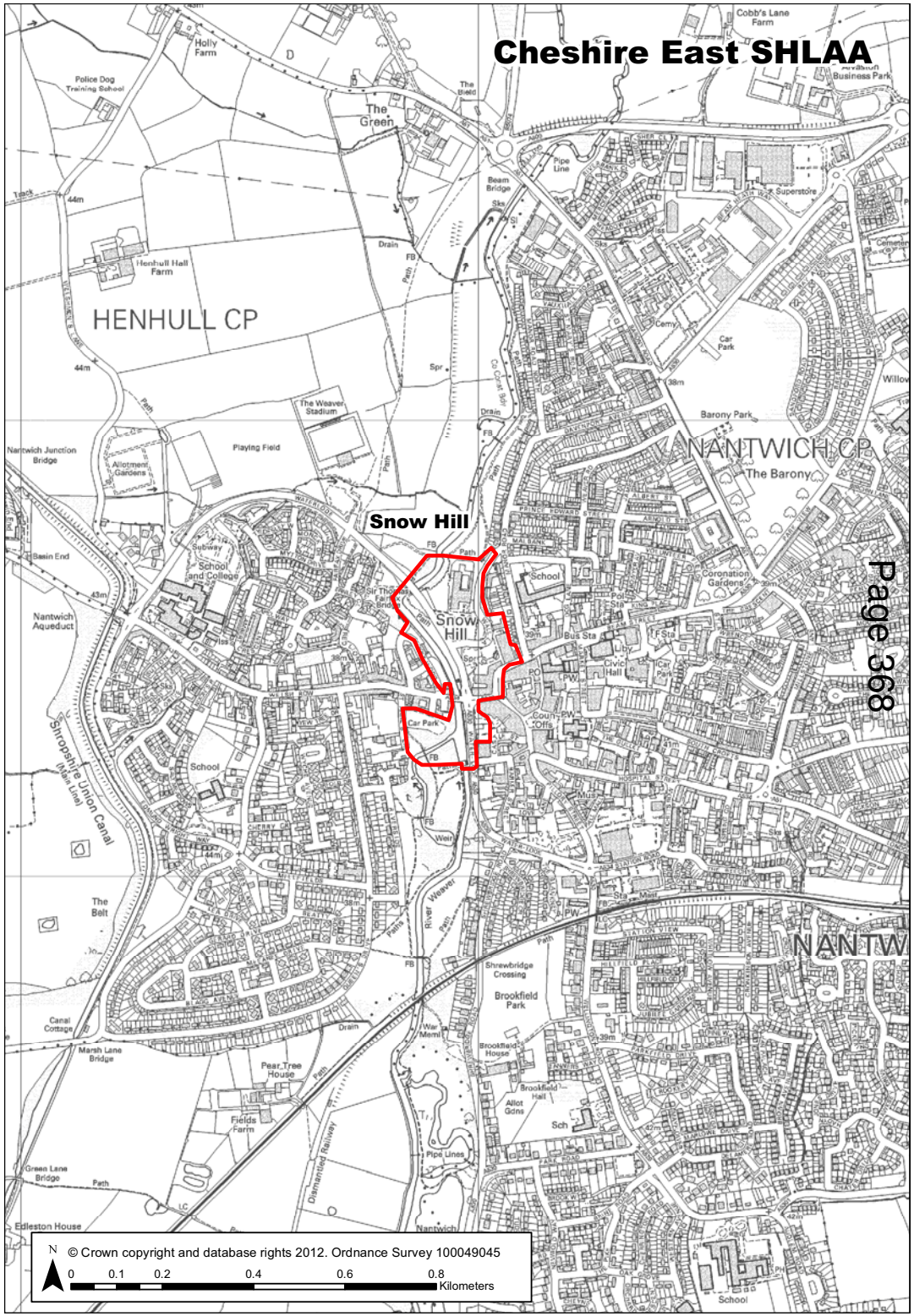


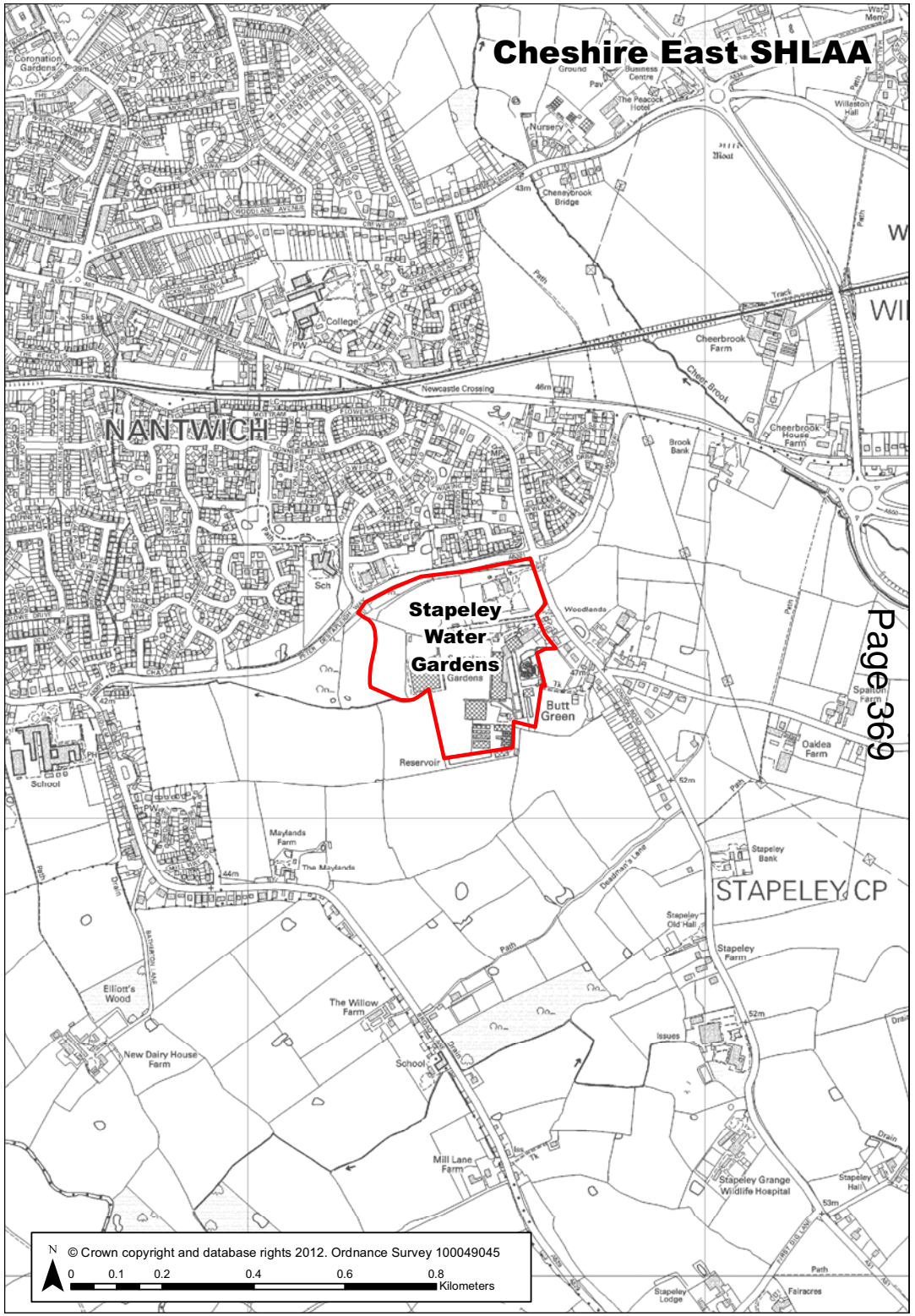
Ref Nant 2 | Site Address | Nant 2: Snow Hill

Town / Rural	Nantwich	**Easting**	364947
		Northing	352484
Site Description	Car parks, retail units, Brine pool and swimming pool.	**Site Size Net (Ha)**	7.7
Character of Area	Edge of Nantwich Town Centre, mix of retail units, some residential properties some areas of open space and car parking.	**Potential Capacity**	60
Surrounding Land Uses	Mixed, retail, residential, open space and car parking.	**Potential Net Capacity**	60
Physical Constraints	Roads cut through the site, Brine Pool. Site includes the River Weaver. River Weaver is a key site for both water vole and otter. Located on potential contaminated site. Potential air quality issues. There is a cycle route to the edge of the site.		
Policy Restrictions	Within Nantwich SZL. Part of the site is within a Flood Zone. Part of the site is Informal Open Space. Part of the site is within a hazardous installations consultation zone. Part of the site identified as existing car park. Part of the site within Nantwich Town Centre. Part of the site identified as a Mixed Use Regeneration Area. Adjacent to the Nantwich Conservation Area. The site is within an Area of Archaeological Potential.	**Potential Density**	7.792
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development and proximity to AQMA). Transport Assessment likely to be required. Consideration of biodiversity of the site. Consideration of the historic environment.	**Determination of Capacity**	Based on Development Strategy
Sustainability	Site is considered sustainable.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	30
Development Progress		**Years 11-15**	30



Ref Nant 3 | Site Address | Nant 3: Stapeley Water Gardens

Town / Rural	Nantwich - Edge / Extension	**Easting** 366473	**Northing** 351366
Site Description	Stapeley Water Gardens and surrounds	**Site Size Net (Ha)**	12.4
Character of Area	Generally open countryside and residential.	**Potential Capacity**	250
Surrounding Land Uses	Open countryside and residential to north and east of site.	**Potential Net Capacity**	250
Physical Constraints	Flood zone 1 - little or no risk. Existing Stapeley Water Gardens development on site and TPO. Ponds, trees and shrubs on site. Levels appear generally flat. Great crested newts known to be on site. Angling Centre on site. Footpath on site.		
Policy Restrictions	Within the settlement boundary of Nantwich. Mixed use regeneration area. TPOs on site.	**Potential Density**	20.16
Managing Constraints	Consideration of biodiversity of site. Production of a Protected Species survey. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consultation with PROW officer. Transport Assessment likely to be required.	**Determination of Capacity**	Based on Development Strategy
Sustainability	Likely that due to size of site, and mix of uses, a sustainable development can be created.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	200
Deliverability	Deliverable	**Years 6-10**	50
Development Progress		**Years 11-15**	0
Application Number:			

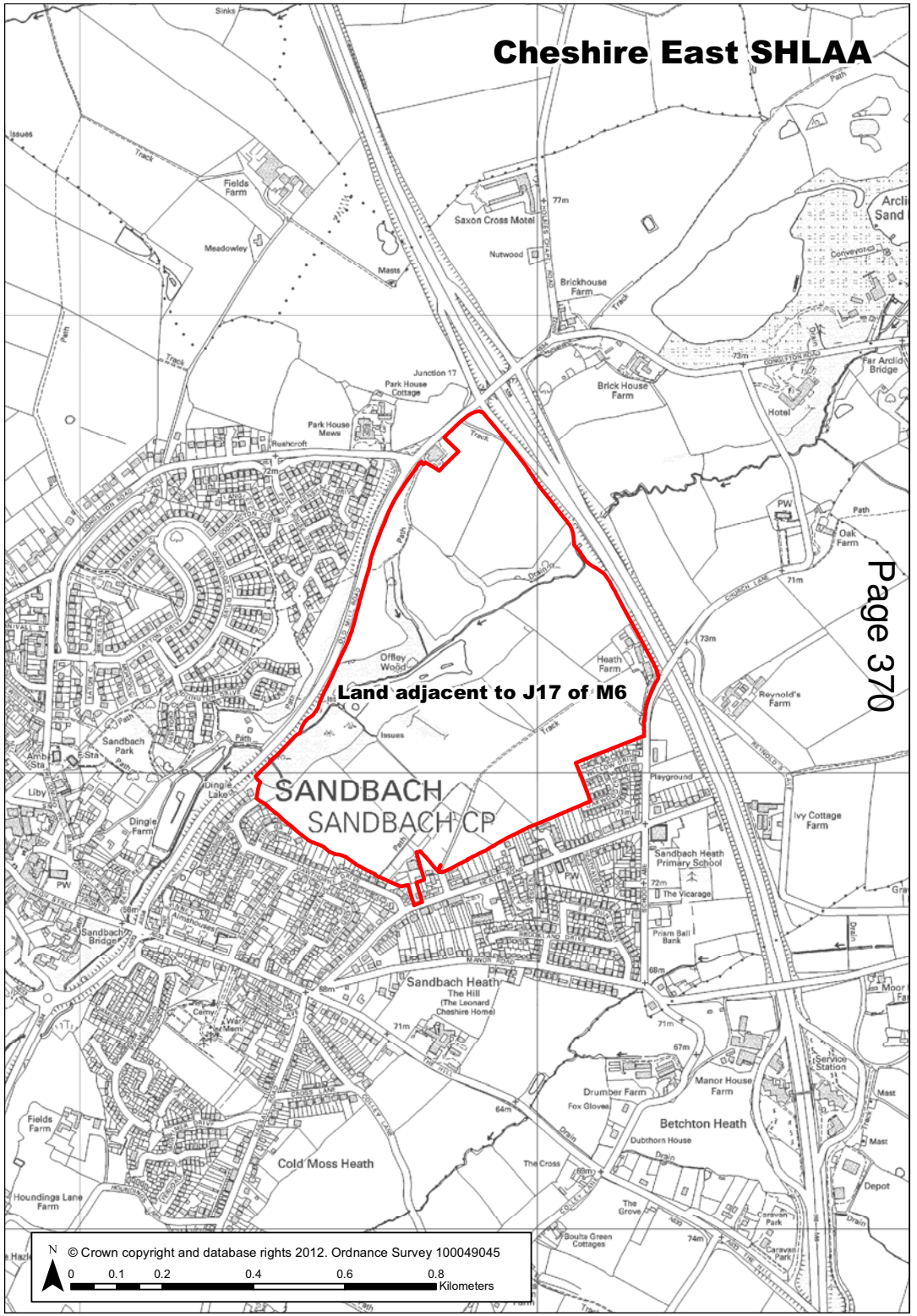


Ref Sand 1 | Site Address | Sand 1: Old Mill Road / Junction 17

Town / Rural	Sandbach - Edge / Extension	**Easting** 376840	**Northing** 361210

Site Description	Agricultural land.
Character of Area	Residential, significant woodland and water areas.
Surrounding Land Uses	Residential, petrol filling station and M6 motorway.
Physical Constraints	Overhead lines, significant woodland (TPOs) and water areas. Site includes SBI. Wildlife corridor, Flood Zones 2&3, footpath through site. Site is undulated. Located directly on landfill. Potential air quality issues.
Policy Restrictions	Open countryside, area of special control for adverts.
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines. Consideration of biodiversity and production of a Protected Species survey. Mitigation of flood risk and production of a Flood Risk Assessment. Consideration of accommodation/relocation of footpath. Consultation with Contaminated Land Officer. Air quality assesment may be required (size of development, proximity to AQMA). Transport Assessment likely to be required.
Sustainability	Likely that due to size of site, and mix of uses, a sustainable development can be created.
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable
Availability	Available
Achievability	Achievable
Deliverability	Deliverable
Development Progress	
Application Number:	

Site Size Net (Ha)	50.9
Potential Capacity	700
Potential Net Capacity	700
Potential Density	13.75
Determination of Capacity	Based on Development Strategy
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	240
Years 6-10	460
Years 11-15	0



Ref Sand 2 | Site Address | Sand 2: Albion Chemical Work

Town / Rural	Sandbach - Edge / Extension	**Easting** 373140	**Northing** 362908
Site Description	Indutrial and agricultural.	**Site Size Net (Ha)**	19.6
Character of Area	Open counrtyside and industrial.	**Potential Capacity**	375
Surrounding Land Uses	Open countryside and industrial. Railway alongside north eastern boundary	**Potential Net Capacity**	375
Physical Constraints	Part Flood zone 1 - little or no risk and part Zone 3a - High Risk (Exceptions Test Required). Most of the industrial buildings on site have now been demolished. Extensive contamination expected on site some Site Investigation already undertaken. Powerlines to site. Located within 250m of landfill. Potential air quality issues. Albion Inorganic Chemicals and BWB consultation zones, site close to canal conservation area. Trees on site and hedges to border. Site levels appear generally flat. Site includes an electricty substation.		
Policy Restrictions	Open countryside, area of special control for adverts.	**Potential Density**	19.13
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines. UU have stated that it could be costly to connect. Contamination of the site is likely and therefore survey would be required and consultation with Contaminated Land Officer. Production of Flood Risk Assessment. Consultation with Contaminated Land Officer. Consideration of biodiversity. Transport Assessment likely to be required. Desk based assessment of archaeology on site has been completed, however further mitigation is advised on open land arounf Yew Tree Farm.	**Determination of Capacity**	Based on Development Strategy
Sustainability	Likely that due to size of site, and mix of uses, a sustainable development can be created.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information	Application 09/2083C granted subject to S106.	**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Suitable		

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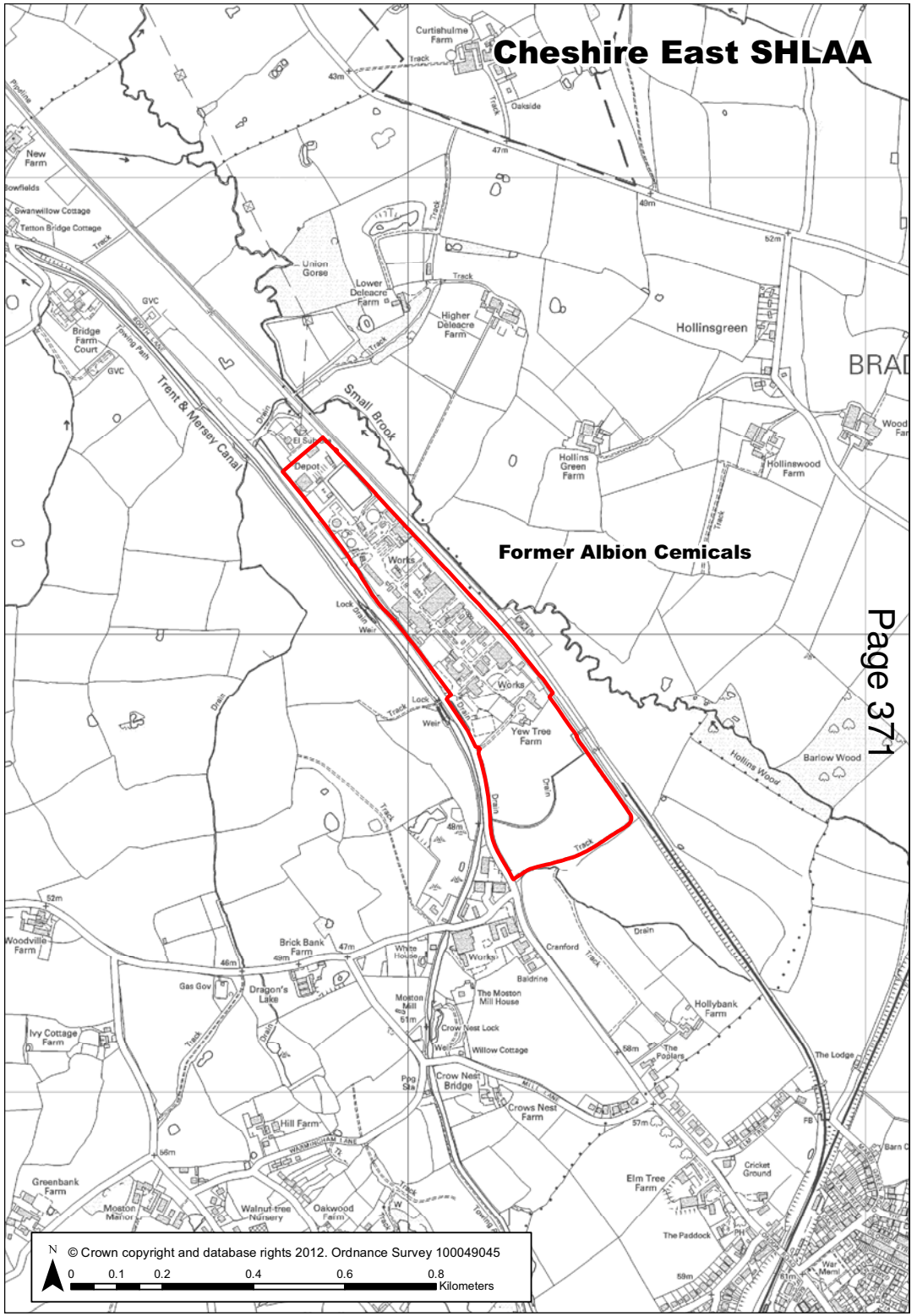

Ref Sand 2 Site Address Sand 2: Albion Chemical Work

Availability	Available
Achievability	Achievable
Deliverability	Deliverable
Development Progress	
Application Number:	

Current Year	0
Years 1-5	120
Years 6-10	200
Years 11-15	55

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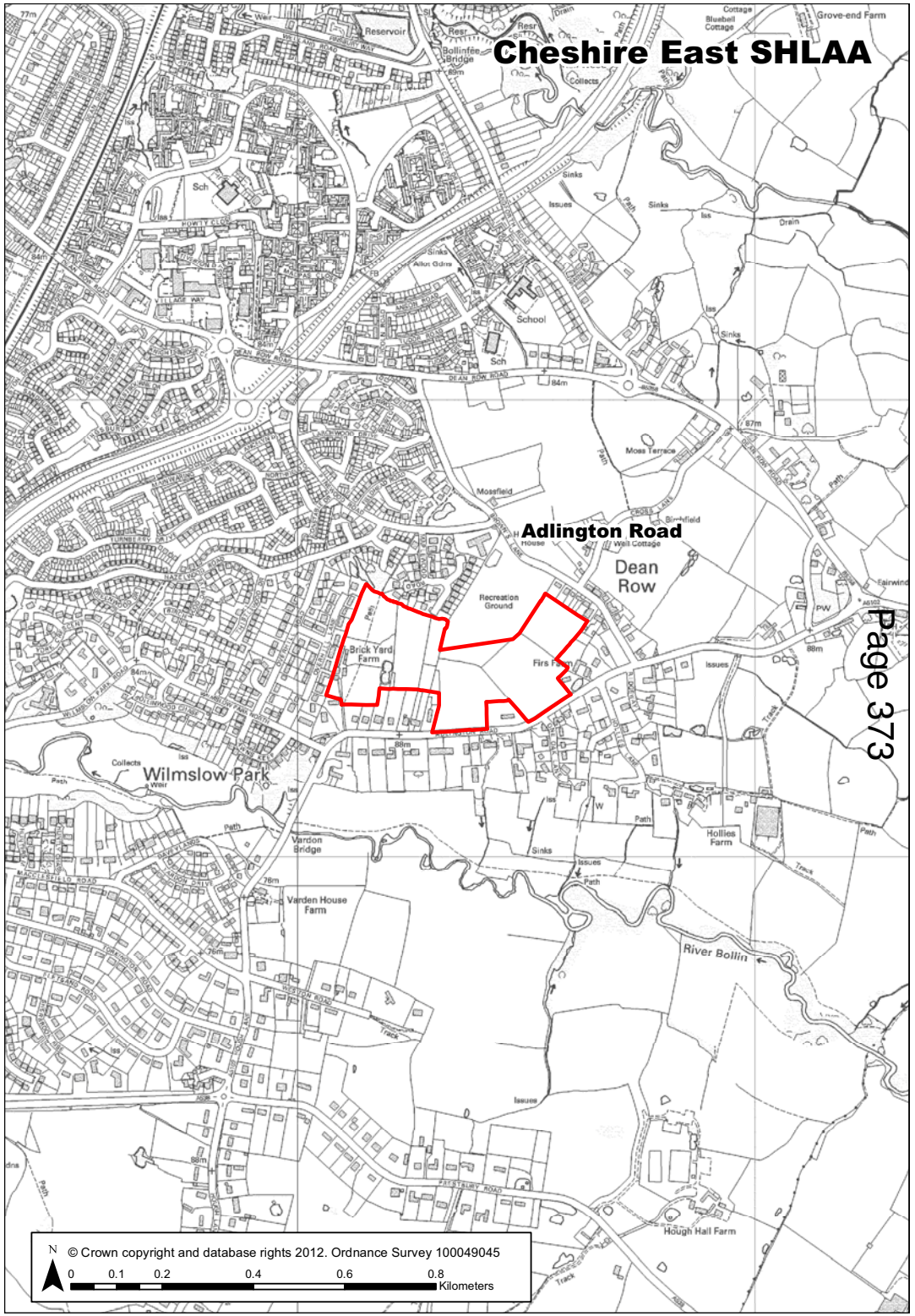
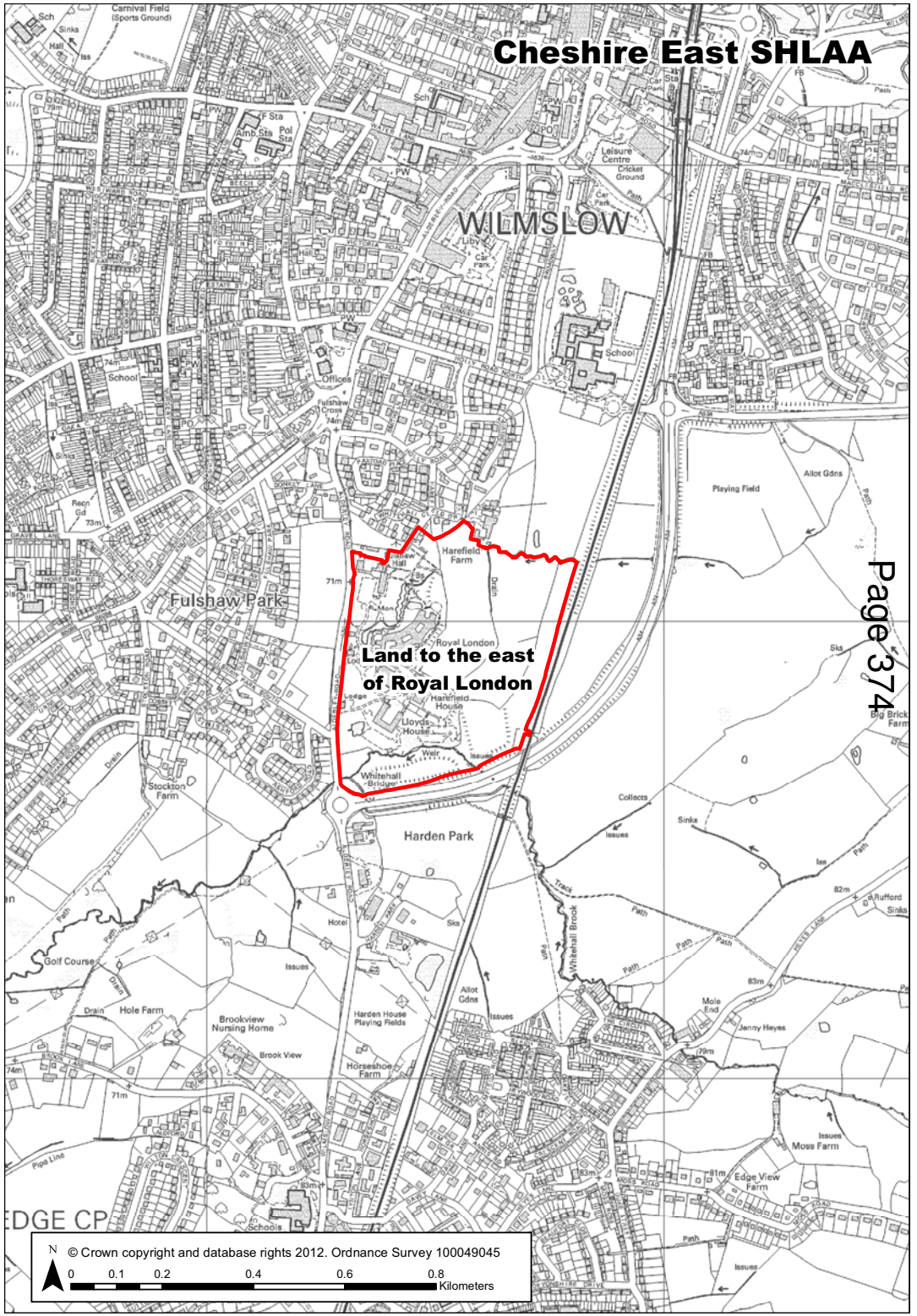
Ref Wilm 1 | Site Address | Wilm 1: Adlington Road

Town / Rural	Wilmslow	**Easting** 386340	**Northing** 381425
Site Description	Vacant land.	**Site Size Net (Ha)**	9.8
Character of Area	Residential and farmland.	**Potential Capacity**	225
Surrounding Land Uses	Open space, residential and open countryside.	**Potential Net Capacity**	225
Physical Constraints	Flood zone 1 - little or no risk. Trees, potential access off Adlington Road, attractive houses along Adlington Road. Located on potential contaminated site. Potential air quality issues. Buildings and pond on site. Levels appear generally flat. Footpath with site.		
Policy Restrictions	Identified as safeguarded land. TPOs on site.	**Potential Density**	22.96
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Retain trees. Draft TA with full accessibility study and travel plan framework likely to be required prior to application process. Sympathetic design to respect the character of the area. Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Consideration of biodiversity and production of a Protected Species survey. Consultation with PROW officer.	**Determination of Capacity**	Based on Development Strategy
Sustainability	Likely that due to size of site, and mix of uses, a sustainable development can be created.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	135
Deliverability	Deliverable	**Years 6-10**	90
Development Progress		**Years 11-15**	0
Application Number:			



Ref Wilm 2 Site Address Wilm 2: Royal London

Town / Rural	Wilmslow - Edge / Extension	**Easting** 384518	**Northing** 379921
Site Description	Southern spur is scrub and trees. Remainder of site is a field.	**Site Size Net (Ha)**	22.3
Character of Area	Predominantly residential.	**Potential Capacity**	75
Surrounding Land Uses	Residential, farm, business park.	**Potential Net Capacity**	75
Physical Constraints	Site appears relatively flat. Railway line forms eastern boundary. Drain on site. Hedgerows and mature trees on site. Part of site within Flood Zone 3 due to presence of Whitehall Brook.		
Policy Restrictions	Green Belt.	**Potential Density**	3.363
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Flood risk assessment likely to be required. Noise assessment (rail and road noise). Consideration of amenity of existing development.	**Determination of Capacity**	Based on Development Strategy
Sustainability			
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	75
Development Progress		**Years 11-15**	0
Application Number:			

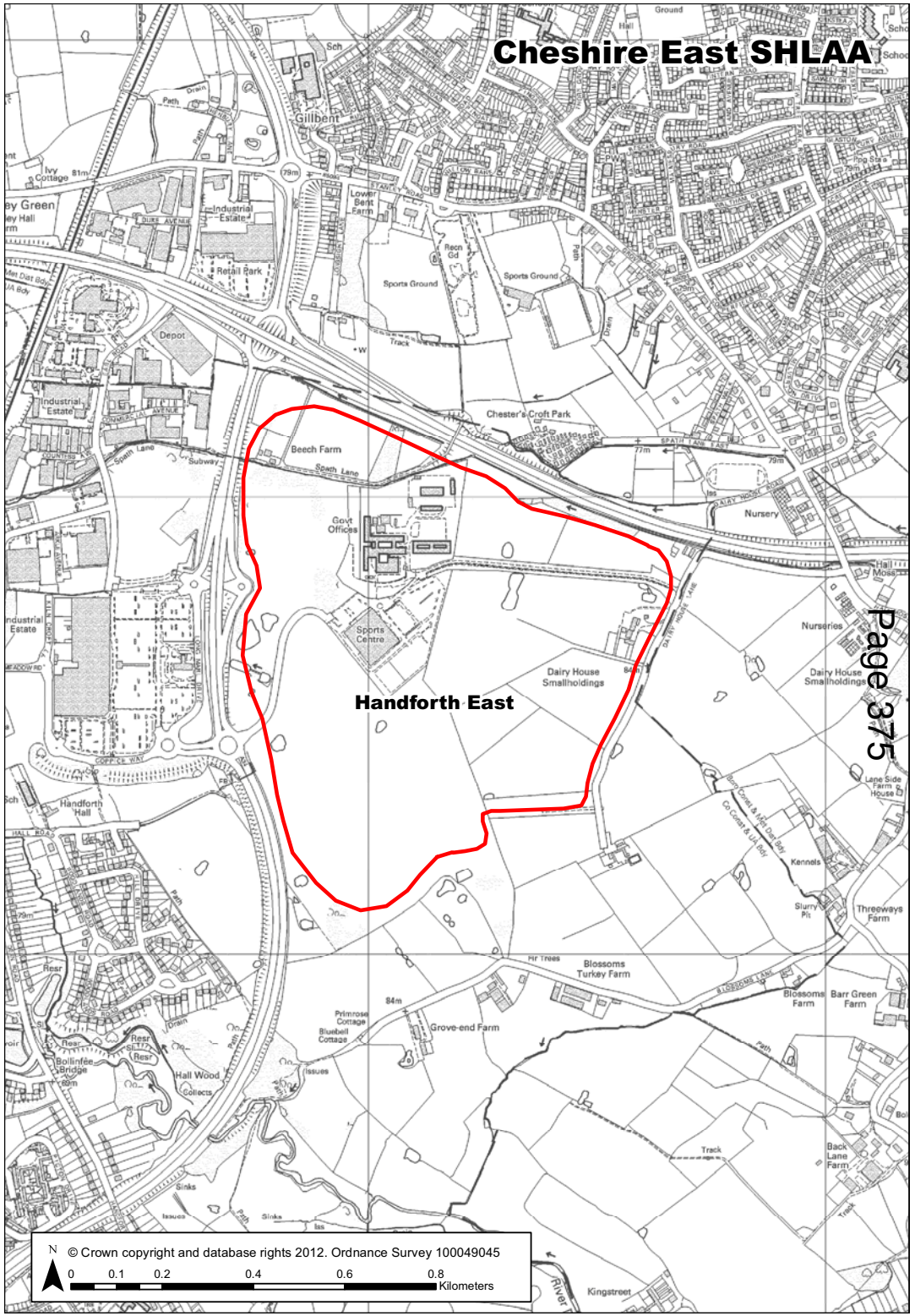


Ref New 1 | Site Address | New 1: Handforth East

Town / Rural	Handforth - Edge / Extension	**Easting**	387123
		Northing	383669

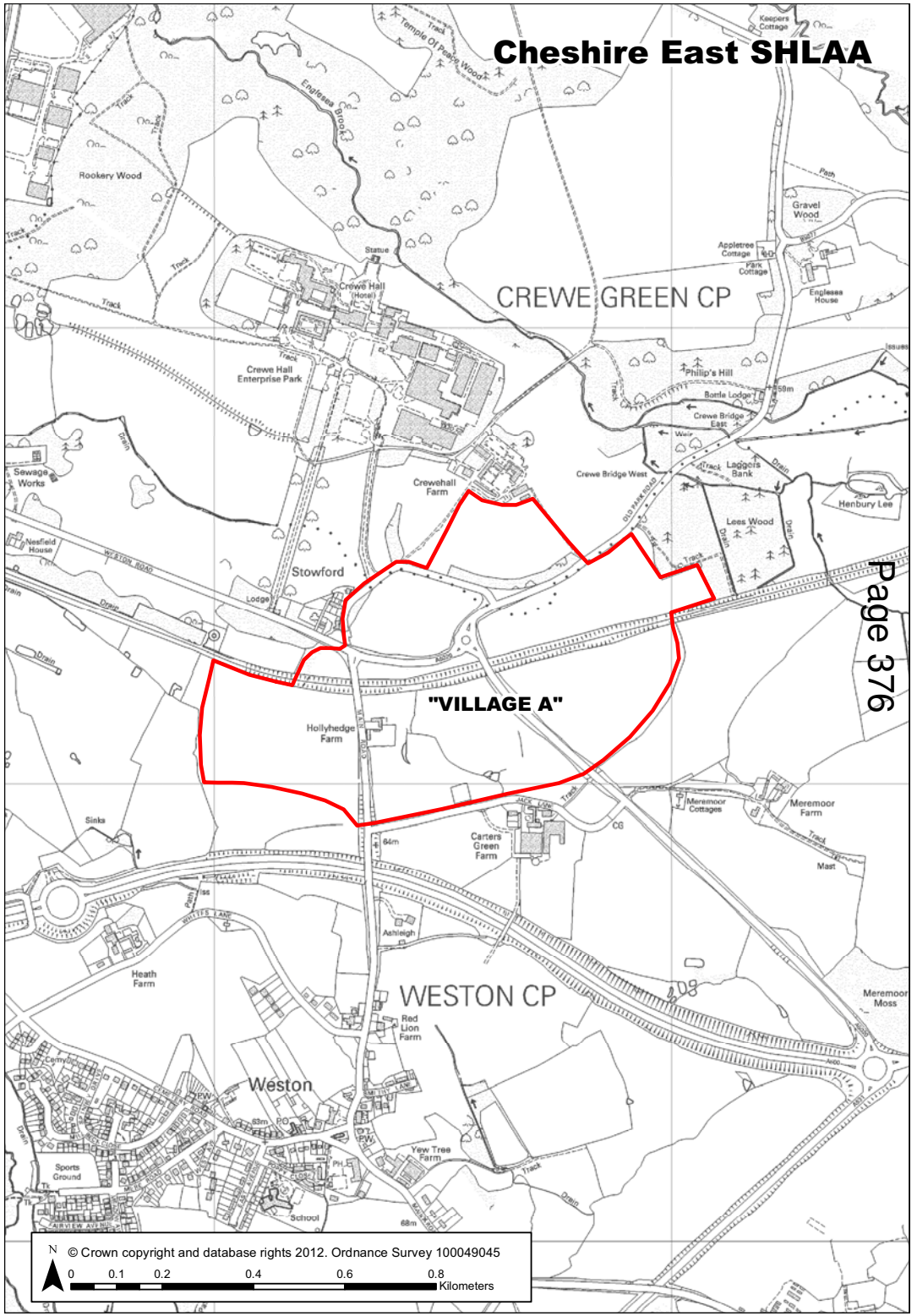
Site Description	Mixed uses - farmland, offices, fitness centre.
Character of Area	Open countryside.
Surrounding Land Uses	Open countryside, residential and road network.
Physical Constraints	Bordered by A34, may cause noise and air quality problems. Undulating in places. Large mature trees and hedgerows. Dilapidated buildings and ongoing uses. Potential heritage value in field layout or buildings. Public rights of way including footpath. Moderate risk of flooding on southern edge of site. Site is in close proximity to a Listed Building. Ponds on site. Great crested newts known to be on site. Landfill on site.
Policy Restrictions	Green Belt, Open Space, Playing Fields.
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consultation with the PROW officer. Noise assessment likely to be required. Consideration of historic environment. Consideration of biodiversity and production of a protected species survey. Consideration of existing development on site. Consultation with contaminated land officer. Transport Assessment likely to be required.
Sustainability	Likely that due to size of site, and mix of uses, a sustainable development can be created.
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Mixed
Suitability	Suitable - with policy change
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	

Site Size Net (Ha)	69
Potential Capacity	1800
Potential Net Capacity	1800
Potential Density	26.09
Determination of Capacity	Based on Development Strategy
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	600
Years 11-15	600



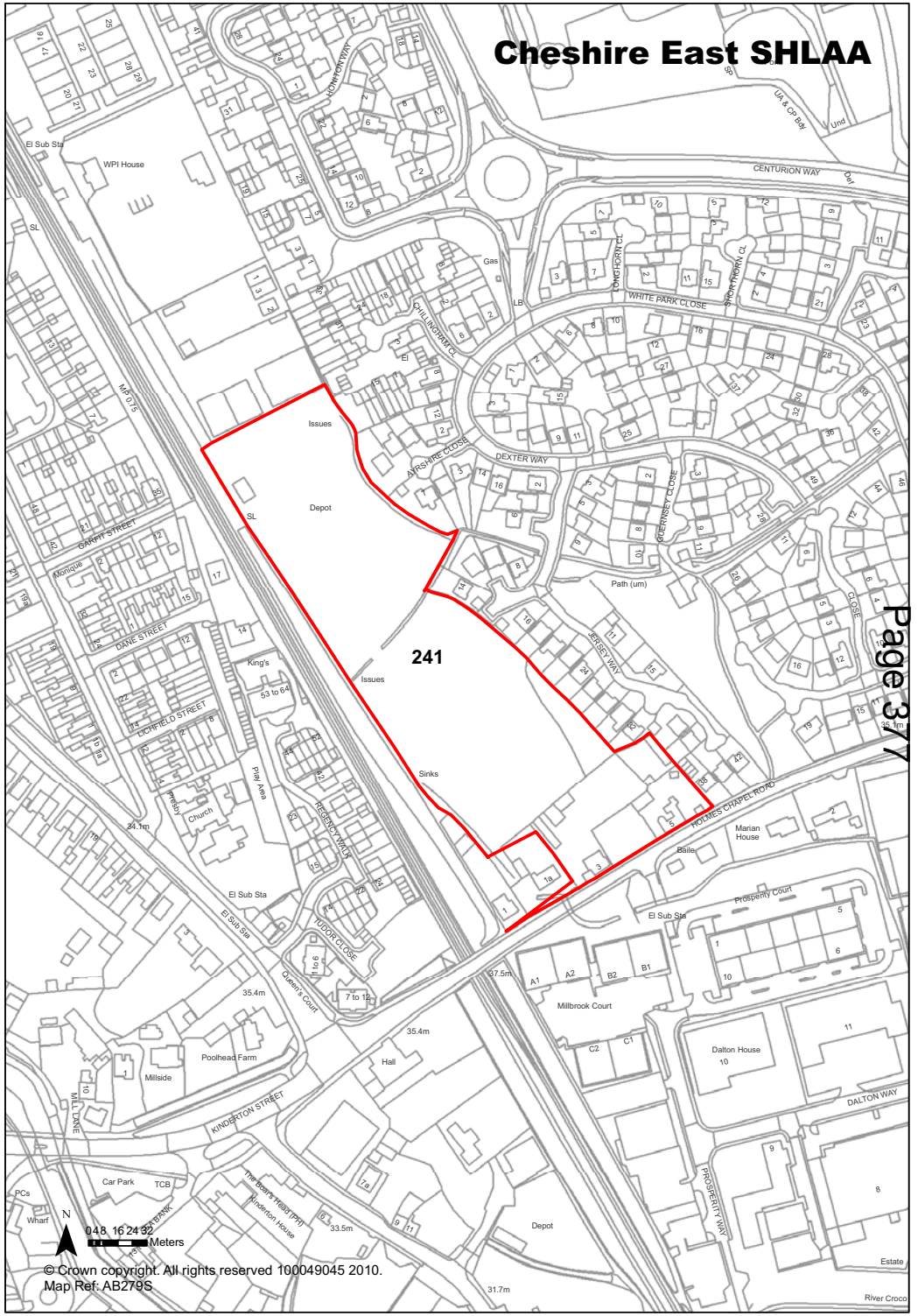
Ref New 2 | Site Address | New 2: South East Crewe, Village A

Town / Rural	Rural	**Easting** 373541	**Northing** 353241
Site Description	Agricultural land	**Site Size Net (Ha)**	47.2
Character of Area	Open countryside.	**Potential Capacity**	1000
Surrounding Land Uses	Transport links, agriculture and residential.	**Potential Net Capacity**	1000
Physical Constraints	Agricultural fields on the edge of Crewe Green, crossed by roads. Railway through site. Telephone wires cross site. Footpath across site. Farm in centre of site. Trees and hedges on site.		
Policy Restrictions	Partial Green Gap, Green Belt, Hazardous Installations Consultation Zone. Partially edges Historic Park/Garden to the north. North eastern corner falls on Indicative Floodplain.	**Potential Density**	21.19
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consultation with the PROW officer. Consideration of historic environment. Consideration of biodiversity. Flood risk assessment likely to be required. Transport Assessment likely to be required.	**Determination of Capacity**	Based on Development Strategy
Sustainability	Likely that due to size of site, and mix of uses, a sustainable development can be created.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	500
Development Progress		**Years 11-15**	500
Application Number:			



Ref 241 Site Address Land Off Jersey Way, Middlewich

Town / Rural	Middlewich	**Easting** 370697	**Northing** 366533
Site Description	Employment - yard for storage of portacabins.	**Site Size Net (Ha)**	2.71
Character of Area	Residential to the east and south. Railway to the West.	**Potential Capacity**	83
Surrounding Land Uses	Residential to the east and south. Railway to the West - currently railway not frequently used.	**Potential Net Capacity**	83
Physical Constraints	Land ownership with regard to vehicular access. Access onto Kinderton Street problematic. Area of archaeological potential. Flood - Zone 1 - Little or no risk. Trees and shrubs on site. Site appears to be flat.		
Policy Restrictions	It is within an area of archaeological potential and Middlewich SZL.	**Potential Density**	30.63
Managing Constraints	Archaeological survey may be required. Access issue to be addressed through discussion with highways. Consideration of biodiversity.	**Determination of Capacity**	Based on current permission
Sustainability	Site is considered sustainable.		
Accessibility	Vehicle access currently being investigated due to issues with land ownership.	**Total Completions**	0
Other Information	Outline planning permission granted in 2010 for 93 dwellings.	**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available	**Current Year**	30
Achievability	Achievable	**Years 1-5**	53
Deliverability	Deliverable	**Years 6-10**	0
Development Progress	Under Construction	**Years 11-15**	0
Application Number:	11/4002C		

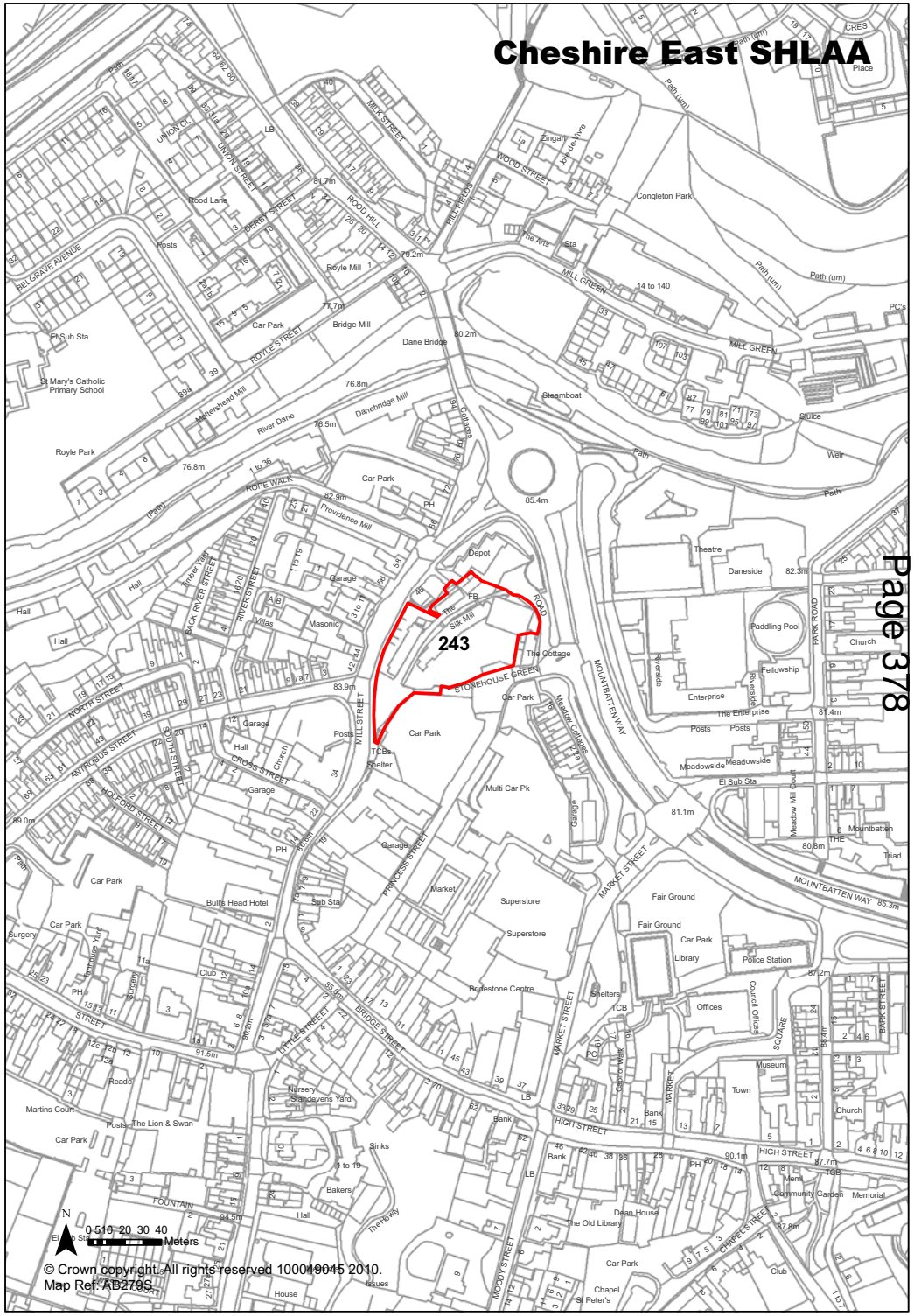


Ref	243	Site Address	Bossons Mill/ Brooks Mill, Stonehouse Green, Congleton

Town / Rural	Congleton	**Easting**	385850
		Northing	363144

Site Description	Former Mills. Some investigations undertaken.
Character of Area	Edge of town centre.
Surrounding Land Uses	Edge of town centre. Site is adjacent to a retail use allocation and an area earmarked for improved public car park facilities.
Physical Constraints	Zone 3a - High Risk (Exceptions Test Required). Site appears flat. Buildings and hardstanding on site.
Policy Restrictions	Within Congleton SZL. Area of Archaeological Potential. Brook Mill is a Grade II listed building, within Congleton Conservation Area.
Managing Constraints	Archaeological survey may be required. Flood Risk Assessment required and consultation with Environment Agency. Consideration of historic environment.
Sustainability	Site is considered sustainable.
Accessibility	Vehicle access possible.
Other Information	Site is under construction, however development has stalled.
Brownfield / Greenfield	Brownfield
Suitability	Suitable
Availability	Available
Achievability	Achievable
Deliverability	Deliverable
Development Progress	Under Construction
Application Number:	37494/3

Site Size Net (Ha)	0.42
Potential Capacity	60
Potential Net Capacity	60
Potential Density	142.9
Determination of Capacity	Based on current permission.
Total Completions	16
Losses Completed	0
Remaining Losses	0
Current Year	30
Years 1-5	30
Years 6-10	0
Years 11-15	0



Ref	246	Site Address	Wheelock Corn Mill, Crewe Road, Sandbach

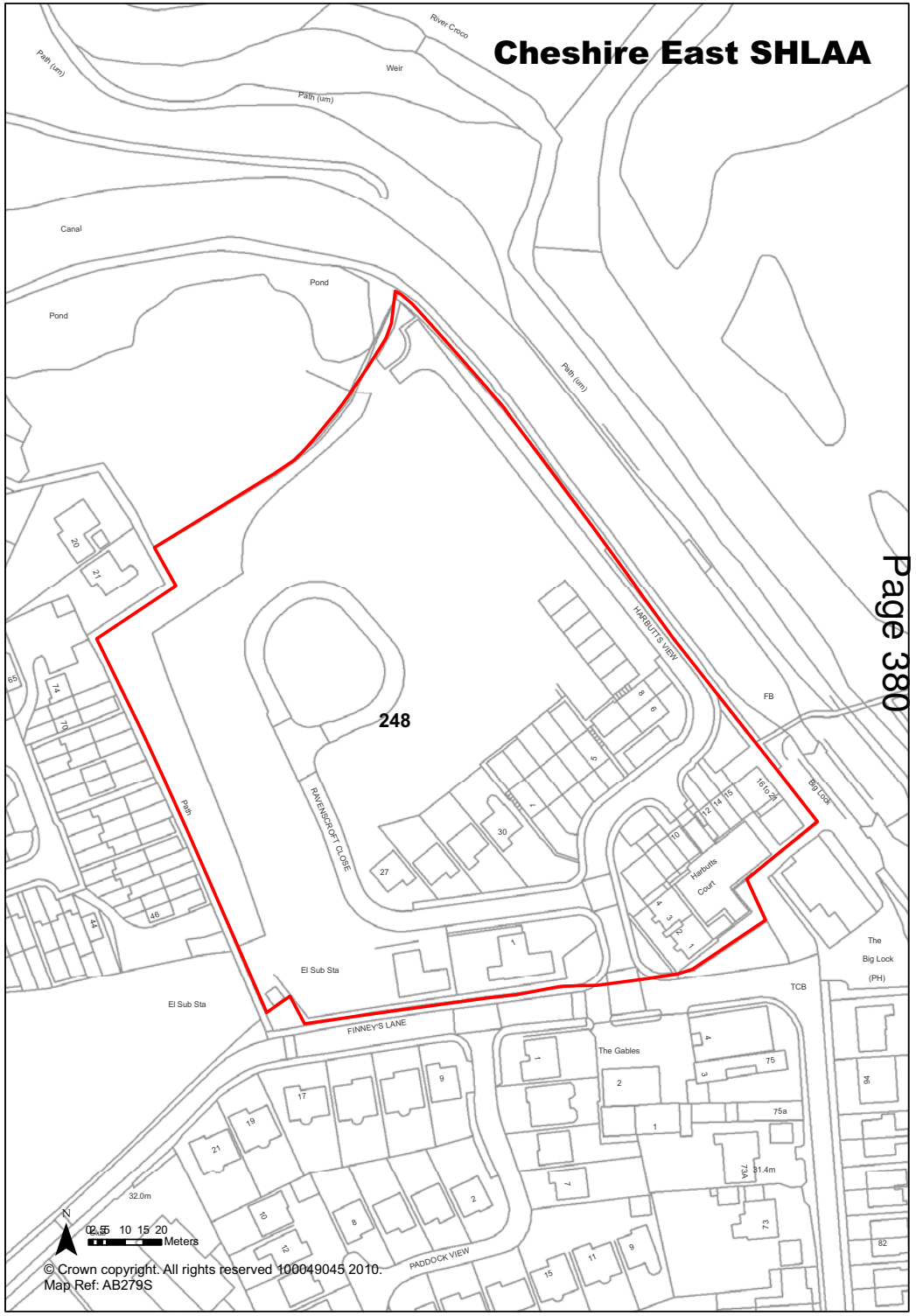
Town / Rural	Sandbach	**Easting**	374987
		Northing	359168

Site Description	Retail pet food store and employment use.	**Site Size Net (Ha)**	0.85
Character of Area	Residential opposite canal to the north, agriculture to the south and recreation / open countryside to the west.	**Potential Capacity**	40
Surrounding Land Uses	Residential opposite canal to the north, agriculture to the south and recreation / open countryside to the west.	**Potential Net Capacity**	40
Physical Constraints	Small area to south of site within Flood Risk Zone 2. Trent and Mersey Canal to the north and River Wheelock to the south. Historic landfill and various industrial uses on site. Listed building opposite. Within BWB consulation zone.		
Policy Restrictions	Allocated for housing in the Local Plan. Additional development requirement of informal open space. Transport assessment required.	**Potential Density**	47.06
Managing Constraints	Consideration of small area of flooding and potential landfilling, any remediation as required. Consultation with Contaminiated Land Officer and Bristish Waterways. Production of Flood Risk Assessment and consultation with Envrionment Agency.	**Determination of Capacity**	Based on allocation.
Sustainability	Site is considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Not Available - long term prospect	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	40
Development Progress	Residential Allocation	**Years 11-15**	0
Application Number:			



Ref 248 Site Address British Crepe, Finneys Lane, Middlewich (The Kingfishers)

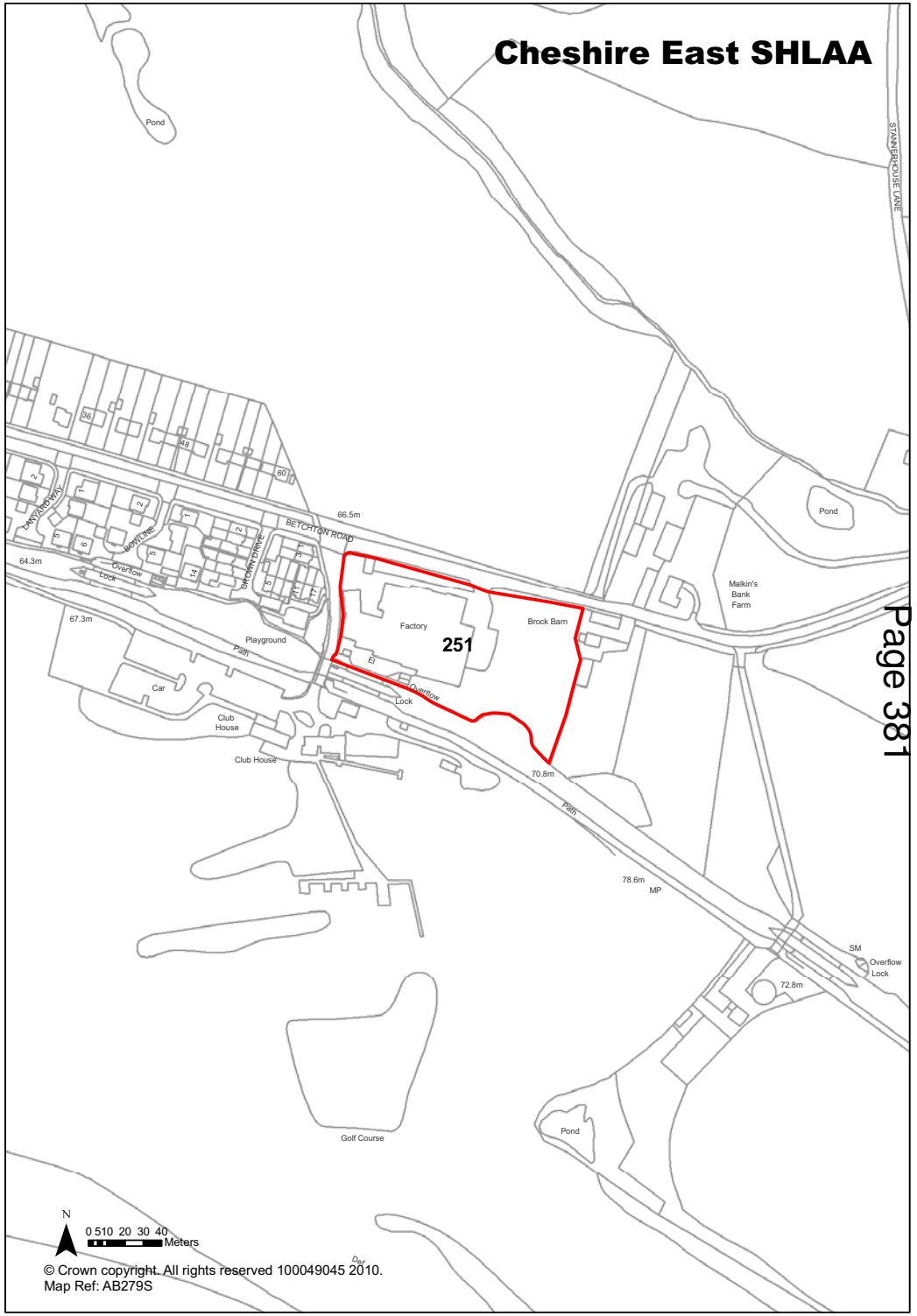
Town / Rural	Middlewich	**Easting** 370048	**Northing** 366852
Site Description	Housing site under construction.	**Site Size Net (Ha)**	2.25
Character of Area	Residential to south and west, canal to east.	**Potential Capacity**	74
Surrounding Land Uses	Residential to south and west, canal to east.	**Potential Net Capacity**	74
Physical Constraints	BWB Consultation zone, brine subsidence zone, Flood - Zone 2 - Low to Medium Risk. Site appears flat.		
Policy Restrictions	Identified as a housing commitment within the Local Plan. Adjacent to the canal Conservation Area. TPOs on site.	**Potential Density**	32.89
Managing Constraints	Site under construction. Site remediated, clean cover required in garden areas of properties still to be developed. Consultation with British Waterways and Cheshire Brine Subsidence Compensation Board. Consideration of historic environment and biodiversity.	**Determination of Capacity**	Based on current planning permission.
Sustainability	Site is considered sustainable.		
Accessibility	Vehicle access possible.	**Total Completions**	64
Other Information	Site under construction.	**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available - site owned by developer	**Current Year**	10
Achievability	Achievable	**Years 1-5**	0
Deliverability	Deliverable	**Years 6-10**	0
Development Progress	Under Construction	**Years 11-15**	0
Application Number:	34624/3		



Ref	251	Site Address	Jeffries Factory (Phase 2), Betchton Road, Malkins Bank.

Town / Rural	Smaller Villages	**Easting**	376677 **Northing** 359042

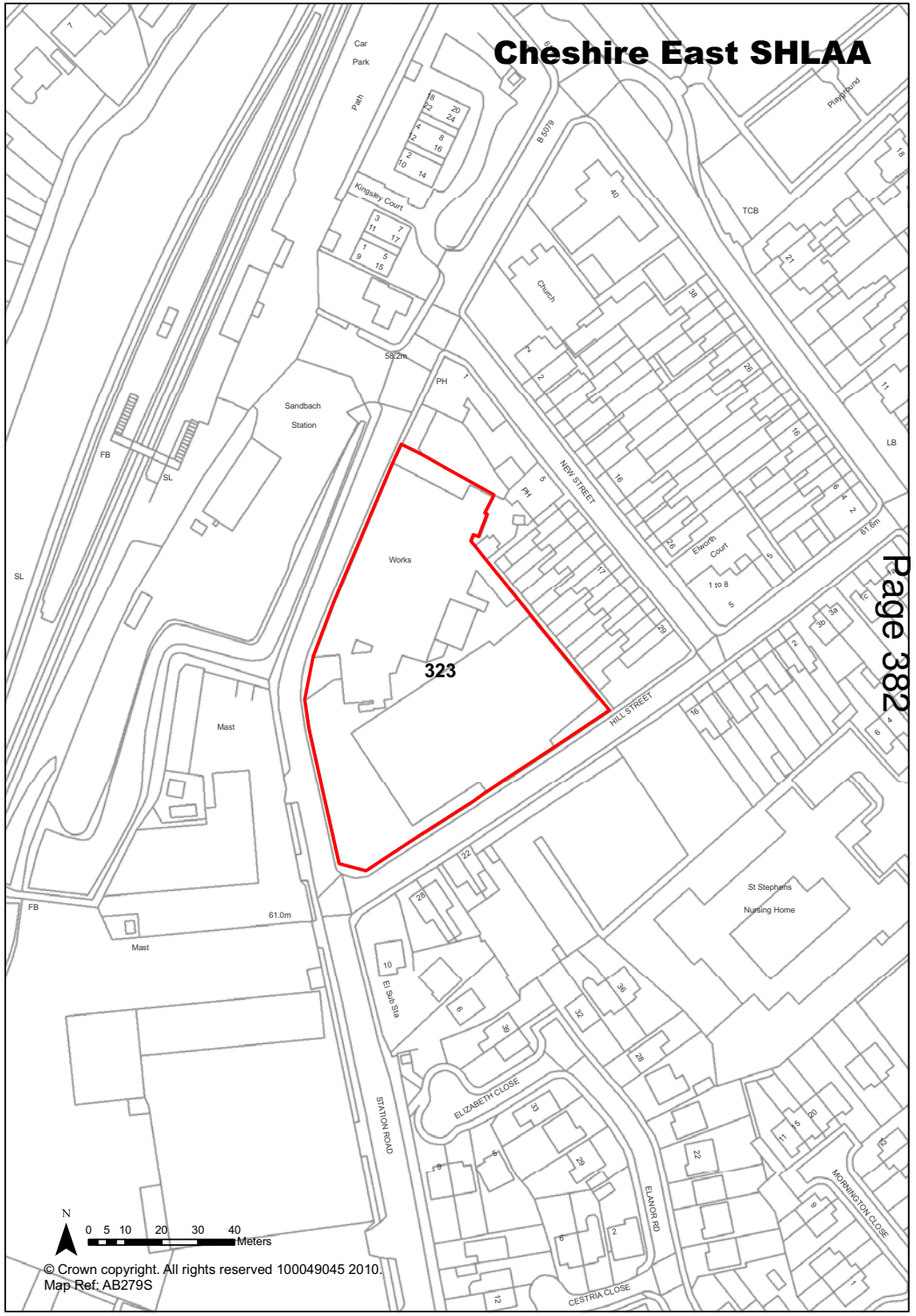
Site Description	Redundant factory complex.	**Site Size Net (Ha)**	0.85
Character of Area	Open countryside and some residential.	**Potential Capacity**	28
Surrounding Land Uses	Open countryside and some residential.	**Potential Net Capacity**	28
Physical Constraints	Flood Zone 1 - Little or no risk. Buildings and hardstanding on site. Site has a slightly raised bank to the road. Majority of site appears generally flat. Within BWB consulation zone. Trees and hedges to border.		
Policy Restrictions	Site is located within the infill boundary line for Malkins Bank within the Open countryside. The site is identified within the Local Plan as a mixed use commitment. There is an SBI located to the edge of the site. Area d special control for adverts.	**Potential Density**	32.94
Managing Constraints	Consideration of adjacent SBI. No contamination associated with Malkins Bank golf course found on phase 1. Malkins Bank golf course is expected to be determined as contaminated land in the near future; not on grounds of risk to human health though. Consulation with Bristish waterways and considerayion of biodiversity.	**Determination of Capacity**	Based on expired permission.
Sustainability	Site is not considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information	Outline planning permission for 28 dwellings - now expired.	**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	28
Deliverability	Deliverable	**Years 6-10**	0
Development Progress	SHLAA Site - Current Application	**Years 11-15**	0
Application Number:	05/0822/OUT		



Ref	323	Site Address	Elworth Wire Mills, Station Road, Sandbach.

Town / Rural	Sandbach	**Easting**	373838 **Northing** 361407

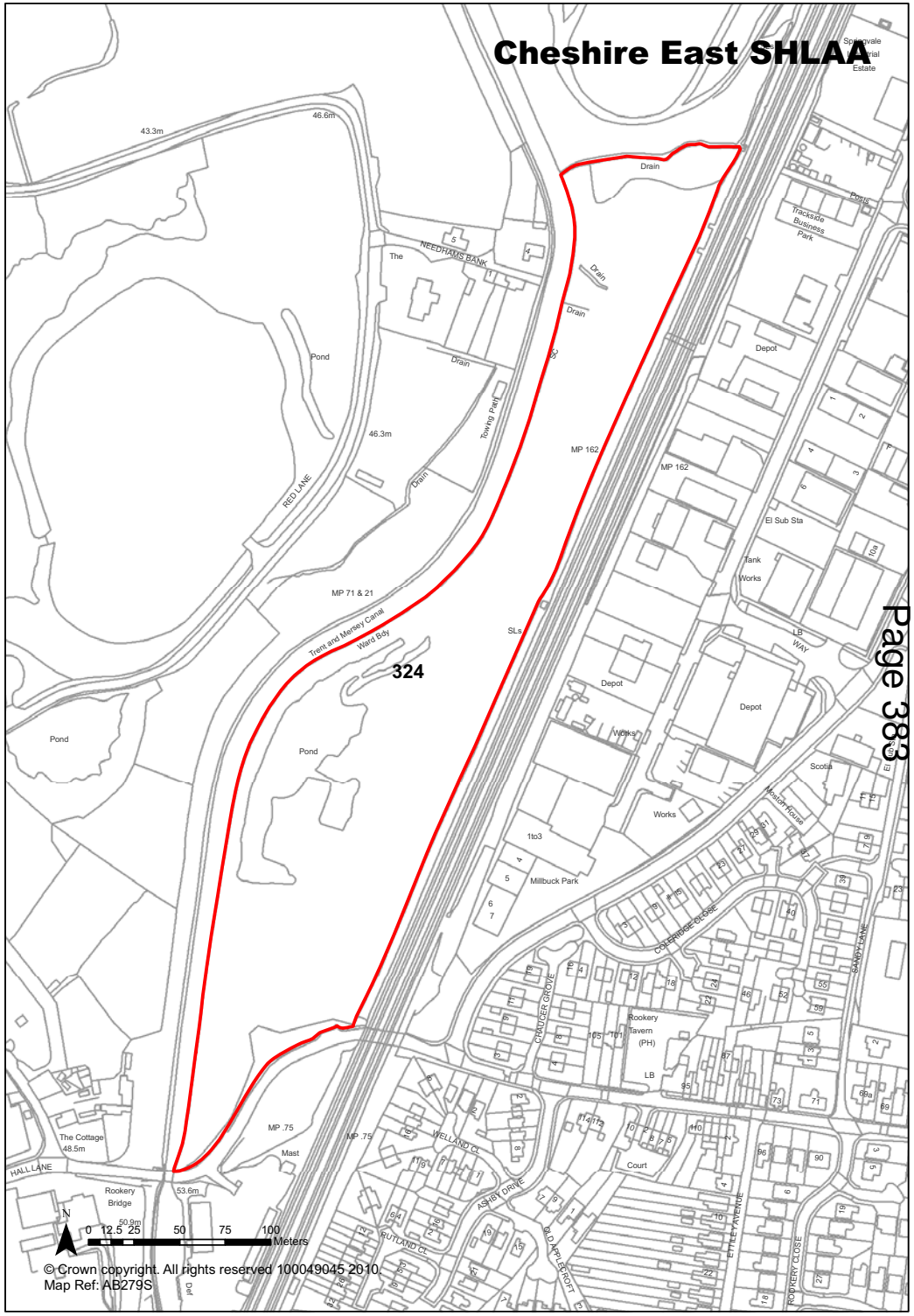
Site Description	Wire works factory.	**Site Size Net (Ha)**	0.53
Character of Area	Commercial and residential.	**Potential Capacity**	16
Surrounding Land Uses	Commercial and residential.	**Potential Net Capacity**	16
Physical Constraints	Flood Zone 1 - Little or no risk. Residential to the east. Commercial development to the south. Station and station yard to the west. Within Albion Inorganinc Chemicals outer consultation zone. Trees on site. Buildings and hardstanding on site. Levels appear generally flat. Located on potentially contaminated site.		
Policy Restrictions	Within SZL of Sandbach.	**Potential Density**	30.19
Managing Constraints	Consideration of biodiversity. Consultation with Contaminated Land Officer	**Determination of Capacity**	Density multiplier.
Sustainability	Site is considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information	Expired permission for residential development.	**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available - Medium Term	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	16
Development Progress	SHLAA Site - Expired Permission	**Years 11-15**	0
Application Number:	04/0419/OUT		



Ref 324 **Site Address** Canal Fields / Rookery Bridge, Hall Lane, Moston, Sandbach.

Town / Rural Sandbach **Easting** 373195 **Northing** 360341

Site Description	Vacant land.	**Site Size Net (Ha)**	4.15
Character of Area	Railway to the east, and canal to the west. Test track site to the north - currently subject to a planning application for residential development. Further to the east is an industrial and commercial area.	**Potential Capacity**	101
Surrounding Land Uses	Railway to the east, and canal to the west. Test track site to the north - currently subject to a planning application for residential development. Further to the east is an industrial and commercial area.	**Potential Net Capacity**	101
Physical Constraints	Flood Zone 1 - Little or no risk - Canal to west of site. May be some compatiability issues due to the proximity to the railway. Pond within site, shown on maps but not visible from site boundary. Within United Phospherous inner, middle and outer consultation zones and BWB consultation zone. Trees and shrubs on site, levels appear generally flat. Potential access issues. Potential for brine subsidence.		
Policy Restrictions	Within Sandbach SZL. Currently identified in the Local Plan as an employment commitment.	**Potential Density**	24.1
Managing Constraints	Consideration of contamination and any necessary remediation work. SI undertaken, will require further investigation. Consideration given to layout in relation to noise issues. Production of a Protected Species Survey and consideration of biodiversity. Consultation with Highways to address access issues. Consultation with Cheshire Brine Subsidence Compensation Board.	**Determination of Capacity**	Based on current application.
Sustainability	Site is considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available - site owned by developer	**Current Year**	30



Ref	324	Site Address	Canal Fields / Rookery Bridge, Hall Lane, Moston, Sandbach.

Achievability	Achievable
Deliverability	Deliverable
Development Progress	Under Construction
Application Number:	10/4973C

Years 1-5	71
Years 6-10	0
Years 11-15	0

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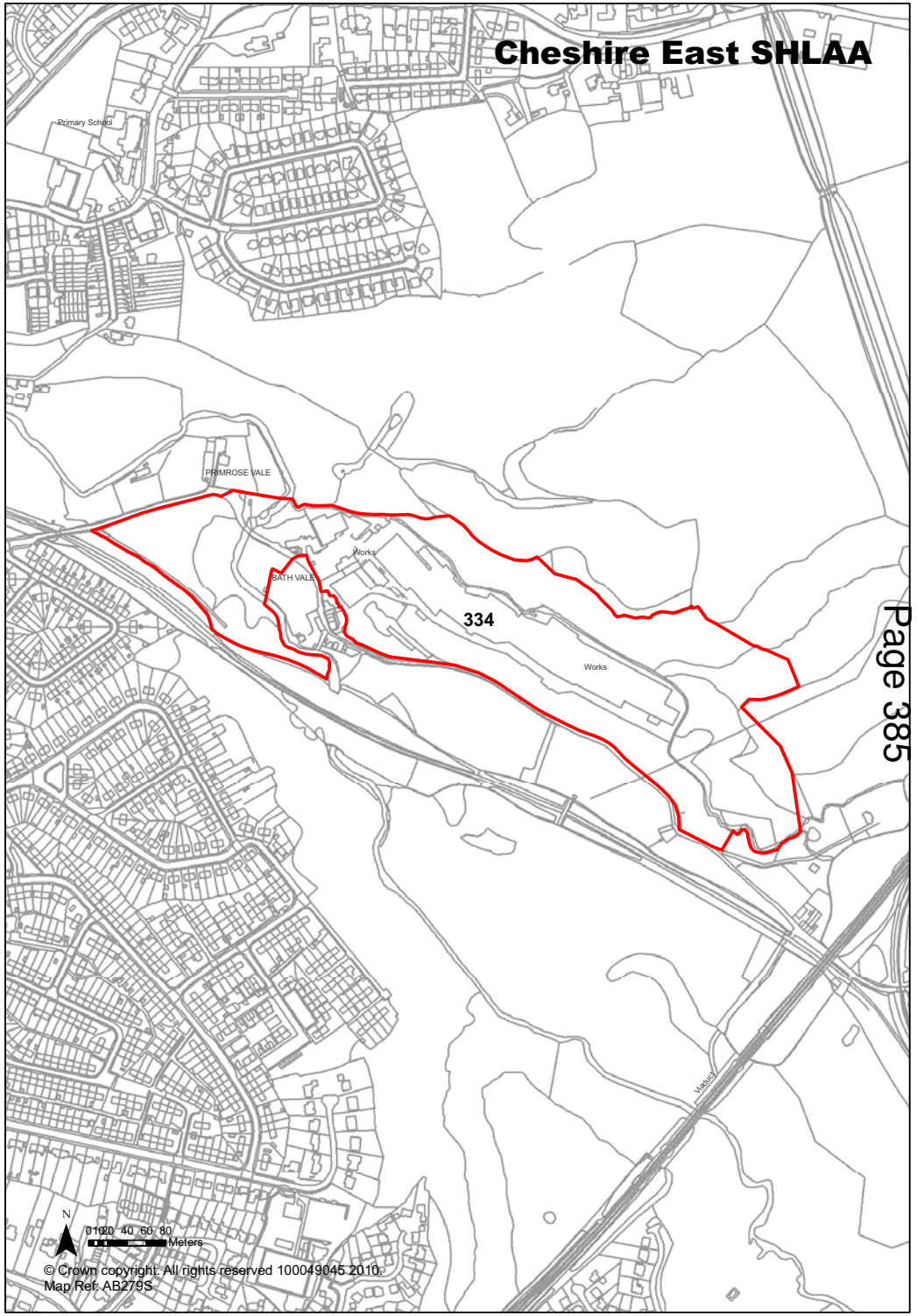
Ref 334 **Site Address** Bath Vale Works, Bath Vale, Brookhouse Lane, Congleton (aka Brook

Town / Rural Congleton - Edge / Extension **Easting** 387463 **Northing** 363211

Site Description	Vacant factory site.
Character of Area	Generally open countryside
Surrounding Land Uses	Agriculture/grazing, SBI
Physical Constraints	Adjacent to SBI and wildlife corridor, part of site within flood zone 2 and 3. Site is designated open countryside. Possible contamination. Dane-in-Shaw Brook and Timbersbrook run through site. Potential for contamination from hydrocarbons and triclorythene. Within an area of sepcial control for adverts. Buildings and hardstanding on site. Slight change in levels on site.
Policy Restrictions	Site is located within the Open Countryside. Part of the site is identified as being a SBI. TPO to north west of site
Managing Constraints	Production of a Flood Risk Assessment. Road may need to be widened. Contamination survey may be required. Consideration of biodiversity.
Sustainability	Site is considered sustainable.
Accessibility	Access is possible.
Other Information	Outline planning permission for up to 130 dwellings. Construction has started on site.
Brownfield / Greenfield	Brownfield
Suitability	Suitable
Availability	Available - site owned by developer
Achievability	Achievable
Deliverability	Deliverable
Development Progress	Under Construction
Application Number:	08/1317/OUT

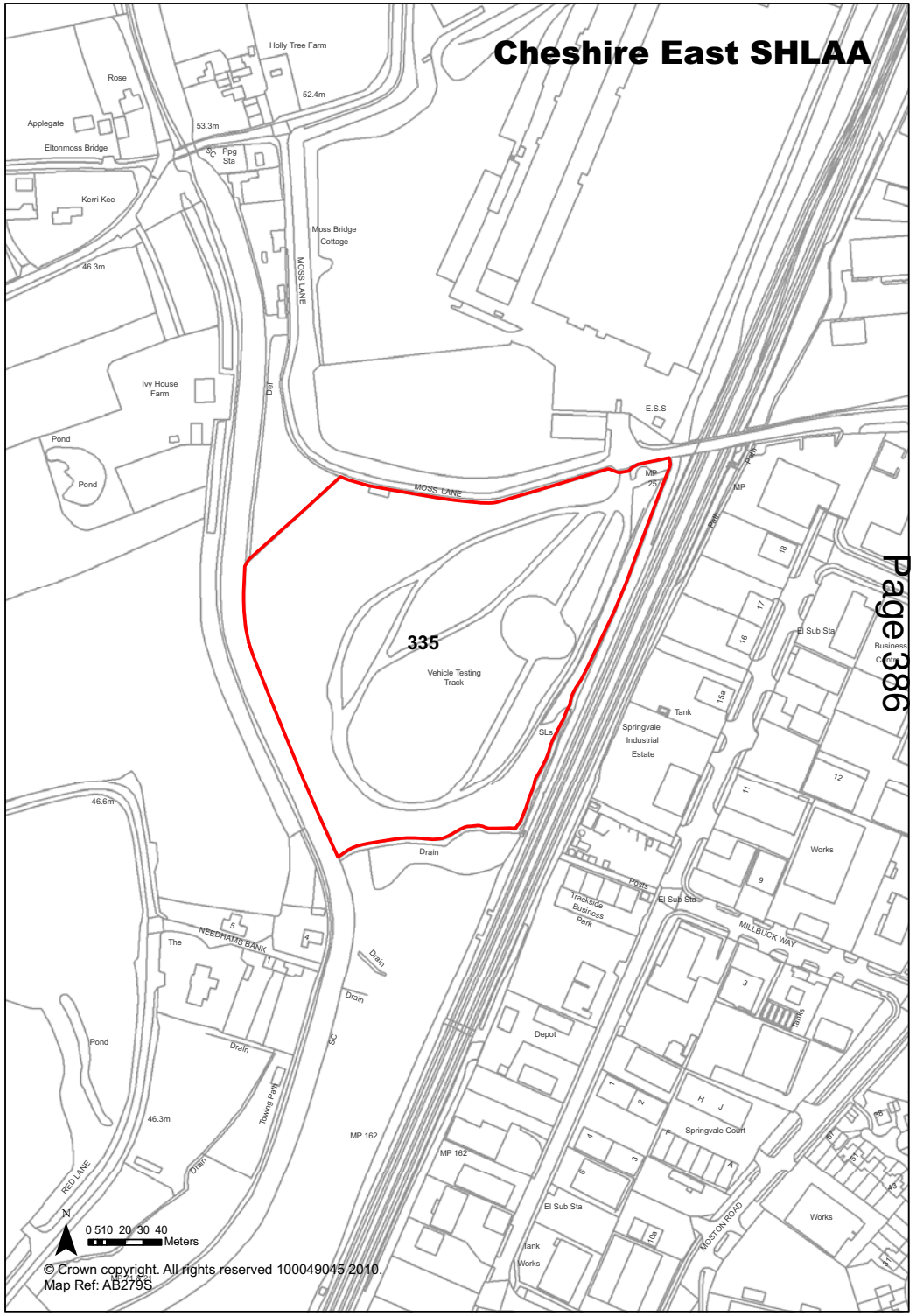
Site Size Net (Ha)	9.96
Potential Capacity	130
Potential Net Capacity	130
Potential Density	13.05
Determination of Capacity	Based on current planning permission.
Total Completions	48
Losses Completed	0
Remaining Losses	0
Current Year	30
Years 1-5	78
Years 6-10	0
Years 11-15	0



Ref 335 **Site Address** Fodens Test Track, Moss Lane, Sandbach.

Town / Rural	Sandbach	**Easting** 373399	**Northing** 360903

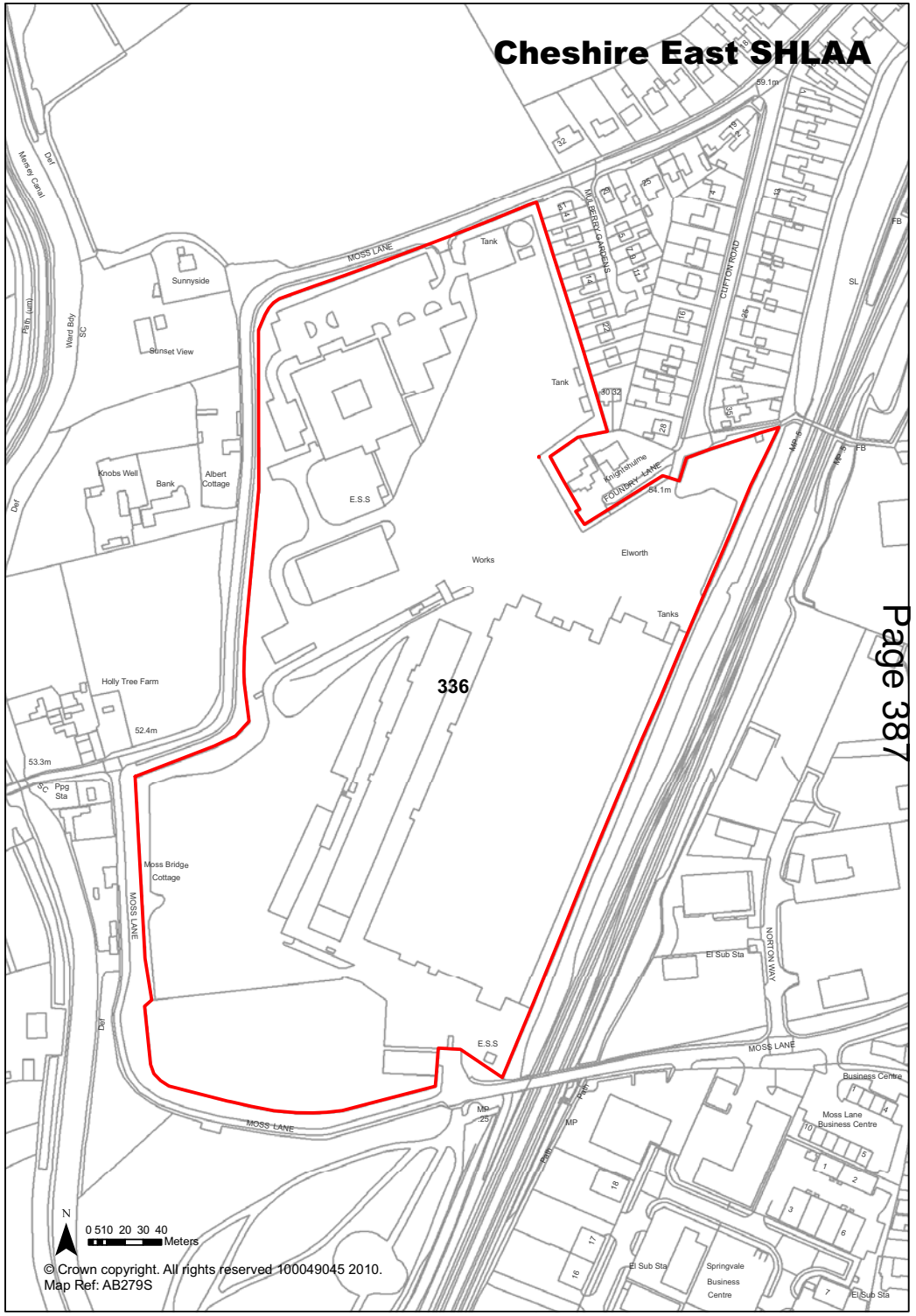
Site Description	Former test track/vacant land.	**Site Size Net (Ha)**	3.28
Character of Area	Generally industrial and commercial development. However, sites to the north and to the south are currently subject to planning applications for residential development.	**Potential Capacity**	120
Surrounding Land Uses	Generally industrial and commercial development. However, sites to the north and to the south are currently subject to planning applications for residential development.	**Potential Net Capacity**	120
Physical Constraints	Flood Zone 1 - Little or no risk. Canal to west of site. Site was a former test track and has a paved tracked around the site. Within Albion Inorganic Chemicals outer consultation zone, BWB consultation zone and a brine subsidence area. Trees and shrubs on site. Levels appear generally flat.		
Policy Restrictions	Site is within the SZL for Sandbach.	**Potential Density**	45.43
Managing Constraints	SI undertaken, awaiting remediation. Consultation with Cheshire Brine Subsidence Compensation Board and British waterways. Consideration of biodiversity.	**Determination of Capacity**	Based on current permission. Outline permission for 142-149 but new Full permission subject to S106 for 120.
Sustainability	Site is considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information	Outline planning permission for between 142 and 149 dwllings.	**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available - site owned by developer	**Current Year**	0
Achievability	Achievable	**Years 1-5**	90
Deliverability	Deliverable	**Years 6-10**	30
Development Progress	Awaiting S106	**Years 11-15**	0
Application Number:	12/0009C		



Ref 336 **Site Address** Former Fodens Factory, Moss Lane, Sandbach.

Town / Rural	Sandbach	**Easting** 373478	**Northing** 361227

Site Description	Former factory and offices of Fodens	**Site Size Net (Ha)**	10.15
Character of Area	Urban to the East and more rural to the West. Industrial to east and south and residential to the north. But sites to the south are also subject to residential planning permissions.	**Potential Capacity**	269
Surrounding Land Uses	Industrial to east and south and residential to the north. But sites to the south are also subject to residential planning permissions.	**Potential Net Capacity**	269
Physical Constraints	Flood Zone 1 - Little or no risk. Canal to west of site. Southern part used for open storage of heated timber, dilapidated buildings in the central part of the site and new offices and the northern part sub-dvided into small units. Within Albion Inorganic Chemicals outer consultation zone, BWB consultation zone and a brine subsidence area. Trees and shrubs on site and to border. Levels appear generally flat.		
Policy Restrictions	Within SZL for Sandbach.	**Potential Density**	24.43
Managing Constraints	Historic landfill within 250m - gas monitoring required.	**Determination of Capacity**	Based on current application
Sustainability	Site is considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	2
Other Information	Outline permission for a mixed use development.	**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available - site owned by developer	**Current Year**	50
Achievability	Achievable	**Years 1-5**	219
Deliverability	Deliverable	**Years 6-10**	0
Development Progress	Under Construction	**Years 11-15**	0
Application Number:	11/3956C		



Ref	338	Site Address	Land adjacent to 5 Middlewich Road, Cranage.

Town / Rural	Rural	**Easting**	374834
		Northing	369198

Site Description	Agricultural Land
Character of Area	Open Countryside and some residential.
Surrounding Land Uses	Open Countryside and some residential.
Physical Constraints	Zone 1 - Little or no risk. Trees to boundary. Site appears generally flat. Powerlines to edge of site. Within the Jodrell Bank consultation zone. Bridalway on part of site. No buildings on site.
Policy Restrictions	Site located within the Open Countryside and and area of special control for adverts.
Managing Constraints	Consultation with Jodrell Bank. Consideration of impact on open countryside and accommodation or relocation of bridalway. Surface water runoff should be calculated in accordance with Environment Agency guidelines.
Sustainability	Greenfield site is not considered sustainable.
Accessibility	Access is possible.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable
Availability	Available - site on the market
Achievability	Achievable
Deliverability	Deliverable
Development Progress	Full Permission
Application Number:	11/0748C

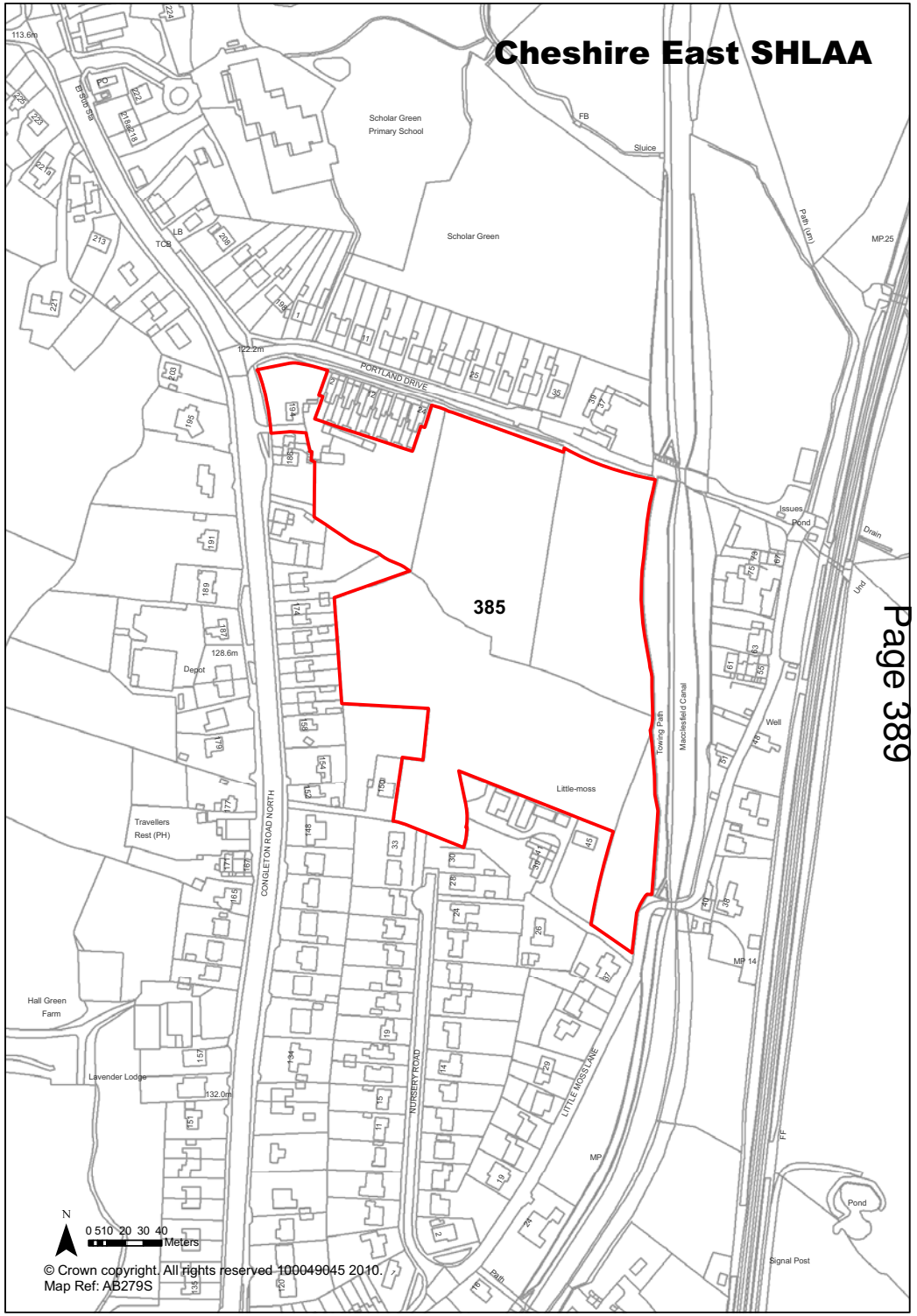
Site Size Net (Ha)	0.51
Potential Capacity	10
Potential Net Capacity	10
Potential Density	19.61
Determination of Capacity	Based on current planning permission
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	10
Years 6-10	0
Years 11-15	0



Ref 385 **Site Address** Land South of Portland Drive, Scholar Green.

Town / Rural	Smaller Villages	**Easting** 383411	**Northing** 356577
Site Description	Grazing land.	**Site Size Net (Ha)**	2.14
Character of Area	Residential and Open Countryside.	**Potential Capacity**	56
Surrounding Land Uses	Canal and open countryside to the east, residential development to the north, south and west.	**Potential Net Capacity**	56
Physical Constraints	Zone 1 - Little or no risk. Overhead lines. Hedge to boundary. Site appears to be undulating. Trees on site. Within BWB consultation zone. Footpath adjacent to site. Building on site.		
Policy Restrictions	Site is within a Village Inset in the Green Belt.Surface water runoff on greenfield sites should be calculated in accordance with Environment Agency guidelines. Adjacent to Macclesfield Canal Conservation area and Green Belt.	**Potential Density**	26.17
Managing Constraints	Consideration of trees on site. Consideration of overhead lines. Consultation with British Waterways.	**Determination of Capacity**	56 dwgs based on current permission. Potential for increased numbers of dwellings - to 65 dwgs - as site area has been increased.
Sustainability	Site is loated within walking distance of a primary school and supermarket and a bus stop.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information	Site suggested as part of 'Call for Sites'. Site has permission for a health care centre and residential development.	**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available - site under option	**Current Year**	30
Achievability	Achievable	**Years 1-5**	26
Deliverability	Deliverable	**Years 6-10**	0
Development Progress	Under Construction	**Years 11-15**	0

Cheshire East SHLAA - Update January 2013



Ref 385 Site Address Land South of Portland Drive, Scholar Green.

Application Number: 08/0712/FUL

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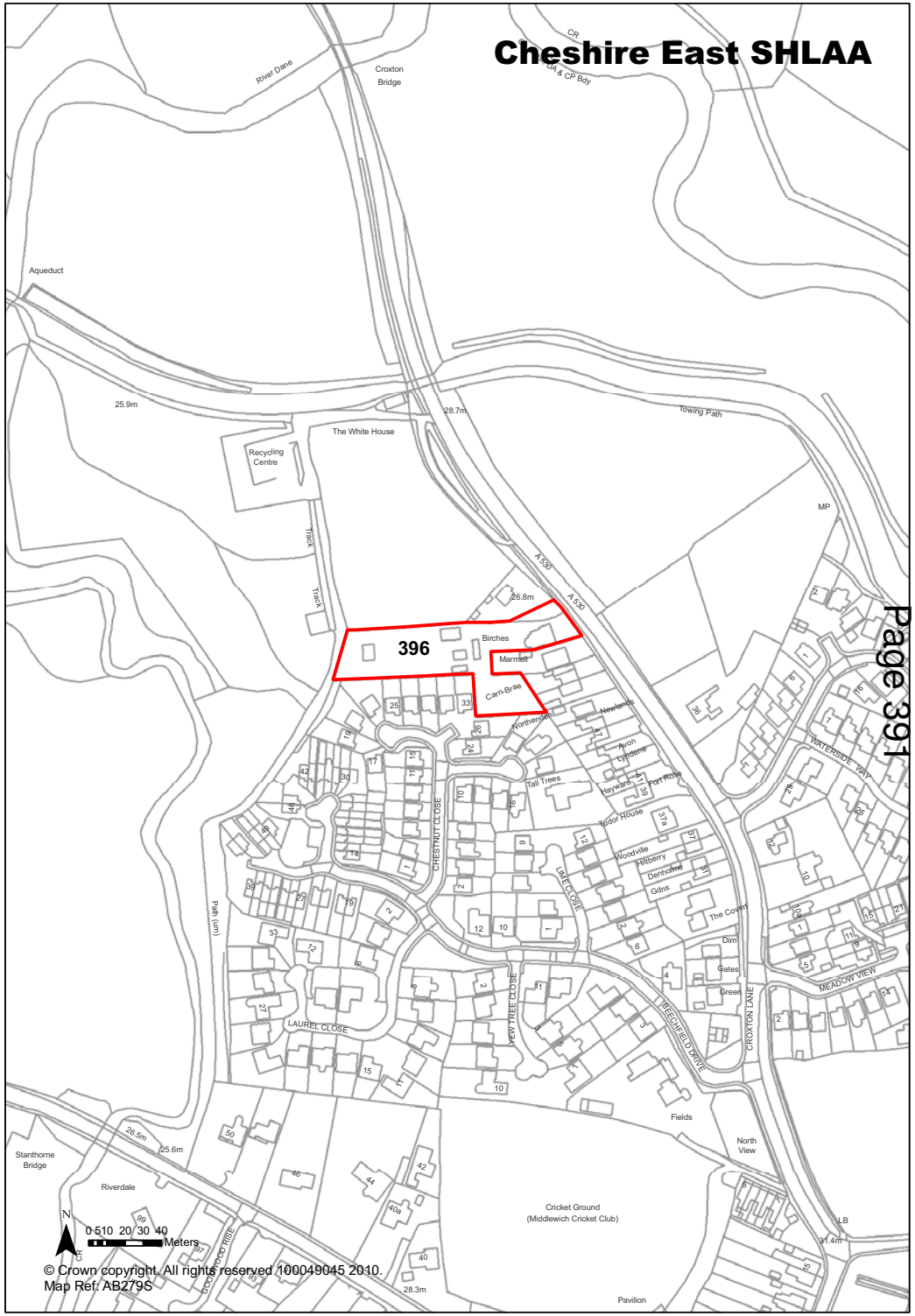
Ref	396	Site Address	Land at Silver Birches, Croxton Lane, Middlewich.

Town / Rural	Middlewich	**Easting**	369658
Northing	366966		

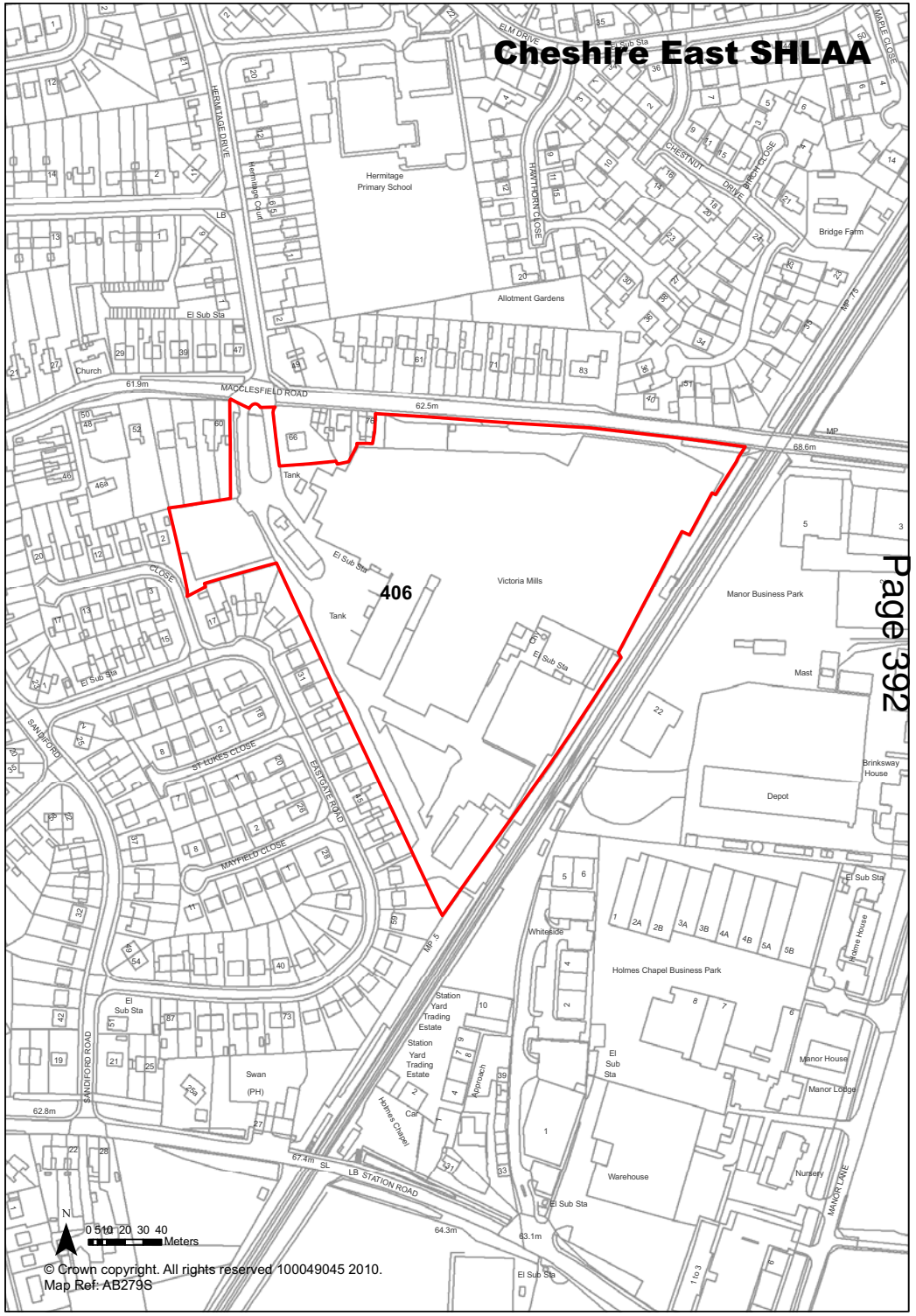
Site Description	Former nursery, now residential.	**Site Size Net (Ha)**	0.39
Character of Area	Edge of settlement, boundary between residential area and open countryside.	**Potential Capacity**	12
Surrounding Land Uses	Residential to south, agriculture/grazing	**Potential Net Capacity**	11
Physical Constraints	Flood Zone 1 - Little or no risk. Trees and hedges with potential biodiversity value, within a brine subsidence zone and BWB consultation zone. Site appears generally flat. Recycling facility is close by.		
Policy Restrictions	Within Middlewich SZL. Surface water runoff should be calculated in accordance with Environment Agency guidelines on greenfield sites.	**Potential Density**	30.77
Managing Constraints	Appropriate consultation to be undertaken with BWB and with Cheshire Brine Subsidence Compensation Board. Consideration of biodiversity.	**Determination of Capacity**	Based on current permission.
Sustainability	Greenfield site.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information	Site has outline permission for the construction of 12 dwellings.	**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	1
Suitability	Suitable		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	12
Deliverability	Deliverable	**Years 6-10**	0
Development Progress	Awaiting S106	**Years 11-15**	0
Application Number:	12/0804C		



Ref	406	Site Address	Victoria Mills, Macclesfield Road, Holmes Chapel.

Town / Rural	Holmes Chapel	**Easting**	376739
		Northing	367270

Site Description	Mill building and factory.	**Site Size Net (Ha)**	4.18
Character of Area	Residential to the north and west. Railway to the east.	**Potential Capacity**	160
Surrounding Land Uses	Proximity to the railway, may cause some compatiability issues. Generally residential development to the north and west of site.	**Potential Net Capacity**	160
Physical Constraints	Flood Zone 1 - Little or no risk. Site appears generally flat. Currently site is developed so there are large buildings on site. Potential for contamination. Listed building adjacent to site. Site is adjacent to the railway. Industrial development to other side of railway.		
Policy Restrictions	Within Jodrell Bank Consultation Zone. Within the SZL for Holmes Chapel. Impact on Listed Building, just outside of site.	**Potential Density**	38.28
Managing Constraints	Consideration of impact on Listed Building. Consultation with Jodrell Bank.	**Determination of Capacity**	Based on current application.
Sustainability	Site is considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available - site under option	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	90
Development Progress	Awaiting S106	**Years 11-15**	70
Application Number:	08/0492/OUT		

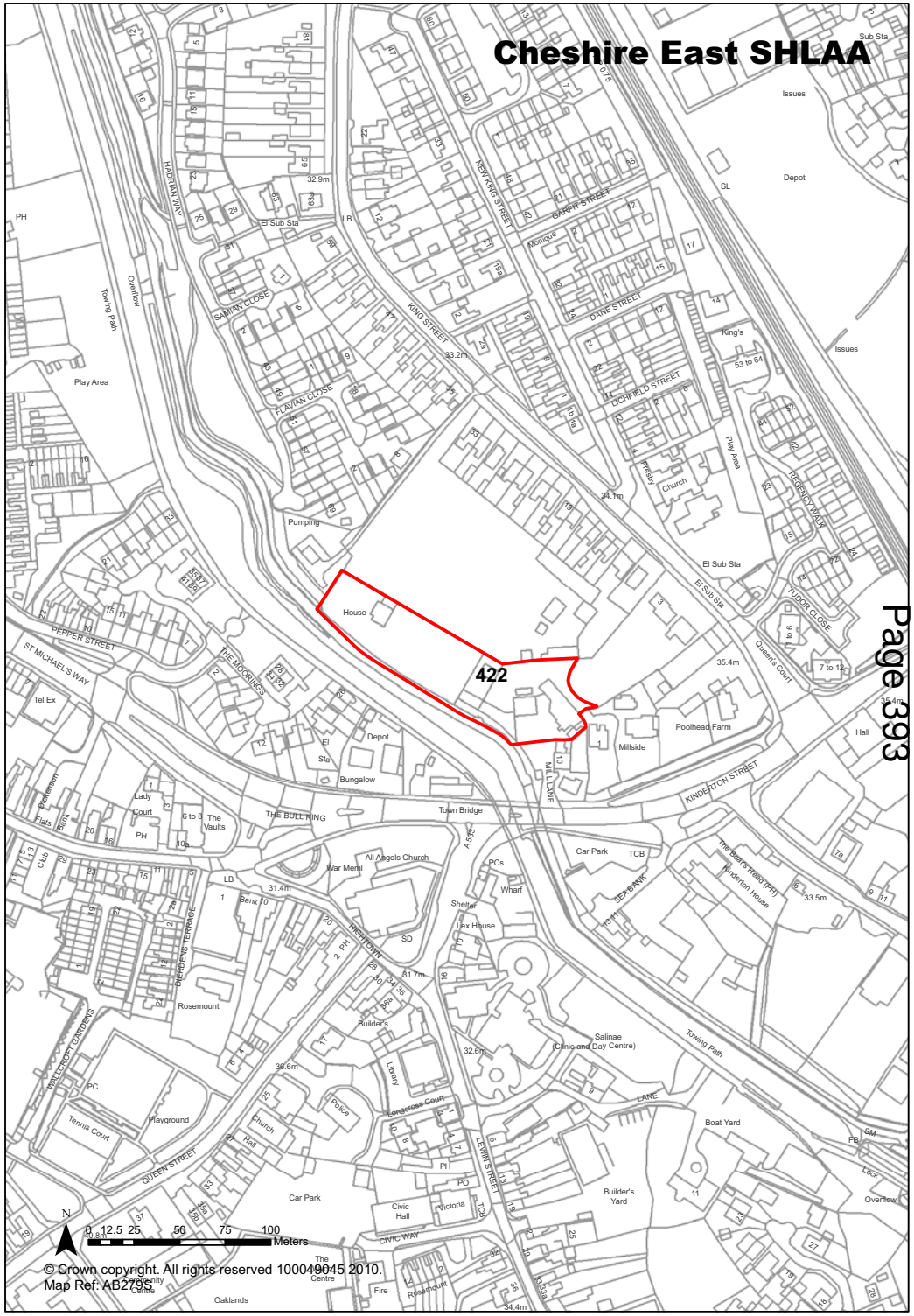


Ref	422	Site Address	Land off Mill Lane, Middlewich

Town / Rural	Middlewich	**Easting**	370429
		Northing	366384

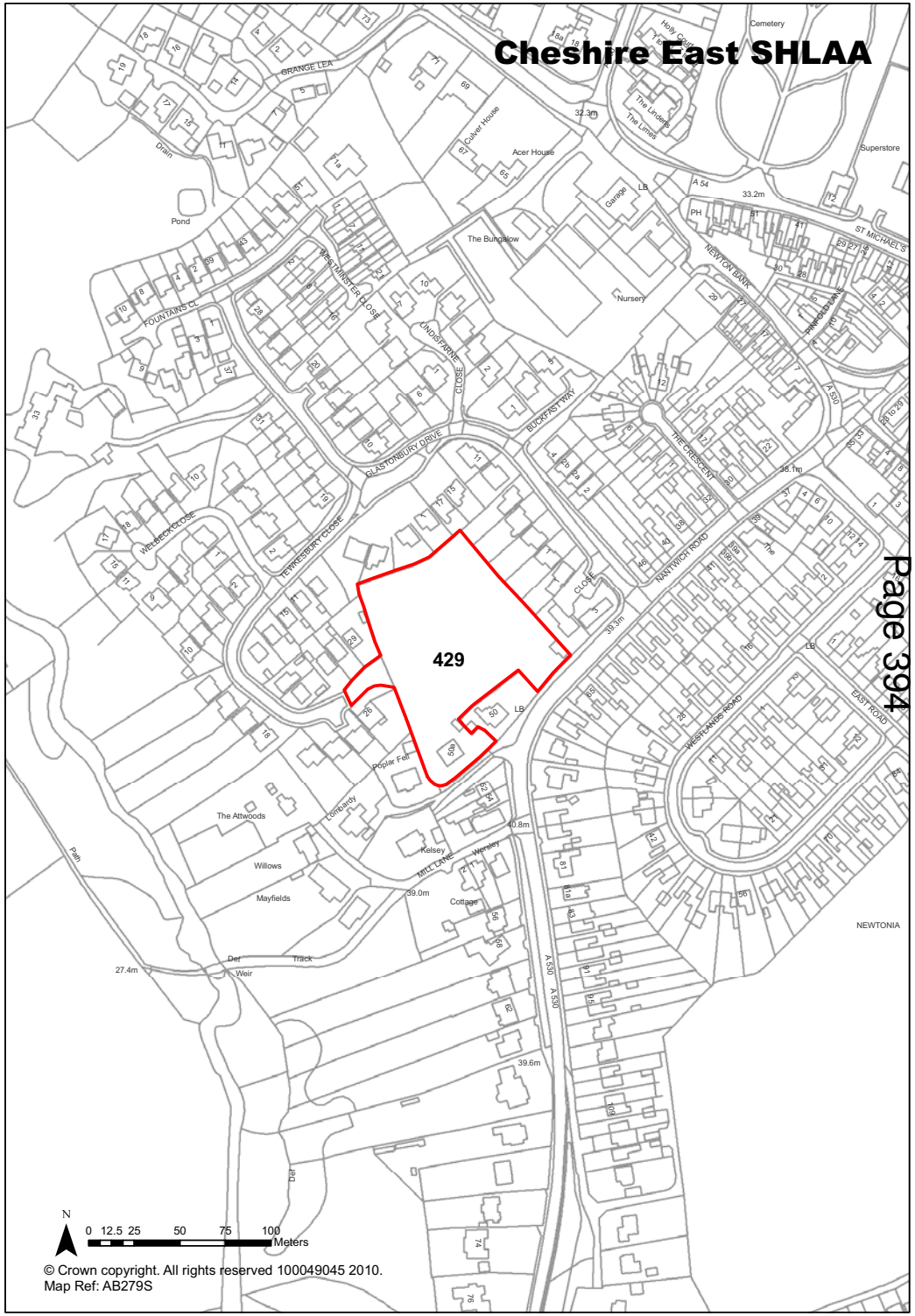
Site Description	Vacant land.
Character of Area	Generally residential.
Surrounding Land Uses	Wider area generally residential.
Physical Constraints	Flood - Zone 2 - Low to Medium Risk. Bounded by River Croco and the Canal, therefore majority of site is within Flood Zone 2 and part of site is adjacent to Trent and Mersey Canal Conservation Area, land contamination - located within 250m of landfill, listed building adjacent to site. Site is within BWB consultation area, a brine subsidence area and is an area of Archaeological Potential. Historic use of gas works. Buildings on site, with trees and shrubs. Site appears generally flat.
Policy Restrictions	Within Middlewich SZL. Potential archaeological site. Kinderton Mill Listed Building.
Managing Constraints	Consideration of archaeological potential and biodiversity. Contamination survey and potential requirements for remediation. Consultation with Contaminated Land Officer. Flood Risk Assessment - Flood Alleviation if required. Consultation with Cheshire Brine Subsidence Compensation Board and British Waterways.
Sustainability	Site is in a sustainable location with access to the town centre and to public transport.
Accessibility	Access to the site is possible.
Other Information	
Brownfield / Greenfield	Brownfield
Suitability	Suitable - if can meet policy requireme
Availability	Marginal / Uncertain
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	0.55
Potential Capacity	22
Potential Net Capacity	22
Potential Density	40
Determination of Capacity	Density multiplier - sustainable development
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	22
Years 11-15	0



Ref 429 Site Address Land off Nantwich Road, Middlewich

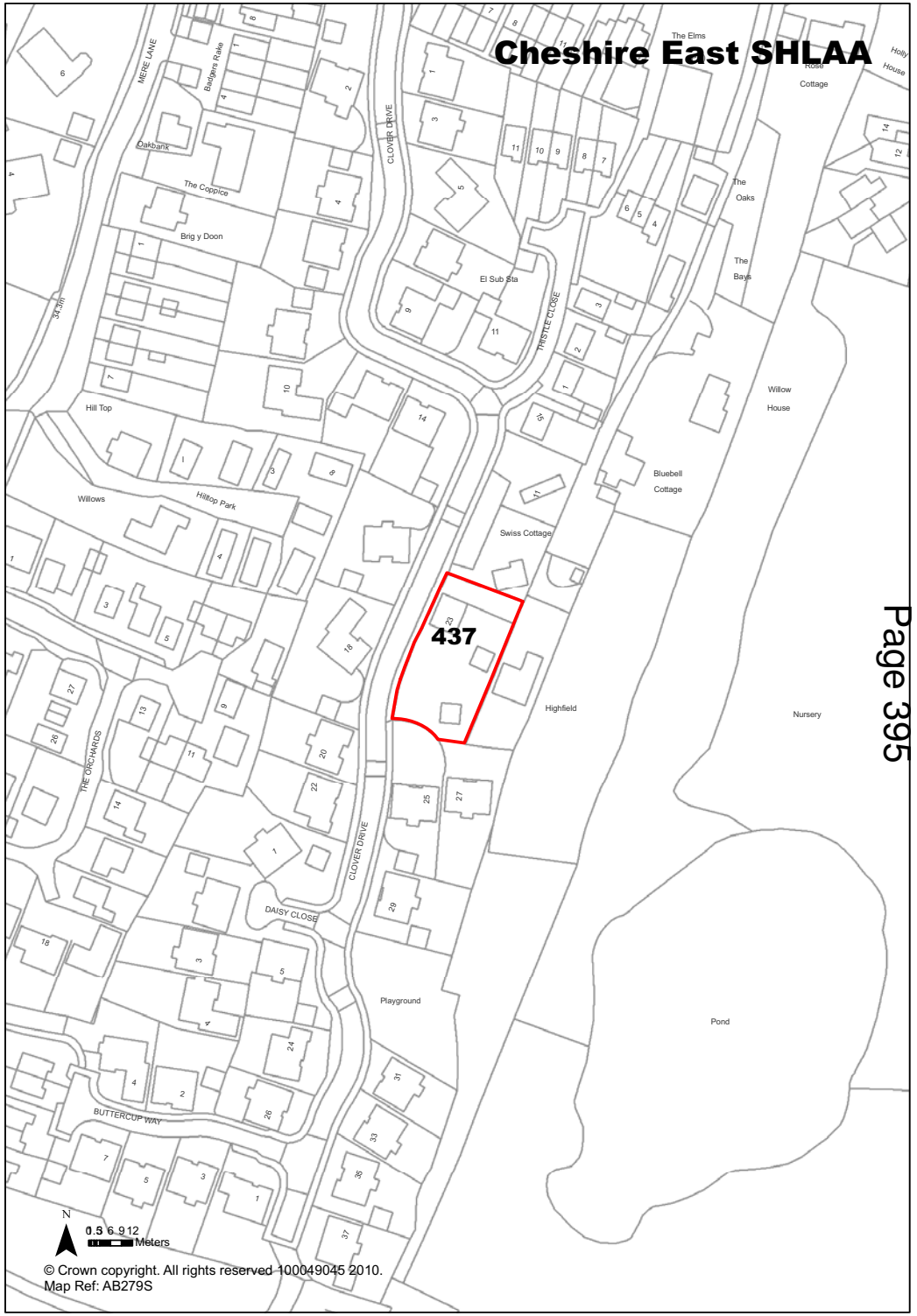
Town / Rural	Middlewich	**Easting** 369697	**Northing** 366187
Site Description	Vacant land	**Site Size Net (Ha)**	0.83
Character of Area	Generally residential.	**Potential Capacity**	34
Surrounding Land Uses	Generally residential.	**Potential Net Capacity**	34
Physical Constraints	Flood Zone 1 - Little or no risk. Trees (TPO) and hedges on boundaries, access constrained, brine subsidence area. Site appears generally flat.		
Policy Restrictions	TPO area to SE corner of site. Within Middlewich SZL. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	40.96
Managing Constraints	Will be a requirement for new open space provision. Consultation with Highways to address access issues. Consultation with Cheshire Brine Subsidence Consultation Board. Consideration of biodiversity.	**Determination of Capacity**	Density multiplier - sustainable development
Sustainability	Greenfield site in a sustainable location.		
Accessibility	Site is considered accessible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	34
Deliverability	Deliverable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 437 **Site Address** Caravan Site, Park Lane & Flowery Nook, Mere Lane, Pickmere

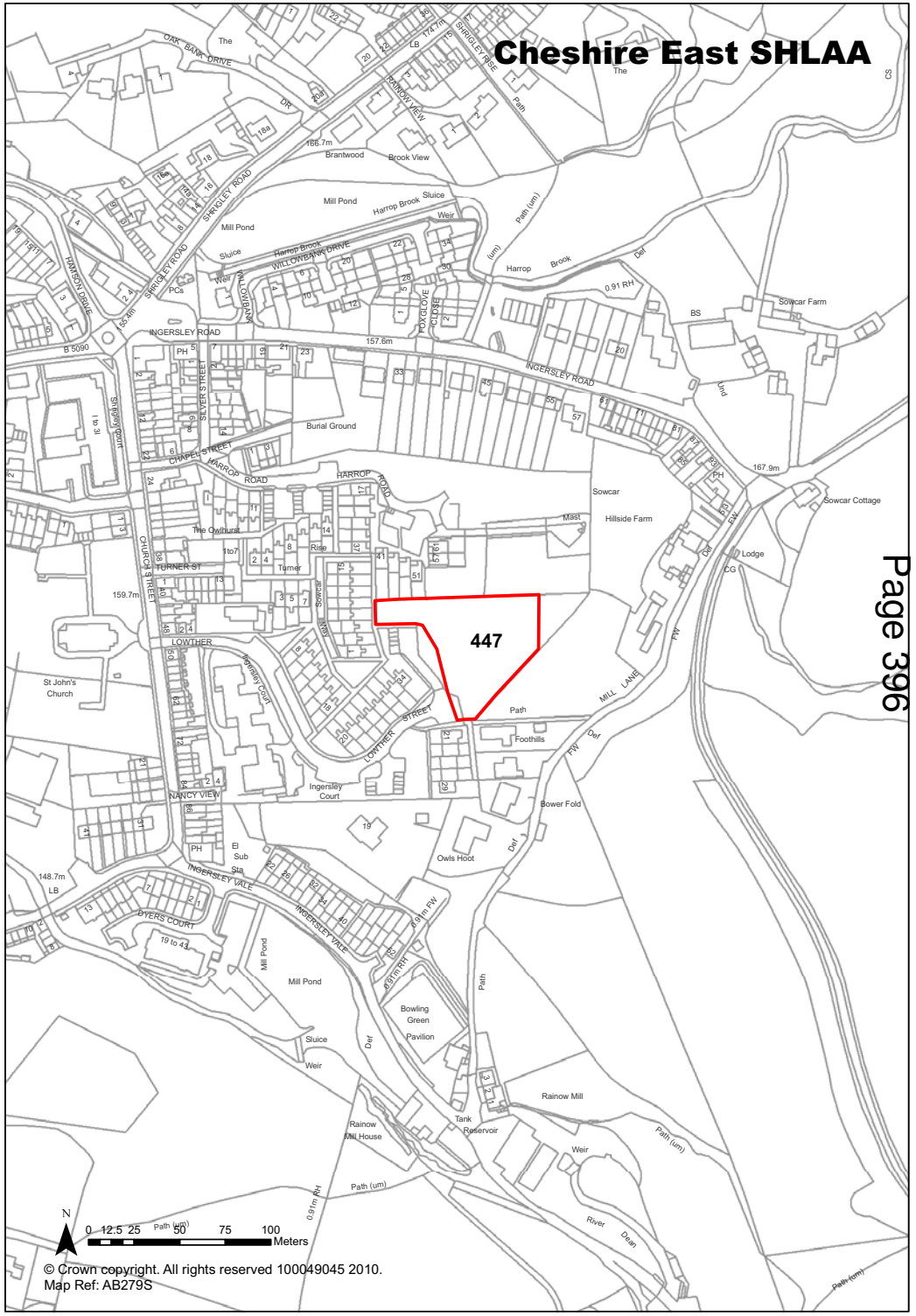
Town / Rural Smaller Villages **Easting** 368840 **Northing** 377000

Site Description	(Former) Caravan Site	**Site Size Net (Ha)**	2.67
Character of Area	Open countryside and residential.	**Potential Capacity**	58
Surrounding Land Uses	Open countryside and some residential.	**Potential Net Capacity**	49
Physical Constraints	Site under construction. 2 Caravans remain on site.		
Policy Restrictions	Predominantly residential.	**Potential Density**	21.72
Managing Constraints	Site under construction. 2 Caravans remain on site.	**Determination of Capacity**	Based on current permission.
Sustainability			
Accessibility	Access is possible.	**Total Completions**	55
Other Information		**Losses Completed**	7
Brownfield / Greenfield	Brownfield	**Remaining Losses**	2
Suitability	Suitable		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	3
Development Progress	Under Construction	**Years 11-15**	0
Application Number:	00/1271		



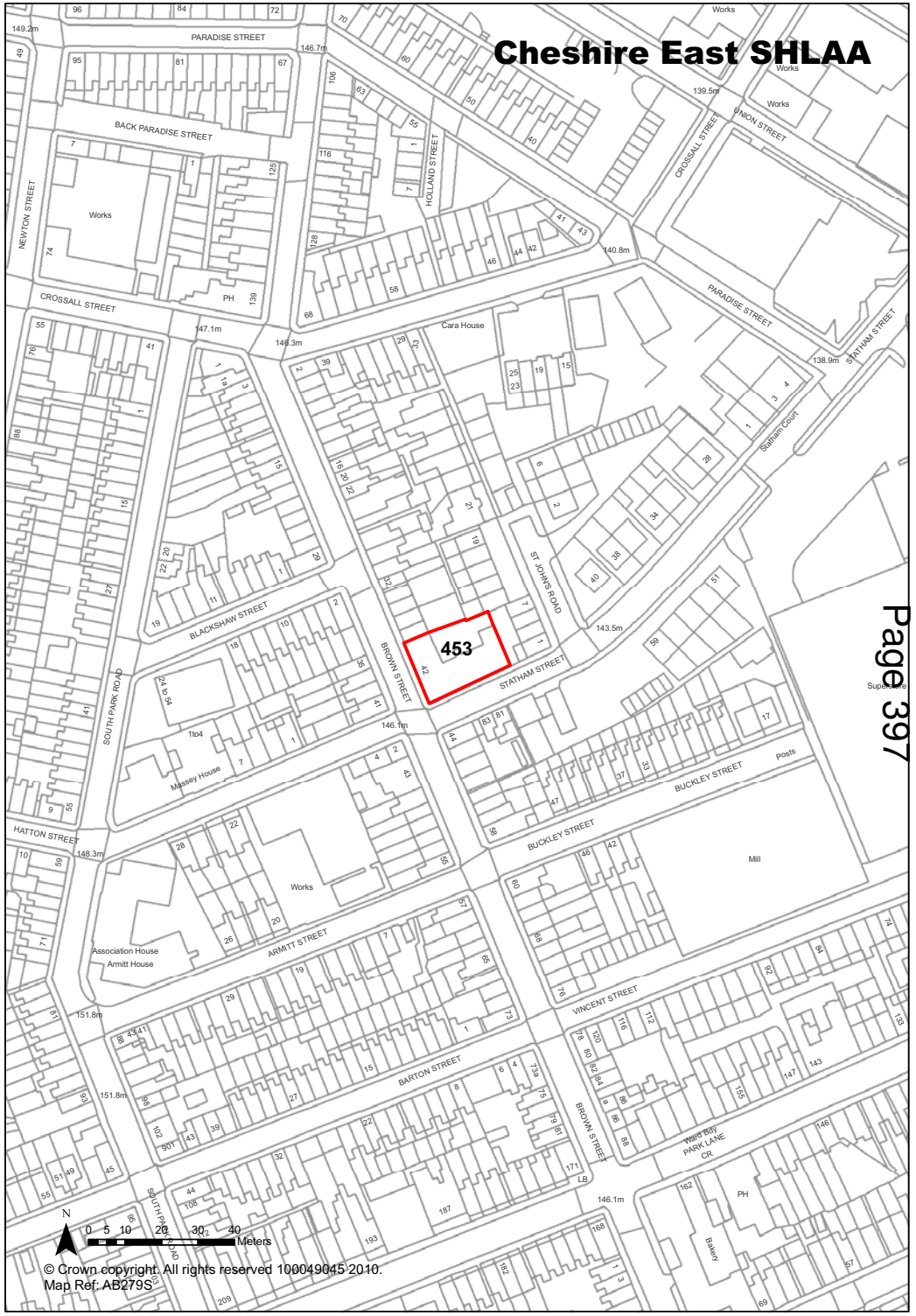
Ref 447 Site Address Lowther Street, Bollington, Macclesfield

Town / Rural	Bollington	**Easting** 394000	**Northing** 377700
Site Description	Vacant Land	**Site Size Net (Ha)**	0.2
Character of Area	Generally residential	**Potential Capacity**	10
Surrounding Land Uses	Residential and open space	**Potential Net Capacity**	10
Physical Constraints	Trees and hedges to boundary.	**Potential Density**	50
Policy Restrictions	Residential allocation.	**Determination of Capacity**	Based on allocation.
Managing Constraints			
Sustainability	Site is considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	10
Development Progress	Residential Allocation	**Years 11-15**	0
Application Number:	no application		



Ref 453 Site Address Brown Street Mill, Brown Street, Macclesfield

Town / Rural	Macclesfield	**Easting** 391452	**Northing** 373124
Site Description	Former Mill Building	**Site Size Net (Ha)**	0.04
Character of Area	Generally residential	**Potential Capacity**	16
Surrounding Land Uses	Residential	**Potential Net Capacity**	16
Physical Constraints	Grade II Listed Building.	**Potential Density**	400
Policy Restrictions	Predominantly residential.	**Determination of Capacity**	Based on current permission
Managing Constraints	Site under construction. Consideration of historic environment.		
Sustainability	Site is considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available	**Current Year**	15
Achievability	Achievable	**Years 1-5**	1
Deliverability	Deliverable	**Years 6-10**	0
Development Progress	Under Construction	**Years 11-15**	0
Application Number:	11/0642M		

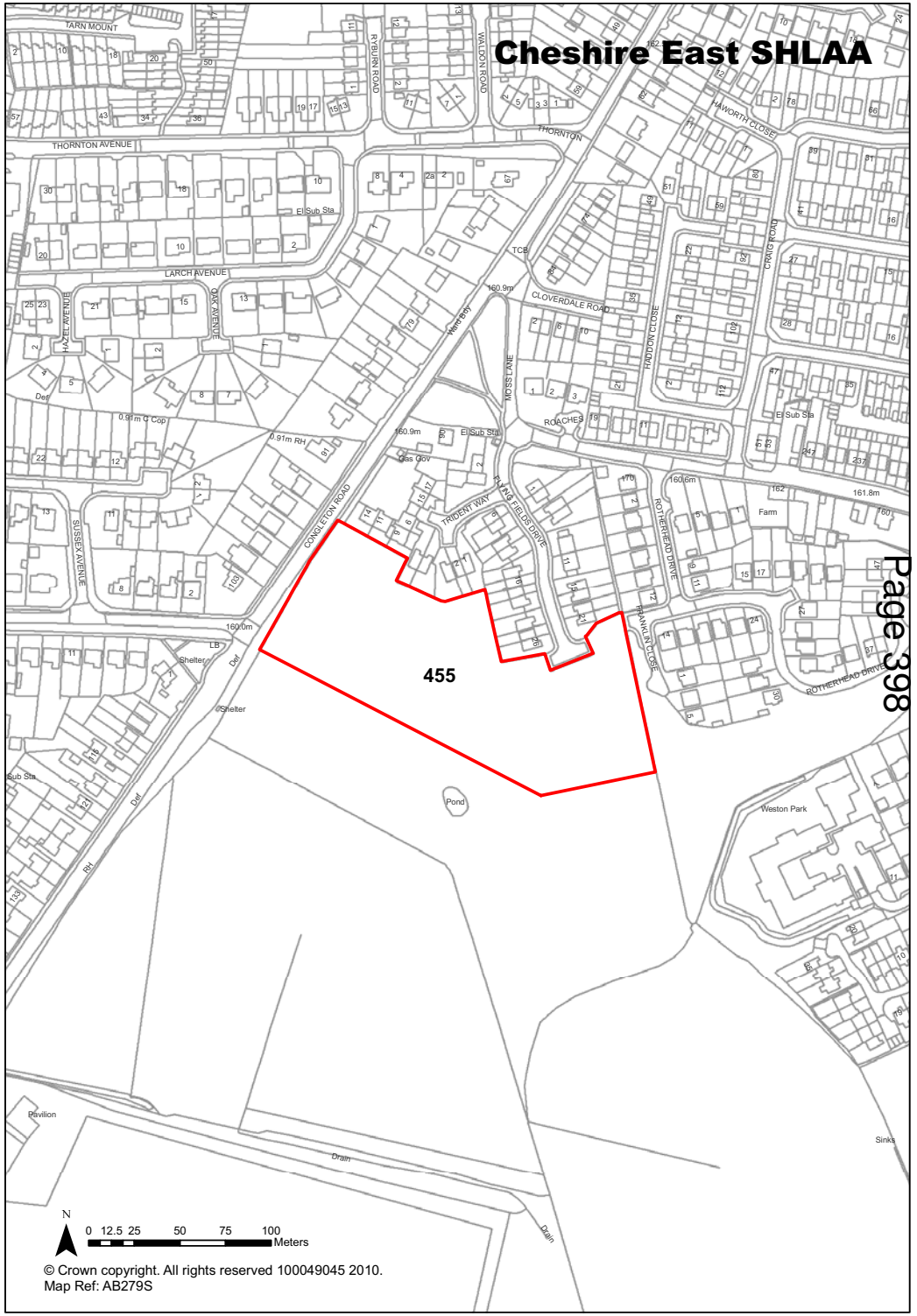


Ref	455	Site Address	Land East Of Congleton Road, Macclesfield

Town / Rural	Macclesfield	**Easting**	390500
		Northing	371800

Site Description	Field at edge of housing estate
Character of Area	Residential, edge of settlement
Surrounding Land Uses	Residential, fields
Physical Constraints	Some trees.
Policy Restrictions	Edged by proposed open space to the south
Managing Constraints	
Sustainability	Site is considered sustainable.
Accessibility	Access is possible.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable
Availability	Available
Achievability	Achievable
Deliverability	Deliverable
Development Progress	SHLAA Site
Application Number:	02/1217

Site Size Net (Ha)	3.04
Potential Capacity	100
Potential Net Capacity	100
Potential Density	32.89
Determination of Capacity	Based on earlier permission
Total Completions	40
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	60
Years 6-10	0
Years 11-15	0



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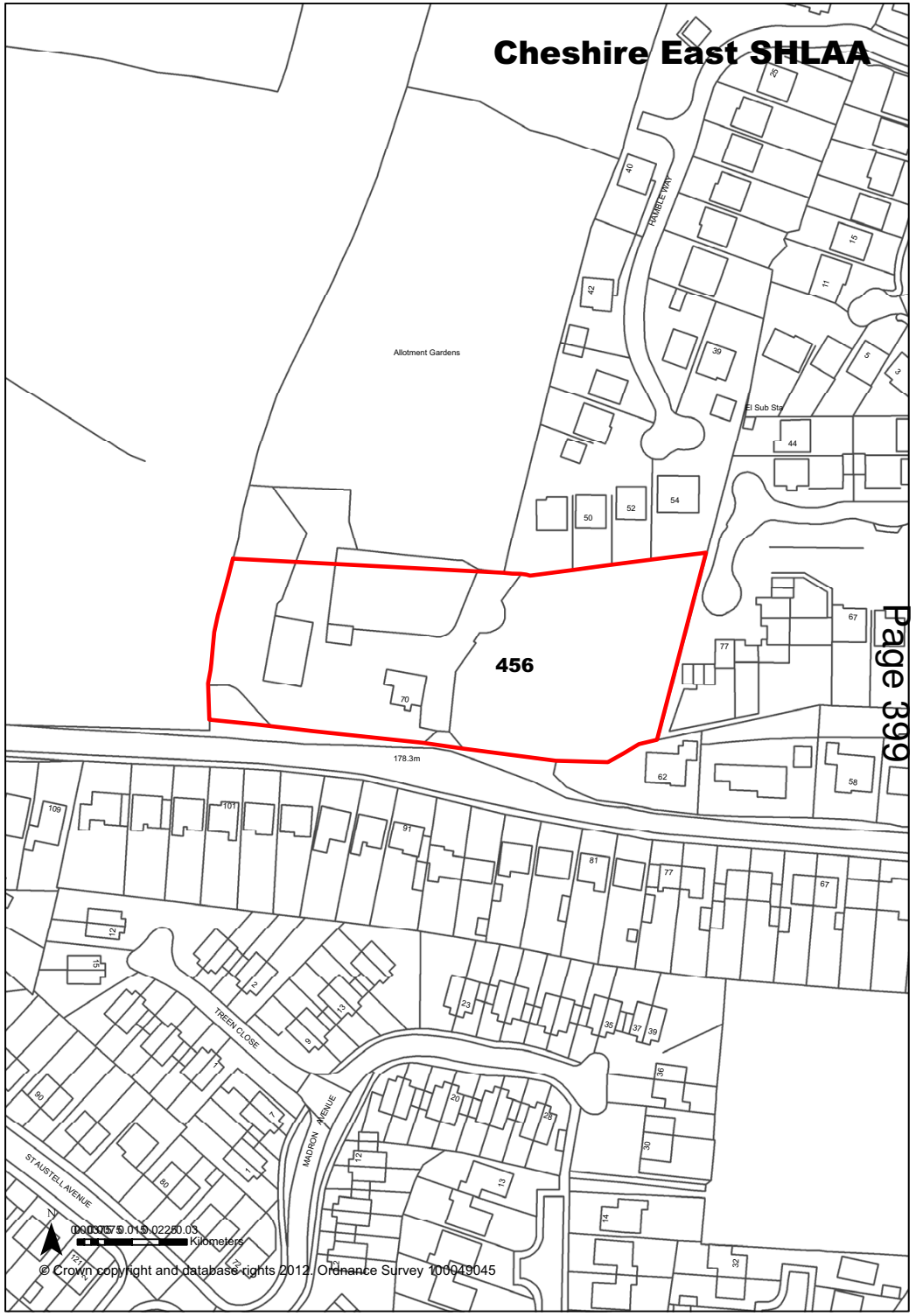
Map Ref: AB279S

Ref 456 Site Address Land Off Birtles Road, Macclesfield

Town / Rural	Macclesfield	**Easting** 388950	**Northing** 374272
Site Description	Grassland	**Site Size Net (Ha)**	0.69
Character of Area	Generally residential	**Potential Capacity**	39
Surrounding Land Uses	Residential, allotments and open countryside	**Potential Net Capacity**	39
Physical Constraints	Trees on site. Existing buildings on site. Overgrown site. Evidence of people using part of site as path.		
Policy Restrictions	Predominantly residential and very small area of Green Belt.	**Potential Density**	41.94
Managing Constraints	Consideration of any biodiveristy value of site.	**Determination of Capacity**	Based on expired permission
Sustainability			
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - if can meet policy requireme		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	39
Deliverability	Deliverable	**Years 6-10**	0
Development Progress	SHLAA Site - Expired Permission	**Years 11-15**	0
Application Number:	05/0919		

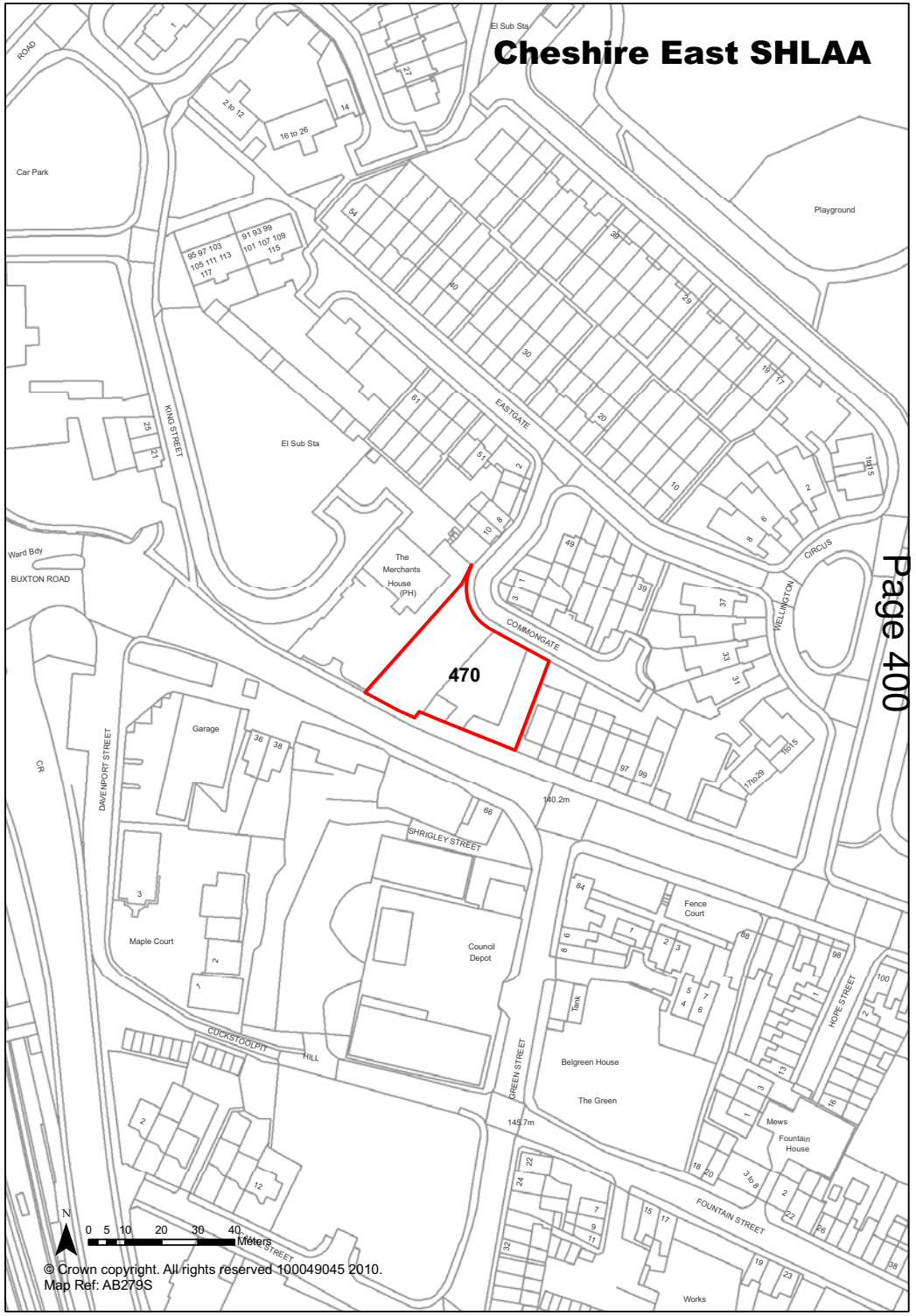


Ref	470	Site Address	Redevelopment Of Victoria Park Flats, Buxton Road, Macclesfield

Town / Rural	Macclesfield	**Easting**	392100
		Northing	373750

Site Description	Site under construction - residential development
Character of Area	Edge of town centre, open space and residential
Surrounding Land Uses	Residential, open space, commercial uses, adjacent to town centre
Physical Constraints	Site under construction
Policy Restrictions	Predominantly residential
Managing Constraints	Site is under construction
Sustainability	Site is considered sustainable
Accessibility	Access is possible
Other Information	
Brownfield / Greenfield	Brownfield
Suitability	Suitable
Availability	Available - site owned by developer
Achievability	Achievable
Deliverability	Deliverable
Development Progress	Under Construction
Application Number:	05/0343P

Site Size Net (Ha)	4.53
Potential Capacity	215
Potential Net Capacity	78
Potential Density	32.01
Determination of Capacity	Based on current permission
Total Completions	210
Losses Completed	137
Remaining Losses	0
Current Year	50
Years 1-5	165
Years 6-10	0
Years 11-15	0



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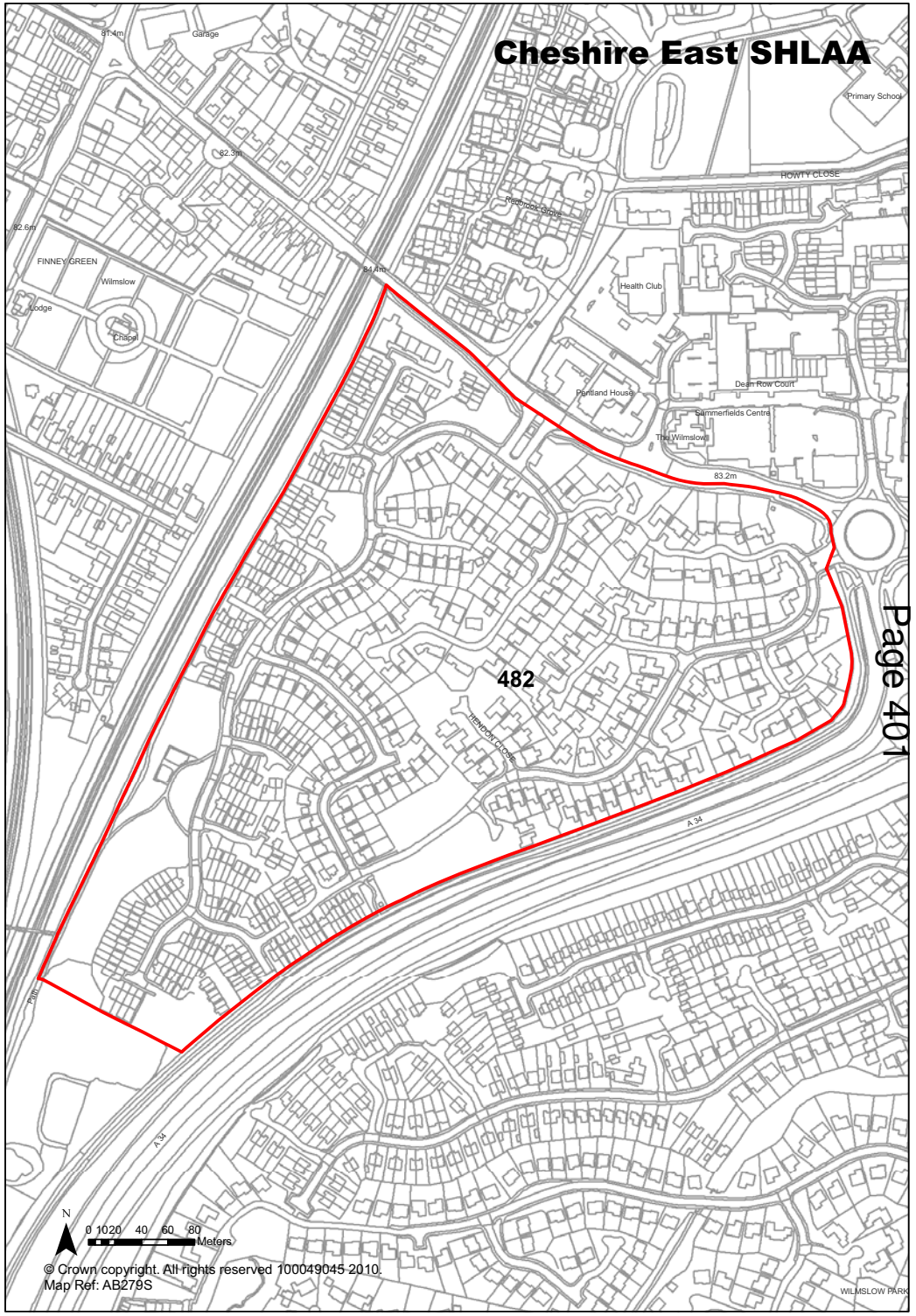
Map Ref: AB279S

Ref	482	Site Address	The Villas, PSA Land at Dean Row, Wilmslow

Town / Rural	Wilmslow	**Easting**	385720
		Northing	382100

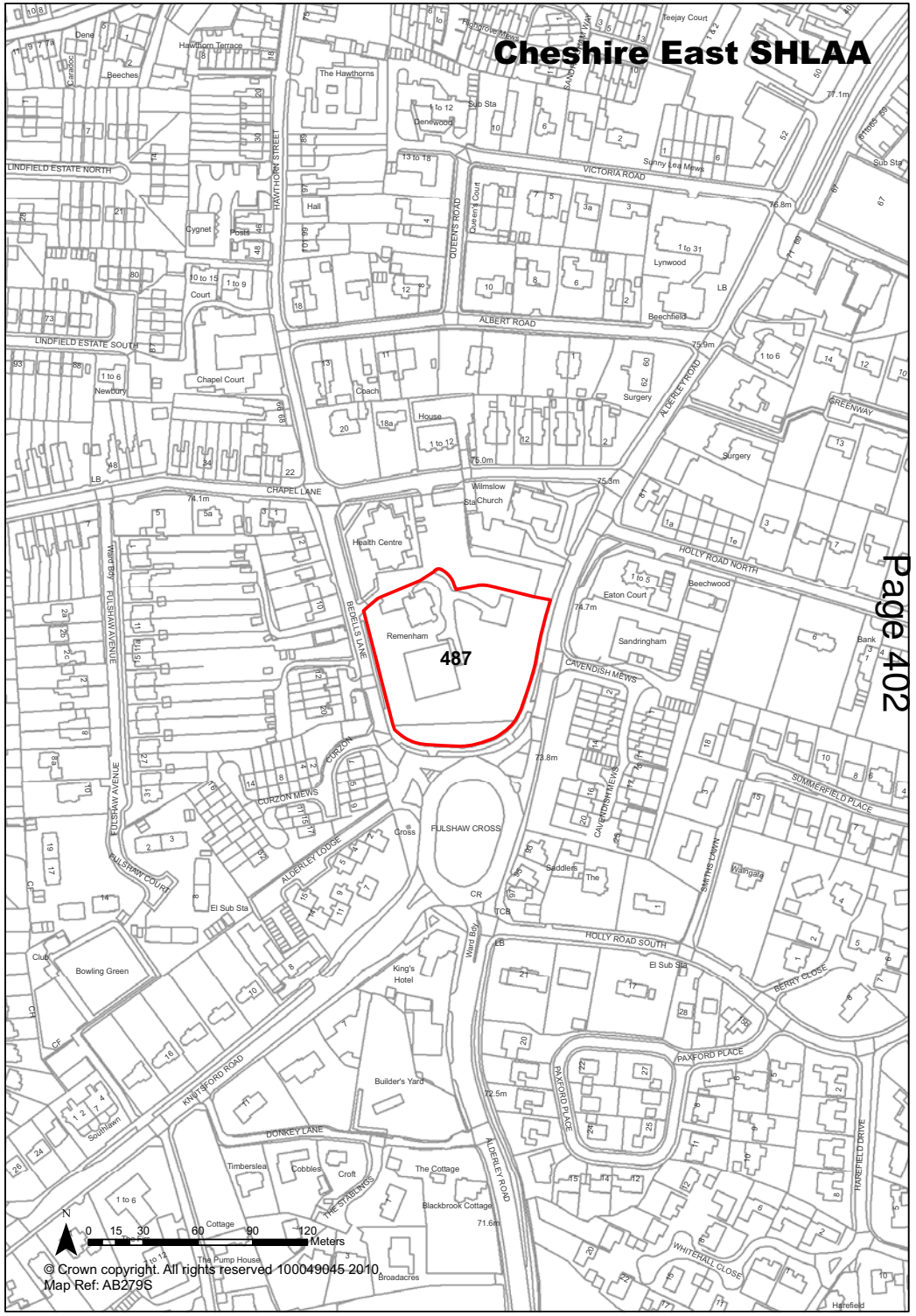
Site Description	Site under construction - residential development
Character of Area	Residential and district centre
Surrounding Land Uses	Highway, railway, retail and residential
Physical Constraints	Site under construction
Policy Restrictions	Predominantly residential
Managing Constraints	Site is under construction
Sustainability	Site is considered sustainable
Accessibility	Access is possible
Other Information	
Brownfield / Greenfield	Brownfield
Suitability	Suitable
Availability	Available - site owned by developer
Achievability	Achievable
Deliverability	Deliverable
Development Progress	Under Construction
Application Number:	11/0325M

Site Size Net (Ha)	21.8
Potential Capacity	407
Potential Net Capacity	407
Potential Density	18.67
Determination of Capacity	Based on current permission
Total Completions	398
Losses Completed	0
Remaining Losses	0
Current Year	12
Years 1-5	0
Years 6-10	0
Years 11-15	0



Ref 487 Site Address Bedells Lane, Wilmslow

Town / Rural	Wilmslow	**Easting** 384250	**Northing** 380600
Site Description	In use	**Site Size Net (Ha)**	0.9
Character of Area	Major roundabout junction, church building and health centre	**Potential Capacity**	25
Surrounding Land Uses	Residential	**Potential Net Capacity**	25
Physical Constraints	Buildings worthy of retention (not LB) Site included in TPO restricting footprint of any future building.		
Policy Restrictions	Housing proposal site.	**Potential Density**	27.78
Managing Constraints	Conversion preferred. Retention of trees. Access issues addressed through consultation with Highways .	**Determination of Capacity**	Allocation
Sustainability	Site is considered sustainable		
Accessibility	Access is possible	**Total Completions**	0
Other Information	Bus stop within 110m. Post office within 480m. Medical facilities within 250m. Primary school within 610m. Open space within 510m. Council owned.	**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	25
Development Progress	Residential Allocation	**Years 11-15**	0
Application Number:	no application		



Ref 495 **Site Address** Beech Lawn & Wood Ride, Brook Lane, Alderley Edge

Town / Rural Alderley Edge **Easting** 383938 **Northing** 378998

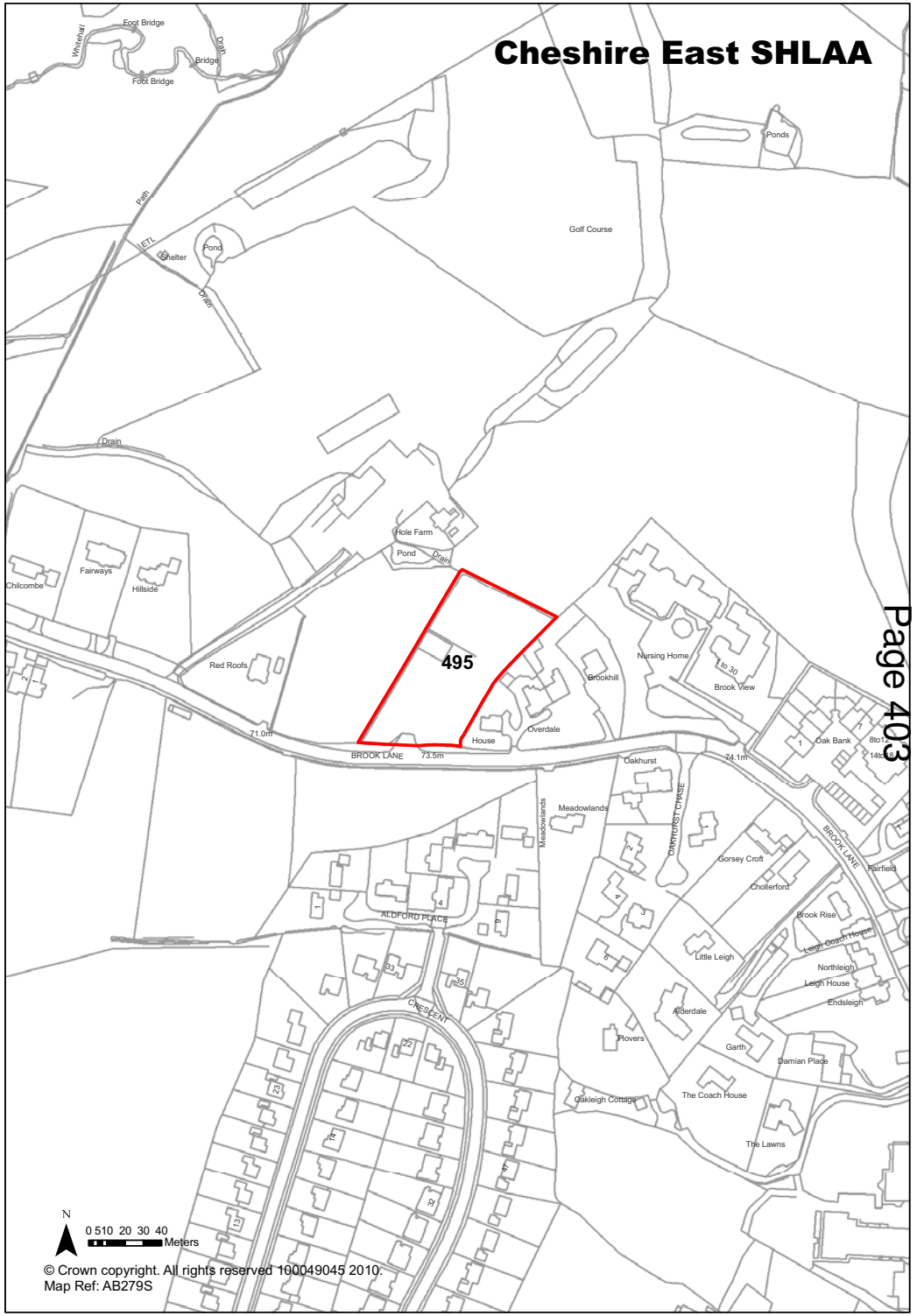
Site Description	Site under construction
Character of Area	Residential and open countryside
Surrounding Land Uses	Residential and open countryside
Physical Constraints	Site under construction
Policy Restrictions	Predominantly residential
Managing Constraints	Site is under construction.

Site Size Net (Ha)	0.34
Potential Capacity	18
Potential Net Capacity	16
Potential Density	52.94
Determination of Capacity	Based on current permission

Sustainability

Accessibility	Access is possible.
Other Information	Access constructed.
Brownfield / Greenfield	Brownfield
Suitability	Suitable
Availability	Available - site owned by developer
Achievability	Achievable
Deliverability	Deliverable
Development Progress	Under Construction
Application Number:	98/2054

Total Completions	0
Losses Completed	2
Remaining Losses	0
Current Year	18
Years 1-5	0
Years 6-10	0
Years 11-15	0

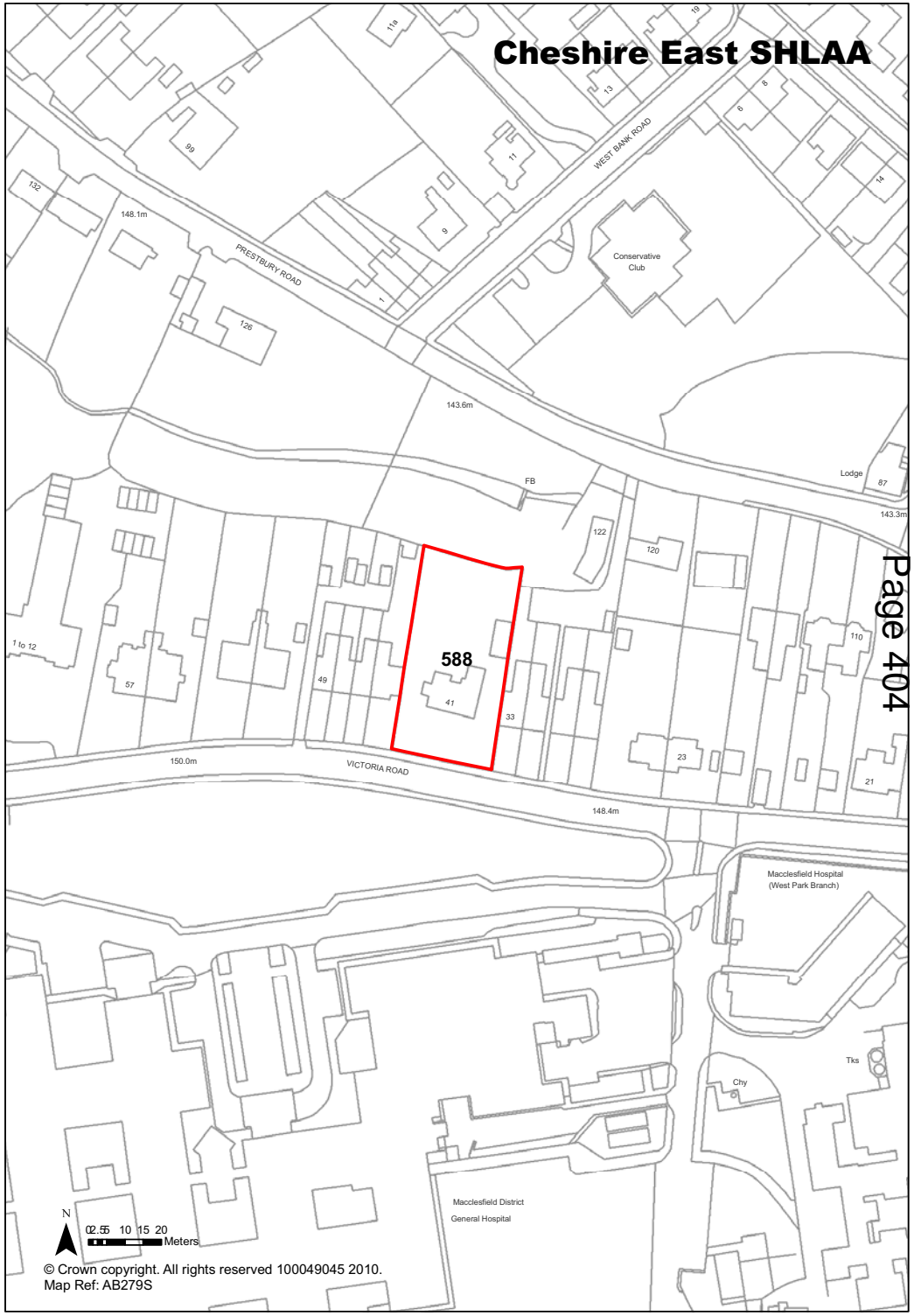


Ref 588 **Site Address** Nuneham Nursing Home, 41 Victoria Road, Macclesfield

Town / Rural Macclesfield **Easting** 390736 **Northing** 374073

Site Description	Site cleared and ready for development.
Character of Area	Generally residential
Surrounding Land Uses	Residential
Physical Constraints	None. Site cleared and ready for development.
Policy Restrictions	Conservation Area. Predominantly residential
Managing Constraints	None. Site cleared and ready for development.
Sustainability	Site is considered sustainable.
Accessibility	Access is possible
Other Information	
Brownfield / Greenfield	Brownfield
Suitability	Suitable
Availability	Available
Achievability	Achievable
Deliverability	Deliverable
Development Progress	Under Construction
Application Number:	11/4226M

Site Size Net (Ha)	0.15
Potential Capacity	14
Potential Net Capacity	13
Potential Density	86.67
Determination of Capacity	Based on current permission
Total Completions	0
Losses Completed	1
Remaining Losses	0
Current Year	14
Years 1-5	0
Years 6-10	0
Years 11-15	0



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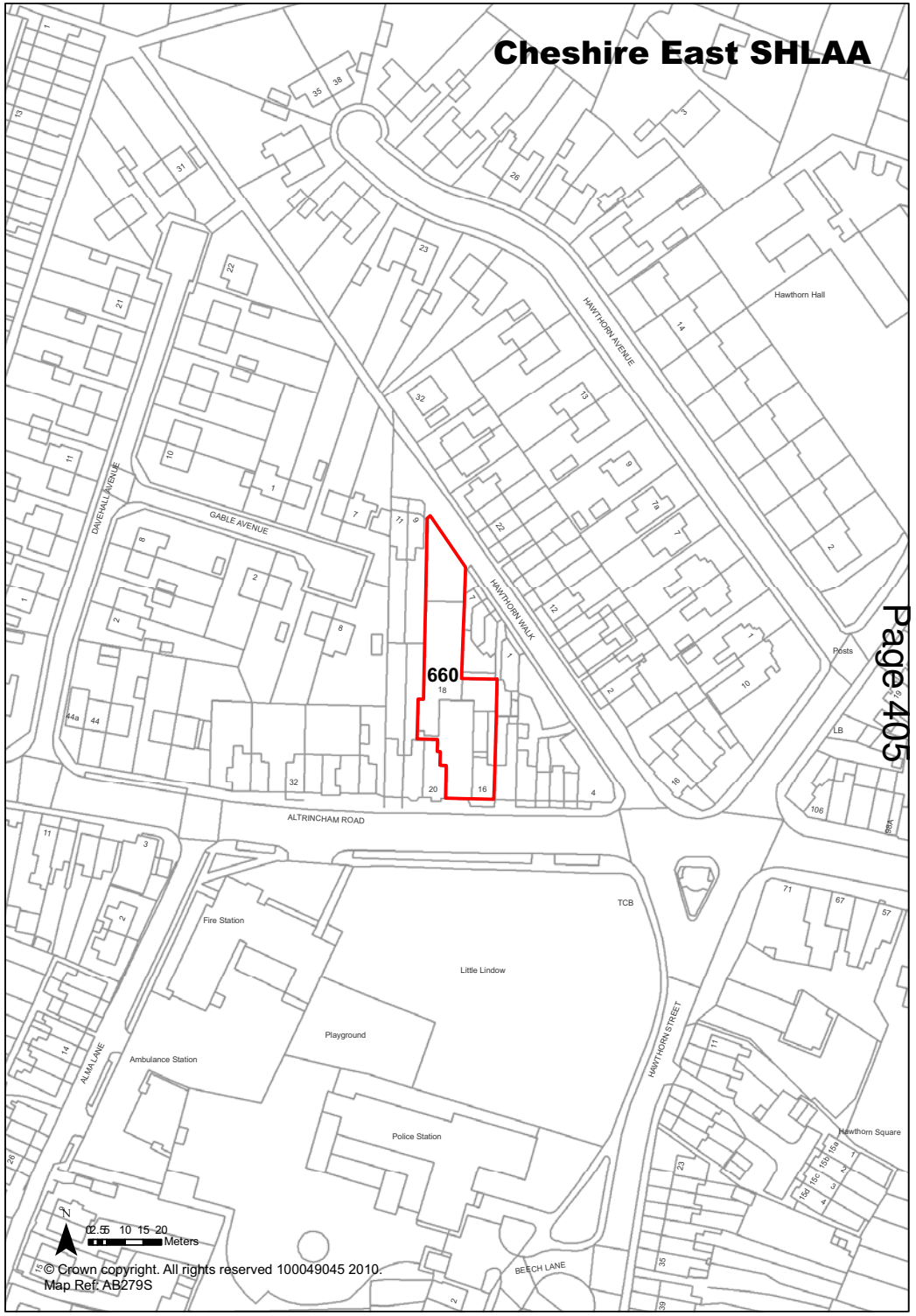
Map Ref: AB279S

Ref 660 Site Address BJ'S Health Centre, 16 Altrincham Road, Wilmslow

Town / Rural Wilmslow **Easting** 384146 **Northing** 381201

Site Description	Former health centre
Character of Area	Generally residential
Surrounding Land Uses	Residential
Physical Constraints	Buildings on site. Potential air quality issues.
Policy Restrictions	Predominantly residential
Managing Constraints	Removal of buildings on site. Air Quality Assessment may be required (proximity to an area of concernt).
Sustainability	Site is considered sustainable.
Accessibility	Access is possible
Other Information	
Brownfield / Greenfield	Brownfield
Suitability	Suitable
Availability	Marginal / Uncertain
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site - Expired Permission
Application Number:	02/2952

Site Size Net (Ha)	0.01
Potential Capacity	10
Potential Net Capacity	10
Potential Density	1000
Determination of Capacity	Based on previous planning permission, not implemented.
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	10
Years 11-15	0



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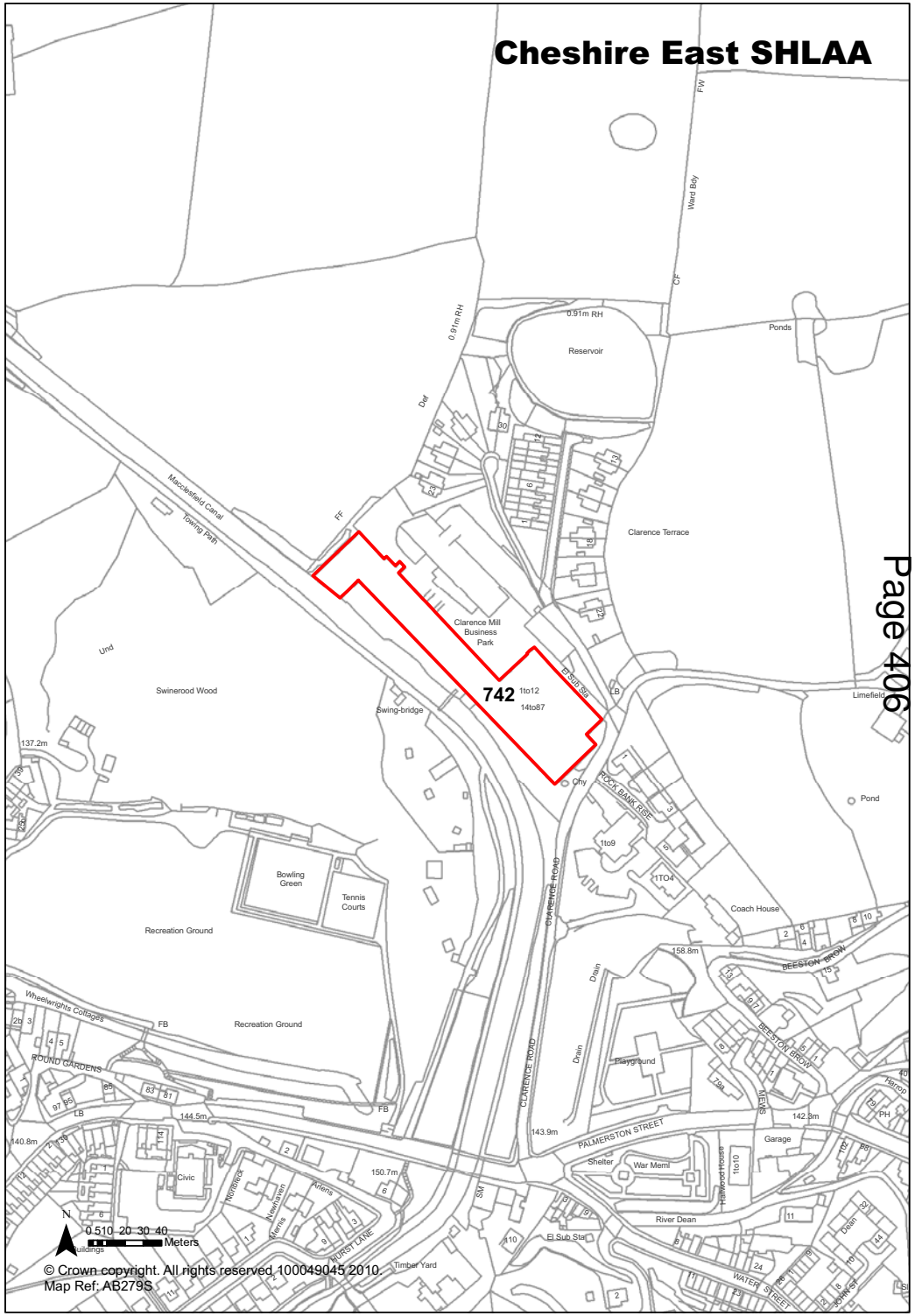
Map Ref: AB279S

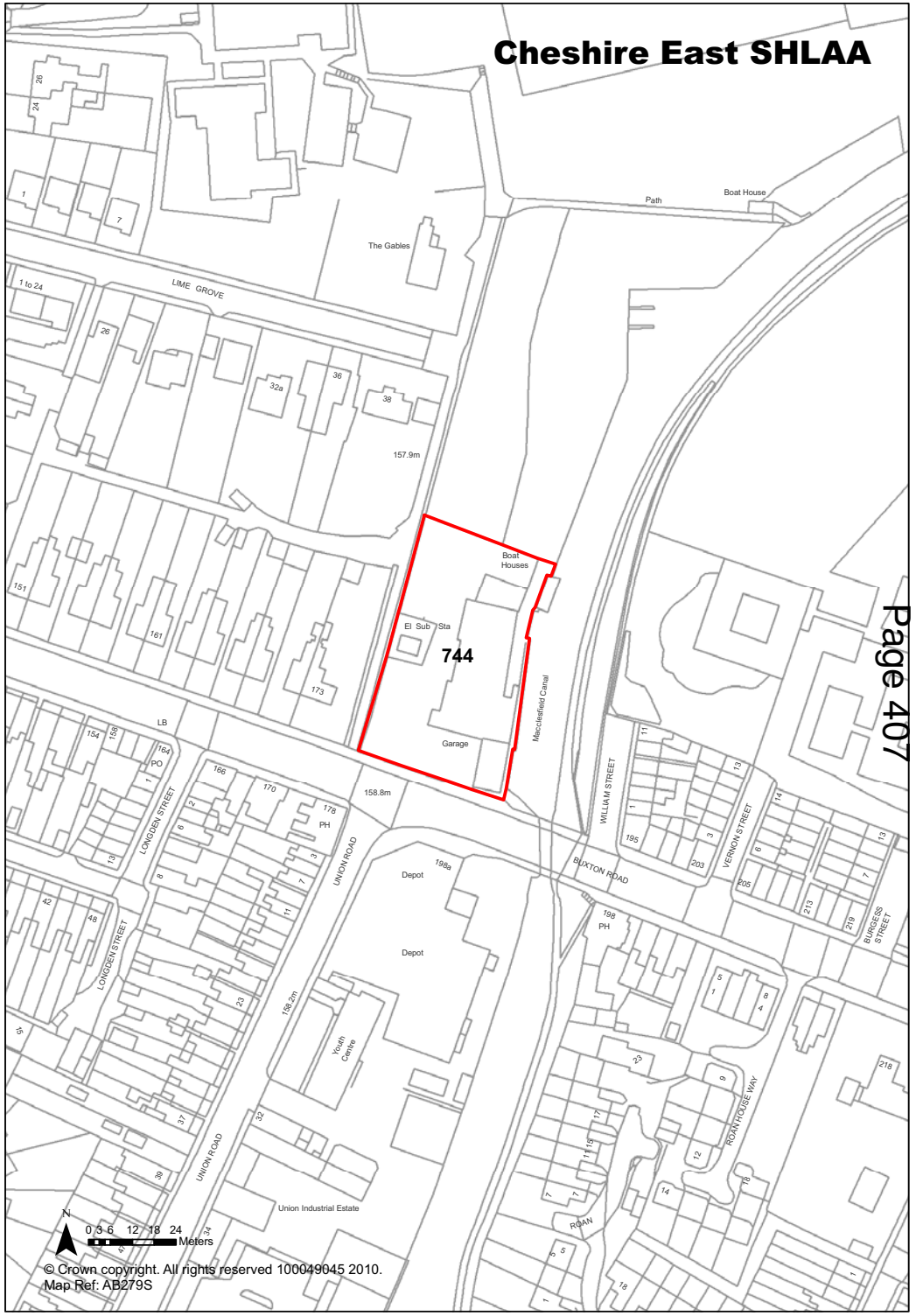
Ref 742 Site Address Clarence Mill, Mill Road, Bollington

Town / Rural	Bollington	**Easting** 393394	**Northing** 378179
Site Description		**Site Size Net (Ha)**	0.48
Character of Area	Canal to W & S, reidential to N	**Potential Capacity**	104
Surrounding Land Uses	Residential, mixed use, green belt, conservation area	**Potential Net Capacity**	104
Physical Constraints	Flats already upper floors some capacity left, commercial uses gorund floor including café & Discovery Centre		
Policy Restrictions	Mixed Use	**Potential Density**	229.2
Managing Constraints	Noise mitigation factors need to be considered during plans for change of use.	**Determination of Capacity**	Based on current permission - 19 Apartments remaining.
Sustainability	Site considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	85
Other Information	Bus stop within 300m. Post office within 870m. Medical facilities within 1200m. Primary school within 1090m. Open	**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	104
Deliverability	Deliverable	**Years 6-10**	0
Development Progress	Full Permission	**Years 11-15**	0
Application Number:	10/3535M		



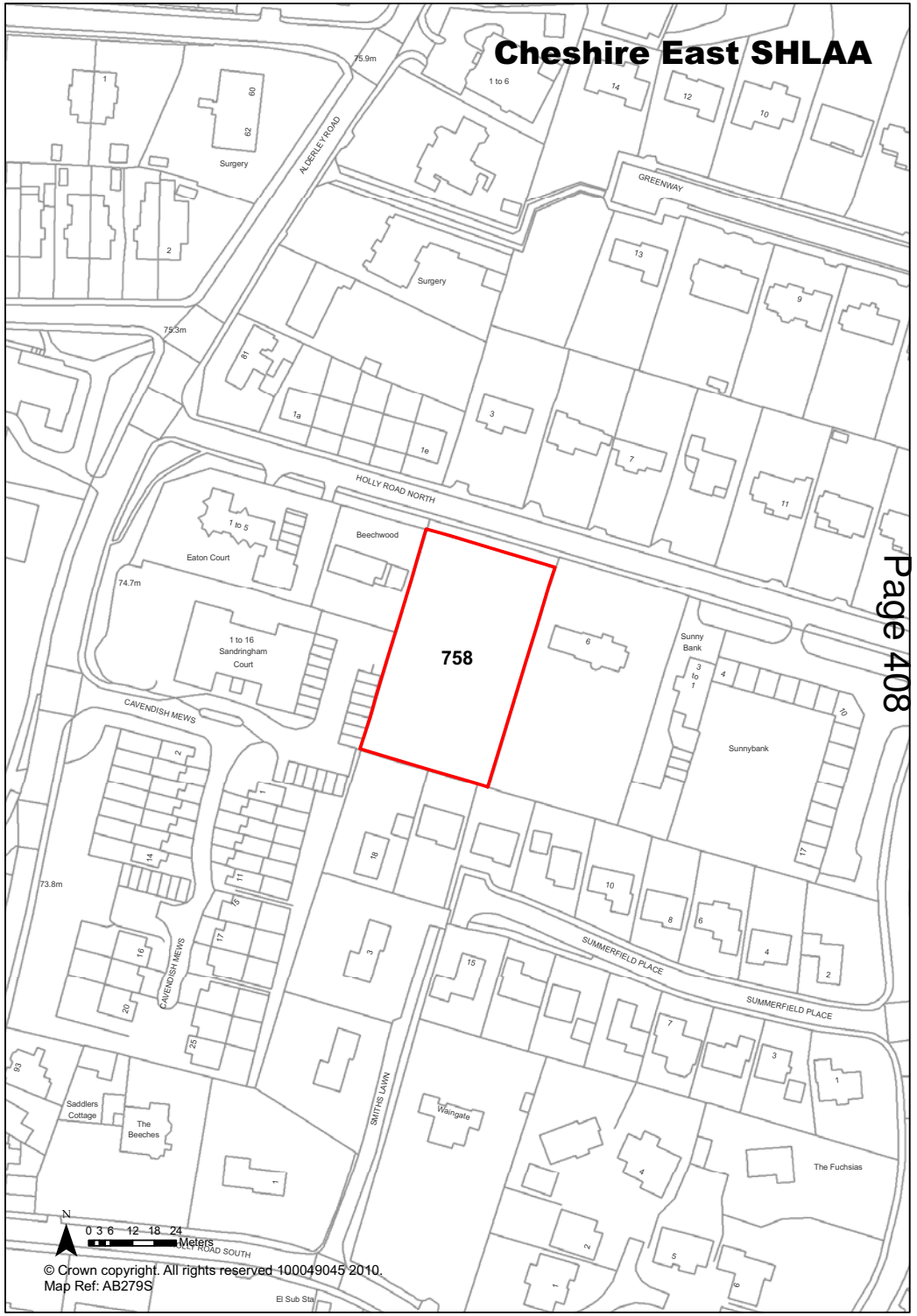
Ref 744 Site Address Ears Garage, Buxton Road, Macclesfield

Town / Rural	Macclesfield	**Easting** 392480	**Northing** 373550
Site Description	Garage	**Site Size Net (Ha)**	0.2
Character of Area	Generally residential	**Potential Capacity**	10
Surrounding Land Uses	Residential, canal and commercial	**Potential Net Capacity**	10
Physical Constraints	Site appears in use. Buildings on site. Adjacent to the canal.	**Potential Density**	50
Policy Restrictions	Residential Allocation. Conservation Area.	**Determination of Capacity**	Based on allocation in Local Plan
Managing Constraints	Consideration of the historic environment.		
Sustainability	Site is considered sustainable		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	10
Deliverability	Deliverable	**Years 6-10**	0
Development Progress	Residential Allocation	**Years 11-15**	0
Application Number:	no application		



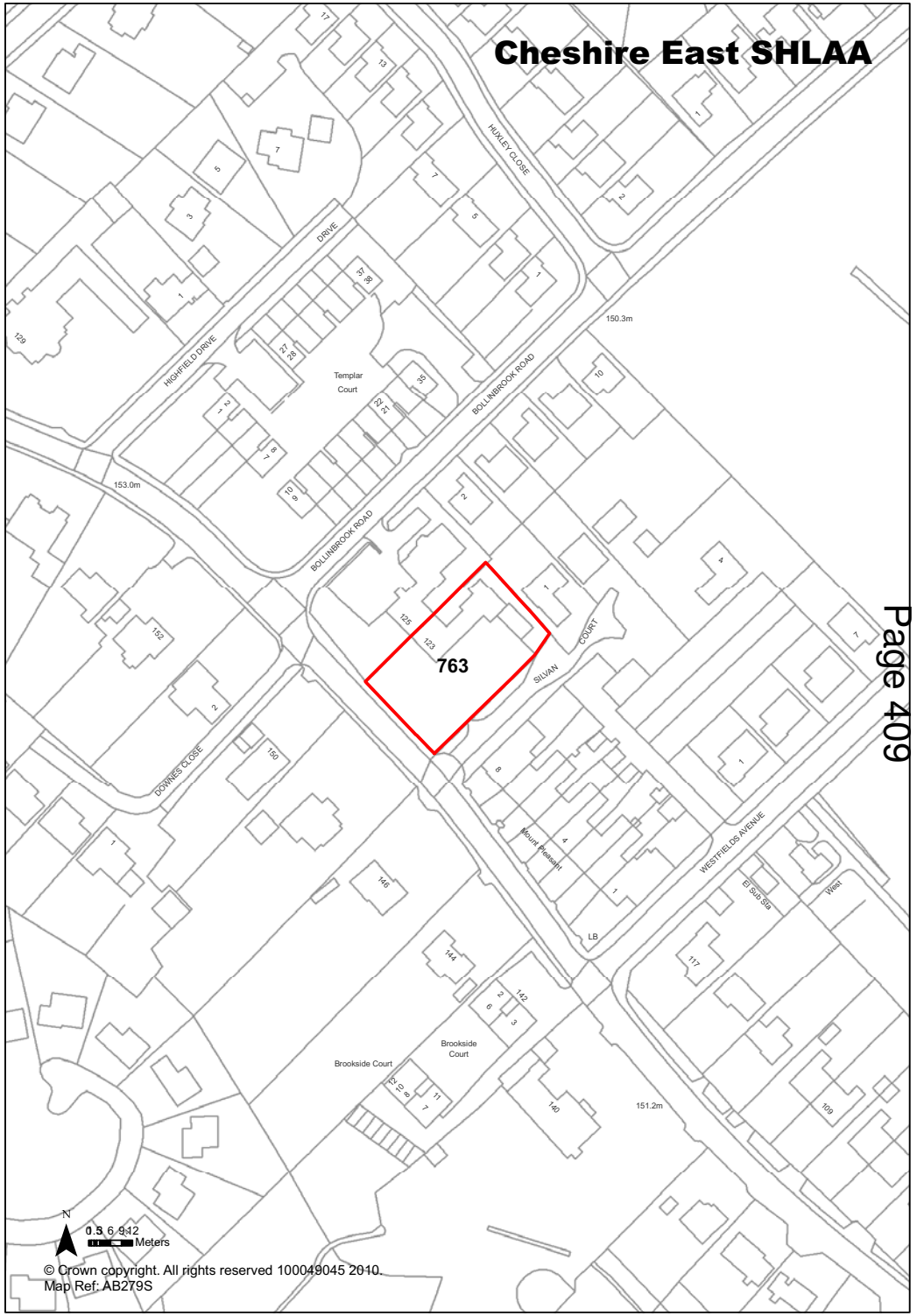
Ref 758 Site Address 2-4 Holly Road, Wilmslow

Town / Rural	Wilmslow	**Easting** 384432	**Northing** 380572
Site Description	Site cleared.	**Site Size Net (Ha)**	0.24
Character of Area	Generally residential	**Potential Capacity**	10
Surrounding Land Uses	Residential	**Potential Net Capacity**	8
Physical Constraints	Site cleared and ready for development. Some trees on site and overgrown.		
Policy Restrictions	Predominantly residential	**Potential Density**	41.67
Managing Constraints	Site cleared and ready for development.	**Determination of Capacity**	Based on current permission
Sustainability	Site is considered sustainable		
Accessibility	Access is possible	**Total Completions**	0
Other Information	Demolished in 2008, but work not started on construction	**Losses Completed**	2
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	10
Deliverability	Deliverable	**Years 6-10**	0
Development Progress	Full Permission	**Years 11-15**	0
Application Number:	11/0533M		



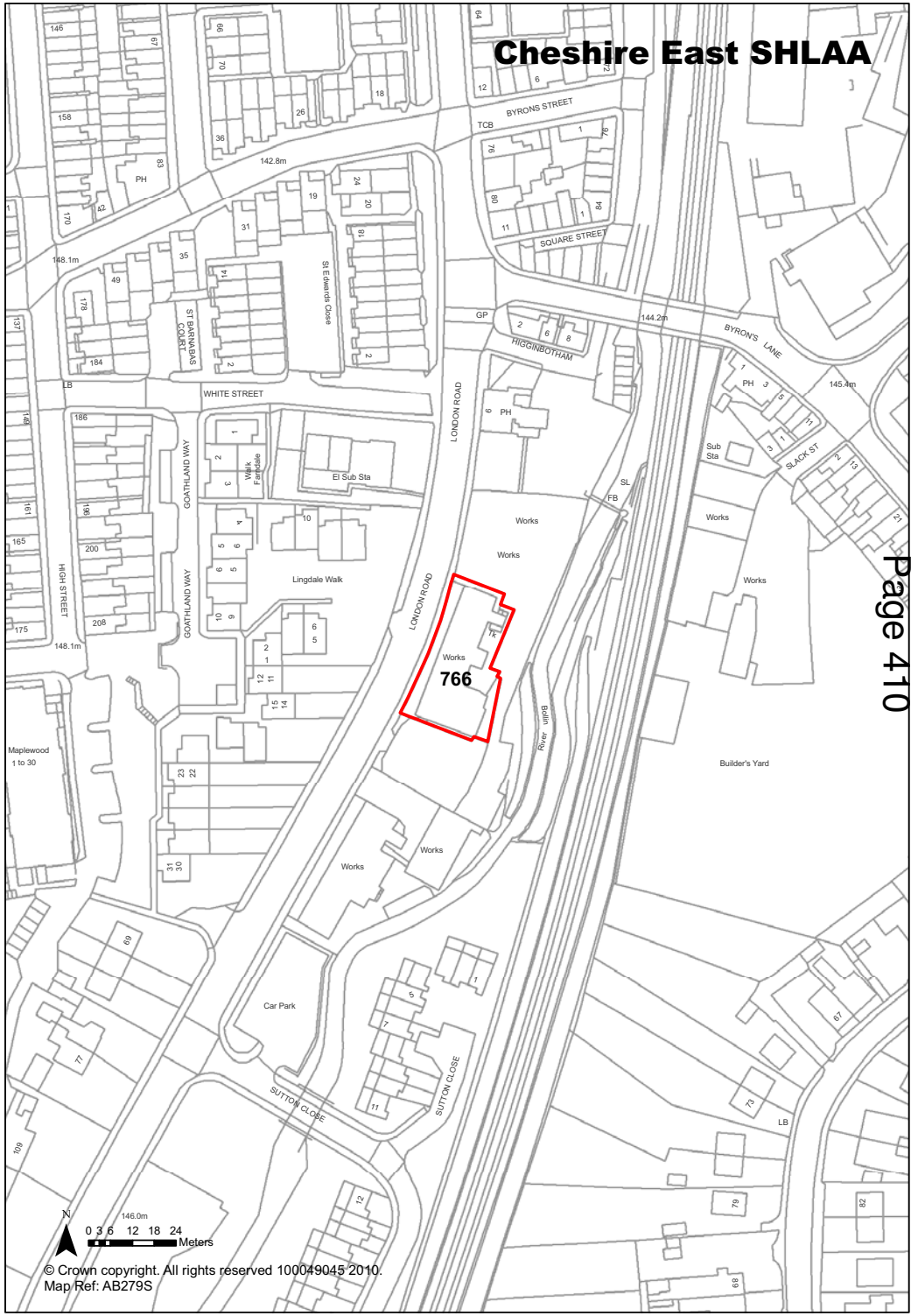
Ref 763 Site Address 123 Prestbury Road, Macclesfield

Town / Rural	Macclesfield	**Easting** 390513	**Northing** 374387
Site Description	Existing apartments	**Site Size Net (Ha)**	0.15
Character of Area	Generally residential	**Potential Capacity**	10
Surrounding Land Uses	Residential	**Potential Net Capacity**	6
Physical Constraints	Buildings on site	**Potential Density**	66.67
Policy Restrictions	Predominantly residential area. Conservation Area.	**Determination of Capacity**	Based on expired permission.
Managing Constraints	Consideration of historic environment.		
Sustainability	Site is considered sustainable.		
Accessibility	Access to be discussed with highways	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	4
Suitability	Suitable		
Availability	Available - Medium Term	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	10
Development Progress	SHLAA Site - Expired Permission	**Years 11-15**	0
Application Number:	03/1454		



Ref 766 Site Address Albion Mill, London Road, Macclesfield

Town / Rural	Macclesfield	**Easting** 392021	**Northing** 372466
Site Description	Former Mill	**Site Size Net (Ha)**	0.1
Character of Area	Commercial and residential	**Potential Capacity**	16
Surrounding Land Uses	Commercial, river, railway and residential	**Potential Net Capacity**	16
Physical Constraints	Building on site. Adjacent to river. Listed Building II. Potential for contamination. Flood Zone 2. Potential air quality issues.		
Policy Restrictions	Identified as existing employment	**Potential Density**	161.6
Managing Constraints	Assessment of Flood Risk and any necessary remediation. Potential for contamination investigated. Consideration of Historic Environment. Consultation wioth Contaminated Land Officer. Air Quality Assessment may be required (proximity to AQMA).	**Determination of Capacity**	Based on expired permissions
Sustainability	x		
Accessibility	x	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available - Medium Term	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	16
Development Progress	SHLAA Site - Expired Permission	**Years 11-15**	0
Application Number:	03/3001		

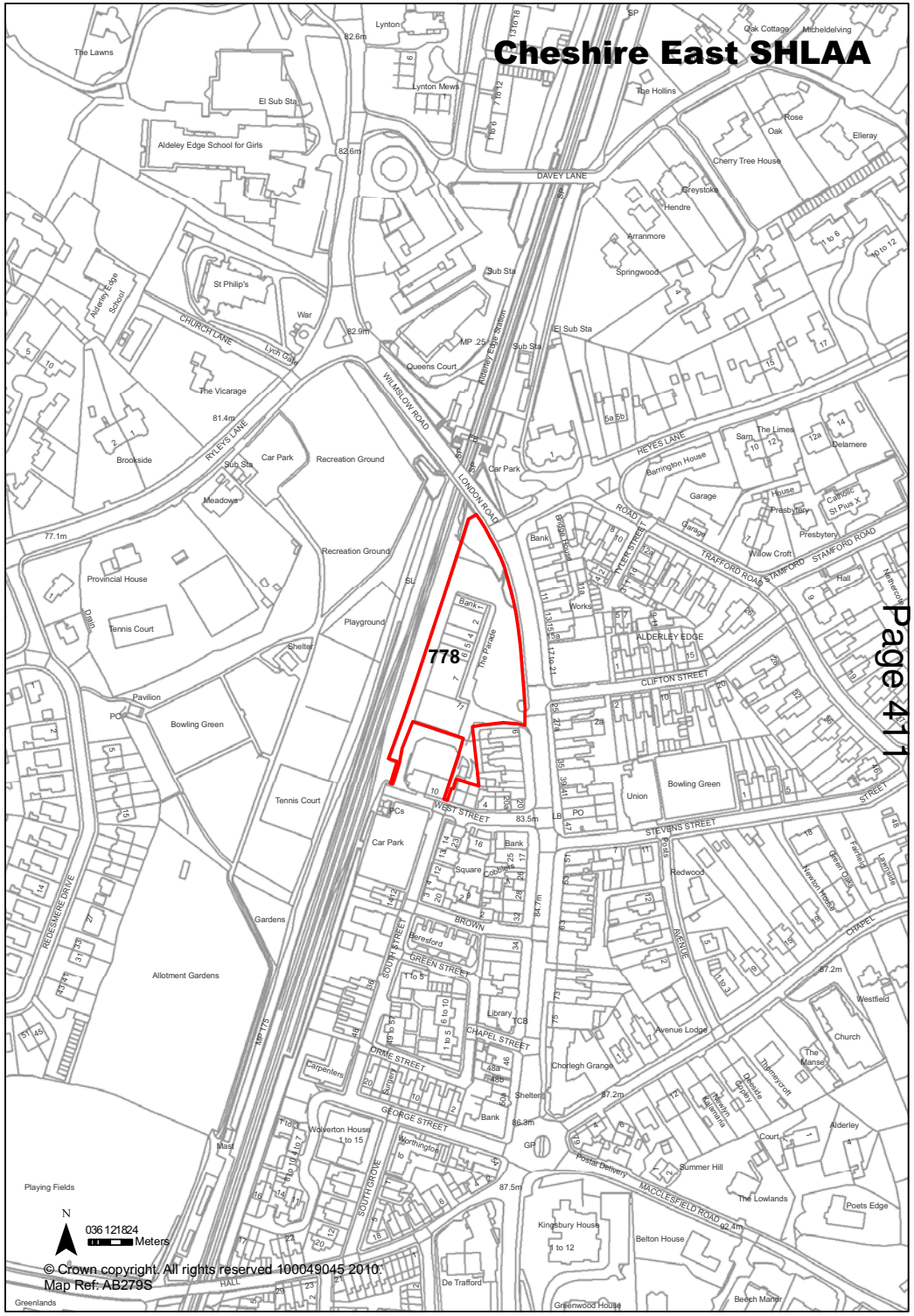


Ref	778	Site Address	The Parade Shopping Precinct, London Road, Alderley Edge

Town / Rural	Alderley Edge	**Easting**	384310
		Northing	378426

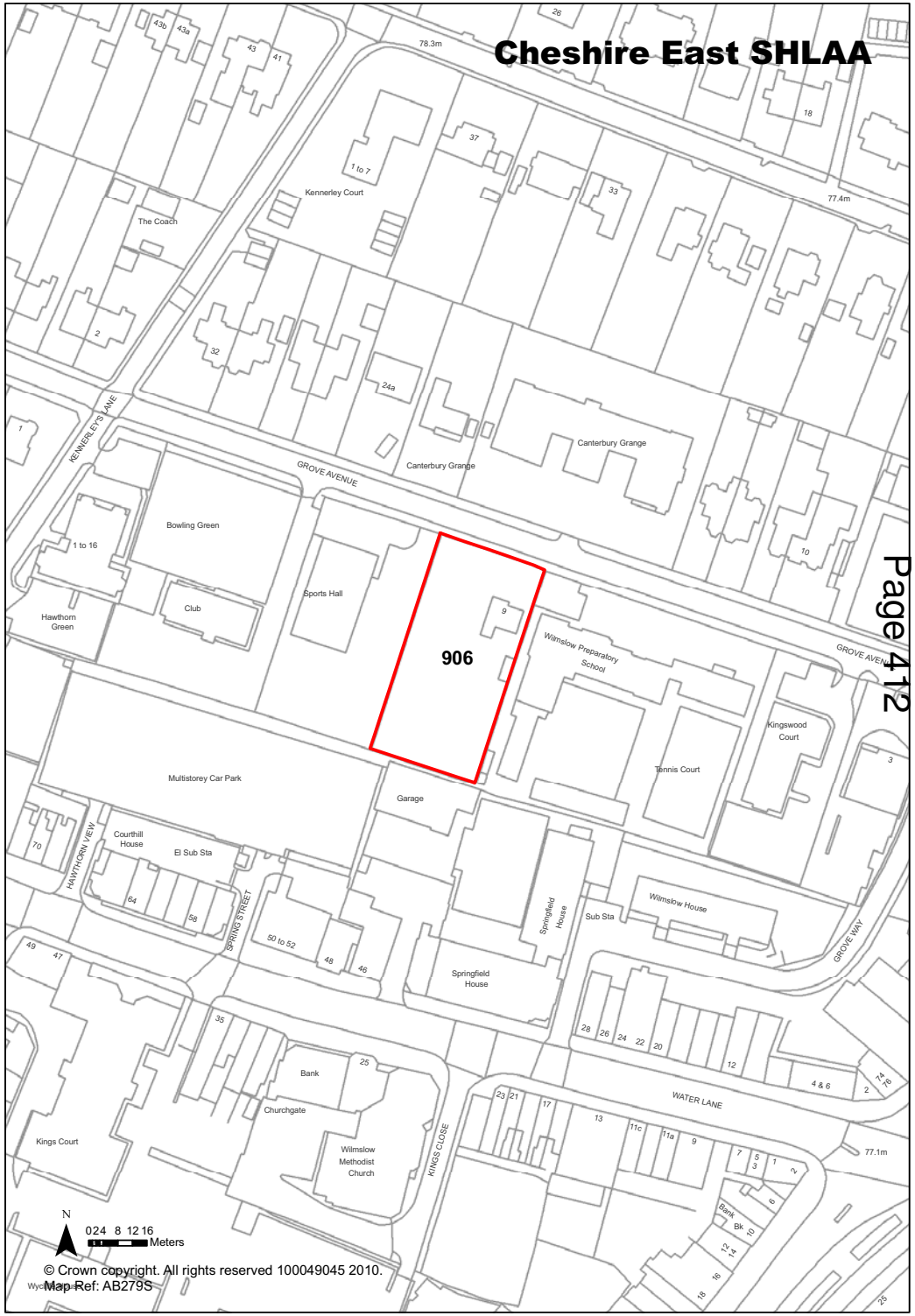
Site Description	Retail units and car park
Character of Area	Mixed Use
Surrounding Land Uses	Mixed uses including retail and residential
Physical Constraints	Buildings on site. Car Park on site. Trees to the edge of the site. Adjacent to railway line. Site appears lower than road. Potential air quality and noise issues. Located on a potnetially contaminated site.
Policy Restrictions	x
Managing Constraints	Consultation with Contaminated Land Officer. Air Quality Assessment may be required (proximity to area of concern). Noise assessment required (PPG24 rail noise)
Sustainability	Site is considered sustainable
Accessibility	Access is possible
Other Information	
Brownfield / Greenfield	Brownfield
Suitability	Suitable
Availability	Marginal / Uncertain
Achievability	Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site - Expired Permission
Application Number:	03/1464

Site Size Net (Ha)	0.53
Potential Capacity	44
Potential Net Capacity	44
Potential Density	83.02
Determination of Capacity	Based on expired permission
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



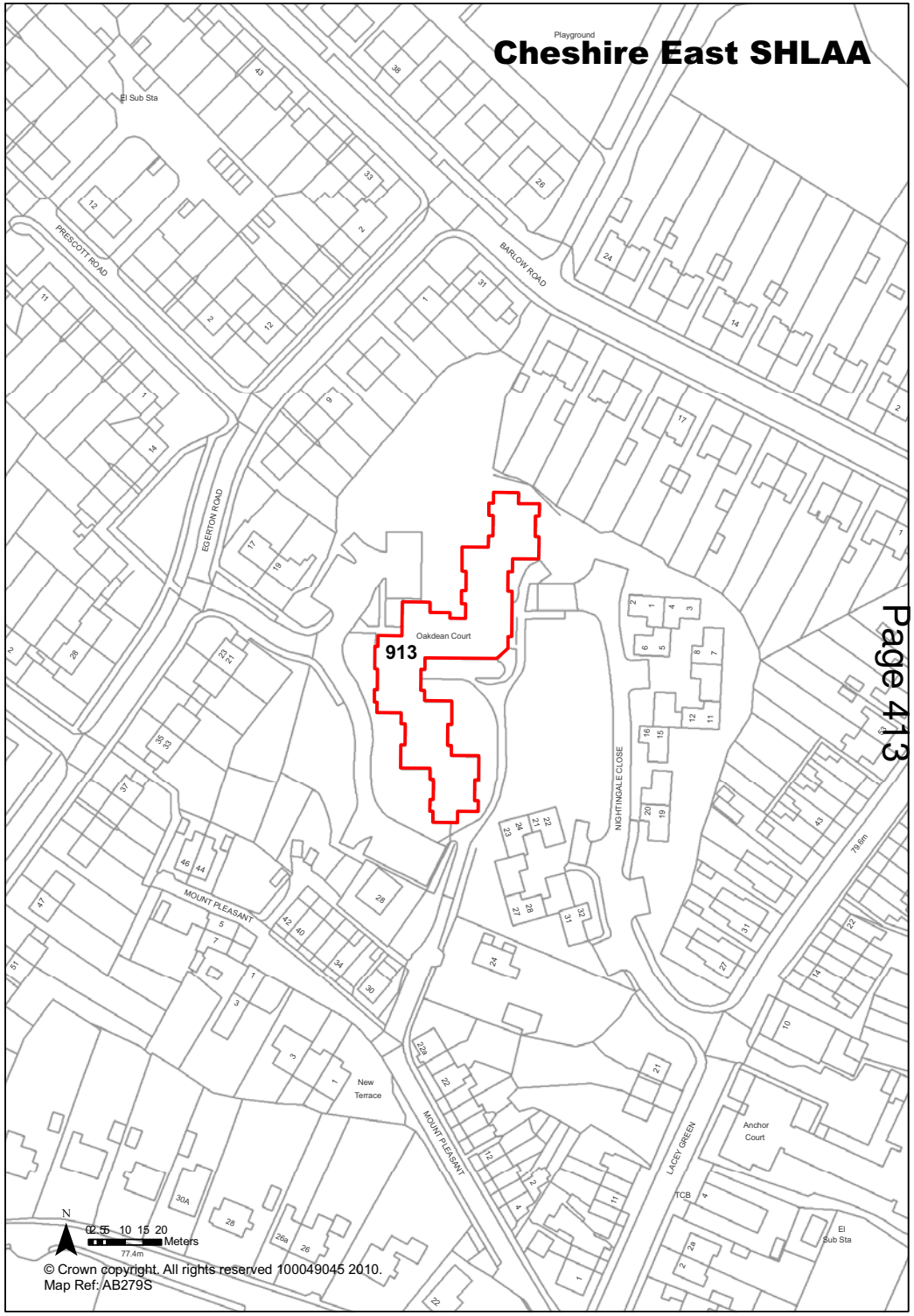
Ref 906 Site Address Brockley, 9 Grove Ave, Wilmslow

Town / Rural	Wilmslow	**Easting** 384479	**Northing** 381154
Site Description	Existing dwelling	**Site Size Net (Ha)**	0.19
Character of Area	Residential	**Potential Capacity**	14
Surrounding Land Uses	Residential and school	**Potential Net Capacity**	13
Physical Constraints	Flood Zone 1 - little or no risk. Building on site, appears flat. Trees on boundary.		
Policy Restrictions	Predominantly residential	**Potential Density**	73.68
Managing Constraints	Site has permission.	**Determination of Capacity**	Based on current permission
Sustainability	Site is considered sustainable.		
Accessibility	Access is possible	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	1
Suitability	Suitable		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	14
Deliverability	Deliverable	**Years 6-10**	0
Development Progress	SHLAA Site - Expired Permission	**Years 11-15**	0
Application Number:	07/2476		



Ref 913 Site Address Oakdean Court, Egerton Road, Wilmslow

Town / Rural	Wilmslow	**Easting** 384703	**Northing** 382088
Site Description	Older person dwellings	**Site Size Net (Ha)**	0.73
Character of Area	Residential	**Potential Capacity**	31
Surrounding Land Uses	Residential	**Potential Net Capacity**	-27
Physical Constraints	Flood Zone 1 - little or no risk. Building on site - potential for change of use. Site appears flat. TPO on site.		
Policy Restrictions	Within the Manchester Airport wind and air safe zones.	**Potential Density**	42.47
Managing Constraints	Site has previously had permission	**Determination of Capacity**	Based on expired permission
Sustainability	Site is considered sustainable		
Accessibility	Access is possible	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	58
Suitability	Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	31
Development Progress	SHLAA Site - Expired Permission	**Years 11-15**	0
Application Number:	04/2568		

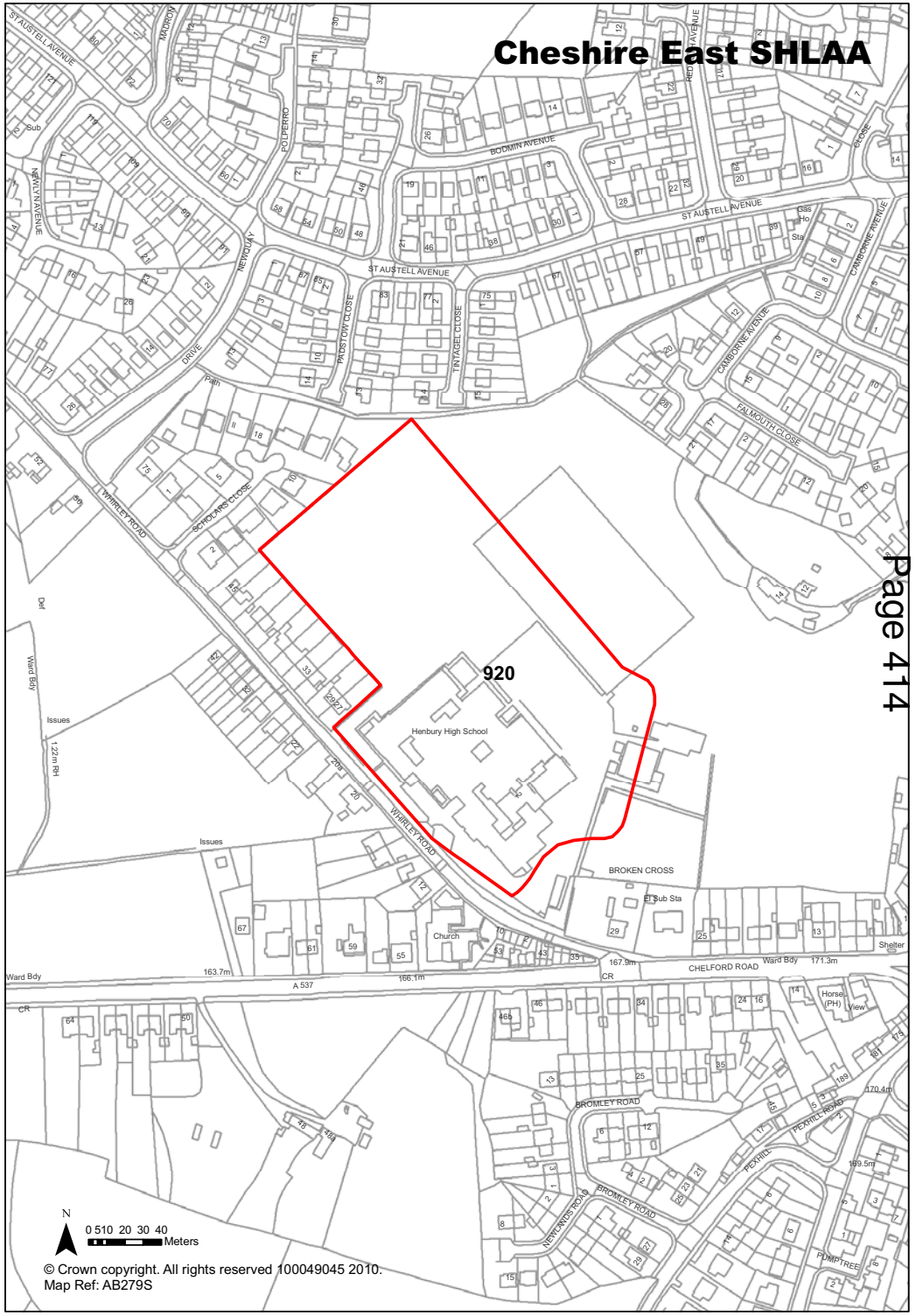


Ref	920	Site Address	Henbury High School, Whirley Road (Jasmine Park)

Town / Rural	Macclesfield	**Easting**	389042
		Northing	373716

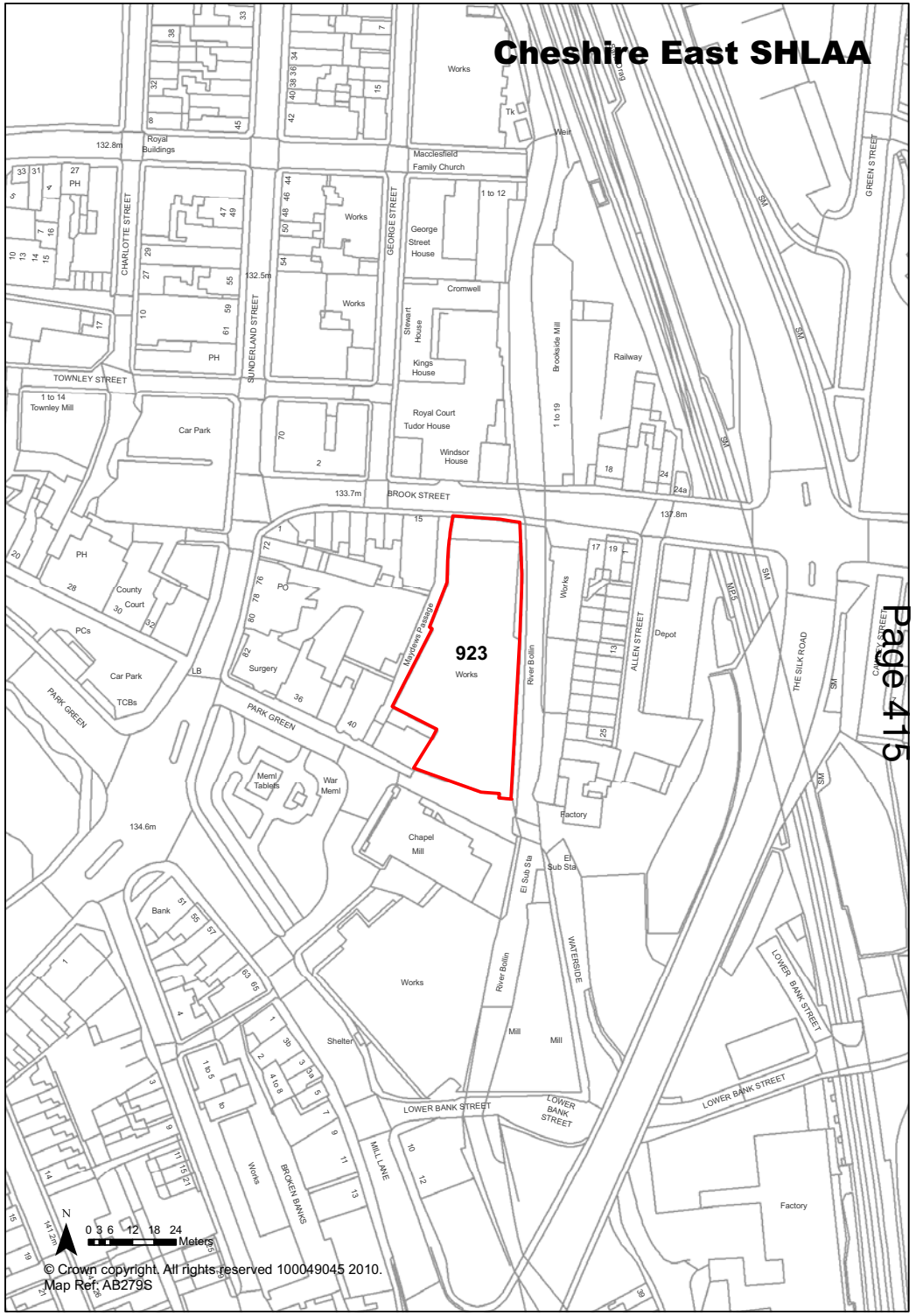
Site Description	Former school under construction for residential development
Character of Area	Residential
Surrounding Land Uses	Residential
Physical Constraints	Site under construction.
Policy Restrictions	Site under construction.
Managing Constraints	Site under construction.
Sustainability	Site is considered fairly sustainable.
Accessibility	Site considered accessible.
Other Information	
Brownfield / Greenfield	Mixed
Suitability	Suitable
Availability	Available
Achievability	Achievable
Deliverability	Deliverable
Development Progress	Under Construction
Application Number:	10/2821M

Site Size Net (Ha)	6.92
Potential Capacity	132
Potential Net Capacity	132
Potential Density	17.77
Determination of Capacity	Based on current permission
Total Completions	123
Losses Completed	0
Remaining Losses	0
Current Year	26
Years 1-5	0
Years 6-10	0
Years 11-15	0



Ref 923 Site Address Gradus/land at Park Green, Macclesfield

Town / Rural	Macclesfield	**Easting** 391975	**Northing** 373174
Site Description	Vacant mill building.	**Site Size Net (Ha)**	0.2
Character of Area	Generally employment with the River Bollin to the east.	**Potential Capacity**	85
Surrounding Land Uses	Generally employment	**Potential Net Capacity**	85
Physical Constraints	Site lies within flood zone 2 and an area of archaeological potential. Building on site and site is generally flat.		
Policy Restrictions	Site lies within a Conservation Area	**Potential Density**	425
Managing Constraints	Consultation with environment Agency and consideration of conservation area and area of archaeological potential.	**Determination of Capacity**	Based on current permission
Sustainability	Site is considered sustainable.		
Accessibility	Site is considerd accessible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	85
Deliverability	Deliverable	**Years 6-10**	0
Development Progress	Full Permission	**Years 11-15**	0
Application Number:	08/2361P		

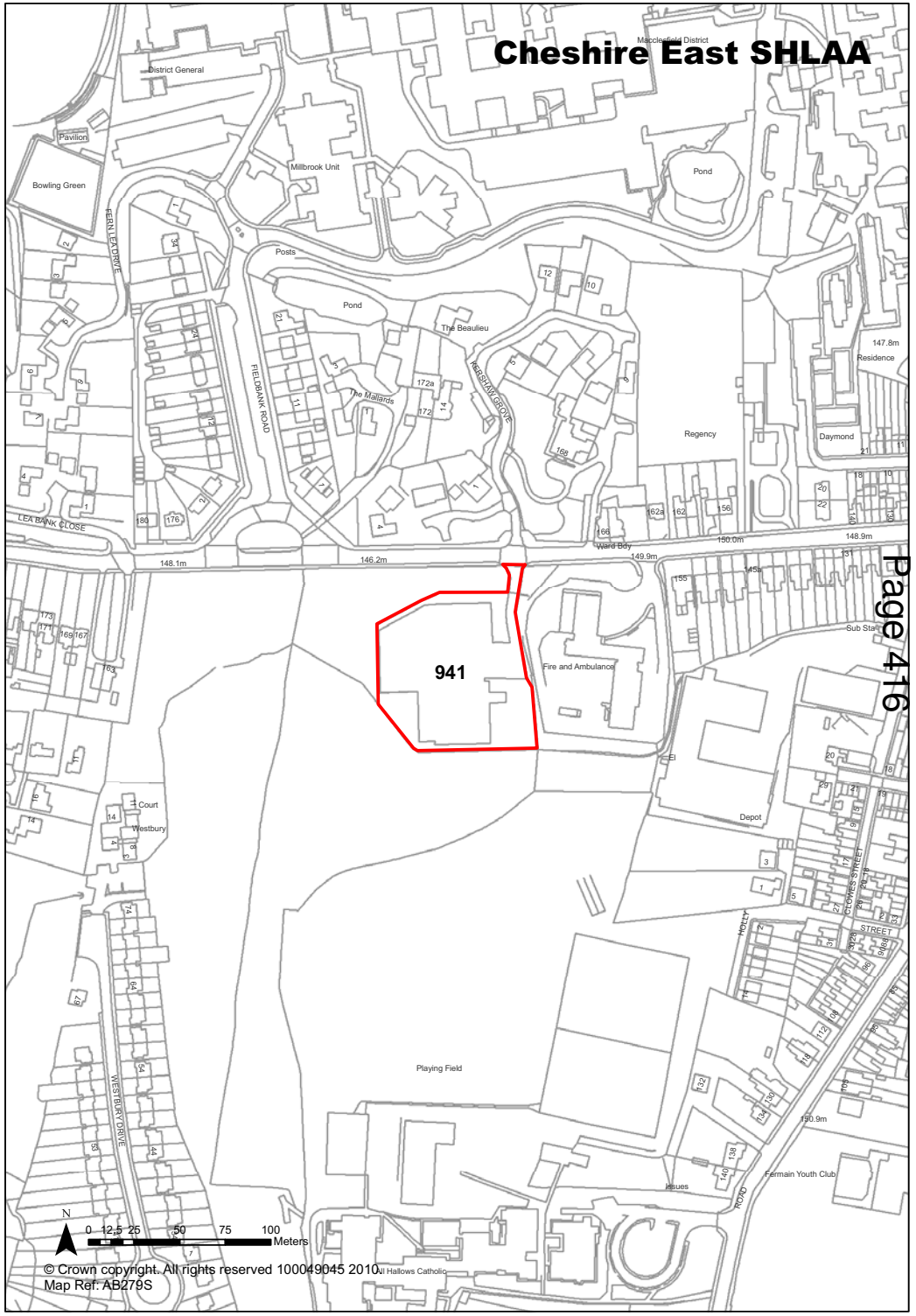


Ref 941 Site Address FORMER TA CENTRE, CHESTER ROAD, MACCLESFIELD, CHESHIRE

Town / Rural Macclesfield **Easting** 390632 **Northing** 373600

Site Description	Former TA Barracks, now demolished.
Character of Area	Predominantly Residential
Surrounding Land Uses	Predominantly Residential
Physical Constraints	Watercourse, site lower level than road, access off busy road. TPO on site, building demolished. Flood Zone 1 - little or no risk.
Policy Restrictions	Woodford Aerodrome and Manchester Airport airsafe zone, Manchester Airport windsafe zone
Managing Constraints	Flood Risk Assessment - Flood Alleviation if required. Improve highway access (communicate with highways agency)
Sustainability	Site considered sustainable.
Accessibility	Highway access likely to require improvement.
Other Information	Bus stop within 100m. Post Office within 1000m. Medical facilities within 500m. Primary Schools within 750m. Open space within 300m.
Brownfield / Greenfield	Mixed
Suitability	Suitable
Availability	Available
Achievability	Achievable
Deliverability	Deliverable
Development Progress	Full Permission
Application Number:	09/3213M

Site Size Net (Ha)	3.55
Potential Capacity	87
Potential Net Capacity	87
Potential Density	24.51
Determination of Capacity	Based on current application.
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	87
Years 6-10	0
Years 11-15	0

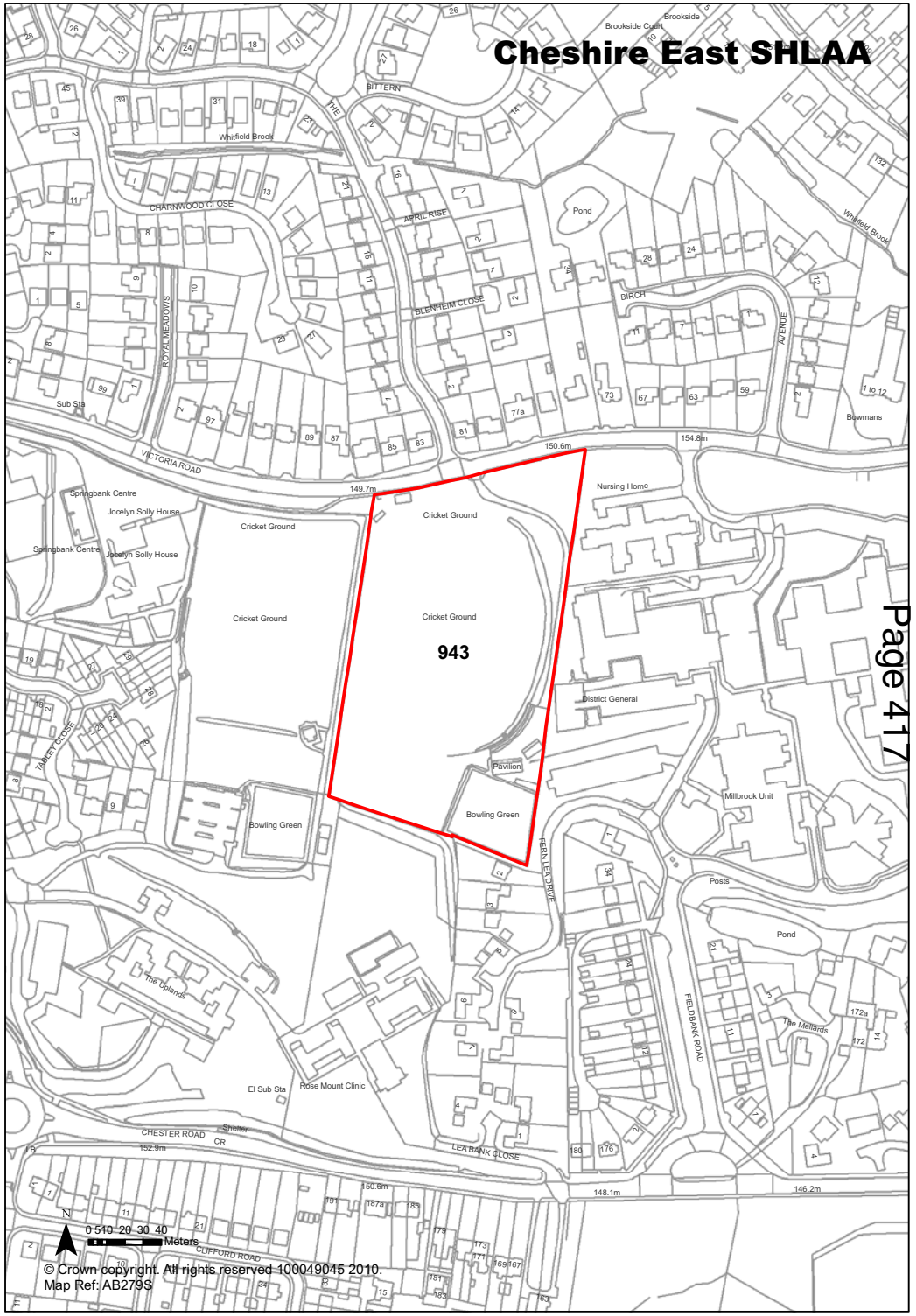


Ref	943	Site Address	Macclesfield Cricket Club, Victoria Road, Macclesfield

Town / Rural	Macclesfield	**Easting**	390389
Northing	373930		

Site Description	Cricket ground - existing open space.
Character of Area	Residential.
Surrounding Land Uses	Mainly residential with a cricket ground to the west.
Physical Constraints	Flood Zone 1 - little or no risk. Slight slope to site, hardstanding, building on site.
Policy Restrictions	Existing open space.
Managing Constraints	Consideration of open space provision and the possibility of relocation.
Sustainability	Site is considered sustainable
Accessibility	Site is considered accessible.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable
Availability	Not Available
Achievability	Achievable
Deliverability	Not currently developable
Development Progress	Awaiting S106
Application Number:	07/1337

Site Size Net (Ha)	2.2
Potential Capacity	66
Potential Net Capacity	66
Potential Density	24.55
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0

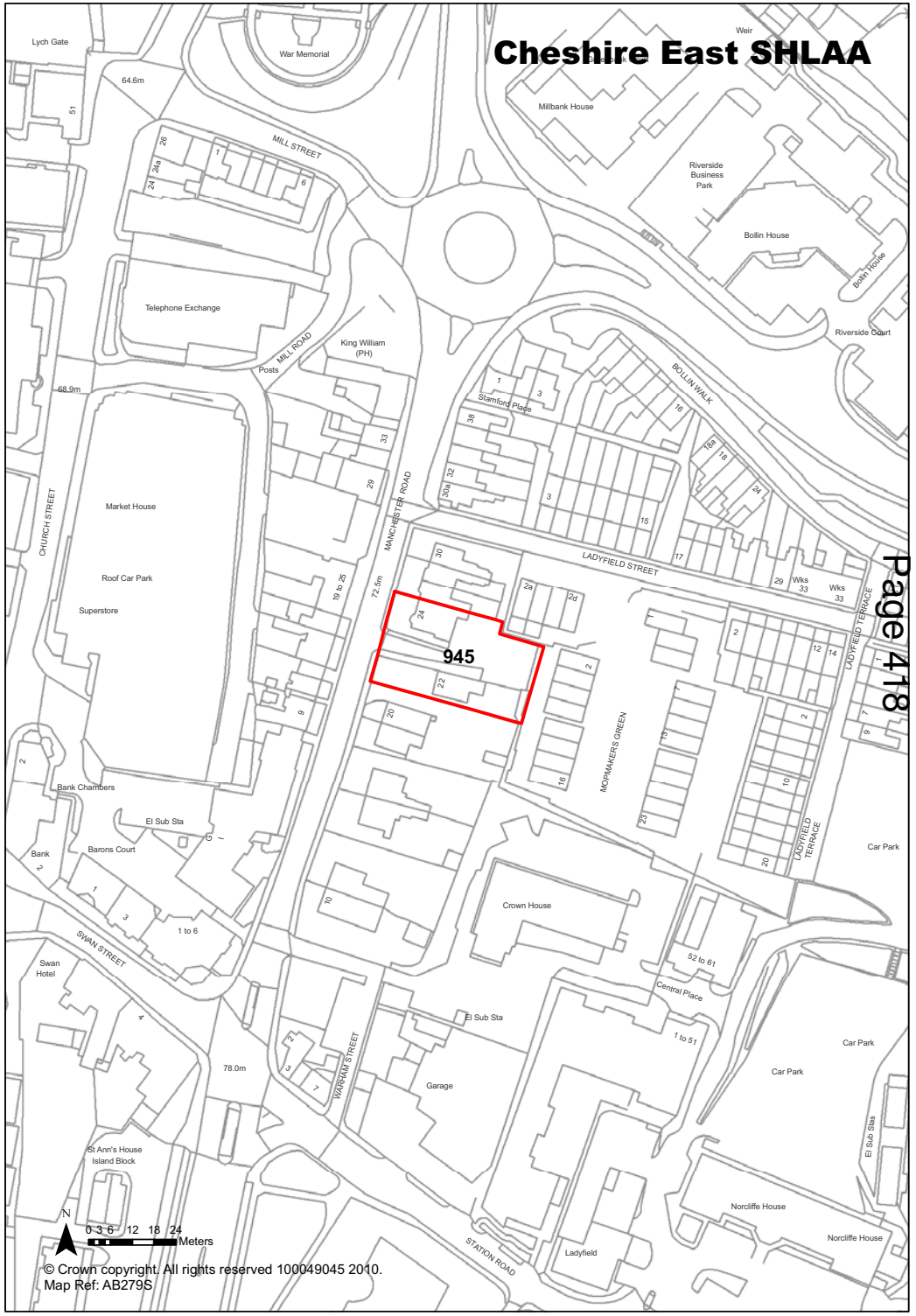


Ref 945 Site Address 22-24 Manchester Road, Wilmslow

Town / Rural	Wilmslow	**Easting**	384898
Northing	381291		

Site Description	Mixed use site.
Character of Area	Mixed use.
Surrounding Land Uses	Residential opposite and business use to either side.
Physical Constraints	Flood Zone 1 - little or no risk. Buildings on site, generally flat.
Policy Restrictions	Mixed use area, which includes residential use.
Managing Constraints	N/A
Sustainability	Site is considered sustainable.
Accessibility	Site is considered accessible.
Other Information	
Brownfield / Greenfield	Brownfield
Suitability	Suitable
Availability	Available
Achievability	Achievable
Deliverability	Deliverable
Development Progress	Under Construction
Application Number:	10/4786M

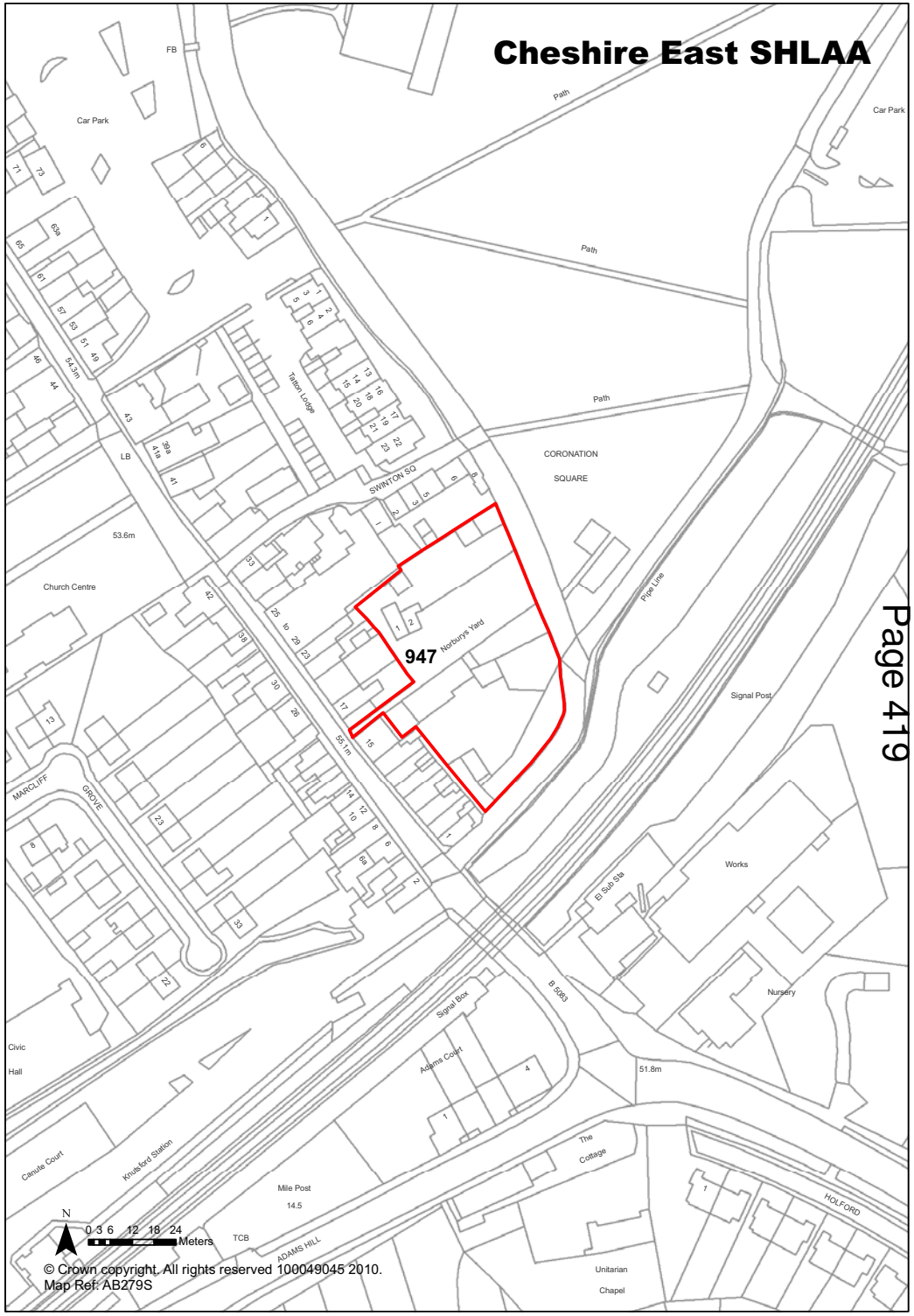
Site Size Net (Ha)	0.097
Potential Capacity	10
Potential Net Capacity	10
Potential Density	103.1
Determination of Capacity	Based on current permission
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	10
Years 1-5	0
Years 6-10	0
Years 11-15	0



Ref	947	Site Address	Land at Norburys Yard, Church Walk, Knutsford

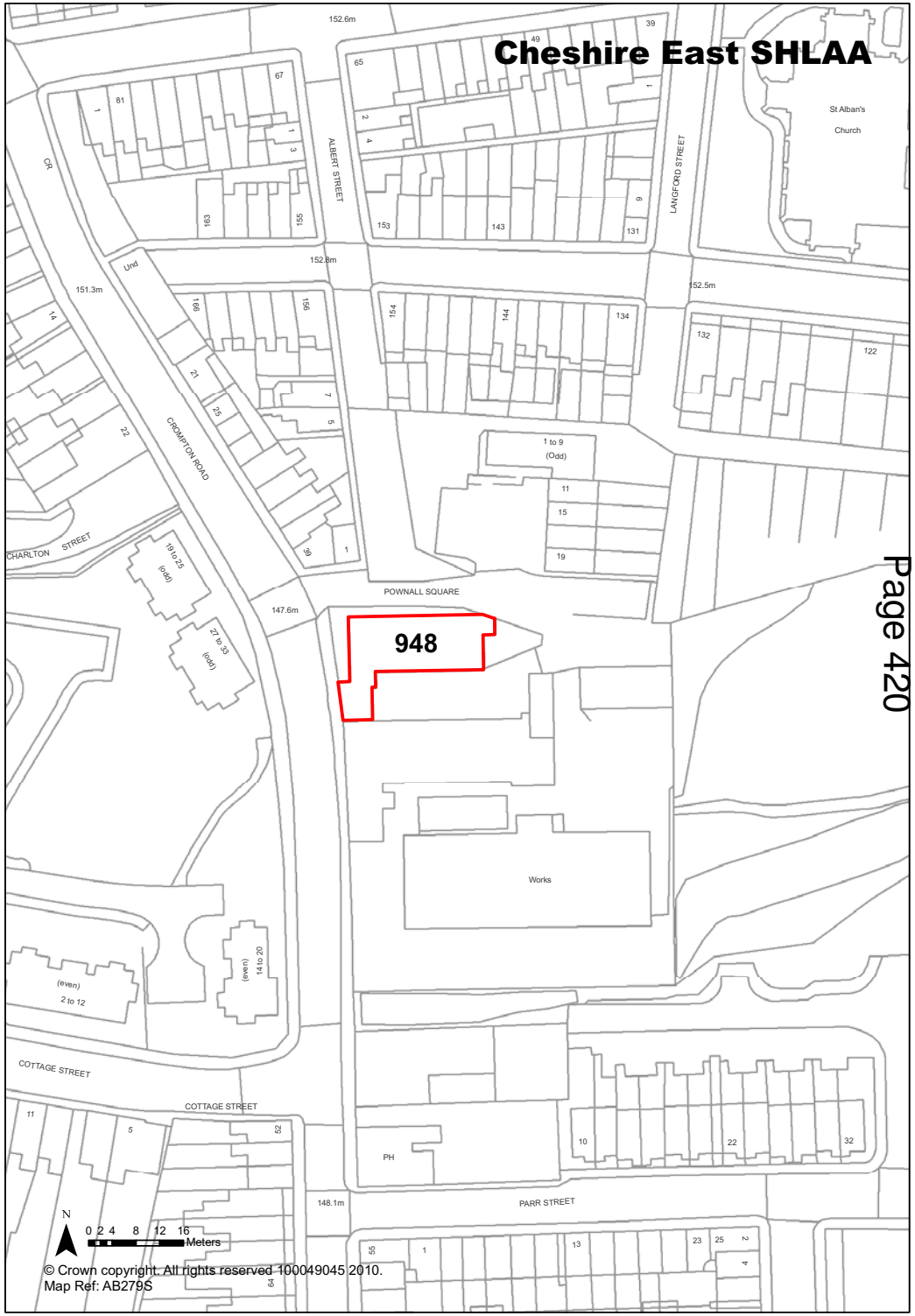
Town / Rural	Knutsford	**Easting**	375385
Northing	378522		

Site Description	Mixed use site, predominantly employemt with some residential.	**Site Size Net (Ha)**	0.24
Character of Area	Shopping area, residential, openspace, railway line	**Potential Capacity**	14
Surrounding Land Uses	Predominantly Residential, Shopping Area, Proposed Multi Storey Car Park, Conservation Area, Existing Open Space	**Potential Net Capacity**	14
Physical Constraints	Flood Zone 1 - little or no risk. River Lily to edge of site (east), Conservation area and relationship to buildings of architectural merit, listed buildings. Area of archaeological potential. Access issues however resolved in previous planning application. Buildings on site, Change of level on site and relationship to adjacent dwellings an		
Policy Restrictions	Predominantly Residential	**Potential Density**	58.33
Managing Constraints	Consideration of historic environment. Consideration of biodiveristy and landscape value of river.	**Determination of Capacity**	Based on current permission.
Sustainability	Site is considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	14
Deliverability	Deliverable	**Years 6-10**	0
Development Progress	Full Permission	**Years 11-15**	0
Application Number:	11/1992M		



Ref 948 Site Address Alma Mill, Crompton Road, Macclesfield

Town / Rural	Macclesfield	**Easting** 391085	**Northing** 373573
Site Description	Old mill building sub-divided into units.	**Site Size Net (Ha)**	0.06
Character of Area	Predominantly residential.	**Potential Capacity**	12
Surrounding Land Uses	Predominantly residential and open space.	**Potential Net Capacity**	12
Physical Constraints	Flood Zone 1 - little or no risk. Buildings on site, site generally flat. Potential air quality issues. Located on a potential contaminated site.		
Policy Restrictions	The mill is a listed building.	**Potential Density**	200
Managing Constraints	Consideration of listed building. Consultation with Contaminated Land Officer. Air Quality Assessment may be required (proximity to AQMA).	**Determination of Capacity**	Based on current permission
Sustainability	Site is considered sustainable		
Accessibility	Site is considerd accessible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	12
Deliverability	Deliverable	**Years 6-10**	0
Development Progress	SHLAA Site - Expired Permission	**Years 11-15**	0
Application Number:	08/0788		



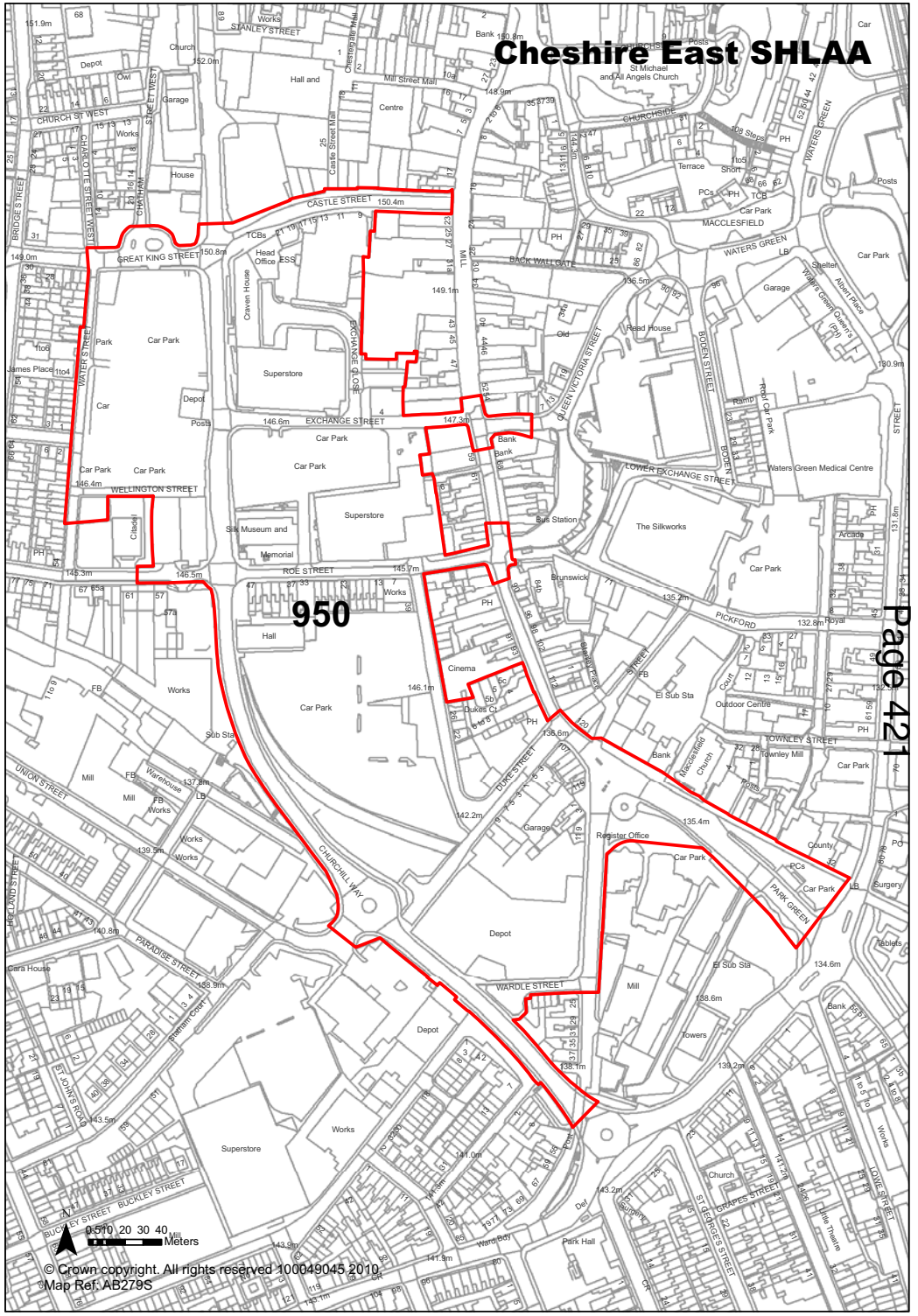
Ref 950 **Site Address** Macclesfield Town Centre Redevelopment, Macclesfield

Town / Rural Macclesfield **Easting** 391543 **Northing** 373454

Site Description	Macclesfield Town Centre, including retail development, car parking and some residential development.
Character of Area	Town centre.
Surrounding Land Uses	Mixed town centre uses retail mostly to the north and east, with residential to the west.
Physical Constraints	Site slopes from north to south. Majority of site currently developed and in use for town centre retail purposes and car parking. Listed buildings and conservation within parts of site. Located on a potential contaminated site.
Policy Restrictions	Christ Church Conservation Area covers part of the site and the Park Green Conservation Area is adjacent. Area of archaeological potential. Within Manchester airport safeguarding area. Within Environmental Improvement Area. Listed buildings within the site including the Heritage Centre and the Citadel. Area of flood rosk.
Managing Constraints	Consideration of archaeological potential. Careful design to take into account conservation areas and listed buildings.Flood Risk Assessment - Flood Alleviation if required. Consultation with Contaminated Land Officer .Air quality assesment may be required (close to area of concern, size of development, proximity to AQMA).
Sustainability	Site considered to be sustainable.
Accessibility	Site access possible.
Other Information	
Brownfield / Greenfield	Brownfield
Suitability	Suitable
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site - Current Application
Application Number:	08/3000P

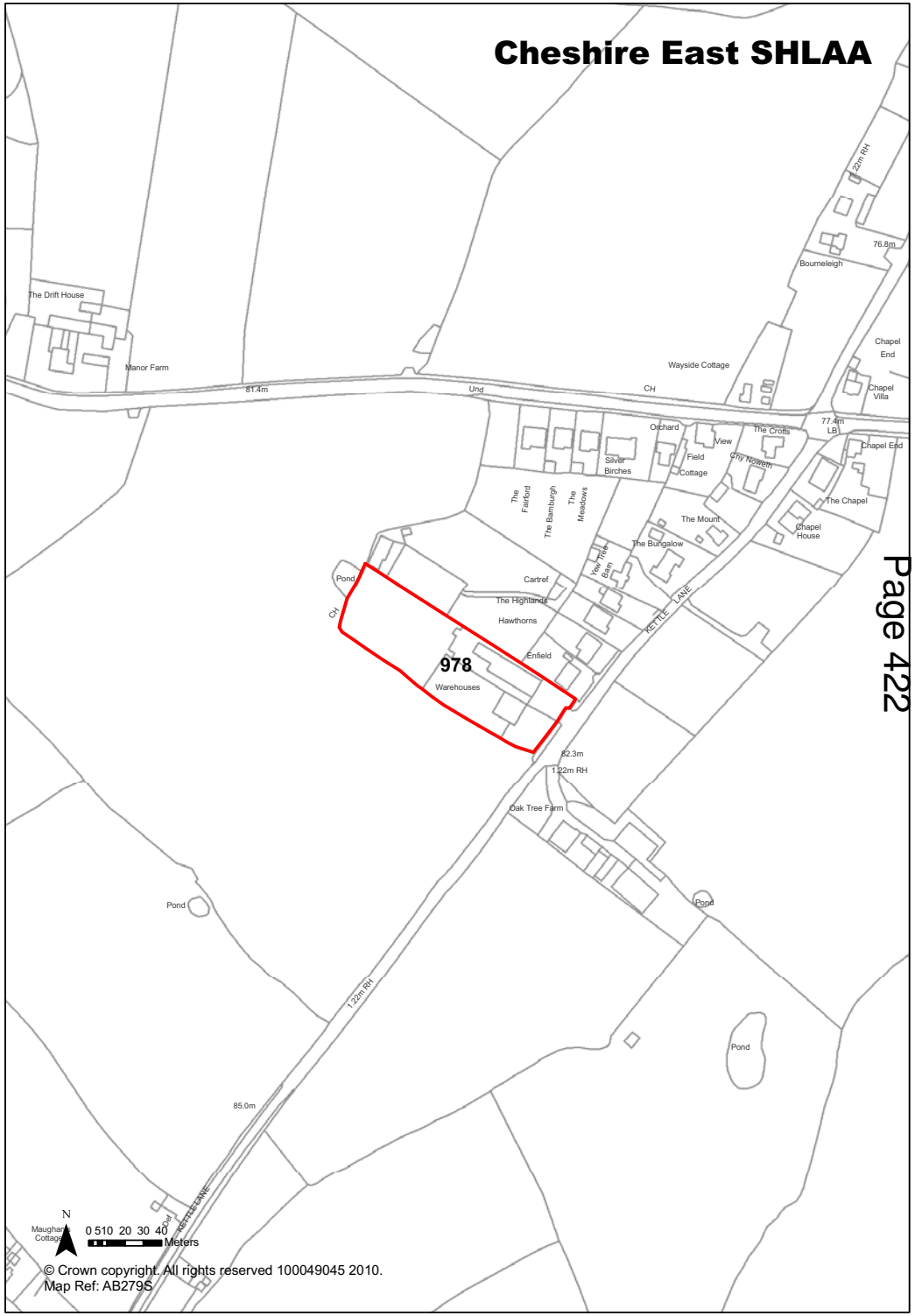
Site Size Net (Ha)	7.59
Potential Capacity	60
Potential Net Capacity	53
Potential Density	7.905
Determination of Capacity	Based on current planning application.
Total Completions	0
Losses Completed	0
Remaining Losses	7
Current Year	0
Years 1-5	0
Years 6-10	60
Years 11-15	0

Cheshire East SHLAA - Update January 2013



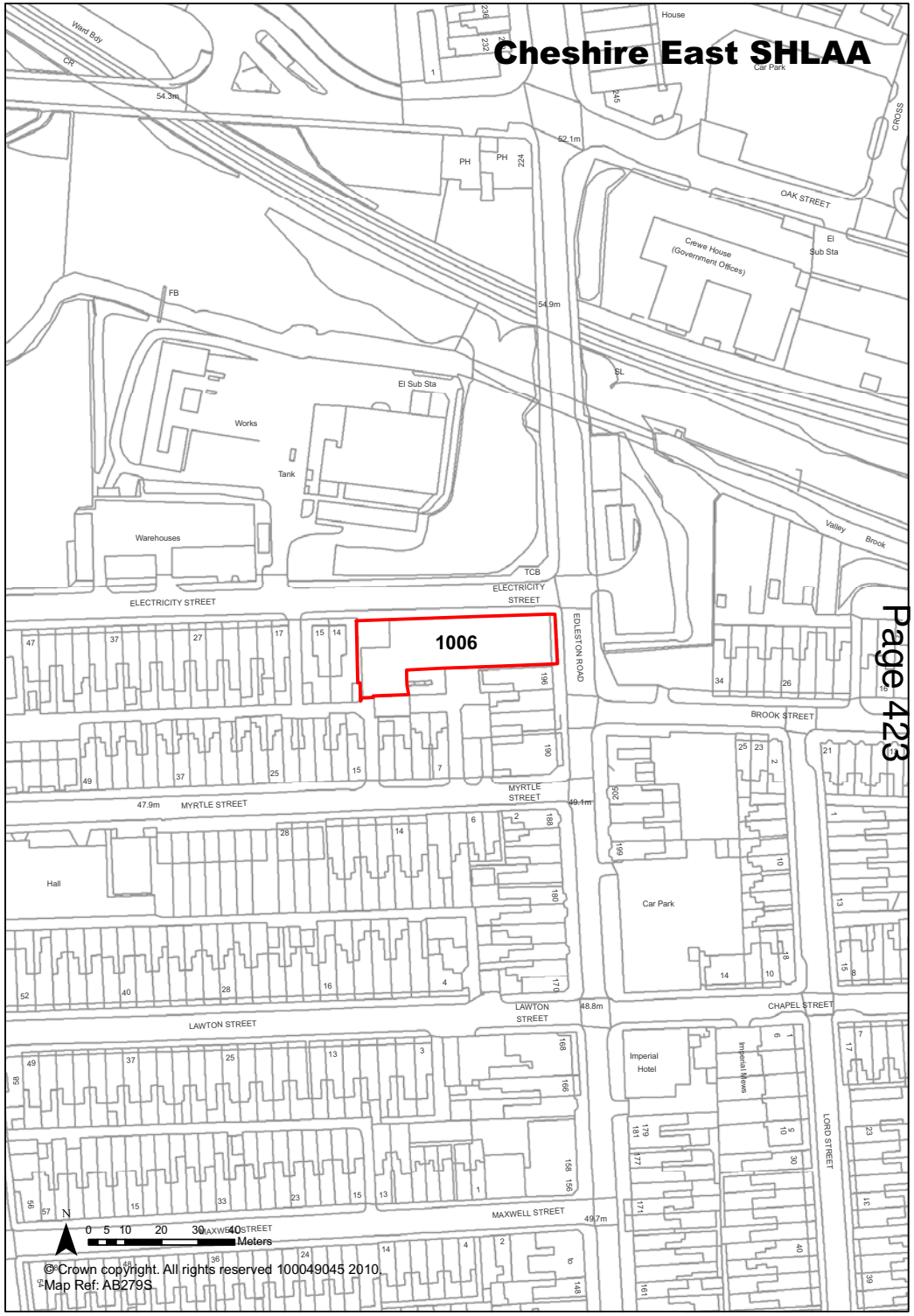
Ref 978 | Site Address | The Old Workshops, Kettle Lane, Chapel End, Buerton

Town / Rural	Rural	**Easting** 367286	**Northing** 343047
Site Description	Disused industrial site and hardstanding	**Site Size Net (Ha)**	0.53
Character of Area	Open countryside	**Potential Capacity**	10
Surrounding Land Uses	Open countryside and Residential	**Potential Net Capacity**	10
Physical Constraints	Flood zone 1 - little or no risk. Potential for protected species on site and surroundings. Trees and hedges on site including TPO. Buildings on site, levels appear generally flat.		
Policy Restrictions	Open countryside	**Potential Density**	18.87
Managing Constraints	Consideration of biodiversity.	**Determination of Capacity**	Based on current permission.
Sustainability	Site is not considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information	Site has permission for the erection of 10 dwellings, awaiting the signing of a s106 Agreement.	**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	10
Deliverability	Deliverable	**Years 6-10**	0
Development Progress	Awaiting S106	**Years 11-15**	0
Application Number:	P08/0996		



Ref 1006 Site Address 198-200 Edleston Road, Crewe

Town / Rural	Crewe	**Easting** 370509	**Northing** 355263
Site Description	1 retail unit and 1 snooker hall currently occupied.	**Site Size Net (Ha)**	0.847
Character of Area	Predominantly industrial and commercial.	**Potential Capacity**	14
Surrounding Land Uses	Industrial, commercial and residential.	**Potential Net Capacity**	14
Physical Constraints	Flood zone 1 - little or no risk. Buildings on site, generally flat.		
Policy Restrictions	Within the settlement bounary of Crewe. Smoke Control Order and NATS safeguarding zone.	**Potential Density**	16.53
Managing Constraints	N/A	**Determination of Capacity**	Based on current permission
Sustainability	Site considered sustainable.		
Accessibility	Site considered accessible.	**Total Completions**	0
Other Information	Site has permission for 13 dwellings, retail units and offices.	**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	14
Deliverability	Deliverable	**Years 6-10**	0
Development Progress	Full Permission	**Years 11-15**	0
Application Number:	11/3264N		

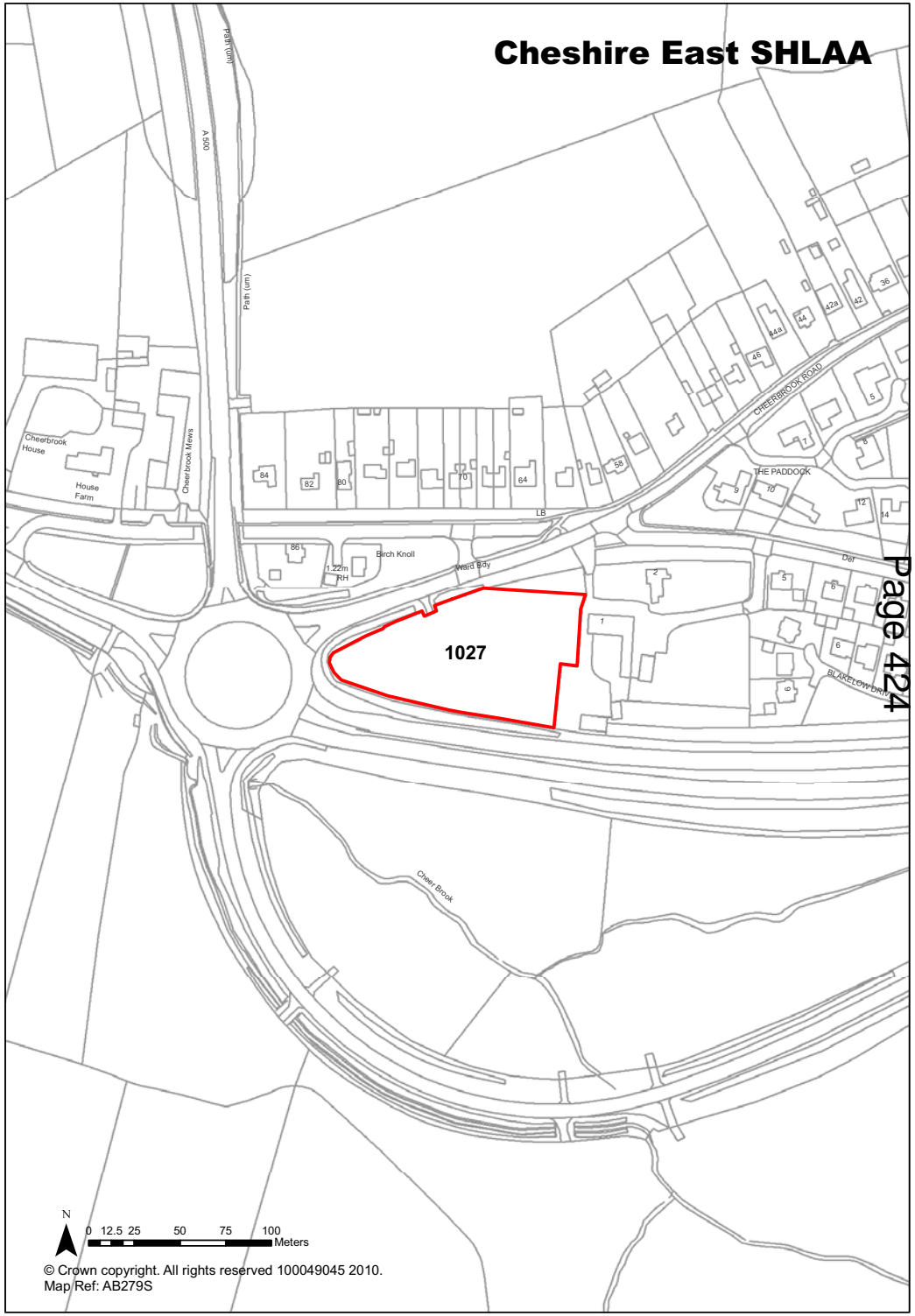


Ref	1027	Site Address	West of Manor Bank Farm, Cheerbrook Road, Willaston

Town / Rural	Crewe	**Easting**	367465
		Northing	351712

Site Description	Agricultural land.
Character of Area	Residential and open countryside.
Surrounding Land Uses	Residential and the A500.
Physical Constraints	Flood zone 1 - little or no risk. New woodland planting and landscaping, no buildings on site, generally flat.
Policy Restrictions	Within the settlement boundary of Crewe. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Managing Constraints	Consideration of planting scheme and biodiversity.
Sustainability	Greenfield site close to a bus stop
Accessibility	Site is considered accessible
Other Information	Site has permission for 4 bungalows and 8 apartments, awaiting the signing of a s106 Agreement.
Brownfield / Greenfield	Greenfield
Suitability	Suitable
Availability	Available
Achievability	Achievable
Deliverability	Deliverable
Development Progress	Awaiting S106
Application Number:	P09/0040

Site Size Net (Ha)	0.71
Potential Capacity	12
Potential Net Capacity	12
Potential Density	16.9
Determination of Capacity	Based on current application.
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	12
Years 6-10	0
Years 11-15	0



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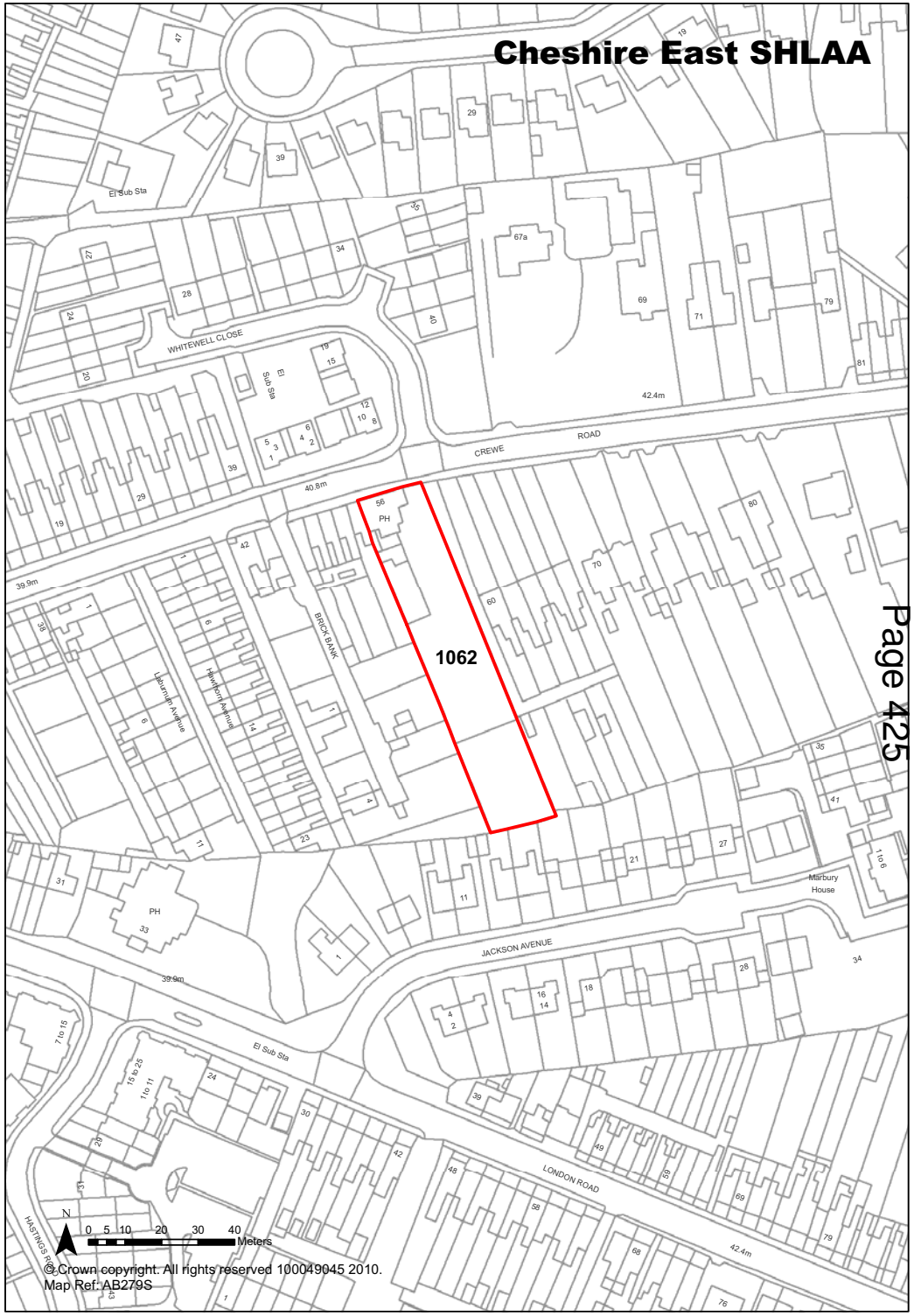
Map Ref: AB279S

Ref 1062 Site Address Cheshire Cheese, 56 Crewe Road, Nantwich

Town / Rural Nantwich **Easting** 365830 **Northing** 352232

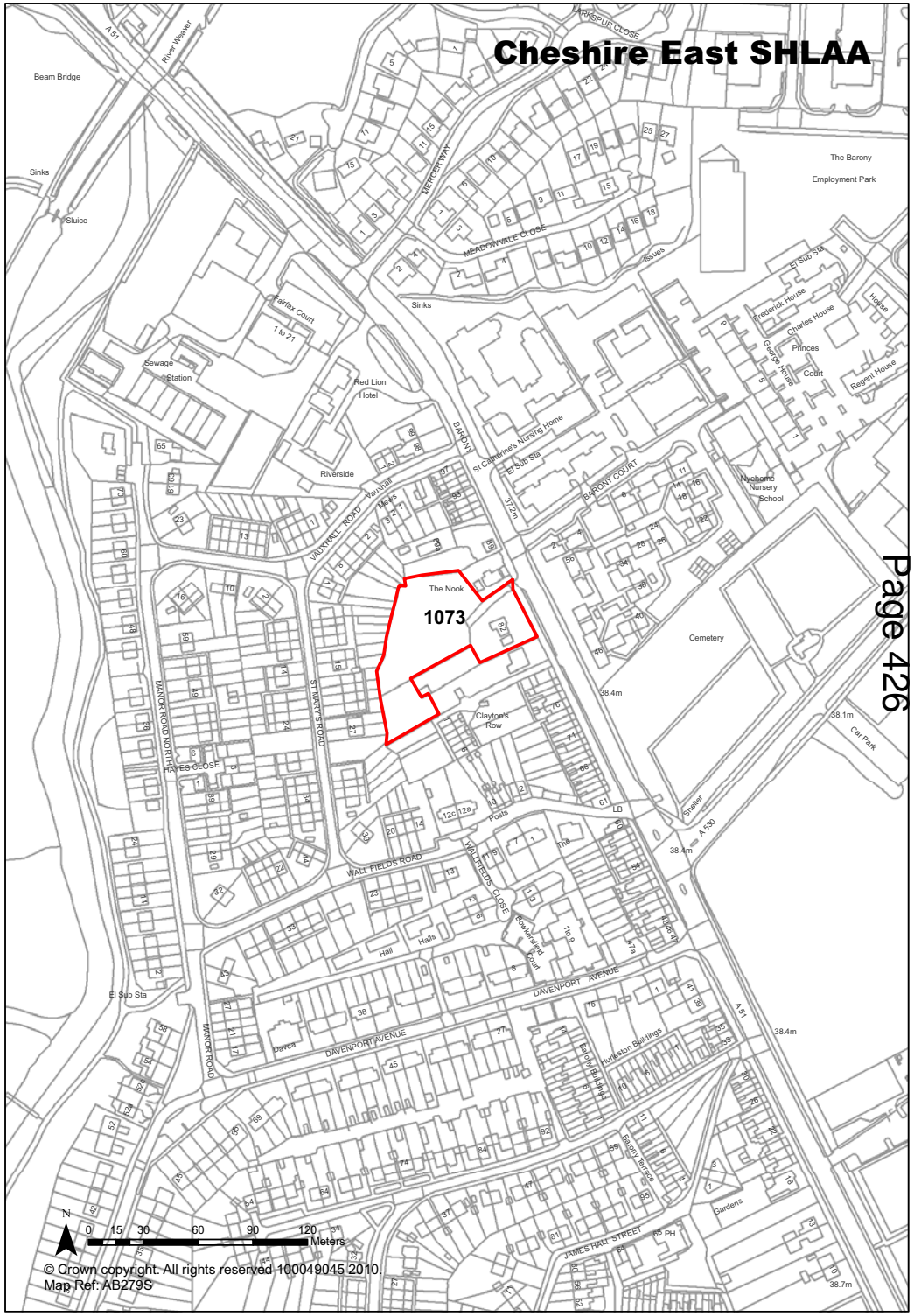
Site Description	Former Public House
Character of Area	Generally residential
Surrounding Land Uses	Residential
Physical Constraints	Flood zone 1 - little or no risk. Building and hardstanding on site. Site appears flat. Trees and hedges to border.
Policy Restrictions	Within the settlement boundary of Nantwich.
Managing Constraints	Consideration of biodiversity
Sustainability	Site is considered sustainable
Accessibility	Access is possible
Other Information	Site has permission for a residential development.
Brownfield / Greenfield	Brownfield
Suitability	Suitable
Availability	Available
Achievability	Achievable
Deliverability	Deliverable
Development Progress	Under Construction
Application Number:	10/4018N

Site Size Net (Ha)	0.18
Potential Capacity	10
Potential Net Capacity	9
Potential Density	55.56
Determination of Capacity	Based on current permission
Total Completions	9
Losses Completed	1
Remaining Losses	0
Current Year	1
Years 1-5	0
Years 6-10	0
Years 11-15	0



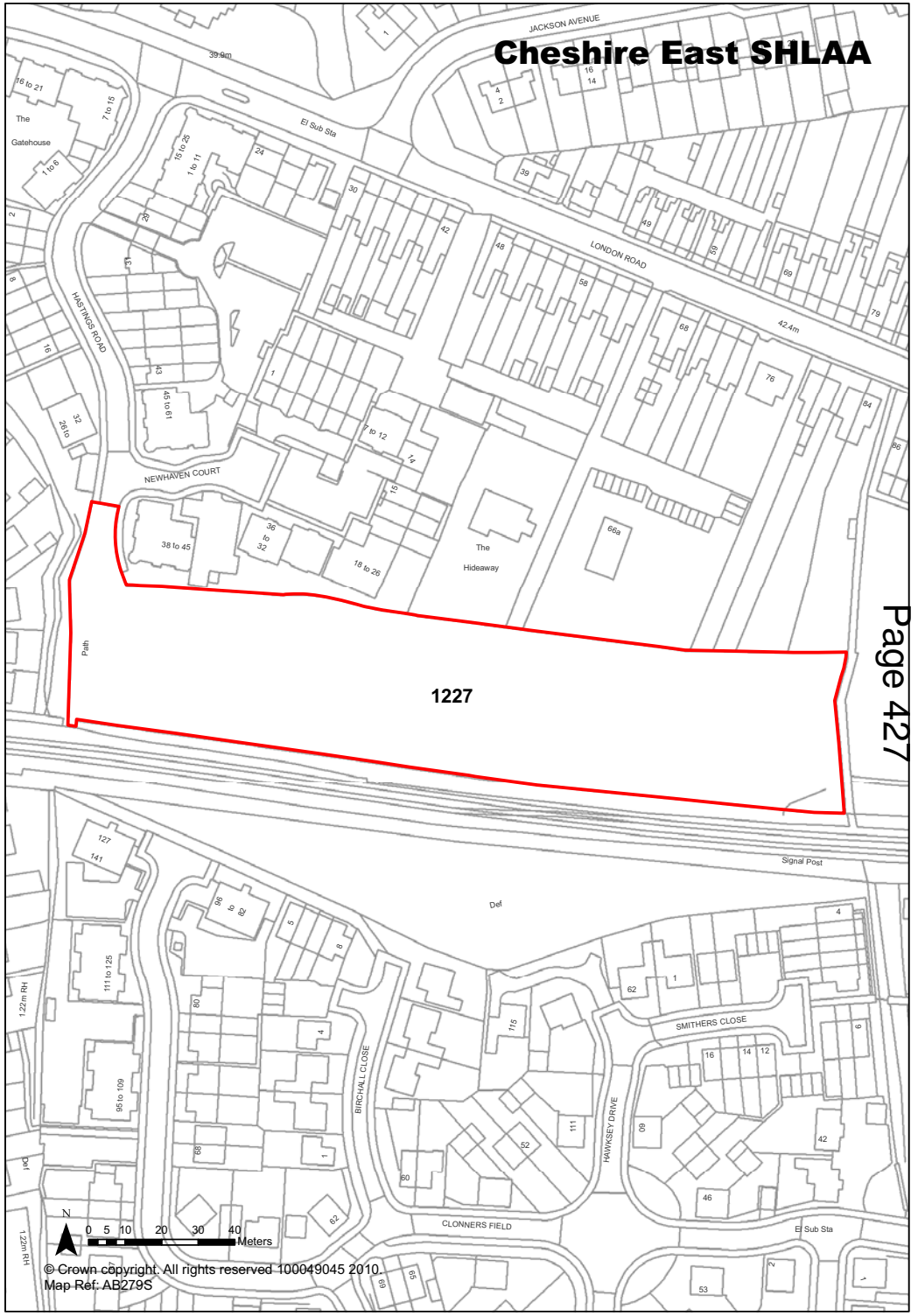
Ref 1073 Site Address 82 Barony Road, Nantwich

Town / Rural	Nantwich	**Easting** 365278	**Northing** 353199
Site Description	Residential property	**Site Size Net (Ha)**	0.4
Character of Area	Generally residential	**Potential Capacity**	13
Surrounding Land Uses	Residential	**Potential Net Capacity**	12
Physical Constraints	Flood zone 1 - little or no risk. Property on site. Trees on site. Site appears flat.		
Policy Restrictions	Within the settlement boundar of Nantwich. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Potential Density**	32.5
Managing Constraints	Consideration of biodiversity.	**Determination of Capacity**	Based on current permission
Sustainability	Site is considered sustainable		
Accessibility	Access is possible	**Total Completions**	10
Other Information	Site has permission for the erection of 14 dwellings.	**Losses Completed**	1
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available	**Current Year**	9
Achievability	Achievable	**Years 1-5**	0
Deliverability	Deliverable	**Years 6-10**	0
Development Progress	Under Construction	**Years 11-15**	0
Application Number:	09/2341N		



Ref 1227 Site Address Land off Hastings Road, Nantwich

Town / Rural	Nantwich	**Easting** 365817	**Northing** 351977
Site Description	Vacant, undeveloped land.	**Site Size Net (Ha)**	0.91
Character of Area	Residential.	**Potential Capacity**	34
Surrounding Land Uses	Residential and railway line.	**Potential Net Capacity**	34
Physical Constraints	Flood zone 1 - little or no risk. Trees on site including TPO, appears flat.		
Policy Restrictions	Within the settlement boundary of Nantwich. Housing commitment. Surface water runoff to be calculated in line with Environment Agency guidelines.	**Potential Density**	37.36
Managing Constraints	Consideration of trees and biodiversity.	**Determination of Capacity**	Based on current application.
Sustainability	Greenfield site close to bus stops and a college.		
Accessibility	Site is considered accessible.	**Total Completions**	1
Other Information	Site has permission for the erection of 34 dwellings and is awaiting the signing of a s106 Agreement.	**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available	**Current Year**	15
Achievability	Achievable	**Years 1-5**	19
Deliverability	Deliverable	**Years 6-10**	0
Development Progress	Under Construction	**Years 11-15**	0
Application Number:	11/2886N		

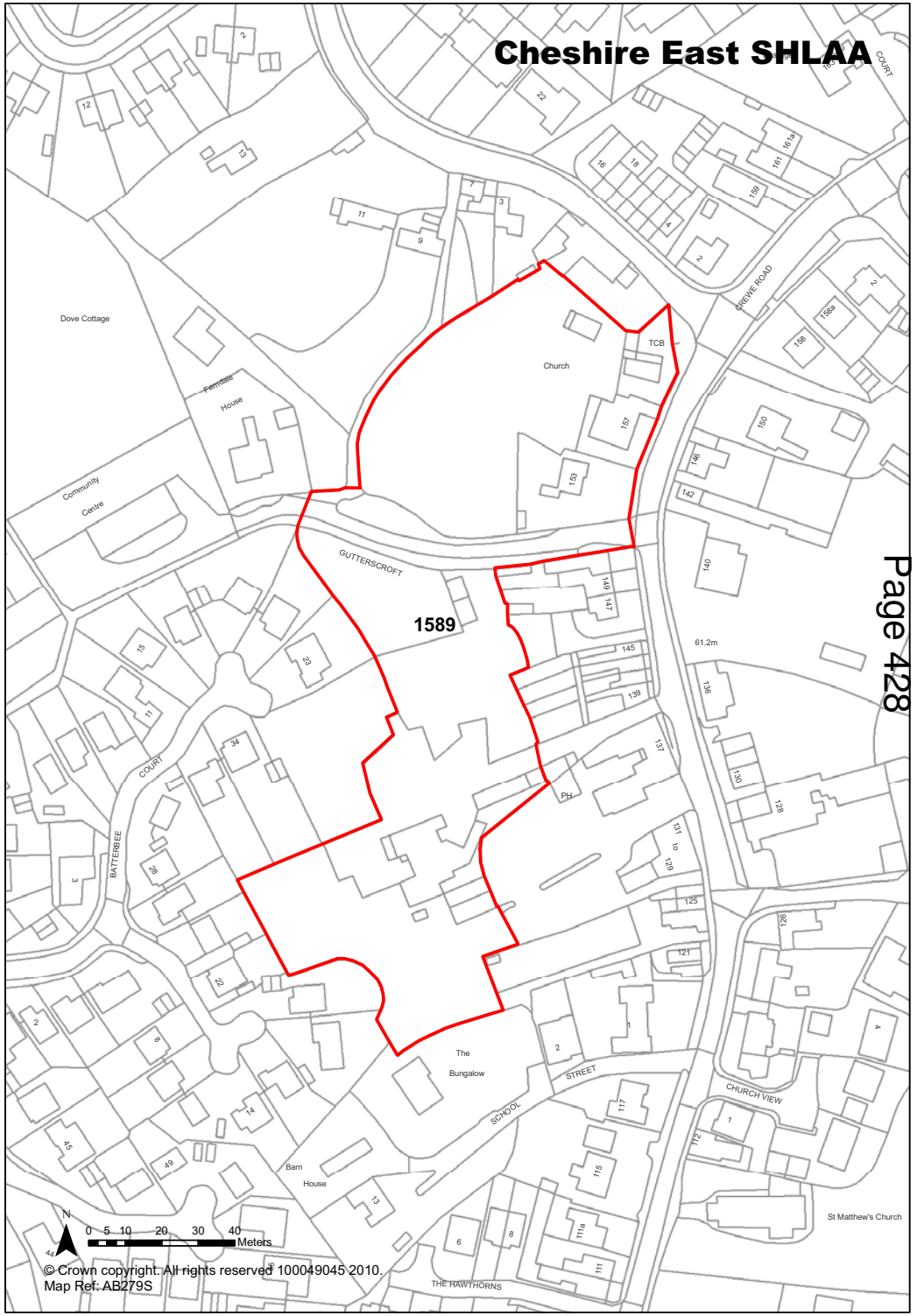


Ref 1589 **Site Address** Land to Rear of 157 Crewe Road, accessed via Gutterscroft, HASLINGTON

Town / Rural Haslington **Easting** 373695 **Northing** 356271

Site Description	Mixed use site including grazing, residential and a church.
Character of Area	Residential.
Surrounding Land Uses	Residential, retail, public house.
Physical Constraints	Flood zone 1 - little or no risk. Trees on site (TPO) and some buildings. Site appears to be flat. Public footpath through site.
Policy Restrictions	Within the settlement boundary of Haslington. Within NATS safeguarding zone. Suface water runoff should be calculated using Envrionment Agency guidelines for greenfeild sites.
Managing Constraints	Consideration of biodiversity. Consideration of accommodation or relocation of public footpath.
Sustainability	Site is adjacent to an identified cycle route.
Accessibility	Site is accessible.
Other Information	Site has permission for the construction of 44 dwellings.
Brownfield / Greenfield	Mixed
Suitability	Suitable
Availability	Available
Achievability	Achievable
Deliverability	Deliverable
Development Progress	Full Permission
Application Number:	11/3867N

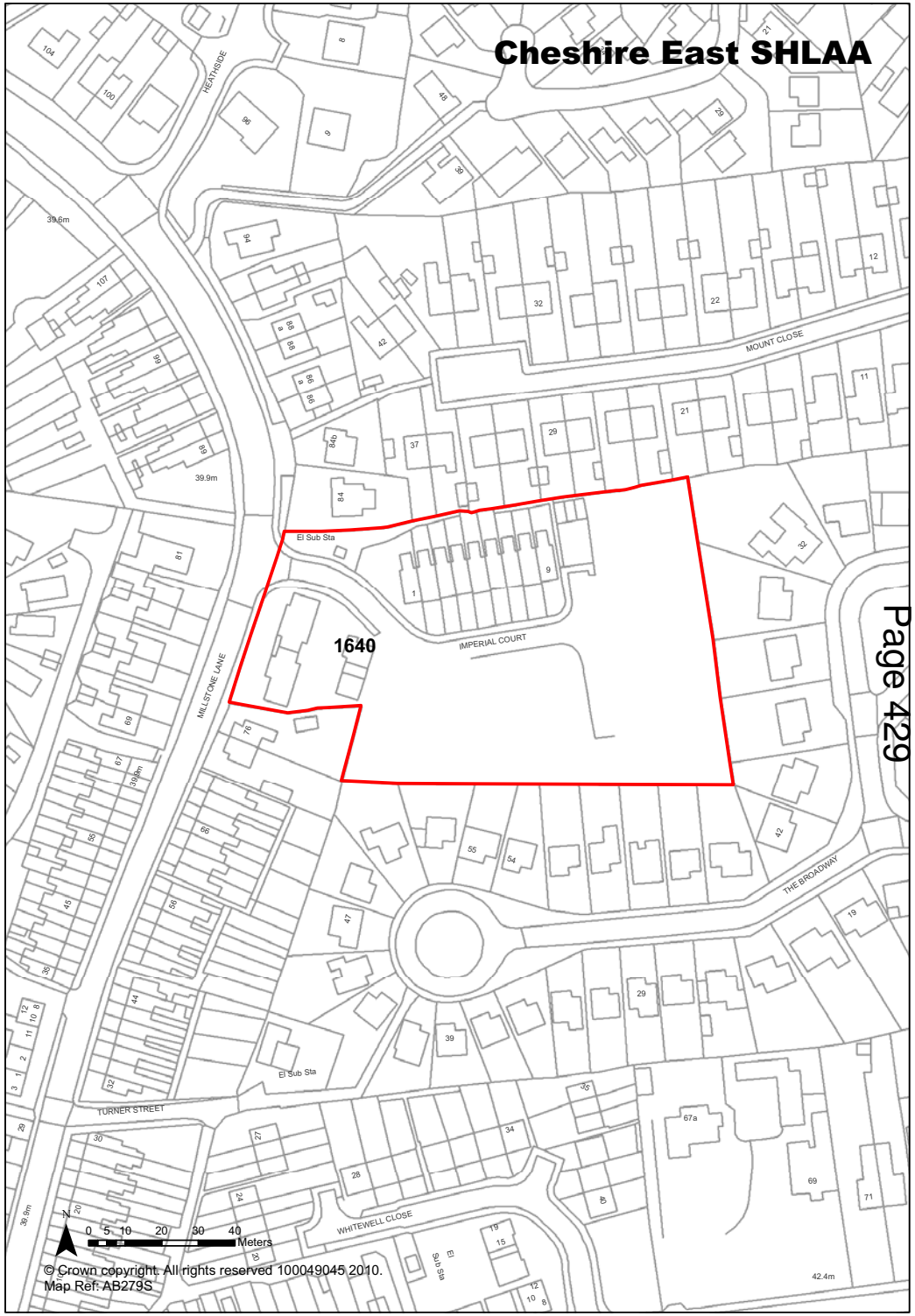
Site Size Net (Ha)	0.46
Potential Capacity	11
Potential Net Capacity	11
Potential Density	38.6
Determination of Capacity	Based on current permission.
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	11
Years 6-10	0
Years 11-15	0



Ref 1640 Site Address Land off Millstone Lane, Nantwich

Town / Rural	Nantwich	**Easting** 365749	**Northing** 352464

Site Description	Former factory site under construction for a residential development.	**Site Size Net (Ha)**	0.86
Character of Area	Residential	**Potential Capacity**	29
Surrounding Land Uses	Residential.	**Potential Net Capacity**	29
Physical Constraints	Flood zone 1 - little or no risk. Trees and shrubs to border.		
Policy Restrictions	Within the settlement boundary of Nantwich.	**Potential Density**	33.72
Managing Constraints	Consideration of biodiversity.	**Determination of Capacity**	Based on current permission
Sustainability	Site is considered sustainable.		
Accessibility	Site is considered accessible.	**Total Completions**	15
Other Information	Site is under construction for the erection of 29 dwllings.	**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available	**Current Year**	14
Achievability	Achievable	**Years 1-5**	0
Deliverability	Deliverable	**Years 6-10**	0
Development Progress	Under Construction	**Years 11-15**	0
Application Number:	P07/0542		

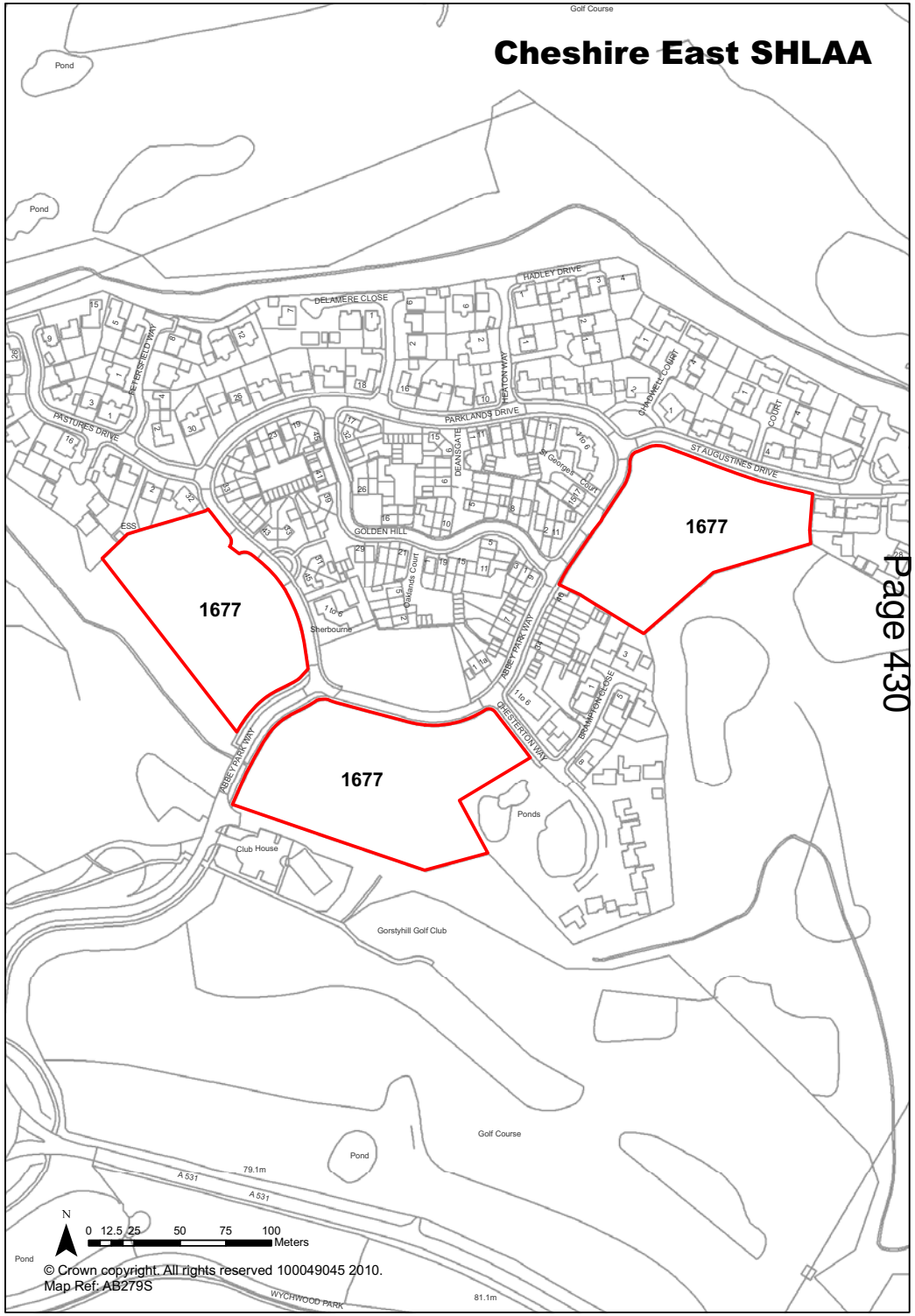


Ref	1677	Site Address	Wychwood Park, Abbey Park Way, Weston

Town / Rural	Rural	**Easting**	374157
		Northing	351268

Site Description	Site under construction.
Character of Area	Residential and open countryside.
Surrounding Land Uses	Residential and open countryside.
Physical Constraints	Flood zone 1 - little or no risk. Site appears generally flat.
Policy Restrictions	Site is within the open countryside. Surface water runoff should be calculated using Environment Agency guidelines for greenfield sites.
Managing Constraints	N/A
Sustainability	Site within walking distance of a bus stop.
Accessibility	Site is considered accessible.
Other Information	Site is currently under construction for 100 dwellings.
Brownfield / Greenfield	Greenfield
Suitability	Suitable
Availability	Available
Achievability	Achievable
Deliverability	Deliverable
Development Progress	Under Construction
Application Number:	P05/0112

Site Size Net (Ha)	3.05
Potential Capacity	100
Potential Net Capacity	100
Potential Density	32.79
Determination of Capacity	Based on current permission
Total Completions	67
Losses Completed	0
Remaining Losses	0
Current Year	30
Years 1-5	23
Years 6-10	0
Years 11-15	0



Ref 1699 **Site Address** Former Job Centre, Wellington Road, Nantwich

Town / Rural	Nantwich	**Easting** 365266	**Northing** 351889

Site Description	Former job centre.	**Site Size Net (Ha)**	0.082
Character of Area	Predominantly residential.	**Potential Capacity**	14
Surrounding Land Uses	Residential, railway line and train station.	**Potential Net Capacity**	14
Physical Constraints	Flood zone 1 - little or no risk. Building on site. Site appears to be flat. Trees (TPO) on site.		
Policy Restrictions	Within the settlement boundary of Nantwich.	**Potential Density**	170.7
Managing Constraints	Consideration of biodiversity.	**Determination of Capacity**	Based on current permission
Sustainability	Site considered fairly sustainable.		
Accessibility	Site considered accessible.	**Total Completions**	0
Other Information	Site has permission for the construction of 14 apartments.	**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available	**Current Year**	14
Achievability	Achievable	**Years 1-5**	0
Deliverability	Deliverable	**Years 6-10**	0
Development Progress	Under Construction	**Years 11-15**	0
Application Number:	11/2184N		



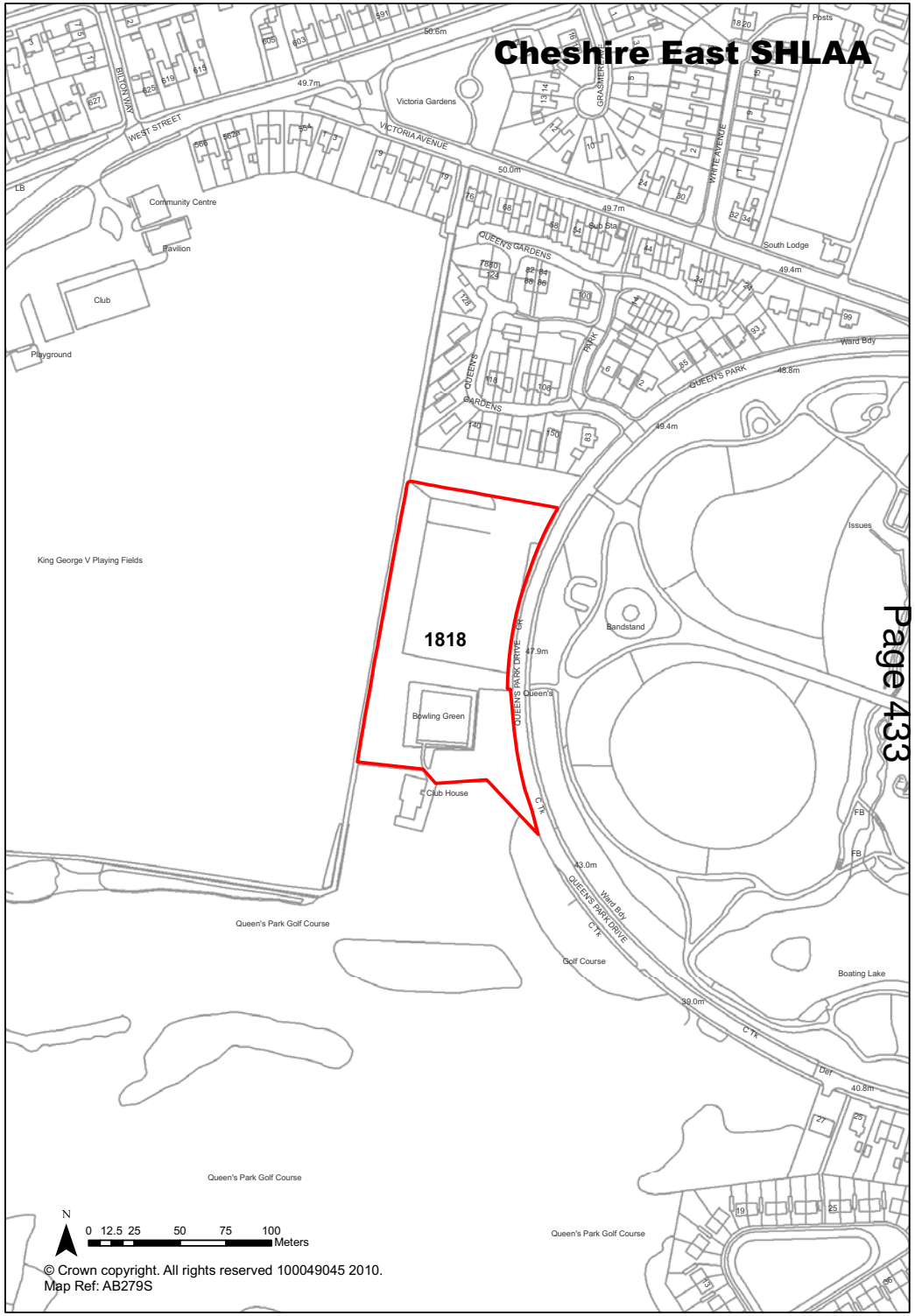
Ref 1805 Site Address Nova Court, Dewes Street, Crewe

Town / Rural	Crewe	**Easting** 369980	**Northing** 356134
Site Description	Fomer sheltered accommodation.	**Site Size Net (Ha)**	0.26
Character of Area	Residential.	**Potential Capacity**	18
Surrounding Land Uses	Mixed use.	**Potential Net Capacity**	-13
Physical Constraints	Flood zone 1 - little or no risk. Buildings on site and appears to be flat. Trees on site.		
Policy Restrictions	Site is within the settlement boundary of Crewe. Site is wtihin NATS safeguarding zone.	**Potential Density**	76.92
Managing Constraints	Consideraration of biodiversity.	**Determination of Capacity**	Based on current permission
Sustainability	Site is considered sustainable.		
Accessibility	Site is accessible.	**Total Completions**	0
Other Information	Site has permission for the construction of 18 dwellings - awaiting signing of s106 Agreement.	**Losses Completed**	31
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available	**Current Year**	15
Achievability	Achievable	**Years 1-5**	3
Deliverability	Deliverable	**Years 6-10**	0
Development Progress	Under Construction	**Years 11-15**	0
Application Number:	10/1409N		



Ref 1818 Site Address Land off Queens Park Drive, Crewe

Town / Rural	Crewe	**Easting** 368444	**Northing** 355678
Site Description	Bowling green, car park and vacant land.	**Site Size Net (Ha)**	1.22
Character of Area	Open space.	**Potential Capacity**	37
Surrounding Land Uses	Predominantly recreation with some residential.	**Potential Net Capacity**	37
Physical Constraints	Flood zone 1 - little or no risk. Hardstanding on site. Trees and shrubs on site. Site located directly on landfill.		
Policy Restrictions	Site is within the settlement boundar of Crewe. Partially within a hazardous installation consultation zone. Adj to an historic park and garden. Part of the site is formal open space. Site is within the Smoke Control Order zone and NATS safeguarding zone. Surace water runoff should be calculted in accrdoance with Environment Agency guidelines.	**Potential Density**	30.33
Managing Constraints	Consideration to the replacement/relocation of the open space and to the setting of the park and garden. Consideration of biodiversity. Consutation with Contaminated Land Officer.	**Determination of Capacity**	Density multiplier
Sustainability	Site is considered sustainable.		
Accessibility	Site is accessible.	**Total Completions**	0
Other Information	Potential convenant issues which will need to be addressed. Site has an expired outline permission for residential development.	**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	37
Development Progress	SHLAA Site - Expired Permission	**Years 11-15**	0
Application Number:	P05/0150		



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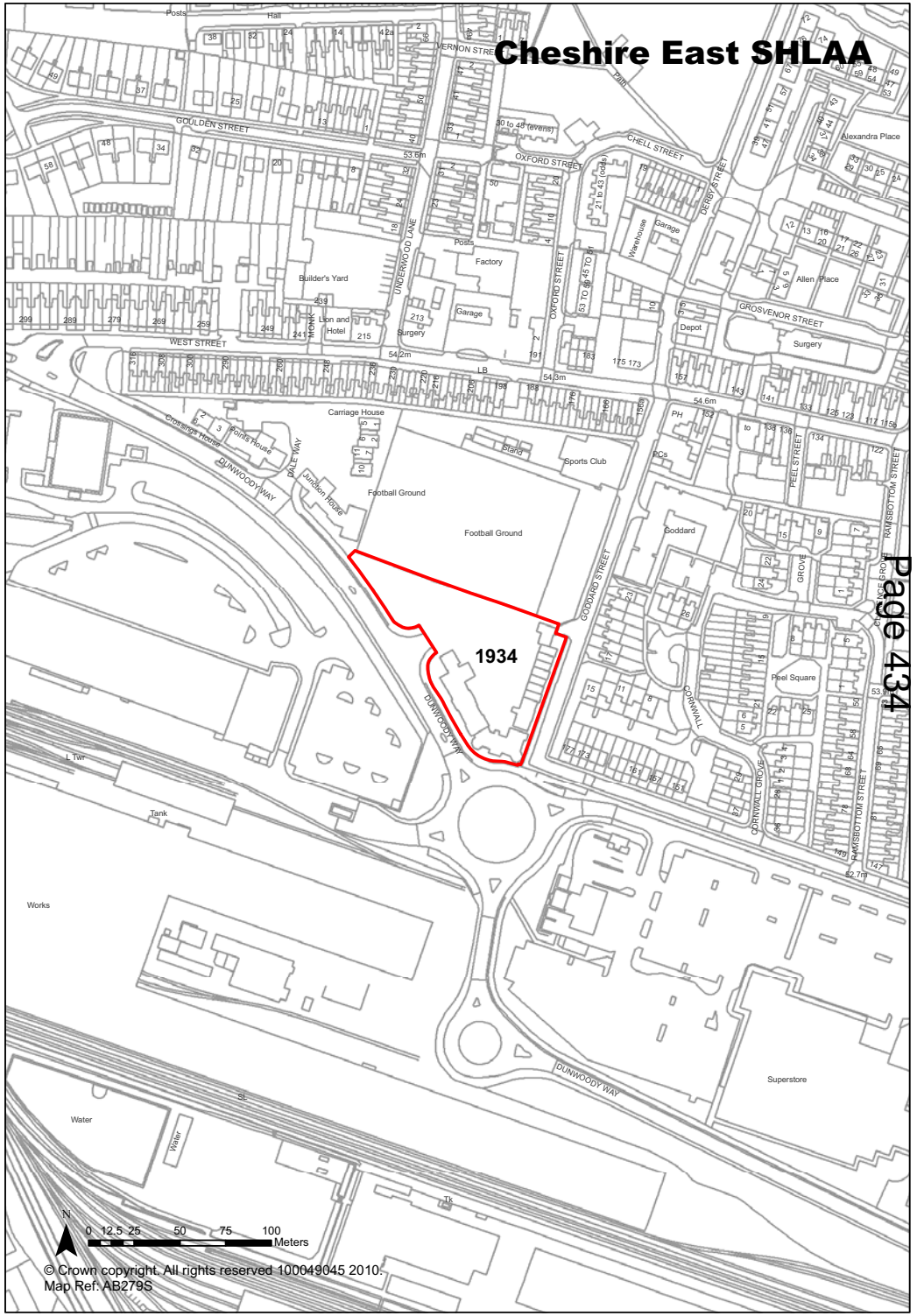
Map Ref: AB279S

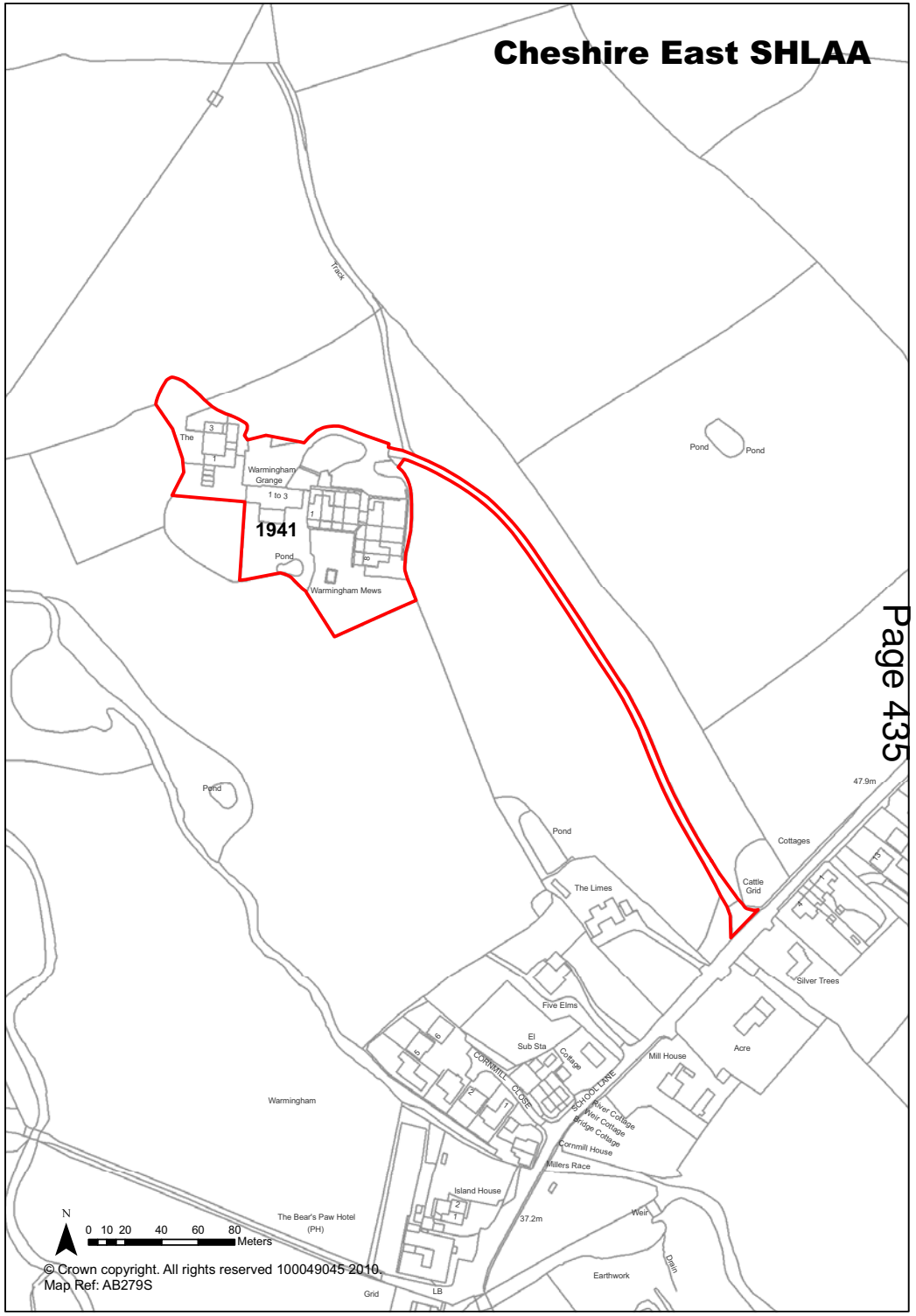
Ref 1934 Site Address Land off Dunwoody Way, Crewe

Town / Rural	Crewe	**Easting** 369516	**Northing** 356056
Site Description	Former industrial/commercial site under construction.	**Site Size Net (Ha)**	0.61
Character of Area	Mixed use	**Potential Capacity**	79
Surrounding Land Uses	Mixed use.	**Potential Net Capacity**	79
Physical Constraints	Flood zone 1 - little or no risk. Shrubs to boundary, hardstanding on site. Levels appear generally flat.		
Policy Restrictions	Site is within the settlement boundary of Crewe and NATS safeguarding zone.	**Potential Density**	129.5
Managing Constraints	Consideration of biodiversity.	**Determination of Capacity**	Based on current permission
Sustainability	Site is considered sustainable.		
Accessibility	Site accessible.	**Total Completions**	0
Other Information	Site is under construction for 79 dwellings.	**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available	**Current Year**	30
Achievability	Achievable	**Years 1-5**	49
Deliverability	Deliverable	**Years 6-10**	0
Development Progress	Under Construction	**Years 11-15**	0
Application Number:	P07/0767		



Ref 1941 Site Address Warmingham Grange, School Lane, Warmingham

Town / Rural	Rural	**Easting** 370821	**Northing** 361466
Site Description	Mixed use site under construction	**Site Size Net (Ha)**	1.75
Character of Area	Open countryside	**Potential Capacity**	14
Surrounding Land Uses	Open countryside	**Potential Net Capacity**	14
Physical Constraints	Flood zone 1 - little to no risk. Trees (TPO) on site. Buildings on site. Levels appear generally flat. Listed building on site.		
Policy Restrictions	Site is located within the open countryside. Site is within a brine consultation zone and NATS safeguarding area. Surface water runoff shouldbe calculated in accordance with Environment Agency guidelines for greenfield sites.	**Potential Density**	8
Managing Constraints	Consulation with Cheshire Brine Subsidence Compensation Board. Consideration of biodiversity and historic environment.	**Determination of Capacity**	Based on current permission
Sustainability	Site is not considered sustainable		
Accessibility	Access is possible.	**Total Completions**	13
Other Information	Site under construction for 14 dwellings.	**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available	**Current Year**	1
Achievability	Achievable	**Years 1-5**	0
Deliverability	Deliverable	**Years 6-10**	0
Development Progress	Under Construction	**Years 11-15**	0
Application Number:	11/3160N		



Ref	1970	Site Address	Rear of Earl of Crewe Public House, Nantwich Road, Crewe

Town / Rural	Crewe	**Easting**	370238
		Northing	354516

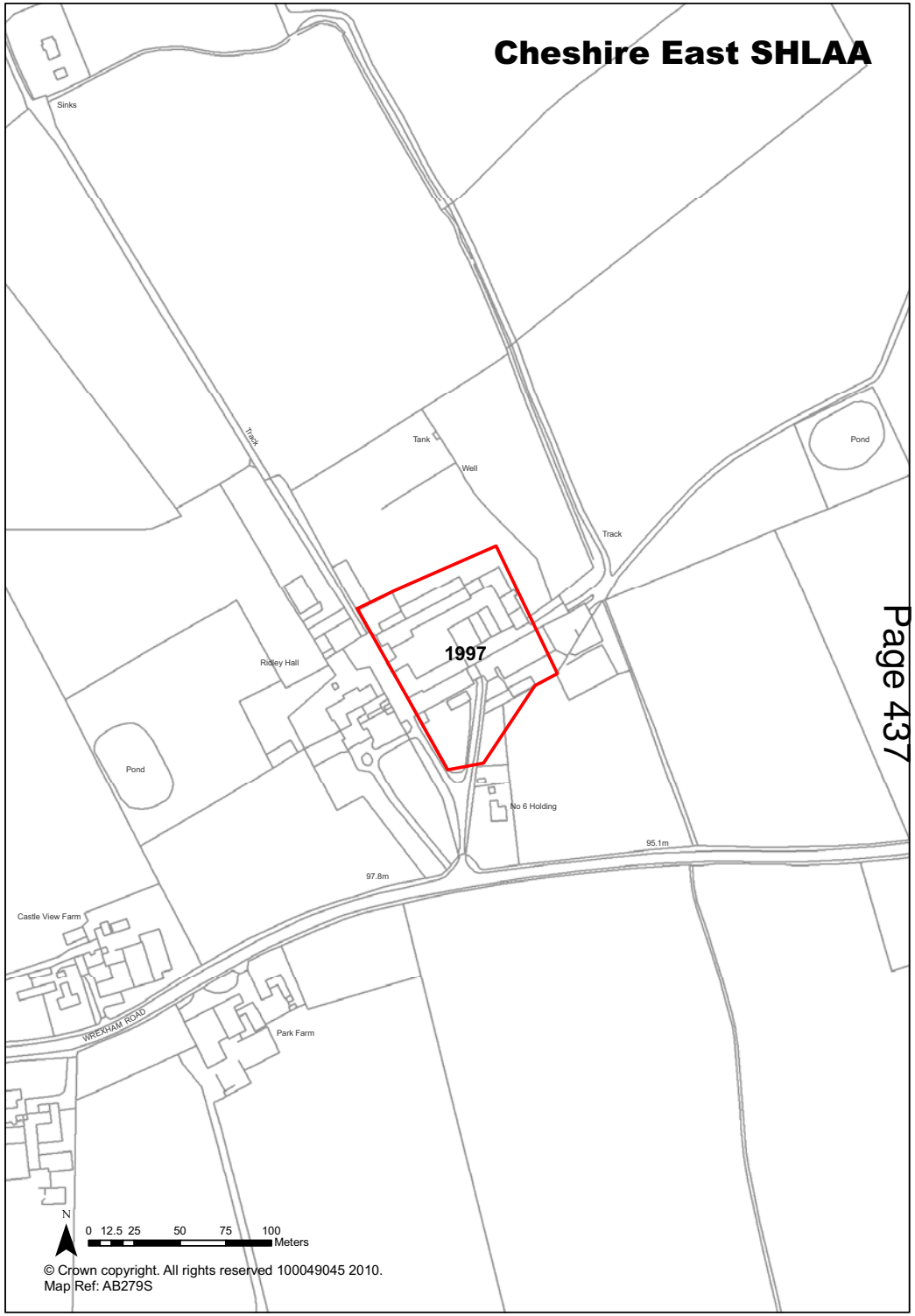
Site Description	Grassland, demolished outbuildings and hardstanding
Character of Area	Generally residential
Surrounding Land Uses	Public house and residential
Physical Constraints	Flood zone 1 - little or no risk. Buildings on site, hardstanding. Site appears flat. Site is adjacent to a listed building. Trees and shrubs on site.
Policy Restrictions	Site is located within the settlement boundary of Crewe and the edge of Welsh Row retail area. Site is within a Smoke Control order zone and NATS safeguarding area.
Managing Constraints	Consideration of setting of listed building. Consideration of biodiversity.
Sustainability	Site is considered sustainable.
Accessibility	Access is possible
Other Information	Site has permission for the construction of 10 dwellings.
Brownfield / Greenfield	Brownfield
Suitability	Suitable
Availability	Available
Achievability	Achievable
Deliverability	Deliverable
Development Progress	Full Permission
Application Number:	10/0100N

Site Size Net (Ha)	0.215
Potential Capacity	10
Potential Net Capacity	10
Potential Density	46.51
Determination of Capacity	Based on current permission
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	10
Years 6-10	0
Years 11-15	0



Ref 1997 **Site Address** Holding 4, Ridley Hall Farm, Wrexham Road, Ridley

Town / Rural	Rural	**Easting** 354688	**Northing** 354763
Site Description	Redundant farm buildings	**Site Size Net (Ha)**	0.745
Character of Area	Open countryside	**Potential Capacity**	10
Surrounding Land Uses	Farm and countryside	**Potential Net Capacity**	10
Physical Constraints	Flood zone 1 - little or no risk. Great Crested Newts. Potential for contamination. Potential for Bats within existing buildings to be converted. Buildings on site, appears flat. Trees on site.		
Policy Restrictions	Site is located within the open countryside. Gatehouse is Listed Building. Surfabce water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Potential Density**	13.42
Managing Constraints	Consideration of biodiversity. Production of a Proected Species survey.	**Determination of Capacity**	Based on current permission
Sustainability	Site is not considered sustainable.		
Accessibility	Access is possible	**Total Completions**	0
Other Information	Site has permission for building conversions to 10 dwellings.	**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	10
Deliverability	Deliverable	**Years 6-10**	0
Development Progress	Full Permission	**Years 11-15**	0
Application Number:	10/1477N		



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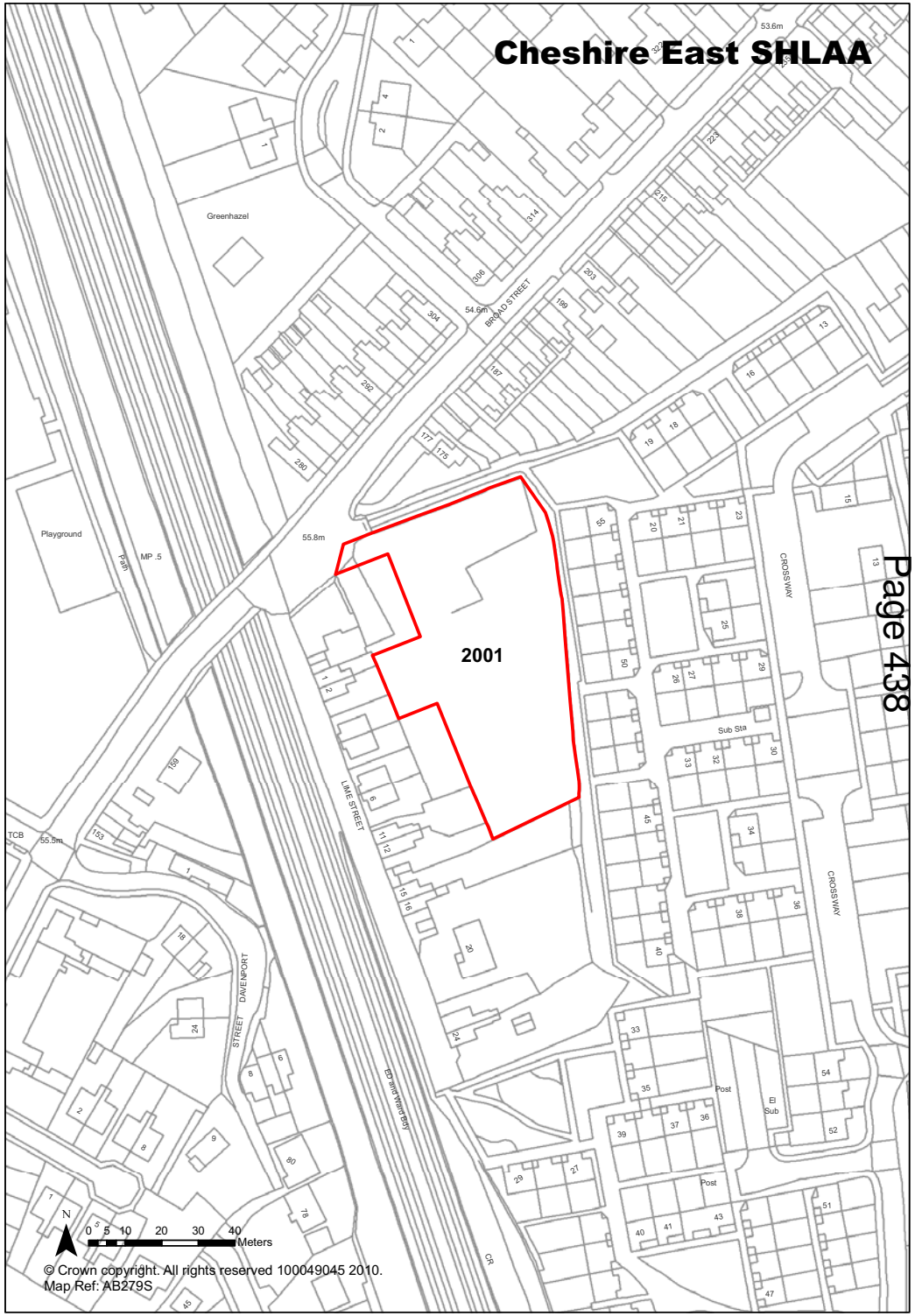
Map Ref: AB279S

Ref 2001 **Site Address** Land South East to Bridge Inn, Broad St. Crewe

Town / Rural	Crewe	**Easting** 370428	**Northing** 356955
Site Description	Grassland.	**Site Size Net (Ha)**	0.36
Character of Area	Generally residential.	**Potential Capacity**	14
Surrounding Land Uses	Residential and public house.	**Potential Net Capacity**	14
Physical Constraints	Flood zone 1 - little or no risk. Site appears flat. Trees to edge of site.		
Policy Restrictions	Located within the settlement bounary of Crewe, Smoke Control order zone and NATS safeguarding zone	**Potential Density**	38.67
Managing Constraints	Consideration of biodiversity.	**Determination of Capacity**	Based on current permission
Sustainability	Site is located within walking distance of a local school and bus stops.		
Accessibility	Access is possible	**Total Completions**	0
Other Information	Site has permission for the construction of a residential care home.	**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	14
Deliverability	Deliverable	**Years 6-10**	0
Development Progress	Full Permission	**Years 11-15**	0
Application Number:	12/3877N		

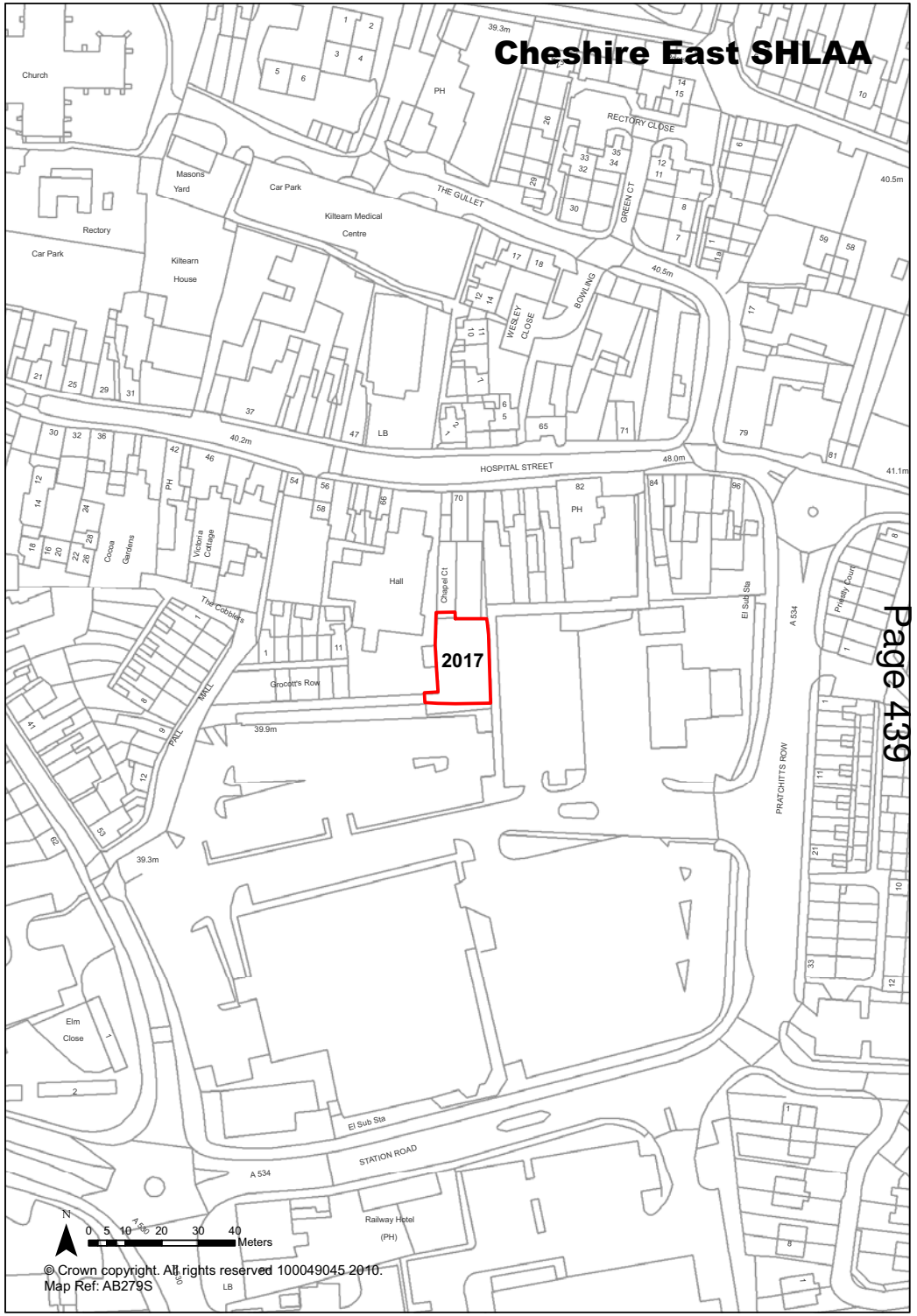


Ref 2017 **Site Address** Land to the rear of 5 Chapel Court, Nantwich

Town / Rural Nantwich **Easting** 365325 **Northing** 352164

Site Description	Vacant plot.
Character of Area	Mixed use
Surrounding Land Uses	Mixed use.
Physical Constraints	Flood zone 1 - little or no risk. Hardstanding on site, appears flat. Shrubs to border.
Policy Restrictions	Within the settlement boundary of Nantwich, a conservation area, area of archeaological potential and within the town centre area.
Managing Constraints	Consideration of the setting of the conservation area and of the historic environment. Consideration of biodiversity.
Sustainability	Site considered sustainable.
Accessibility	Access possible.
Other Information	Site has permission for the construction of 10 dwellings.
Brownfield / Greenfield	Brownfield
Suitability	Suitable
Availability	Available
Achievability	Achievable
Deliverability	Deliverable
Development Progress	SHLAA Site - Expired Permission
Application Number:	P07/0714

Site Size Net (Ha)	0.035
Potential Capacity	10
Potential Net Capacity	10
Potential Density	285.7
Determination of Capacity	Based on current planning permission
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	10
Years 6-10	0
Years 11-15	0

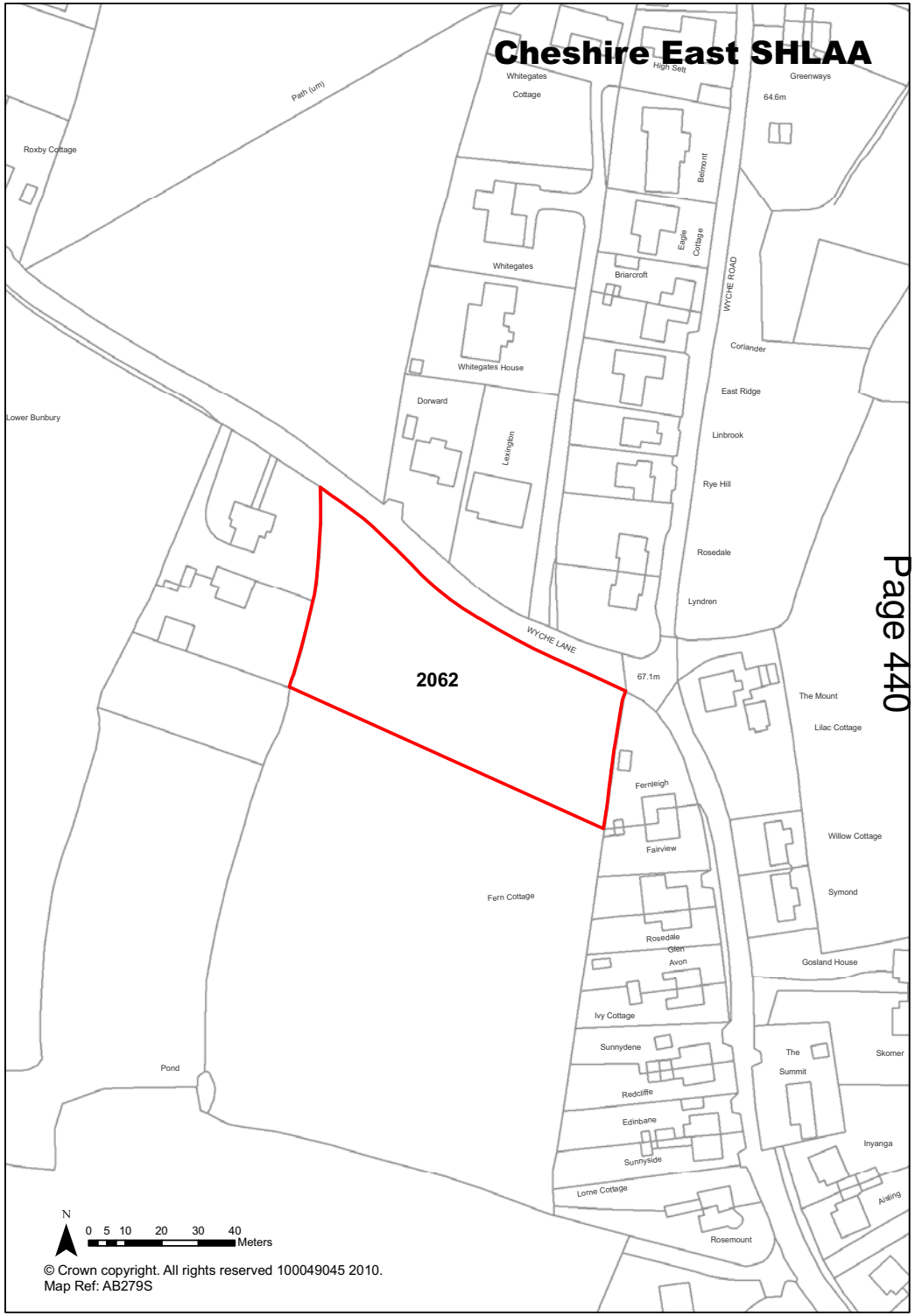


Ref 2062 Site Address Land off Wyche Lane, Bunbury

Town / Rural	Bunbury - Edge / Extension	**Easting**	356755
		Northing	357724

Site Description	Vacant grazing land.
Character of Area	Open countryside.
Surrounding Land Uses	Residential.
Physical Constraints	Flood zone 1 - little or no risk. TPO on site. Site appears flat, with no constructions present.
Policy Restrictions	Open countryside, within NATS safeguarding zone. Surafce water runoff should be calculated in accordnace with Environment Agency guidelines.
Managing Constraints	Consideration of biodiversity.
Sustainability	Site is not considered sustainable.
Accessibility	Site is accessible.
Other Information	Site has permission for the construction of 10 affordable houses, subject to the signing of a s106 Agreement.
Brownfield / Greenfield	Greenfield
Suitability	Suitable
Availability	Available
Achievability	Achievable
Deliverability	Deliverable
Development Progress	Under Construction
Application Number:	P07/0867

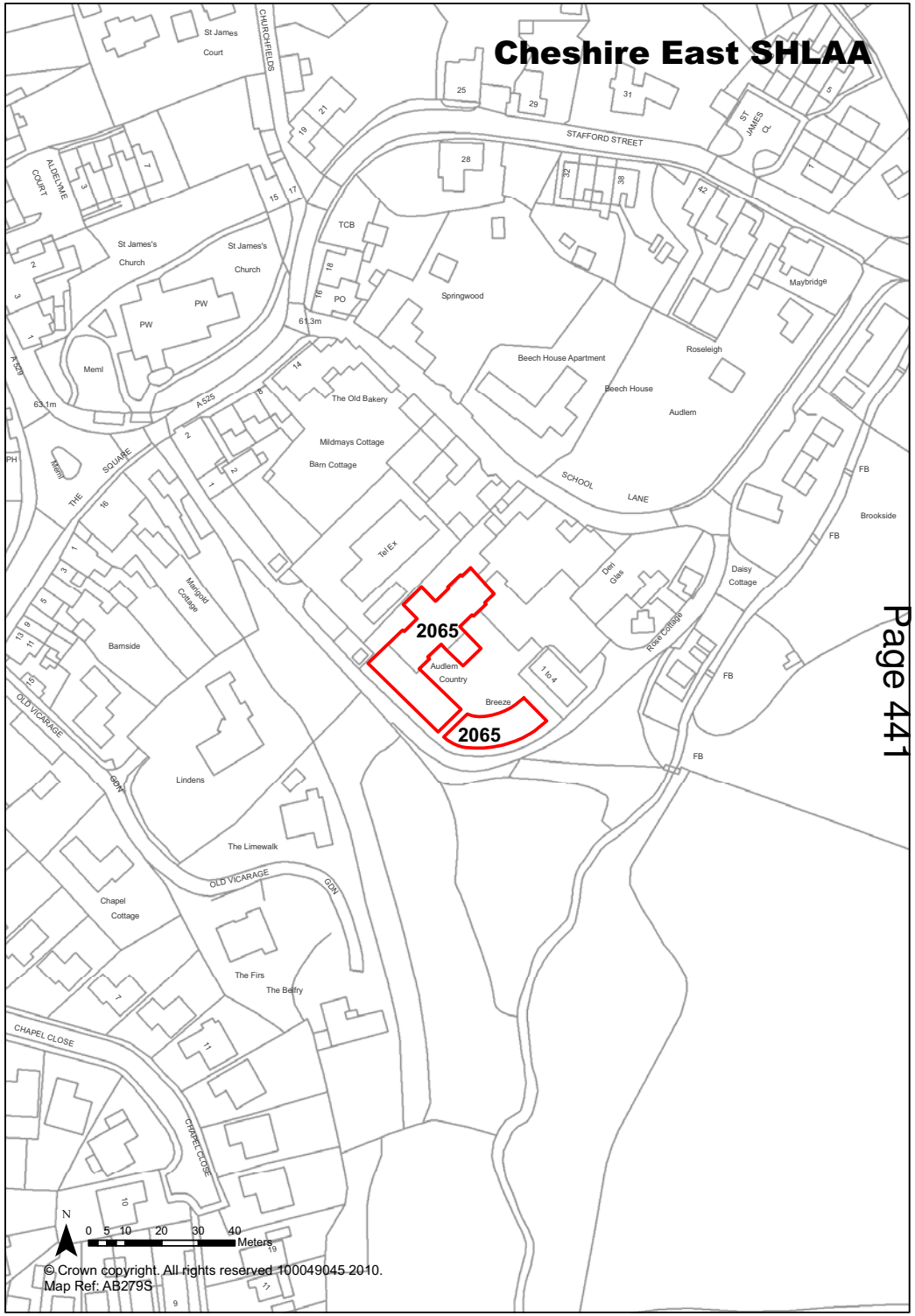
Site Size Net (Ha)	0.38
Potential Capacity	10
Potential Net Capacity	10
Potential Density	26.04
Determination of Capacity	Based on current planning application subject to S106
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	10
Years 1-5	0
Years 6-10	0
Years 11-15	0



Ref	2065	Site Address	Audlem Country Nursing Home, School Lane, Audlem

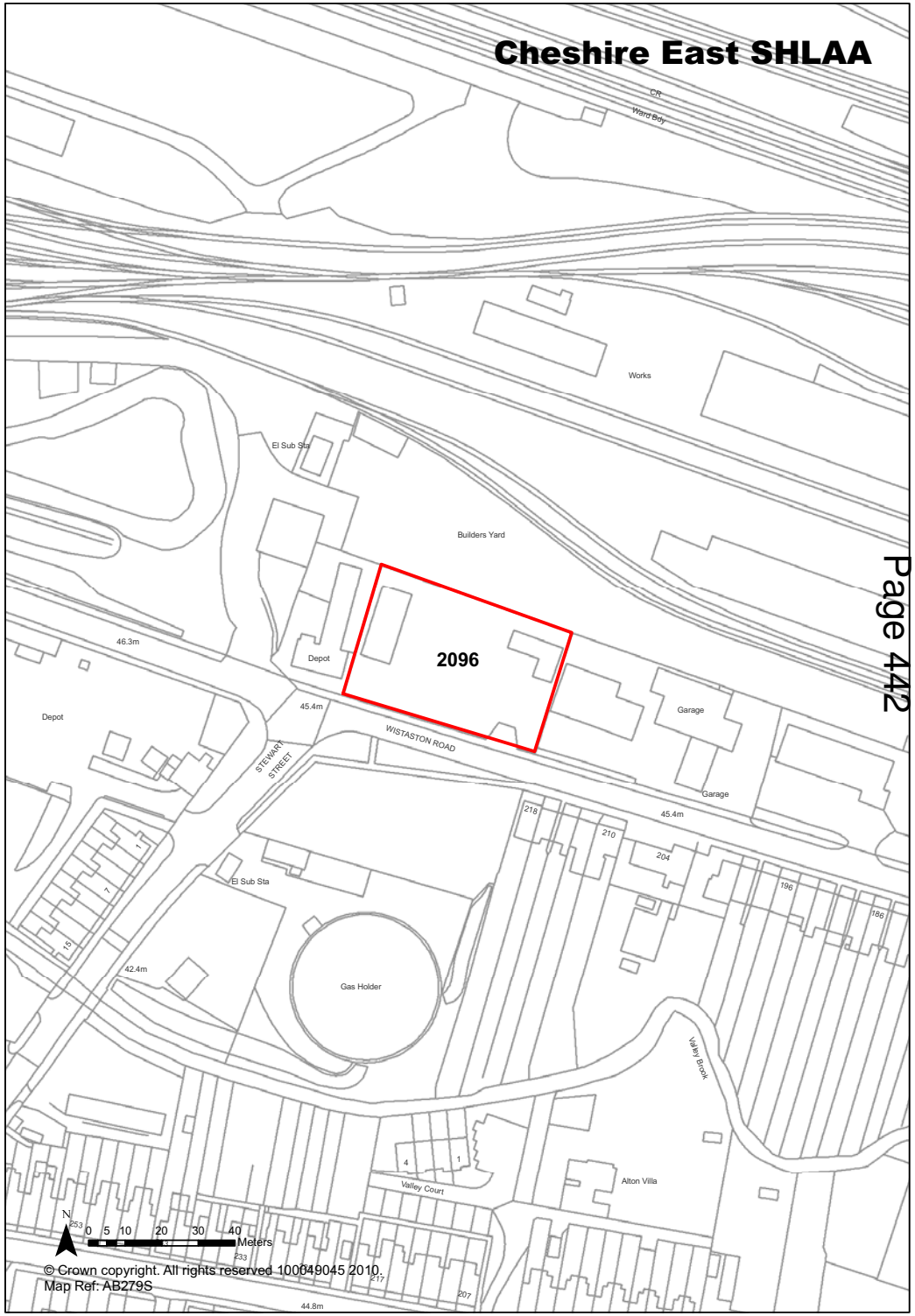
Town / Rural	Audlem	**Easting**	366080
		Northing	343561

Site Description	Nursing home and surrounding grounds.	**Site Size Net (Ha)**	0.08
Character of Area	Residential.	**Potential Capacity**	22
Surrounding Land Uses	Residential and open countryside.	**Potential Net Capacity**	22
Physical Constraints	Flood zone 1 - little or no risk. Buildings on site, appears flat. Flood plain close to site. Listed building on site. Public footpath close to site. Trees on site.		
Policy Restrictions	Site lies within a Conservation Area and an Area of Archaeological Potential.	**Potential Density**	265.1
Managing Constraints	Consideration of historic environment and biodiversity.	**Determination of Capacity**	Based on current application
Sustainability	Site is considerd fairly sustainable.		
Accessibility	Site is accessible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	22
Deliverability	Deliverable	**Years 6-10**	0
Development Progress	Full Permission	**Years 11-15**	0
Application Number:	10/1551		



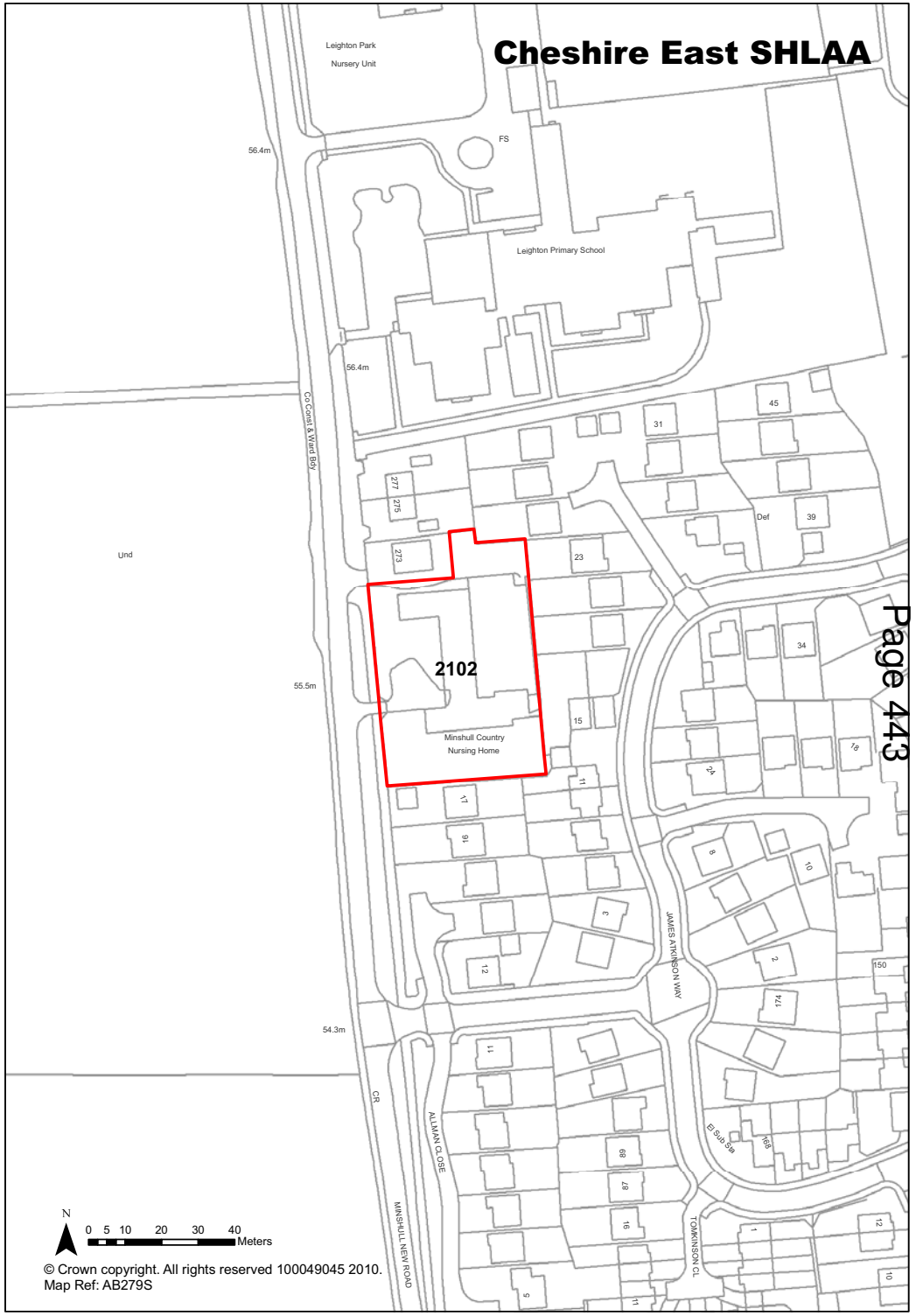
Ref 2096 Site Address Car sales site, Wistaston Road, Crewe

Town / Rural	Crewe	**Easting** 369694	**Northing** 355535
Site Description	Used car sales site.	**Site Size Net (Ha)**	0.195
Character of Area	Industrial and commercial	**Potential Capacity**	12
Surrounding Land Uses	Industrial, commercial, residential.	**Potential Net Capacity**	12
Physical Constraints	Flood zone 1 - little or no risk. Building and hardstanding on site, appears flat. Shrubs to border.		
Policy Restrictions	Located within the settlement boundary of Crewe, a Smoke Control Order zone and NATS safeguarding zone	**Potential Density**	61.54
Managing Constraints	Consideration of biodiversity.	**Determination of Capacity**	Based on current permission
Sustainability	Site is considered sustainable.		
Accessibility	Site is accessible.	**Total Completions**	0
Other Information	Site has permission for the construction of 12 dwellings.	**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	12
Deliverability	Deliverable	**Years 6-10**	0
Development Progress	Full Permission	**Years 11-15**	0
Application Number:	10/3903N		



Ref 2102 | Site Address | Minshull Court Nursing Home, Minshull New Rd, Crewe

Town / Rural	Crewe	**Easting** 368795	**Northing** 357415
Site Description	Nursing home and grounds.	**Site Size Net (Ha)**	0.264
Character of Area	Residential.	**Potential Capacity**	14
Surrounding Land Uses	Residential and open countryside.	**Potential Net Capacity**	14
Physical Constraints	Flood zone 1 - little or no risk. Building on site, site appears flat. Trees and shrubs on site.		
Policy Restrictions	Within the settlement boundary for Crewe and NATS safeguarding zone.	**Potential Density**	53.03
Managing Constraints	Consideration of biodiversity.	**Determination of Capacity**	Based on current permission.
Sustainability	Site is located adjacent to a bus stop and is within walking distance of a local school.		
Accessibility	Site is accessible.	**Total Completions**	0
Other Information	Site has outline permission for the construction of 14 dwellings.	**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	14
Deliverability	Deliverable	**Years 6-10**	0
Development Progress	Outline Permission	**Years 11-15**	0
Application Number:	10/3210N		

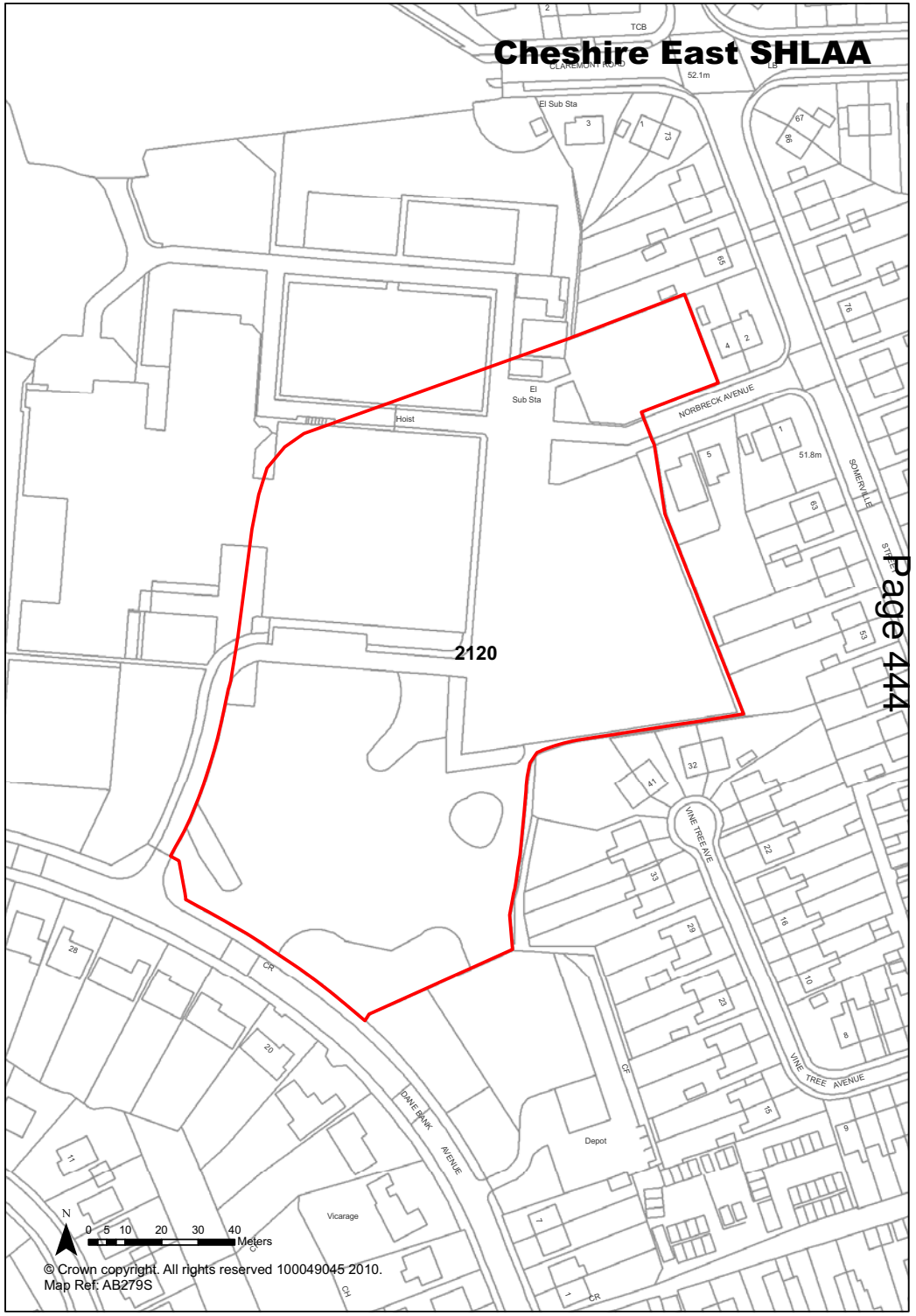


Ref 2120 | **Site Address** South Cheshire College of Further Education, Dane Bank Avenue, Crewe

Town / Rural Crewe | **Easting** 369785 | **Northing** 354565

Site Description	College buildings
Character of Area	Residential.
Surrounding Land Uses	Residential.
Physical Constraints	Flood zone 1 - little or no risk. Buildings and hardstanding on site, appears flat. Trees (TPO) on site.
Policy Restrictions	Within the settlement boundary of Crewe, NATS safeguarding zone and Smoke Control Order area. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Managing Constraints	Consideration of biodiversity.
Sustainability	Site considered sustainable.
Accessibility	Site is accessible.
Other Information	Site has ouline permission for the erection of 91 dwellings, subject to the signing of a s106 Agreement.
Brownfield / Greenfield	Mixed
Suitability	Suitable
Availability	Available
Achievability	Achievable
Deliverability	Deliverable
Development Progress	Awaiting S106
Application Number:	P07/1054

Site Size Net (Ha)	1.77
Potential Capacity	91
Potential Net Capacity	91
Potential Density	51.41
Determination of Capacity	Based on current application.
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	90
Years 6-10	1
Years 11-15	0



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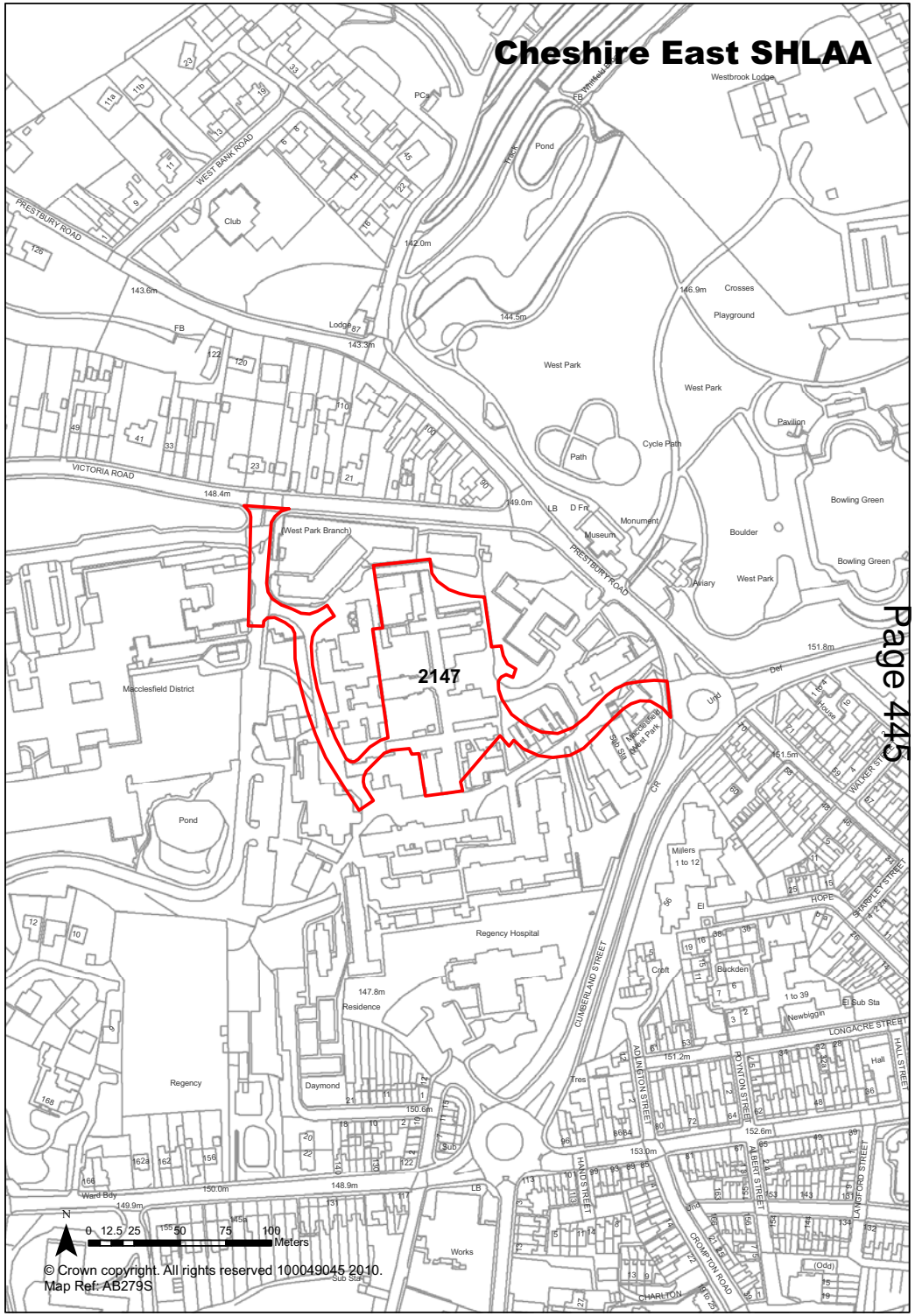
Map Ref: AB279S

Ref 2147 **Site Address** Macclesfield District Hospital, Victoria Road, Macclesfield

Town / Rural Macclesfield **Easting** 390900 **Northing** 373928

Site Description	Former hospital.
Character of Area	Mixed use
Surrounding Land Uses	Hospital, West Park and residential
Physical Constraints	Flood zone 1 - little or no risk. Buildings on site including a Grade II Listed Building, potential contaminated site.
Policy Restrictions	Grade II listed clock tower, TPO's on/adj to site, within Manchester Airport wind and air safe zones, woodford aerodrome airsafe zone.
Managing Constraints	Consideration of historic and natural environment, consultation with Contaminated Land Officer.
Sustainability	Site is considered sustainable.
Accessibility	Access is possible.
Other Information	
Brownfield / Greenfield	Brownfield
Suitability	Suitable
Availability	Available
Achievability	Achievable
Deliverability	Deliverable
Development Progress	Under Construction
Application Number:	11/3602M

Site Size Net (Ha)	1.4
Potential Capacity	72
Potential Net Capacity	72
Potential Density	25.71
Determination of Capacity	Based on current permission.
Total Completions	36
Losses Completed	0
Remaining Losses	0
Current Year	30
Years 1-5	42
Years 6-10	0
Years 11-15	0

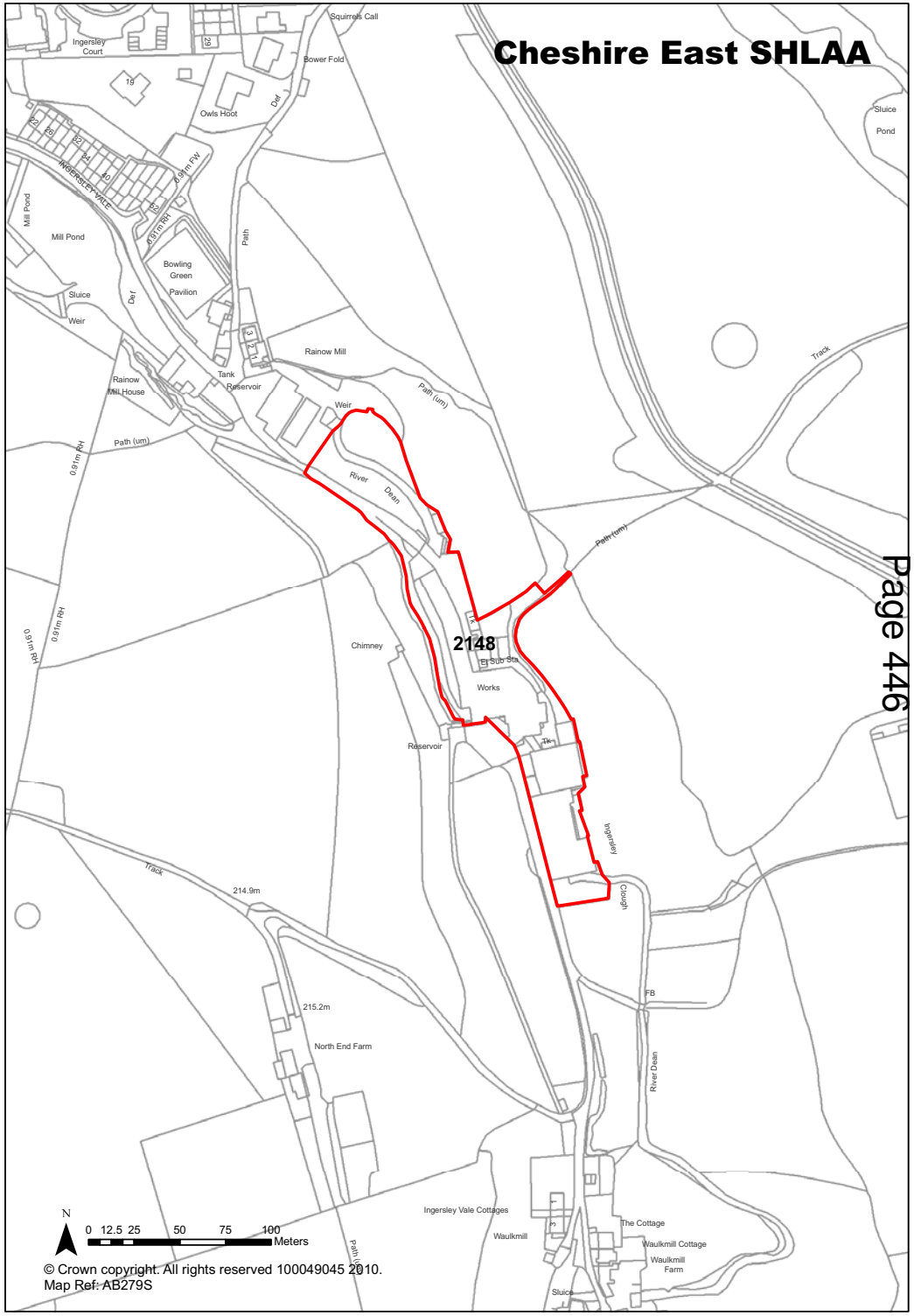


Ref 2148 **Site Address** Ingersley Vale Works, Ingersley Vale, Bollington

Town / Rural	Bollington	**Easting** 394231	**Northing** 377362

Site Description	Commercial works.
Character of Area	Open countryside.
Surrounding Land Uses	Open countryside.
Physical Constraints	Within flood zones 2 and 3. Old mill buildings on site, some in poor repair, River Dean. Access along narrow road.
Policy Restrictions	Conservation area, within Manchester Airport wind and air safe zones, woodford aerodrome airsafe zone, adj to site of nature conservation importance, part of site within Green Belt. Area of Special County Value.
Managing Constraints	Consideration of historic and natural environment, consultation with Environment Agency
Sustainability	Site is not considered sustainable.
Accessibility	Access issues to be addressed through consultation with Highways.
Other Information	Site Visit 24/03/11 - Site demolished
Brownfield / Greenfield	Brownfield
Suitability	Suitable
Availability	Available
Achievability	Achievable
Deliverability	Deliverable
Development Progress	Under Construction
Application Number:	10/3279M

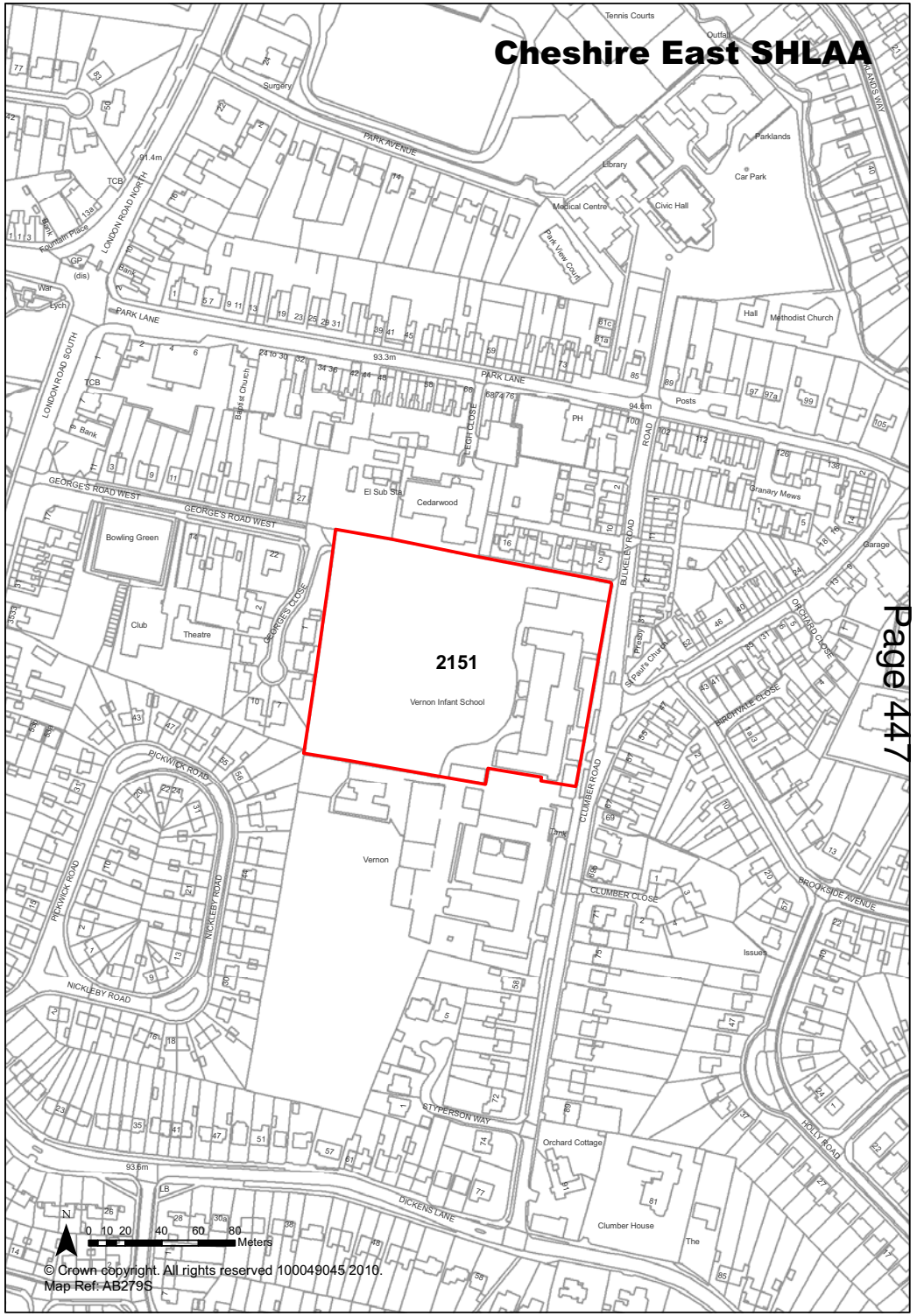
Site Size Net (Ha)	0.99
Potential Capacity	66
Potential Net Capacity	66
Potential Density	66.67
Determination of Capacity	Based on current permission.
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	30
Years 1-5	36
Years 6-10	0
Years 11-15	0



Ref	2151	Site Address	Site of Vernon County Infant School, Bulkely Road, Poynton

Town / Rural	Poynton	**Easting**	392163
		Northing	383385

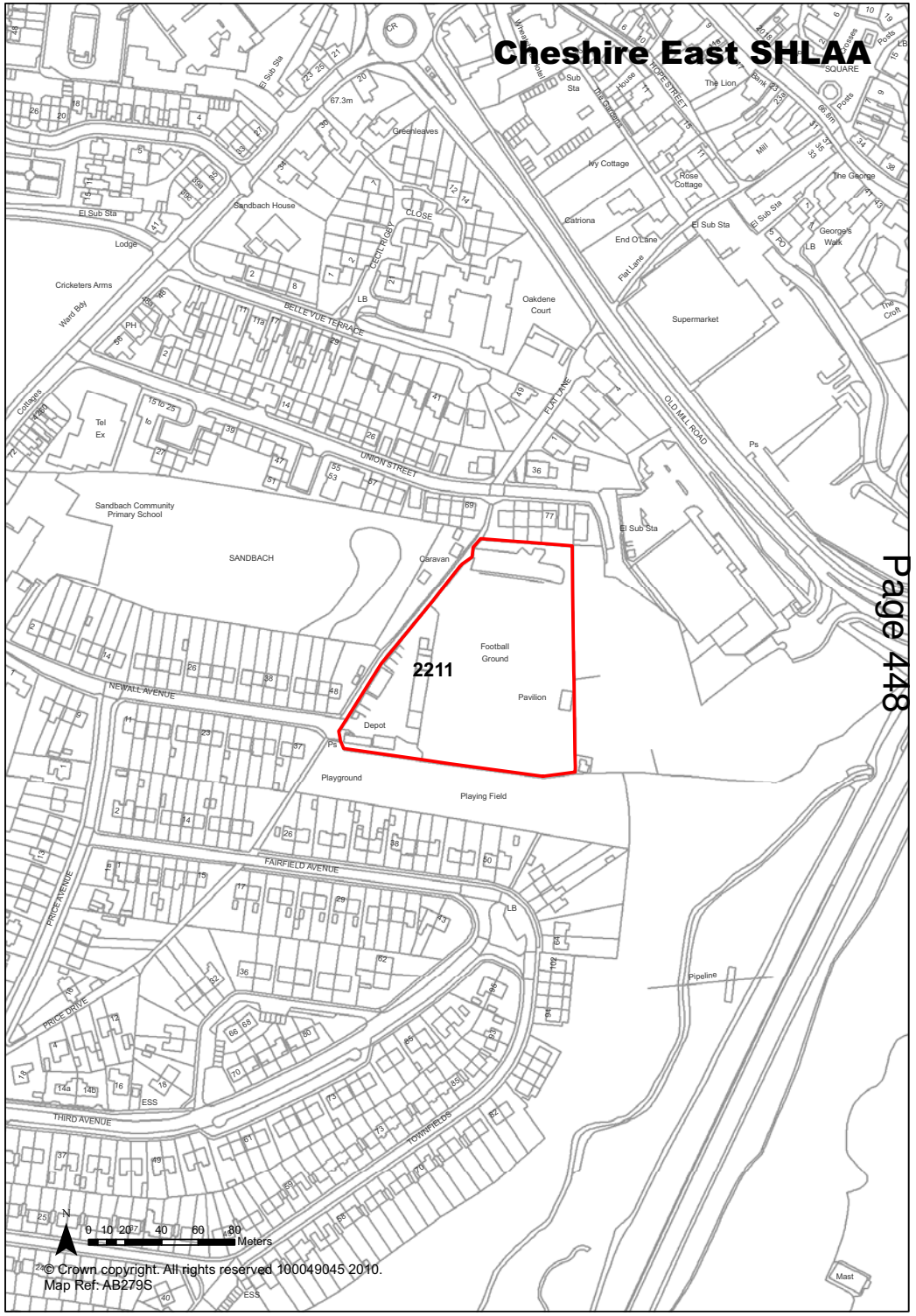
Site Description	School bulding and grounds.	**Site Size Net (Ha)**	1.811
Character of Area	Residential.	**Potential Capacity**	55
Surrounding Land Uses	Residential.	**Potential Net Capacity**	55
Physical Constraints	Buildings on site, appears flat.		
Policy Restrictions	Flood zone 1 - little or no risk. Existing open space, within Manchester Airport wind and air safe zones, Woodford aerodrome airsafe zone.	**Potential Density**	30.37
Managing Constraints	Consideration of replacement/relocation of open space.	**Determination of Capacity**	Density multiplier.
Sustainability	Site is considered sustainable.		
Accessibility	Site is accessible.	**Total Completions**	0
Other Information	Site has permission for extra care but development not started yet.	**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Suitable		
Availability	Not Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	Outline Permission	**Years 11-15**	0
Application Number:	09/3565M		



Ref	2211	Site Address	Council Depot, Newall Avenue, Sandbach

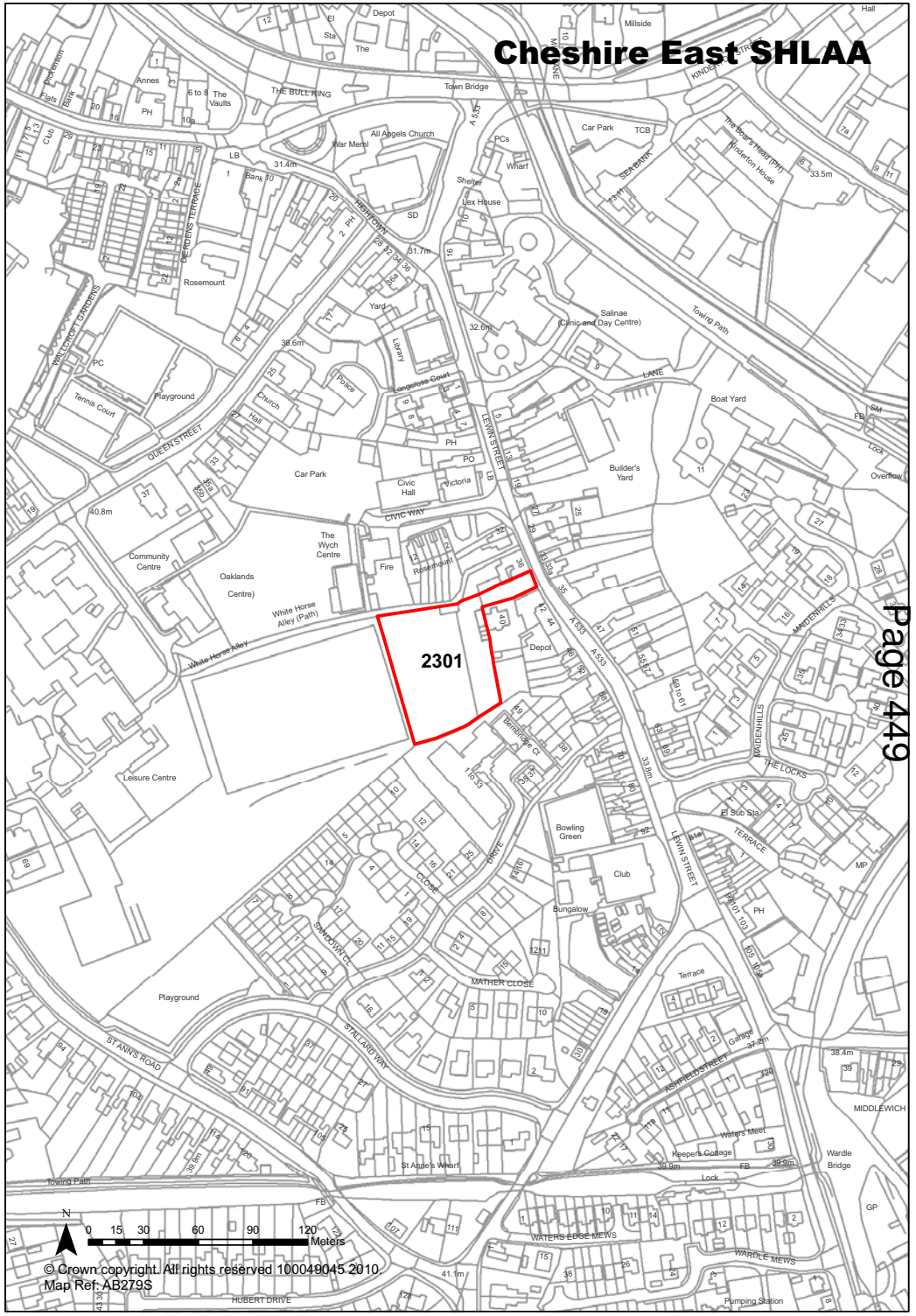
Town / Rural	Sandbach	**Easting**	375652
Northing	360485		

Site Description	Council depot and recreation.. Waste transfer station.	**Site Size Net (Ha)**	1.17
Character of Area	Generally residential	**Potential Capacity**	107
Surrounding Land Uses	Generally residential, including local school and open space and also Homebase.	**Potential Net Capacity**	107
Physical Constraints	Flood Zone 1 - Little or no risk. Site contamination possible due to industrial uses. Buildings on site, appears flat. Trees to eastern boundary.		
Policy Restrictions	Within SZL for Sandbach. Allocated for housing in the Local Plan. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfiels sites.	**Potential Density**	91.45
Managing Constraints	Consultation with Contaminated Land Officer. Consideration of biodiversity.	**Determination of Capacity**	Based on current application.
Sustainability	Site considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information	Site has outline permission for the construction of 107 extra care apartments.	**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Suitable		
Availability	Not Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site - Current Application	**Years 11-15**	0
Application Number:	09/3400C		



Ref 2301 Site Address Land off Lewin Street, Middlewich

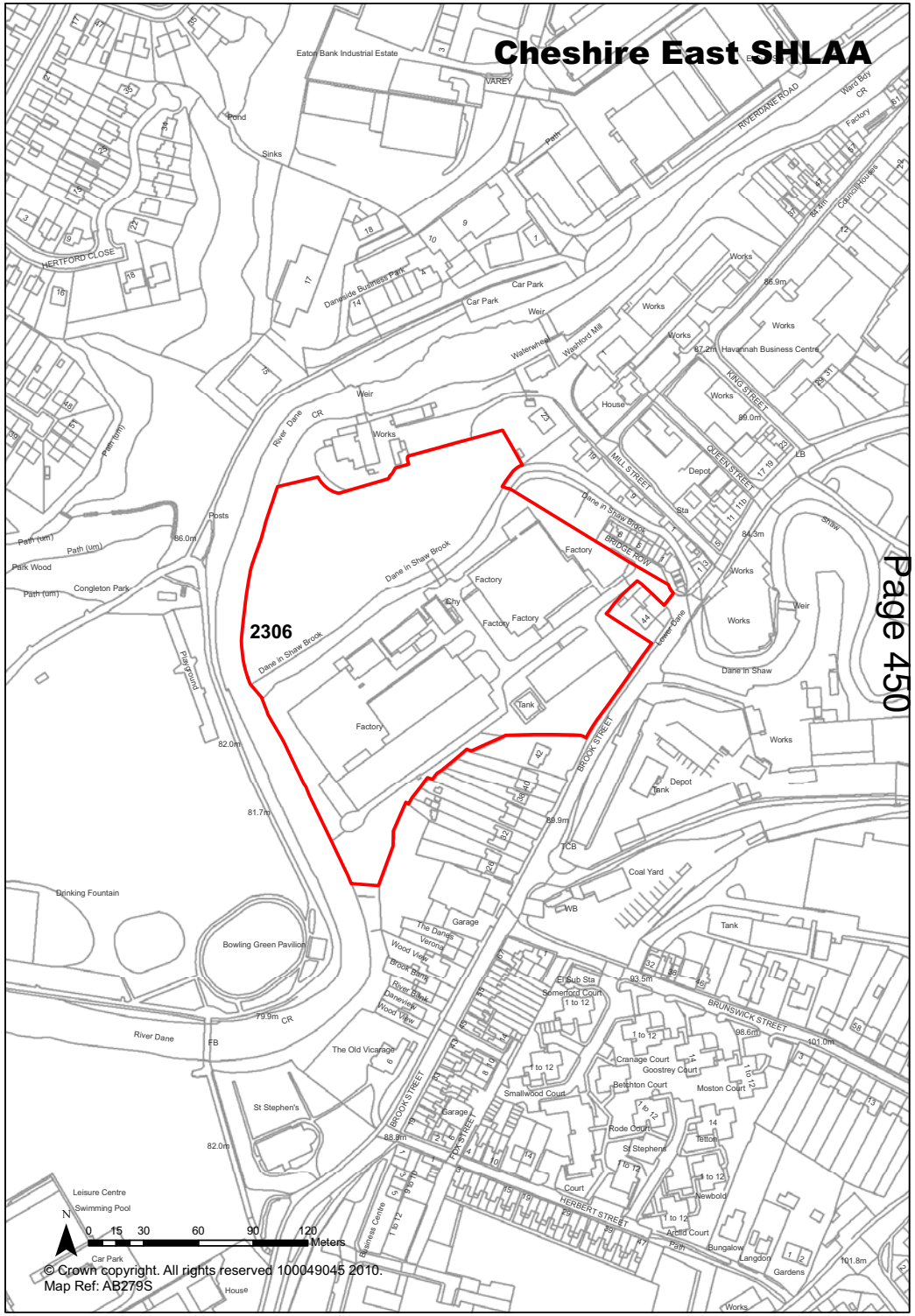
Town / Rural	Middlewich	**Easting** 370436	**Northing** 365986
Site Description	Derelict outbuilding and adjacent paddock.	**Site Size Net (Ha)**	0.39
Character of Area	Generally residential including high school and leisure centre.	**Potential Capacity**	16
Surrounding Land Uses	Generally residential including high school and leisure centre.	**Potential Net Capacity**	16
Physical Constraints	Flood Zone 1 - Little or no risk. Small trees and hedges bound site, 1 larger tree. Access is significant constraint (vehicular), need other land to form an access, area of arch potential. Building on site, appears flat.		
Policy Restrictions	Within Middlewich SZL. Within town centre. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	41.03
Managing Constraints	Access issues will need to be overcome. Consideration of biodiversity.	**Determination of Capacity**	Density multiplier - sustainable development
Sustainability	Site is considered sustainable.		
Accessibility	Access issues will need to be overcome.	**Total Completions**	0
Other Information	Cash point 400m, bus stop 200m, leisure facilities, 200m, medical centre 200m, playground 300m, post office 200m, park 300m, grocers 400m.	**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	16
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 2306 Site Address Kestrel Engineering, Brook Street, Congleton

Town / Rural	Congleton	**Easting**	386461
		Northing	363487

Site Description	Vacant industrial land and factory and vairous industrial uses including HW Plastics.	**Site Size Net (Ha)**	3.24
Character of Area	Some residential to the south and to the north, but wider area appears industrial and commercial development.	**Potential Capacity**	54
Surrounding Land Uses	Much of site bounded by the River Dane. Some residential to the south and to the north, but wider area appears industrial and commercial development.	**Potential Net Capacity**	54
Physical Constraints	Flood Zone 3a - High Risk (Exceptions Test Required). Much of site bounded by the River Dane, which would require an 8m stand off in line with EA requirements. Dane in Shaw Brook runs through the site. Buildings and hardstanding on site, slope from Brook Street down to buildings. Trees on site.		
Policy Restrictions	Part of the site is identified within the Local Plan as an Owner Specific Employment Site.	**Potential Density**	16.67
Managing Constraints	A large proportion of the site is within Flood Risk Zones 2 and 3, mitigation scheme proposed by current applicant. Production of a Flood Risk Assessment. Consideration of biodiversity.	**Determination of Capacity**	Based on current planning application.
Sustainability	Site is considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information	Site has outline permission for residential development, subject to the siging of a s106 Agreement.	**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	54
Deliverability	Deliverable	**Years 6-10**	0
Development Progress	Awaiting S106	**Years 11-15**	0
Application Number:	12/0410C		

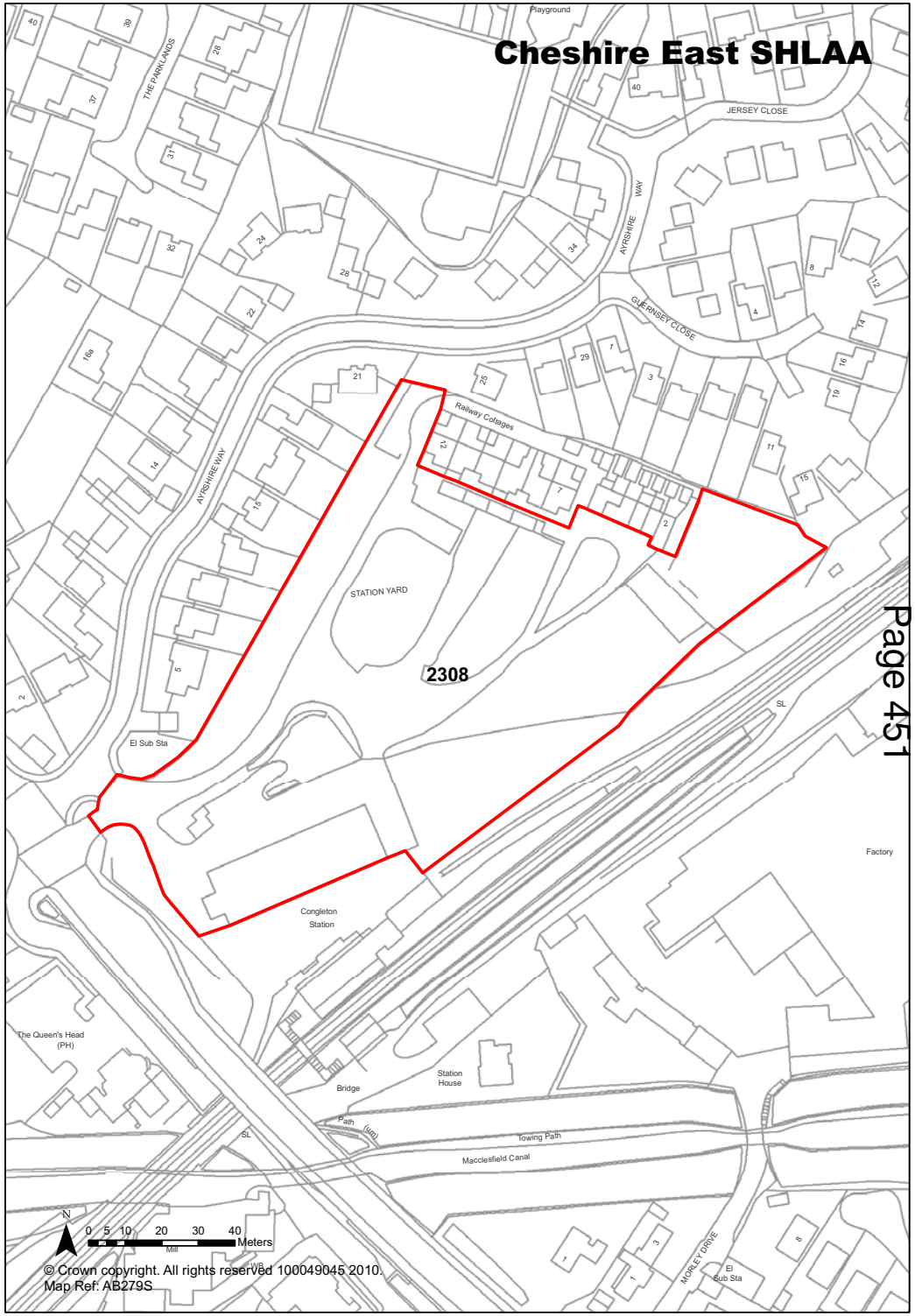


Ref 2308 **Site Address** North of Congleton Station, park Lane, Congleton

Town / Rural Congleton **Easting** 387247 **Northing** 362400

Site Description	Vacant land - former railway use, car park, retail, vacant land
Character of Area	Railway and commercial to south. Residential to north.
Surrounding Land Uses	Railway to the south of the site.
Physical Constraints	Flood Zone 1 - Little or no risk. Trees and shrubs - biodiversity value likely, overspill car park for station, noise from trains, part of site within BWB consulation area. Building on site, appears flat. Located on a potential contaminated site (located within 250m of landfill). Potential air quality and noise issues.
Policy Restrictions	Within Congleton SZL.
Managing Constraints	Consideration of biodiversity value. Noise issues will need to be considered due to proximity to railway. Consultation with Contaminated Land Officer. Air quality assesment may be required (size of development, proximity to AQMA). PPG24 noise assessment required (rail/road noise).
Sustainability	Site is within walking distance of local facilities.
Accessibility	Access is possible.
Other Information	Cash machine 300m, bus stop 200m, leisure facilities 1400m, medical centre 1100m, playground 1100m, post office 300m, public park 1600m, railway station 100m, grocers 300m.
Brownfield / Greenfield	Brownfield
Suitability	Suitable
Availability	Marginal / Uncertain
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	1.27
Potential Capacity	39
Potential Net Capacity	39
Potential Density	30.71
Determination of Capacity	Density multiplier - sustainable development - but based on mixed use scheme
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	39
Years 11-15	0



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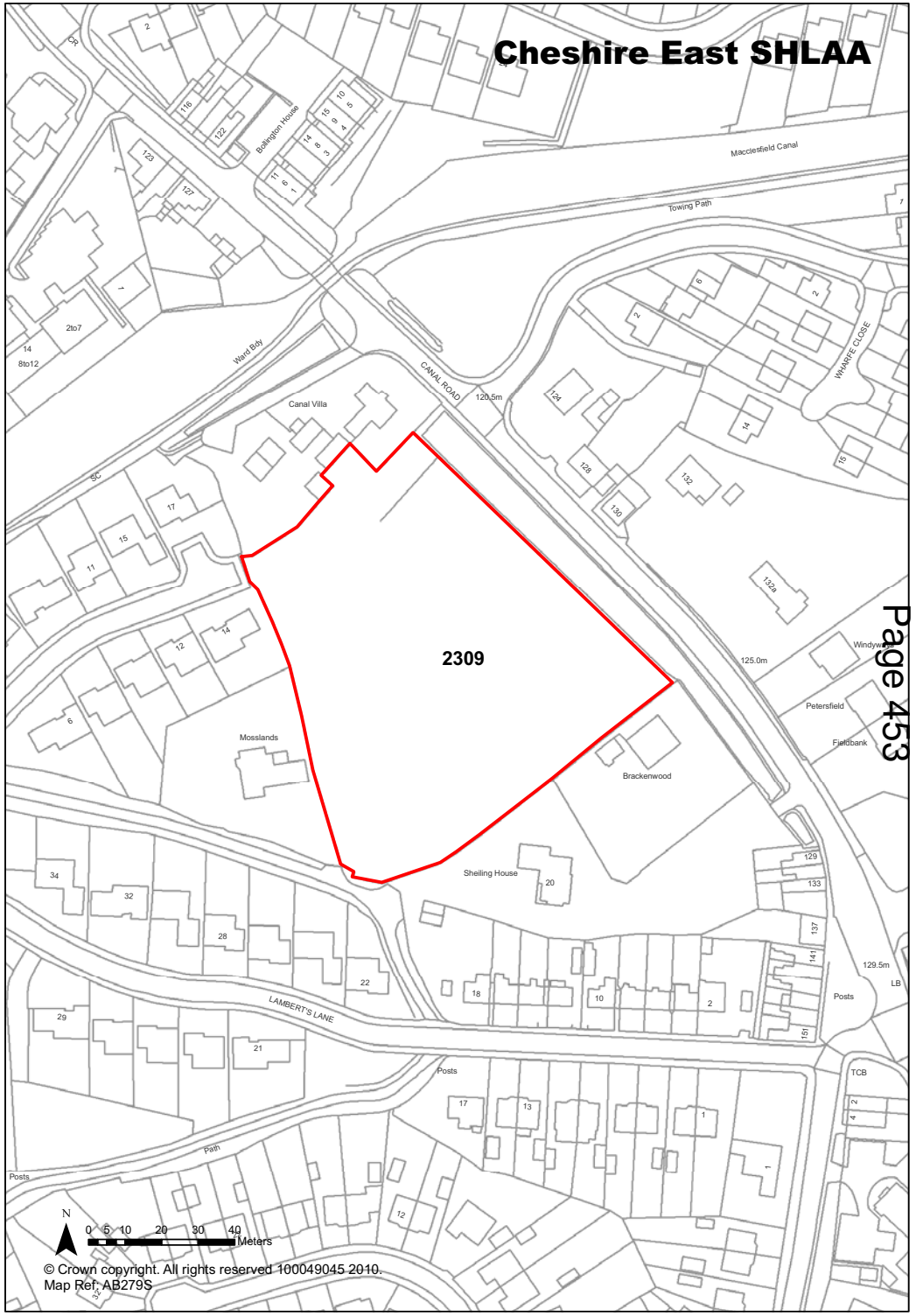
Ref 2309 **Site Address** Land off Canal Villa (Swans Reach), Wolstenholme Close/Canal Road,

Town / Rural Congleton **Easting** 386671 **Northing** 362068

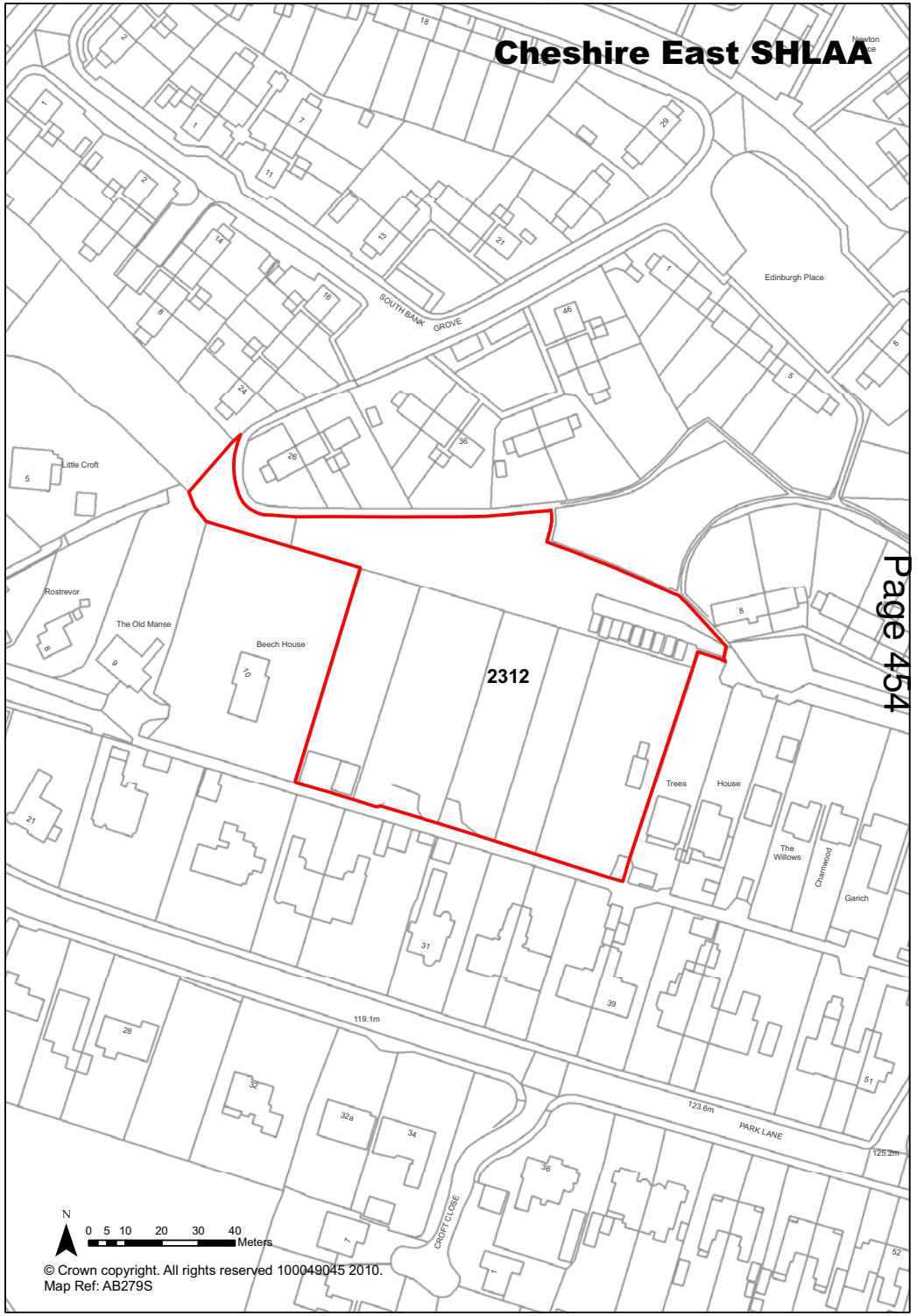
Site Description	Grassland.
Character of Area	Generally residential.
Surrounding Land Uses	Generally residential.
Physical Constraints	Flood Zone 1 - Little or no risk. Access, levels slope steeply, TPO and hedges, potential to affect the setting of the conservation area, BWB consultation zone. No buildings on site, steep slope up to site from Canal Road. Potential air quality issues.
Policy Restrictions	Within Congleton SZL. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Managing Constraints	Consideration of conservation area. Consideration of biodiversity. Air quality assesment may be required (size of development, proximity to AQMA).
Sustainability	Greenfield site, but considered to be sustainably located.
Accessibility	Access is possible.
Other Information	
Brownfield / Greenfield	Mixed
Suitability	Suitable
Availability	Available - site owned by developer
Achievability	Achievable
Deliverability	Deliverable
Development Progress	Under Construction
Application Number:	11/0861C

Site Size Net (Ha)	0.8
Potential Capacity	17
Potential Net Capacity	17
Potential Density	21.25
Determination of Capacity	Based on current application
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	15
Years 1-5	2
Years 6-10	0
Years 11-15	0



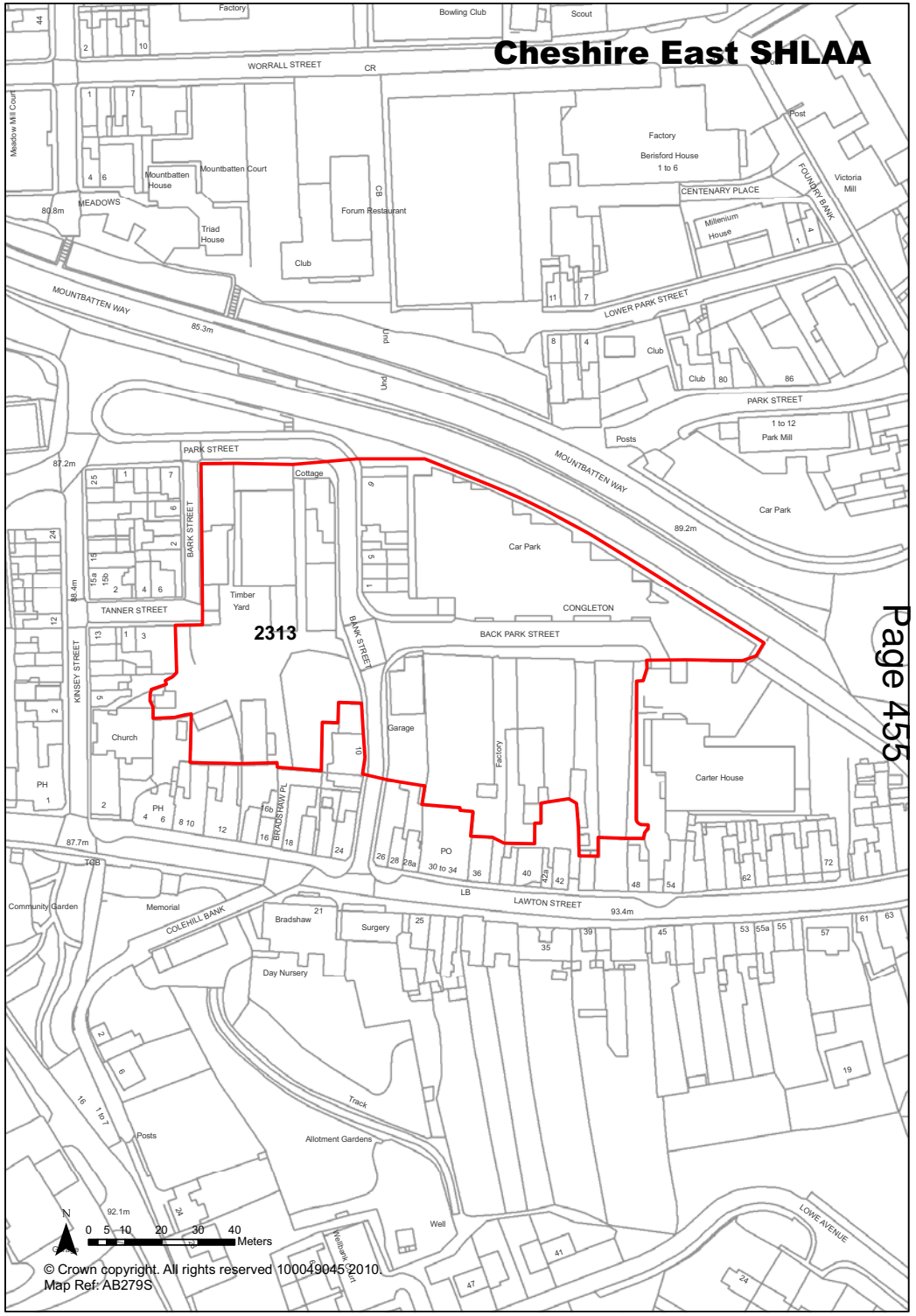
Ref 2312 Site Address Rear of 27-31 Park Lane, Congleton

Town / Rural	Congleton	**Easting** 386657	**Northing** 362724
Site Description	Gardens with garages present on site	**Site Size Net (Ha)**	0.83
Character of Area	Generally residential	**Potential Capacity**	12
Surrounding Land Uses	Generally residential	**Potential Net Capacity**	12
Physical Constraints	Flood Zone 1 - Little or no risk. Access improvements needed. TPOs and vegetation, loss of open space. Site within Conservation Area. Buildings on site, slight slope.		
Policy Restrictions	Within Congleton SZL. Surface water runoff to be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Potential Density**	14.46
Managing Constraints	Access improvements needed. Consideration of Conservation Area and biodiversity. Air quality assesment may be required (size of development, proximity to AQMA).	**Determination of Capacity**	Based on current application.
Sustainability	Greenfield site is within walking distance of bus stops.		
Accessibility	Access improvements needed.	**Total Completions**	0
Other Information	Cash point 900m, bus stop 200m, leisure facilities 1000m, medical centre 800m, playground 800m, post office 1000m, public park 1200m, railway station 800m, grocers 900m.	**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available - site on the market	**Current Year**	0
Achievability	Achievable	**Years 1-5**	12
Deliverability	Deliverable	**Years 6-10**	0
Development Progress	Awaiting S106	**Years 11-15**	0
Application Number:	11/1484C		



Ref 2313 Site Address Land at Bank Street, Congleton

Town / Rural	Congleton	**Easting** 386156	**Northing** 362918
Site Description	Mixed use town centre site, including car park and commercial development. Former scrap yard, garage & timber yeard present on site.	**Site Size Net (Ha)**	1.09
Character of Area	Town centre	**Potential Capacity**	20
Surrounding Land Uses	Town centre uses	**Potential Net Capacity**	20
Physical Constraints	Flood Zone 1 - Little or no risk, buildings on site, appears generally flat. Potential contaminated site, located within 250m of landfill. Trees on site.		
Policy Restrictions	Within Congleton SZL. Within Town Centre. Allocated as a mixed use development in the Local Plan. Part of the site is identified as having archaeological potential. Southern edge of the site may include part of the Conservation Area. There is at least one Listed Building within the site at 9 Park Street.	**Potential Density**	18.35
Managing Constraints	Consultation with Contaminated Land Officer. Consideration of biodiversity. Air quality assesment may be required (size of development, proximity to AQMA).	**Determination of Capacity**	Based on mixed town centre site.
Sustainability	Site is considered sustainable,		
Accessibility	Site is considered accessible.	**Total Completions**	0
Other Information	Cash point 200m, bus stop 200m, lesiure facilities 300m, medical centre 200m, amenity area 100m, post office 600m, public park 400m, railway station 1300m, grocers 400m.	**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	20
Development Progress	SHLAA Site - Mixed Use Allocation	**Years 11-15**	0
Application Number:	None		

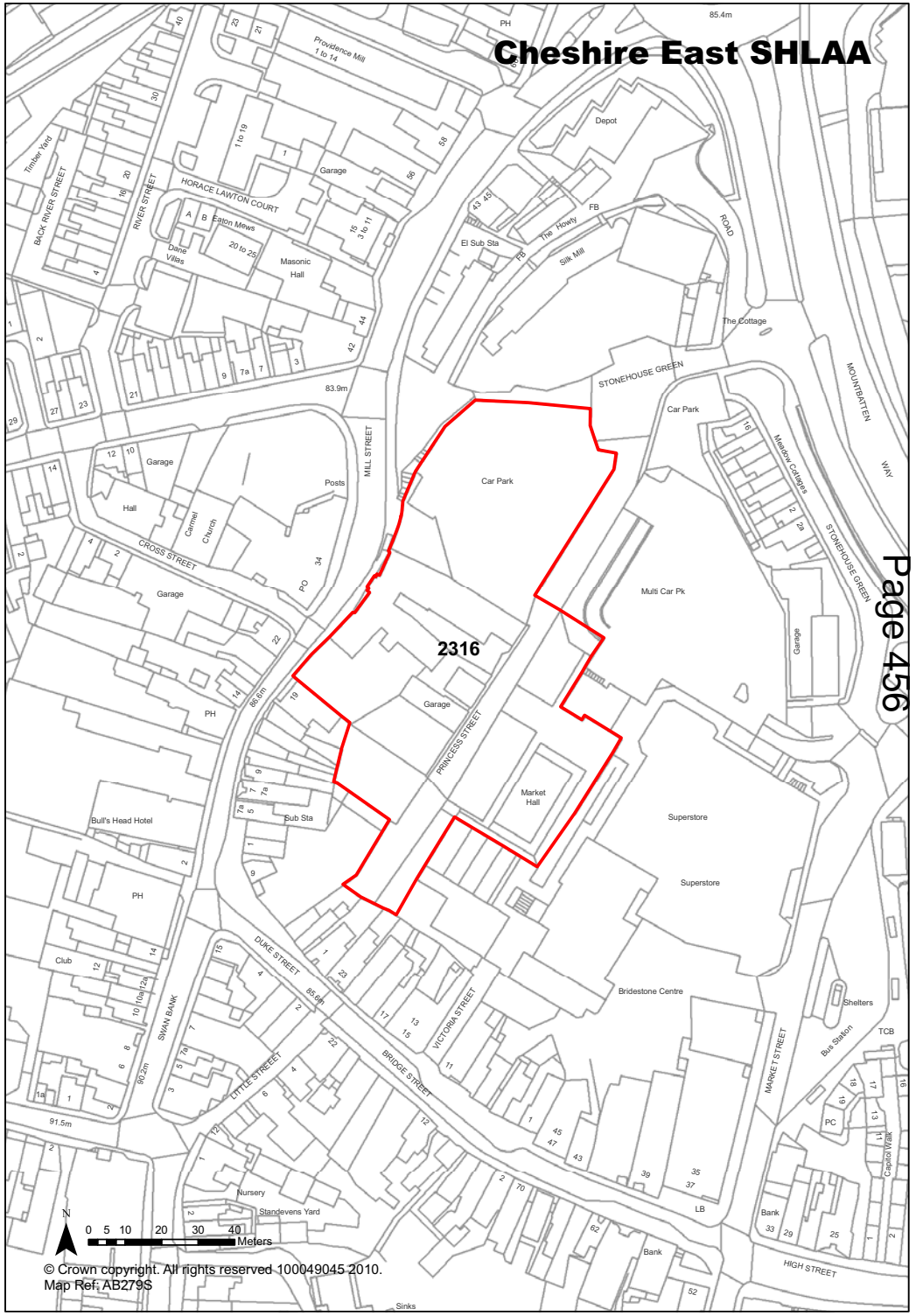


Ref 2316 Site Address Land at Princess Street, Congleton

Town / Rural	Congleton	**Easting**	385821
		Northing	363040

Site Description	Car park and mixed use buildings - Retail, car park, garage. Desk top study already received.
Character of Area	General town centre uses.
Surrounding Land Uses	General town centre uses including some residential
Physical Constraints	Part of the site lies in flood zone 2 and in zone 3. Site is over several levels. With Princess Street currently lower than Bridge street. Access may be an issue. Adjacent to listed building. Buildings, trees and shrubs on site. Located on potnetial contaminated site, within 250m of landfill. Potential air quality issues.
Policy Restrictions	Within Congleton SZL. Within Town Centre. Allocated for Retail uses within the Local Plan. Area of Archaeological Potential. Within Principal Shopping Area.
Managing Constraints	Consideration of archaeological potential and biodiversity. Consultation with Contaminated Land Officer. Air quality assesment may be required (size of development, proximity to AQMA).
Sustainability	Site is considered highly sustainable.
Accessibility	Access is possible.
Other Information	Cash machine 50m, bus stop 100m, lesiure facilities 400m, medical centre 200m, amenity area 400m, post office 200m, public park 500m, railway station 1700m, grocers 50m.
Brownfield / Greenfield	Brownfield
Suitability	Suitable
Availability	Not Available
Achievability	Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	0.51
Potential Capacity	21
Potential Net Capacity	21
Potential Density	41.18
Determination of Capacity	Density multiplier-sustainable development
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



Ref 2317 Site Address Land east of Eaton Bank, Congleton

Town / Rural	Congleton	**Easting** 386648	**Northing** 364037
Site Description	Part parking and part open space	**Site Size Net (Ha)**	4.35
Character of Area	Industrial and commercial uses to the south of Eaton Bank, school to north west, open countryside to west, north and east.	**Potential Capacity**	90
Surrounding Land Uses	Industrial and commercial uses to the south of Eaton Bank, school to north west, open countryside to west, north and east.	**Potential Net Capacity**	90
Physical Constraints	Part of site adjacent to River Dane in Flood Zones 2 and 3, SBI and wildlife corridor. North west of site on incline. Hard standing on part of site. Trees and shrubs on site. Located on potential contaminated site. Potential air quality issues.		
Policy Restrictions	Within Congleton SZL. Open Countryside to east, north and west. SBI to east, north and west of site and covering part of site edges. A transport Assessment is required prior to the granting of planning permission. Surface water runoff to be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Potential Density**	20.69
Managing Constraints	Flood Zone 3a - High Risk (Exceptions Test Required). Consideration of SBI, wildlife corridor and biodiversity. Consultation with Contaminated Land Officer. Air quality assesment may be required (size of development, proximity to AQMA).	**Determination of Capacity**	Density multiplier but leaving SBI and flood risk areas undeveloped.
Sustainability	Accessible public transport facilities on Macclesfield Road.		
Accessibility	Access possible.	**Total Completions**	0
Other Information	Cash point 600m, bus stop 500m, leisure facilities 1100m, medical centre 1500m, playground 900m, post office 600m, public park 900m, railway station 2600m, grocers 600m.	**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available - site on the market	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0

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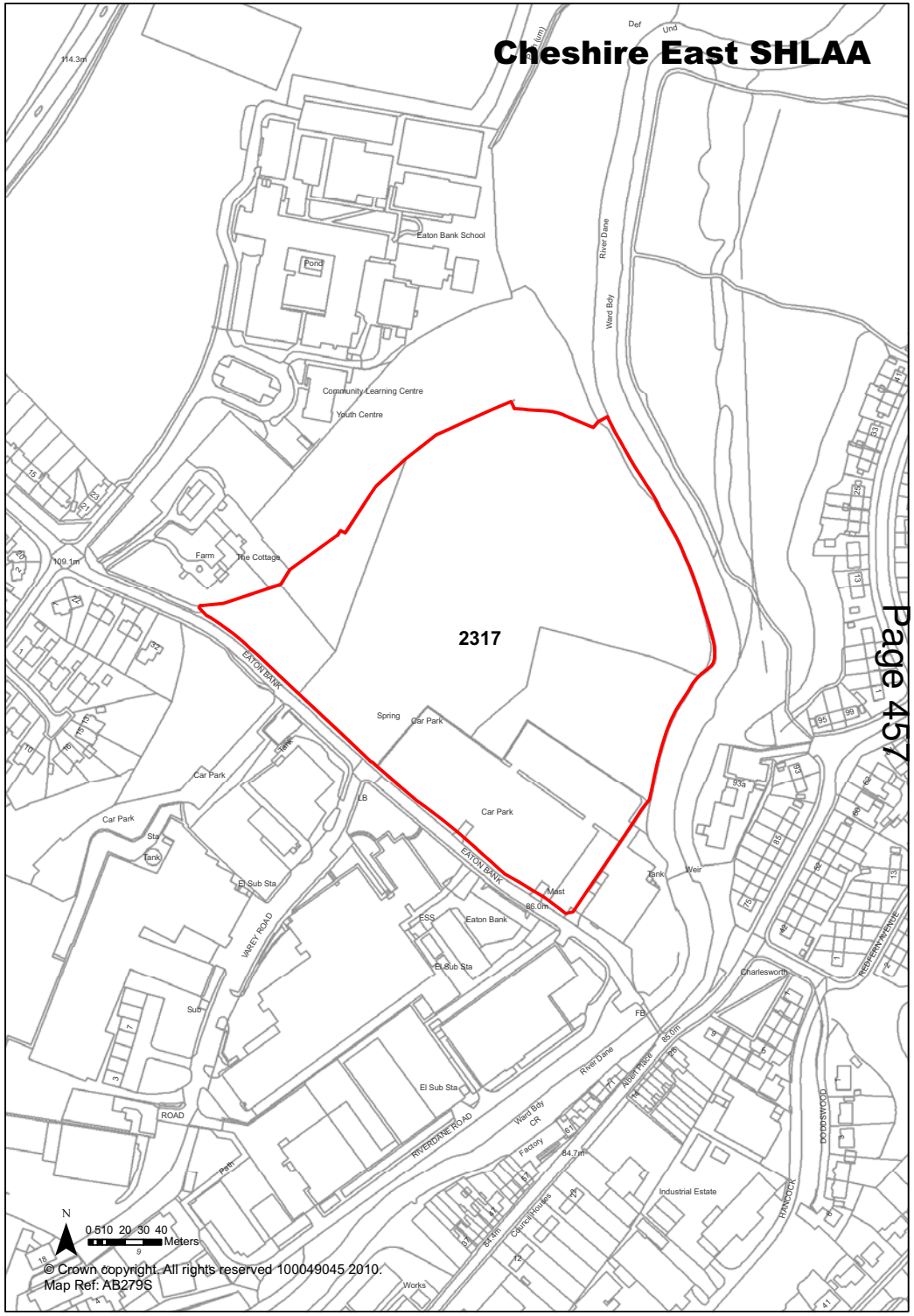

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Ref 2317 Site Address Land east of Eaton Bank, Congleton

Deliverability	Developable	**Years 6-10**	90
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

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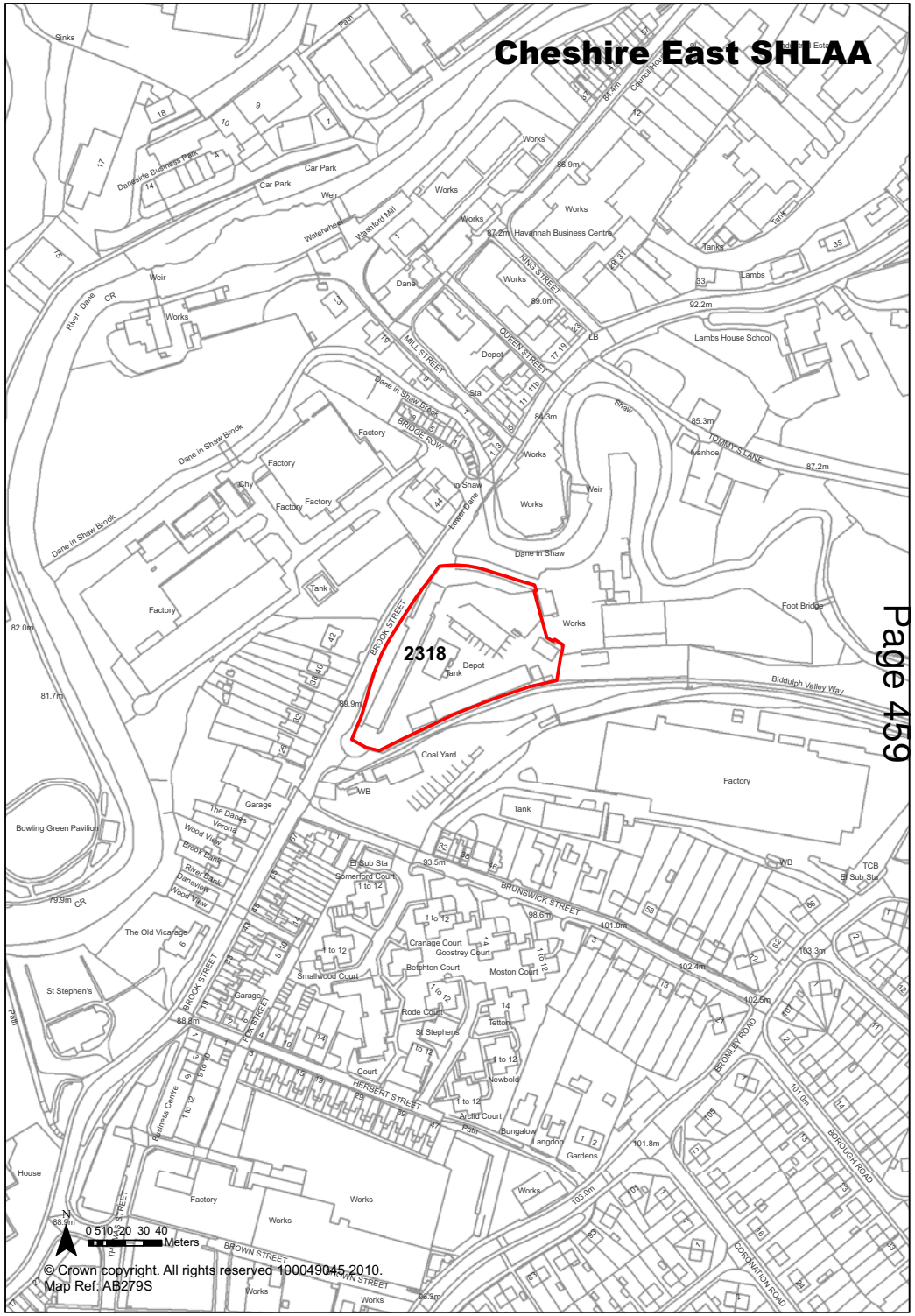
Ref	2318	Site Address	CEC Depot, Brunswick Wharf, Brook Street, Congleton

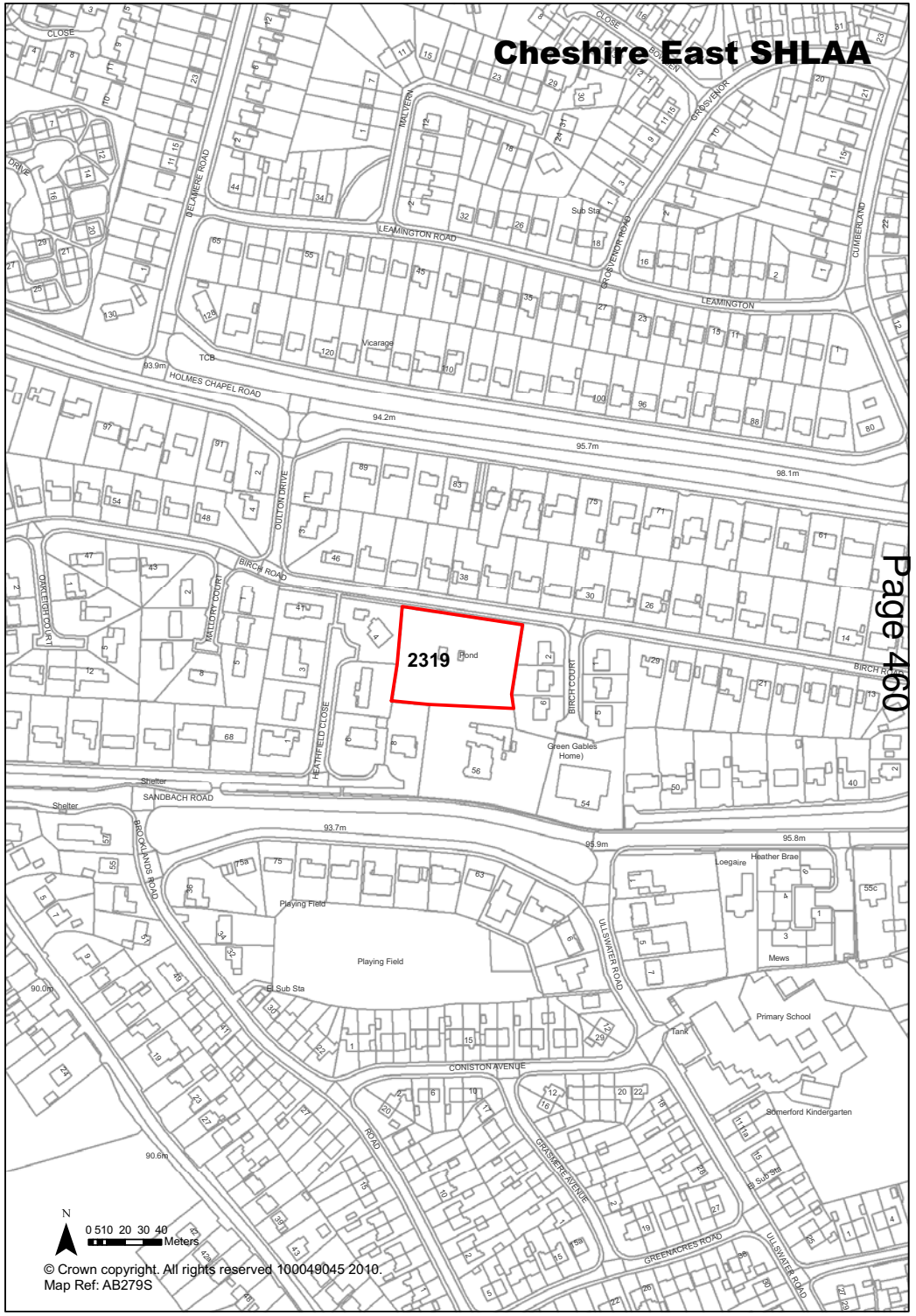
Town / Rural	Congleton	**Easting**	386582
Northing	363410		

Site Description	Council depot. Old brickworks and brickfield located on site.	**Site Size Net (Ha)**	0.68
Character of Area	Mostly commercial and industrial. Some residential to the south west.	**Potential Capacity**	21
Surrounding Land Uses	Mostly commercial and industrial. Some residential to the south west.	**Potential Net Capacity**	21
Physical Constraints	Flood Zone 1 - Little or no risk. Buildings on site, appears generally flat. Located on potential contaminated site. Tress to border. Potential air quality issues.		
Policy Restrictions	Within SZL for Congleton. Area of Protected Open Space to the south of the site. Material recycling/bulking facility in Structure Plan.	**Potential Density**	30.88
Managing Constraints	Consultation with Contaminated Land Officer. Consideration of biodiversity. Air quality assesment may be required (size of development, proximity to AQMA).	**Determination of Capacity**	Density multiplier
Sustainability	Site is considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information	Cash point 500m, bus stop 200m, leisure facilities 400m, medical centre 600m, playground 600m, post office 900m, public park 400m, railway station 1700m, grocers 500m.	**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available - Medium Term	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	21
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



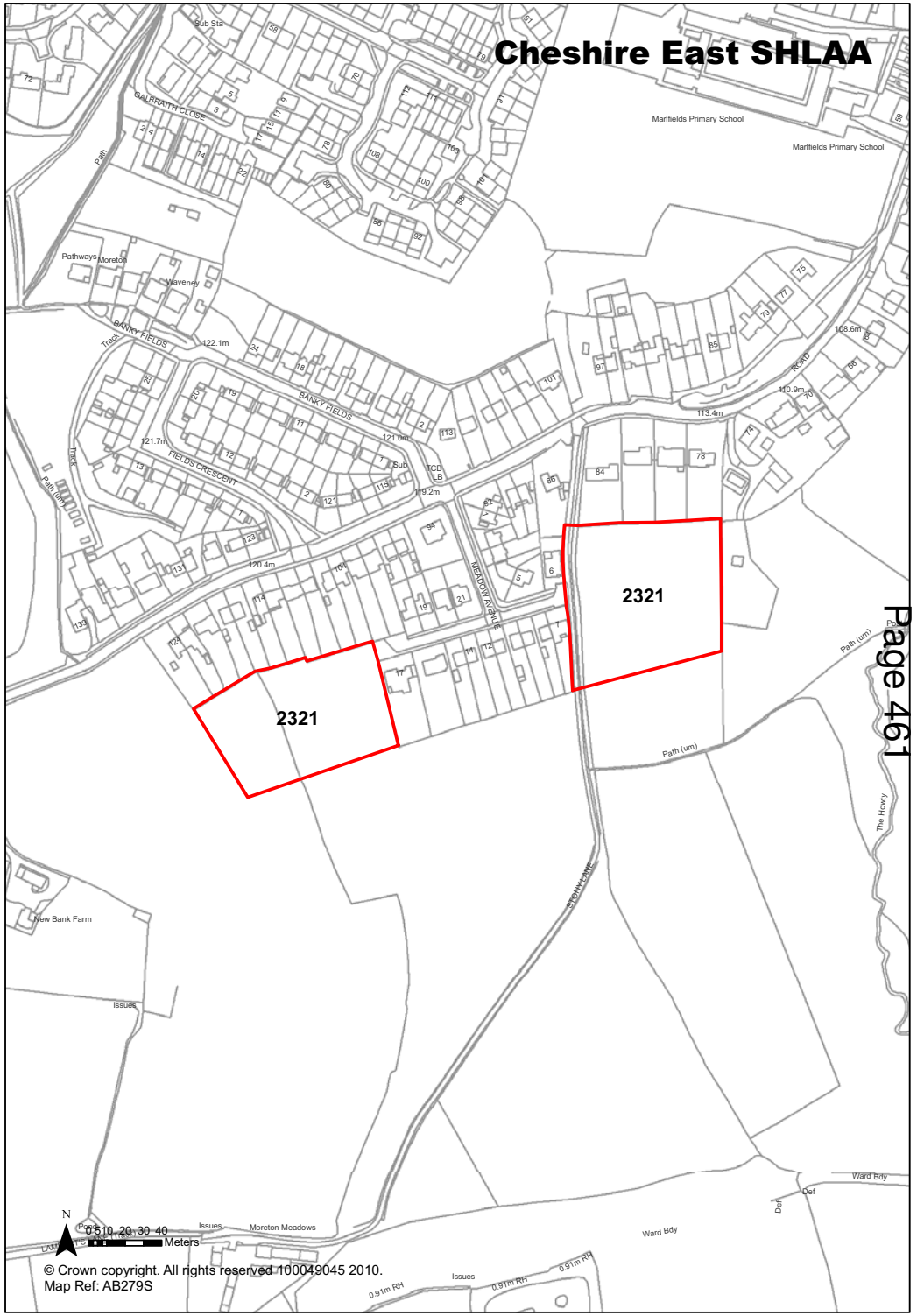
Ref 2319 Site Address Rear of 56 Sandbach Road, Congleton

Town / Rural	Congleton	**Easting** 383905	**Northing** 363137
Site Description	Garden land.	**Site Size Net (Ha)**	0.32
Character of Area	Generally residential.	**Potential Capacity**	10
Surrounding Land Uses	Generally residential.	**Potential Net Capacity**	10
Physical Constraints	Flood Zone 1 - Little or no risk. TPOs on parts of the site. Pond on site. Site appears flat. Potential air quality issues.		
Policy Restrictions	Within Congleton SZL. 56 Sandbach Road is a listed building. Surface water runoff to be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Potential Density**	31.25
Managing Constraints	Consideration of Listed Building and biodiversity. Production of a Protected Species Survey. Air quality assesment may be required (size of development, proximity to AQMA).	**Determination of Capacity**	Density multiplier
Sustainability	Site is within walking distance of a bus stop and local shops.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information	Cash point 500m, bus stop 400m, leisure facilities 2600m, medical centre 1800m, playground 600m, post office 500m, public park 2400m, railway station 4000m, grocers 500m.	**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	10
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 2321 Site Address Land off Meadow Avenue, Congleton

Town / Rural	Congleton - Edge / Extension	**Easting**	385427
		Northing	362362
Site Description	Agricultural land.	**Site Size Net (Ha)**	1.27
Character of Area	Residential and Open Countryside	**Potential Capacity**	39
Surrounding Land Uses	Residential and Open Countryside	**Potential Net Capacity**	39
Physical Constraints	Flood Zone 1 - Little or no risk. Potential for ransom strip to created at access point. Footpath along part of the site's border. No buildings on site, appears generally flat. Trees and hedges to border. Potential air quality issues.		
Policy Restrictions	Open Countryside. Surface water runoff to be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Potential Density**	30.71
Managing Constraints	Consideration of public footpath and biodiversity. Air quality assesment may be required (size of development, proximity to AQMA).	**Determination of Capacity**	Density multiplier
Sustainability	Greenfield site on edge of settlement.		
Accessibility	Access may be an issue.	**Total Completions**	0
Other Information	Cash point 900m, bus stop 300m, leisure facilities 1400m, medical centre 1000m, amenity land 300m, post office 1000m, public park 1400m, railway station 2700m, grocers 900m.	**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	39
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

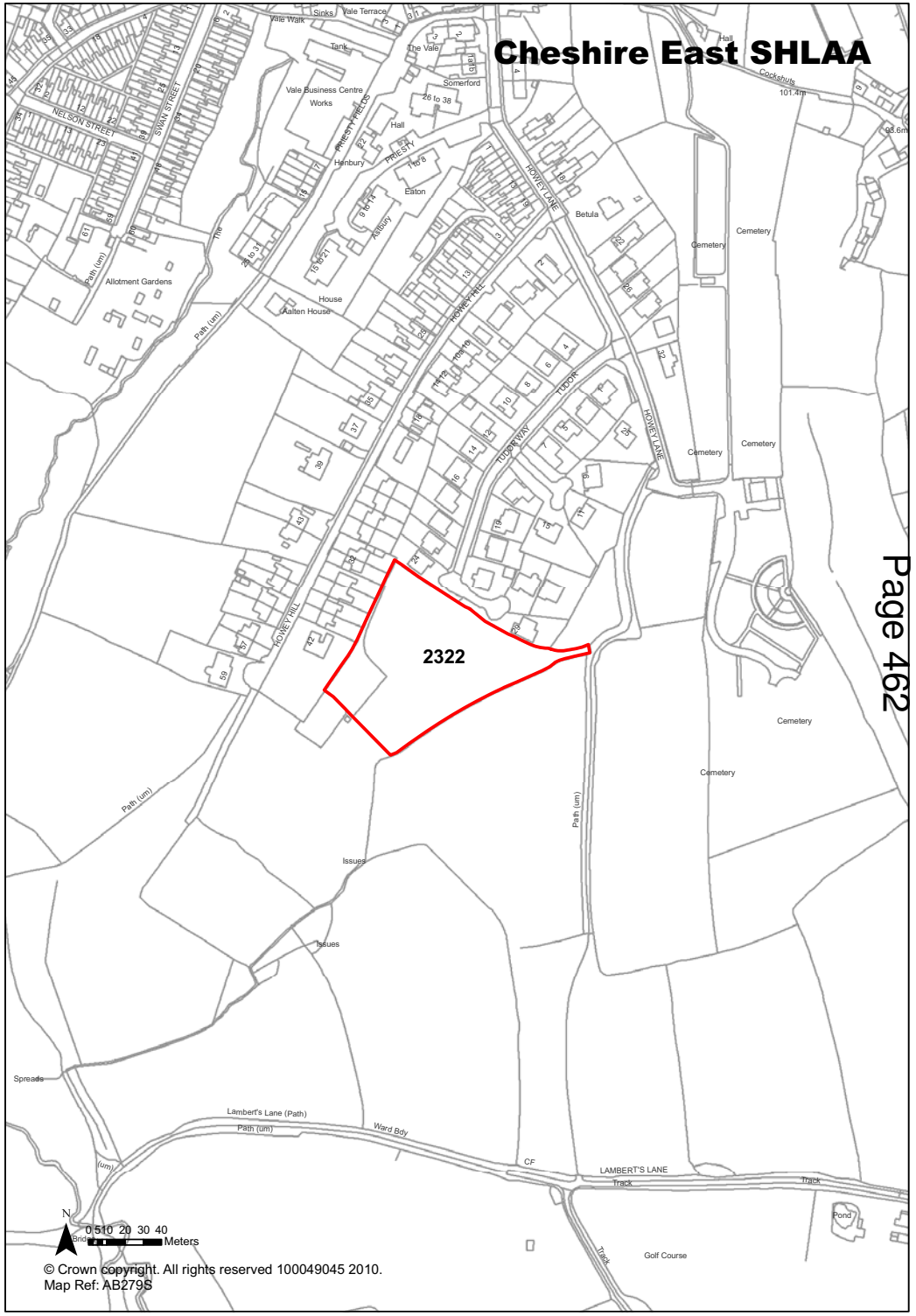


Ref 2322 Site Address Land off Howey Lane, Congleton

Town / Rural	Congleton - Edge / Extension	**Easting**	383858
Northing	363624		

Site Description	Grazing land.
Character of Area	Open countryside and edge of settlement.
Surrounding Land Uses	Residential to north, agriculture and grazing to south.
Physical Constraints	Flood Zone 1 - Little or no risk. Trees and hedges, open countryside. No buildings on site, appears flat. Potential air quality issues.
Policy Restrictions	Within Open Countryside. Area of special control for adverts. Surface water runoff to be calculated in accordance with Environment Agency guidelines for greenfield sites.
Managing Constraints	Consideration of biodoversity. Air quality assesment may be required (size of development, proximity to AQMA).
Sustainability	Greenfield site on edge of settlement, considered to be sustainably located.
Accessibility	Access is possible.
Other Information	Site suggested as part of 'Call for Sites'
Brownfield / Greenfield	Greenfield
Suitability	Suitable
Availability	Available
Achievability	Achievable
Deliverability	Deliverable
Development Progress	Awaiting S106
Application Number:	11/4434C

Site Size Net (Ha)	0.66
Potential Capacity	16
Potential Net Capacity	16
Potential Density	24.24
Determination of Capacity	Based on current permission
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	16
Years 6-10	0
Years 11-15	0



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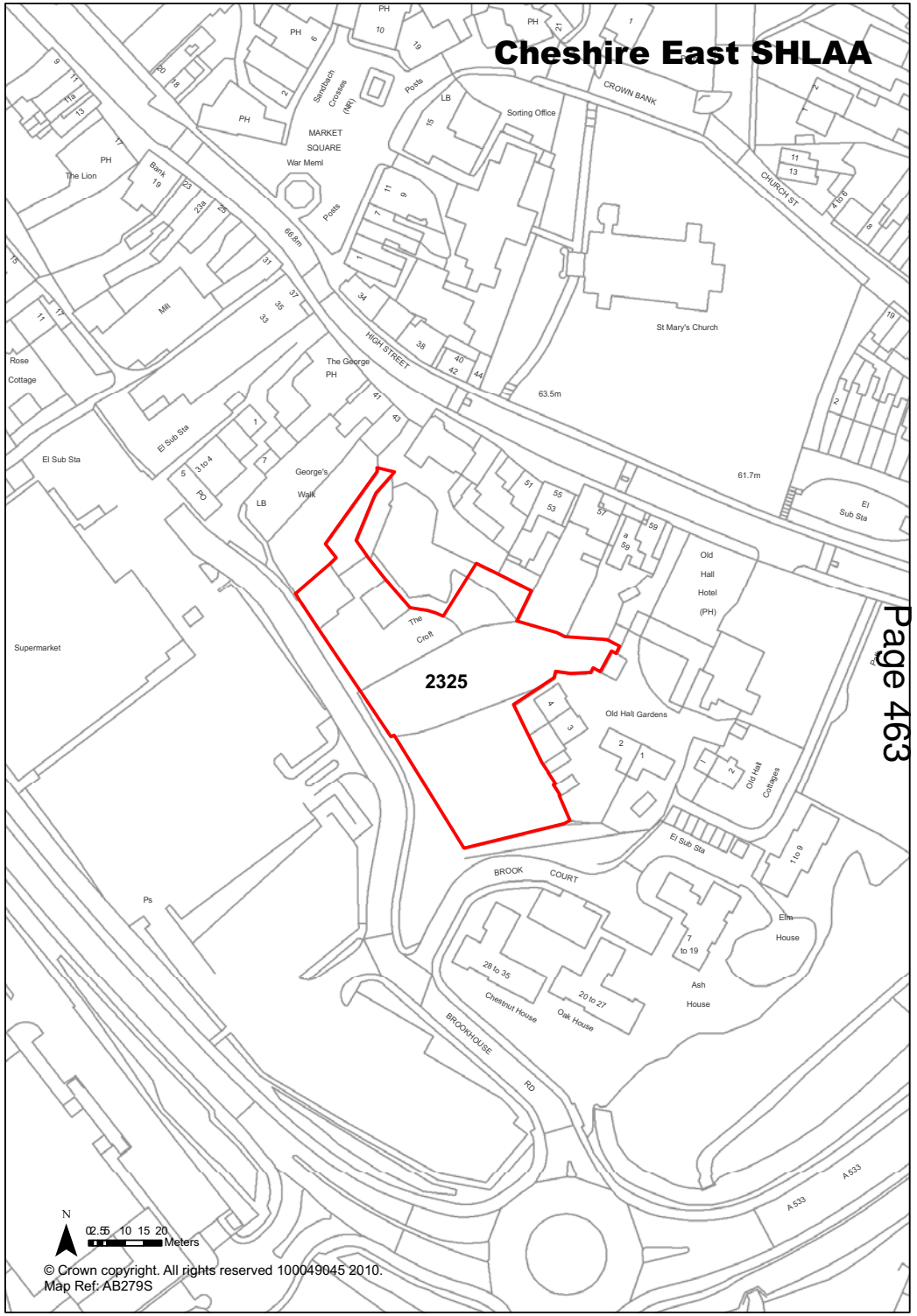
Ref 2325 Site Address Land off Brookhouse Road,Sandbach

Town / Rural	Sandbach	**Easting** 375900	**Northing** 360650
Site Description	Vacant land.	**Site Size Net (Ha)**	0.41
Character of Area	Land on fringe of central area.	**Potential Capacity**	12
Surrounding Land Uses	Mainly residential and commercial.	**Potential Net Capacity**	12
Physical Constraints	Flood Zone 1 - Little or no risk. Woodland on boundaries. Building on site, slight slope to site.		
Policy Restrictions	Within the SZL of Sandbach. Retail allocation in Local Plan, Conservation Area and Area of Archeaological Potential. Adjacent to listed buildings. Surface water runoff to be calculated in accordance with Environment Agency guidelines for greenfield sites	**Potential Density**	29.27
Managing Constraints	Consideration of historic environment and biodiversity.	**Determination of Capacity**	Density multiplier and Based on development above retail premises.
Sustainability	Site is considered sustainable.		
Accessibility	Site is considered accessible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	12
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



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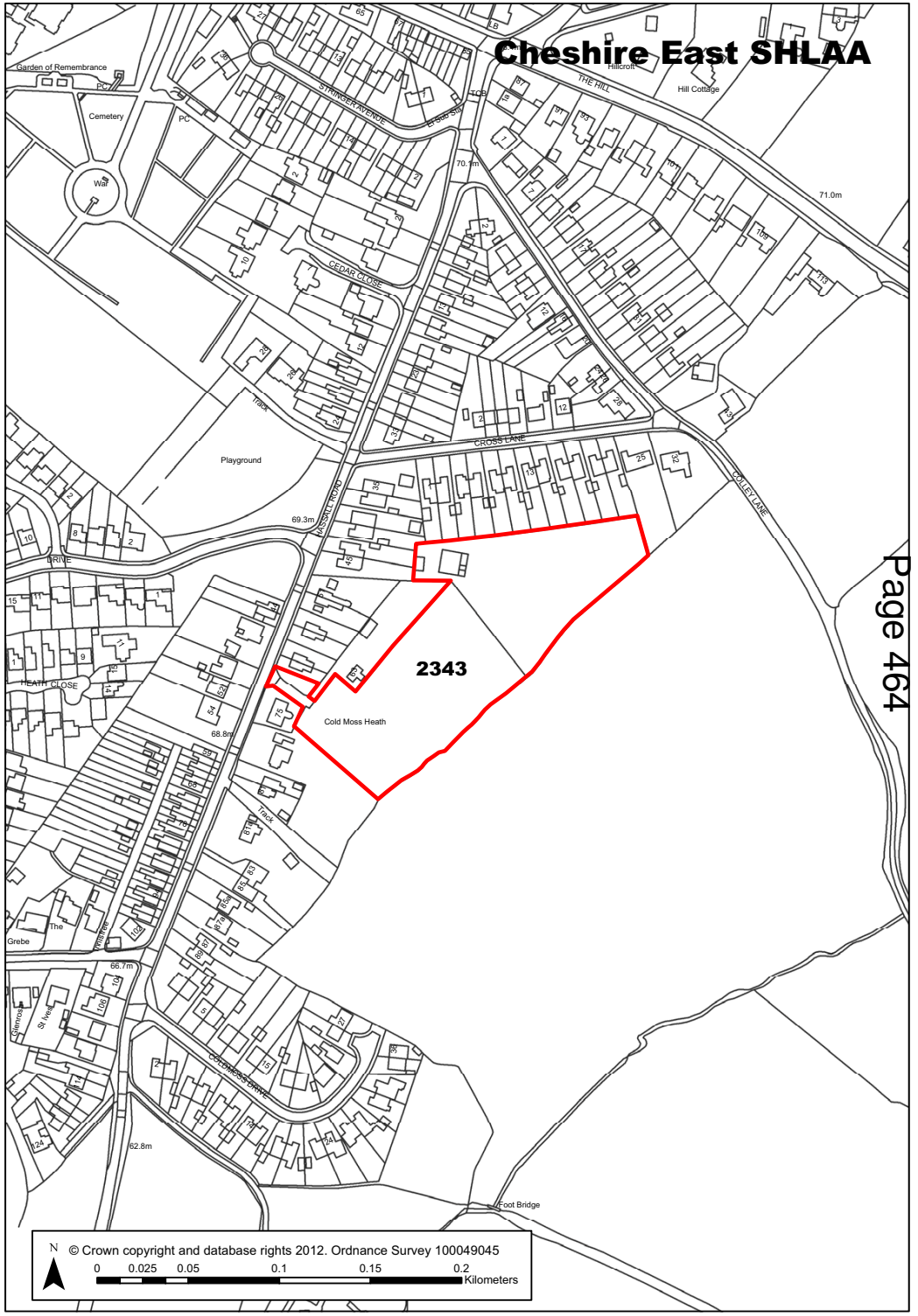
Ref 2343 Site Address Land off Hassall Road, Sandbach

Town / Rural	Sandbach - Edge / Extension	**Easting**	367496
		Northing	360152

Site Description	Agricultural/grazing land adjacent to builders yard.
Character of Area	Open countryside and residential.
Surrounding Land Uses	Open countryside and residential.
Physical Constraints	Flood Zone 1 - Little or no risk. Site appears generally flat with some constructions apparent. Located on potential contaminated site. Trees and hedges to boundary.
Policy Restrictions	Within Open Countryside and Area of special control for adverts. Surface water runoof should be calculated in accordance with Environment Agency guidelines.
Managing Constraints	Consultation with Contaminated Land Officer. Consideration of biodiversity.
Sustainability	Site is in close proximity to a bus route..
Accessibility	Site is considered accessible.
Other Information	Site has been suggested through the 'Call for Sites' process.
Brownfield / Greenfield	Greenfield
Suitability	Suitable
Availability	Available - site owned by developer
Achievability	Achievable
Deliverability	Deliverable
Development Progress	Full Permission
Application Number:	12/1998C

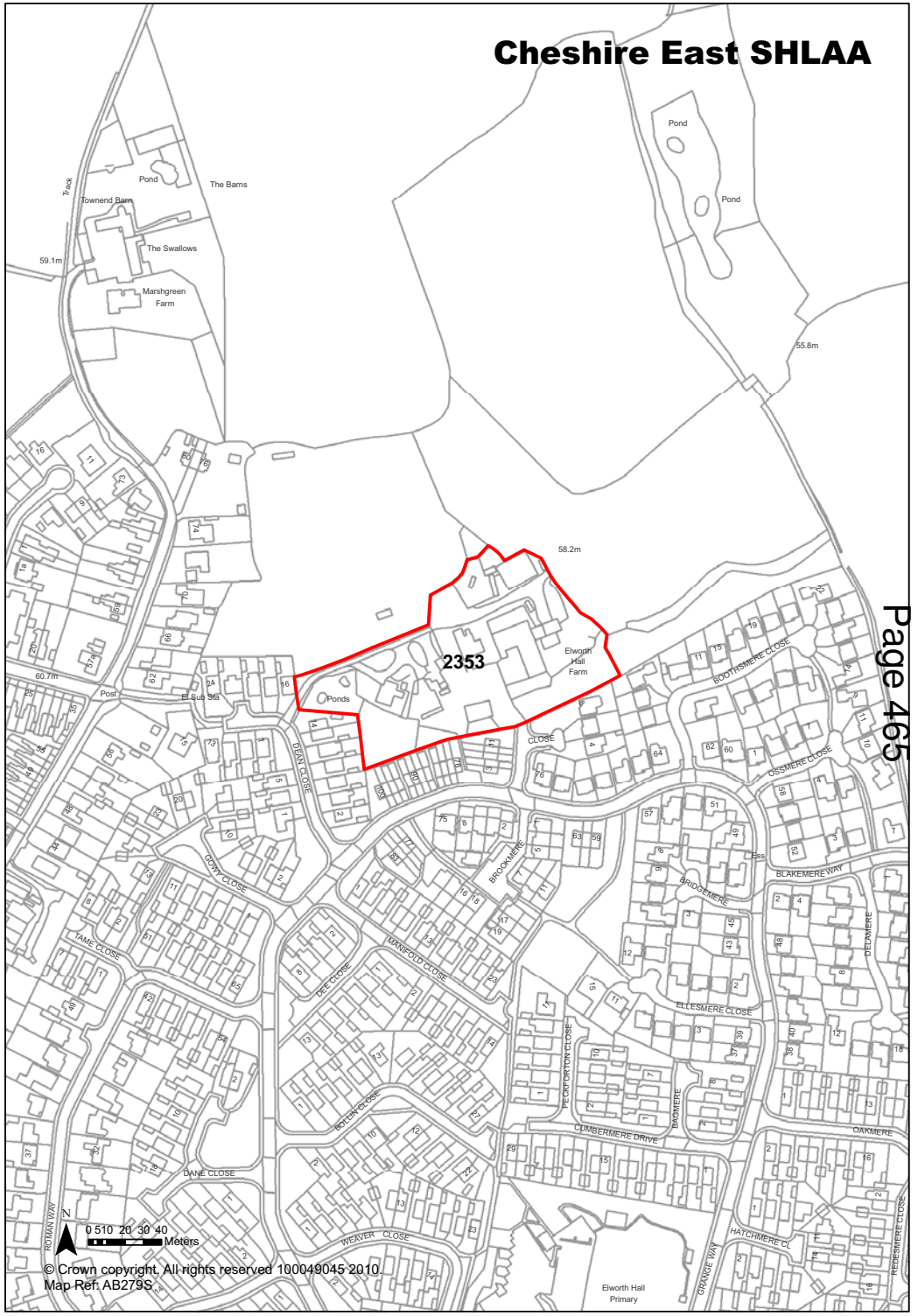
Site Size Net (Ha)	1.29
Potential Capacity	39
Potential Net Capacity	39
Potential Density	30.23
Determination of Capacity	Based on curent permission.
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	39
Years 6-10	0
Years 11-15	0



Ref 2353 **Site Address** Land at Elworth Hall Farm,Dean Close, Elworth, Sandbach

Town / Rural Sandbach - Edge / Extension **Easting** 374336 **Northing** 361690

Site Description	Site consists of a farm, farmhouse and large garden area.	**Site Size Net (Ha)**	1.09
Character of Area	Generally housing to the south and west, agricultural to the north and east.	**Potential Capacity**	25
Surrounding Land Uses	Generally housing to the south and west, agricultural to the north and east.	**Potential Net Capacity**	24
Physical Constraints	Flood Zone 1 - Little or no risk. TPO on site. Historical landfill on site - gas monitoring required. Buildings on site, appears generally flat. Potential air quality issues.		
Policy Restrictions	Within Sandbach SZL. Within Albion Inorganic Chemicals Outer consultation zone. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Potential Density**	22.94
Managing Constraints	Consultation with landscape officers and Contaminated Land Officer. Consideration of biodoversity. Air quality assesment may be required (size of development, proximity to AQMA).	**Determination of Capacity**	Based on current permission
Sustainability	Site is considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	23
Other Information		**Losses Completed**	1
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available	**Current Year**	15
Achievability	Achievable	**Years 1-5**	10
Deliverability	Deliverable	**Years 6-10**	0
Development Progress	Under Construction	**Years 11-15**	0
Application Number:	10/2006C		



Ref 2354 Site Address Former First Carton, Sutherland Works, Bromley Road, Congleton

Town / Rural	Congleton	**Easting** 386716	**Northing** 363333
Site Description	Redundant factory complex.	**Site Size Net (Ha)**	1.87
Character of Area	Residential to south and east. Generally indsutrial and commercial to the north and west.	**Potential Capacity**	63
Surrounding Land Uses	Residential to south and east. Generally indsutrial and commercial to the north and west.	**Potential Net Capacity**	63
Physical Constraints	Flood Zone 1 - Little or no risk. Access constraints, trees and vegetation and overlooking boundaries. Possible contamination. Buildings on site, slope to site from Bromley Road. Potential air quality issues.		
Policy Restrictions	Site is within the SZL for Congleton.	**Potential Density**	33.69
Managing Constraints	Access issues addressed through consultation with Highways. Consultation with Contaminated Land Officer. Consideration of biodiversity. Air quality assesment may be required (size of development, proximity to AQMA).	**Determination of Capacity**	Based on current application.
Sustainability	Site is considered sustainable.		
Accessibility	Access issues addressed through consultation with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available - site owned by developer	**Current Year**	0
Achievability	Achievable	**Years 1-5**	63
Deliverability	Deliverable	**Years 6-10**	0
Development Progress	Awaiting S106	**Years 11-15**	0
Application Number:	09/3651C		



Ref 2355 Site Address Former Texaco Garage, Congleton Road, Sandbach

Town / Rural	Sandbach	**Easting** 375980	**Northing** 361088
Site Description	Former Depot and Petrol station.	**Site Size Net (Ha)**	0.41
Character of Area	Generally residential but also includes the fire and ambulance stations. Just on the edge of the town centre.	**Potential Capacity**	17
Surrounding Land Uses	Generally residential but also includes the fire and ambulance stations. Just on the edge of the town centre.	**Potential Net Capacity**	17
Physical Constraints	Flood Zone 1 - Little or no risk. Hard standing on site. Levels are flat. SI undertaken, contamination on site.		
Policy Restrictions	Within Sandbach SZL and Town Centre.	**Potential Density**	41.46
Managing Constraints	Consultation with Contaminated Land Officer.	**Determination of Capacity**	Density multiplier - sustainable development
Sustainability	Site considered sustainable.		
Accessibility	Site considered accessible.	**Total Completions**	0
Other Information	Have been 2 applications on site for retirement apartments, both refused, one for 54 dwgs and one for 53dwgs.	**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available - site owned by developer	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	17
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

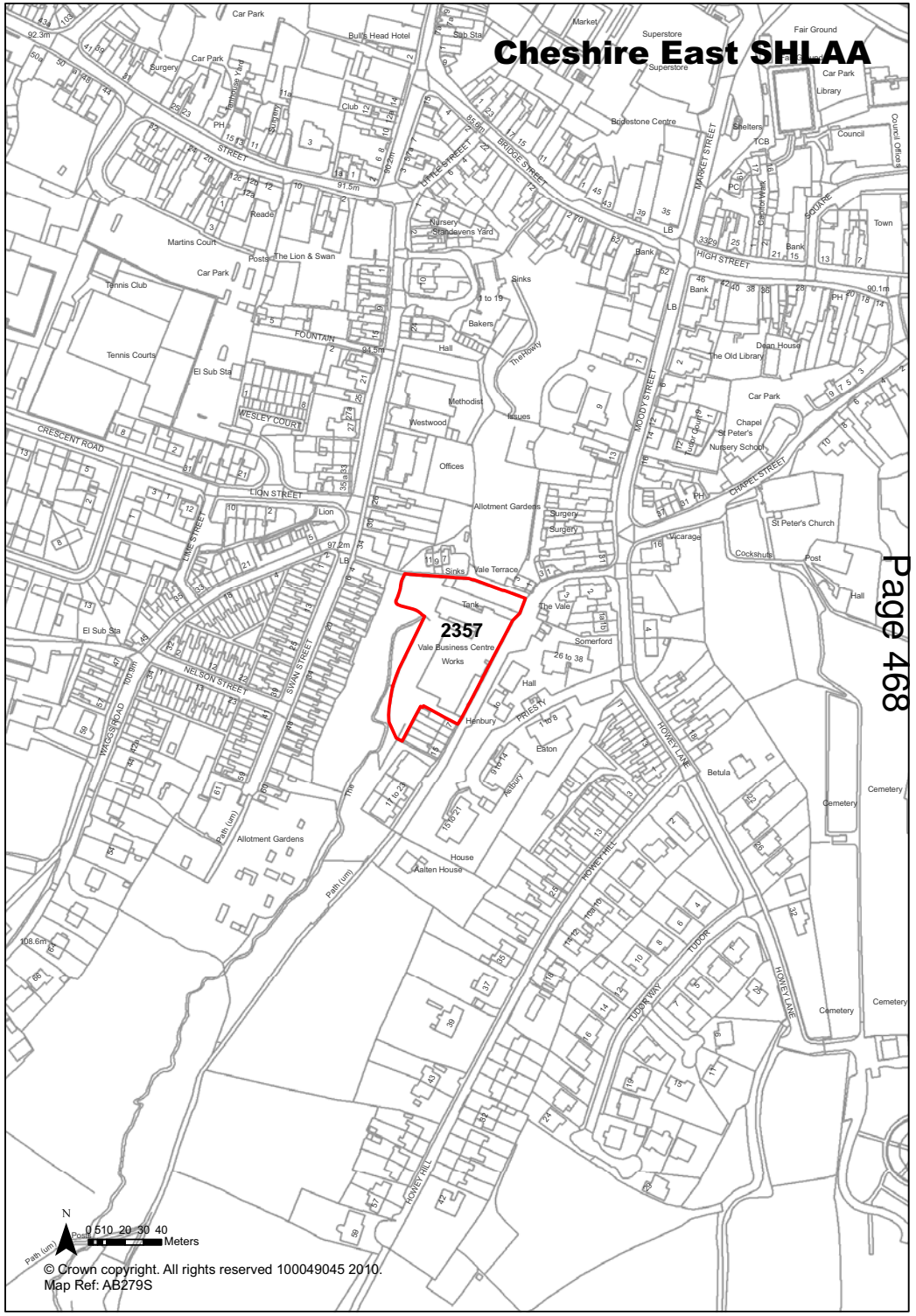


Ref	2357	Site Address	Nortek, Vale Business Centre, Priesty Fields, Congleton

Town / Rural	Congleton	**Easting**	385769
		Northing	362668

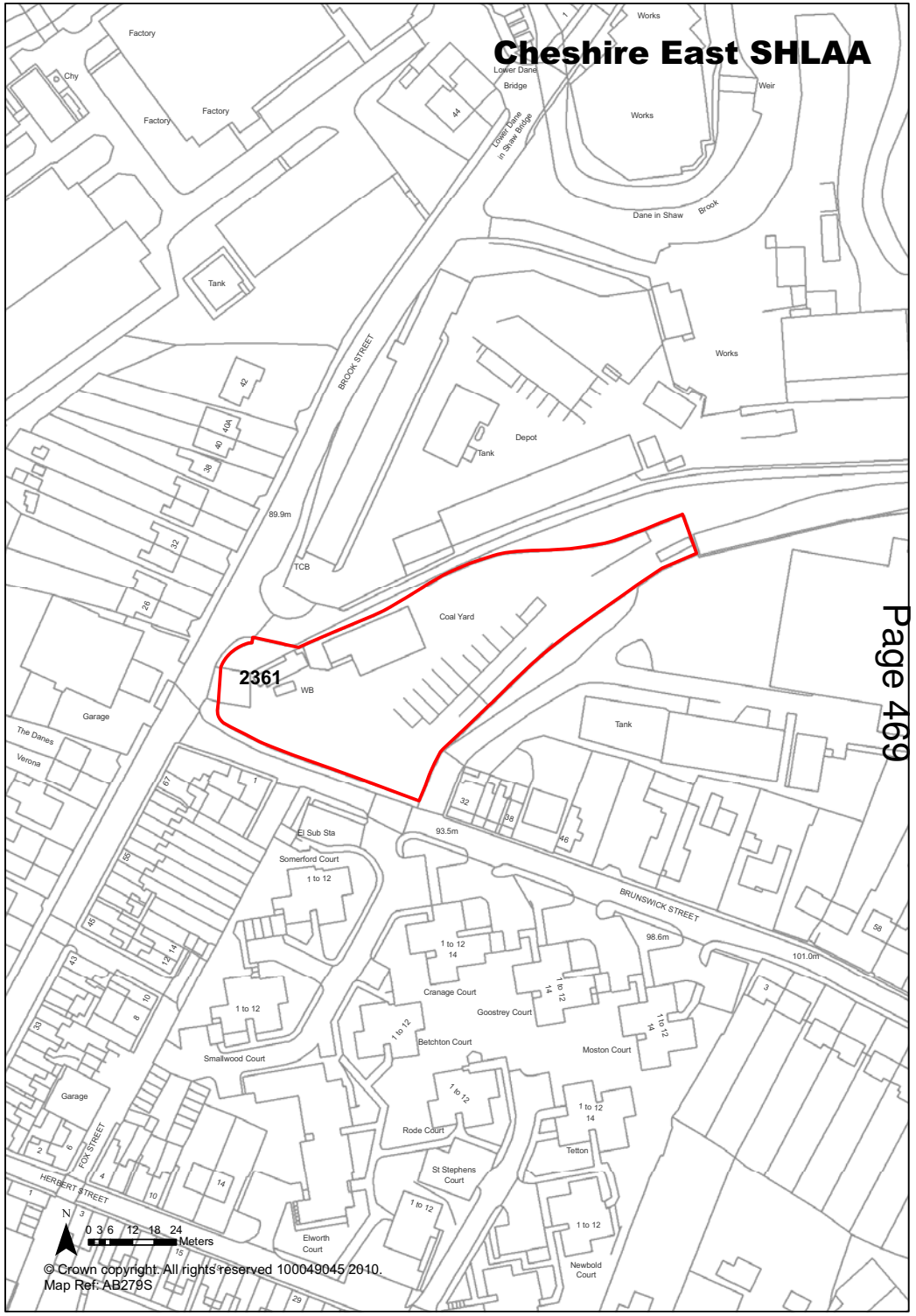
Site Description	Industrial site. Historically Vale Mill.
Character of Area	Generally residential
Surrounding Land Uses	Wider area is residential. Woodland and Howty Brook to the west.
Physical Constraints	TPOs to rear of site, wildlife corridor, could affect the setting of listed buildings, footpath adjacent to site, within Flood Zone 3. Wider road network may need improvements. Building on site, appears flat. Located on potential contaminated site. Potential aor quality issues.
Policy Restrictions	Within Congleton SZL. Adjacent to a TPO area.
Managing Constraints	Access issues addressed through consultation with Highways. Consideration of biodiversity and listed building setting. Consultation with Contaminated Land Officer. Production of a Flood Risk Assessment. Air quality assesment may be required (size of development, proximity to AQMA).
Sustainability	Site is considered sustainable.
Accessibility	Access issues addressed through consultation with Highways.
Other Information	Recent planning application for a care home withdrawn to allow for amendments to the scale of the development.
Brownfield / Greenfield	Brownfield
Suitability	Suitable
Availability	Marginal / Uncertain
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	0.39
Potential Capacity	12
Potential Net Capacity	12
Potential Density	30.77
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	12
Years 11-15	0



Ref 2361 Site Address Coalyard, junction of Brunswick Street and Brook Street, Congleton

Town / Rural	Congleton	**Easting** 386552	**Northing** 363350
Site Description	Coalyard.	**Site Size Net (Ha)**	0.41
Character of Area	Commercial and residential	**Potential Capacity**	17
Surrounding Land Uses	Commercial and residential	**Potential Net Capacity**	17
Physical Constraints	Zone 1 - Little or no risk. Contamination likely. Buildings on site, appears flat. Potential of small explosion or fire risk. Trees to border. Potential air quality issues.		
Policy Restrictions	Within the SZL of Congleton.	**Potential Density**	41.46
Managing Constraints	Contamination issues addressed by consultation with Contaminated Land Officer. Consideration of biodiversity. Air quality assesment may be required (size of development, proximity to AQMA).	**Determination of Capacity**	Density multiplier - sustainable development
Sustainability	Site is considerd sustainable.		
Accessibility	Site is considerd accessible.	**Total Completions**	0
Other Information	RPO SSA rep 436	**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available - site on the market	**Current Year**	0
Achievability	Achievable	**Years 1-5**	17
Deliverability	Deliverable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

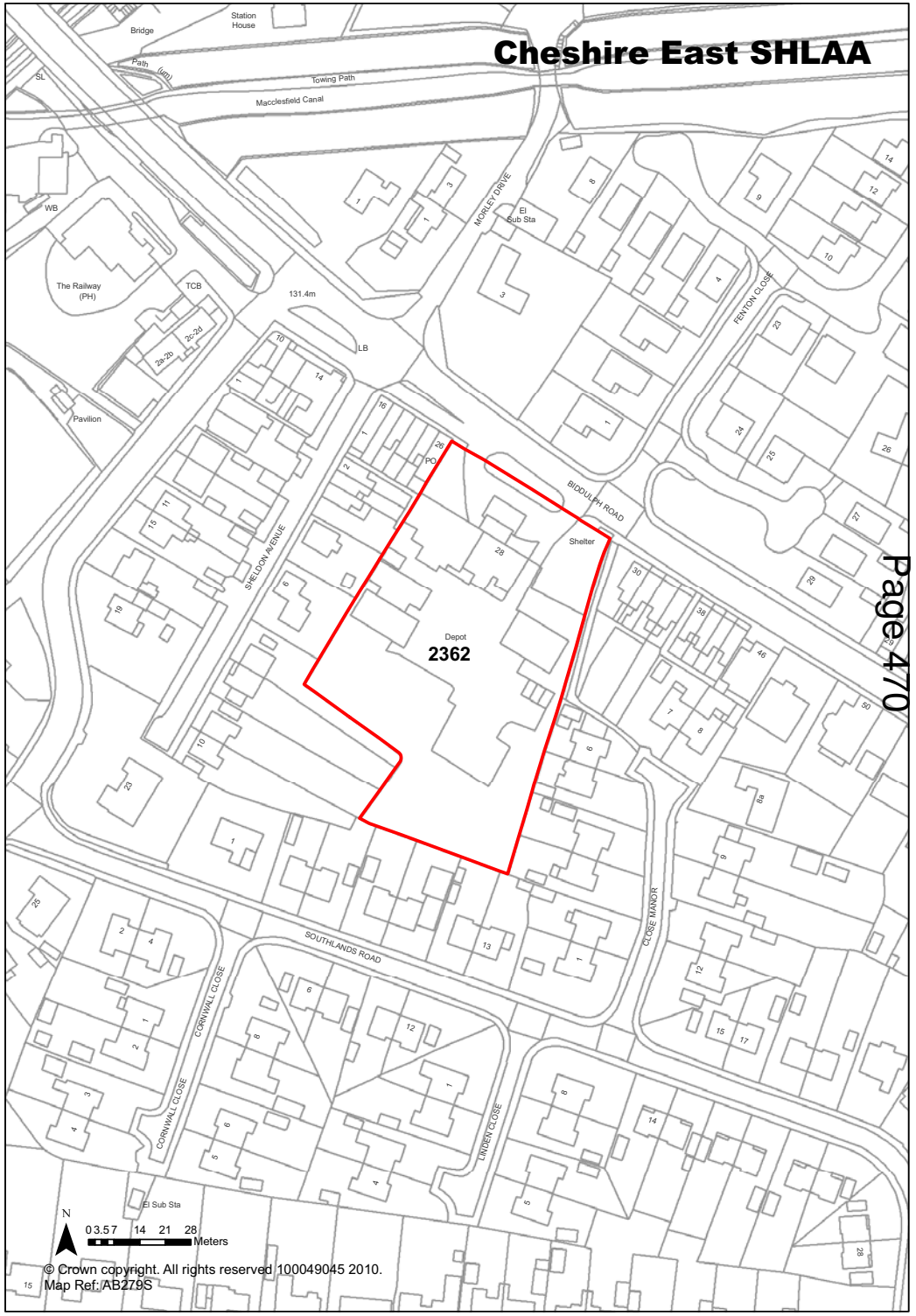


Ref 2362 **Site Address** Oakes Pets Superstore, 28 Biddulph Road, Congleton

Town / Rural Congleton **Easting** 387305 **Northing** 362112

Site Description	Vacant yard at the rear of Oakes Pet Superstore. Historic use of depot.
Character of Area	Generally residential.
Surrounding Land Uses	Generally residential.
Physical Constraints	Zone 1 - Little or no risk. Trees, contamination may be an issue, within BWB consultation zone. Buildings on site, appears flat. Potential air quality issues.
Policy Restrictions	Within Congleton SZL.
Managing Constraints	Consultation with British Waterways. Consideration of biodiveristy. Air quality assesment may be required (size of development, proximity to AQMA).
Sustainability	Site is considerd sustainable.
Accessibility	Site is considered accessible.
Other Information	
Brownfield / Greenfield	Brownfield
Suitability	Suitable
Availability	Marginal / Uncertain
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	0.55
Potential Capacity	10
Potential Net Capacity	10
Potential Density	18.18
Determination of Capacity	Density multiplier and based on allowance for access to the site and to allow for an appropriate layout based on this access.
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	10
Years 11-15	0

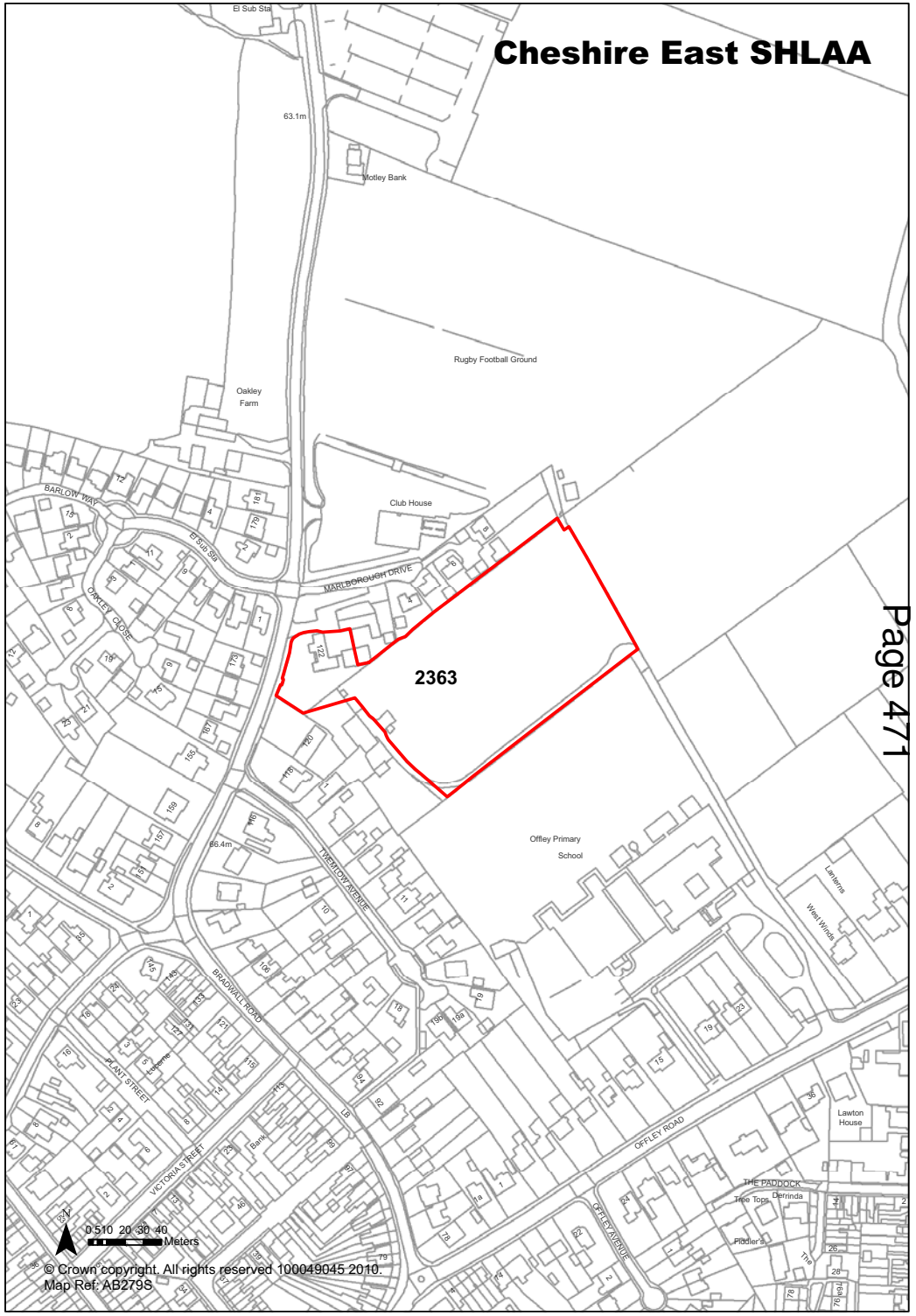


Ref 2363 **Site Address** 122 Bradwall Road and Land to the Rear, Sandbach

Town / Rural	Sandbach - Edge / Extension	**Easting**	375882
		Northing	361655

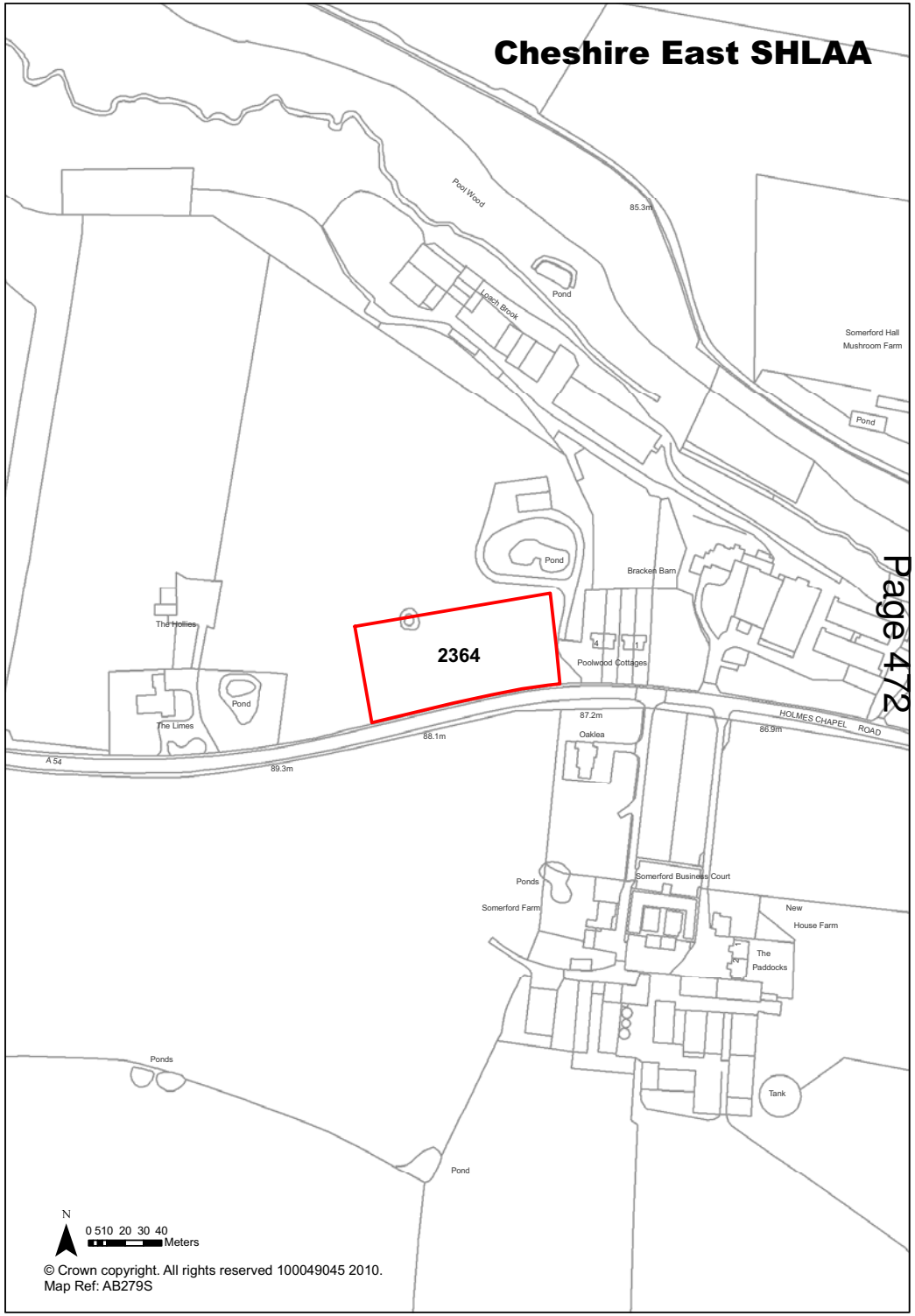
Site Description	Residential and gardens and former grazing land.
Character of Area	Residential and Open Countryside.
Surrounding Land Uses	Residential and Open Countryside.
Physical Constraints	Zone 1 - Little or no risk. Trees and hedges on edge of site. Residential property on site. Site appears flat. Footpath on site. Located on potential contaminated site.
Policy Restrictions	Within Open Countryside, area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.
Managing Constraints	Consideration of natural environment and accommodation or relocation of footpath. Consultation woth Contaminated Land Officer.
Sustainability	Site is considered fairly sustainable with access to public transport, local services and in close proximity to a school.
Accessibility	Access is possible.
Other Information	Site amended following 'Call for Sites'
Brownfield / Greenfield	Mixed
Suitability	Suitable - with policy change
Availability	Available - site owned by developer
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	1.35
Potential Capacity	41
Potential Net Capacity	41
Potential Density	30.37
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	41
Years 11-15	0



Ref 2364 Site Address Poolwood Cottages, Holmes Chapel Road, Somerford

Town / Rural	Rural	**Easting** 382242	**Northing** 364040
Site Description	Agricultural land	**Site Size Net (Ha)**	0.48
Character of Area	Open Countryside with some residential.	**Potential Capacity**	10
Surrounding Land Uses	Open Countryside with some residential.	**Potential Net Capacity**	10
Physical Constraints	Zone 1 - Little or no risk. No buildings apparent on site, slight slope. Tree present. Potential air quality issues.		
Policy Restrictions	Open Countryside. Site is within the Jodrell Bank Consultation Zone and area of special control for adverts. Surface water runoff to be calculated in accordance with Environment Agency guidelines.	**Potential Density**	20.83
Managing Constraints	Consultation with Jodrell Bank. Consideration of biodiversity. Air quality assesment may be required (size of development, proximity to AQMA).	**Determination of Capacity**	Based on part of site coming forward as a rural exception site. Density based on 'Call for Sites' suggestion.
Sustainability	Site is not considered sustainable although it is in close proximity to a bus route.		
Accessibility	Site is accessible.	**Total Completions**	0
Other Information	Site suggested as part of 'Call for Sites'.	**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available - site owned by developer	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	10
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:	09/1663C		

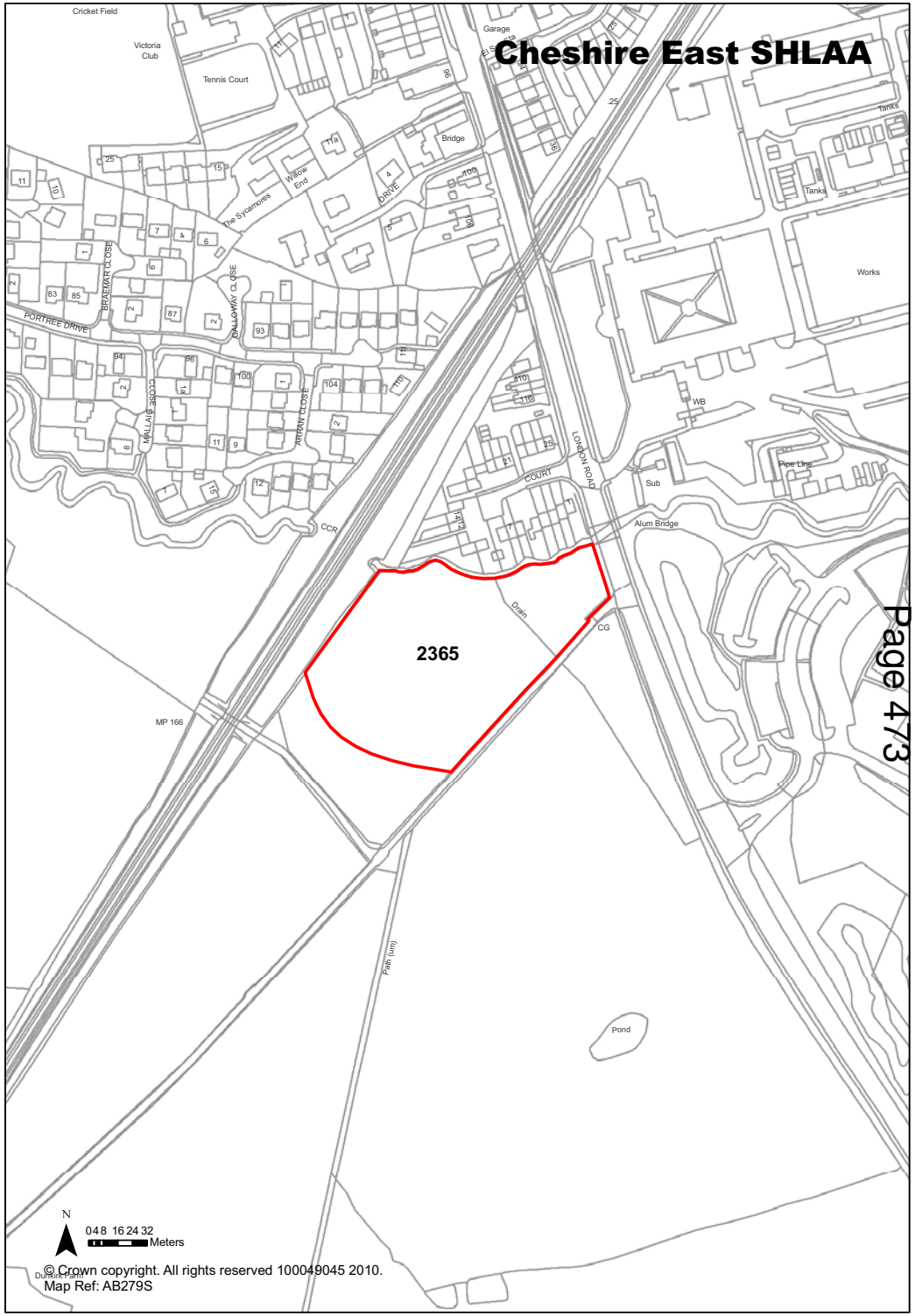


Ref	2365	Site Address	Dunkirk Way, Land off London Road, Holmes Chapel

Town / Rural	Holmes Chapel - Edge / Extension	**Easting**	376382
		Northing	366411

Site Description	Grazing Land
Character of Area	Open Countryside and residential.
Surrounding Land Uses	Open Countryside, residential and diesel railway.
Physical Constraints	Zone 3a - High Risk (Exceptions Test Required). Adjacent to the railway. No buildings on site, appears to be generally flat. Located within 250m of land fill. Trees on site.
Policy Restrictions	Open Countryside. Within Jodrell Bank consultation zone. Area of special control for adverts. Surface water runoff to be calculated in accordance with Environment Agency guidelines.
Managing Constraints	Part of site located within Flood Risk Zone 3 and 2, therefore flood risk assessment would be required. Highways input would be needed in relation to site access. Need to demonstrate need for rural exception and for level of enabling developing. Consultation with Contaminated Land Officer. Consideration of biodiversity.
Sustainability	Site is located on a bus route.
Accessibility	Vehicle access can be addressed.
Other Information	Site has permission for affordable housing. Site suggested through 'Call for Sites', for affordable housing. Plus Dane Housing Association in negotiation with landowner.
Brownfield / Greenfield	Greenfield
Suitability	Suitable - if can meet policy requireme
Availability	Available
Achievability	Achievable
Deliverability	Deliverable
Development Progress	Full Permission
Application Number:	12/0036C

Site Size Net (Ha)	1.2
Potential Capacity	18
Potential Net Capacity	18
Potential Density	30
Determination of Capacity	Based on current permission
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	18
Years 6-10	0
Years 11-15	0

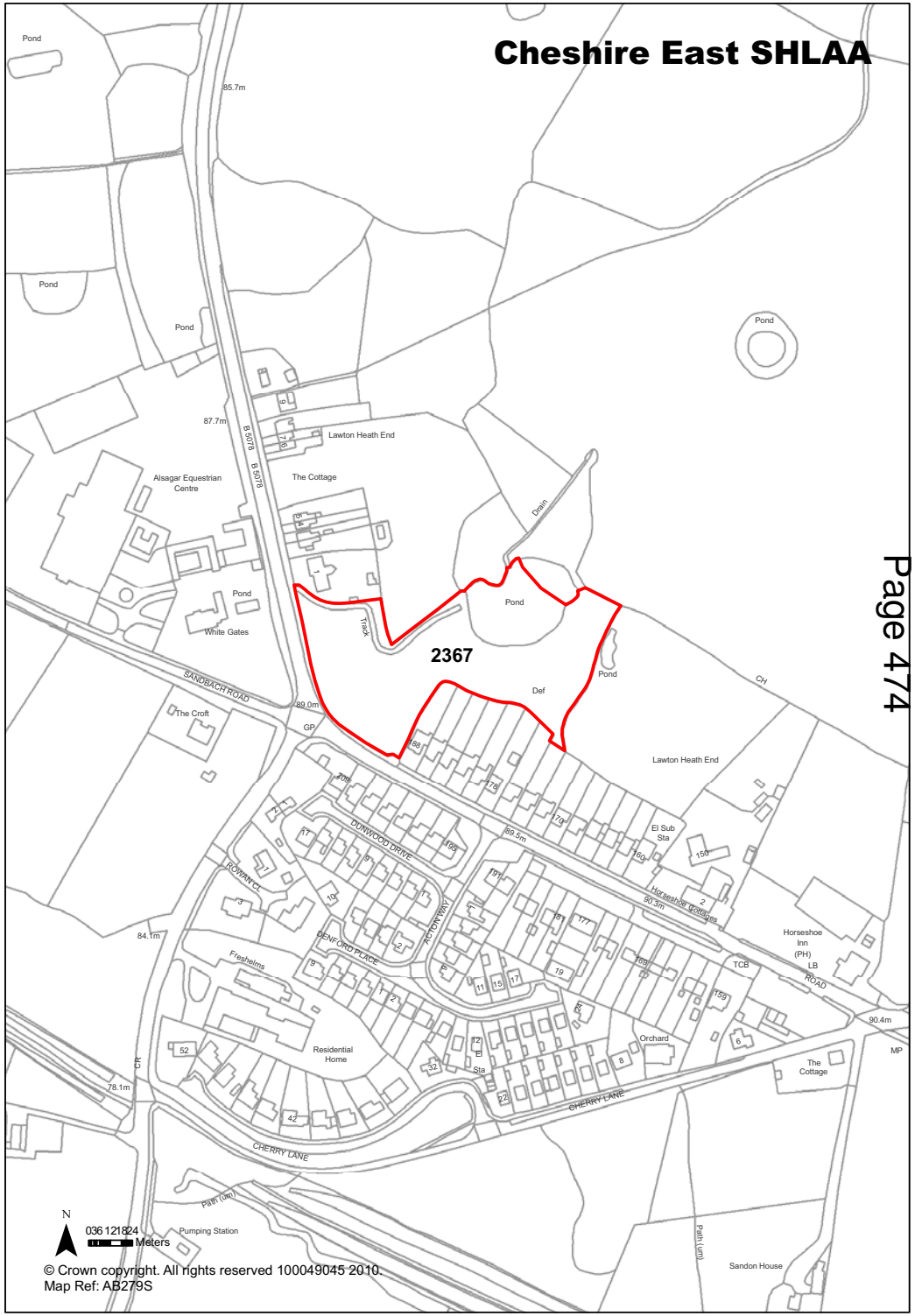


Ref	2367	Site Address	Land adjacent to Heath House, Chells Hill, Betchton

Town / Rural	Rural	**Easting**	379607
		Northing	356893

Site Description	Grazing Land
Character of Area	Residential and Open Countryside.
Surrounding Land Uses	Residential and Open Countryside.
Physical Constraints	Zone 1 - Little or no risk. Access to site is problematic. Area of brine subsidence. No buildings on site, slight slope from Chells Hill. Located on potential contaminated site.
Policy Restrictions	Open Countryside. Area of special control for adverts. Surface water runoff to be calculated in accordance with Environment Agency guidelines.
Managing Constraints	Access issues addressed through consultation with Highways. Consultation with Cheshire Brine Subsidence Compensation Baord and Contaminated Land Officer.
Sustainability	Site is considerd unsustainable.
Accessibility	Access to site is problematic. Issue regarding access in relation to bend in road and proximity to junction.
Other Information	Site suggested through 'Call for Sites' as having for potential for affordable housing. Agent has provided information to suggest access issues can be overcome. Agent has provided information in relation to mitigation for Brine subsidence.
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	1.02
Potential Capacity	12
Potential Net Capacity	12
Potential Density	11.76
Determination of Capacity	Based on 'Call for Sites' submission.
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0

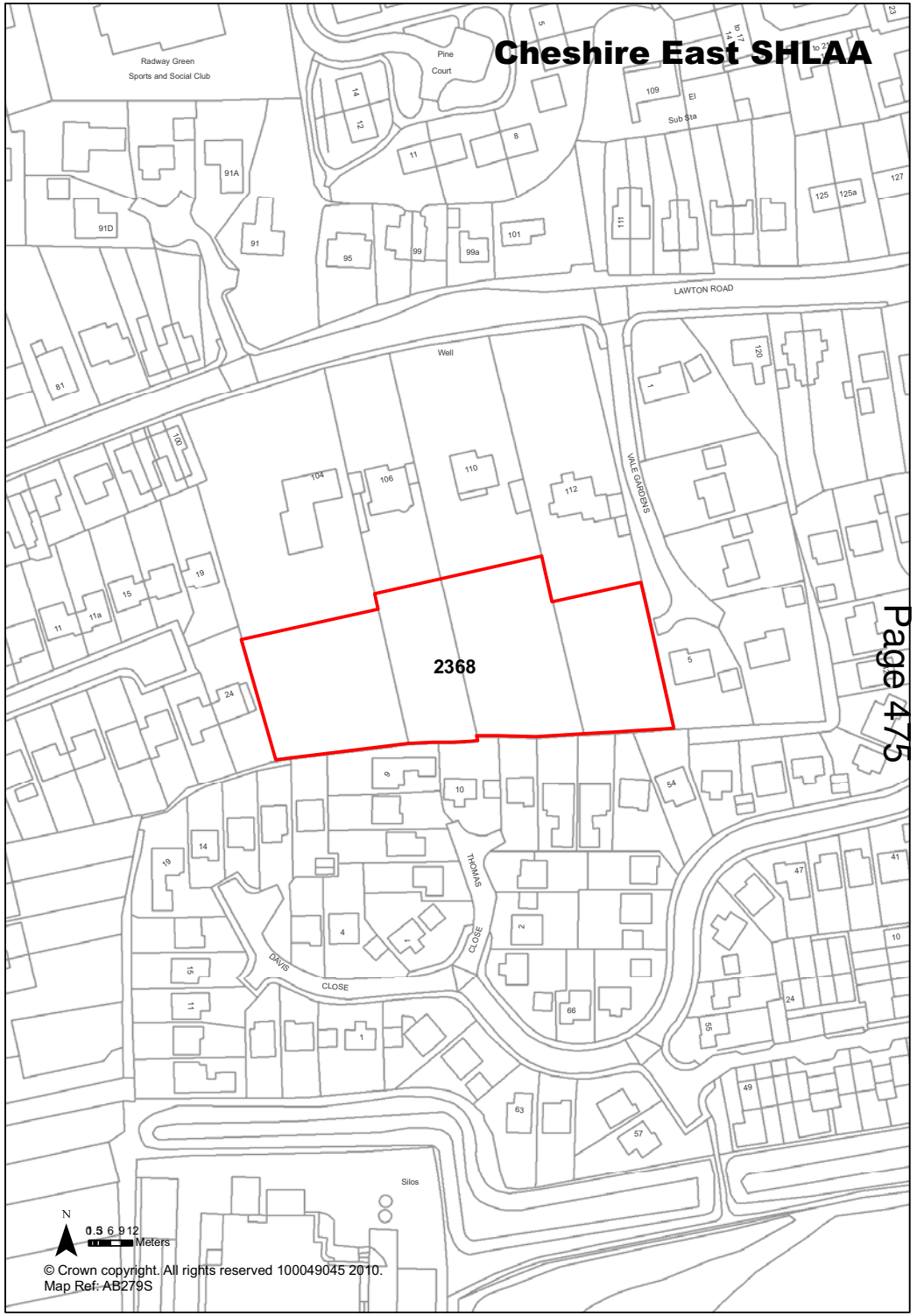


Ref 2368 Site Address Land to the rear of 104,106, 110, and 112 Lawton Road, Alsager

Town / Rural Alsager **Easting** 380220 **Northing** 355293

Site Description	Residential Gardens. Within 250m of an old landfill site - monitoring will be required.
Character of Area	Generally residential.
Surrounding Land Uses	Generally residential.
Physical Constraints	Zone 1 - Little or no risk. TPO on site. No buildings on site, appears generally flat. Located directly on landfill.
Policy Restrictions	Within Alsager SZL. Surface water runoff to be calculated in accordance with Environment Agency guidelines.
Managing Constraints	Consideration of biodiversity. Consultation with Contaminated Land Officer.
Sustainability	Site is considered sustainable.
Accessibility	Potentially from Vale Gardens - an unadopted road but could potentially be adopted and should be able to accommodate some additional traffic.
Other Information	Site suggested through 'Call for Sites'
Brownfield / Greenfield	Greenfield
Suitability	Suitable
Availability	Marginal / Uncertain
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	0.44
Potential Capacity	14
Potential Net Capacity	14
Potential Density	31.82
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	14
Years 11-15	0

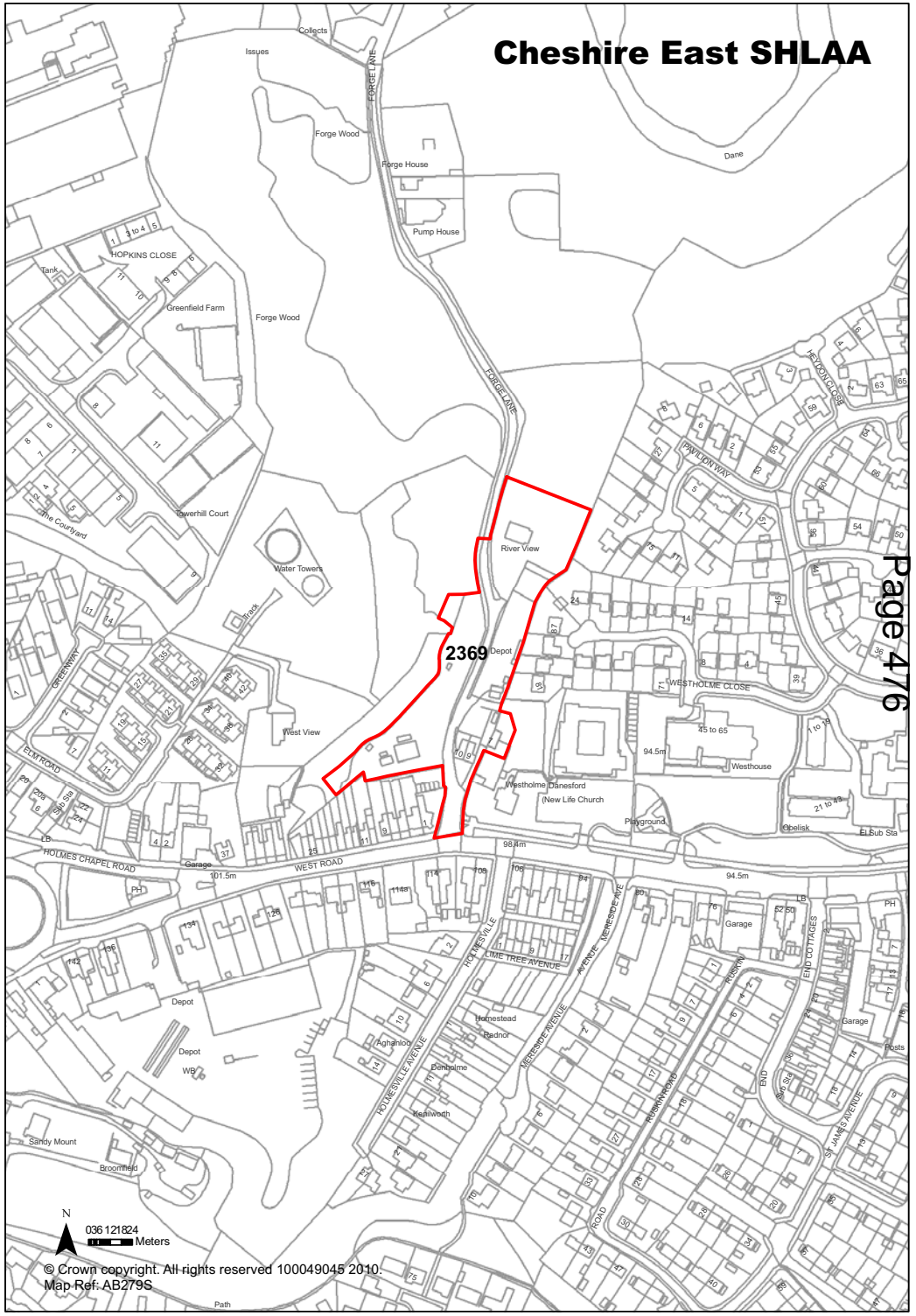


Ref 2369 Site Address Land off Forge Lane, Congleton

Town / Rural	Congleton	**Easting**	384919
Northing	363192		

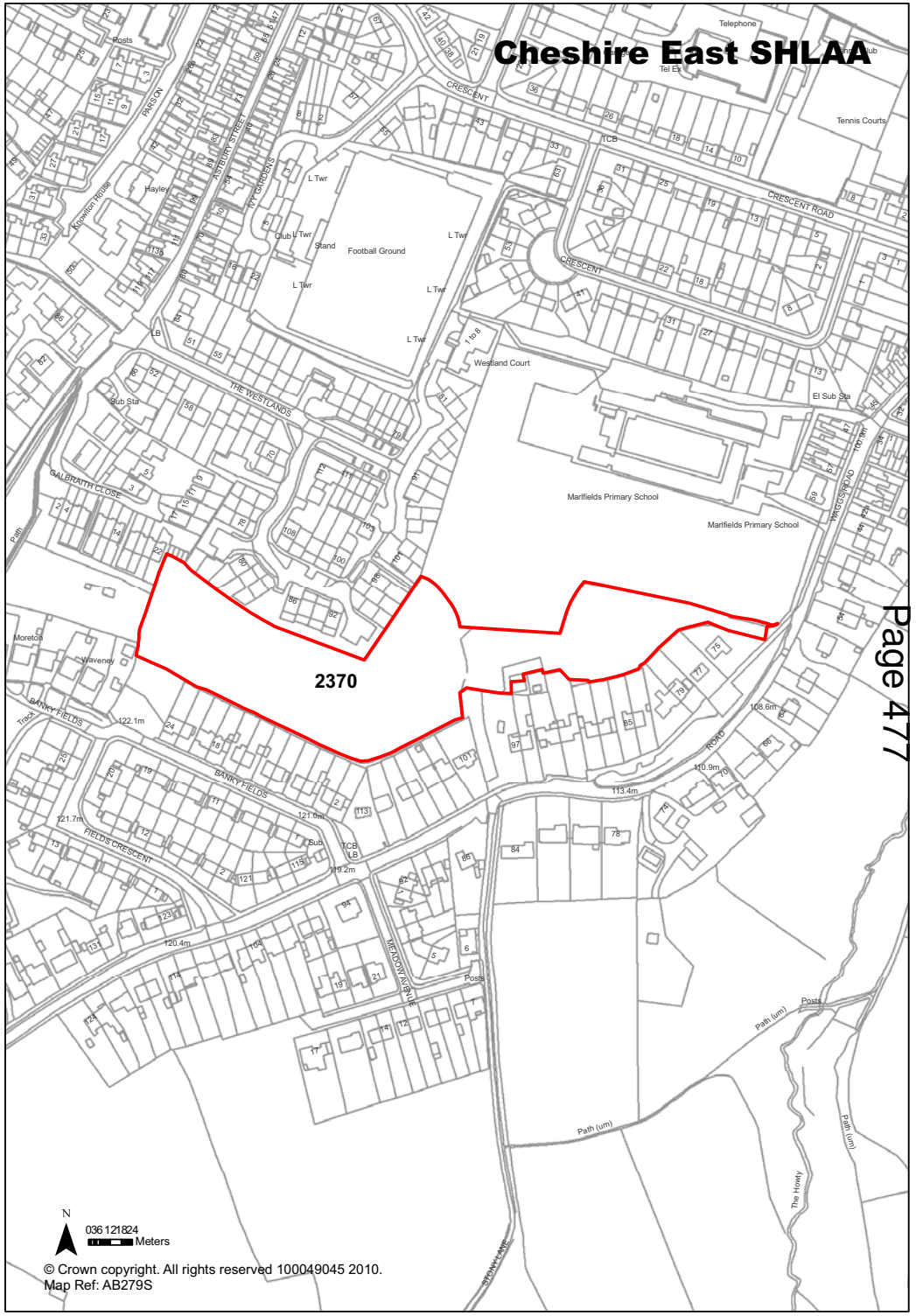
Site Description	Depot and dwelling.
Character of Area	Residential and open countryside.
Surrounding Land Uses	Residential to the east and open countryside to the north and natural to the west
Physical Constraints	Flood Zone 1 - Little or no risk. Narrow access. Buildings on site and steep slope to west of site. Trees on site. Located on a potential contaminated site. Potential air quality issues.
Policy Restrictions	Within Congleton SZL.
Managing Constraints	Access issues addressed through consultation with Highways. Consideration of biodiversity. Consultation with Contaminated Land Officer. Air quality assesment may be required (size of development, proximity to AQMA).
Sustainability	Site is considered sustainable.
Accessibility	Narrow access.
Other Information	Site suggested as part of 'Call for Sites' process. (Site amended rather than entirely new)
Brownfield / Greenfield	Brownfield
Suitability	Suitable
Availability	Available - site owned by developer
Achievability	Achievable
Deliverability	Deliverable
Development Progress	SHLAA Site - Current Application
Application Number:	09/3498C

Site Size Net (Ha)	0.82
Potential Capacity	18
Potential Net Capacity	14
Potential Density	21.95
Determination of Capacity	Based on current planning application.
Total Completions	0
Losses Completed	0
Remaining Losses	4
Current Year	0
Years 1-5	18
Years 6-10	0
Years 11-15	0



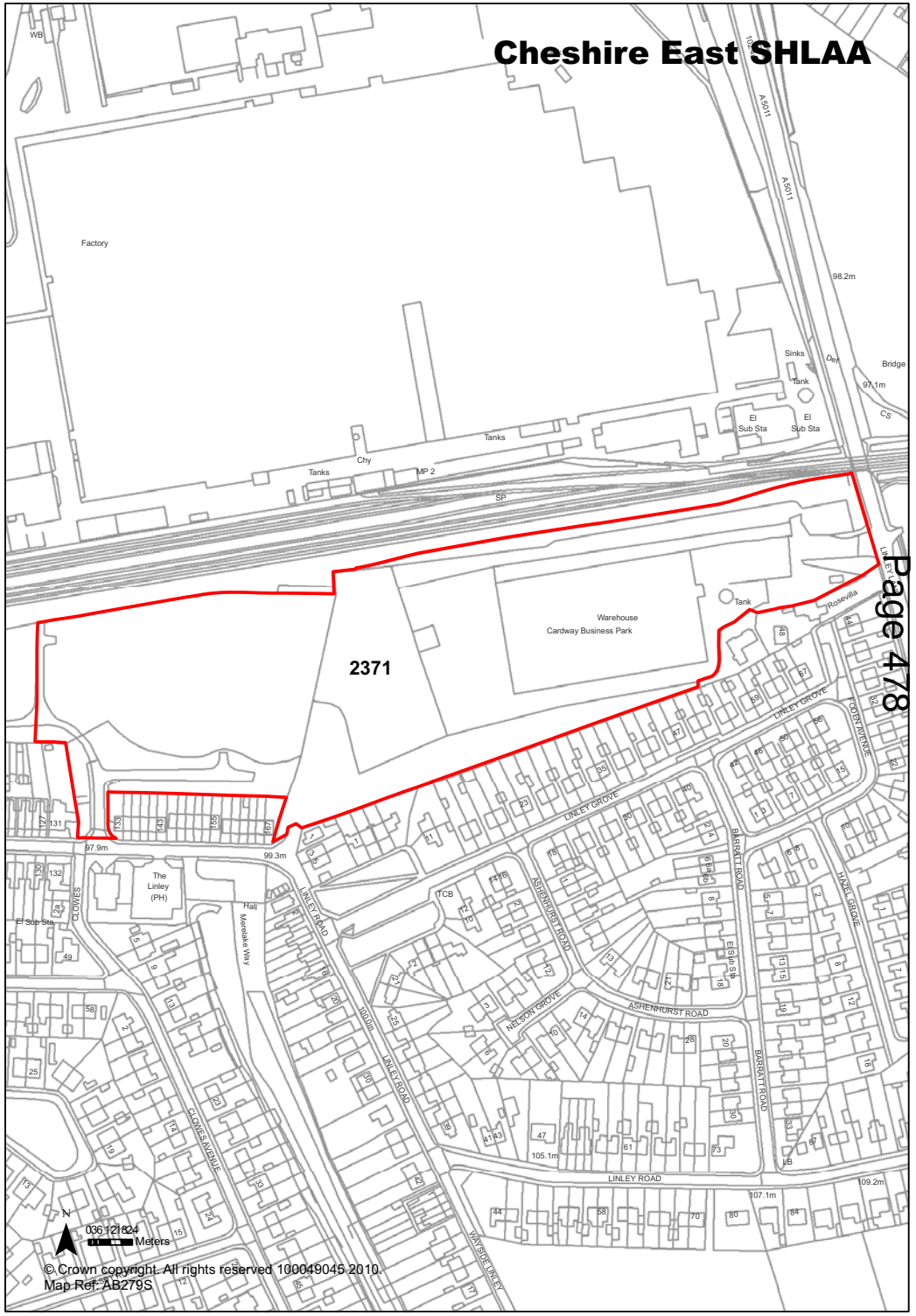
Ref 2370 Site Address Land adjacent to Marlfields Primary School, Waggs Road, Congleton

Town / Rural	Congleton	**Easting** 385332	**Northing** 362544
Site Description	Vacant land.	**Site Size Net (Ha)**	1.52
Character of Area	Generally residential, school to the north east.	**Potential Capacity**	46
Surrounding Land Uses	Generally residential, school to the north east.	**Potential Net Capacity**	46
Physical Constraints	Zone 1 - Little or no risk. Potential access and topographical issues. Small construction on site. Trees and shrubs on site. Potential air quality issues.		
Policy Restrictions	Within Congleton SZL. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	30.26
Managing Constraints	Access issues addressed through consultation with Highways. Consideration of biodoversity. Air quality assesment may be required (size of development, proximity to AQMA).	**Determination of Capacity**	Density multiplier
Sustainability	Site is considered sustainable		
Accessibility	Access issues addressed through consultation with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Not Available - long term prospect	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 2371 Site Address Cardway Cartons, Linley Lane, Alsager

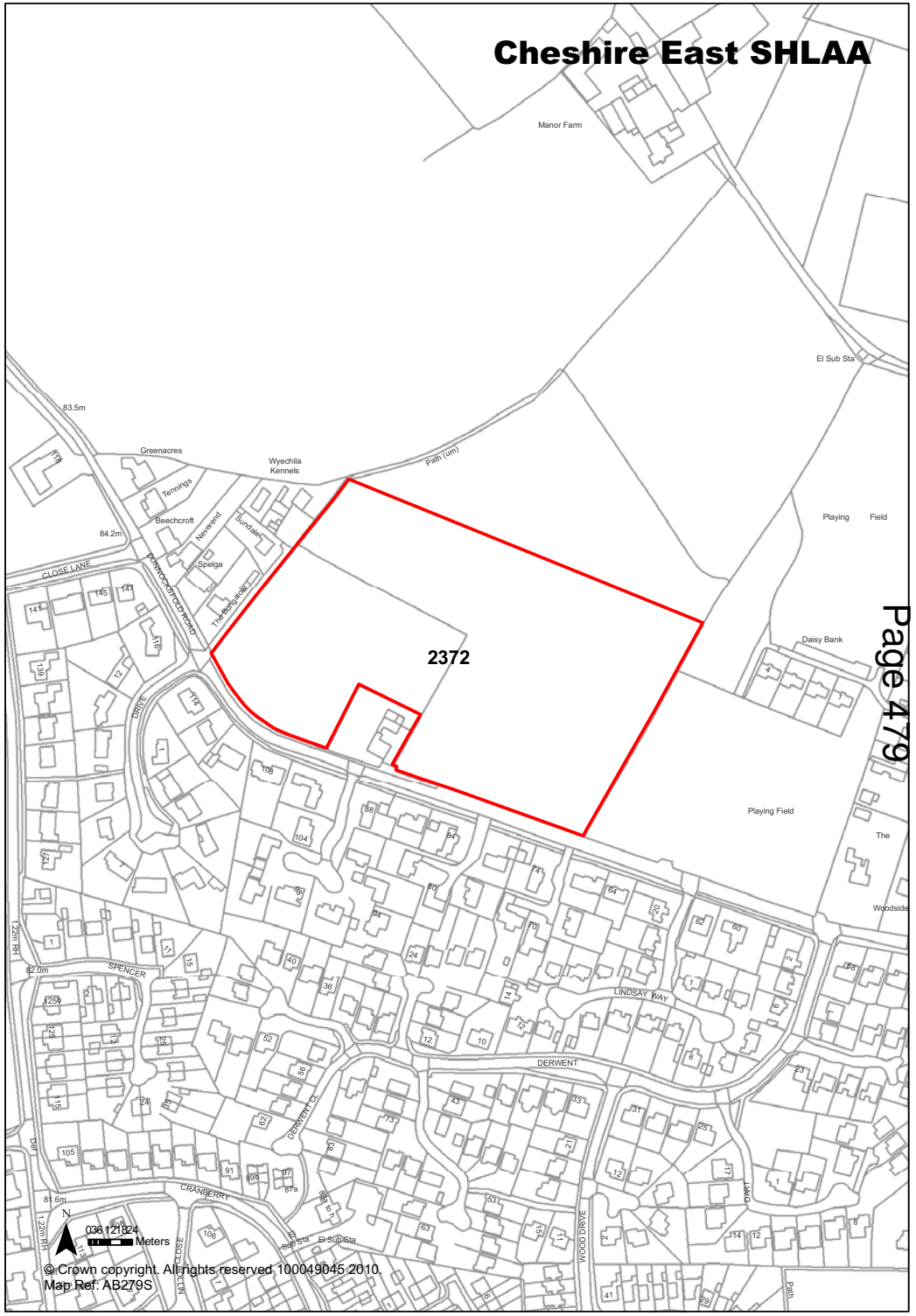
Town / Rural	Alsager	**Easting** 380825	**Northing** 355182
Site Description	Factory, warehouse and unused land.	**Site Size Net (Ha)**	4.73
Character of Area	Residential to the south, railway to the north, with Twyfords site further to the north.	**Potential Capacity**	60
Surrounding Land Uses	Residential to the south, railway to the north, with Twyfords site further to the north.	**Potential Net Capacity**	60
Physical Constraints	Zone 1 - Little or no risk. Site currently in use for industrial and commercial purposes, therefore large building on site. Western end of site appears to be hardstanding - potentially used by network rail. Site adjacent to the railway. Sloping to middle of site. Trees and shrubs on site. Located within 250m of landfill. Potential air quality and noise issues).		
Policy Restrictions	Within Alsager SZL. Part of site identified as Protected Open Space.	**Potential Density**	12.68
Managing Constraints	Consideration of biodiversity. Consultation with Contaminated Land Officer. Air quality assesment may be required (size of development). PPG24 noise assessment required (rail noise).	**Determination of Capacity**	Density multiplier and need to maintain open space and some level of employment on site.
Sustainability	Site is considered sustainable.		
Accessibility	Site is considerd accessible.	**Total Completions**	0
Other Information	Previous application was dismissed at appeal due to current employment use on site.	**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available - site owned by developer	**Current Year**	0
Achievability	Achievable	**Years 1-5**	60
Deliverability	Deliverable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref	2372	Site Address	Land at Sunnyside Farm, Dunnocksfold Road, Alsager

Town / Rural Alsager - Edge / Extension **Easting** 378076 **Northing** 355834

Site Description	Agricultural land.	**Site Size Net (Ha)**	2.87
Character of Area	Residential and open countryside	**Potential Capacity**	87
Surrounding Land Uses	Residential to the south, open countryside to the north and recreation open space to the east. Footpath adjacent to site.	**Potential Net Capacity**	87
Physical Constraints	Zone 1 - Little or no risk. Site appears to be in use for agricultural purposes. Site appears generally flat. Located on potential contaminated land. Trees and hedges present on site. Potential air quality issues.		
Policy Restrictions	Open Countryside. Area of special control for adverts.	**Potential Density**	30.31
Managing Constraints	Consultation with Contaminated Land Officer. Consideration of biodiversity. Air quality assesment may be required (size of development). Surface water runoff to be calculated in accordance with Environment Agency guidelines.	**Determination of Capacity**	Density multiplier
Sustainability	Site has access to public transport and is near to a secondary school/leisure centre.		
Accessibility	Vehicle access possible.	**Total Completions**	0
Other Information	Local Plan representation and site suggested through the 'Call for Sites'.	**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available - site owned by developer	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	87
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

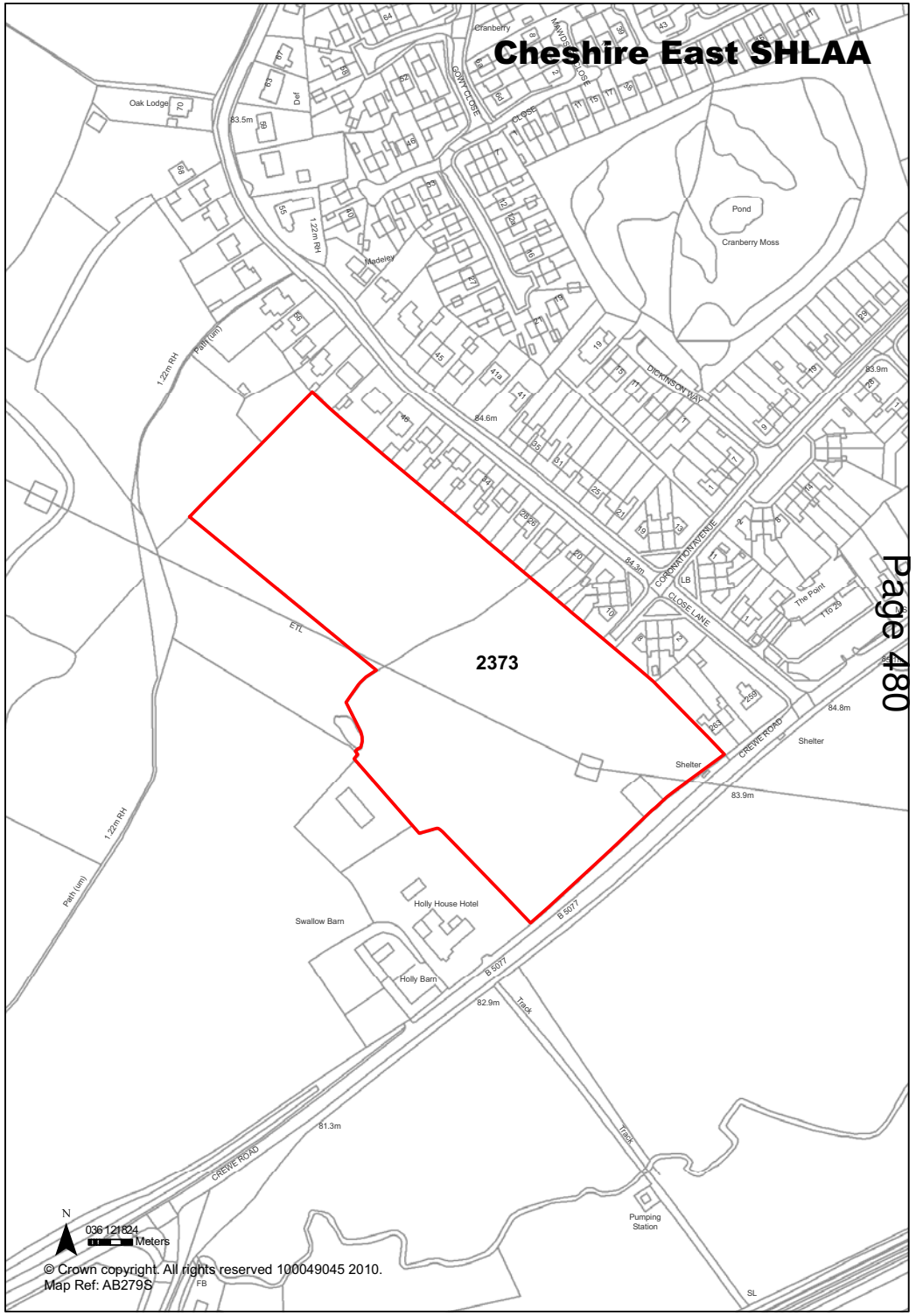


Ref 2373 **Site Address** Land at Rhodes Field, Crewe Road, Alsager

Town / Rural Alsager - Edge / Extension **Easting** 377950 **Northing** 354916

Site Description	Agricultural land
Character of Area	Residential and Open Countryside.
Surrounding Land Uses	Residential to the NE and Open Countryside to SW.
Physical Constraints	Zone 1 - Little or no risk. Generally flat. Hedges on site. Pylon in middle of the site along with overhead powerlines. Access should be possible. Potential air quality issues).
Policy Restrictions	Within Open Countryside. Area of special control for adverts. Surface water runoff to be calculated in accordance with Environment Agency guidelines.
Managing Constraints	Consideration of Pylon and Overhead line - could be moved or removed. Consideration of biodoversity. Air quality assesment may be required (size of development).
Sustainability	Site has access to public transport and is near to a primary school.
Accessibility	Access is possible.
Other Information	Local Plan representation
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	3.48
Potential Capacity	105
Potential Net Capacity	105
Potential Density	30.17
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	90
Years 11-15	15



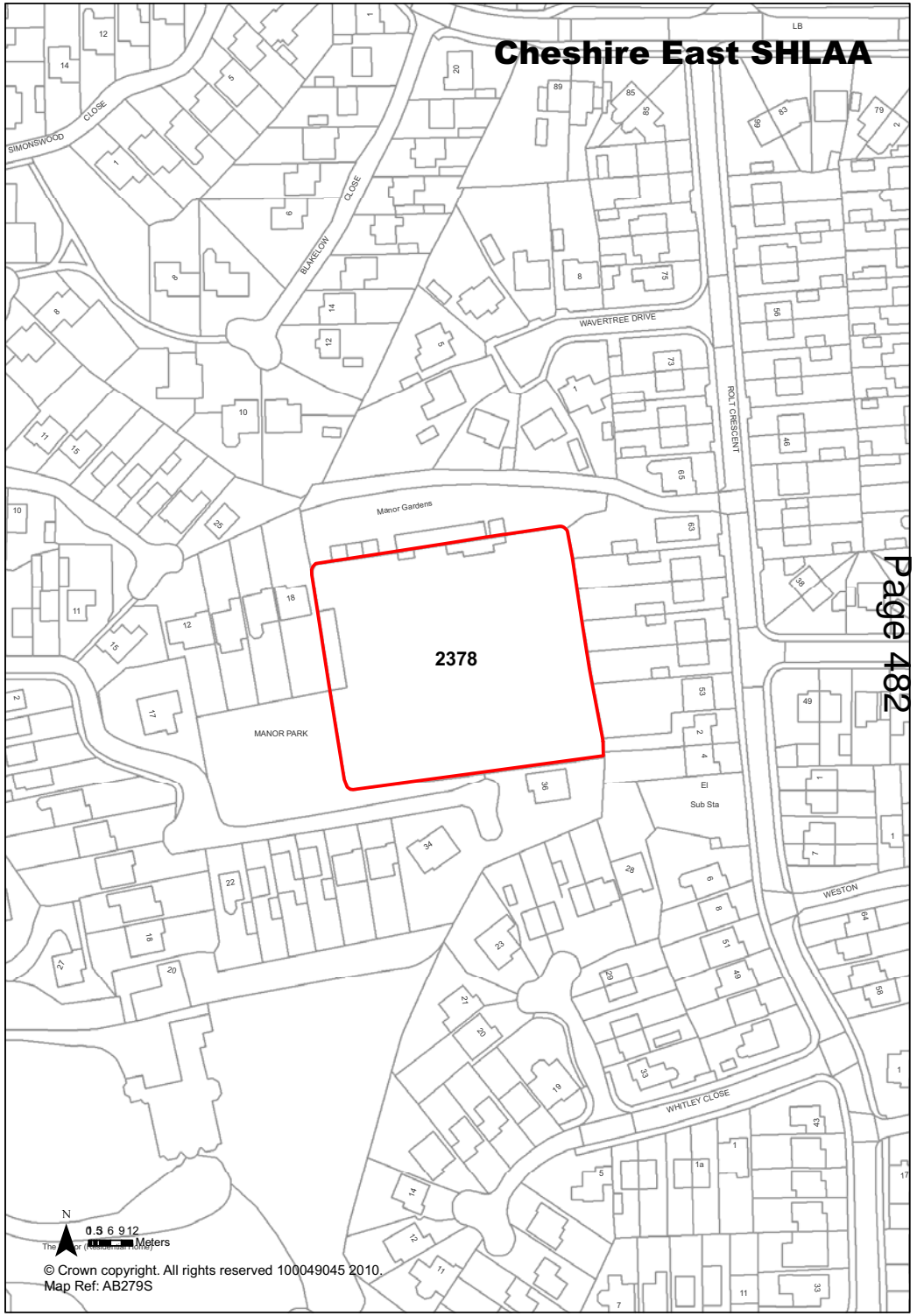
Ref 2375 Site Address Land off Webbs Lane, Middlewich

Town / Rural	Middlewich	**Easting** 370218	**Northing** 366538
Site Description	Public open space and garages.	**Site Size Net (Ha)**	0.64
Character of Area	Generally residential	**Potential Capacity**	20
Surrounding Land Uses	Generally residential and canal.	**Potential Net Capacity**	20
Physical Constraints	Zone 2 - Low to Medium Risk. Bounded by the canal and several trees on site, brine subsidence area, British Waterways Consultation Area. Site appears generally flat. Located within 250m of landfill.		
Policy Restrictions	Within Middlewich SZL. Site is a protected area of open space. Surface water runoff to be calculated in accordance with Environment Agency guidelines.	**Potential Density**	31.25
Managing Constraints	Consideration of natural environment and flood risk (production of a Flood Risk Assessment). Consideration of replacement/relocation of open space. Consultation with Contaminated Land Officer, British Waterways and Cheshire Brine Subsidence Compensation Board.	**Determination of Capacity**	Density multiplier
Sustainability	Site considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



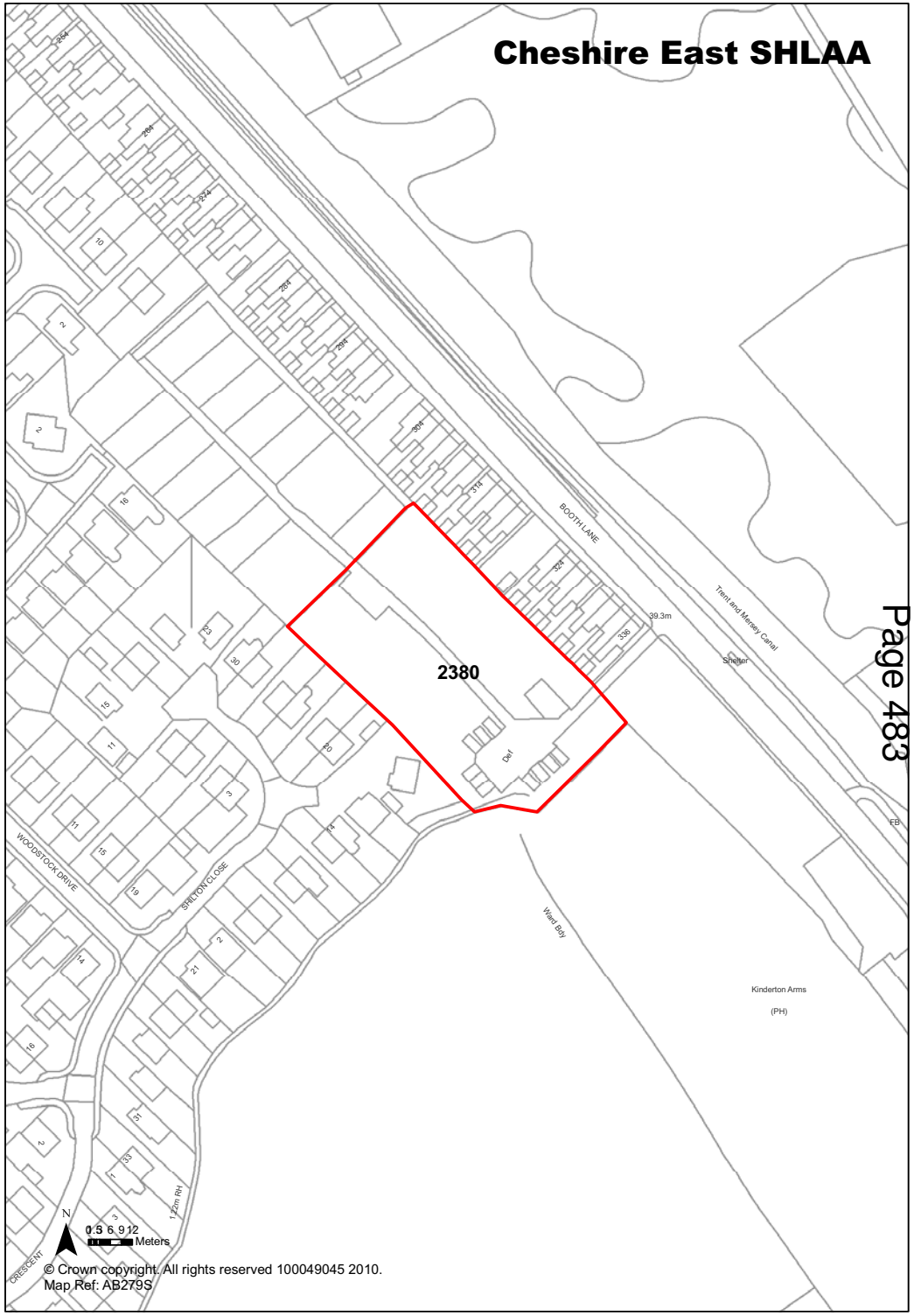
Ref 2378 Site Address Land off Ryecroft Close, Middlewich

Town / Rural	Middlewich	**Easting** 369915	**Northing** 365379
Site Description	Private walled garden.	**Site Size Net (Ha)**	0.45
Character of Area	Residential	**Potential Capacity**	14
Surrounding Land Uses	Residential	**Potential Net Capacity**	14
Physical Constraints	Flood zone 1 - little or no risk. Access constrained - narrow existing access but possibility of access elsewhere. Mature trees on site and TPO overhanging site. Site appears flat, no buildings on site.		
Policy Restrictions	Within Middlewich SZL. Surface water runoff to be calculated in accordance with Environment Agency guidelines for greenfield land.	**Potential Density**	31.11
Managing Constraints	Consultation with Highways to address access issues, consideration of biodiversity.	**Determination of Capacity**	Density multiplier
Sustainability	Site is within walking distance of bus stops.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Not Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 2380 Site Address Land off Booth Lane, Middlewich

Town / Rural	Middlewich	**Easting** 371308	**Northing** 364522
Site Description	Council garages and allotments	**Site Size Net (Ha)**	0.39
Character of Area	Residential.	**Potential Capacity**	12
Surrounding Land Uses	Residential.	**Potential Net Capacity**	12
Physical Constraints	Flood zone 1 - little or no risk. Several trees on site, access onto main highway, visibility may be limited, site within BWB consultation zone and Albion Inorganic Chemicals Outer Consultation Zone, brine subsidence area. Site appears to be flat, buildings on site. Located on potential contaminated site and within 250m of landfill		
Policy Restrictions	Within Middlewich SZL. Surface water runoff to be calculated in accordance with Environment Agency guidelines for greenfield land.	**Potential Density**	30.77
Managing Constraints	Consultation with Highways to address access issues, consideration of geology and biodoversity, consultation with Contaminated Land officer, British Waterways and Cheshire Brine Subsidence Compensation Board.	**Determination of Capacity**	Density multiplier
Sustainability	Site is located within walking distance of bus stops.		
Accessibility	Access possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Suitable		
Availability	Not Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 2381 **Site Address** Middlewich Lagoons, Cledford Lane, Middlewich

Town / Rural Middlewich **Easting** 371126 **Northing** 365274

Site Description	Salt lagoons	**Site Size Net (Ha)**	25
Character of Area	Bounded to north east by the railway and to the south west by the canal, and then the main road. Further to the west is residential. To the south and north is industrial development. Potential air quality issues.	**Potential Capacity**	750
Surrounding Land Uses	Industry to north and south, residential to west, open countryside to east (agriculture)	**Potential Net Capacity**	750
Physical Constraints	Flood Zone 1 - Little or no risk. Heavily contaminated. British Salt have already undertaken studies to consider viability of remediating site (£millions). Site of Biological Importance, with BWB consultation zone and Albion Inorganic Chemicals outer consultation zone, footpath through site. Steep bank to access site. Located directly on landfill.		
Policy Restrictions	Within Middlewich SZL. Site is currently identified within the Local Plan as a SBI.	**Potential Density**	30
Managing Constraints	Expense of remediating the site along with its designation of an SBI makes it problematic to manage contraints and restrictions. Consideration of biodoversity and accommodation or relocation of footpath. Consultation with British Waterways and Contaminated Land Officer. Air quality assesment may be required (size of development).	**Determination of Capacity**	Density multiplier
Sustainability	Site is within walking distance of a bus stop.		
Accessibility	Access possible.	**Total Completions**	0
Other Information	Cashpoint 900m, bus stop 500m, primary school 700m, post office 900m, grocery store 900m, lesiure centre 1,400m, medical centre 1,800m, amenity space 400m, public park 1,400m.	**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Not Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0

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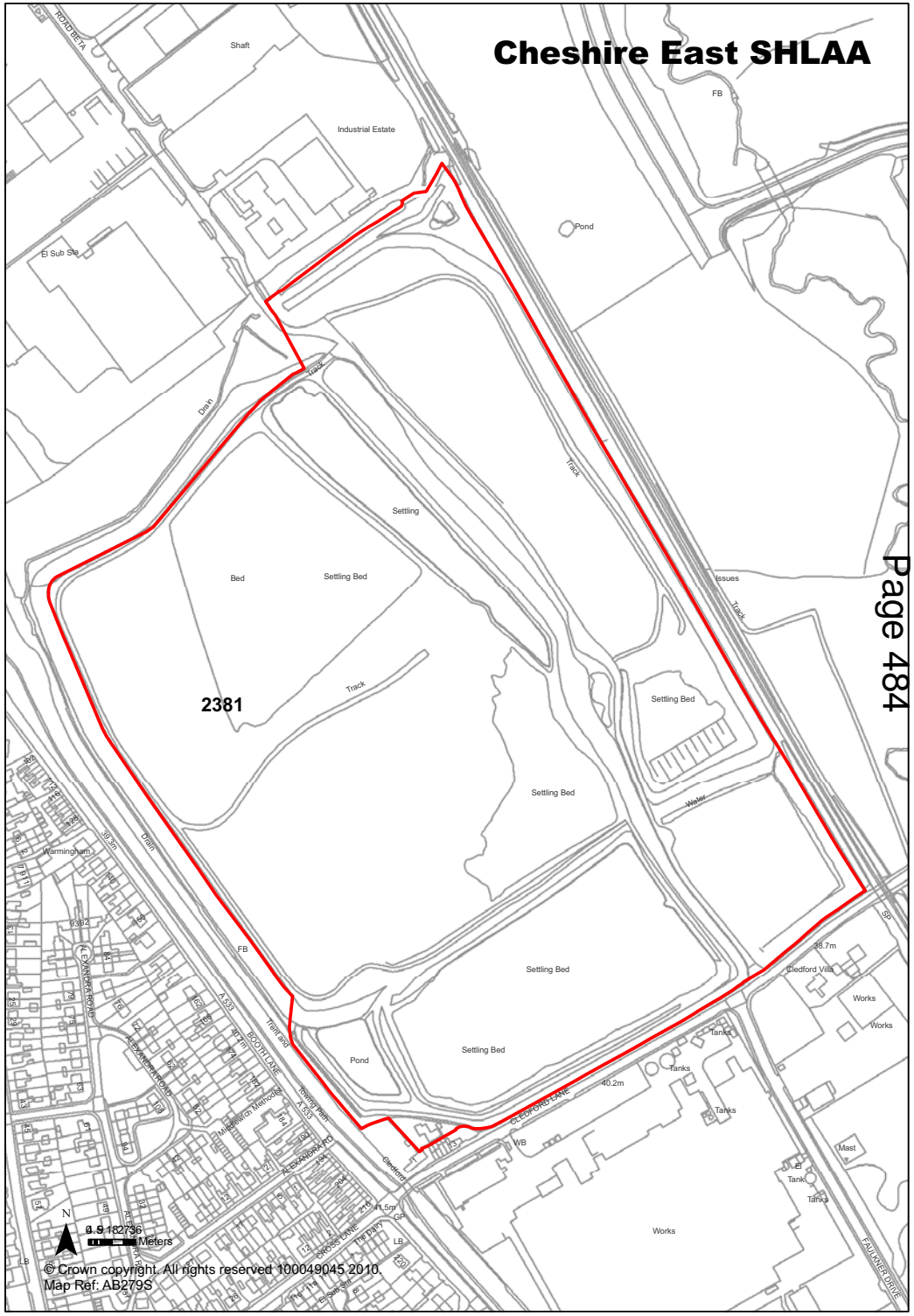

Ref 2381	Site Address	Middlewich Lagoons, Cledford Lane, Middlewich	
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

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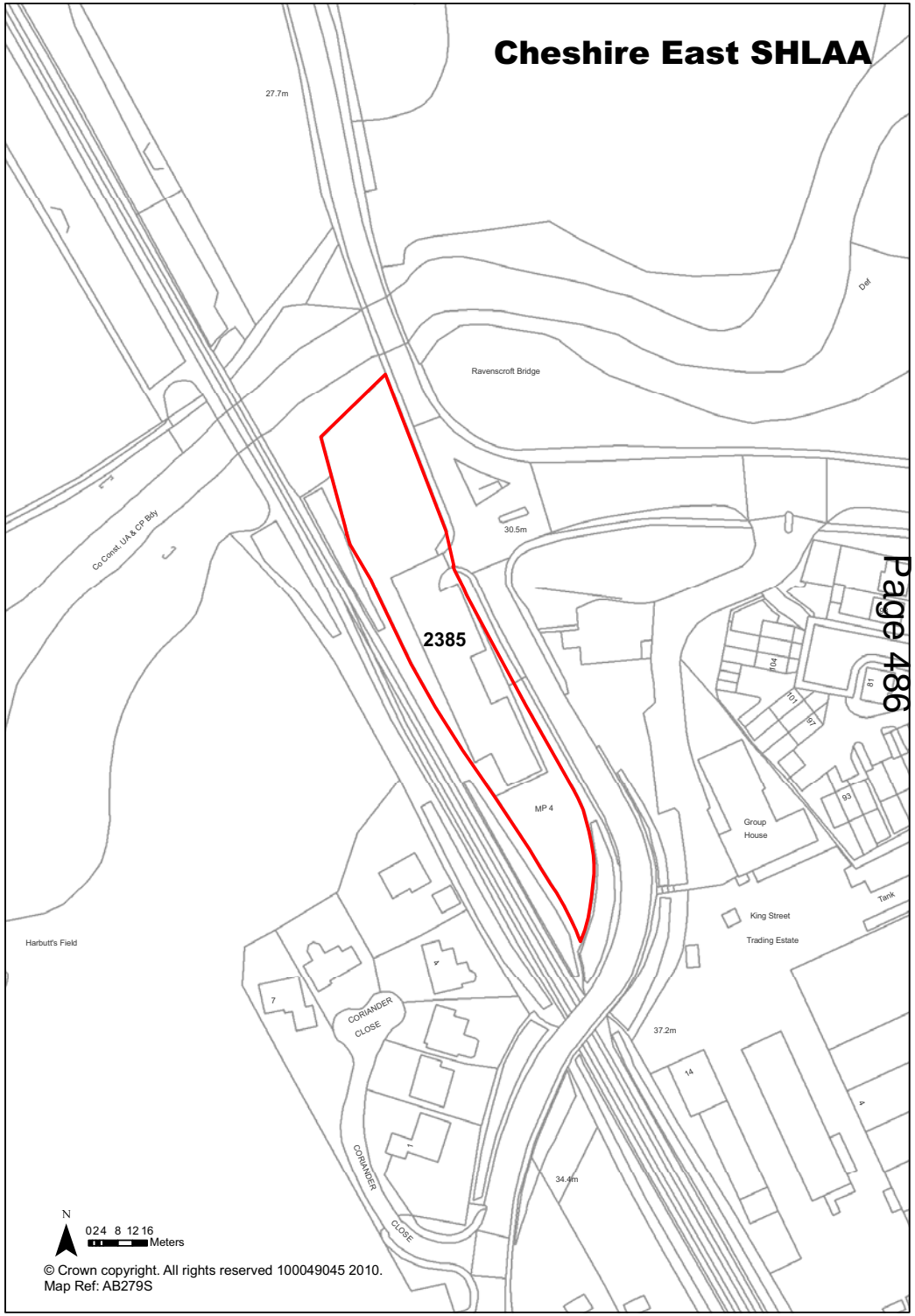
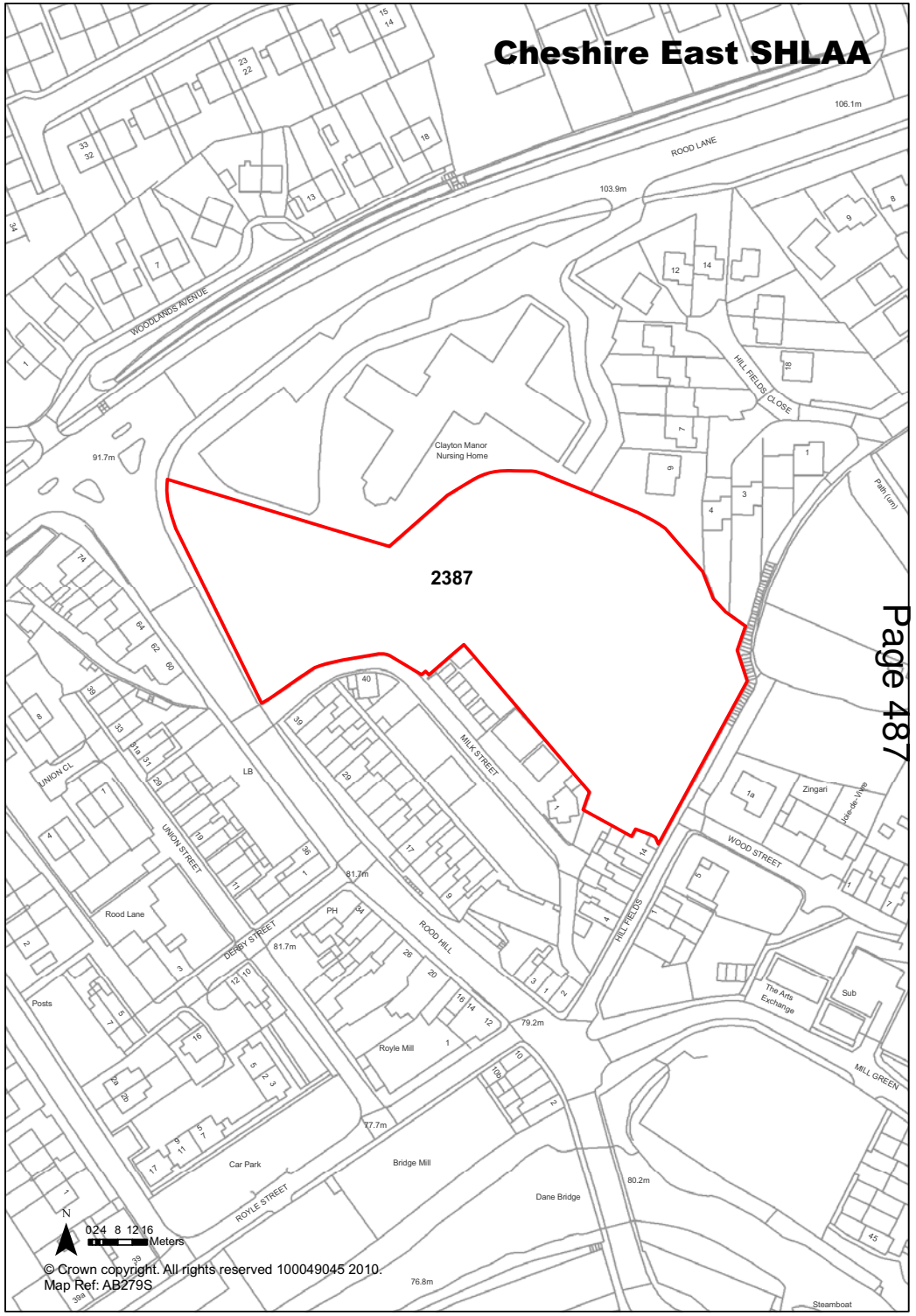
Ref 2385 **Site Address** Land off King Street, Middlewich

Town / Rural	Middlewich - Edge / Extension	**Easting** 370300	**Northing** 367100
Site Description	Car park to industrial estate	**Site Size Net (Ha)**	0.32
Character of Area	Mixed uses but edge of settlement.	**Potential Capacity**	10
Surrounding Land Uses	Mixed including railway, commercial and some residential.	**Potential Net Capacity**	10
Physical Constraints	Area of Archaeological Potential, part of site in Open Countryside and Flood Zone 2, access is onto a right controlled junction. Trees, hedges and biodiversity value. Noise from railway, potential contamination, loss of off street parking. Hard standing on site, appears flat. Located within 250m of landfill.		
Policy Restrictions	Part in SZL for Middlewich, part in Open Countryside. Area of special control for adverts.	**Potential Density**	31.25
Managing Constraints	Consideration of historic and natural environment and flooding issues (production of a Flood Risk Assessment). Consulation with Highways to address access issues. Consultation with Contaminated Land Officer.	**Determination of Capacity**	Density multiplier
Sustainability	Brownfield site is located close to employment land.		
Accessibility	Access possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Not Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



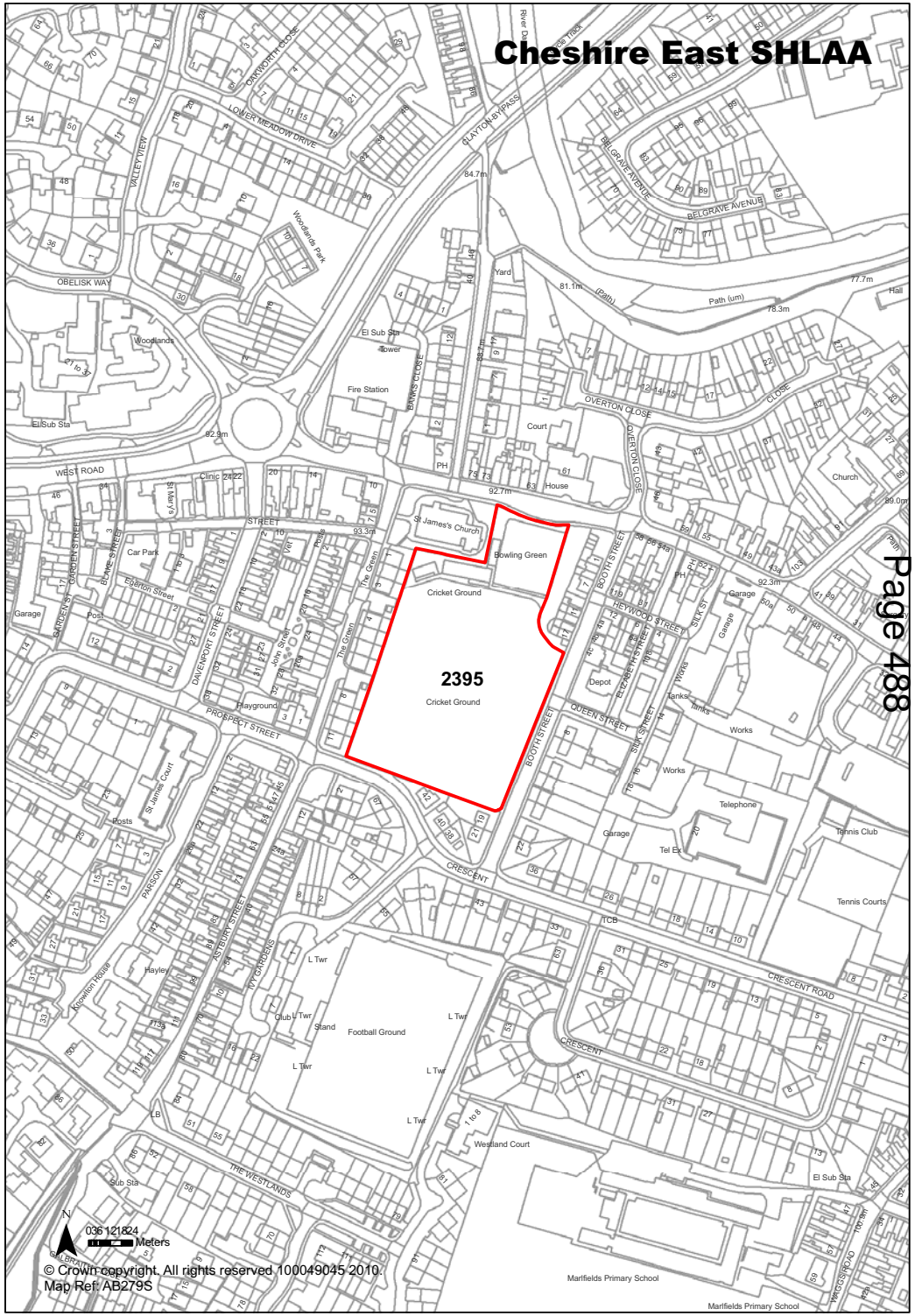
Ref 2387 Site Address Land west of Hillfields, Congleton

Town / Rural	Congleton	**Easting** 385761	**Northing** 363464
Site Description	Vacant land and woodland.	**Site Size Net (Ha)**	0.82
Character of Area	Generally residential	**Potential Capacity**	15
Surrounding Land Uses	Generally residential and a small area of commercial.	**Potential Net Capacity**	15
Physical Constraints	Zone 1 - Little or no risk. Currently woodland. Site is located on a steep incline, no buildings on site. Located within 250m of landfill. Potential air quality issues.		
Policy Restrictions	Majority of site covered by a TPO area. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	18.29
Managing Constraints	Consideration of biodiversity. Consultation with Contaminated Land Officer. Air quality assesment may be required (size of development, proximity to AQMA).	**Determination of Capacity**	Density multiplier, but reduced to allow for issues with topography and woodland.
Sustainability	Site considered sustainable.		
Accessibility	Access possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Not Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 2395 Site Address Cricket Club, West Street, Congleton

Town / Rural	Congleton	**Easting** 385360	**Northing** 363202
Site Description	Cricket club grounds.	**Site Size Net (Ha)**	1.23
Character of Area	Generally residential.	**Potential Capacity**	37
Surrounding Land Uses	Generally residential.	**Potential Net Capacity**	37
Physical Constraints	Flood zone 1 - little or no risk. Site is an area of Protected Open Space/Recreation Facility. Buildings on site, appears flat. TPO's adjacent to site. Potential air quality issues.		
Policy Restrictions	Site is an area of Protected Open Space/Recreation Facility. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	30.08
Managing Constraints	Consideration of replacement/relocation of open space and of biodiversity. Air quality assesment may be required (size of development, proximity to AQMA).	**Determination of Capacity**	Density multiplier
Sustainability	Site considered sustainable.		
Accessibility	Site considered accessible.	**Total Completions**	0
Other Information	No evidence that Cricket Club wish to leave their current premises.	**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Not Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

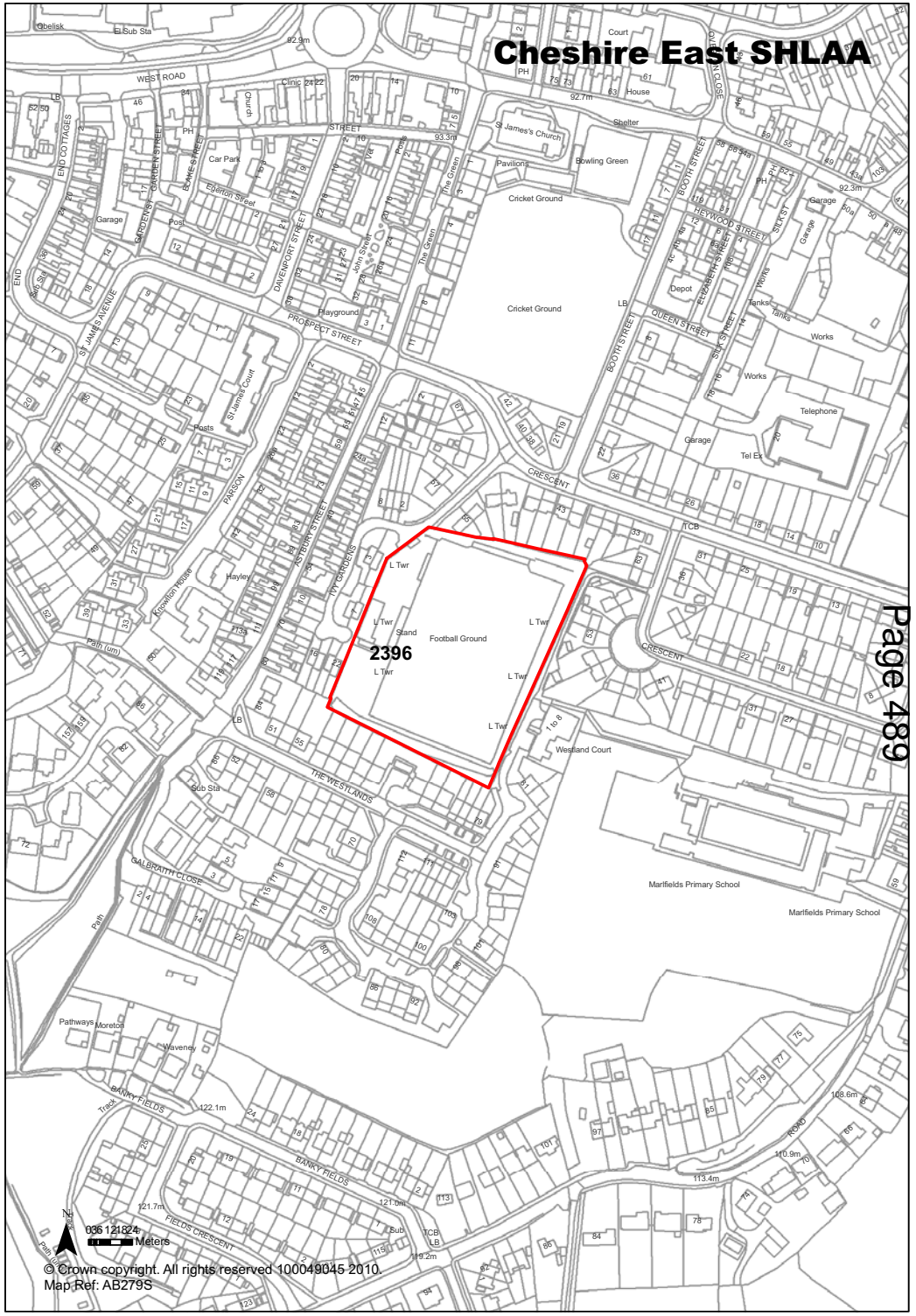


Ref	2396	Site Address	Congleton Town Football Club, Crescent Road, Congleton

Town / Rural	Congleton	**Easting**	385327
		Northing	362752

Site Description	Football ground.
Character of Area	Generally residential
Surrounding Land Uses	Generally residential
Physical Constraints	Flood zone 1 - little or no risk. Site is an area of Protected Open Space/Recreation Facility. Public footpath adjacent to site. Buildings on site, appears flat. Site is in use by Congleton Town FC. Potential air quality issues.
Policy Restrictions	Site is an area of Protected Open Space/Recreation Facility. Surface water runoff should be calculated in accordance with Environment Agency guidelines.
Managing Constraints	Consideration of replacement/relocation of open space and football club. Consideration of public footpath. Air quality assesment may be required (size of development, proximity to AQMA).
Sustainability	Site considered sustainable.
Accessibility	Site considered accessible.
Other Information	No evidence that football club wish to leave current premises.
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Not Available
Achievability	Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	1.23
Potential Capacity	37
Potential Net Capacity	37
Potential Density	30.08
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



Ref 2397 Site Address Land off Silver Street, Congleton

Town / Rural	Congleton	**Easting** 386074	**Northing** 362659
Site Description	Grassland, outbuildings and garden.	**Site Size Net (Ha)**	0.89
Character of Area	Edge of settlement - mixed uses.	**Potential Capacity**	12
Surrounding Land Uses	Cemetery, car sales and residential.	**Potential Net Capacity**	12
Physical Constraints	Flood Zone 1 - Little or no risk. Levels change sharply, trees and hedges, access constrained, greenfield, has the potential to affect the setting of St Peter's Church. TPO adj to site. Adj to Canal Street garage - a possible source of contamintion. Potential air quality issues.		
Policy Restrictions	Within Congleton SZL. Part of site within Town Centre. Part of site within an area of archaeological potential. Contains listed Cockshuts Footpath. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	13.48
Managing Constraints	Consideration of historic and natural environment. Consultation with Contaminated Land Officer. Air quality assesment may be required (size of development, proximity to AQMA).	**Determination of Capacity**	Density multiplier and Based on part of site (approx. 0.37ha) suggested through 'Call for Sites' coming forward for development.
Sustainability	Site is considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information	Part of site suggested through 'Call for Sites'.	**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available - site on the market	**Current Year**	0
Achievability	Achievable	**Years 1-5**	12
Deliverability	Deliverable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

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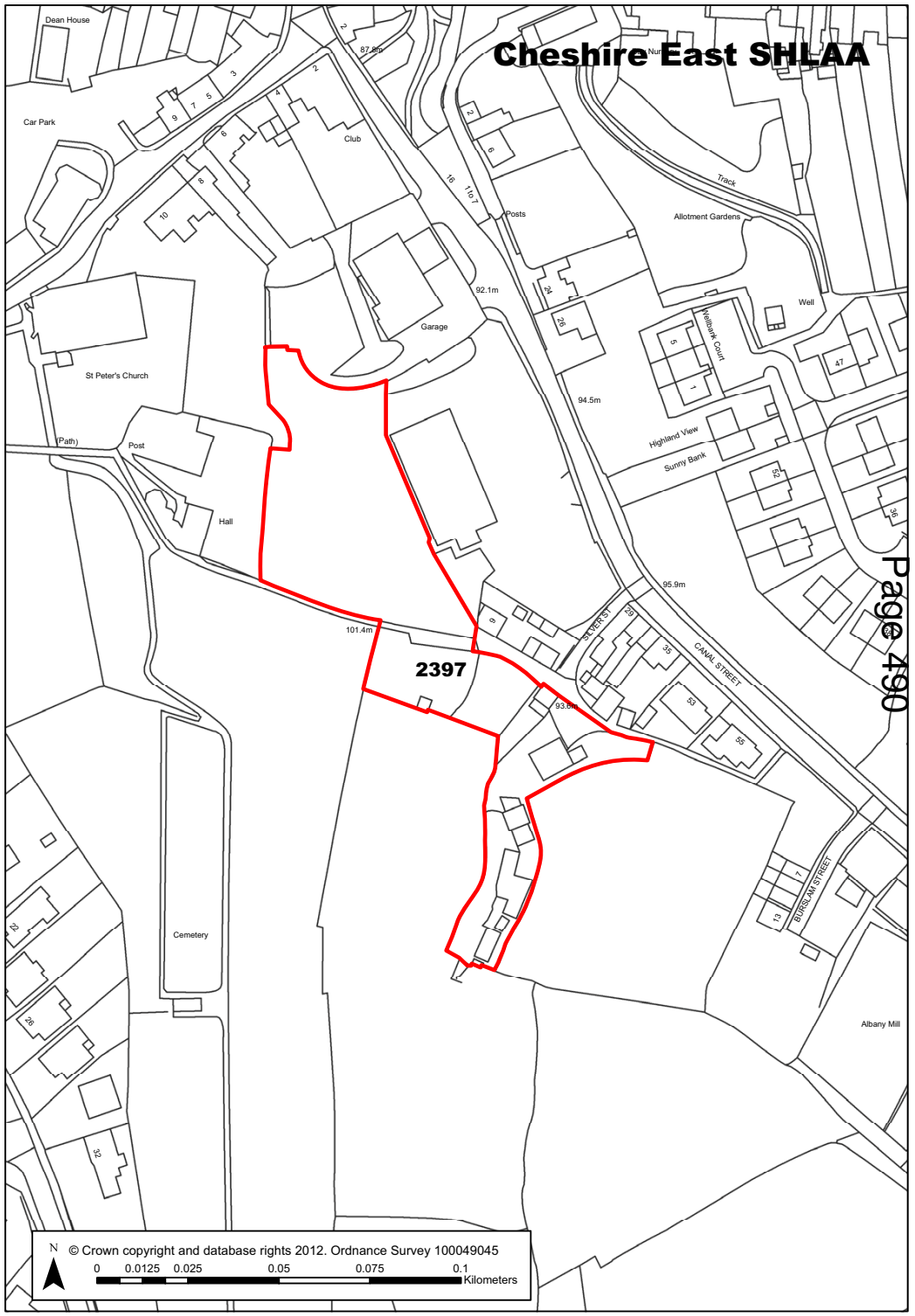
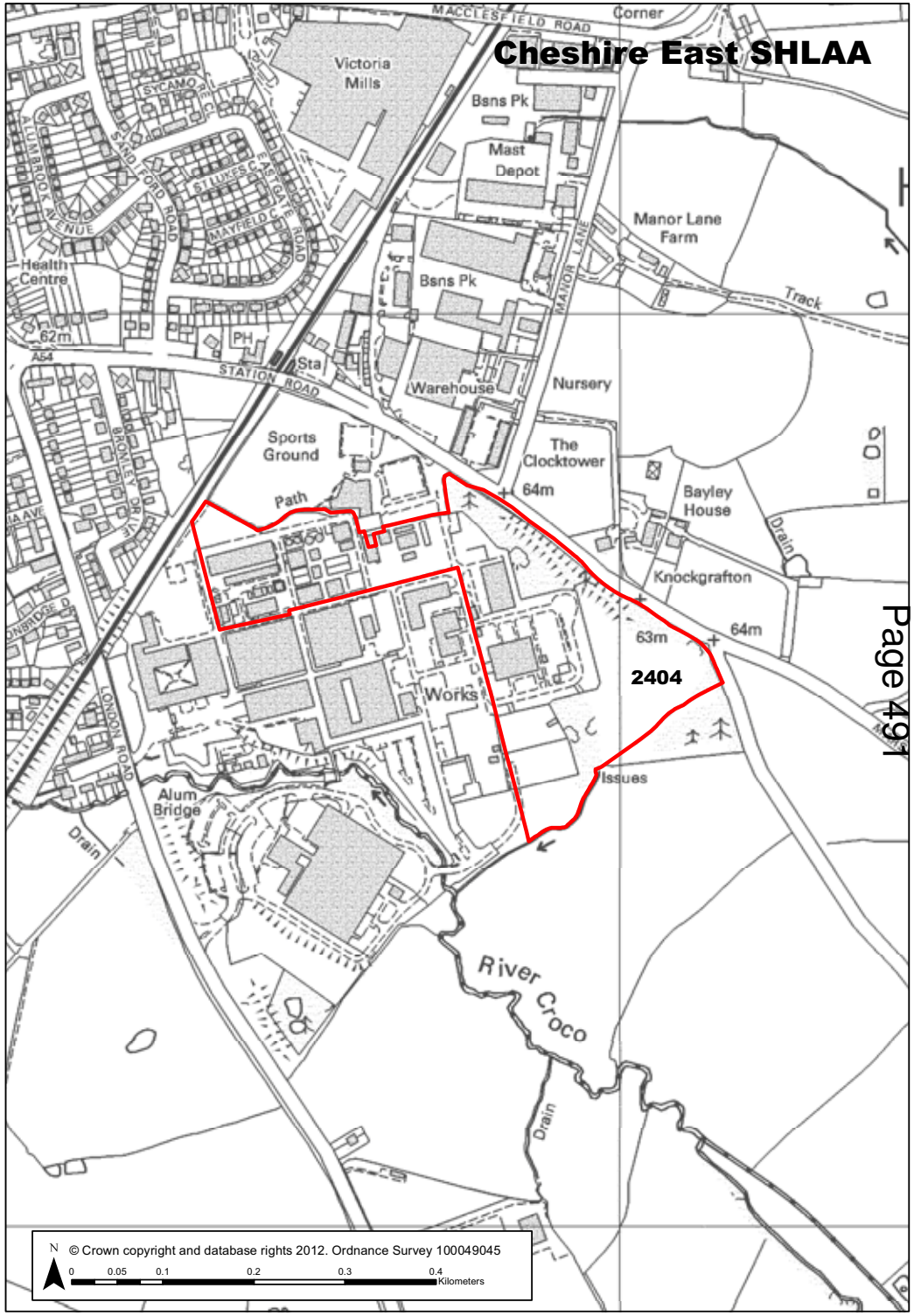


Ref	2404	Site Address	Former Fisons Site, London Road, Holmes Chapel (aka Sanofi Aventis /

Town / Rural	Holmes Chapel	**Easting**	376853
		Northing	366657

Site Description	Existing Industrial site.
Character of Area	Residential and open countryside.
Surrounding Land Uses	Part of the site is to stay in industrial and commercial use. To the north, south and east of the residential part of the site is open countryside,
Physical Constraints	Area to the south of the site is within a Zone 3 Flood Risk Area. Station Road to the North, small areas of woodland border the site. Site adjacent to the railway. Buildings currently on site. Potential for contamination. Site appears generally flat. Extensive contamination expected on site particularly in area of landfill from the on-site laboratory. Located within 250m of landfill. Potential air quality issues.
Policy Restrictions	Within Jodrell Bank Consultation Zone and Holmes Chapel SZL.
Managing Constraints	Consideration of flood risk and production of a Flood Risk Assessment. Consultation with Contaminated Land Officer and Jodrell Bank. Consideration of natural environment. Air quality assesment may be required (size of development).
Sustainability	Site is considered sustainable.
Accessibility	Access is possible. Scope and depth of TA agreed. Likely to be required to provide a negotiated sum towards local and/or strategic highway infrastructure upgrades.
Other Information	
Brownfield / Greenfield	Brownfield
Suitability	Suitable
Availability	Available - site on the market
Achievability	Achievable
Deliverability	Deliverable
Development Progress	Outline Permission
Application Number:	11/1682C

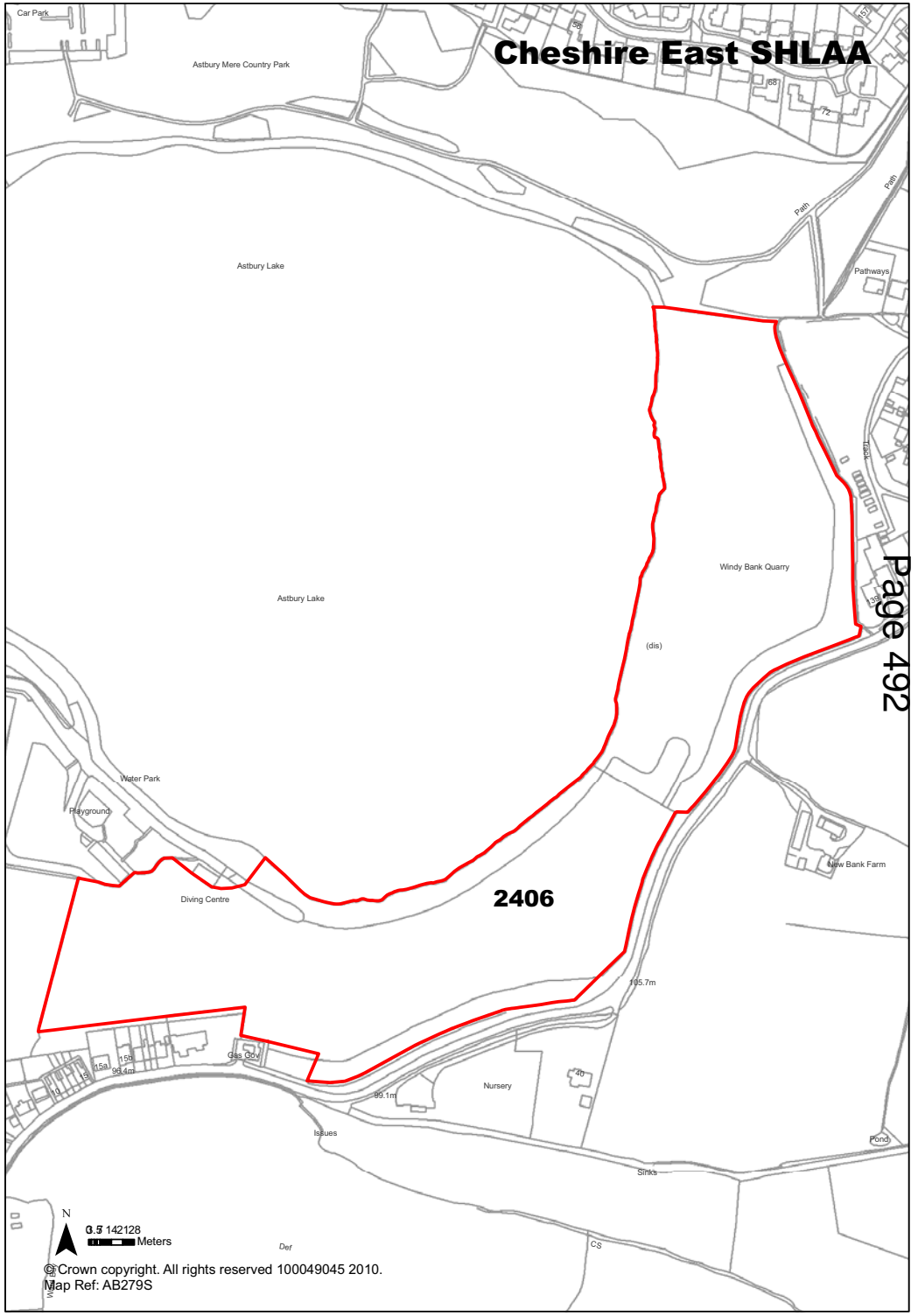
Site Size Net (Ha)	8.11
Potential Capacity	224
Potential Net Capacity	224
Potential Density	27.62
Determination of Capacity	Site awaiting S106.
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	175
Years 6-10	49
Years 11-15	0



Ref	2406	Site Address	Land south and east of Astbury Mere, Congleton

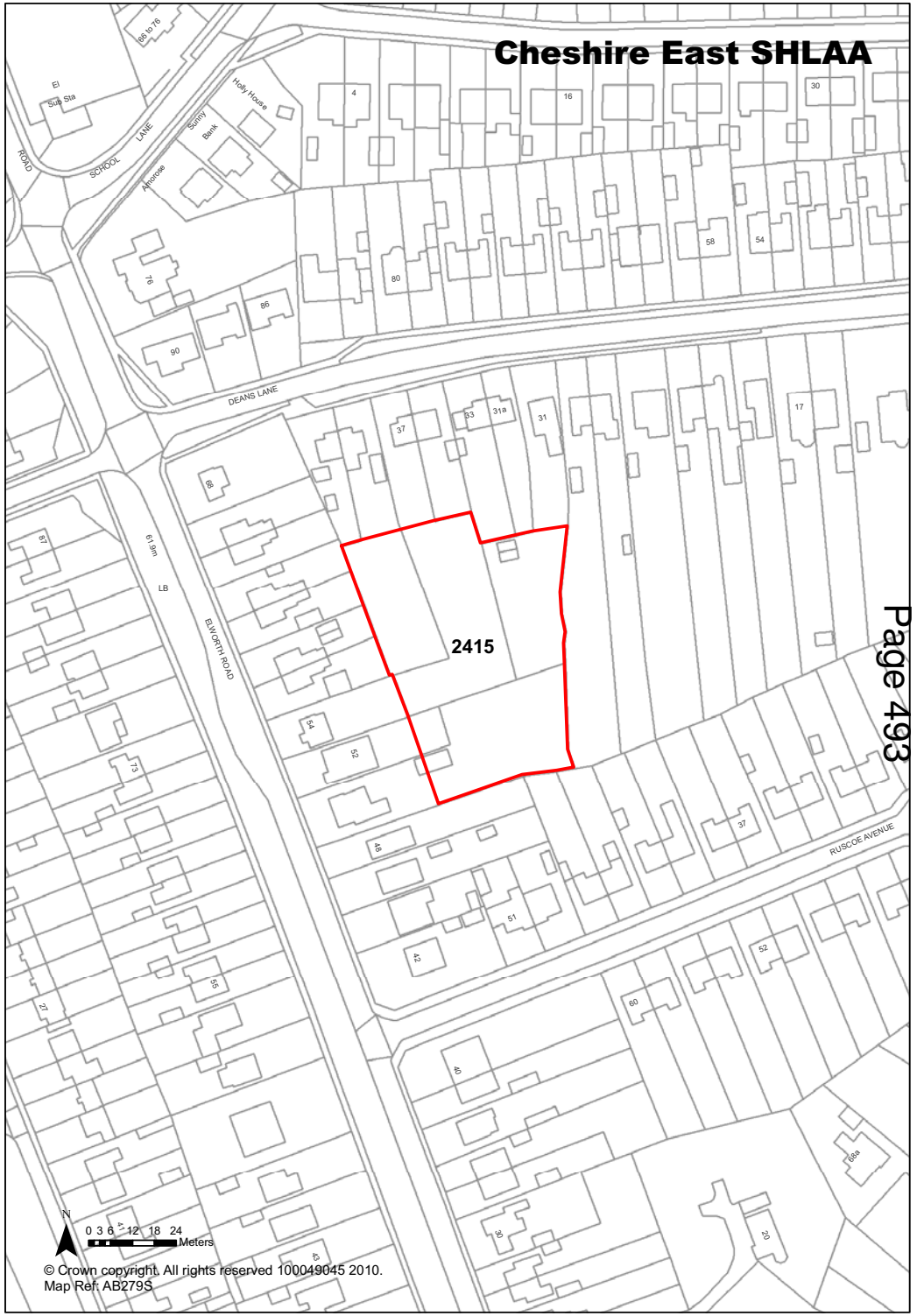
Town / Rural	Congleton	**Easting**	385003
		Northing	362294

Site Description	Woodland/open space.	**Site Size Net (Ha)**	6.58
Character of Area	Open space and recreation.	**Potential Capacity**	200
Surrounding Land Uses	Mere (recreation), woodland, some residential to the east and south, open space.	**Potential Net Capacity**	200
Physical Constraints	Flood zone 1 - little or no risk, TPO's and Protected Open Space, footpath adjacent to site. Steep change in levels on site. Located on potential contaminated site. Potential air quality issues.		
Policy Restrictions	Proteced Open Space. Within Congleton SZL. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	30.4
Managing Constraints	Replacement/relocation of open space, consideration of biodiversity. Consultation with Contaminated Land Officer. Air quality assesment may be required (size of development, proximity to AQMA).	**Determination of Capacity**	Density multiplier
Sustainability	Site is within walking distance of a bus stop.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Not Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 2415 Site Address Land to rear of Elworth Road, Sandbach

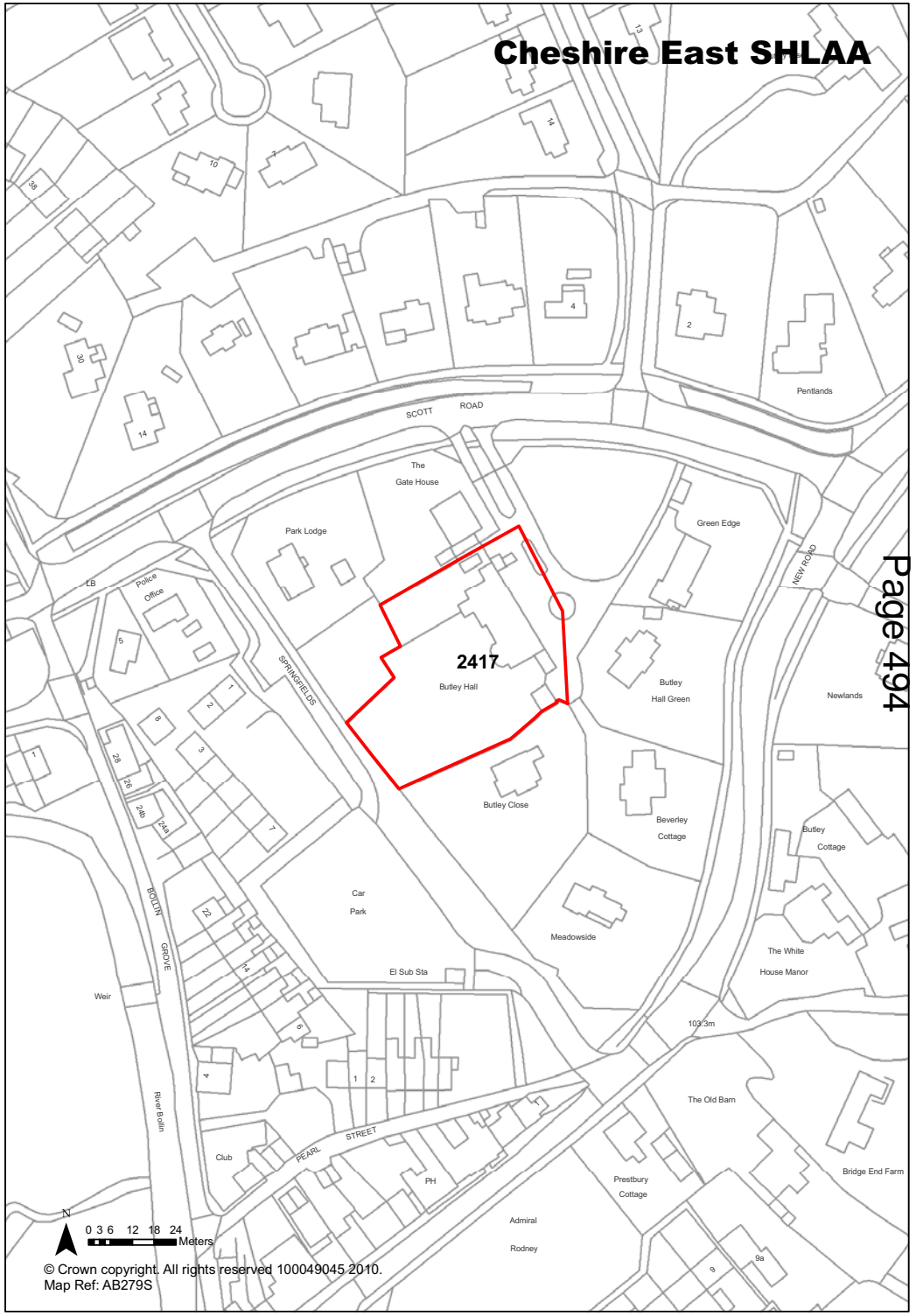
Town / Rural	Sandbach	**Easting** 374040	**Northing** 360830
Site Description	Predominantly garden land to adjacent residential properties but some vacant land.	**Site Size Net (Ha)**	0.35
Character of Area	Generally residential.	**Potential Capacity**	11
Surrounding Land Uses	Generally residential.	**Potential Net Capacity**	11
Physical Constraints	Flood zone 1 - little or no risk. Few small trees within site. Access would involve demolition of an existing property on either Deans Lane or Elworth Road. Site appears flat.		
Policy Restrictions	Within Sandbach SZL. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	31.43
Managing Constraints	Consultation with Highways to address access issues. Consideration of biodiversity.	**Determination of Capacity**	Density multiplier
Sustainability	Site is considered sustainable.		
Accessibility	Issue with access to site.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 2417 Site Address Butley Hall, Scott Road, Prestbury

Town / Rural	Prestbury	**Easting** 390167	**Northing** 377238

Site Description	Residential and accompanying grounds.	**Site Size Net (Ha)**	0.26
Character of Area	Residential.	**Potential Capacity**	12
Surrounding Land Uses	Residential and car parking to the south west.	**Potential Net Capacity**	5
Physical Constraints	Flood zone 1 - little or no risk. Building on site, appears generally flat, TPO on and adjacent to site, within Manchester Airport wind and air safe zones.		
Policy Restrictions	Butley Hall is a grade II listed building. Within area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	44.44
Managing Constraints	Consideration of trees and the historic environment, consultation with Manchester Airport.	**Determination of Capacity**	Based on current permission
Sustainability	Site is considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	7
Suitability	Suitable		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	12
Deliverability	Deliverable	**Years 6-10**	0
Development Progress	Full Permission	**Years 11-15**	0
Application Number:	10/3174M		

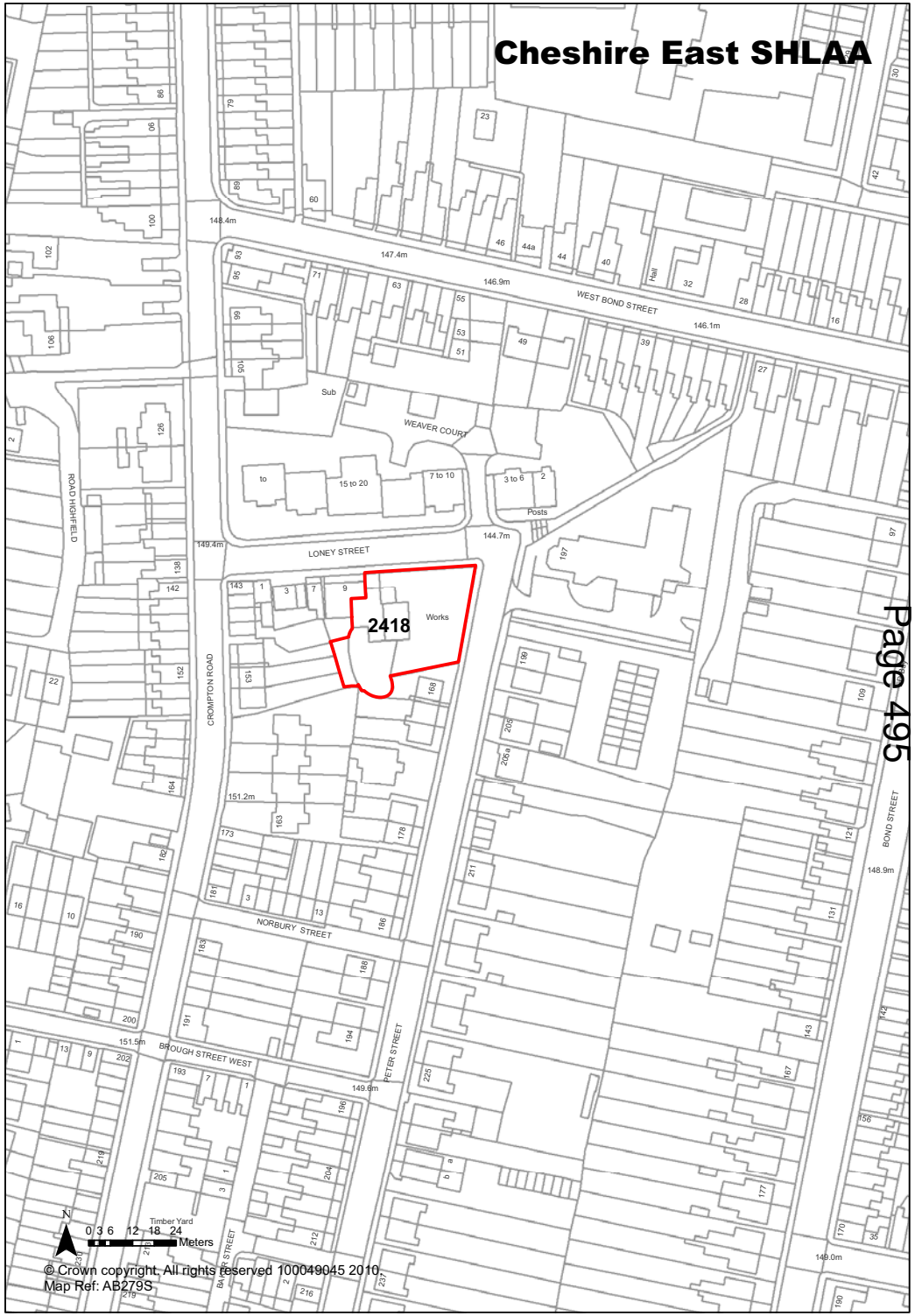


Ref	2418	Site Address	Massie Dyeworks, Loney Street, Macclesfield

Town / Rural	Macclesfield	**Easting**	391113
		Northing	373272

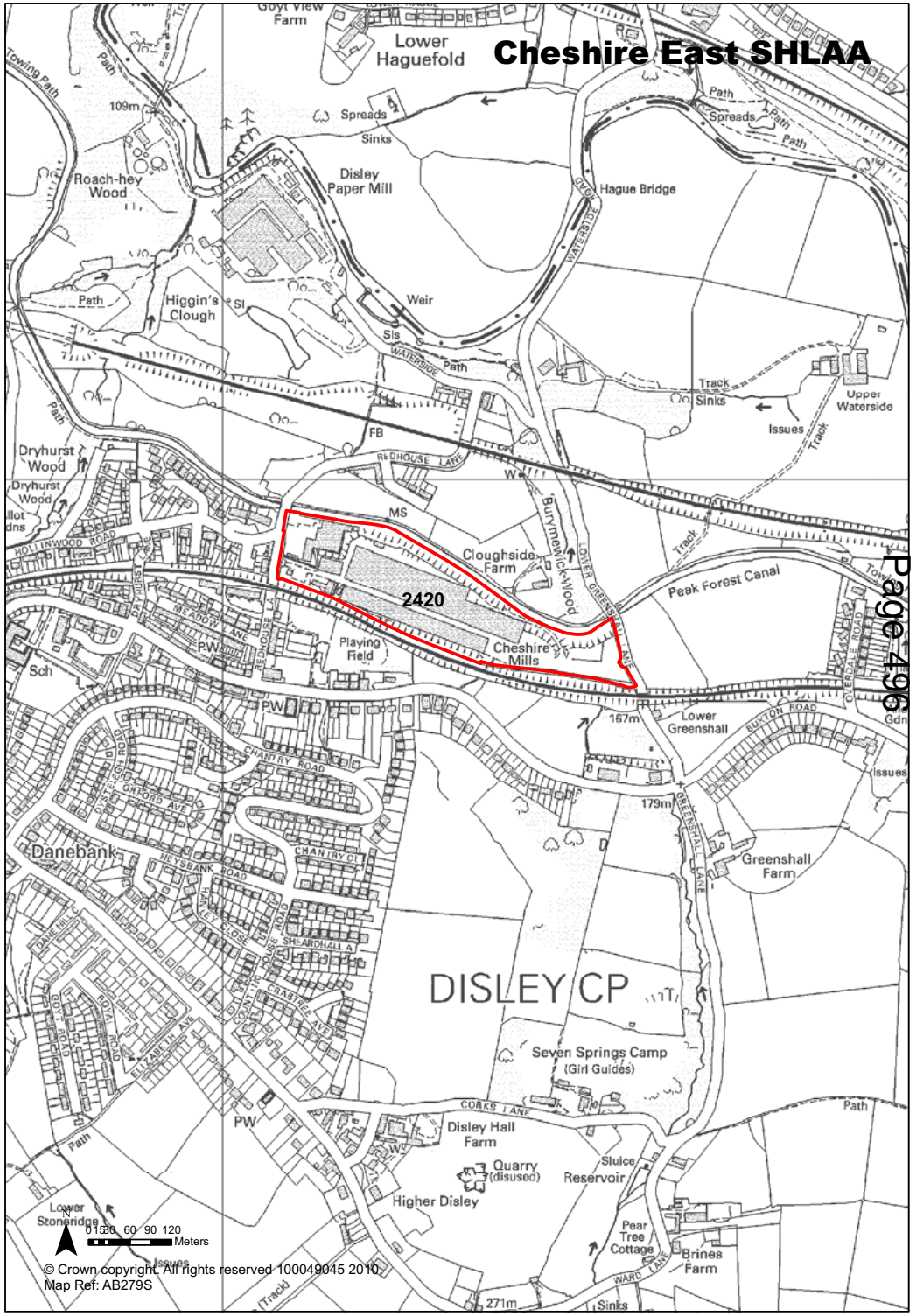
Site Description	Dyeworks
Character of Area	Residential
Surrounding Land Uses	Residential
Physical Constraints	Flood zone 1 - little or no risk, building on site, slight slope, potential contaminated site.
Policy Restrictions	Within Woodford Aerodrome Airsafe zone and Manchester Airport Wind and Air Safe zone
Managing Constraints	Consultation with Woodford Aerodrome, Manchester Airport and Contaminated Land Officer.
Sustainability	Site is considered sustainable.
Accessibility	Site is accessible.
Other Information	
Brownfield / Greenfield	Brownfield
Suitability	Suitable
Availability	Available
Achievability	Achievable
Deliverability	Deliverable
Development Progress	Outline Permission
Application Number:	12/1394M

Site Size Net (Ha)	0.09
Potential Capacity	11
Potential Net Capacity	11
Potential Density	122.2
Determination of Capacity	Based on current permission.
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	11
Years 6-10	0
Years 11-15	0



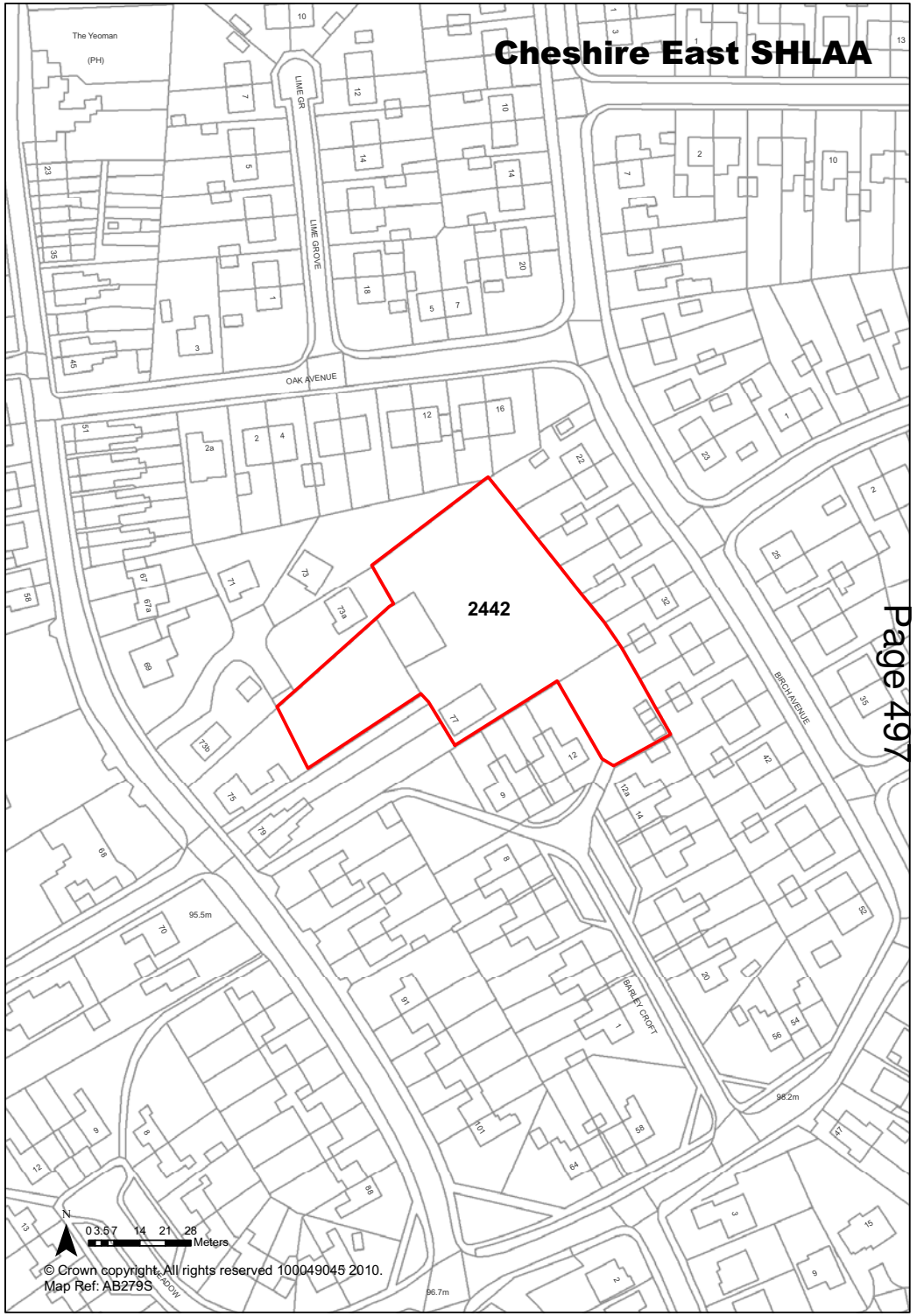
Ref 2420 Site Address Fibrestar site, Redhouse Lane, Disley

Town / Rural	Disley	**Easting** 398339	**Northing** 384827
Site Description	Industrial site	**Site Size Net (Ha)**	5.27
Character of Area	Countryside (green belt), residential, openspace, residential	**Potential Capacity**	160
Surrounding Land Uses	Residential, green belt, open space	**Potential Net Capacity**	160
Physical Constraints	The land immediately adjacent to the Peak Forest Canal is a site of Biological Importance (Grade C) and a Site of Nature Conservation Importance. Sloping site between railway line and canal. Prominent site from the countryside - green belt to north. Some mature trees on site. Current buildings of varying heights.		
Policy Restrictions	Existing Employment Area	**Potential Density**	30.36
Managing Constraints	Biodiversity considerations.	**Determination of Capacity**	Based on current application.
Sustainability	Site is considered sustainable		
Accessibility	Access is possible	**Total Completions**	0
Other Information	Bus Stop within 250m, Post Office within720m, medical facilities within 800m, Primary School within 650m, Open Space within 80m	**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	90
Deliverability	Deliverable	**Years 6-10**	70
Development Progress	Awaiting S106	**Years 11-15**	0
Application Number:	08/2718P		



Ref 2442 Site Address Land off Barley Croft, Alsager

Town / Rural	Alsager	**Easting** 380197	**Northing** 354864
Site Description	Private house and grounds and dane Housing garages.	**Site Size Net (Ha)**	0.4
Character of Area	Generally residential.	**Potential Capacity**	10
Surrounding Land Uses	Generally residential.	**Potential Net Capacity**	10
Physical Constraints	Flood Zone 1 - little or no risk. Generally flat. Some trees and a hedge on site. Access through existing garage site could be problematic. TPOs adjacent to site. Located on potential contaminated site.		
Policy Restrictions	Within Alsager SZL. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	25
Managing Constraints	Consultation with Highways to address access issues. Consideration of biodiversity. Consultation with Contaminated Land Officer.	**Determination of Capacity**	Density multiplier and on need for access arrangements.
Sustainability	Site considered sustainable.		
Accessibility	May have access issues.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Suitable		
Availability	Not Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

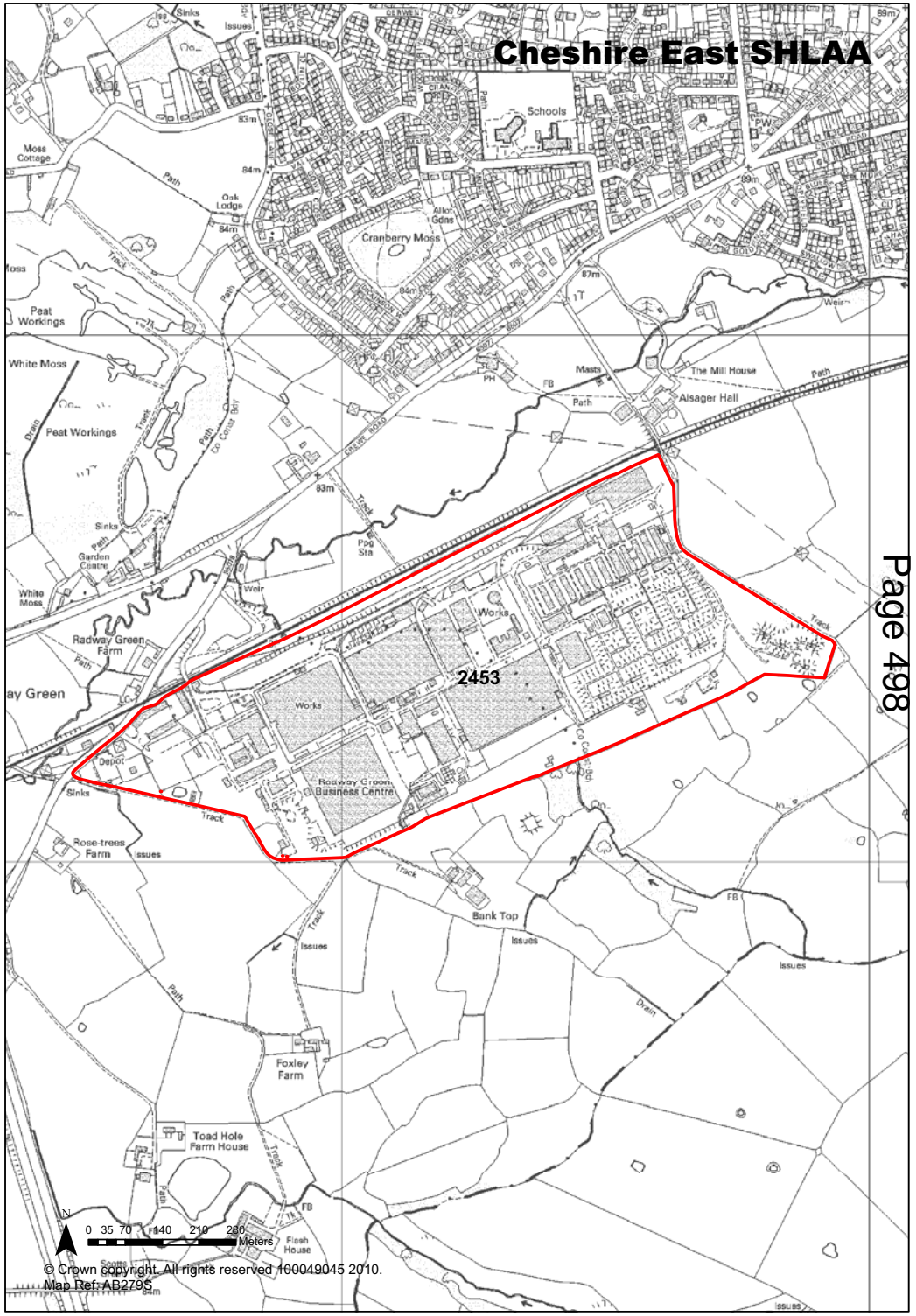


Ref 2453 **Site Address** Royal Ordnance Factory, Crewe Road, Alsager

Town / Rural Alsager - Edge / Extension **Easting** 378414 **Northing** 354482

Site Description	Buildings and land within ROF
Character of Area	Employment uses to west and rural countryside to the east. Railway to the north.
Surrounding Land Uses	Remainder of employment site and Open Countryside / Green Belt.
Physical Constraints	Fllod zone 1 - little or no risk. In use for employment purposes. Potential for contamination. Access should be OK, as should services and infrastructure as they serve existing uses. Buildings on site, noise issues from the railway, site appears generally flat. Located within 250m of landfill. Potential air quality and noise issues.
Policy Restrictions	Restricted to B1, B2 and B8 uses.
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assesment may be required (size of development). PPG24 noise assesment (rail noise).
Sustainability	Site is not considered sustainable.
Accessibility	Site is accessible.
Other Information	
Brownfield / Greenfield	Brownfield
Suitability	Not Suitable
Availability	Not Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

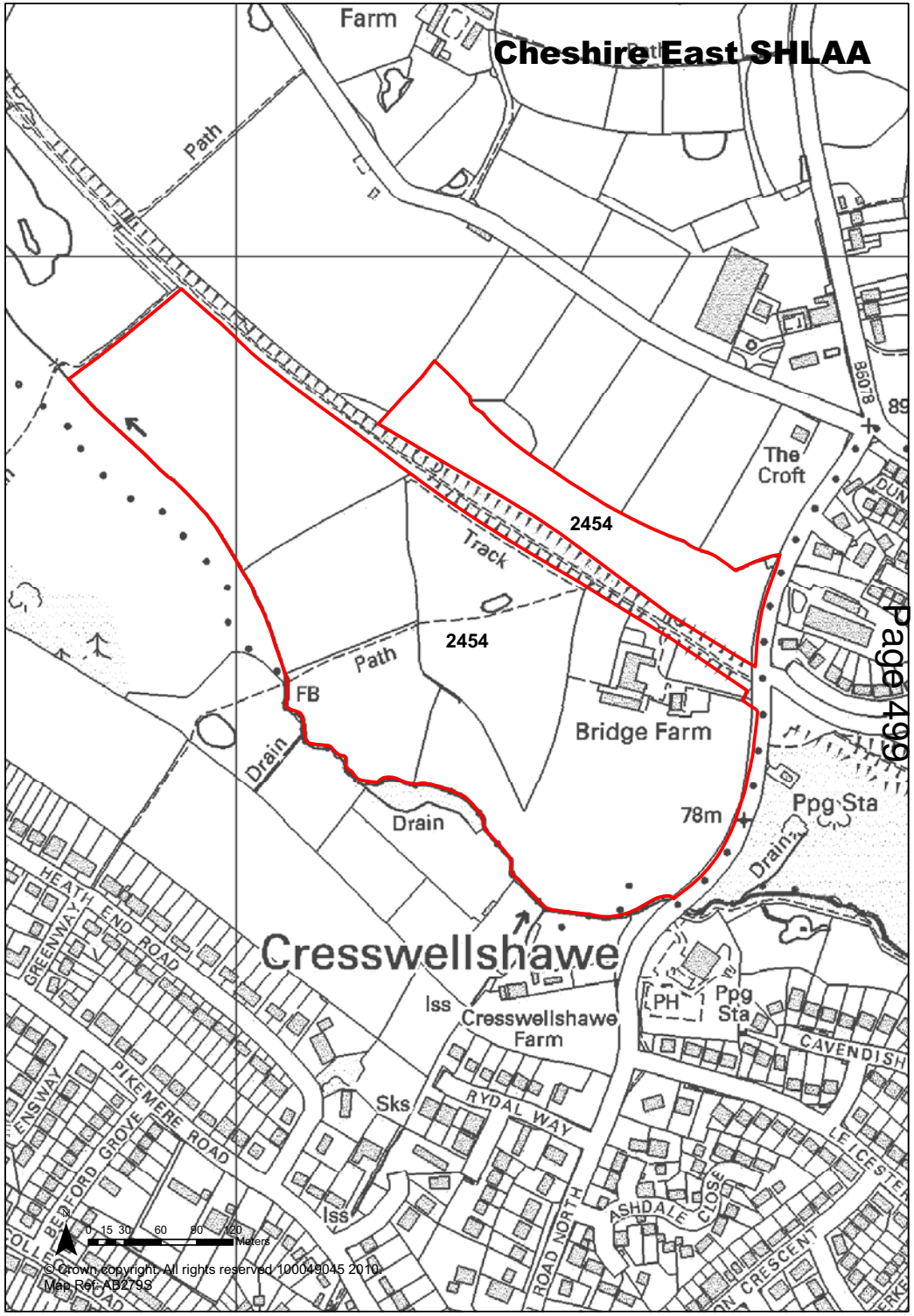
Site Size Net (Ha)	46
Potential Capacity	1380
Potential Net Capacity	1380
Potential Density	30.01
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



Ref	2454	Site Address	Land at Bridge Farm, Sandbach Road North, Alsager

Town / Rural	Alsager - Edge / Extension	**Easting**	379148 **Northing** 356708

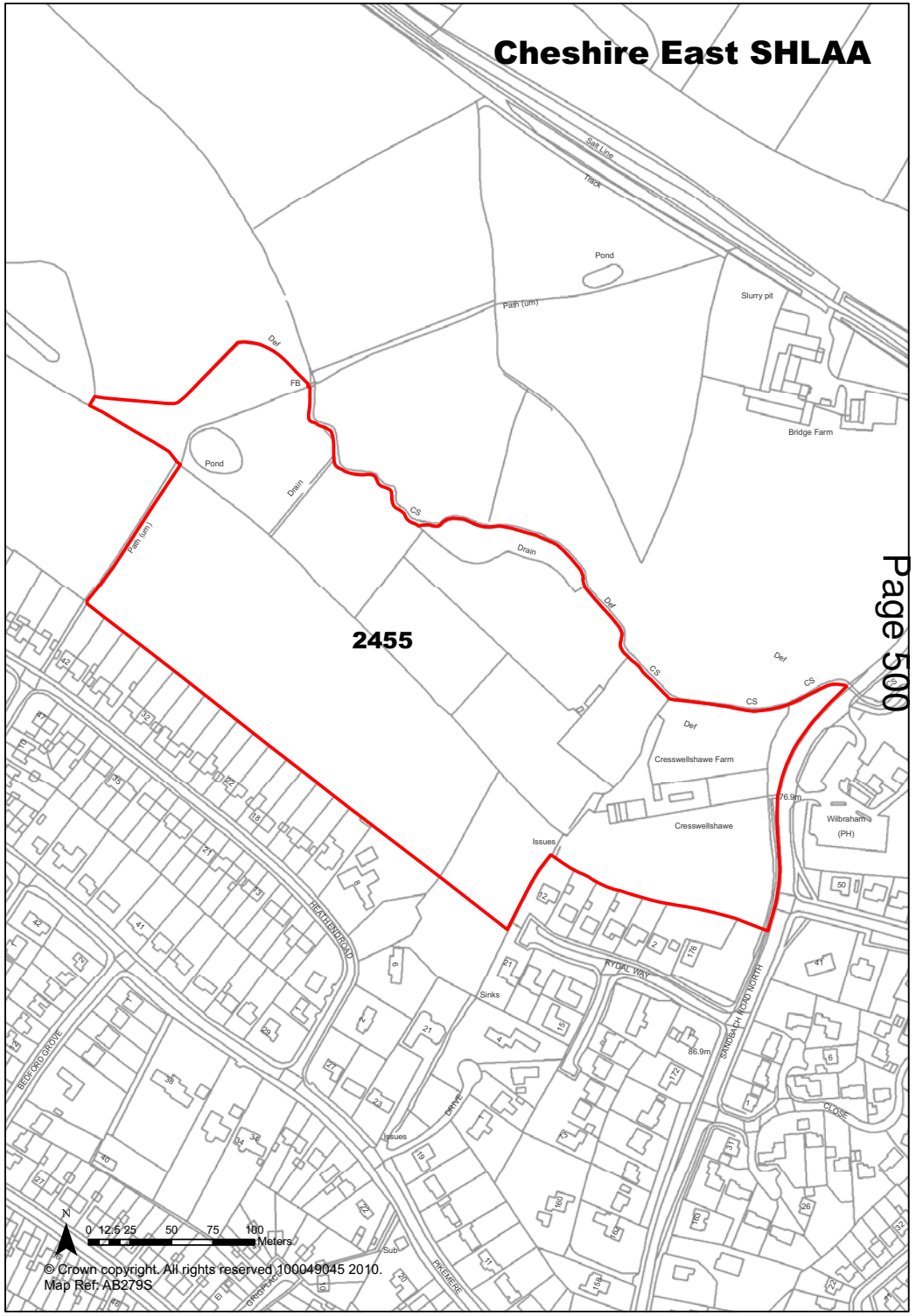
Site Description	Agricultural land and farm.	**Site Size Net (Ha)**	13.74
Character of Area	Generally open countryside, with a limited link to the residential settlement at Lawton Heath End and Alsager.	**Potential Capacity**	413
Surrounding Land Uses	Open Countryside and a small level of residential at Lawton Heath to the NE and Alsager to the South.	**Potential Net Capacity**	413
Physical Constraints	Undulating agricultural land. The Salt Line footpath runs through the site. Site within flood zones 2 & 3. Part of site within brine subsidence area. Footpaths cross site. Located directly on landfill. Potential air quality issues.		
Policy Restrictions	Within Open Countryside and area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	30.06
Managing Constraints	Consideration of flood risk and production of a Flood Risk Assessment. Consideration of subsidence issues and accommodation or diversion of public footpath. Consultation with Cheshire Brine Subsidence Compensation Board and Contaminated Land Officer. Air quality assesment may be required (size of development).	**Determination of Capacity**	Density multiplier
Sustainability	Site not considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref	2455	Site Address	Land off Heath End Road/Sandbach Road North, Alsager

Town / Rural Alsager - Edge / Extension **Easting** 379133 **Northing** 356493

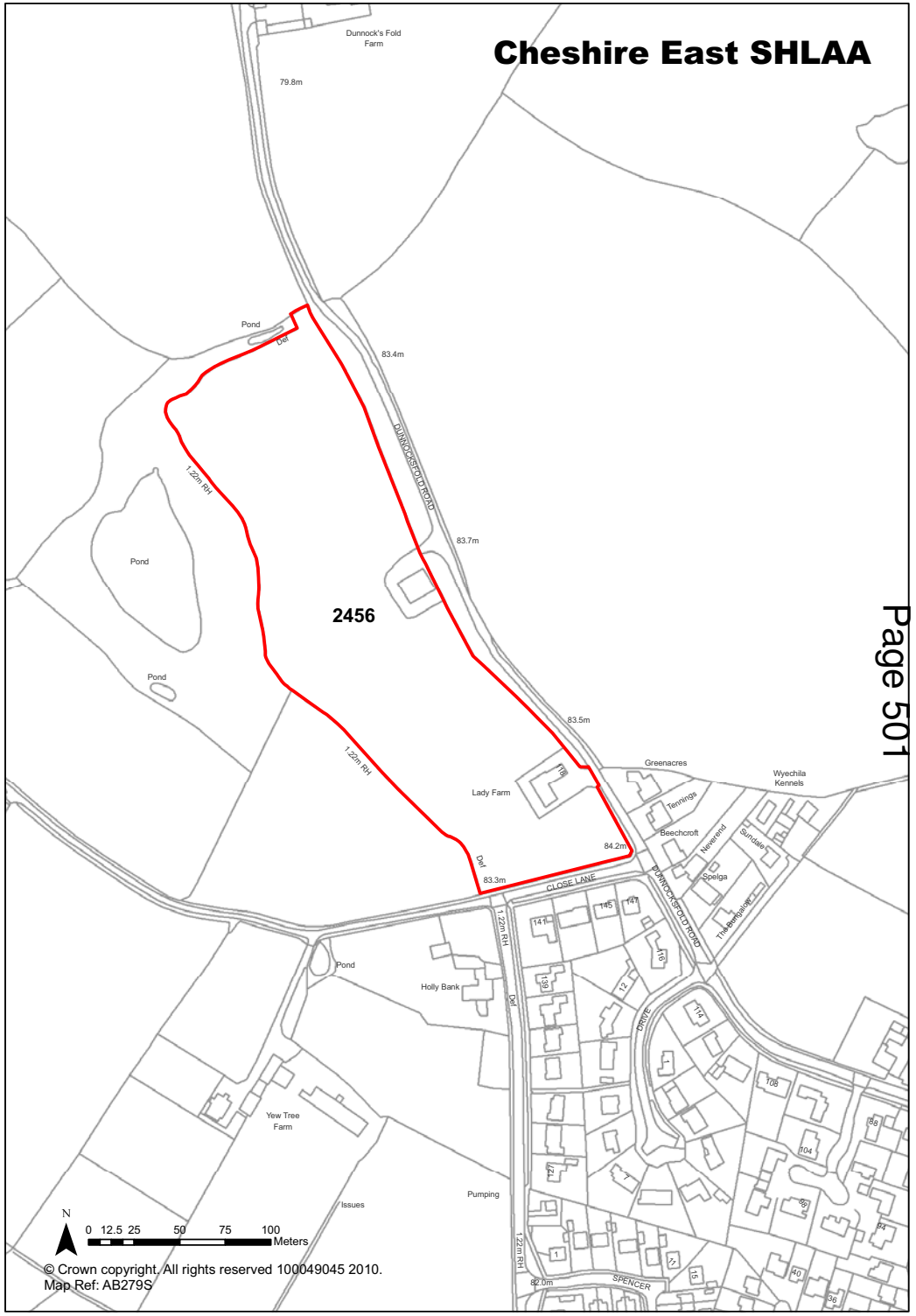
Site Description	Riding school, stabling and grazing land.	**Site Size Net (Ha)**	7.3
Character of Area	Open Countryside to the north and the residential edge of Alsager to the South.	**Potential Capacity**	219
Surrounding Land Uses	Open Countryside to the north and the residential edge of Alsager to the South.	**Potential Net Capacity**	219
Physical Constraints	Undulating site, flood zones 2 & 3, pond on site. TPO on site. Located directly on landfill. Potential air quality issues.		
Policy Restrictions	Open Countryside, area of special control for adverts, flood zones 2 & 3. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	30
Managing Constraints	Consideration of flood risk and production of a Flood Risk Assessment. Production of a Protected Species Survey, consideration of biodiversity. Consultation with Contaminated Land Officer. Air quality assesment may be required (size of development).	**Determination of Capacity**	Density multiplier
Sustainability	Site is within walking distance of bus stops and a public house.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 2456 **Site Address** Land at Lady Farm Bungalow, Dunnocksfold Road, Alsager

Town / Rural Alsager - Edge / Extension **Easting** 377767 **Northing** 356038

Site Description	Agricultural land and dwelling.	**Site Size Net (Ha)**	2.96
Character of Area	Generally open countryside with a minimal link to the residential edge of Alsager to the South.	**Potential Capacity**	89
Surrounding Land Uses	Generally open countryside with a minimal link to the residential edge of Alsager to the South.	**Potential Net Capacity**	89
Physical Constraints	Flood zone 1 - little or no risk. Site appears to be in use. Generally flat. Overhead power lines to edge of site. TPO on site and public bridleway adj. Pond close to site. Located on potential contaminated site. Potential air quality issues.		
Policy Restrictions	Open countryside. Area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	30.07
Managing Constraints	Consideration of biodoversity and public bridalway. Production of a protected species survey. Consultation with Contaminated Land Officer. Air quality assesment may be required (size of development).	**Determination of Capacity**	Density multiplier
Sustainability	Site is not considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

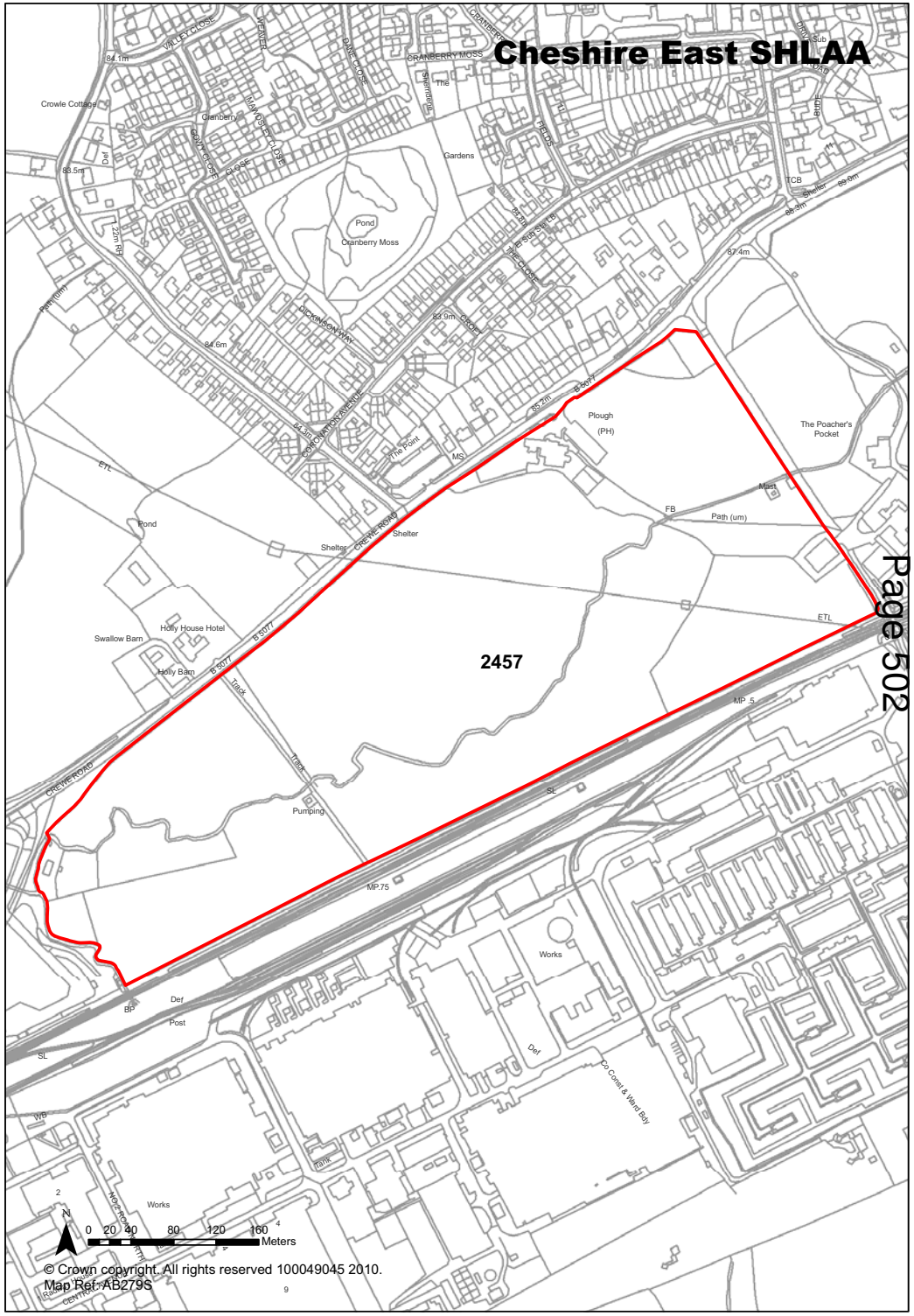


Ref 2457 Site Address Land to south of Crewe Road, Alsager

Town / Rural	Alsager - Edge / Extension	**Easting**	378165
		Northing	354740

Site Description	Agricultural land and Plough Public House.	**Site Size Net (Ha)**	11.7
Character of Area	Railway and Employment uses to the south a mix of residential and Open Countryside to the north.	**Potential Capacity**	351
Surrounding Land Uses	Railway and Employment uses to the south a mix of residential and Open Countryside to the north.	**Potential Net Capacity**	351
Physical Constraints	Stream on site. Access tracks to farms across site. Very slight undulation to the stream. Flood zone 2 &3. Site in use for agriculture and pub. Trees and ponds on site. Footpath crosses site. Located on potential contaminated land. Potential air quality and noise issues.		
Policy Restrictions	Open countryside, area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield land.	**Potential Density**	30
Managing Constraints	Consideration of trees, footpath and flood risk and porduction of a Flood Risk Assessment. Production of a Protected Species survey. Consultation with Contaminated Land Officer. Air quality assesment may be required (size of development, proximity to AQMA). PPG24 noise assessment required (rail noise).	**Determination of Capacity**	Density multiplier
Sustainability	Site is within walking distance of bus stops.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

Cheshire East SHLAA - Update January 2013

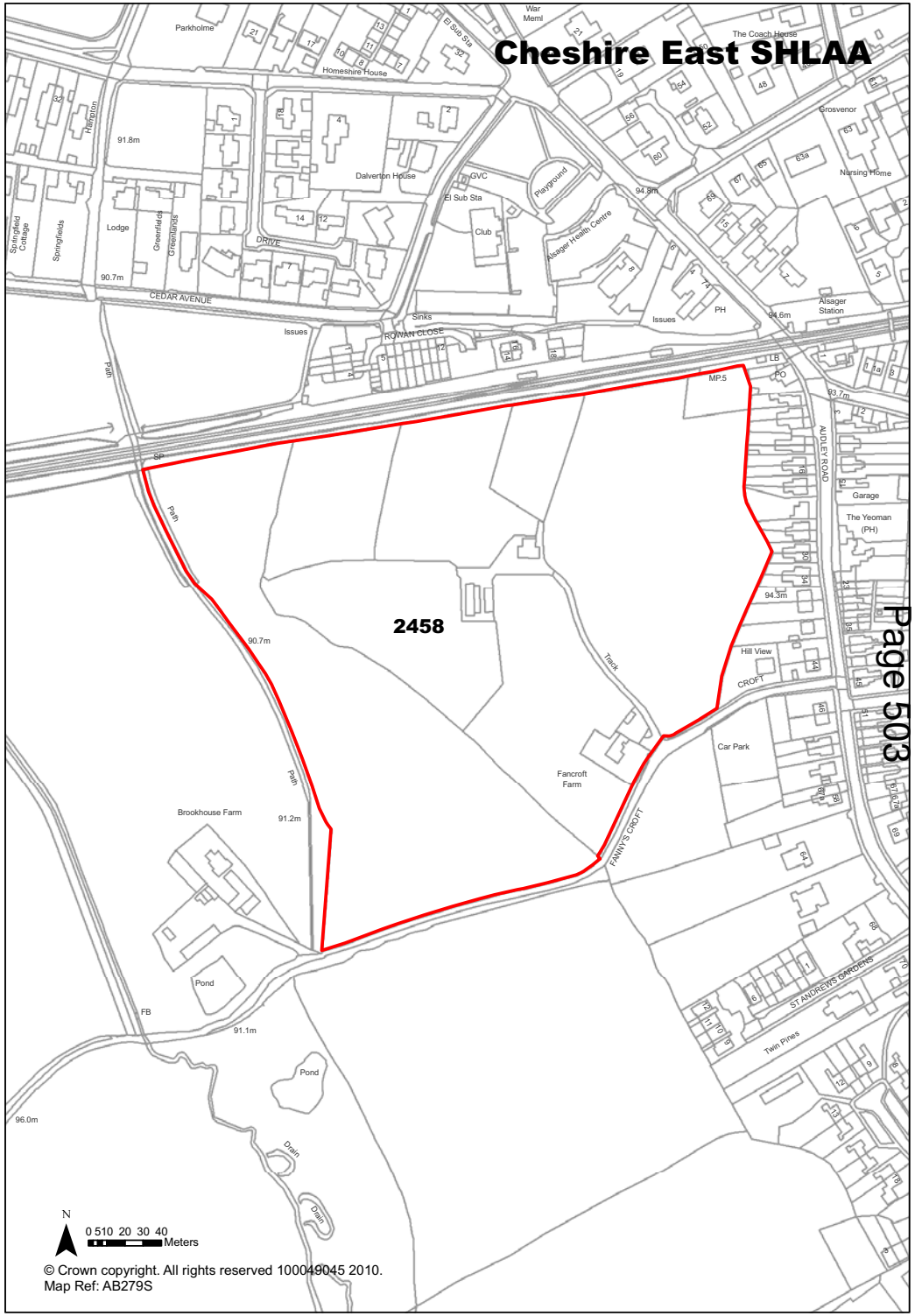


Ref 2458 **Site Address** Land at Fanny's Croft, Audley Road, Alsager

Town / Rural Alsager - Edge / Extension **Easting** 379880 **Northing** 354978

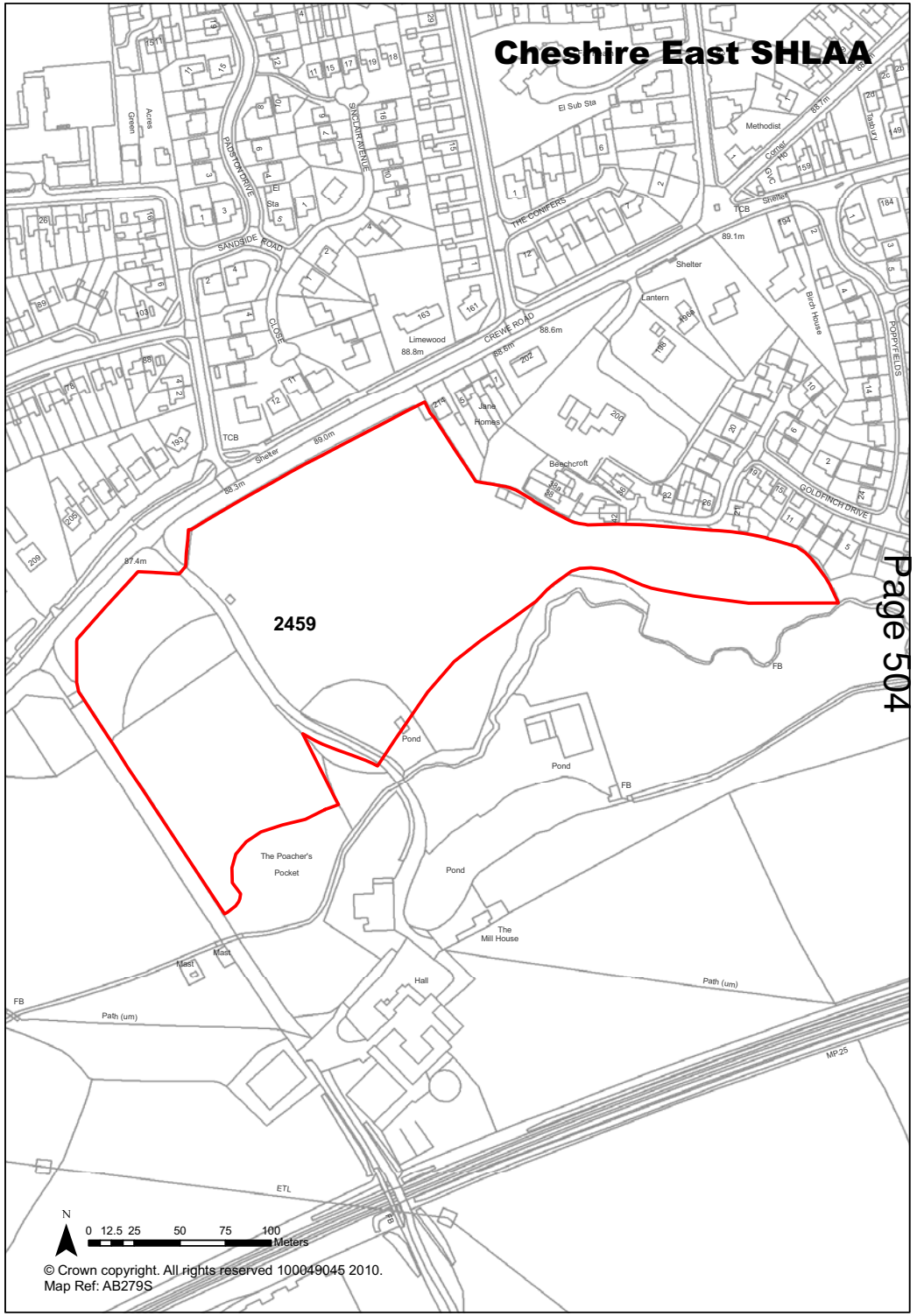
Site Description	Agricultural land
Character of Area	Edge of settlement
Surrounding Land Uses	Railway to the north, residential to the east and Open Countryside to the south and west.
Physical Constraints	Flood zone 1. Undulating site, with the railway adjacent. Site appears to be in use. Public footpath to edge of site. Access via a private access road that serves several farms. Buildings on site. Trees and shrubs on site. Potential air quality and noise issues.
Policy Restrictions	Green Belt. Area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.
Managing Constraints	Consideration of biodiversity. Air quality assesment may be required (size of development). Noise assessment required (rail noise).
Sustainability	Site considered sustainable.
Accessibility	Access is possible.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	6.68
Potential Capacity	201
Potential Net Capacity	201
Potential Density	30.02
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	125
Years 11-15	76



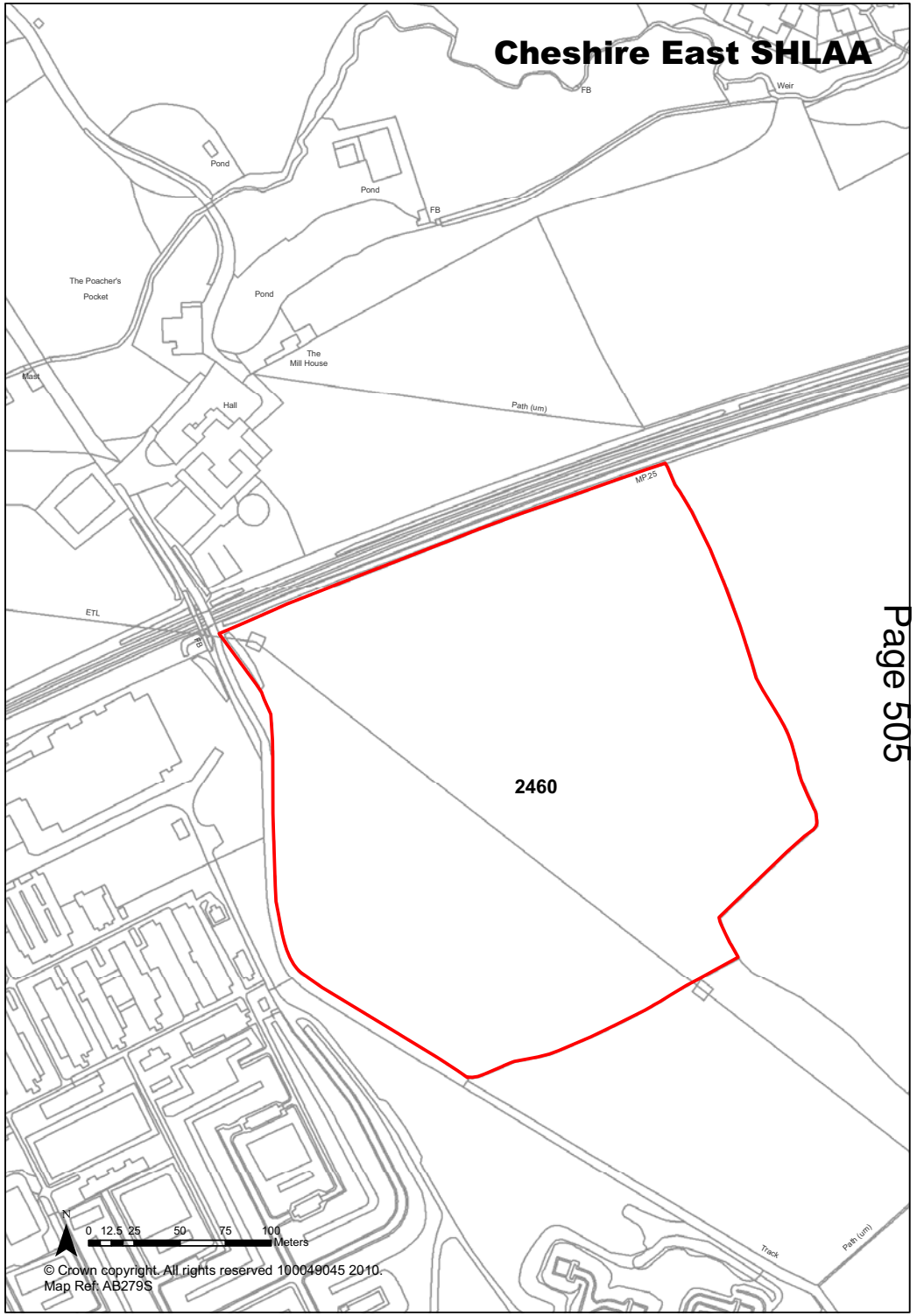
Ref 2459 **Site Address** Land west of Home Farm, Crewe Road, Alsager

Town / Rural	Alsager - Edge / Extension	**Easting** 378494	**Northing** 355047
Site Description	Agricultural land.	**Site Size Net (Ha)**	1.45
Character of Area	Residential to north and east, open countryside to the south and west.	**Potential Capacity**	125
Surrounding Land Uses	Residential to north and east, open countryside to the south and west.	**Potential Net Capacity**	125
Physical Constraints	Access road through site to the Old Mill Pub and to Hall Farm Shop. Overhead lines alongside track. Parts of the site are very overgrown. Some trees on site. TPO. Footpath through site. Flood zone 1 - little or no risk but adjacent to flood area. Located on potential contaminated site. Potential air quality issues.		
Policy Restrictions	Open countryside, area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	30
Managing Constraints	Consideration of overhead lines and trees, along with the accommodation/relocation of the footpath. Consideration of potential flood risk. Consultation with Contaminated Land Officer. Air quality assesment may be required (size of development).	**Determination of Capacity**	Density multiplier
Sustainability	Site considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



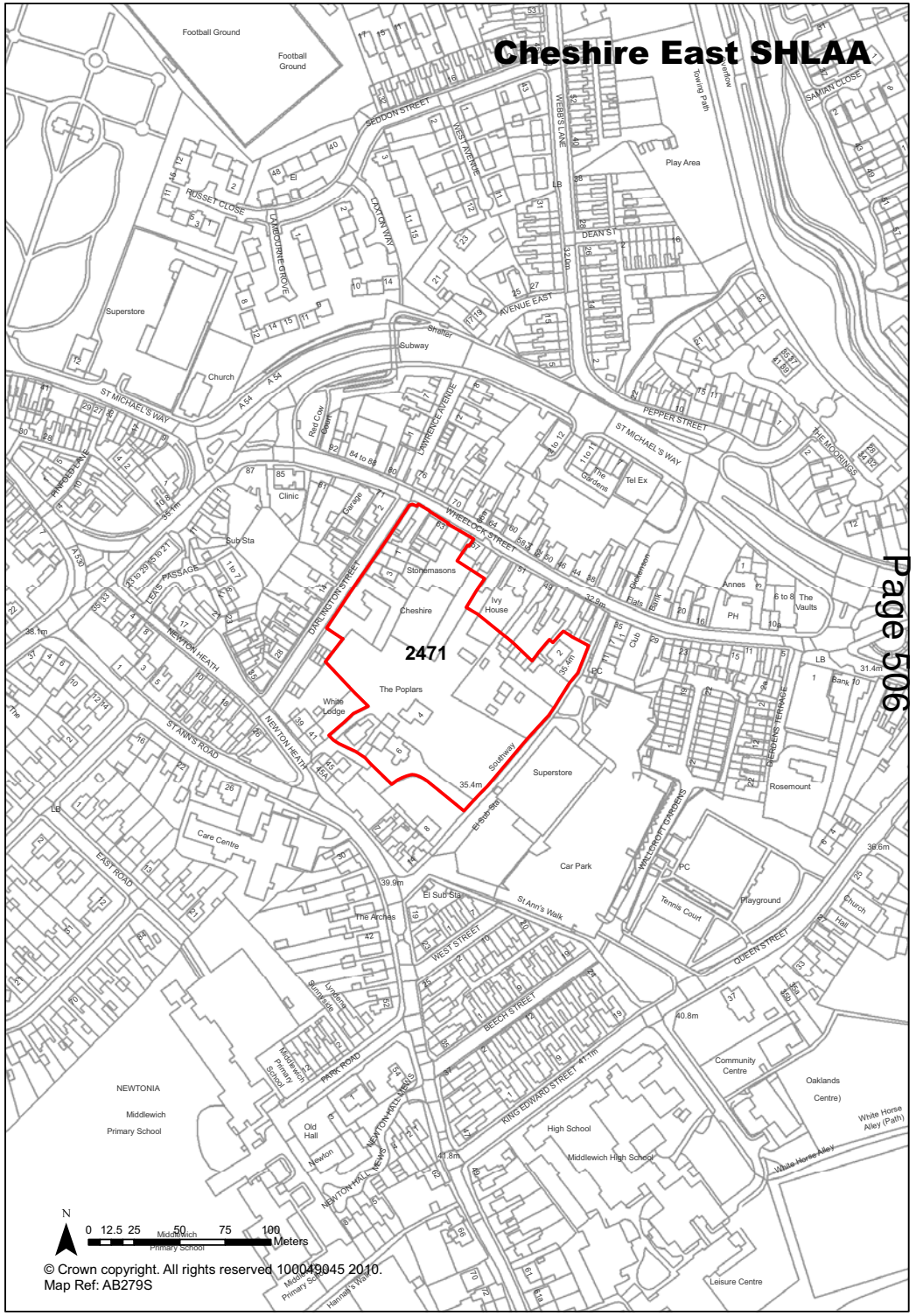
Ref 2460 **Site Address** Land Adjacent to Royal Ordnance Factory, Crewe Road, Alsager

Town / Rural	Alsager - Edge / Extension	**Easting** 378786	**Northing** 354697
Site Description	Agricultural land.	**Site Size Net (Ha)**	7.17
Character of Area	Railway to the north, employment uses to the west and Open Countryside to the east and south.	**Potential Capacity**	216
Surrounding Land Uses	Railway to the north, employment uses to the west and Open Countryside to the east and south.	**Potential Net Capacity**	216
Physical Constraints	Flood zone 1 - little or no risk. Access to the site could be problematic unless comes forward with adjacent Royal Ordnance Factory site. Appears to be in agricultural use. Footpath through site. Pylon. Site appears generally flat. Located within 250m of landfill. Potential air quality and noise issues.		
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	30.13
Managing Constraints	Consulatation with Highways to address access issues. Consideration of pylon and accommodation/relocation of footpath. Consultation with Contaminated Land Officer. Air quality assesment may be required (size of development). PPG24 noise assessment required (rail noise).	**Determination of Capacity**	Density multiplier
Sustainability	Site is not considered sustainable.		
Accessibility	Access is problematic.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 2471 Site Address Land at Darlington Street, Middlewich

Town / Rural	Middlewich	**Easting** 370098	**Northing** 366263
Site Description	Town Centre uses, including retail, office and residential.	**Site Size Net (Ha)**	1.28
Character of Area	Town Centre uses, including retail, office and residential.	**Potential Capacity**	39
Surrounding Land Uses	Town Centre uses, including retail, office and residential.	**Potential Net Capacity**	39
Physical Constraints	Flood zone 1 - little or no risk. Mature trees - possible biodiversity value, shrubs and vegetation, need for highway improvement, area of archaeological potential, part of site site within and adjacent to conservation area. Listed building adj to site. Buildings on site, appears flat.		
Policy Restrictions	Within Middlewich SZL and town centre. Principal Shopping Area, conservation area.	**Potential Density**	30.47
Managing Constraints	Consideration of historic and natural environment.	**Determination of Capacity**	Density multiplier
Sustainability	Sustainable location.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information	Site has planning permission for a retail development.	**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

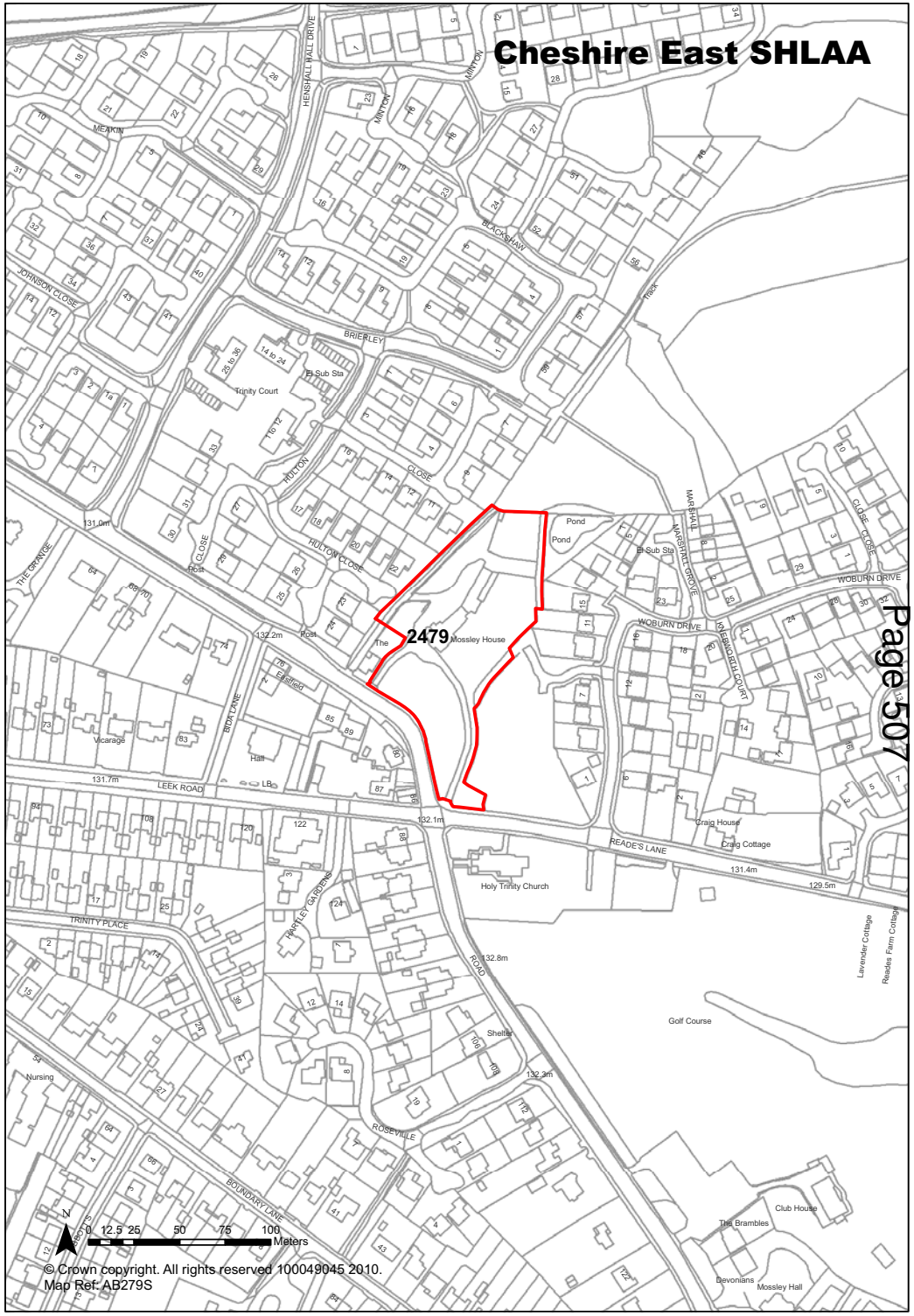


Ref	2479	Site Address	Mossley House, Biddulph Road, Congleton

Town / Rural	Congleton	**Easting**	387777
Northing	361929		

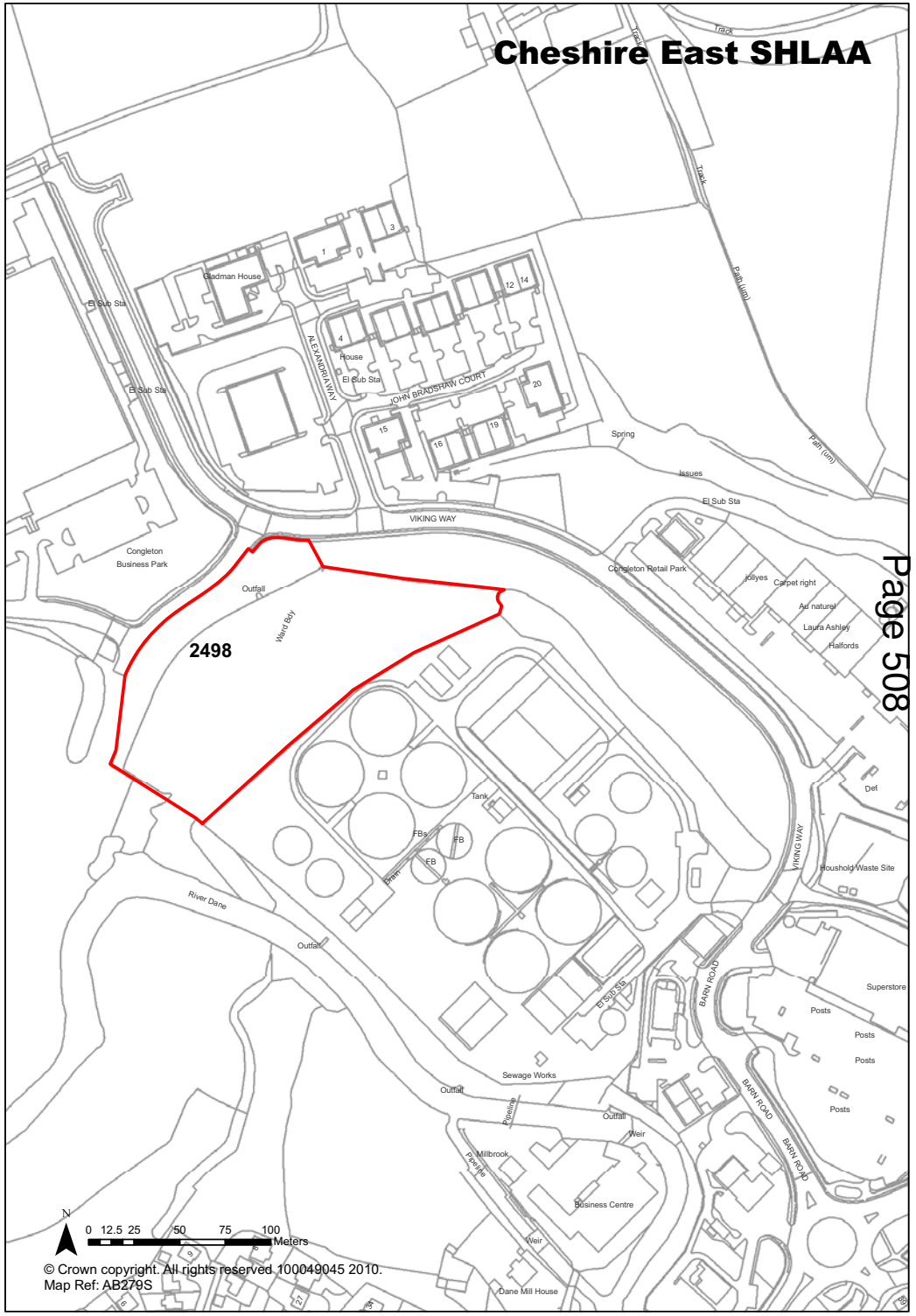
Site Description	Residential including gardens.
Character of Area	Generally residential.
Surrounding Land Uses	Generally residential.
Physical Constraints	Flood Zone 1 - Little or no risk. TPOs on site and biodiversity value. Access constrained - proximity to light controlled crossroads. SI already received, recommendation of further investigation. Buildings on site, appears generally flat.
Policy Restrictions	Within Congleton SZL. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Managing Constraints	Consideration of trees, consultation with Highways to address access issues. Consultation with Contaminated Land Officer.
Sustainability	Site is within walking distance of local shops, primary school, railway station and bus routes.
Accessibility	Highways satisfied with proposed access for refused application. But further info would be required regarding service vehicles.
Other Information	Seddon Homes interested in developing site for housing, however, Gladman Care Homes still appear to own site at present and may continue to look for this use on the site.
Brownfield / Greenfield	Mixed
Suitability	Suitable
Availability	Available
Achievability	Achievable
Deliverability	Deliverable
Development Progress	Under Construction
Application Number:	09/1127C

Site Size Net (Ha)	0.78
Potential Capacity	43
Potential Net Capacity	42
Potential Density	55.13
Determination of Capacity	Based on planning permission
Total Completions	0
Losses Completed	0
Remaining Losses	1
Current Year	15
Years 1-5	28
Years 6-10	0
Years 11-15	0



Ref 2498 **Site Address** Congleton Business Park (North), Viking Way, Congleton

Town / Rural	Congleton	**Easting** 385192	**Northing** 363693
Site Description	Vacant land	**Site Size Net (Ha)**	1.61
Character of Area	Adjacent to Sewage Works and Congleton Business Park.	**Potential Capacity**	49
Surrounding Land Uses	Adjacent to Sewage Works and Congleton Business Park.	**Potential Net Capacity**	49
Physical Constraints	Part of site in Flood Zone 2 and Zone 3. Adjacent to Sewage Works. CRWLP - household waste revycling centre. Slight slope to site. Trees and shrubs on site. Located direclty on landfill. Potential air quality issues.		
Policy Restrictions	Within Congleton SZL. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	30.43
Managing Constraints	Consideration of flood risk and production of Flood Risk Assessment. Consideration of biodiversity. Consultation with Contaminated Land Officer. Air quality assesment may be required (size of development, proximity to AQMA).	**Determination of Capacity**	Density multiplier
Sustainability	Site is in close proximity to shops and within walking distance of a primary school and bus route.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Not Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref	2501	Site Address	Eaton Bank Farm, Eaton Bank, Congleton

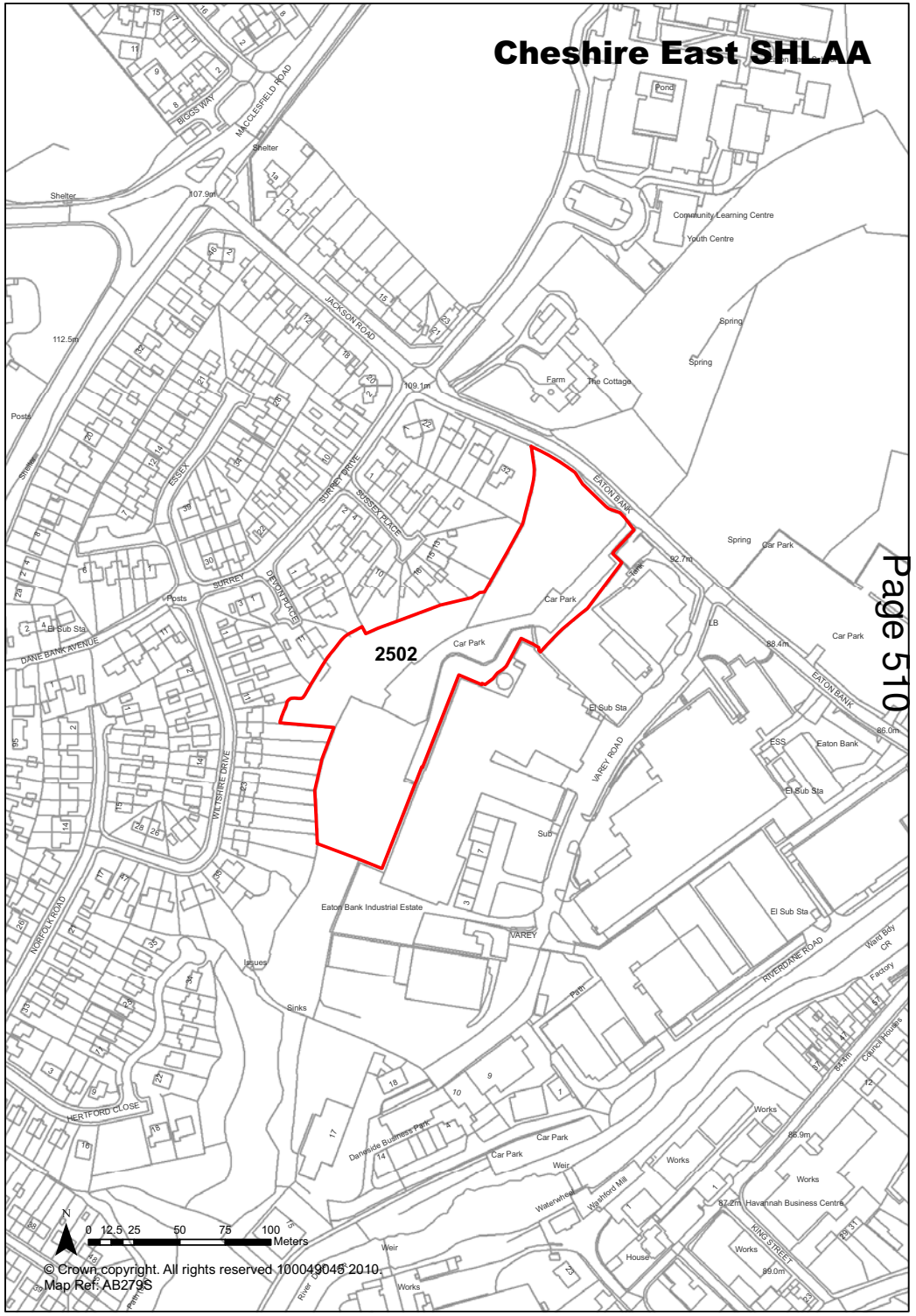
Town / Rural	Congleton	**Easting**	386505
Northing	364119		

Site Description	Existing residential buildings and garden.	**Site Size Net (Ha)**	0.52
Character of Area	Generally residential and open countryside.	**Potential Capacity**	16
Surrounding Land Uses	Residential to south and west, school to the north, open countryside to east. Site also adjacent to an area of protected open space.	**Potential Net Capacity**	16
Physical Constraints	Flood Zone 1 - Little or no risk. Adj to Open countryside and Site of Biological Importance. Buildings, trees and hedges on site and slope to site. Potential air quality issues.		
Policy Restrictions	Within Congleton SZL. Site adjacent to an area of protected open space and open countryside. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	30.77
Managing Constraints	Consideration of natural environment. Air quality assesment may be required (size of development, proximity to AQMA).	**Determination of Capacity**	Density multiplier
Sustainability	Site is close to a secondary school and within walking distance of a bus route.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	16
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



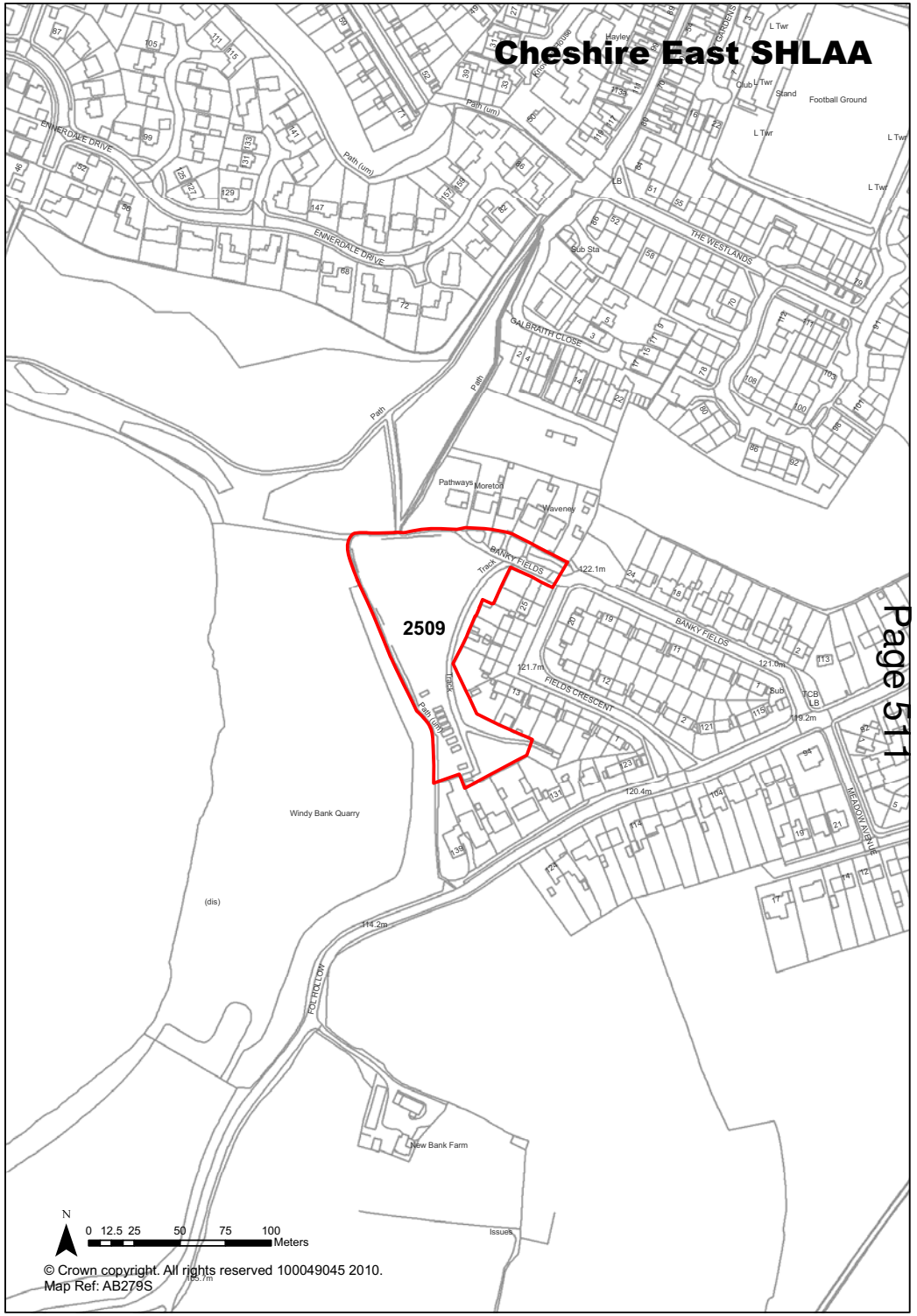
Ref 2502 Site Address Land west of Eaton Bank, Congleton

Town / Rural	Congleton	**Easting** 386456	**Northing** 363941
Site Description	Car park and vacant land.	**Site Size Net (Ha)**	1.4
Character of Area	Mixed, residential, employment and education	**Potential Capacity**	42
Surrounding Land Uses	Residential to west, industrial to the east.	**Potential Net Capacity**	42
Physical Constraints	Flood Zone 1 - Little or no risk. Steep levels, possible need for retaining structures, access constrained as visibility poor. Narrow site shape. Heavily vegetated with trees and shrubs - likely biodiversity value. Hardstanding on site. Located on potential contaminated site. Potential air quality issues.		
Policy Restrictions	Within Congleton SZL.Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	30
Managing Constraints	Consultation with Highways to address access issues. Consideration of biodiversity. Consultation with Contaminated Land Officer. Air quality assesment may be required (size of development, proximity to AQMA).	**Determination of Capacity**	Density multiplier
Sustainability	Site is close to a secondary school and within walking distance of a bus route.		
Accessibility	Access problematic.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



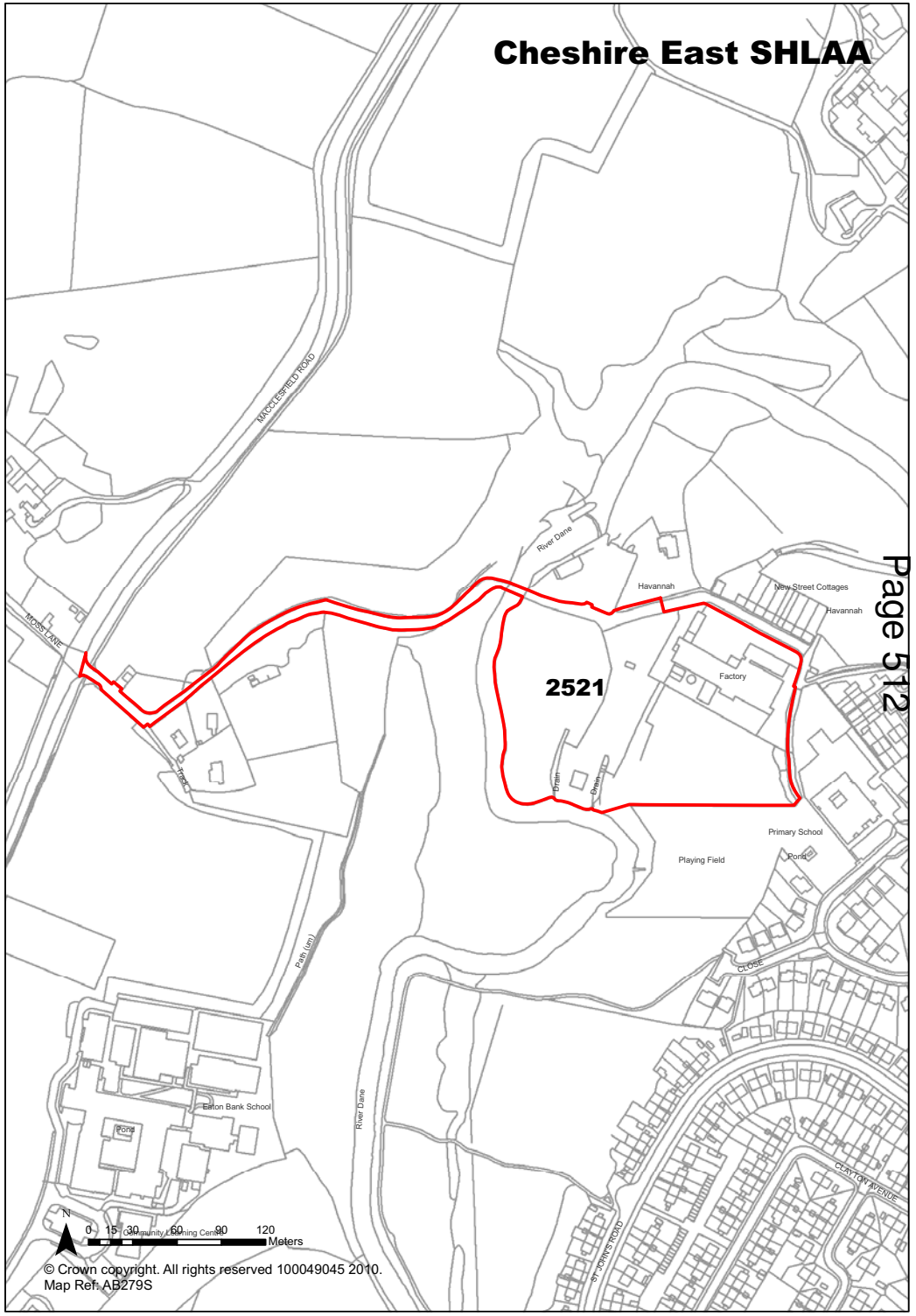
Ref 2509 Site Address Garages, Banky Fields, Congleton

Town / Rural	Congleton	**Easting** 385101	**Northing** 362457
Site Description	Open space and garages.	**Site Size Net (Ha)**	0.78
Character of Area	Residential and woodland.	**Potential Capacity**	24
Surrounding Land Uses	Residential and woodland.	**Potential Net Capacity**	24
Physical Constraints	Part of the site is an area of Protected Open Space/Recreation facility. A footpath and TPO runs along part of the border of the site. Garages on site, appears generally flat. Potential air quality issues.		
Policy Restrictions	Within Congleton SZL. Part of the site is allocated as Protected Open Space. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	30.77
Managing Constraints	Consideration of replacement/relocation of open space. Consideration of biodiversity. Air quality assesment may be required (size of development, proximity to AQMA).	**Determination of Capacity**	Density multiplier
Sustainability	Site is within walking distance of a primary school and bus route.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 2521 Site Address Havannah Mill, Havannah Lane, Eaton

Town / Rural	Congleton - Edge / Extension	**Easting** 386563	**Northing** 364548
Site Description	Vacant building - former Symbra factory	**Site Size Net (Ha)**	2.84
Character of Area	Open countryside and residential.	**Potential Capacity**	36
Surrounding Land Uses	Open space, open countryside, residential, primary scholl and the River Dane.	**Potential Net Capacity**	36
Physical Constraints	Highways Issues. Flood Risk. Site adjoins the River Dane, a Grade 'A' Site of Biological Importance to the south and west		
Policy Restrictions	Open Countryside	**Potential Density**	12.68
Managing Constraints	Flood risk assessment required. Consider biological importance of adjacent river.	**Determination of Capacity**	Based on current permission.
Sustainability	Site is within walking distance of a primary school and bus route.		
Accessibility	Potentially highways issues will need to be discussed with highways.	**Total Completions**	26
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available - site owned by developer	**Current Year**	15
Achievability	Achievable	**Years 1-5**	21
Deliverability	Deliverable	**Years 6-10**	0
Development Progress	Under Construction	**Years 11-15**	0
Application Number:	11/2112M		

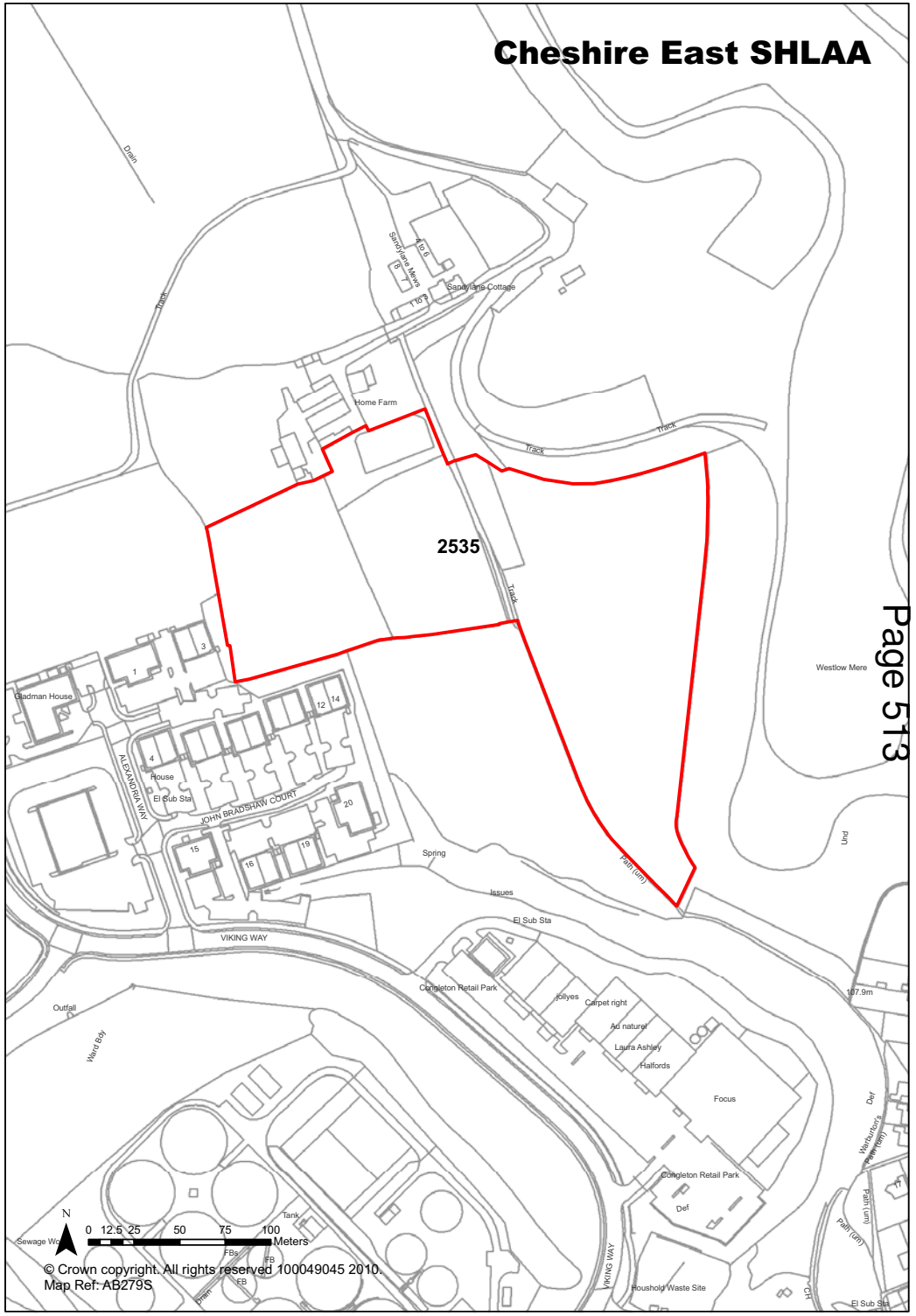


Ref 2535 **Site Address** Land south of Hulme Walfield Farm, Congleton

Town / Rural	Congleton - Edge / Extension	**Easting**	385325
		Northing	363954

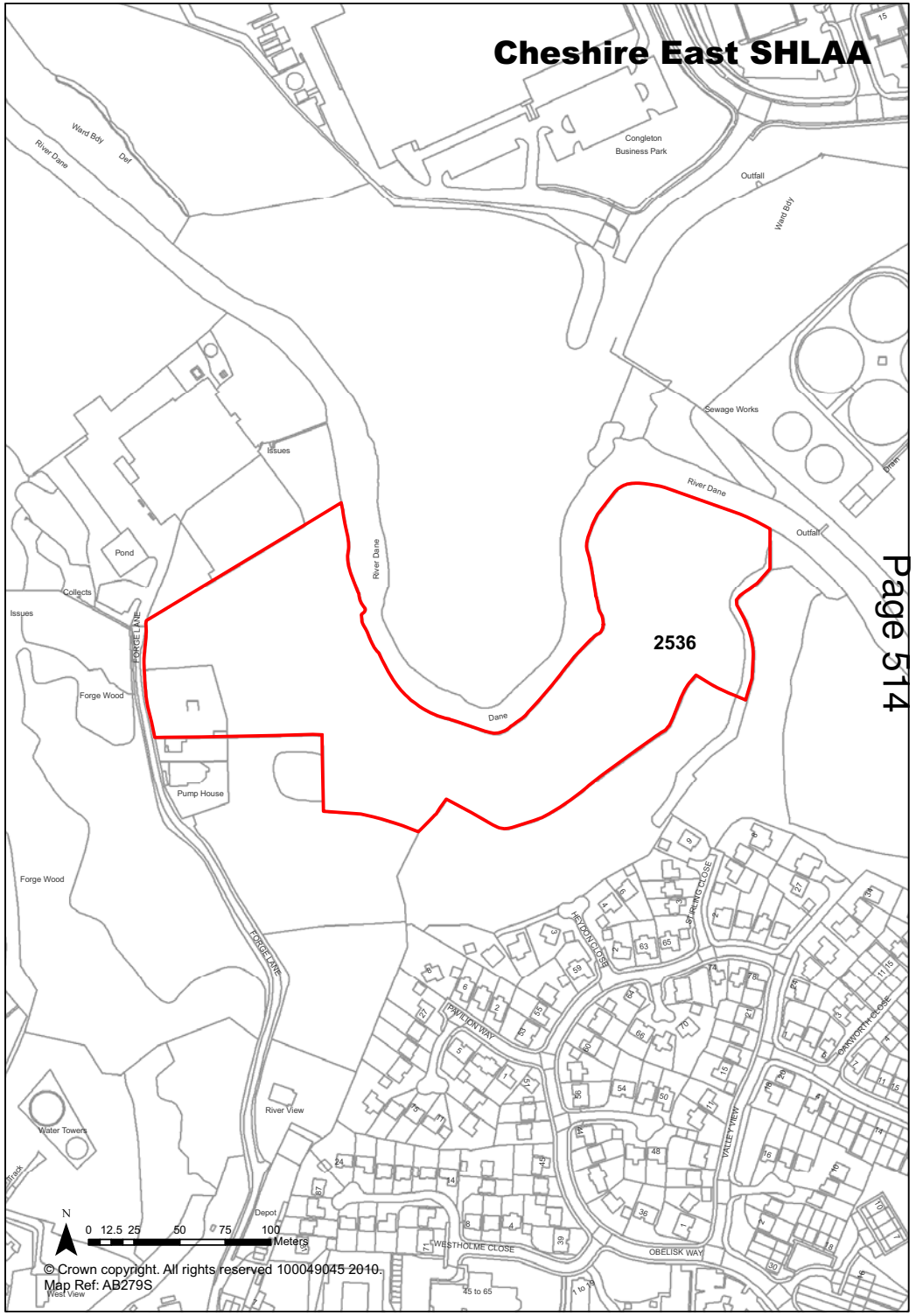
Site Description	Agricultural land.
Character of Area	Open countryside and commercial.
Surrounding Land Uses	Open countryside and commercial.
Physical Constraints	Flood zone 1 - little or no risk. Site is within an Area of Special County Value, Jodrell Bank consultation zone, Area of Special Control for Adverts and there is a footpath through the site. Site is adj to a Site of Biological Importance. Trees on site. Sloping to site. Located within 250m of landfill. Potential air quality issues.
Policy Restrictions	Open countryside. Surface water runoff should be calculated in accordance with Environment Agency guidelines.
Managing Constraints	Consideration of natural environment. Consultation with Jodrell Bank. Consideration of accommodation/relocation of footpath. Consultation with Contaminated Land Officer. Air quality assesment may be required (size of development, proximity to AQMA).
Sustainability	Site is not considered sustainable.
Accessibility	Access is possible.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Marginal / Uncertain
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	3.42
Potential Capacity	103
Potential Net Capacity	103
Potential Density	30.12
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



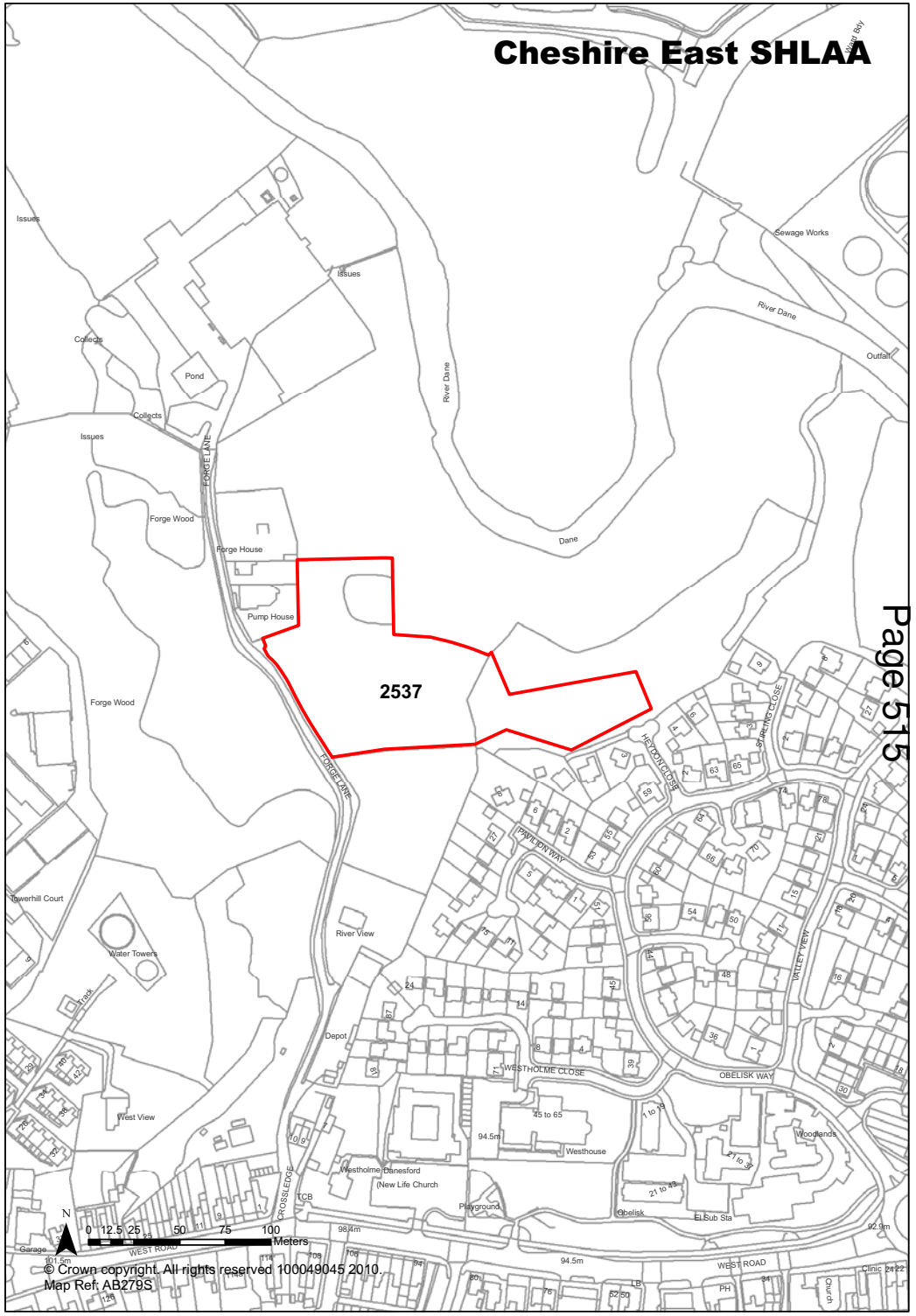
Ref 2536 Site Address Land off Forge Lane (north) Congleton

Town / Rural	Congleton - Edge / Extension	**Easting**	384941
		Northing	363499
Site Description	Riverside grassed area.	**Site Size Net (Ha)**	3.12
Character of Area	Open countryside	**Potential Capacity**	94
Surrounding Land Uses	Agriculture	**Potential Net Capacity**	94
Physical Constraints	Narrow access road to site (2 cars cannot pass). The site is within the Jodrell Bank consultation zone and Flood Zones 2 and 3. Part of the site is a Site of Biological Importance and lies within a wildlife corridor. Adj to area of protected open space/leisure facility. Residential garden and hardstanding within site, generally flat. Located within 250m of landfill. Potential air quality issues.		
Policy Restrictions	Open countryside. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	30.13
Managing Constraints	Consultation with Highways to address access issues. Consultation with Jodrell Bank. Consideration of flood risk and production of Flood Risk Assessment. Consultation with Contaminated Land officer. Consideration of biodoversity. Air quality assesment may be required (size of development, proximity to AQMA).	**Determination of Capacity**	Density multiplier
Sustainability	Site is not considered sustainable.		
Accessibility	Access is problematic.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



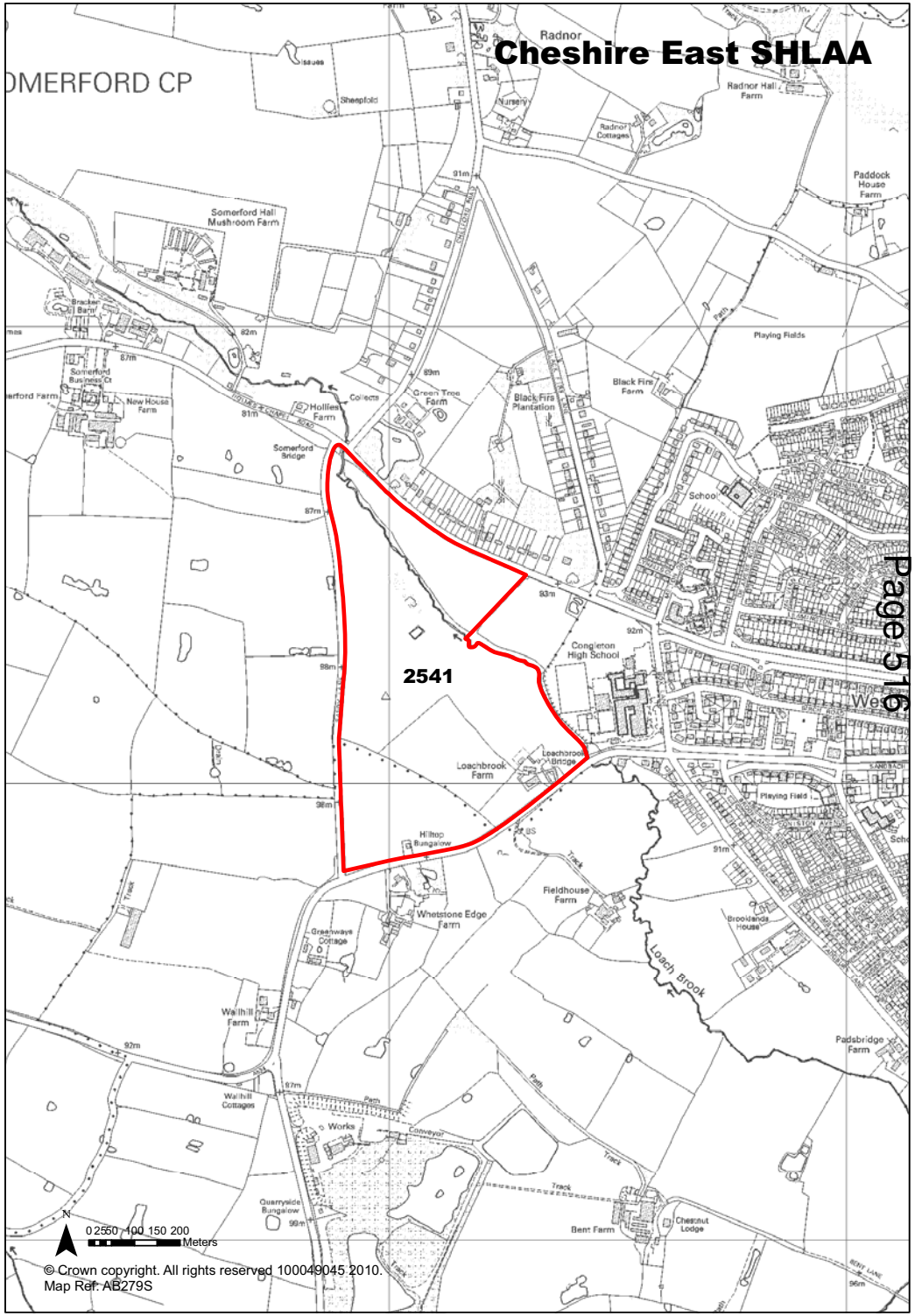
Ref 2537 Site Address Land off Forge Lane (south), Congleton

Town / Rural	Congleton - Edge / Extension	**Easting**	384964 **Northing** 363365
Site Description	Redundant water works.	**Site Size Net (Ha)**	1.13
Character of Area	Open countryside	**Potential Capacity**	34
Surrounding Land Uses	Generally open countryside with a small amount of residential.	**Potential Net Capacity**	34
Physical Constraints	Topographical and access issues (2 cars cannot pass each other). The site lies with the Jodrell Bank consultation zone, a wildlife corridor, Area of Special Control for Adverts and Flood Zones 2 and 3. Site is close to a Site of Biological Importance. Trees present on site. Site is generally flat. Located within 250m of landfill. Potential air quality issues.		
Policy Restrictions	Open countryside, with part of site within Congleton SZL. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	30.09
Managing Constraints	Consultation with Highways to address access issues. Consideration of natural environment and flood risk. Production of Flood Risk Assessment. Consultation with Jodrell Bank and Contaminated Land Officer. Air quality assesment may be required (size of development, proximity to AQMA).	**Determination of Capacity**	Density multiplier
Sustainability	Site is within walking distance of a bus stop.		
Accessibility	Access is problematic.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 2541 **Site Address** Land east of Sandy Lane, Somerford (Loachbrook)

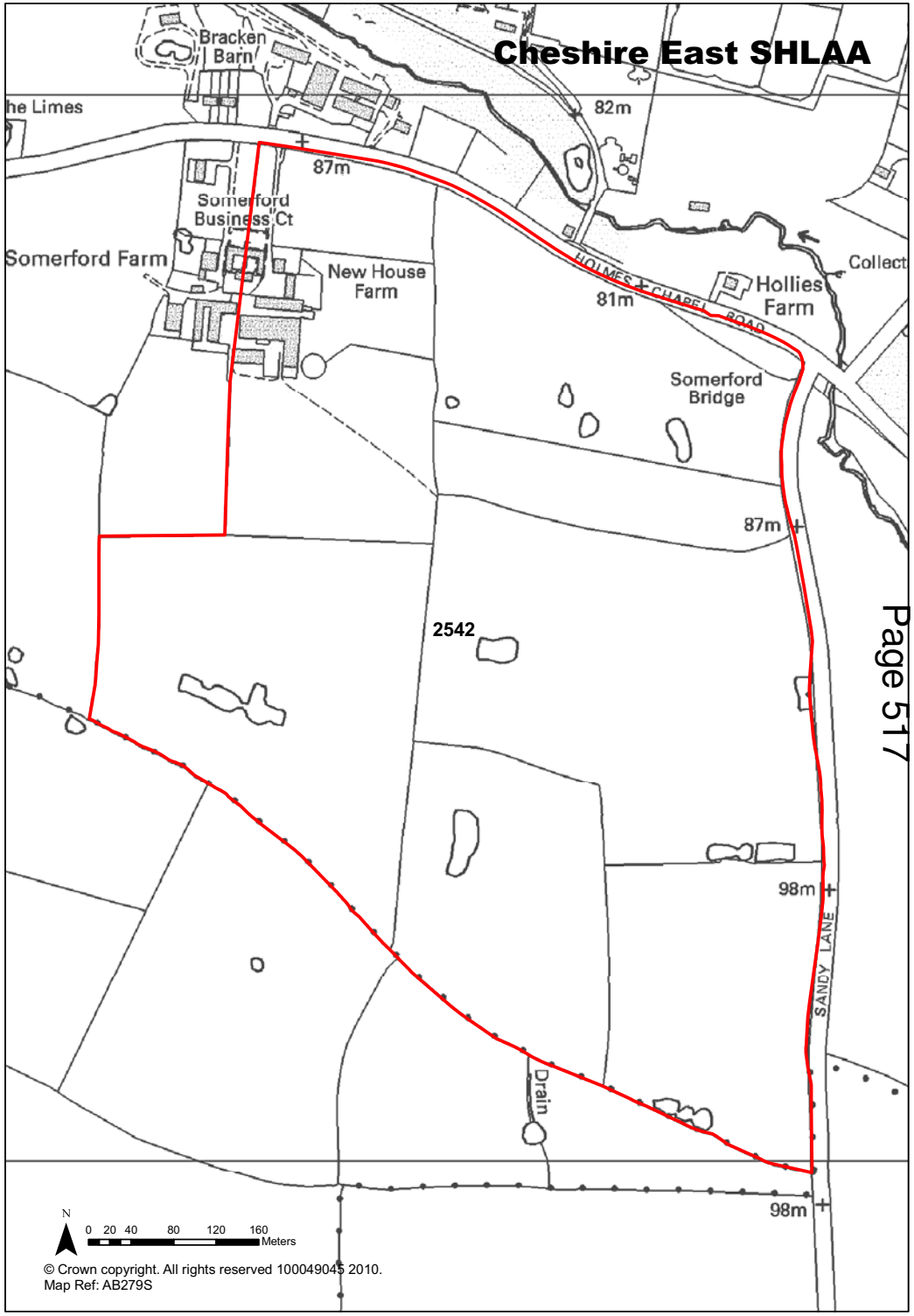
Town / Rural	Congleton - Edge / Extension	**Easting** 383088	**Northing** 363210
Site Description	Agricultural land.	**Site Size Net (Ha)**	30.13
Character of Area	Open countryside.	**Potential Capacity**	200
Surrounding Land Uses	Agriculture/grazing and residential to the north.	**Potential Net Capacity**	200
Physical Constraints	Pylons, ponds and topographical issues. Footpath crosses the site and it lies within the the Jodrell Bank consultation zone and Flood Zones 2 and 3. A Scheduled Monument is within the site and it also includes a leisure/community use commitment to the NE. Building on site. Trees on site. Potential air quality issues.		
Policy Restrictions	Open countryside, area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	6.638
Managing Constraints	Consideration of natural (biodiveristy) and historic environment. Consultation with English Heritage and Jodrell Bank. Consideration of accommodation/relocation of footpath. Consideration of flood risk and production of Flood Risk Assessment. Air quality assesment may be required (size of development, proximity to AQMA).	**Determination of Capacity**	Based on current plans for site.
Sustainability	Site is in close proximity to bus routes into the town centre and is within walking distance of a secondary school.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information	Site subject to legal challenge by CEC.	**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	175
Deliverability	Developable	**Years 6-10**	
Development Progress	Outline Permission	**Years 11-15**	0
Application Number:	11/0736C		



Ref	2542	Site Address	Land west of Sandy Lane (Incl. New House Farm), Somerford

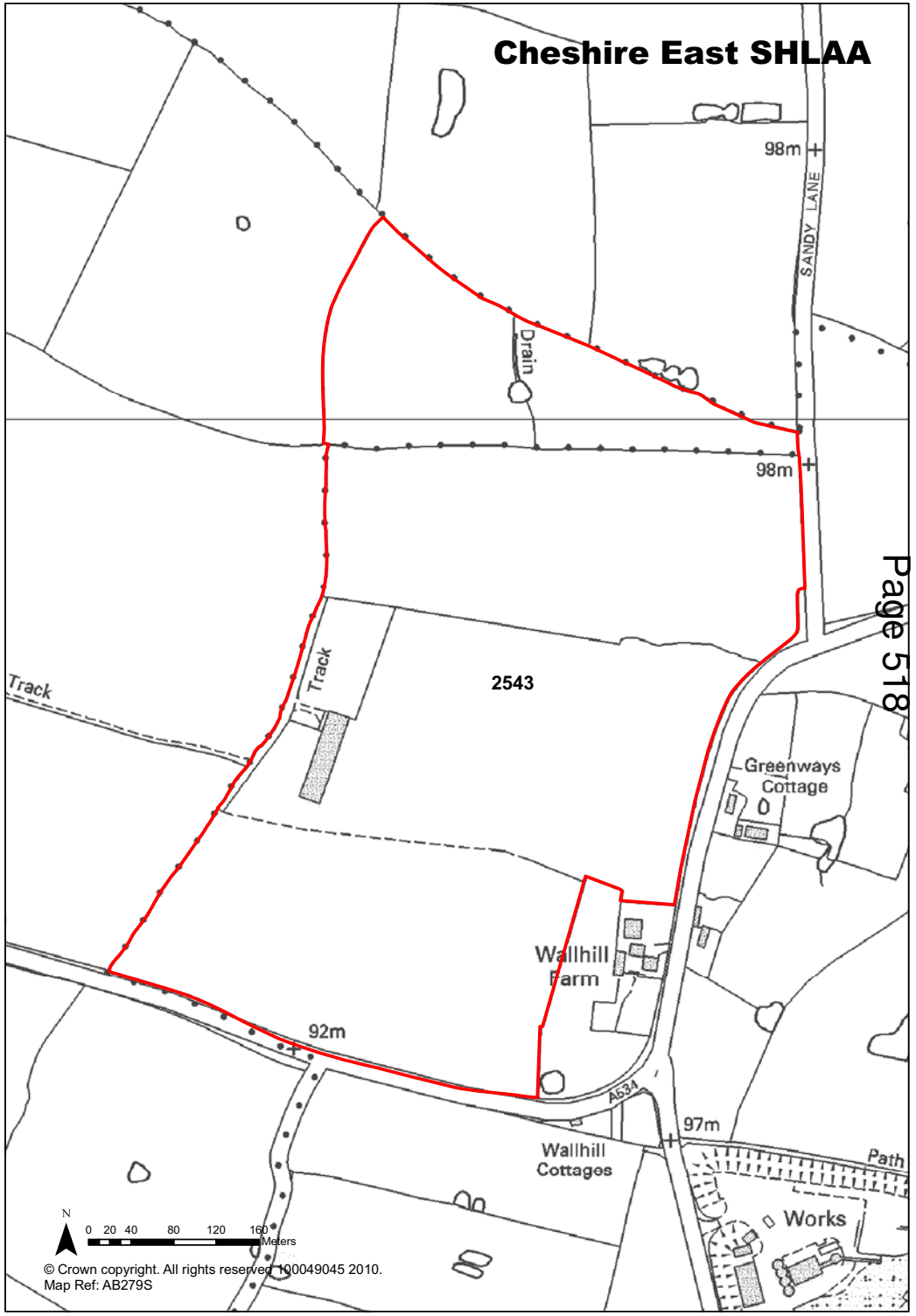
Town / Rural	Rural	**Easting**	382546 **Northing** 363454

Site Description	Agricultural land.	**Site Size Net (Ha)**	42.63
Character of Area	Open countryside.	**Potential Capacity**	1279
Surrounding Land Uses	Agriculture/grazing.	**Potential Net Capacity**	1279
Physical Constraints	Flood zone 1 - little or no risk. Pylon on site. There are numerous ponds within the site and it lies within the Jodrell Bank consultation zone. Undulating landscape, buildings on site. Trees on site. Locate on potential contaminated land. Potential air quality issues.		
Policy Restrictions	Open countryside, Area of Special Control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	30
Managing Constraints	Production of a Protected Species Survey. Consultation with Jodrell Bank and Contaminated Land Officer. Consideration of pylon and biodiversity. Air quality assesment may be required (size of development, proximity to AQMA).	**Determination of Capacity**	Density multiplier
Sustainability	Site located on a bus route.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal/uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 2543 **Site Address** Land north of Walhill Farm, Sandbach Road, Newbold Astbury

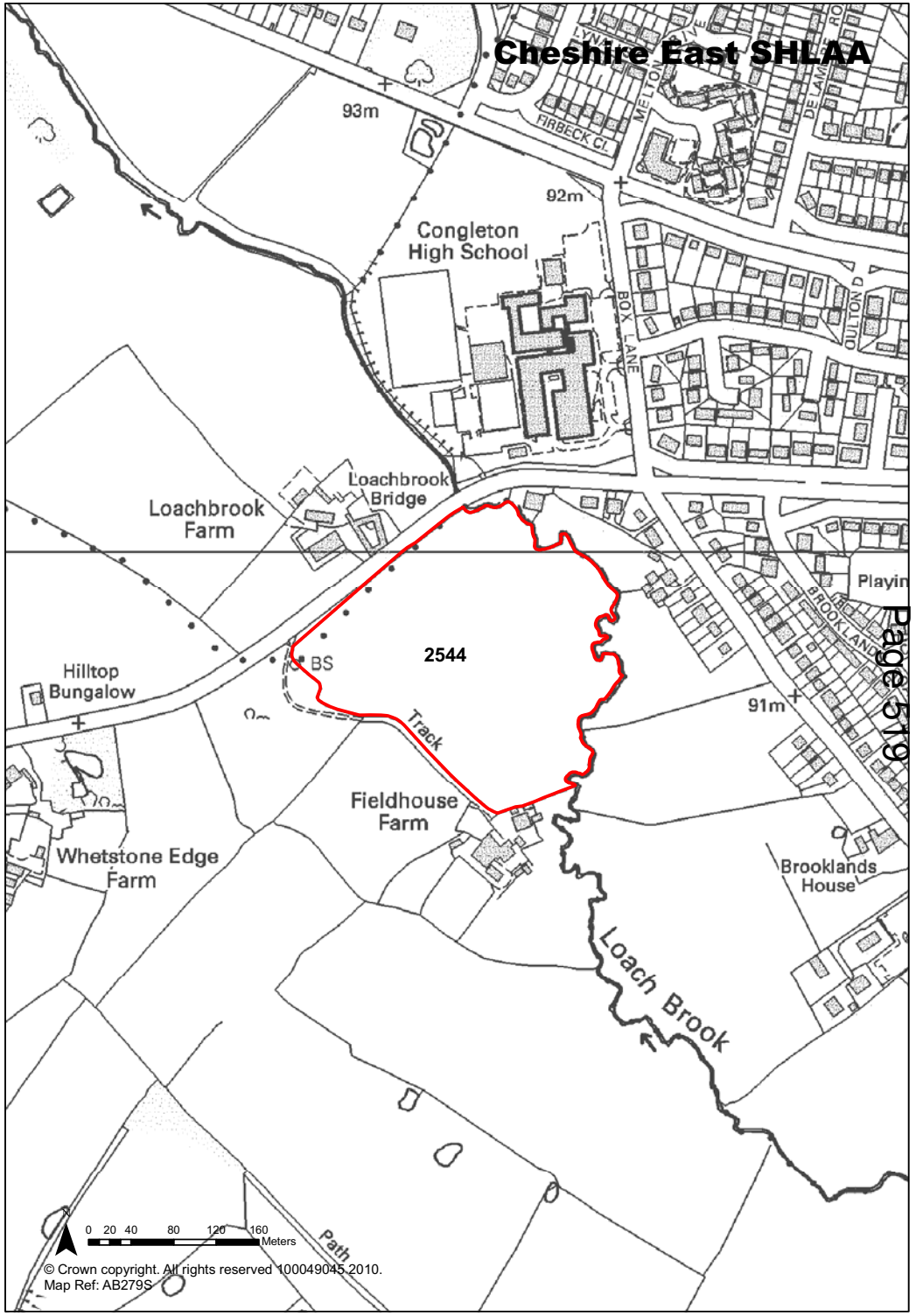
Town / Rural	Congleton - Edge / Extension	**Easting** 382561	**Northing** 362777
Site Description	Agricultural land.	**Site Size Net (Ha)**	29.21
Character of Area	Open countryside	**Potential Capacity**	877
Surrounding Land Uses	Agriculture/grazing	**Potential Net Capacity**	877
Physical Constraints	Flood zone 1 - little or no risk. Footpath across the site. Pond present. The site lies within the Jodrell Bank consultation zone. Site close to area of preferred extension to existing silica sand quarry. Undulating site including buildings. Drain and trees on site. Potential air quality issues.		
Policy Restrictions	Open countryside, area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	30.02
Managing Constraints	Production of a Protected Species Survey. Consultation with Jodrell Bank. Consideration of accommodation or reloction of footpath. Consideration of biodiversity. Air quality assesment may be required (size of development, proximity to AQMA).	**Determination of Capacity**	Density multiplier
Sustainability	Site located on bus route.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 2544 **Site Address** Land south of Sandbach Road, Newbold Astbury

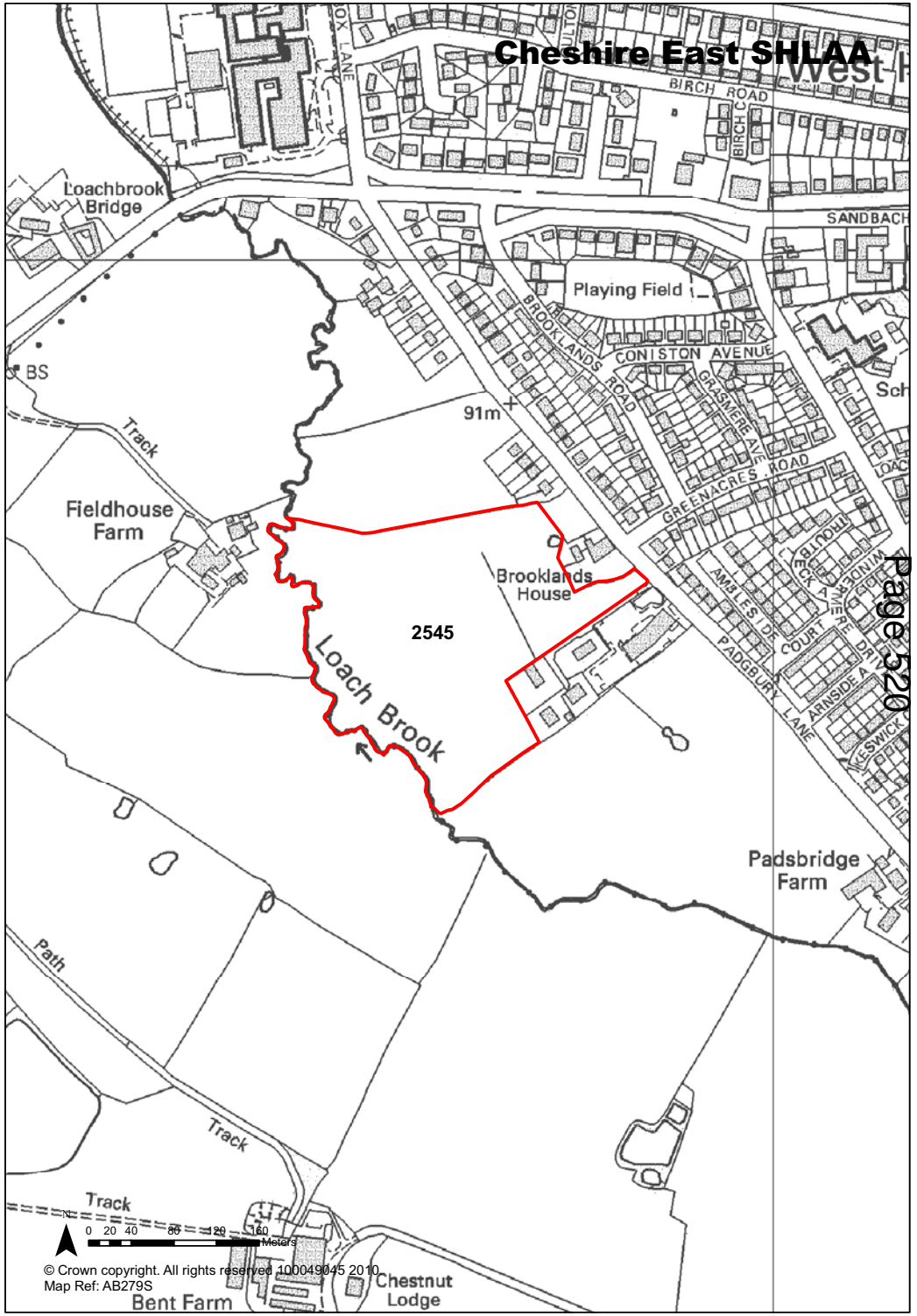
Town / Rural	Congleton - Edge / Extension	**Easting** 383436	**Northing** 362901

Site Description	Agricultural land.	**Site Size Net (Ha)**	5.43
Character of Area	Generally open countryside with a school and residential to the north east and east	**Potential Capacity**	163
Surrounding Land Uses	Agriculture/grazing.	**Potential Net Capacity**	163
Physical Constraints	Pylon along the edge of the site, the site is within the Jodrell Bank consultation zone and the open countryside. Part of the site is within flood zones 2 and 3. Topographical issues. Trees on site. Potential air quality issues.		
Policy Restrictions	Open countryside. Area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	30.02
Managing Constraints	Consideration of pylon and flood risk. Production of a Flood Risk Assessment. Consideration of biodiversity. Air quality assesment may be required (size of development, proximity to AQMA).	**Determination of Capacity**	Density multiplier
Sustainability	Site located on bus route.		
Accessibility	Access may be an issue.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 2545 Site Address Land west of Padgbury Lane, Congleton

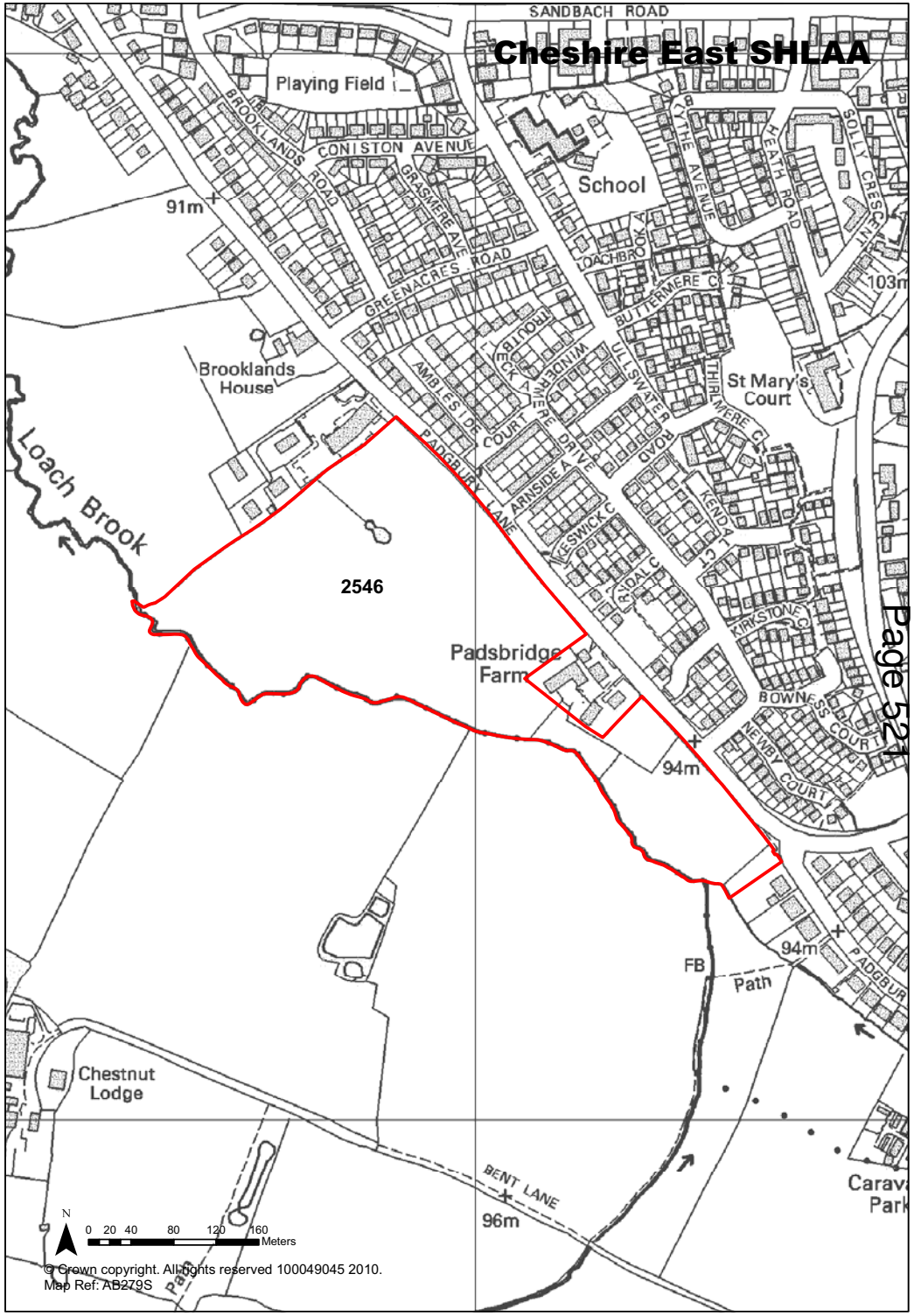
Town / Rural	Congleton - Edge / Extension	**Easting** 383694	**Northing** 362767
Site Description	Agricultural land.	**Site Size Net (Ha)**	5.37
Character of Area	Open countryside	**Potential Capacity**	162
Surrounding Land Uses	Agriculture/grazing and some residential.	**Potential Net Capacity**	162
Physical Constraints	The site lies within the Jodrell Bank consultation zones and Flood Zones 2 and 3. There is a footpath through the site. Slight slope to site. Trees on site. Potential air quality issues.		
Policy Restrictions	Open countryside, area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	30.17
Managing Constraints	Consideration of flood risk and production of Flood Risk Assessment. Consultation with Jodrell Bank. Consideration of accommodation or relocation of footpath. Consideration of biodiversity. Air quality assesment may be required (size of development, proximity to AQMA).	**Determination of Capacity**	Density multiplier
Sustainability	Site within walking distance of a primary school.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	90
Development Progress	SHLAA Site	**Years 11-15**	72
Application Number:			



Ref 2546 **Site Address** Land rear of Padsbridge Farm, Padgbury Lane, Congleton

Town / Rural	Congleton - Edge / Extension	**Easting** 383983	**Northing** 362432

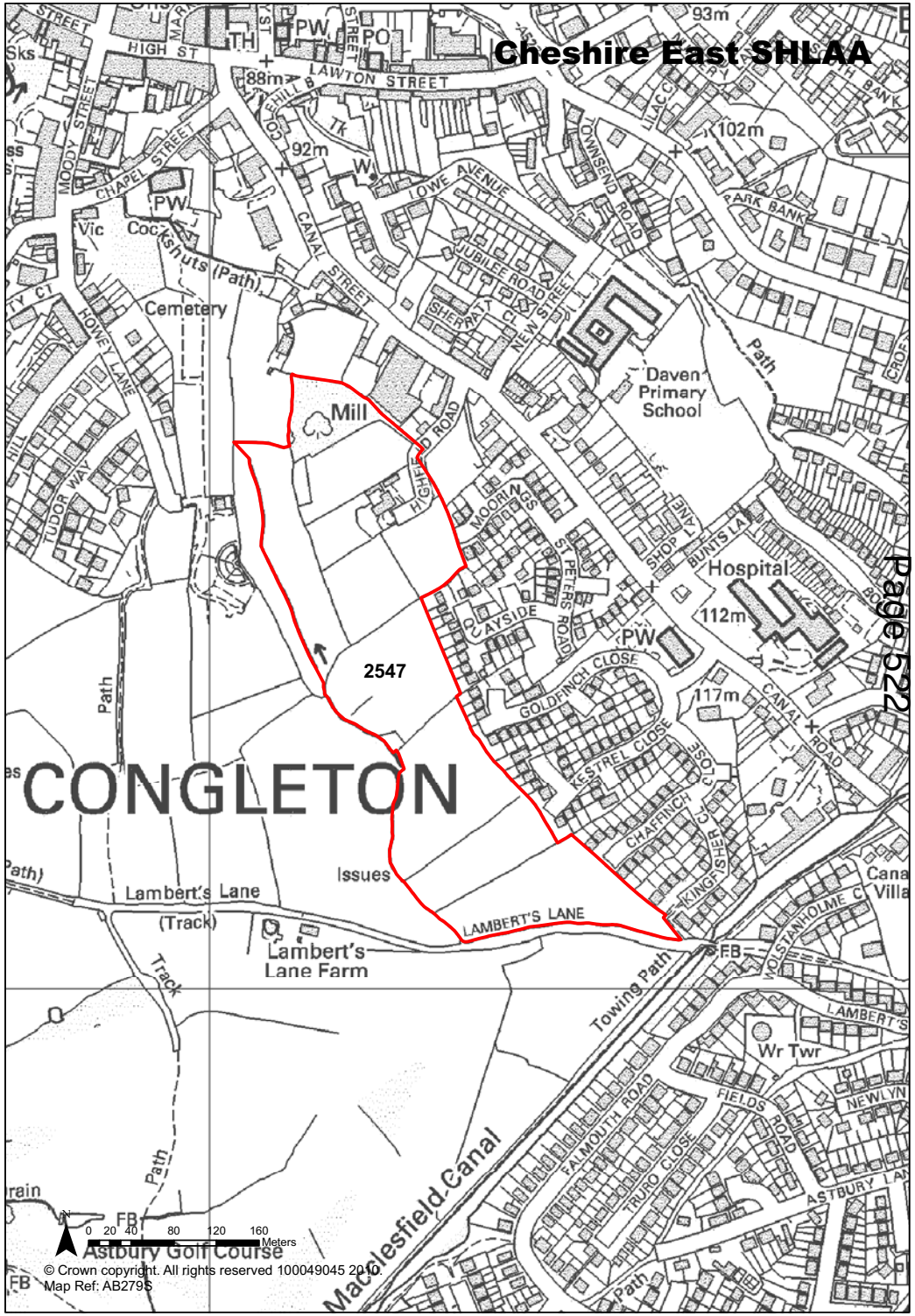
Site Description	Agricultural land.	**Site Size Net (Ha)**	8.61
Character of Area	Open countryside and residential	**Potential Capacity**	259
Surrounding Land Uses	Agriculture/grazing and residential	**Potential Net Capacity**	259
Physical Constraints	The site lies within the Jodrell Bank consultation zone and Flood Zones 2 and 3. Pond on site. There are TPO's bordering the site. Slight undulation to site. Potential air quality issues		
Policy Restrictions	Open countryside, area of sepcial control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	30.08
Managing Constraints	Consultation with Jodrell Bank. Consideration of flood risk and production of Flood Risk Assessment. Consideration of biodioversity. Production of Protected Species Survey. Air quality assesment may be required (size of development, proximity to AQMA).	**Determination of Capacity**	Density multiplier
Sustainability	Site close to bus route.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	125
Development Progress	SHLAA Site	**Years 11-15**	134
Application Number:			



Ref	2547	Site Address	Land at Highfields House/land off Canal road, Congleton

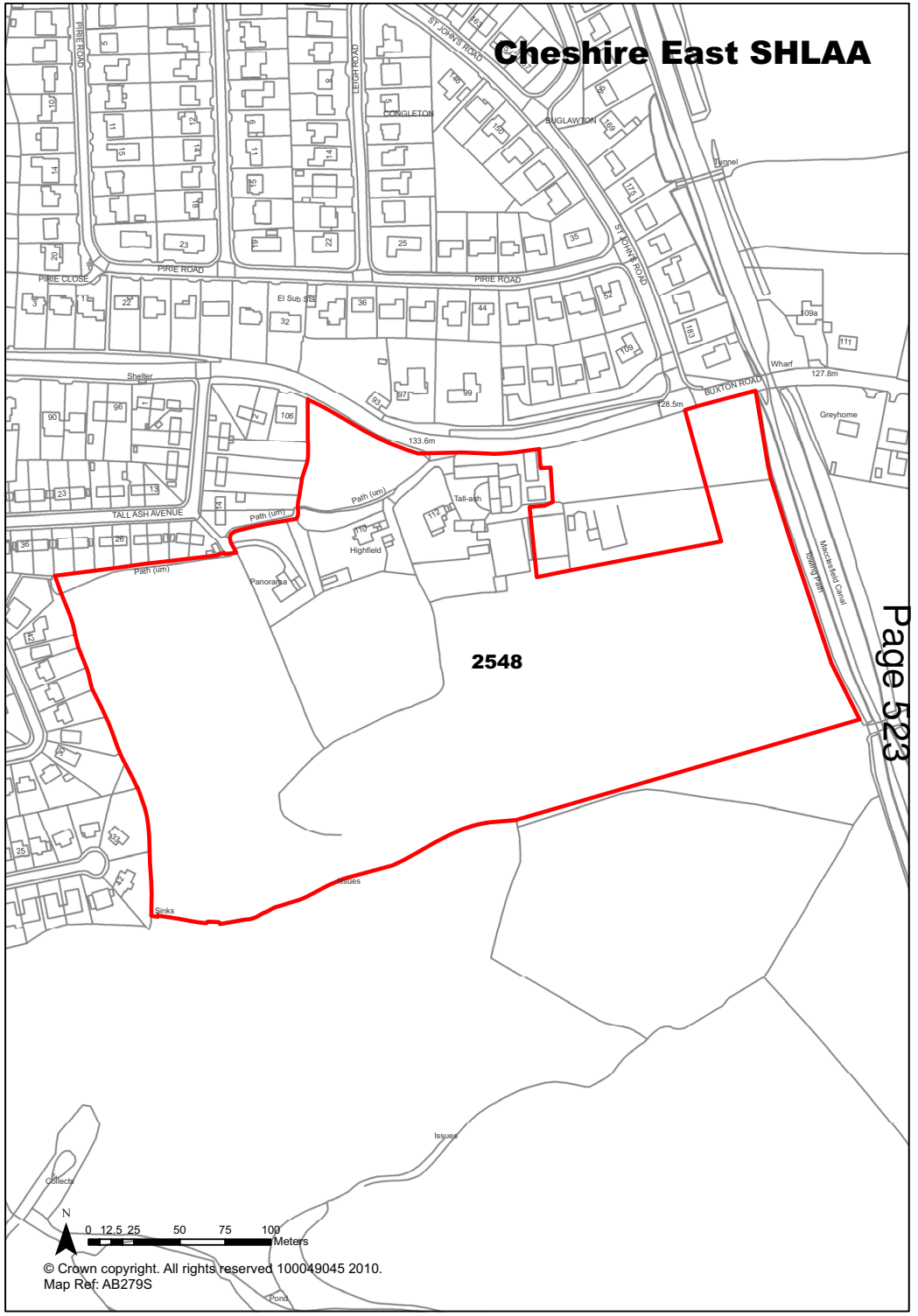
Town / Rural	Congleton - Edge / Extension	**Easting**	386158
Northing	362310		

Site Description	Agricultural land and woodland.	**Site Size Net (Ha)**	7.41
Character of Area	Open countryside, with residential to the east.	**Potential Capacity**	120
Surrounding Land Uses	Open countryside, agriculture/grazing	**Potential Net Capacity**	120
Physical Constraints	Flood zone 1 - little or no risk. Access, Steep levels, watercourse, power lines, TPOs and hedges, within the Open Countryside and BWB consultation zone. Conservation area to the SE. Buildings on small part of site. Located on potential contaminated site. Potential air quality issues.		
Policy Restrictions	Open Countryside, area of special control for adverts.Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	30.09
Managing Constraints	Consideration of pylons and natural/historic environment. Transport Assessment would need to prove traffic capacity for access via existing roads or a new access would need to be designed from Canal Road. Consultation with British Waterways and Contaminated Land Officer. Air quality assesment may be required (size of development, proximity to AQMA).	**Determination of Capacity**	Density multiplier based on part of the site coming forward for housing.
Sustainability	Close to bus route.		
Accessibility	Access problems, given limited width of access road to south, would need to be discussed with highways. Section 106, S278 and S38 agreements required.	**Total Completions**	0
Other Information	Site suggested as part of 'Call for Sites'.	**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	90
Development Progress	SHLAA Site	**Years 11-15**	30
Application Number:			



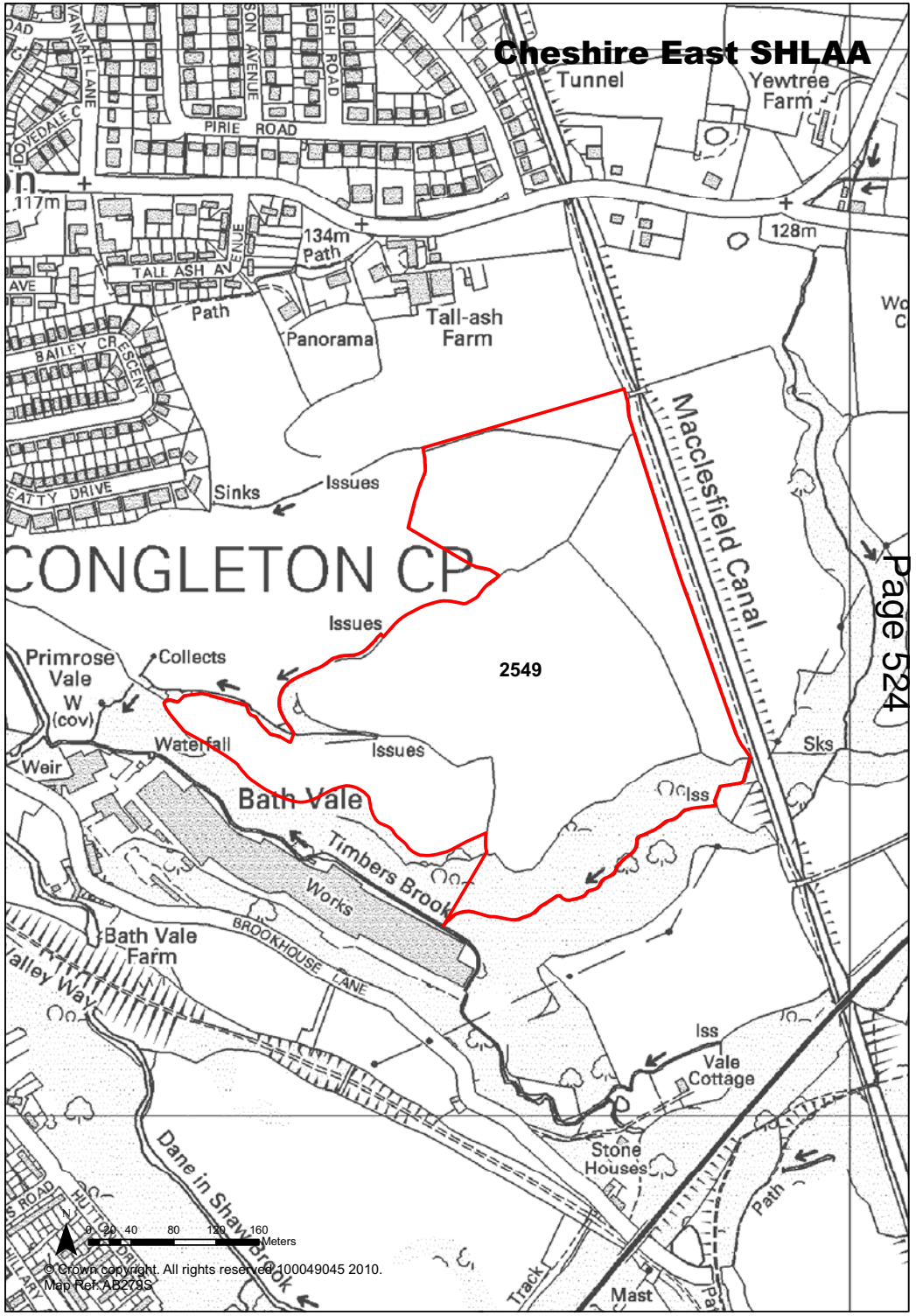
Ref 2548 **Site Address** Land at Tall Ash Farm, Buxton Road, Congleton

Town / Rural	Congleton - Edge / Extension	**Easting**	387556
		Northing	363711
Site Description	Agricultural land and farm buildings.	**Site Size Net (Ha)**	7.17
Character of Area	Generally residential and open countryside.	**Potential Capacity**	235
Surrounding Land Uses	Residential, agriculture/grazing, adj to Macclesfield Canal Conservation Area.	**Potential Net Capacity**	235
Physical Constraints	Flood zone 1 - little or no risk. Pylons, footpath on part of site. Part of it lies within the British Waterways Board Consultation Area. Sloping to site and buildings on site. Trees and hedges to boundary. Potential air quality issues.		
Policy Restrictions	Within Open Countryside. Adjacent to the Macclesfield Canal Conservation Area. Area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	30.05
Managing Constraints	Consideration of natural and historic environment and pylons. Consideration of accommodation or relocation of the footpath. Would require a level of service provision on site to cater for the new development along with appropriate provision of affordable dwellings. Would require additional open space provision to provide for increase in population. Will require a Green Travel Plan. Air quality assesment may be required (size of development, proximity to AQMA).	**Determination of Capacity**	Density multiplier
Sustainability	Greenfield site close to bus route.		
Accessibility	Site is accessible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available / site is under option by devel	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	125
Development Progress	SHLAA Site	**Years 11-15**	110
Application Number:			



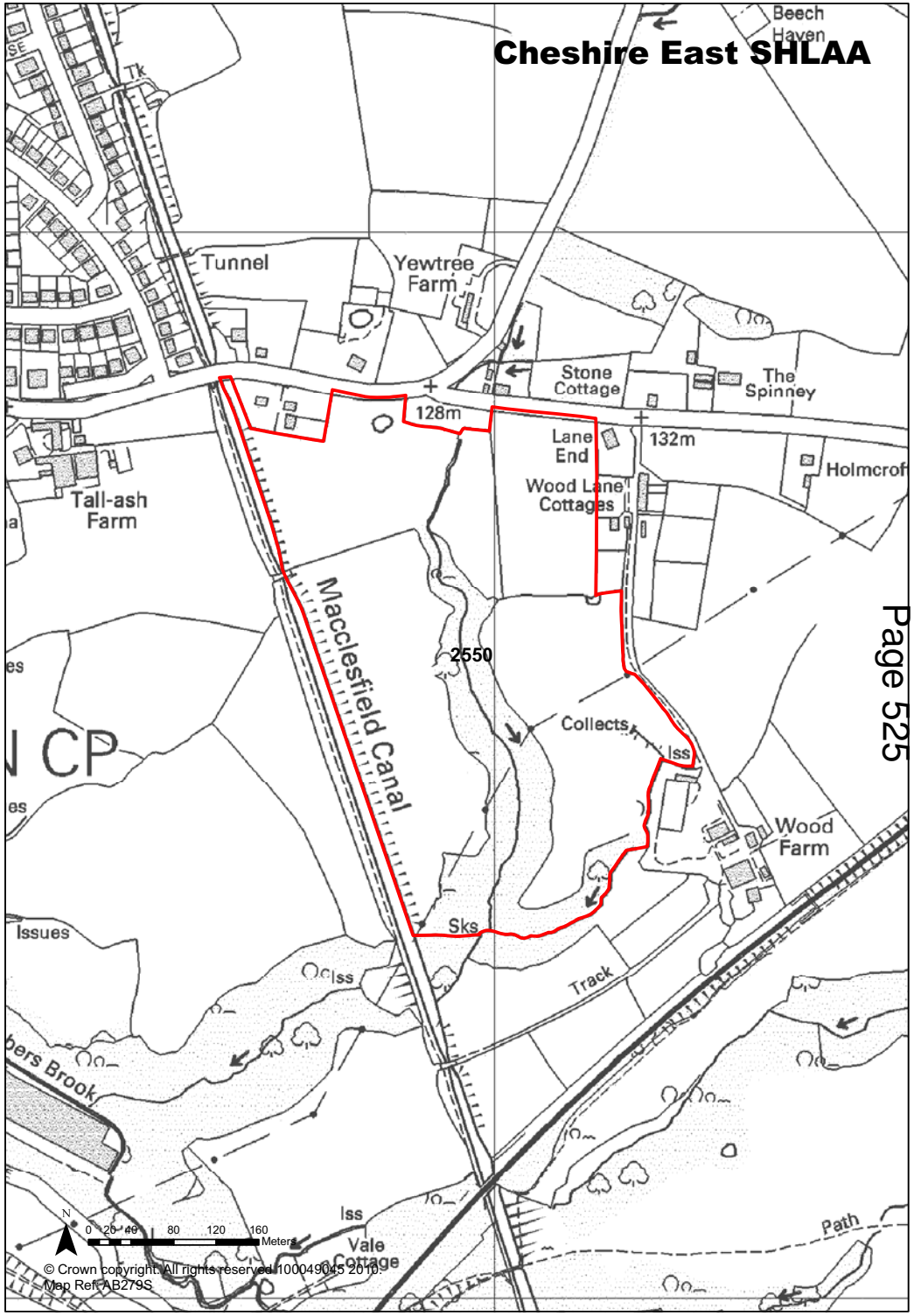
Ref 2549 Site Address Land north of Bath Vale, Congleton

Town / Rural	Congleton - Edge / Extension	**Easting** 387631	**Northing** 363429
Site Description	Agricultural land and woodland.	**Site Size Net (Ha)**	13.07
Character of Area	Generally open countryside with industrial to the south west.	**Potential Capacity**	393
Surrounding Land Uses	Agriculture/grazing, adj to Macclesfield Canal Conservation Area.	**Potential Net Capacity**	393
Physical Constraints	Flood zone 1 - little or no risk. A footpath crosses/borders part of the site. Part of the site is within the British Waterways consultation area and is an SBI. Adj to conservation area. Trees and hedges on site. Slight slope to site. Site is isolated. Potential air quality issues.		
Policy Restrictions	Open countryside, area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	30.07
Managing Constraints	Considertaion of natural and historic environment. Consultation with Highways to address access issues. Consideration of accommodation or relocation of footpath. Air quality assesment may be required (size of development, proximity to AQMA).	**Determination of Capacity**	Density multiplier
Sustainability	Greenfield site is not in a sustainable location.		
Accessibility	Access is problematic/restricted.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 2550 **Site Address** Land south of Buxton Road/Middle Lane, Congleton

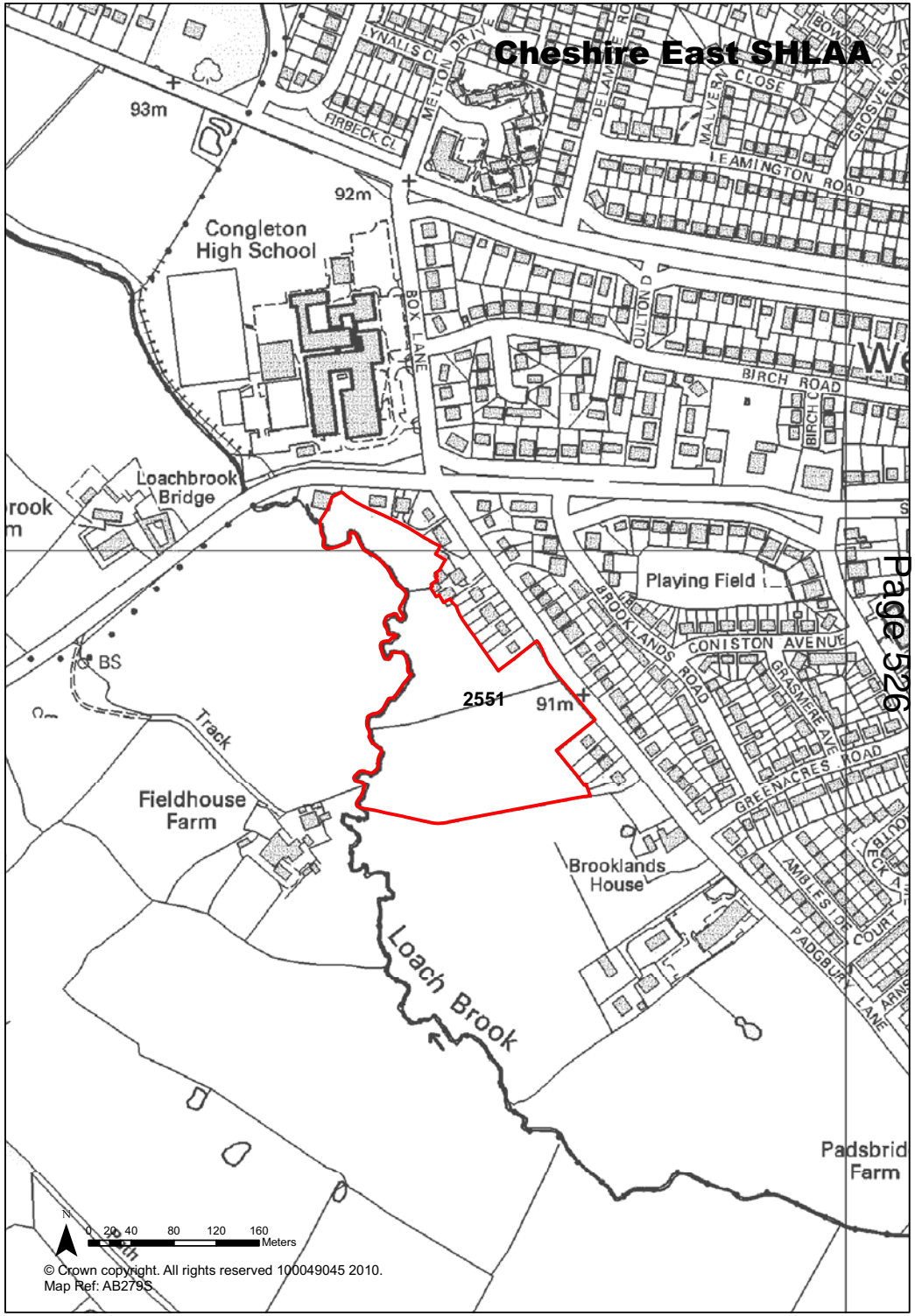
Town / Rural	Congleton - Edge / Extension	**Easting** 387966	**Northing** 363601
Site Description	Agricultural land.	**Site Size Net (Ha)**	13.65
Character of Area	Generally open countryside with a small amount of reidential to the north and east.	**Potential Capacity**	410
Surrounding Land Uses	Agriculture/grazing, adj to Macclesfield Canal Conservation Area, residential.	**Potential Net Capacity**	410
Physical Constraints	Flood zone 1 - little or no risk. Pylons, trees and hedges and pond on site. Part of the site is an SBI and is within the British Waterways Board Consultation Area. Adj to conservation area. Slight slope to site. Potential air quality issues.		
Policy Restrictions	Green Belt, area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	30.04
Managing Constraints	Consideration of pylons and historic and natural environment. Production of a Protected Species Survey. Air quality assesment may be required (size of development, proximity to AQMA).	**Determination of Capacity**	Density multiplier
Sustainability	Greenfield site on a bus route.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 2551 Site Address Land west of Padgbury Lane, Congleton

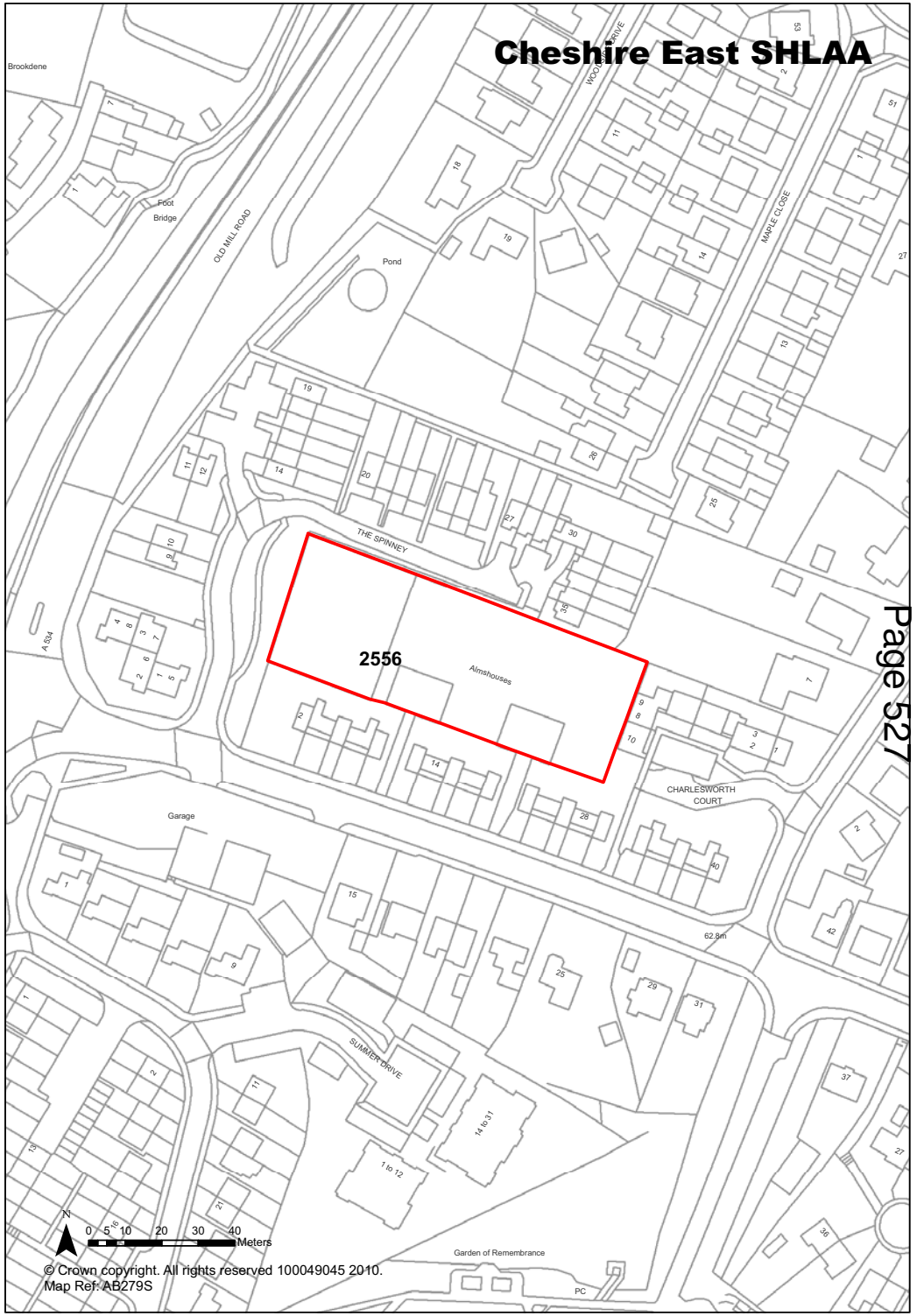
Town / Rural	Congleton - Edge / Extension	**Easting** 383694	**Northing** 362767

Site Description	Agricultural land.	**Site Size Net (Ha)**	3.59
Character of Area	Open countryside and residential.	**Potential Capacity**	108
Surrounding Land Uses	Agriculture/grazing and residential.	**Potential Net Capacity**	108
Physical Constraints	The site lies within the Jodrell Bank consultation zone and Flood Zones 2 and 3. Slight slope to site. Trees and hedges present on site and to boundary. Potential air quality issues.		
Policy Restrictions	Open countryside, area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	30.08
Managing Constraints	Consideration of biodiversityand flood risk. Production of an Flood Risk Assessment. Consultation with Jodrell Bank. Air quality assesment may be required (size of development, proximity to AQMA).	**Determination of Capacity**	Density multiplier
Sustainability	Greenfield site is close to existing bus route and within walking distance of a secondary school.		
Accessibility	Access possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	90
Development Progress	SHLAA Site	**Years 11-15**	18
Application Number:			



Ref 2556 Site Address Rear of Almshouses, The Hill, Sandbach

Town / Rural	Sandbach	**Easting** 376250	**Northing** 360650
Site Description	Allotments/garden.	**Site Size Net (Ha)**	0.35
Character of Area	Generally residential.	**Potential Capacity**	11
Surrounding Land Uses	Generally residential.	**Potential Net Capacity**	11
Physical Constraints	Flood zone 1 - little or no risk. Adj to listed almshouses. Trees, hedges and hardstanding on site. Appears flat. Located on potential contaminated site.		
Policy Restrictions	Within SZL of Sandbach. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	31.34
Managing Constraints	Consideration of historic and natural environment. Consultation with Contaminated Land Officer.	**Determination of Capacity**	Density multiplier
Sustainability	Greenfield site sustainably located.		
Accessibility	Access possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Not Available - long term prospect	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	11
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



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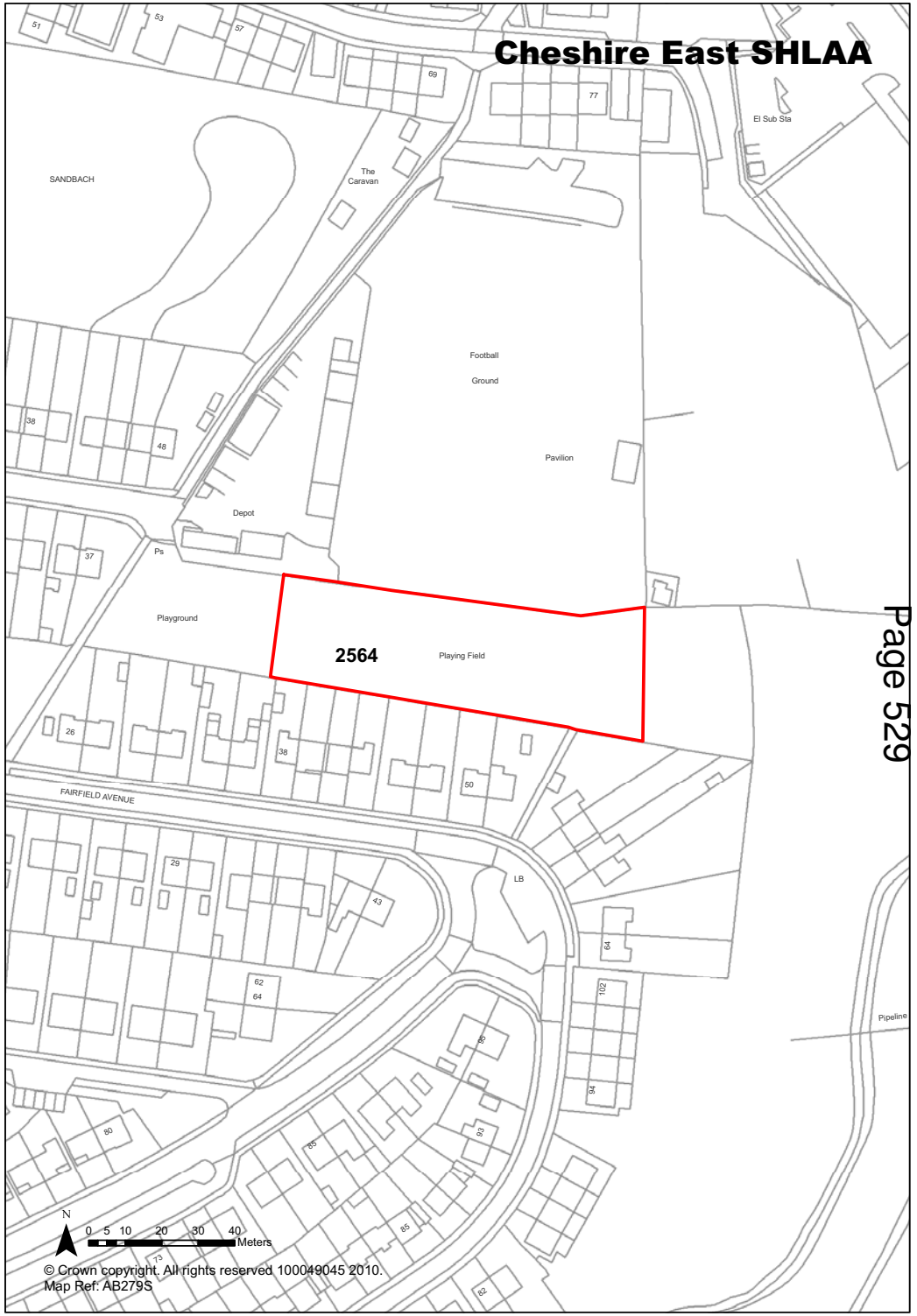
Ref 2564 Site Address Playing field, Newhall Avenue, Sandbach

Town / Rural	Sandbach	**Easting** 375650	**Northing** 360410
Site Description	Playing field.	**Site Size Net (Ha)**	0.31
Character of Area	Residential to the south, football pitch to the north open to the east.	**Potential Capacity**	10
Surrounding Land Uses	Residential to the south, football ptich to the north open to the east.	**Potential Net Capacity**	10
Physical Constraints	Flood zone 1 - little or no risk. Site is isolated between adjacent football ground and play area. Site appears flat. Trees to border.		
Policy Restrictions	Protected area of open space. Within Sandbach SZL. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	32.26
Managing Constraints	Consultation with Highways to address access issues. Consideration of biodiversity.	**Determination of Capacity**	Density multiplier
Sustainability	Site is considered sustainable.		
Accessibility	Access problematic.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 2569 **Site Address** Sandbach Primary School, Crewe Road, Sandbach

Town / Rural Sandbach **Easting** 375600 **Northing** 360550

Site Description	Existing school playing field.
Character of Area	Residential on three sides with Primary School to the West.
Surrounding Land Uses	Residential on three sides with Primary School to the West.
Physical Constraints	Flood zone 1 - little or no risk. Belt of woodland dividing the site, also potential access issues. Site appears to be flat.
Policy Restrictions	Protected area of open space, within Sandbach SZL. Surface water runoff should be calculated in accordance with Environment Agency guidelines.
Managing Constraints	Cosnideration of biodiversity. Consultation with Highways to address access issues.
Sustainability	Site is considered sustainable.
Accessibility	Access is problematic.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Marginal / Uncertain
Achievability	Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	0.59
Potential Capacity	18
Potential Net Capacity	18
Potential Density	30.51
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0

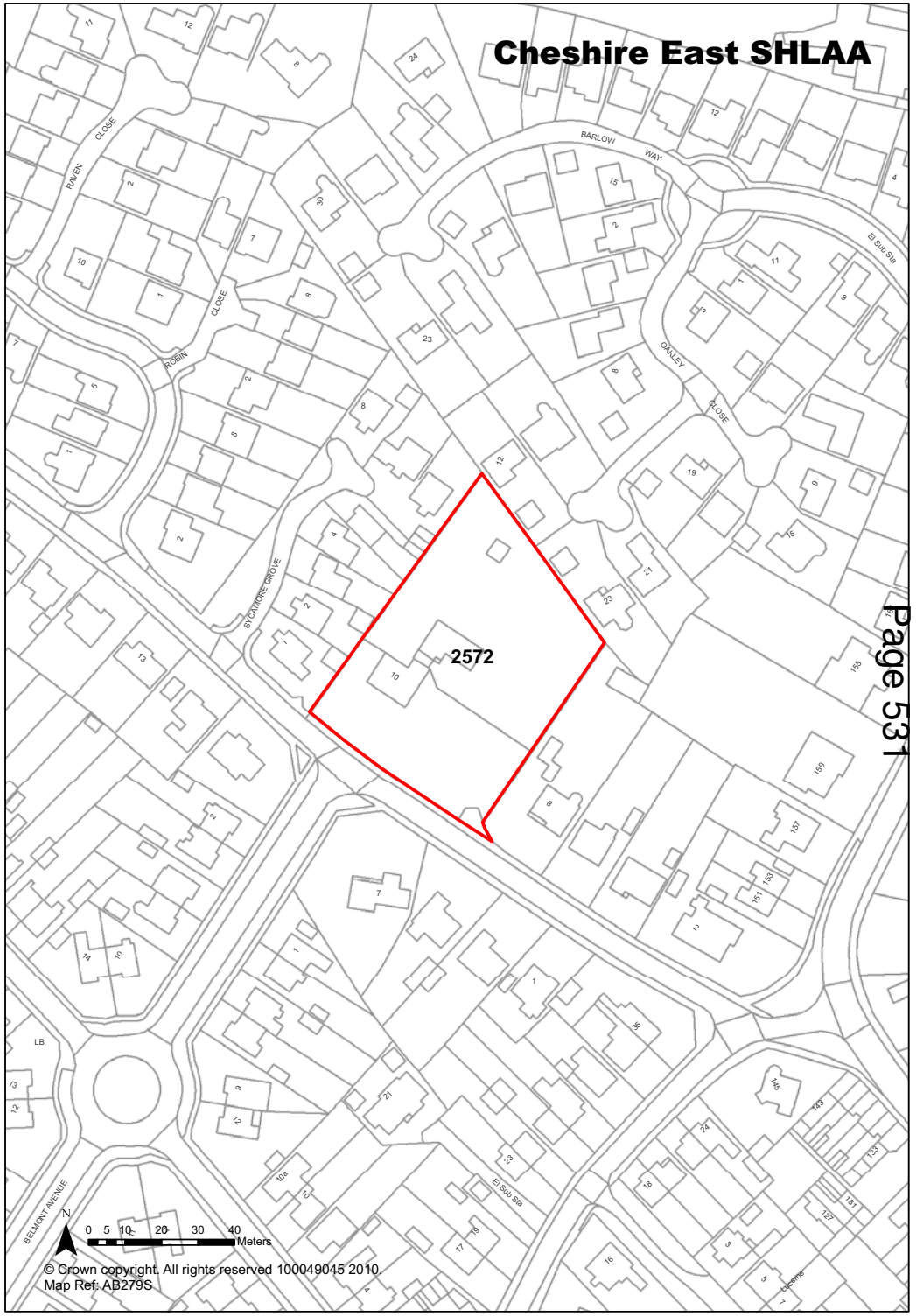


Ref 2572 **Site Address** Land adjacent to 10 Cooksmere Lane, Sandbach

Town / Rural	Sandbach	**Easting** 375400	**Northing** 361550

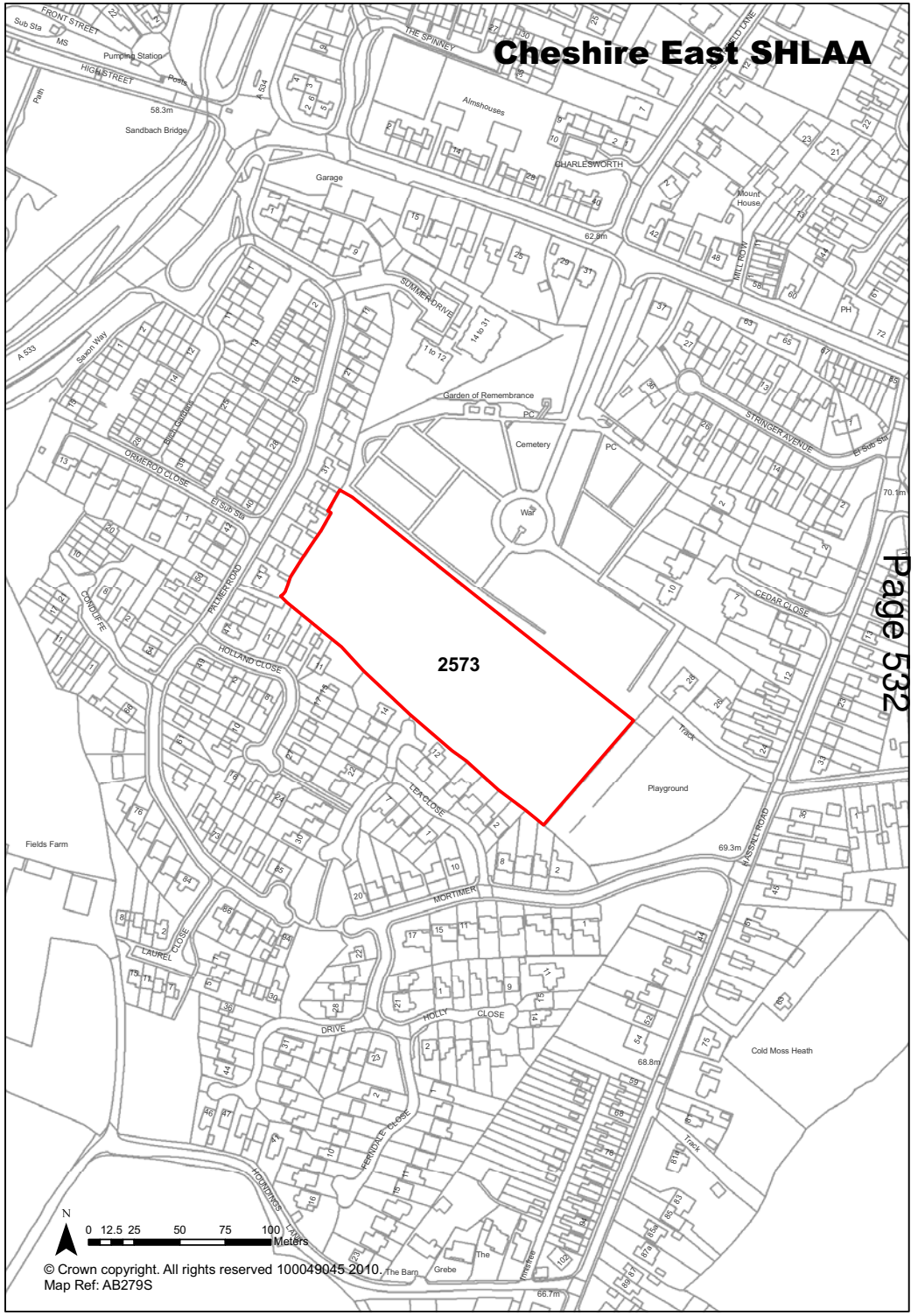
Site Description	Private grounds of residential property.
Character of Area	Generally residential.
Surrounding Land Uses	Generally residential.
Physical Constraints	Flood zone 1 - little or no risk. TPO and buildings on site. Appears flat.
Policy Restrictions	Within Sandbach SZL. Surface water runoff should be calculated in accordance with Environment Agency guidelines.
Managing Constraints	Consideration of biodiversity.
Sustainability	Site on 'occasional journey' bus route.
Accessibility	Site is accessible.
Other Information	
Brownfield / Greenfield	Mixed
Suitability	Suitable
Availability	Marginal/uncertain
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	0.42
Potential Capacity	13
Potential Net Capacity	13
Potential Density	30.95
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	13
Years 11-15	0



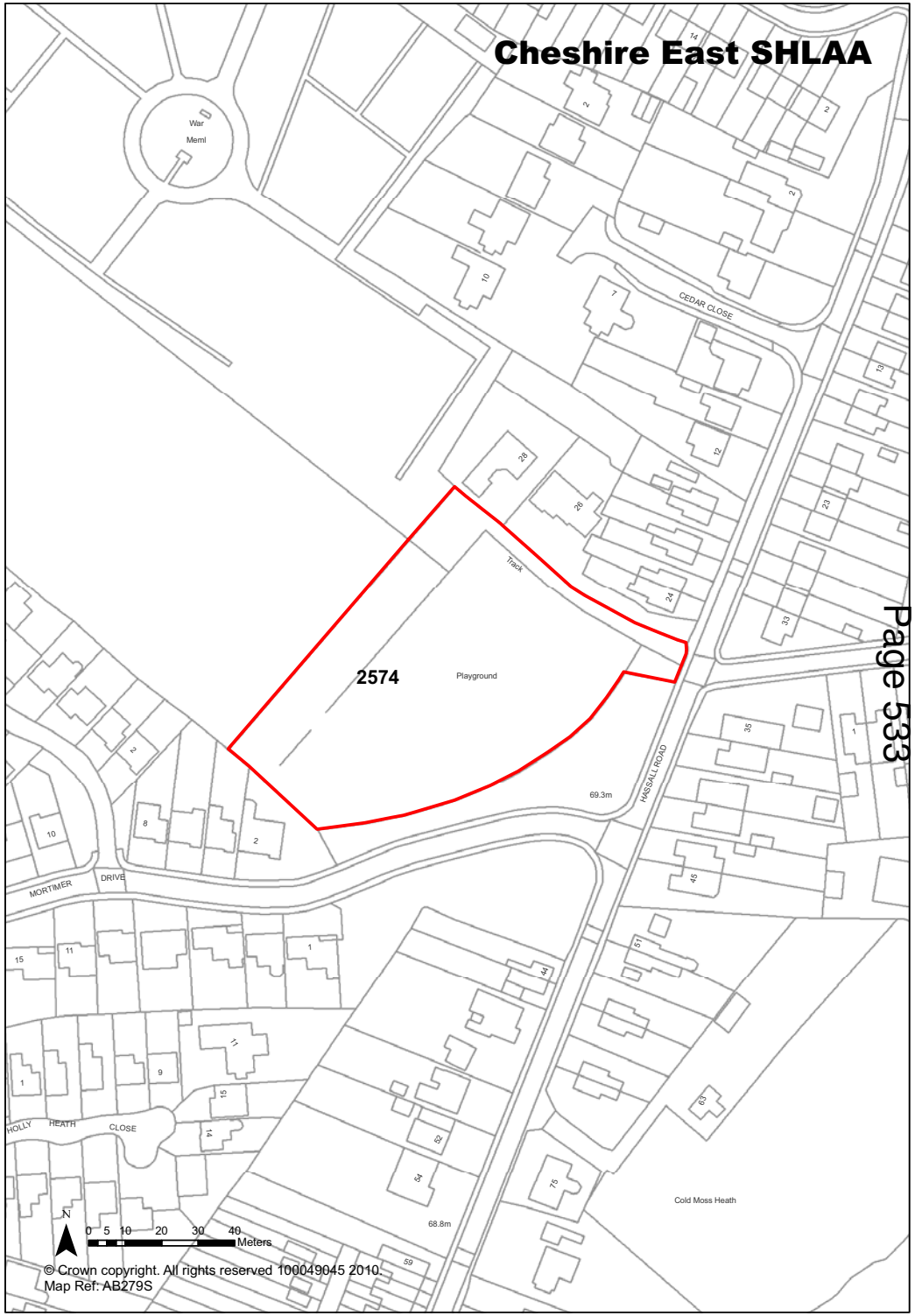
Ref 2573 Site Address Playing field, Hassall Road, Sandbach

Town / Rural	Sandbach	**Easting** 376250	**Northing** 360350
Site Description	Playing field.	**Site Size Net (Ha)**	1.4
Character of Area	Cemetery to the north east, residential and playground to the remainder.	**Potential Capacity**	42
Surrounding Land Uses	Cemetery to the north east, residential and playground to the remainder.	**Potential Net Capacity**	42
Physical Constraints	Flood zone 1 - little or no risk. Site appears flat. Trees and hedges to boundary. Located on potential contaminated site.		
Policy Restrictions	Protected area of open space. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	30
Managing Constraints	Consideration of biodiversity. Consultation with Contaminated Land Officer.	**Determination of Capacity**	Density multiplier
Sustainability	Greenfield site close to bus route.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



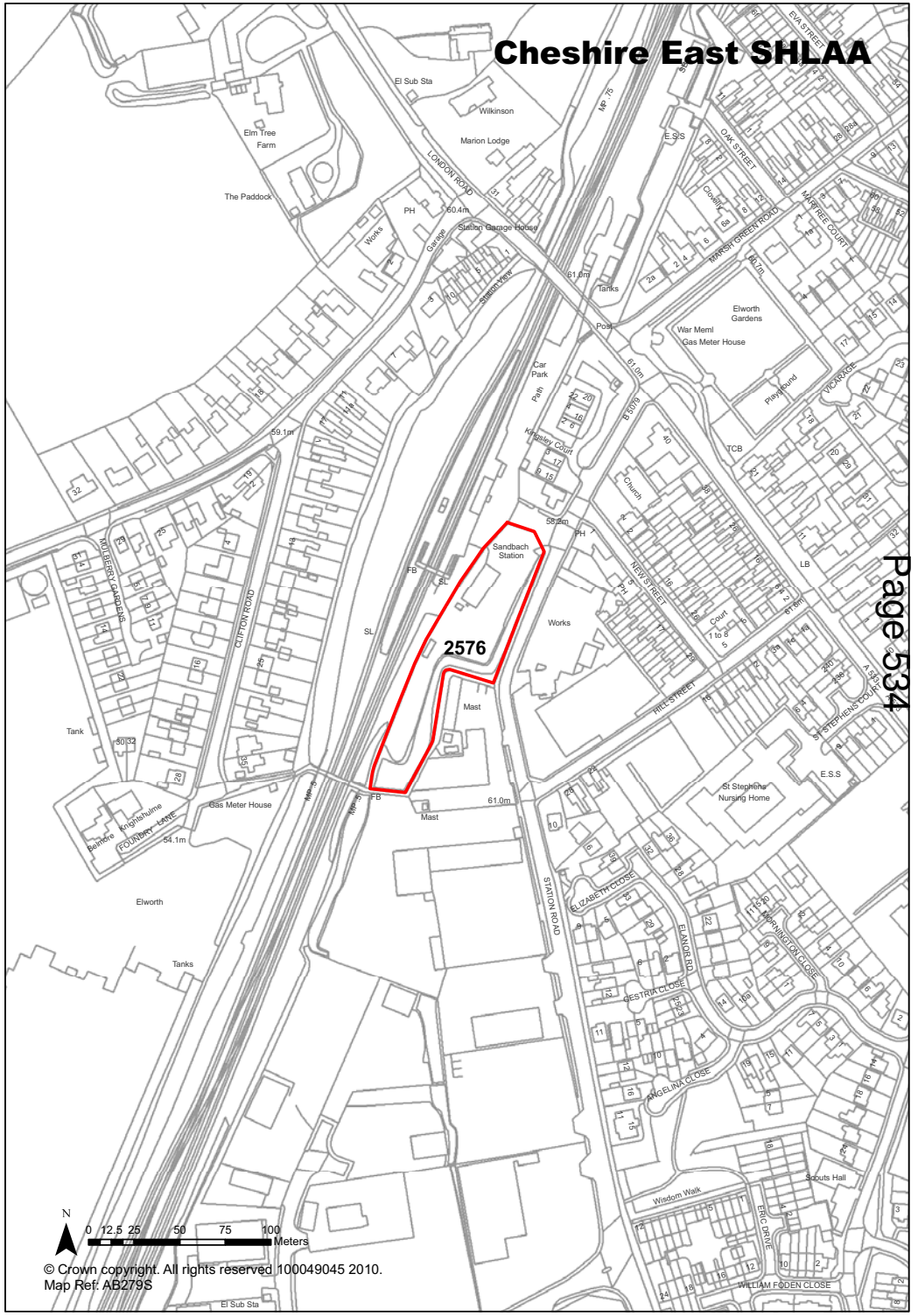
Ref 2574 Site Address Playground, Hassall Road, Sandbach

Town / Rural	Sandbach	**Easting** 376350	**Northing** 360280
Site Description	Equipped play area.	**Site Size Net (Ha)**	0.6
Character of Area	Residential with playing field to the north west.	**Potential Capacity**	18
Surrounding Land Uses	Residential with playing field to the north west.	**Potential Net Capacity**	18
Physical Constraints	Footpath adj to site. TPO on site, with trees on the border. Site appears flat.		
Policy Restrictions	Within Sandbach SZL. Protected area of open space. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	30
Managing Constraints	Consideration of biodiversity.	**Determination of Capacity**	Density multiplier
Sustainability	Greenfield site close to bus route.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



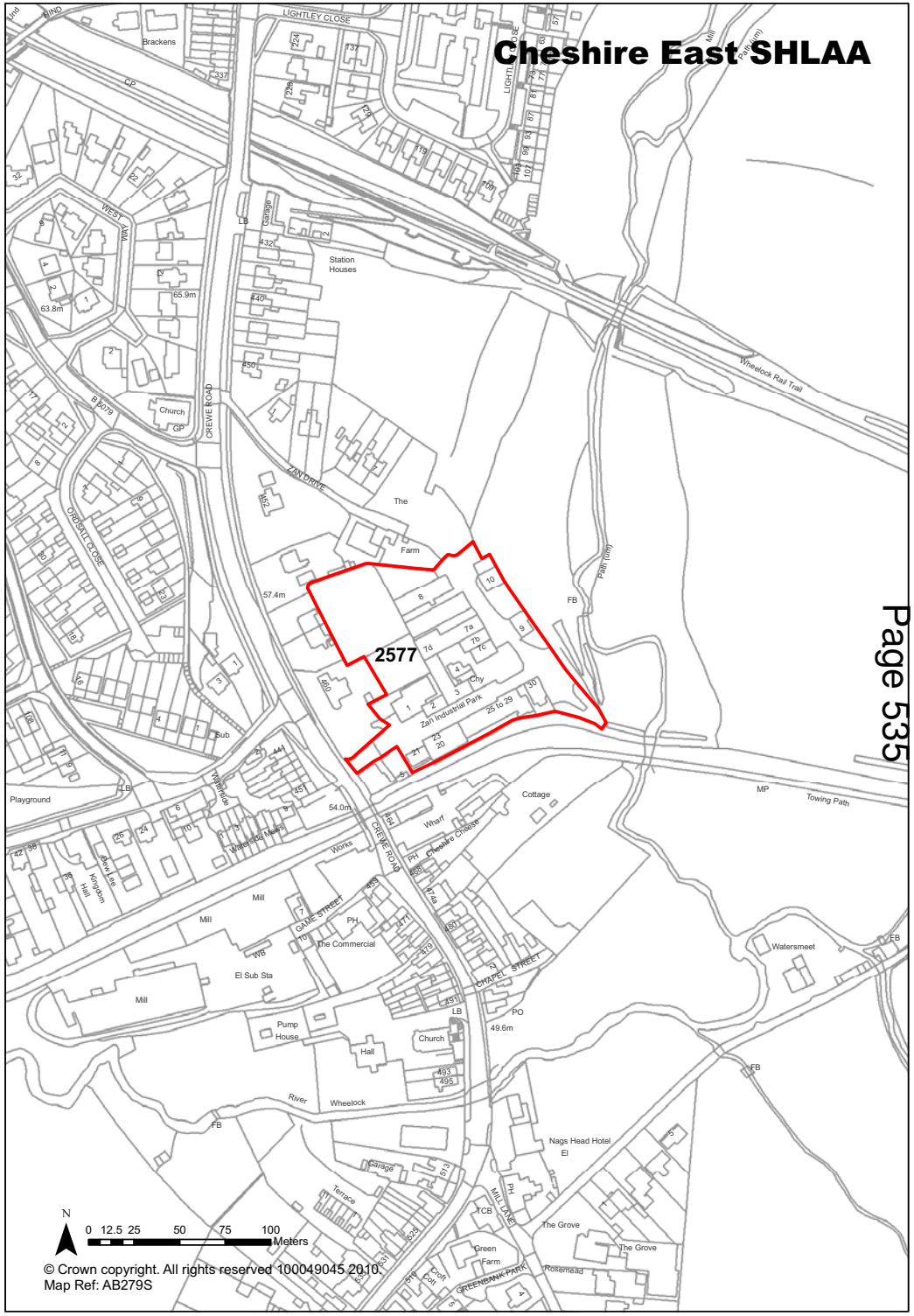
Ref 2576 Site Address Depot site, Station Road, Sandbach

Town / Rural	Sandbach	**Easting** 373764	**Northing** 361436
Site Description	Depot.	**Site Size Net (Ha)**	0.47
Character of Area	Commerical in general but opposite site has permission for housing.	**Potential Capacity**	15
Surrounding Land Uses	Predominantly commercial in nature but with housing to the north.	**Potential Net Capacity**	15
Physical Constraints	Flood zone 1 - little or no risk. Conifer trees between site and railway and large willow tree at entrance to the site. Albion Inorganic Chemicals outer consultation zone. Footpath bordering part of site. Construction and hardstanding on site, appears flat. Located on potential contaminated site.		
Policy Restrictions	Within Sandbach SZL.	**Potential Density**	31.91
Managing Constraints	Consideration of biodiversity and footpath. Consultation with Contaminated Land Officer.	**Determination of Capacity**	Density multiplier
Sustainability	Site adjacent to Sandbach Railway Station and on bus route.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 2577 Site Address Zan Works, Crewe Road, Sandbach

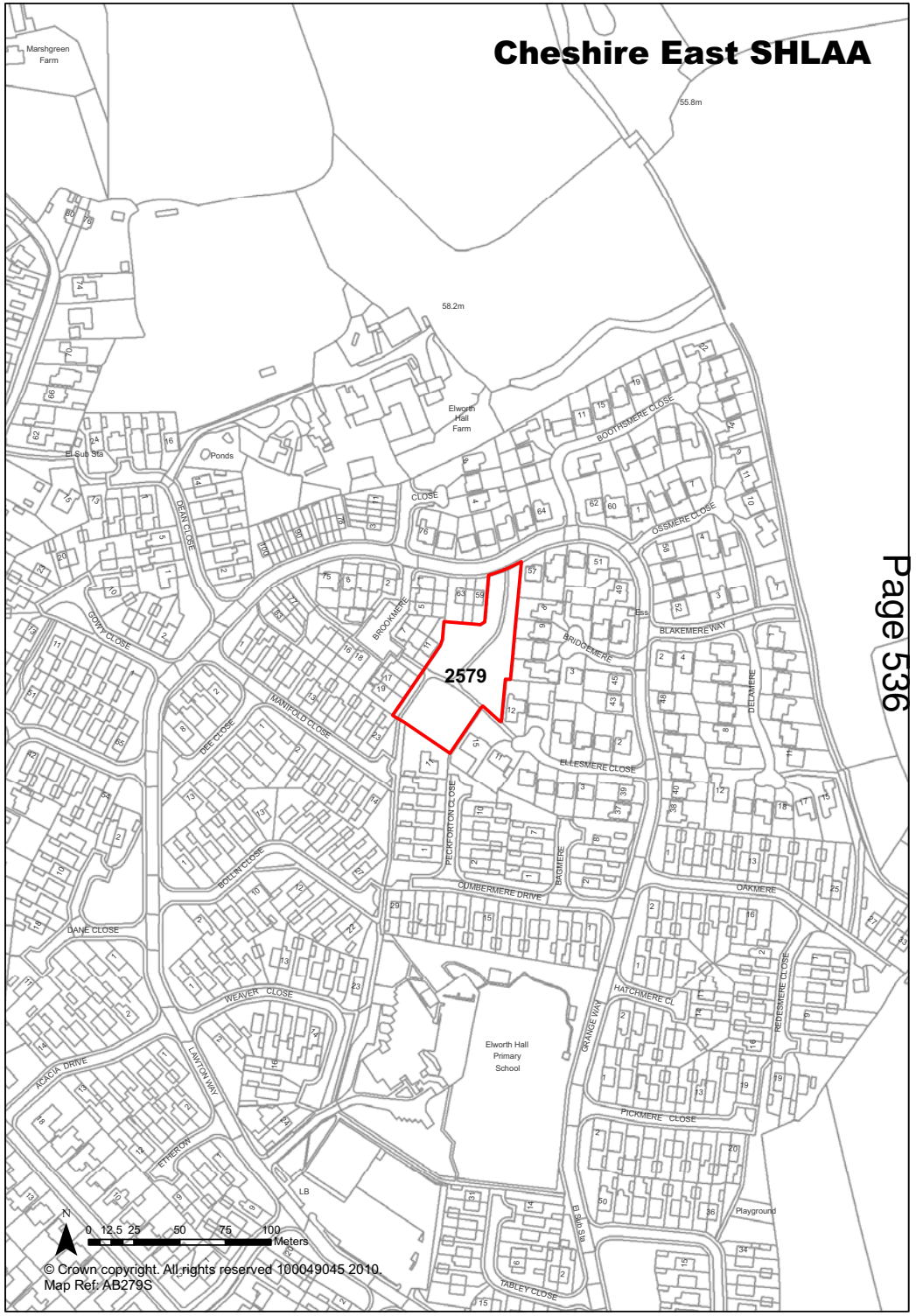
Town / Rural	Sandbach	**Easting** 375070	**Northing** 359360
Site Description	Industrial estate and garden land.	**Site Size Net (Ha)**	1.07
Character of Area	Well established industrial park based around former three storey mill premises.	**Potential Capacity**	33
Surrounding Land Uses	Residential and open countryside.	**Potential Net Capacity**	33
Physical Constraints	Flood zone 1 - little or no risk. Electricity transformer on south east boundary adjacent to Trent and Mersey Canal. Former refuse tip between units and eastern boundary which slopes down towards river. Partly within wildlife corridor and BWB consultation zone. Adj to conservation area. Footpath adj to site. TPO and other trees on site. Buildings and hardstanding on site. Slight slope to site. Located directly on landfill.		
Policy Restrictions	Open countryside and partially within Sandbach SZL.	**Potential Density**	30.84
Managing Constraints	Consultation with infrastructure providers, Contaminated Land Officer and British Waterways. Consideration of biodiversity and historic environment.	**Determination of Capacity**	Density multiplier
Sustainability	Site close to bus route.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available / site is under option by devel	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	33
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 2579 **Site Address** Land at Ellesmere Close/Grangeway, Sandbach

Town / Rural Sandbach **Easting** 374447 **Northing** 361580

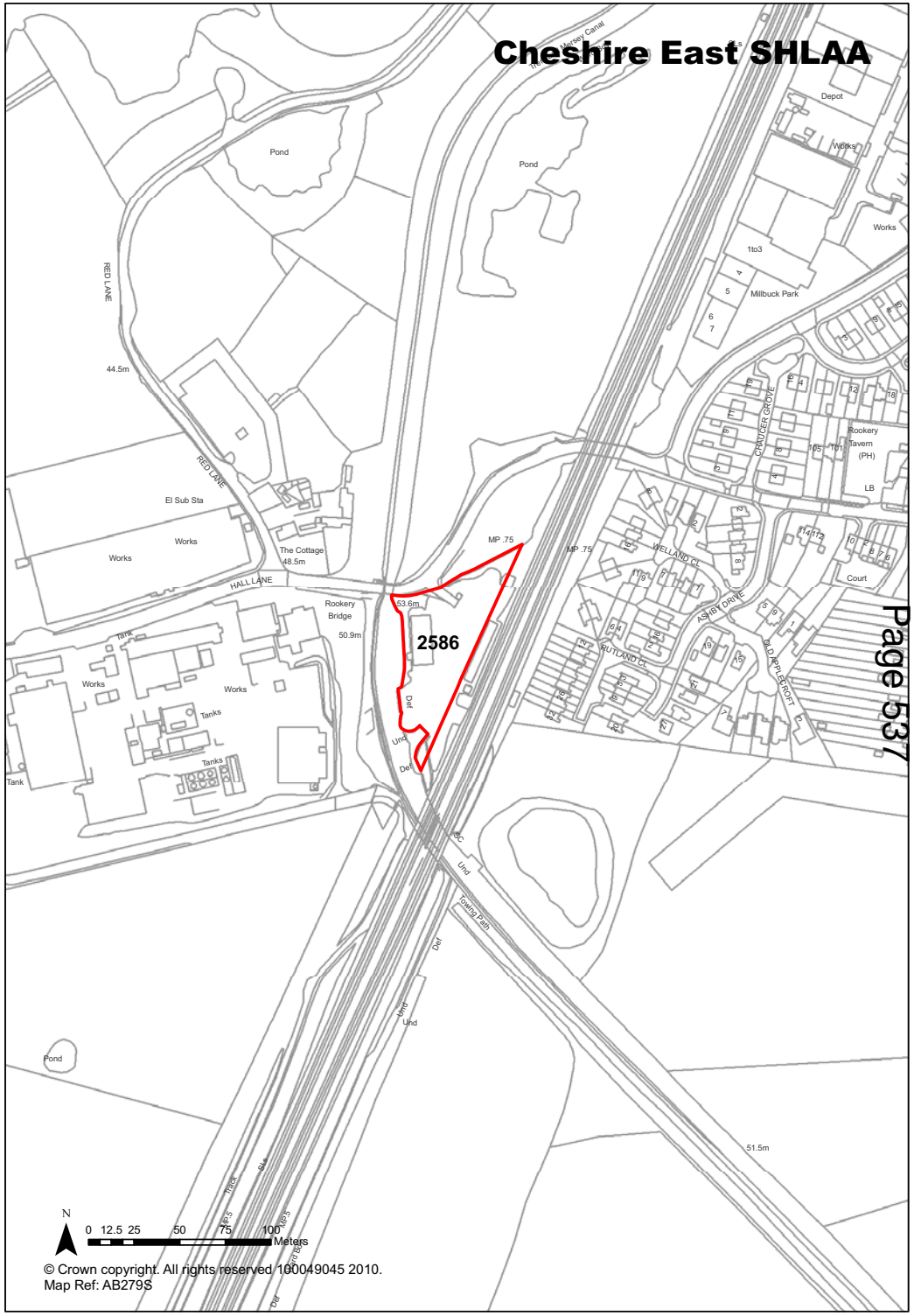
Site Description	Area of incidental open space.	**Site Size Net (Ha)**	0.33
Character of Area	Generally residential.	**Potential Capacity**	10
Surrounding Land Uses	Generally residential.	**Potential Net Capacity**	10
Physical Constraints	Flood zone 1 - little or no risk. Within Albion Inorganic Chemicals outer consultation zone. Trees and shrubs on site. Appears generally flat. Located within 250m of landfill.		
Policy Restrictions	Within Sandbach SZL. Identified as protected Open Space in the Local Plan. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	30.3
Managing Constraints	Replacement/relocation of Open Space. Consultation with Contaminated Land Officer. Consideration of biodiversity.	**Determination of Capacity**	Density multiplier
Sustainability	Greenfield site sustainably located on bus route and within walking distance of a primary school and supermarket.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Not Available - long term prospect	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref	2586	Site Address	Land to south of Rookery Bridge, Hall Lane, Sandbach

Town / Rural	Sandbach	**Easting**	373167
		Northing	360194

Site Description	Vacant land.	**Site Size Net (Ha)**	0.36
Character of Area	Adjacent to the railway and canal. In wider area industrial area to the west and residential to the east and commerical (with permission for resi) in the north.	**Potential Capacity**	11
Surrounding Land Uses	Adjacent to the railway and canal. In wider area, industrial area to the west and residential to the east and commerical (with permission for resi) in the north.	**Potential Net Capacity**	11
Physical Constraints	Flood zone 1 - little or no risk. Hardcored site comprising of two electricity sub-stations and one telecommunication monopole. Overhead powerlines of railway immediately adjacent. Within United Phospherous Consultation zone, BWB consultation zone and brine subsidence area. Trees and shrubs to edge of site, appears flat.		
Policy Restrictions	Within Sandbach SZL. Adajcent to Canal Conservation Area.	**Potential Density**	30.81
Managing Constraints	Consultation with infrastructure providers, Brine Subsidence Compensation Board and British Waterways. Consideration of biodiversity.	**Determination of Capacity**	Density multiplier
Sustainability	Site located on bus route.		
Accessibility	Access possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal/uncertain	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



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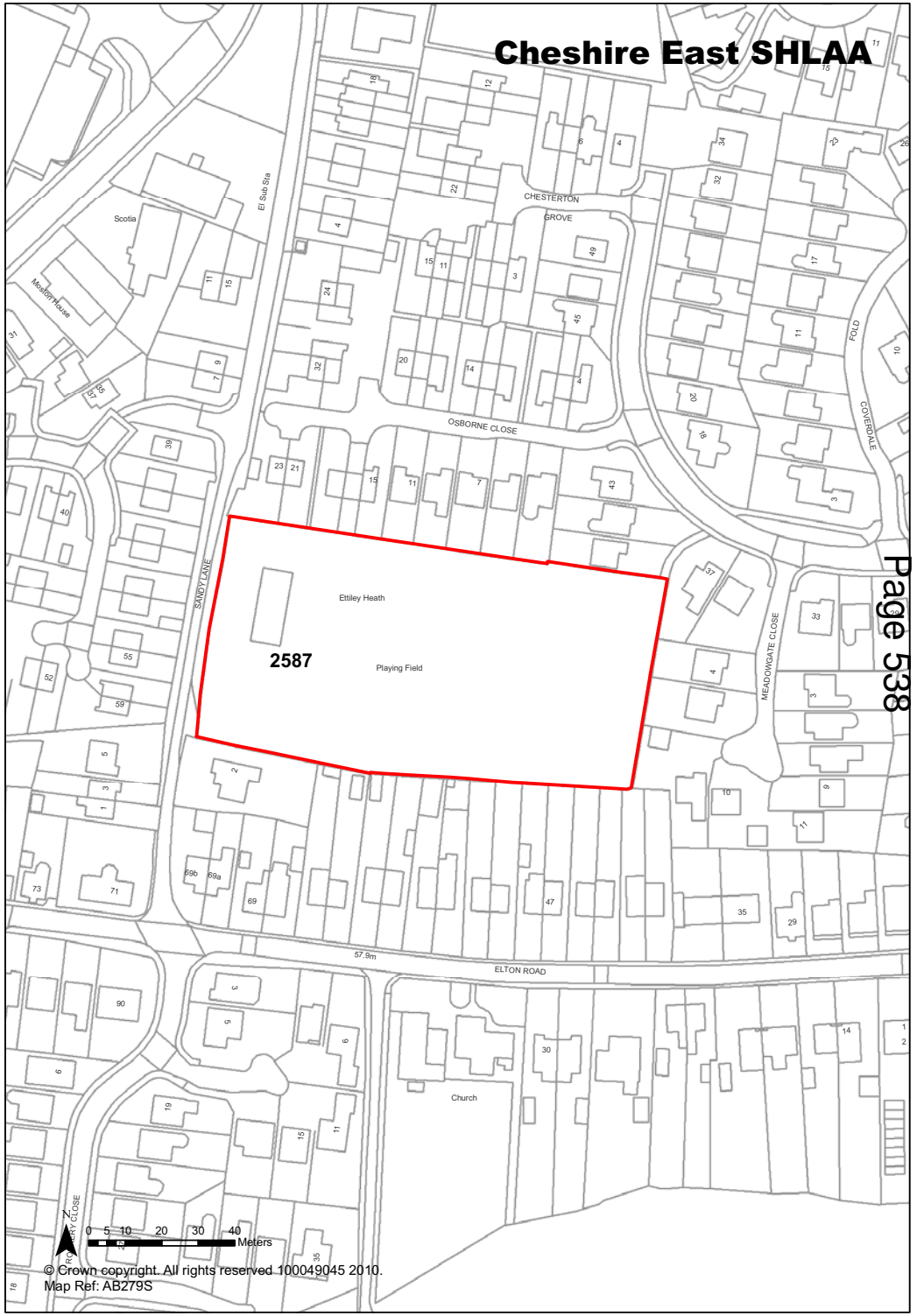
Map Ref: AB279S

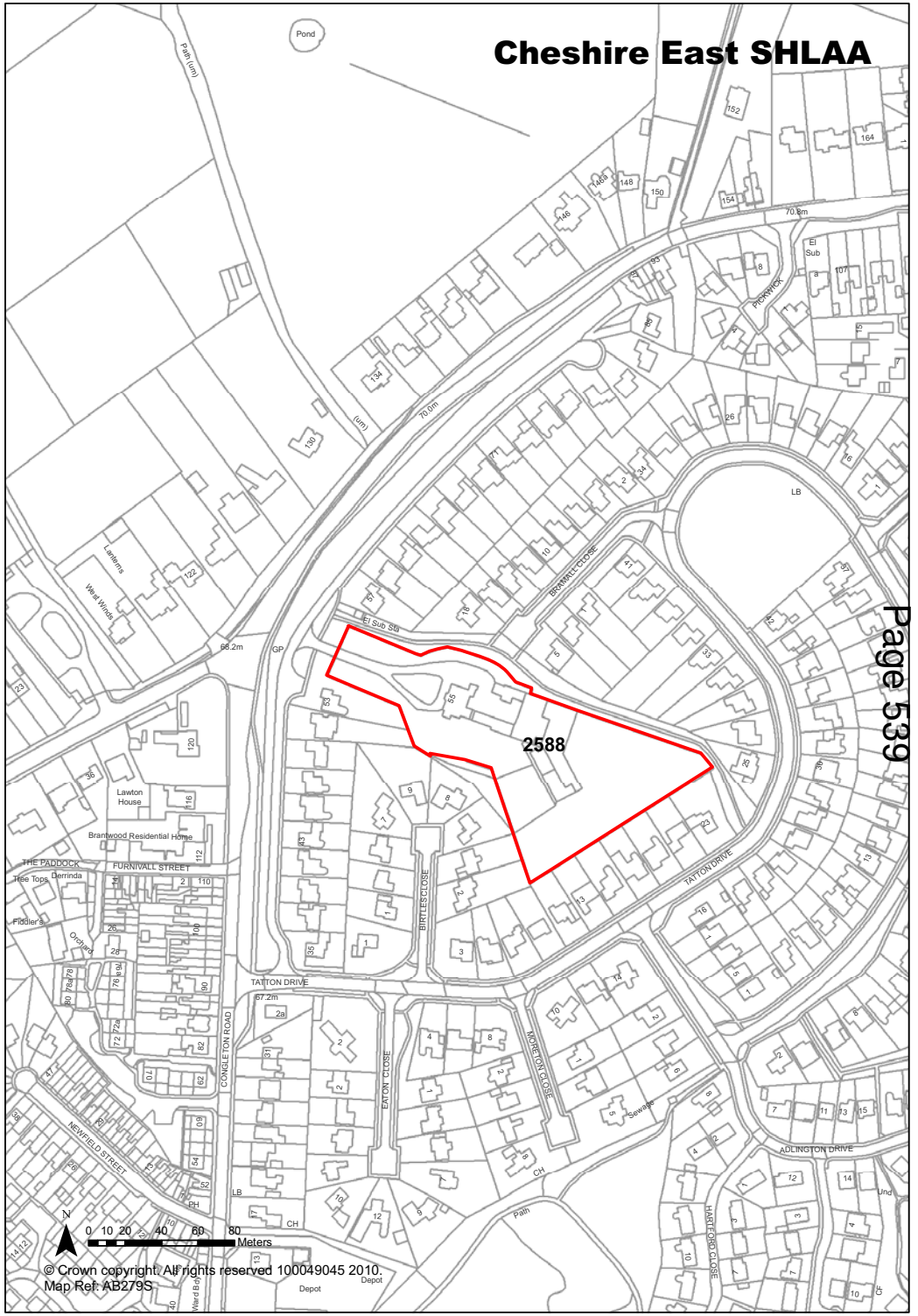
Ref 2587 Site Address Playing field, Sandy Lane, Sandbach

Town / Rural	Sandbach	**Easting** 373571	**Northing** 360341
Site Description	Ettiley Heath playing fields. Currently used for recreation, includes pitch with goal posts.	**Site Size Net (Ha)**	0.73
Character of Area	Generally Residential.	**Potential Capacity**	22
Surrounding Land Uses	Generally Residential.	**Potential Net Capacity**	22
Physical Constraints	Access off Sandy Lane on unclassified road, unsuitable for large vehicles. Brine subsidence area. Trees to border.		
Policy Restrictions	Protected area of open space, within the SZL for Sandbach. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	30.14
Managing Constraints	Replacement of Open Space. Consideration of biodoversity.	**Determination of Capacity**	Density multiplier
Sustainability	Close to bus route.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 2588 Site Address 55 Congleton Road, Sandbach

Town / Rural	Sandbach	**Easting** 376093	**Northing** 361376
Site Description	Offley House and Grounds.	**Site Size Net (Ha)**	1.14
Character of Area	Generally residential.	**Potential Capacity**	35
Surrounding Land Uses	Generally residential.	**Potential Net Capacity**	35
Physical Constraints	Significant trees along boundaries of site. Flood Zone 1 - Little or no risk. Site is flat with contructions present.		
Policy Restrictions	Within Sandbach SZL. TPO areas bound the western part of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites	**Potential Density**	30.7
Managing Constraints	Consideration of biodiversity.	**Determination of Capacity**	Density multiplier
Sustainability	Site is close to a bus route and is within walking distance of a local primary school.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Suitable		
Availability	Not Available - long term prospect	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



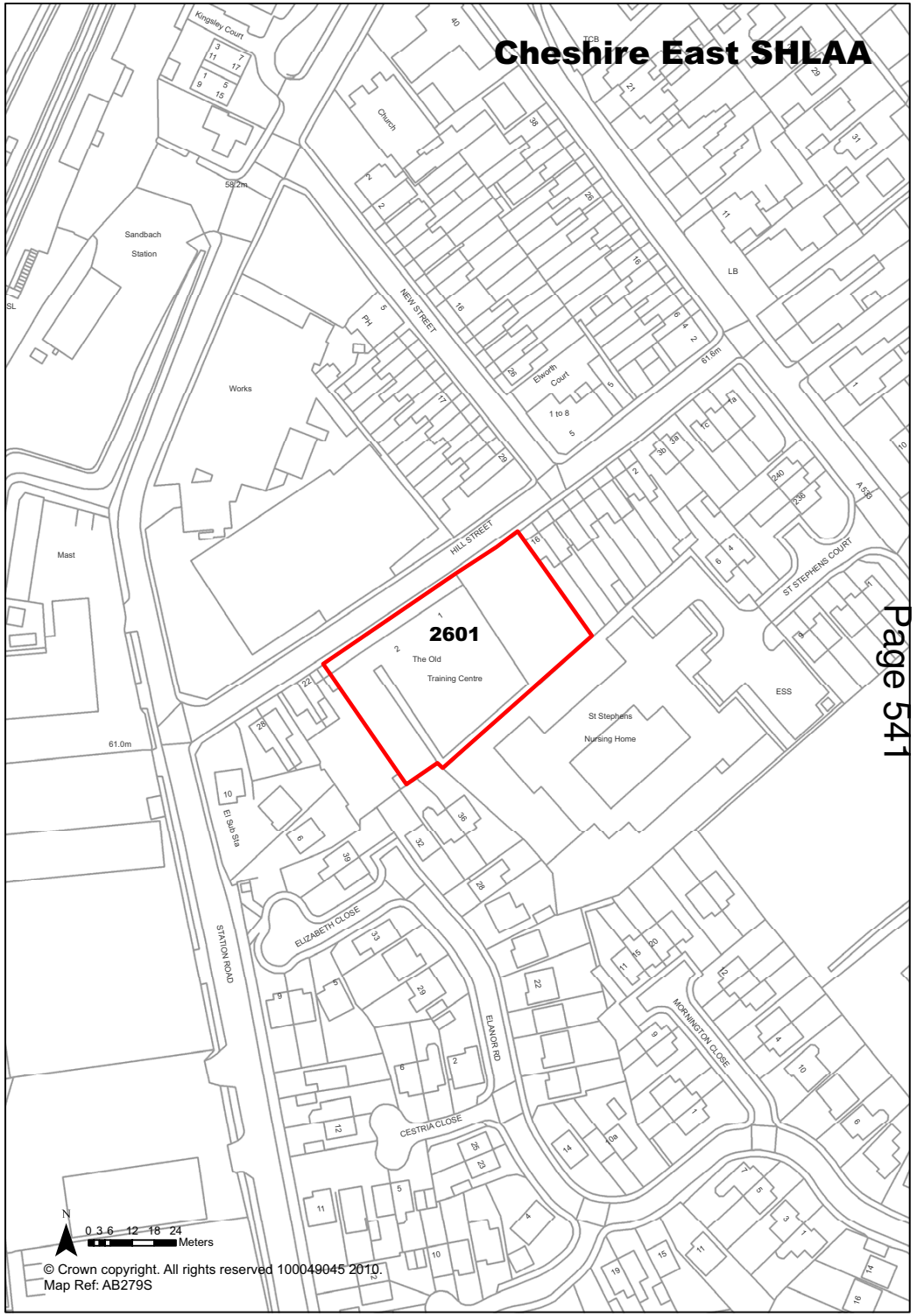
Ref 2597 Site Address Land at Colley Lane/The Hill, Sandbach

Town / Rural	Sandbach	**Easting** 376655	**Northing** 360357
Site Description	Garden	**Site Size Net (Ha)**	0.38
Character of Area	Residential and Open Countryside.	**Potential Capacity**	12
Surrounding Land Uses	Residential and Open Countryside.	**Potential Net Capacity**	12
Physical Constraints	Flood zone 1 - little or no risk. 113 The Hill is a listed building. Site is adjacent to the Open Countryside. Trees and shrubs on site. Site appears generally flat with buildings present.		
Policy Restrictions	Within the SZL for Sandbach. Listed building present. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Site is adjacent to the Open Countryside and an area of special control for adverts.	**Potential Density**	31.58
Managing Constraints	Consideration of the historic environment and biodiversity.	**Determination of Capacity**	Density multiplier
Sustainability	Site on bus route.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information	No evidence at this time that owner wishes to redevelop site for residential development.	**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Not Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 2601 Site Address TRAINING CENTRE, HILL STREET, SANDBACH

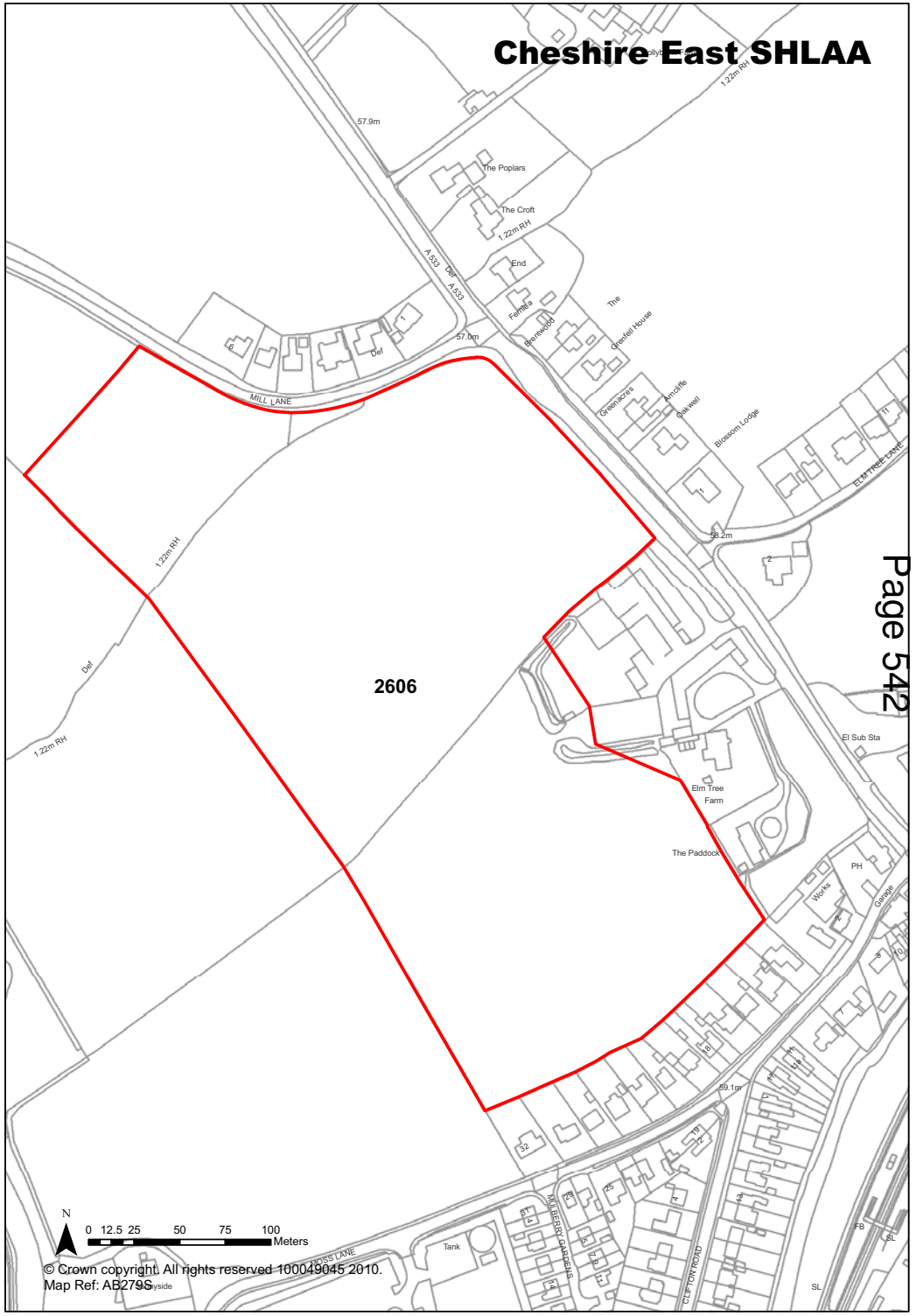
Town / Rural	Sandbach	**Easting** 373904	**Northing** 361398
Site Description	STORAGE/YARD DEPOT	**Site Size Net (Ha)**	0.259
Character of Area	Generally residential, with some employment uses on opposite side of road.	**Potential Capacity**	14
Surrounding Land Uses	Generally residential, with some employment uses on opposite side of road.	**Potential Net Capacity**	14
Physical Constraints	None.		
Policy Restrictions	Within Sandbach SZL	**Potential Density**	54
Managing Constraints		**Determination of Capacity**	Based on outline permission.
Sustainability			
Accessibility		**Total Completions**	0
Other Information	Demolition has started 03/01/12	**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	14
Deliverability	Deliverable	**Years 6-10**	0
Development Progress	Outline Permission	**Years 11-15**	0
Application Number:	09/3337C		



Ref 2606 Site Address Elm Tree Farm, London Road, Sandbach

Town / Rural	Sandbach - Edge / Extension	**Easting** 373486	**Northing** 361754

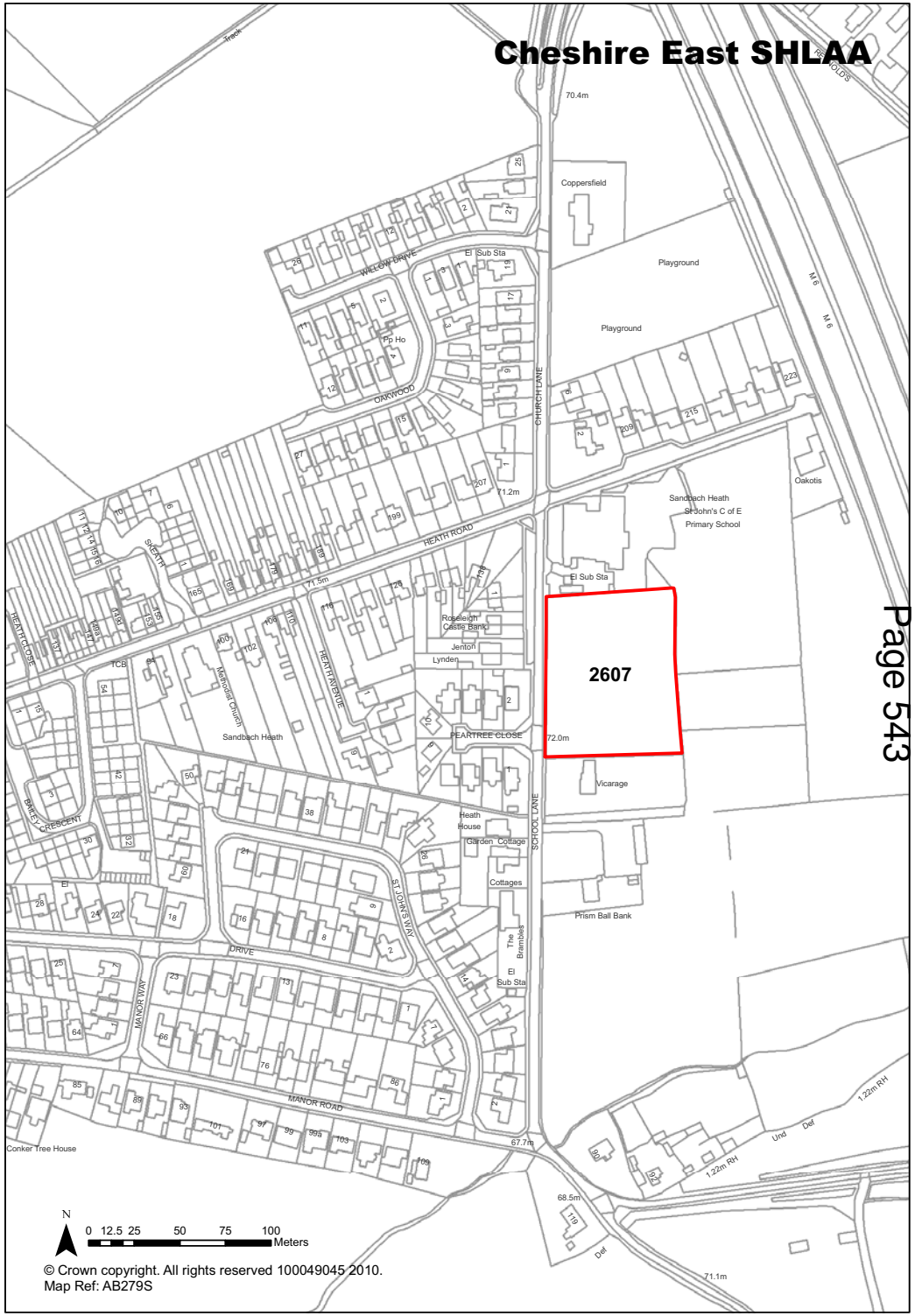
Site Description	Agricultural land.	**Site Size Net (Ha)**	8.25
Character of Area	Open Countryside with some residential on south eastern boundary.	**Potential Capacity**	248
Surrounding Land Uses	Open Countryside with some residential on south eastern boundary.	**Potential Net Capacity**	248
Physical Constraints	Flood zone 1 - little or no risk. Albion Inorganic Chemicals consultation zone, listed building on site, footpath crossing part of site. Trees and hedges present, site levels appear generally flat. Located on potential contaminated site. Potential air quality issues.		
Policy Restrictions	Listed buildings, open countryside, area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	30.06
Managing Constraints	Consideration of the setting of the listed building and the accommodation/relocation of the footpath. Consideration of biodoversity. Consultation with Contaminated Land Officer. Air quality assesment may be required (size of development).	**Determination of Capacity**	Density multiplier
Sustainability	Site on bus route.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 2607 Site Address Land off School Lane, Sandbach

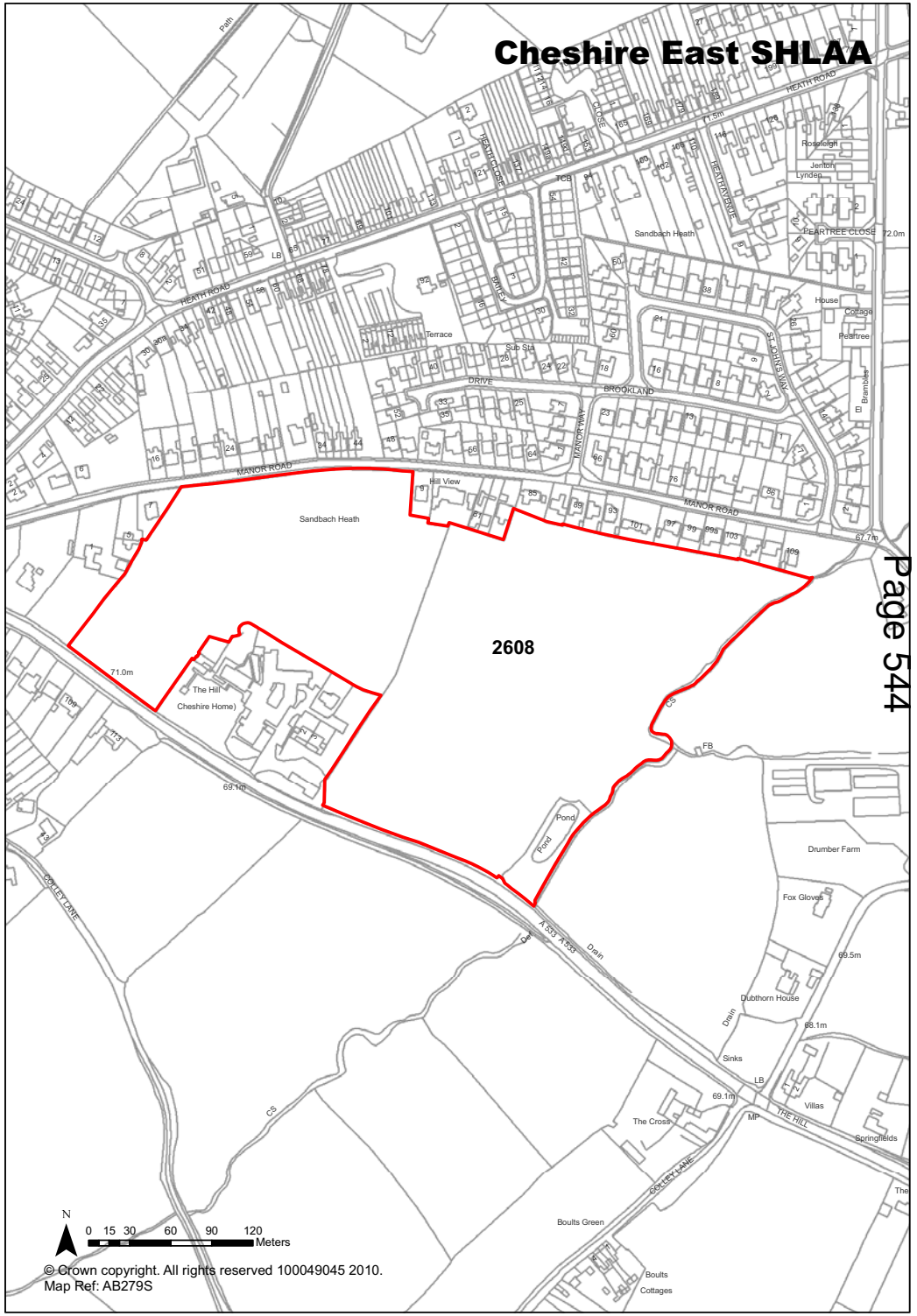
Town / Rural	Sandbach - Edge / Extension	**Easting** 377275	**Northing** 360789

Site Description	Vacant land.	**Site Size Net (Ha)**	0.64
Character of Area	Residential to the west, school to the north with the remainder being open countryside.	**Potential Capacity**	20
Surrounding Land Uses	Residential to the west, school to the north with the remainder being open countryside.	**Potential Net Capacity**	20
Physical Constraints	Flood Zone 1 - Little or no risk. Trees/hedges to boundaries, levels appear flat.		
Policy Restrictions	Within Open Countryside, area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	31.25
Managing Constraints	Consideration of biodiversity.	**Determination of Capacity**	Density multiplier
Sustainability	Site on bus route and within walking distance of a primary school.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	20
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



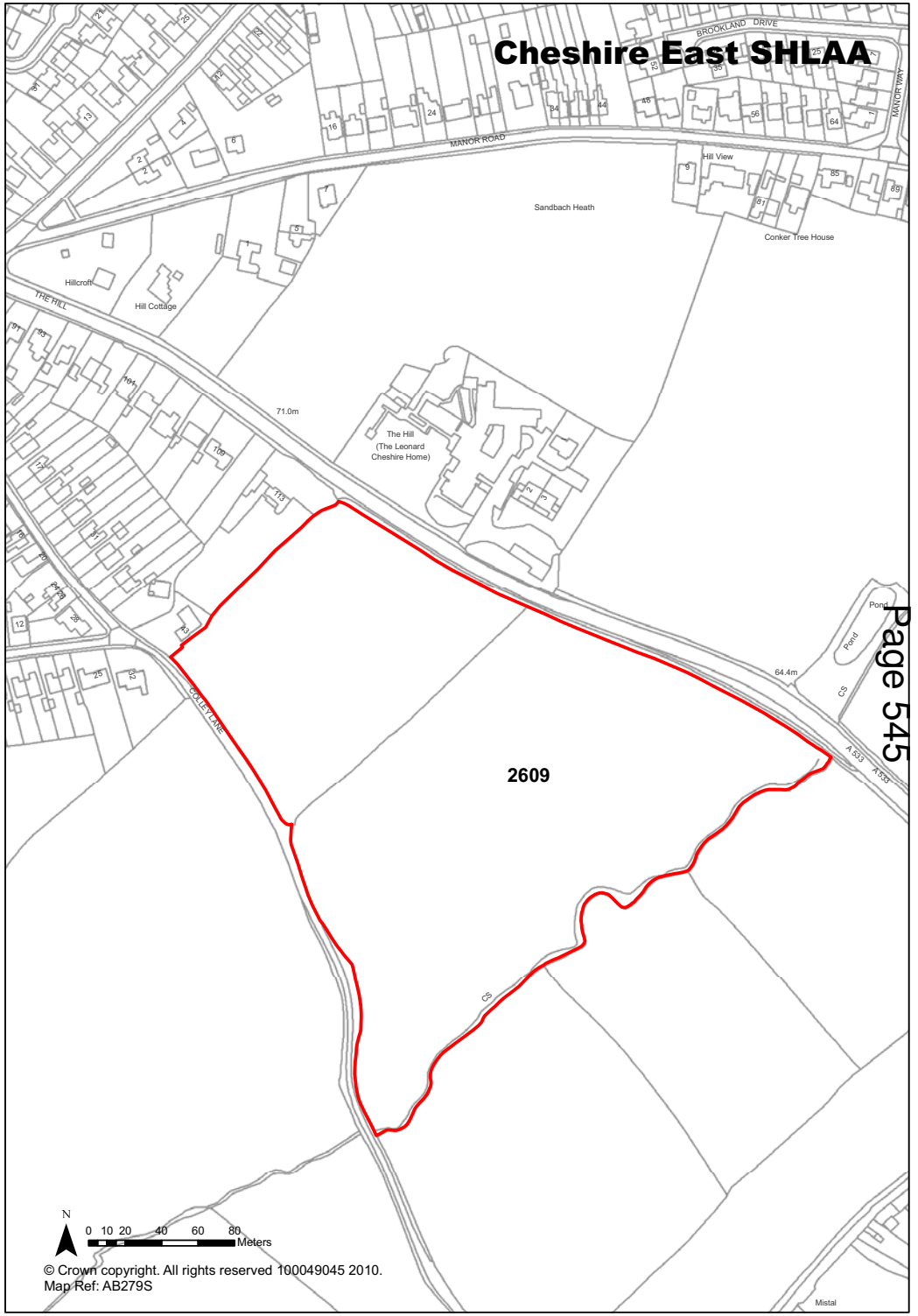
Ref 2608 Site Address Land off The Hill/Manor Road, Sandbach

Town / Rural	Sandbach - Edge / Extension	**Easting** 376914	**Northing** 360424
Site Description	Agricultural land.	**Site Size Net (Ha)**	8.11
Character of Area	Residential and Open Countryside.	**Potential Capacity**	244
Surrounding Land Uses	Residential and Open Countryside.	**Potential Net Capacity**	244
Physical Constraints	Flood zone 1 - little or no risk. Pond on site, adj to listed building. Site is undulating with trees and hedges present. Located within 250m of landfill. Potential air quality issues.		
Policy Restrictions	Open countryside, area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	30.09
Managing Constraints	Production of a Protected Species survey. Consideration of setting of listed building and biodoversity. Consultation with Contaminated Land Officer. Air quality assesment may be required (size of development).	**Determination of Capacity**	Density multiplier
Sustainability	Site on bus route.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	125
Development Progress	SHLAA Site	**Years 11-15**	119
Application Number:			



Ref 2609 **Site Address** Land off Colley Lane/The Hill, Sandbach

Town / Rural	Sandbach - Edge / Extension	**Easting** 376778	**Northing** 360235
Site Description	Agricultural land.	**Site Size Net (Ha)**	5.6
Character of Area	Open Countryside and residential.	**Potential Capacity**	160
Surrounding Land Uses	Open Countryside and residential.	**Potential Net Capacity**	160
Physical Constraints	Flood zone 1 - little or no risk. Trees and hedges on site. Potential air quality issues.		
Policy Restrictions	Open countryside, area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	28.57
Managing Constraints	Consideration of biodiversity. Air quality assesment may be required (size of development).	**Determination of Capacity**	Based on Development Strategy
Sustainability	Site on bus route.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	90
Development Progress	SHLAA Site	**Years 11-15**	70
Application Number:			



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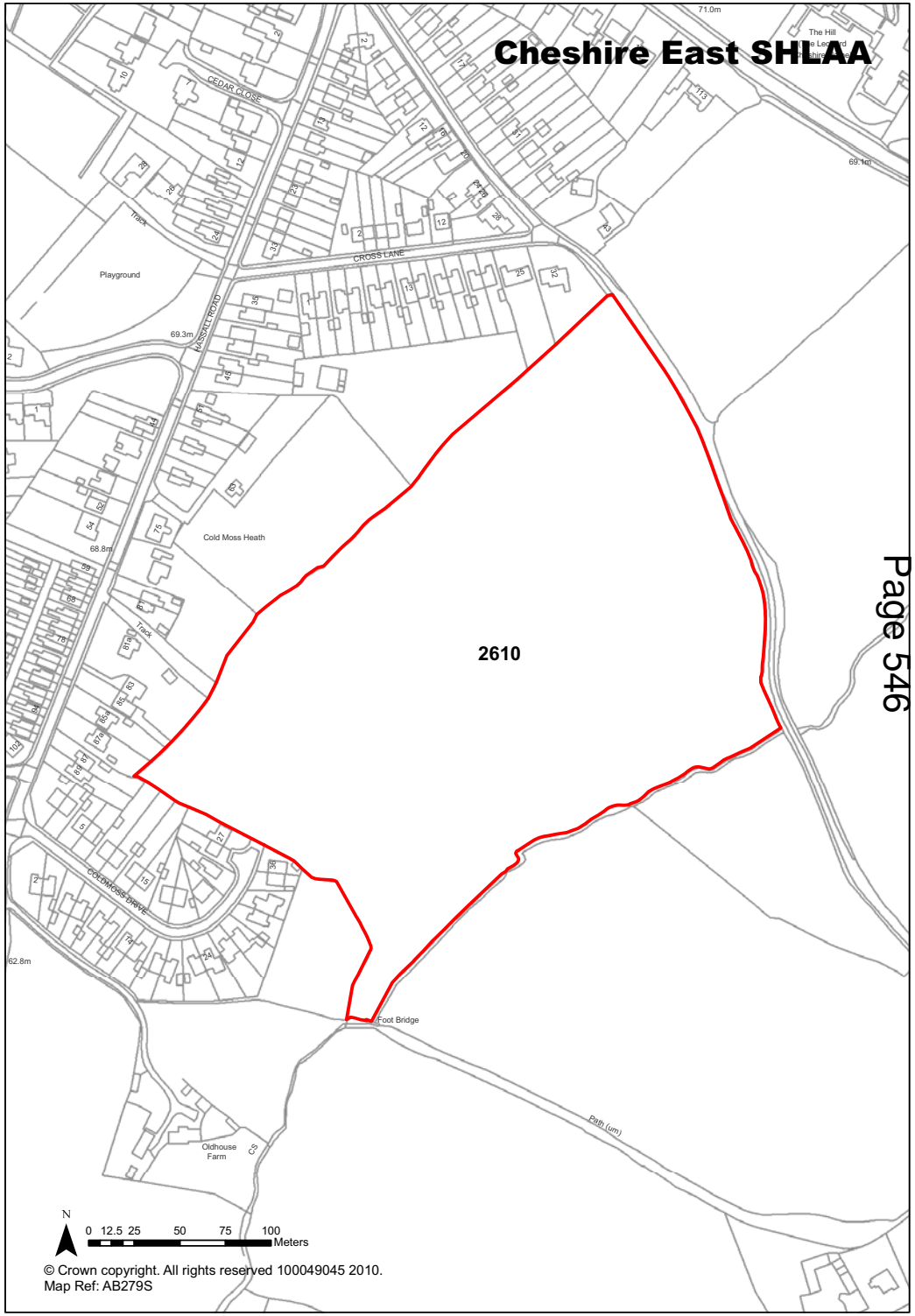
Ref 2610 **Site Address** Land off Hassall Road/Colley Lane/Coldmoss Drive, Sandbach

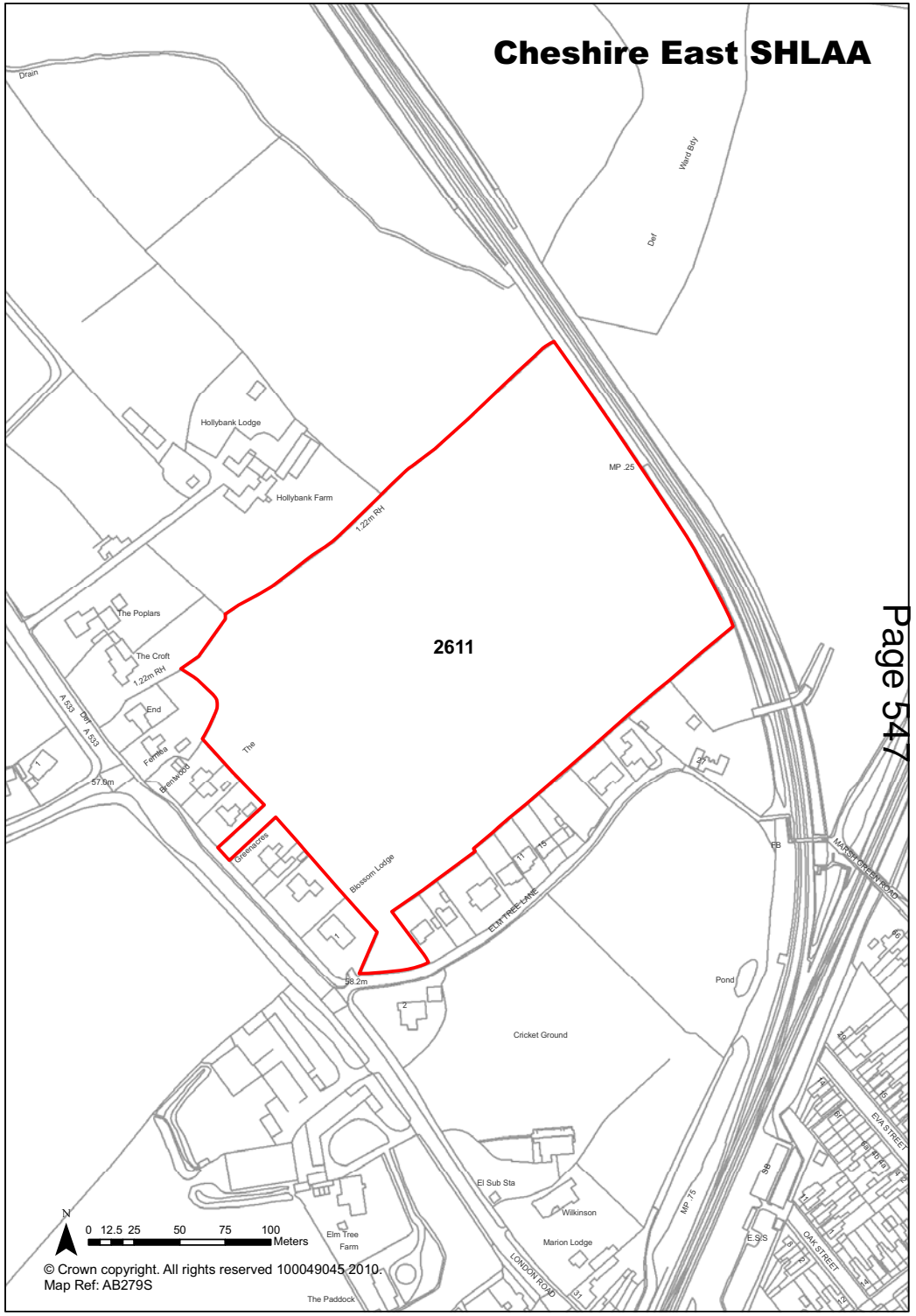
Town / Rural	Sandbach - Edge / Extension	**Easting** 376546	**Northing** 360079

Site Description	Agricultural land.	**Site Size Net (Ha)**	6.59
Character of Area	Open Countryside and residential.	**Potential Capacity**	188
Surrounding Land Uses	Open Countryside and residential.	**Potential Net Capacity**	188
Physical Constraints	Flood zone 1 - little or no risk. Footpath adj to site. Located on potential contaminated site. Trees and hedges to boundaries. Site levels appear generally flat.		
Policy Restrictions	Open countryside, area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	28.53
Managing Constraints	Cobsultation with Contaminated Land officer. Consdieration of biodiversity and footpath.	**Determination of Capacity**	Based on Development Strategy
Sustainability	Site close to bus route.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	90
Development Progress	SHLAA Site	**Years 11-15**	98
Application Number:			



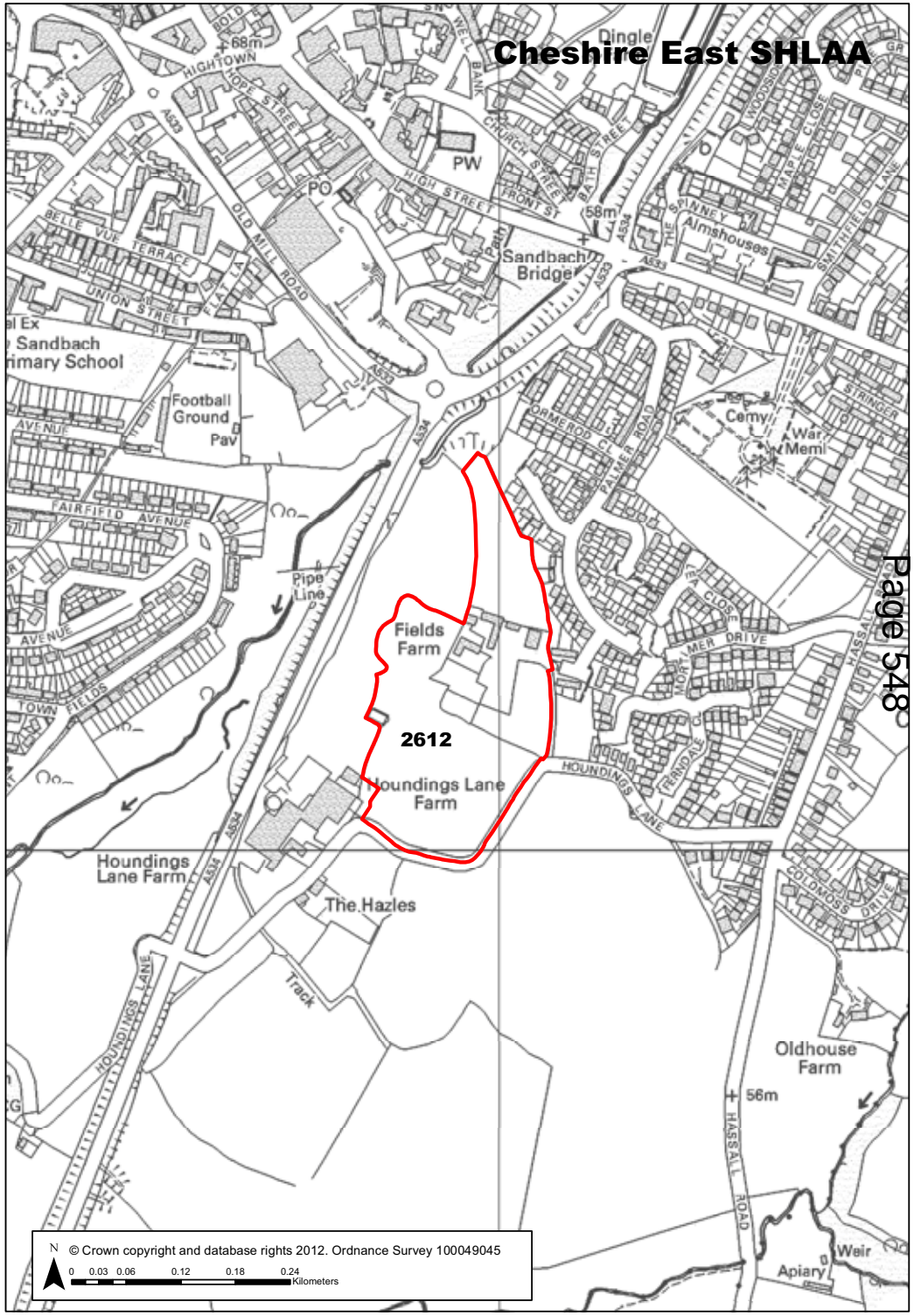
Ref 2611 Site Address Land off Elm Tree lane, Sandbach

Town / Rural	Sandbach - Edge / Extension	**Easting** 373716	**Northing** 362053
Site Description	Agricultural land.	**Site Size Net (Ha)**	5.5
Character of Area	Open Countryside and residential.	**Potential Capacity**	165
Surrounding Land Uses	Open Countryside and residential.	**Potential Net Capacity**	165
Physical Constraints	Flood zone 1 - little or no risk. Albion inorganic chemicals consultation zone, footpath close to site. Trees and hedges to boundaries and trees on site. Levels appear genreally flat. Potential air quality issues.		
Policy Restrictions	Open countryside, area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	30
Managing Constraints	Consideration of biodoversity. Air quality assessment may be required (size of development).	**Determination of Capacity**	Density multiplier
Sustainability	Close to bus route. And the railway station.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 2612 Site Address Land off Houndings Lane, Sandbach

Town / Rural	Sandbach - Edge / Extension	**Easting** 375960	**Northing** 360168
Site Description	Agricultural land and farm buildings/business.	**Site Size Net (Ha)**	5.53
Character of Area	Open Countryside and residential.	**Potential Capacity**	120
Surrounding Land Uses	Open Countryside and residential.	**Potential Net Capacity**	120
Physical Constraints	Poor access off unclassified road. Wildlife corridor. TPO. Located on a potential contaminated site. Footpath through site and along part of boundary. Flood zone 1 - little or no risk. Trees and hedges on site and to boundaries. Buildings on site. Slope to site. Potential air quality issues.		
Policy Restrictions	Within Open Countryside. Wildlife Corridor, area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	19.17
Managing Constraints	Wildlife corridor would need to be appropriately considered in development of this site. Access would need further consideration with consultation with Highways. Significant landscape buffer and planting likely to be required. Consultation with Contaminated Land Officer. Consideration of accommodation / relocation of footpath. Air quality assessment may be required (size of development).	**Determination of Capacity**	Density multiplier and based on 'Call for Sites' information and in consideration of Wildlife corridor and need for buffer area.
Sustainability	Greenfield site in a sustainable location.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available - site owned by developer	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	90
Development Progress	SHLAA Site	**Years 11-15**	30
Application Number:			

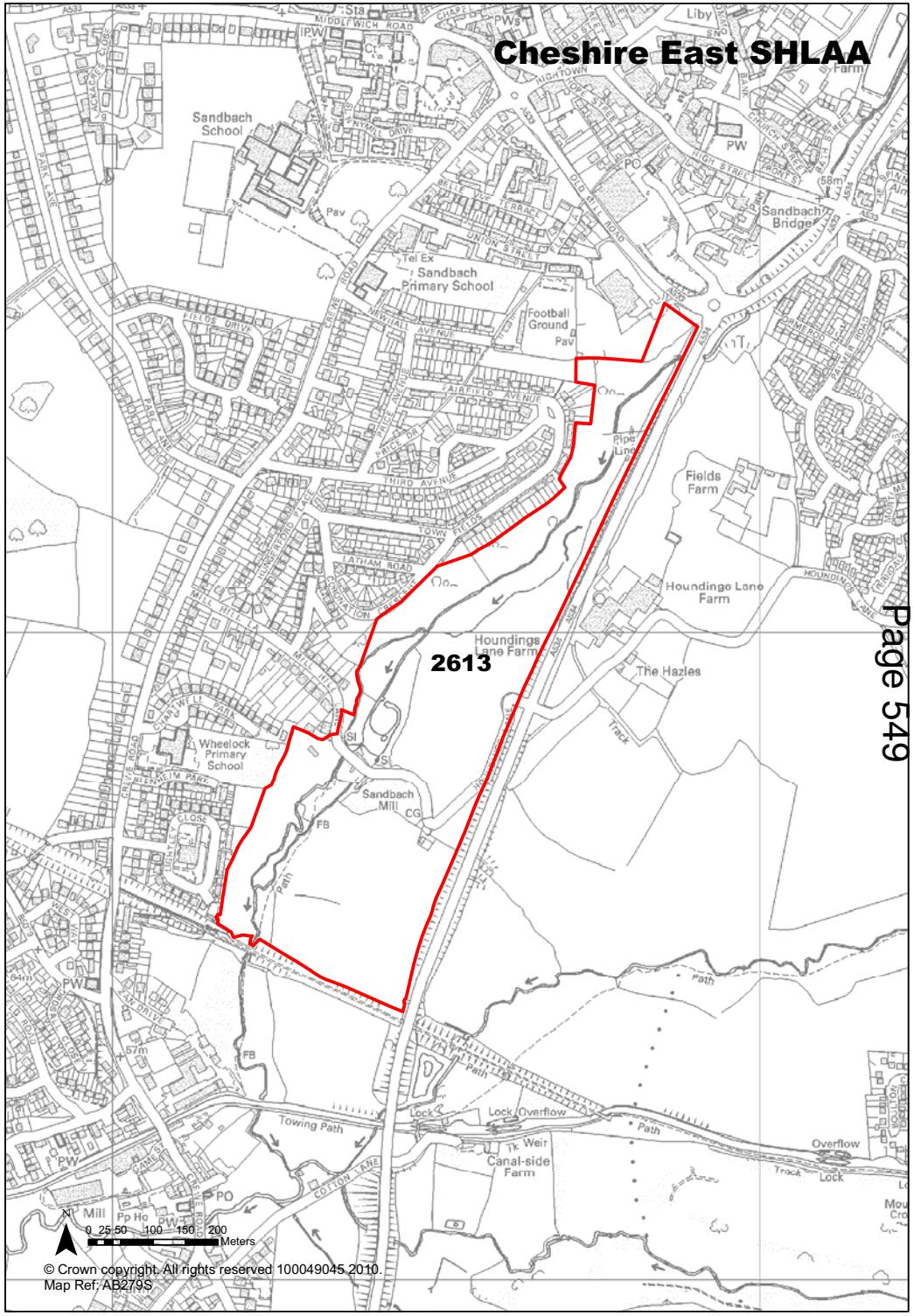


Ref 2613 **Site Address** Land adjacent to Wheelock Bypass, Sandbach

Town / Rural	Sandbach - Edge / Extension	**Easting** 375535	**Northing** 359966

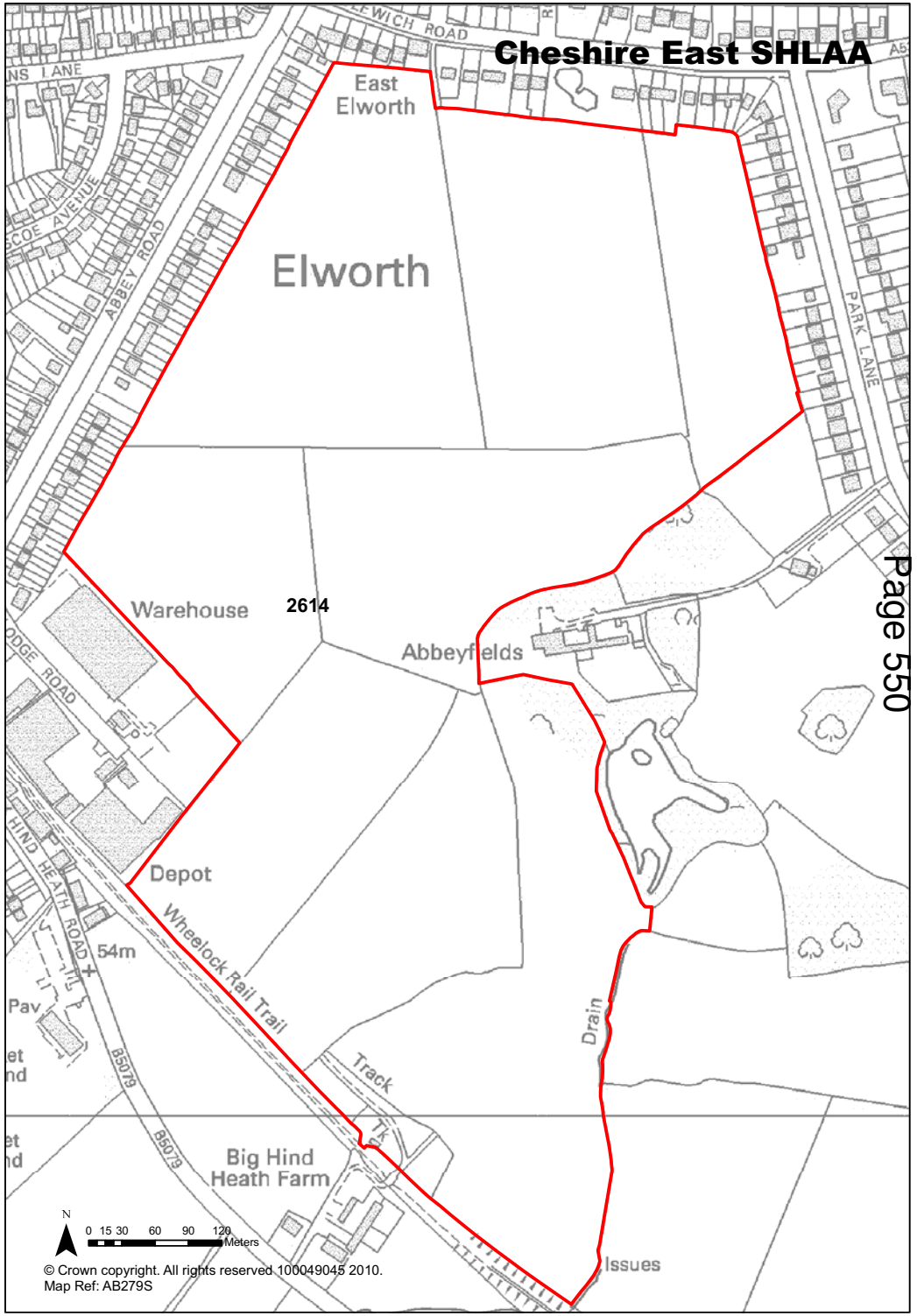
Site Description	Agricultural land.
Character of Area	Open Countryside and residential.
Surrounding Land Uses	Open Countryside and residential.
Physical Constraints	Significant woodland between western boundary and stream. Steep gradient near stream. Overhead lines. Wildlife corridor, part of site within Flood Zones 2&3, protected are of open space. Located within 250m of landfill. Potential air quality issues.
Policy Restrictions	Open countryside, Part of the site is allocated for housing in the Local Plan, area of special control for adverts, part of site is a protected area of open space. Surface water runoff should be calculated in accordance with Environment Agency guidelines.
Managing Constraints	Consultation with Contaminated Land Officer. Consideration of biodiveristy and flood risk, with production of a Flood Risk Assessment. Consultation with Highways to access access issues. Consideration of replacement/relocation of open space. Air quality assessment may be required (size of development).
Sustainability	Part of site is close to bus route.
Accessibility	Access is possible, but potentially problematic.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Marginal / Uncertain
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	22.35
Potential Capacity	671
Potential Net Capacity	671
Potential Density	30.02
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



Ref 2614 **Site Address** Abbeyfields/Park Lane/Middlewich Road/Abbey Road, Sandbach

Town / Rural	Sandbach - Edge / Extension	**Easting** 374511	**Northing** 360641
Site Description	Agricultural land.	**Site Size Net (Ha)**	24.54
Character of Area	Open countryside, residential, recreation and industrial.	**Potential Capacity**	400
Surrounding Land Uses	Open countryside, residential, recreation and industrial.	**Potential Net Capacity**	400
Physical Constraints	Significant woodland surrounding lake and listed building adjacent to the site. Trees and hedges within site, brine subsidence area. Located on potential contaminated land. Change in sites levels. Potential air quality issues.		
Policy Restrictions	Within Open Countryside. Adjacent to a SBI (Wheelock Rail Trail). TPOs on site. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	9.799
Managing Constraints	Mitigation required with likely requirement for open space and green corridor, recreational, community and educational facilities and biodiversity mitigation. Consultation with Cheshire Brine Subsidence Compensation Board and Contaminated Land Officer. Air quality assessment may be required (size of development).	**Determination of Capacity**	Based on significant proportion of site being used for recreational purposes including football pitches and green wedge (to include biodiversity measures)
Sustainability	Site close to bus route.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information	CLG Decision still awaited.	**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available / site is under option by devel	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	125
Development Progress	SHLAA Site - Current Application	**Years 11-15**	250
Application Number:	10/3471C		



Ref 2615 **Site Address** Land south of Hind Heath Road, Sandbach

Town / Rural	Sandbach - Edge / Extension	**Easting** 374493	**Northing** 359548

Site Description	Agricultural land.	**Site Size Net (Ha)**	7.43
Character of Area	Residential on two boundaries, sewage works to the south and agriculture to the west.	**Potential Capacity**	223
Surrounding Land Uses	Residential on two boundaries, sewage works to the south and agriculture to the west.	**Potential Net Capacity**	223
Physical Constraints	Flood zone 1 - little or no risk. Trees (TPO) on southern boundary adjacent to existing housing. Overhead lines on northern part of site. Site adj to canal conservation area and within BWB consultation zone. Sewerage works close to site. Located within 250m of landfill. Change in levels and trees to boundaries. Potential air quality issues.		
Policy Restrictions	Open countryside, area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	30.01
Managing Constraints	Consultation with Contaminated Land Officer and British Waterways. Consideration of biodiversity and the setting of the conservation area. Air quality assessment may be required (size of development). Accommodation of TPO trees within layout of new development. Diversion of overhead lines if required.	**Determination of Capacity**	Density multiplier
Sustainability	Site near to bus route.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information	Appeal decison challenged.	**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	125
Development Progress	SHLAA Site - Current Application	**Years 11-15**	98
Application Number:	10/2608C		

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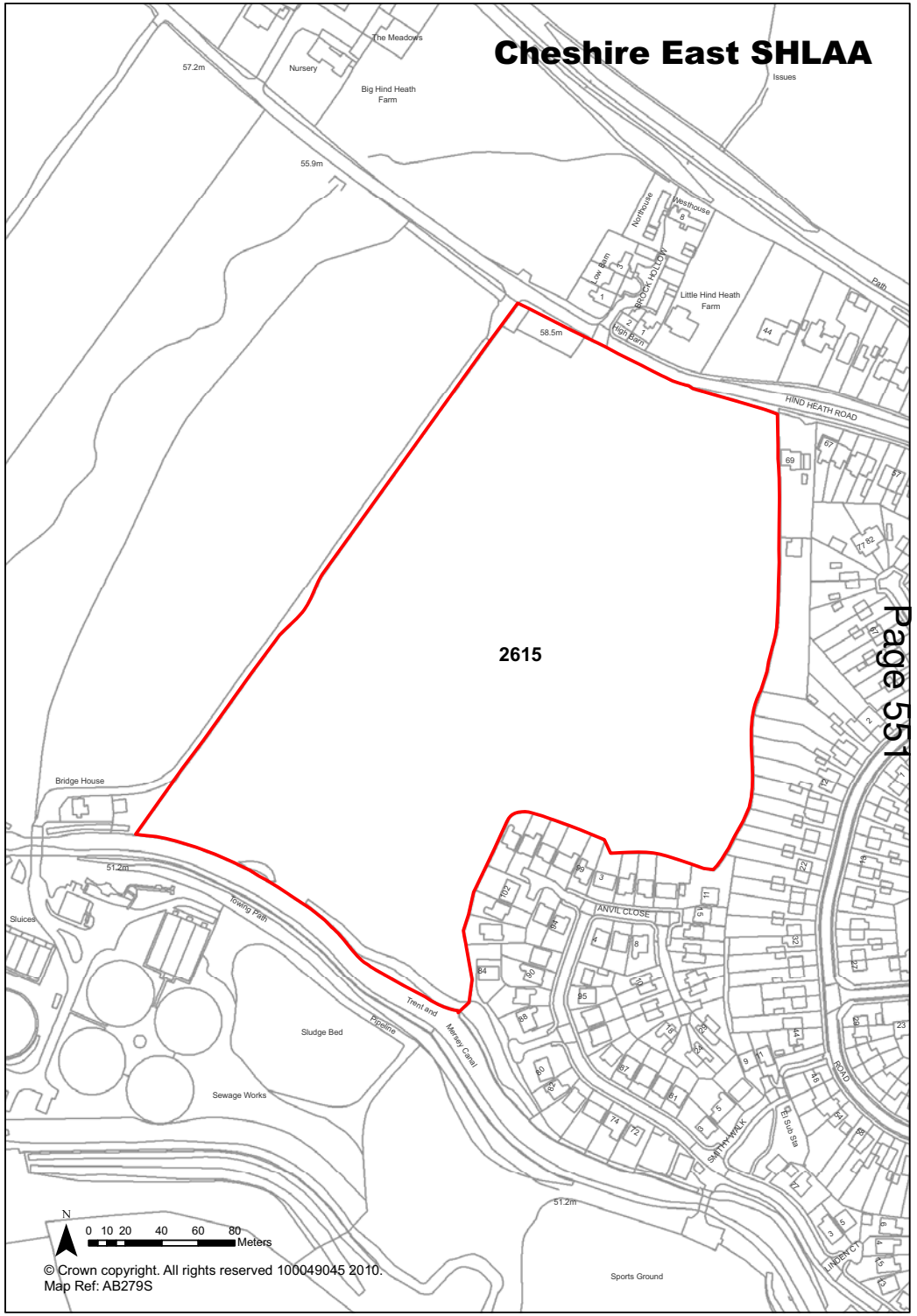
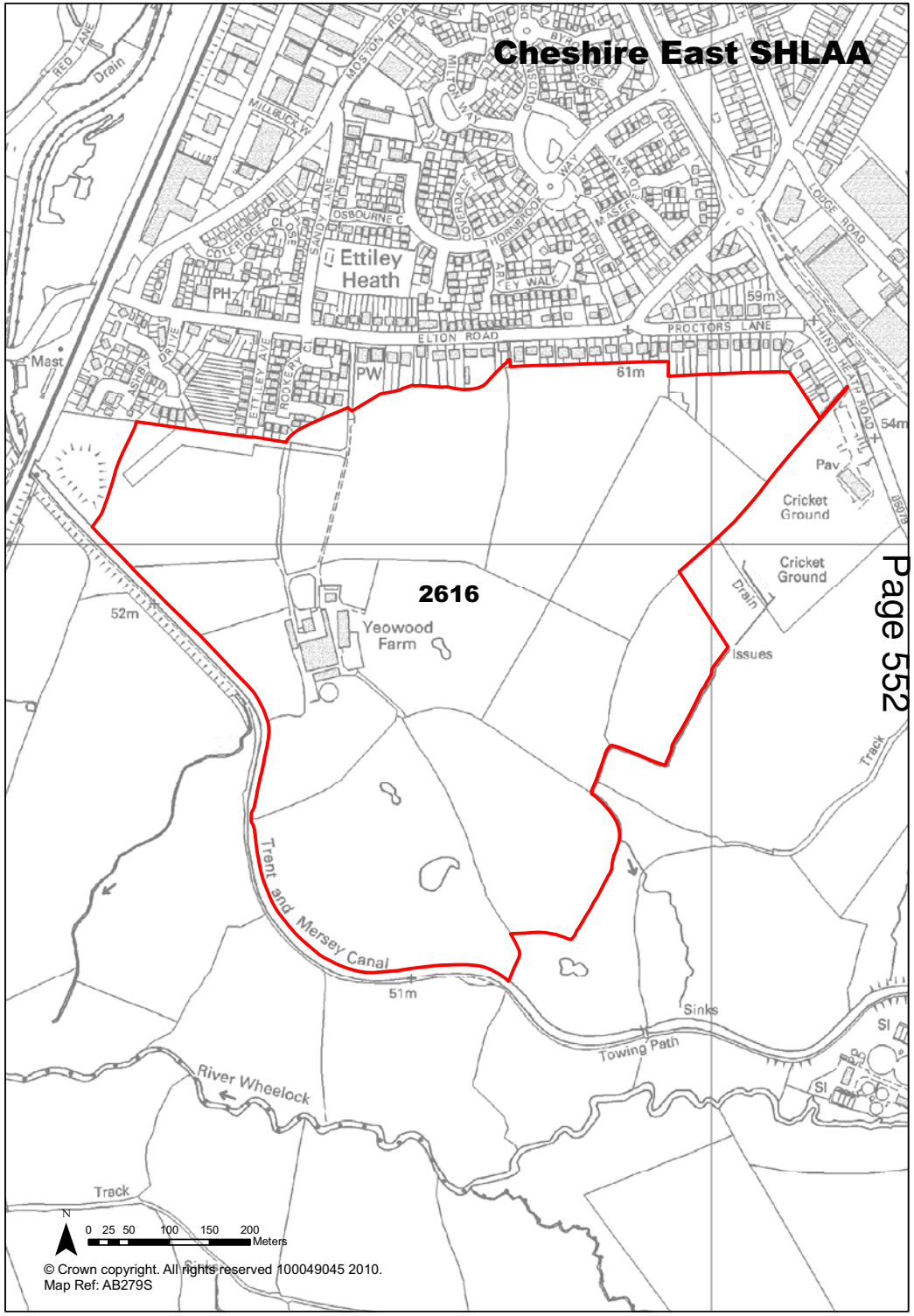


Ref 2616 Site Address Yeowood Farm, Elton Road, Sandbach

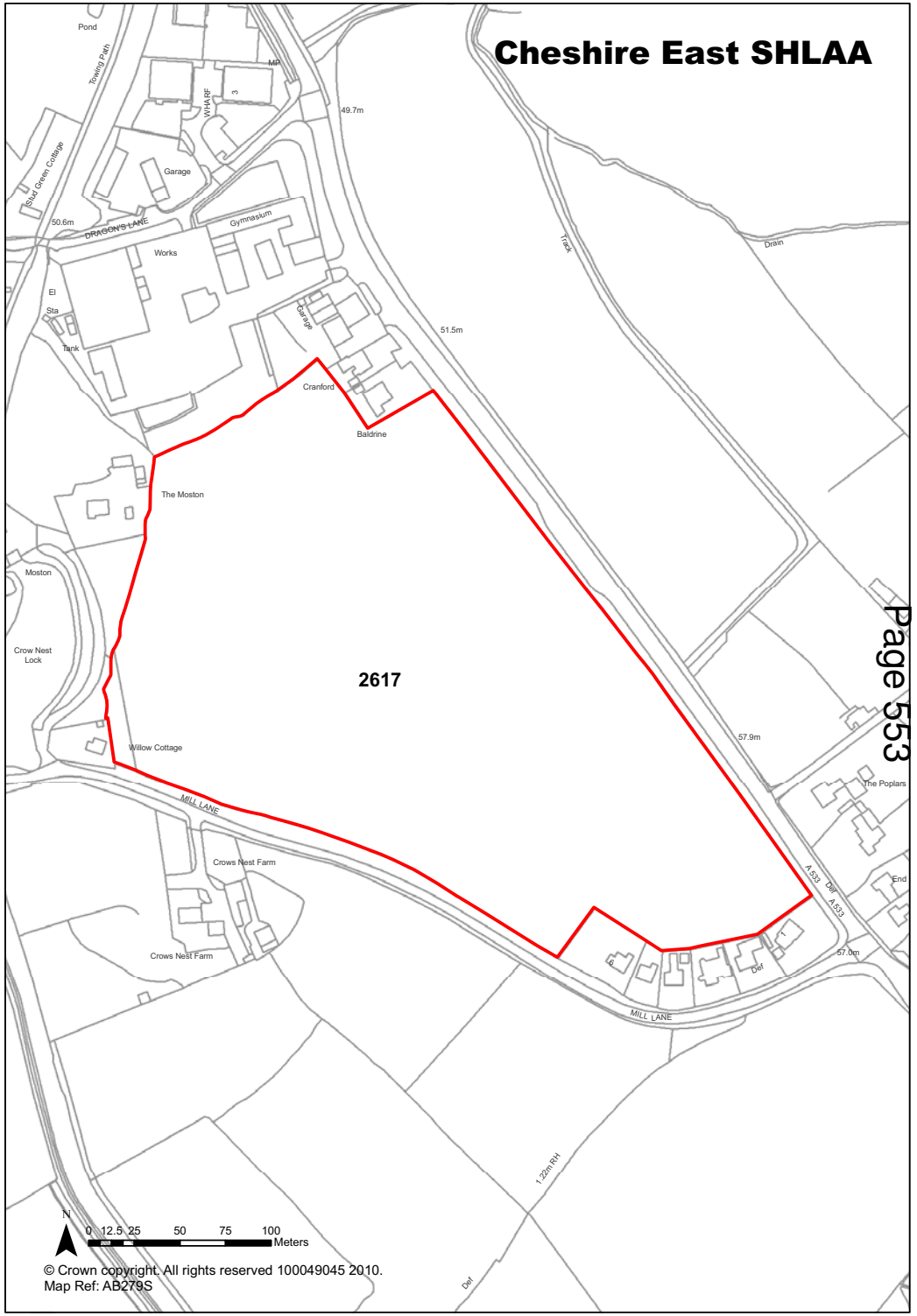
Town / Rural	Sandbach - Edge / Extension	**Easting** 373684	**Northing** 359842
Site Description	Agricultural land.	**Site Size Net (Ha)**	41.41
Character of Area	Residential to the north, canal and Open Countryside to the south.	**Potential Capacity**	800
Surrounding Land Uses	Residential to the north, canal and Open Countryside to the south.	**Potential Net Capacity**	800
Physical Constraints	Access off Elton Road down a single track. Significant trees along field boundaries, brine subsidence area. Site adj to canal conservation area and BWB consultation zone. Part of site within United Phospherous consultation zone. Located within 250m of landfill. Buildings, trees and hedges on site. Levels appear generally flat. Potential air quality issues.		
Policy Restrictions	Open countryside, area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	9.66
Managing Constraints	Opportunities for ecological enhancement should be included within any new development. Consultation with Cheshire Brine Subsidence Compensation Board, Contaminated Land Officer and British Waterways. Consideration of biodiversity. Air quality assessment may be required (size of development).	**Determination of Capacity**	Based on agent information
Sustainability	Site near to bus route.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	125
Development Progress	SHLAA Site	**Years 11-15**	250
Application Number:			



Ref	2617	Site Address	Land at Mill Lane/London Road, Sandbach

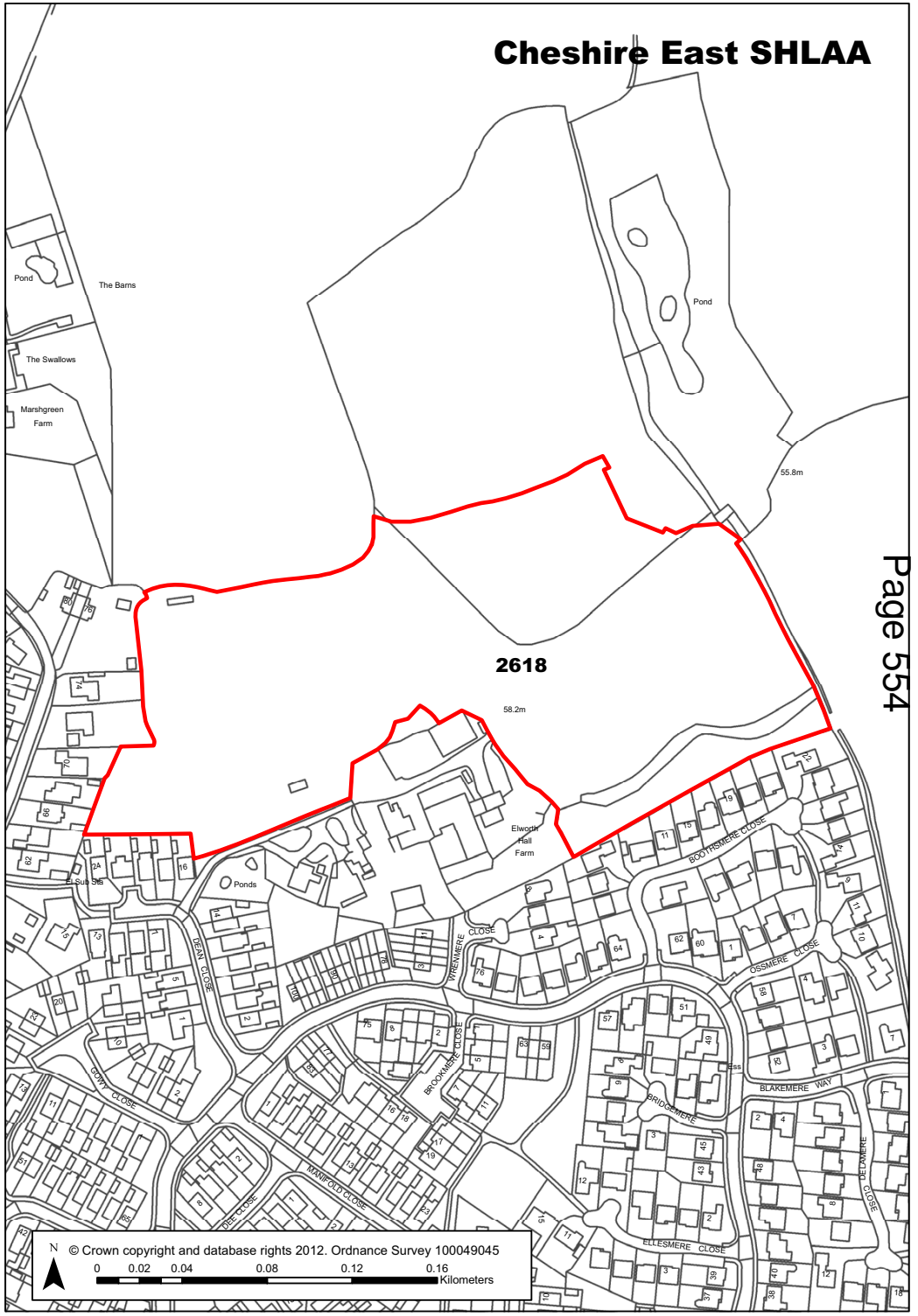
Town / Rural Sandbach - Edge / Extension **Easting** 373312 **Northing** 362132

Site Description	Agricultural land.	**Site Size Net (Ha)**	7.02
Character of Area	Open countryside, residential and commercial.	**Potential Capacity**	211
Surrounding Land Uses	Open countryside, residential and commercial.	**Potential Net Capacity**	211
Physical Constraints	Within Albion Inorganic Chemicals consultation zone, Flood zone 1-little or no risk. BWB consultation zone. Located on potential contaminated site. Trees on site. Levels appear generally flat. Potential air quality issues.		
Policy Restrictions	Open countryside, area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	30.06
Managing Constraints	Consultation with Bristish Waterways and Contaminated Land Officer. Consideration of biodoversity. Air quality assessment may be required (size of development).	**Determination of Capacity**	Density multiplier
Sustainability	Site is located on a bus route to both Middlewich and Sandbach and is near to Sandbach Railway Station.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 2618 **Site Address** Land surrounding Elworth Hall Farm, Dean Close, Sandbach

Town / Rural	Sandbach - Edge / Extension	**Easting** 374423	**Northing** 361790
Site Description	Agricultural land.	**Site Size Net (Ha)**	3.73
Character of Area	Open countryside and residential.	**Potential Capacity**	108
Surrounding Land Uses	Open countryside and residential.	**Potential Net Capacity**	108
Physical Constraints	Flood zone 1 - little or no risk. TPOs on site, within Albion Inorganic Chemicals outer consultation zone. Trees on site. Change in level on site. Located directly on landfill. Potential iar quality issues.		
Policy Restrictions	Open countryside, area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	30.17
Managing Constraints	Consideration of biodiversity. Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development).	**Determination of Capacity**	Density multiplier
Sustainability	Site in in close proximity to a bus route and is within walking distance of a primary school and foodstore..		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	90
Development Progress	SHLAA Site	**Years 11-15**	18
Application Number:			

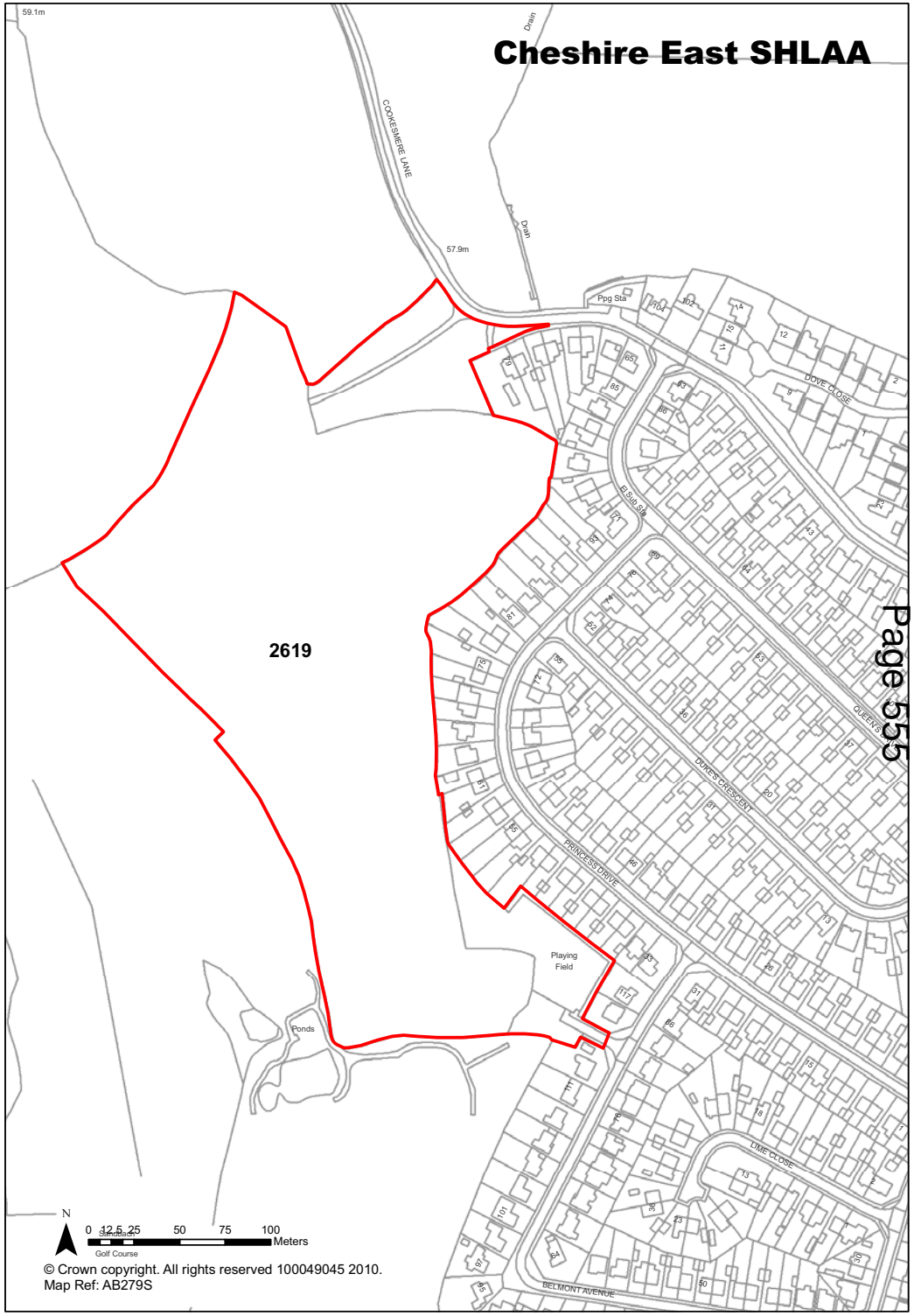


Ref 2619 **Site Address** Land at Princess Drive/Cooksmere Lane, Sandbach

Town / Rural Sandbach - Edge / Extension **Easting** 374914 **Northing** 361584

Site Description	Agricultural lad.
Character of Area	Open Countryside and residential.
Surrounding Land Uses	Open Countryside and residential.
Physical Constraints	TPOs on site. Within Albion Inorganic Chemicals outer consultaton zone. Ponds adjacent to site. Trees and hedges on site. Undulating site. Located within 250m of landfill. Potential air quality issues.
Policy Restrictions	Flood zone 1 - little or no risk. Open countryside, protected area of open space, area of special controls for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.
Managing Constraints	Consultation with Contaminated Land Officer. Consideration of biodiversity and production of a Prtoected Species survey. Consideration of replaement/relocation of open space. Air quality assessment may be required (size of development).
Sustainability	Site close to town centre bus route and is within walking sistance of secondary school and leisure centre.
Accessibility	Access is possible.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Marginal / Uncertain
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

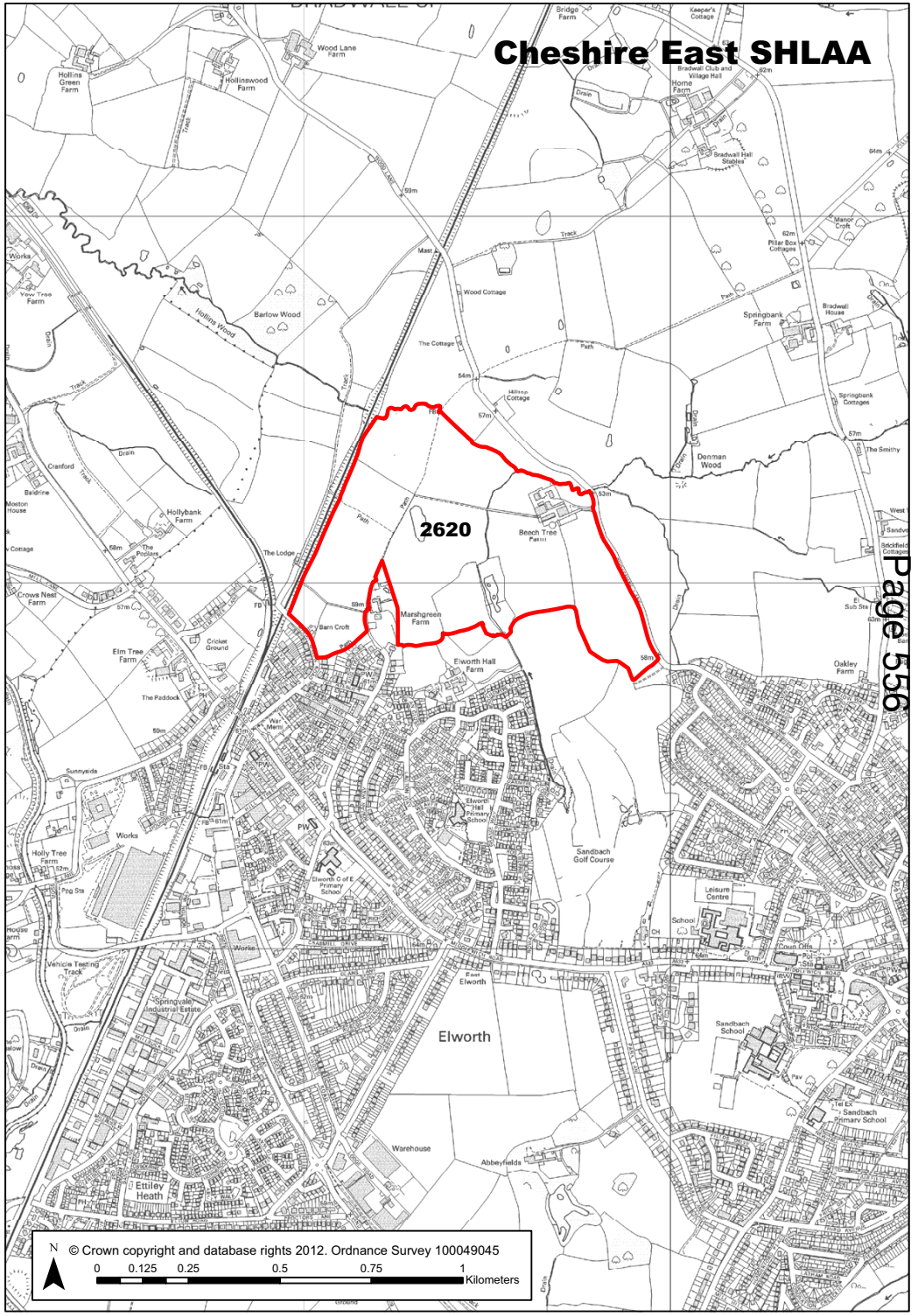
Site Size Net (Ha)	6.22
Potential Capacity	187
Potential Net Capacity	187
Potential Density	30.06
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



Ref 2620 **Site Address** Land west of Cooksmere Lane, Sandbach

Town / Rural Sandbach - Edge / Extension **Easting** 374434 **Northing** 362097

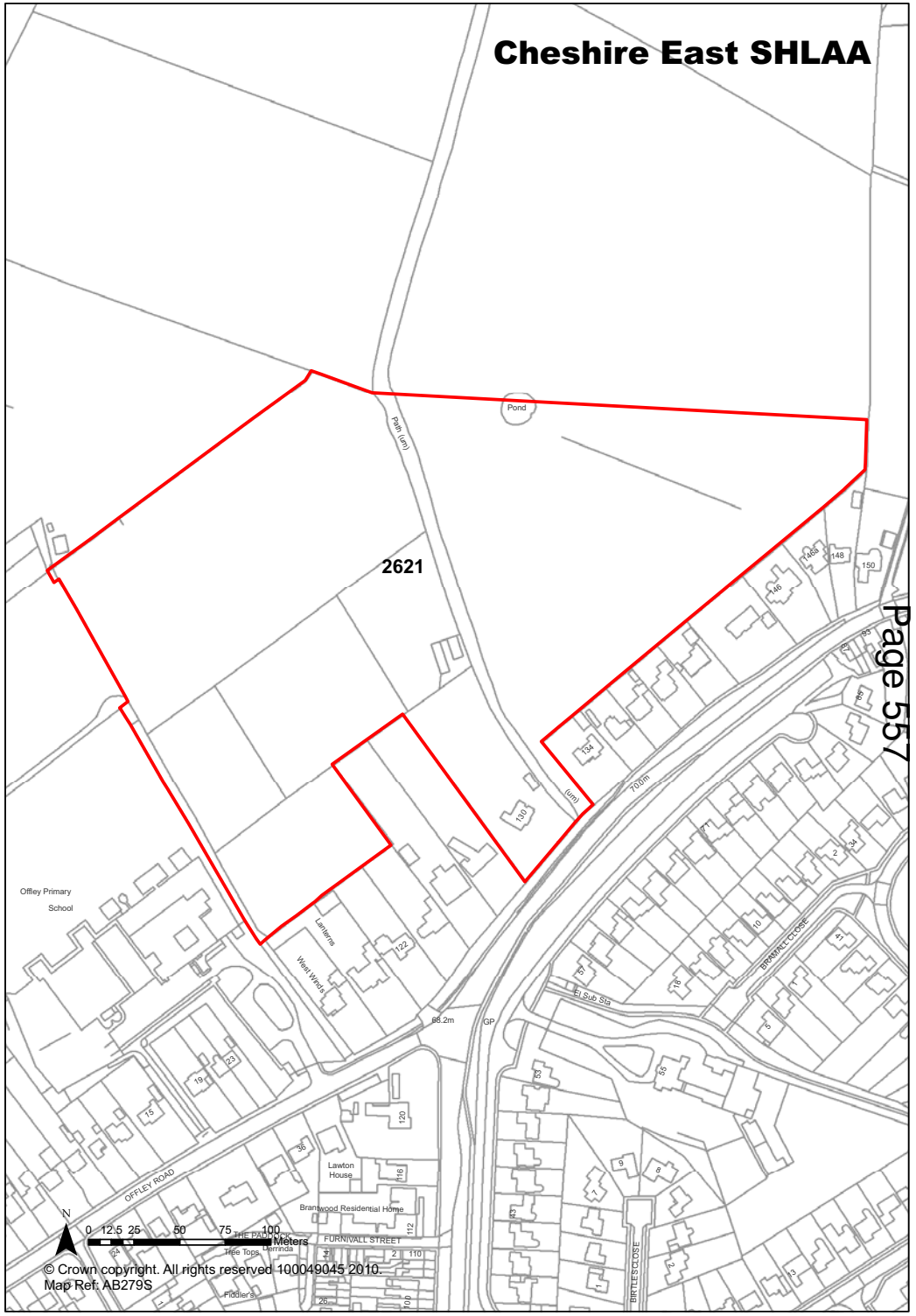
Site Description	Farm buildings and agricultural land.	**Site Size Net (Ha)**	40.73
Character of Area	Open Countryside and residential.	**Potential Capacity**	1240
Surrounding Land Uses	Open Countryside and residential, site bordered by railway to the west.	**Potential Net Capacity**	1240
Physical Constraints	TPOs and ponds on site. Within flood zones 2&3, footpaths traverse site, Albion Inorganic Chemicals consultation zone. Change in site levels and buildings present on site. Located directly on landfill. Potential air quality issues.		
Policy Restrictions	Open countryside, area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	30
Managing Constraints	Consideration of biodiversity and flood risk with the production of a Flood Risk Assessment and Protected Species survey. Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development).	**Determination of Capacity**	Density multiplier
Sustainability	Site is considered unsustainable, with poor access to public transport.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 2621 Site Address Land off Congleton Road, Sandbach

Town / Rural	Sandbach - Edge / Extension	**Easting** 375923	**Northing** 361666

Site Description	Agricultural land.	**Site Size Net (Ha)**	7.31
Character of Area	Open Countryside, residential and school.	**Potential Capacity**	220
Surrounding Land Uses	Open Countryside, residential and school.	**Potential Net Capacity**	220
Physical Constraints	Flood zone 1 - little or no risk. Significant trees (TPOs), footpaths crossing site. In close proximity to an old sand pit - gas monitoring recommended. Site appears genreally flat, with some contruction present. Potential air quality issues.		
Policy Restrictions	Within Open Countryside. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greefield sites.	**Potential Density**	30.1
Managing Constraints	Consideration of TPO trees and footpaths across site, where possible these should be incorporated into future development. Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development).	**Determination of Capacity**	Density multiplier
Sustainability	Sustainable location close to bus routes and good access to town centre.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available - site owned by developer	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	90
Development Progress	SHLAA Site	**Years 11-15**	130
Application Number:			

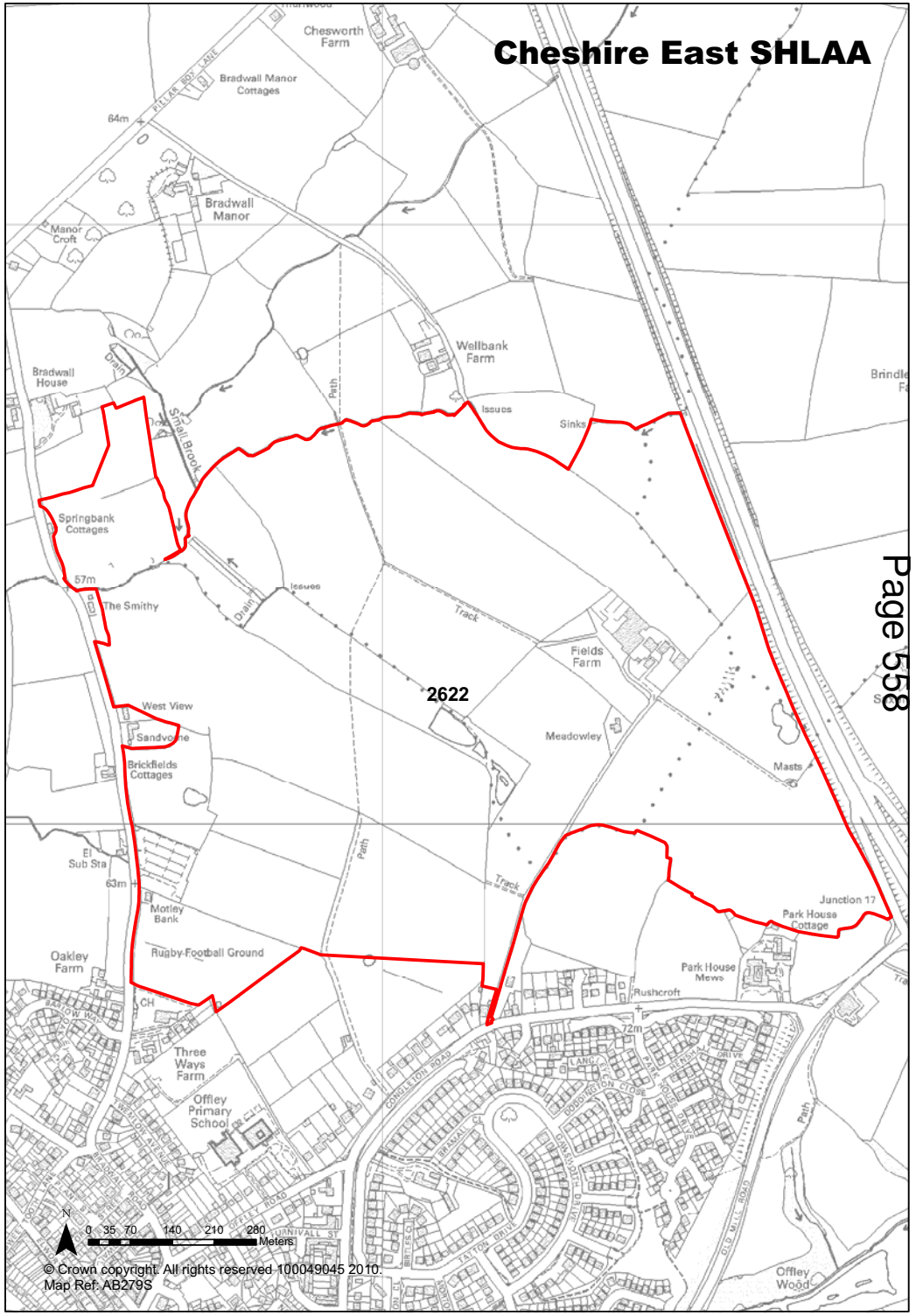


Ref 2622 **Site Address** Fields Farm, Congleton Road/Bradwall Road, Congleton

Town / Rural Sandbach - Edge / Extension **Easting** 376187 **Northing** 362185

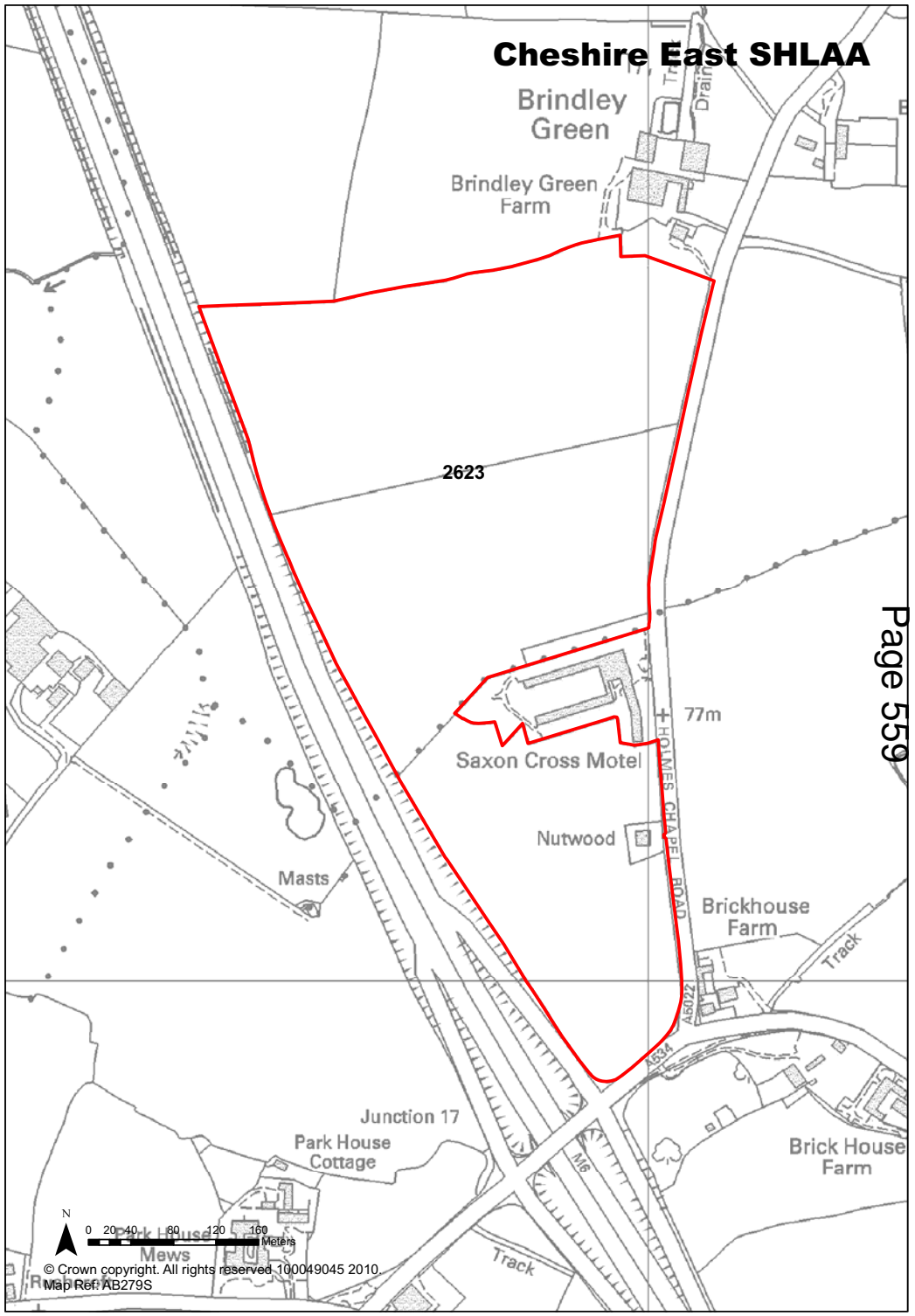
Site Description	Farm buildings and agricultural land.
Character of Area	Open Countryside.
Surrounding Land Uses	Open Countryside.
Physical Constraints	Potential impact from motorway widening, ponds on site, footpath crossing site, Albion Inorganic Chemicals outer consultation zone. Buildings on site. Located on potential contaminated site. Changing site levels. Trees and hedges on site. Potnetial air quality issues.
Policy Restrictions	Open countryside, Jodrell Bank consultation zone, area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.
Managing Constraints	Cobsultation with Jodrell Bank and Contamianated Land Officer. Consideration of biodiversity and production of Protected Species survey. Consideration of accommodation or relocation of footpath. Air quality assessment may be required (size of development).
Sustainability	Site is considered unsustainable, with poor access to public transport.
Accessibility	Access is possible.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Marginal / Uncertain
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	93.88
Potential Capacity	2816
Potential Net Capacity	2816
Potential Density	30
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



Ref 2623 **Site Address** Land west of Holmes Chapel Road, Sandbach

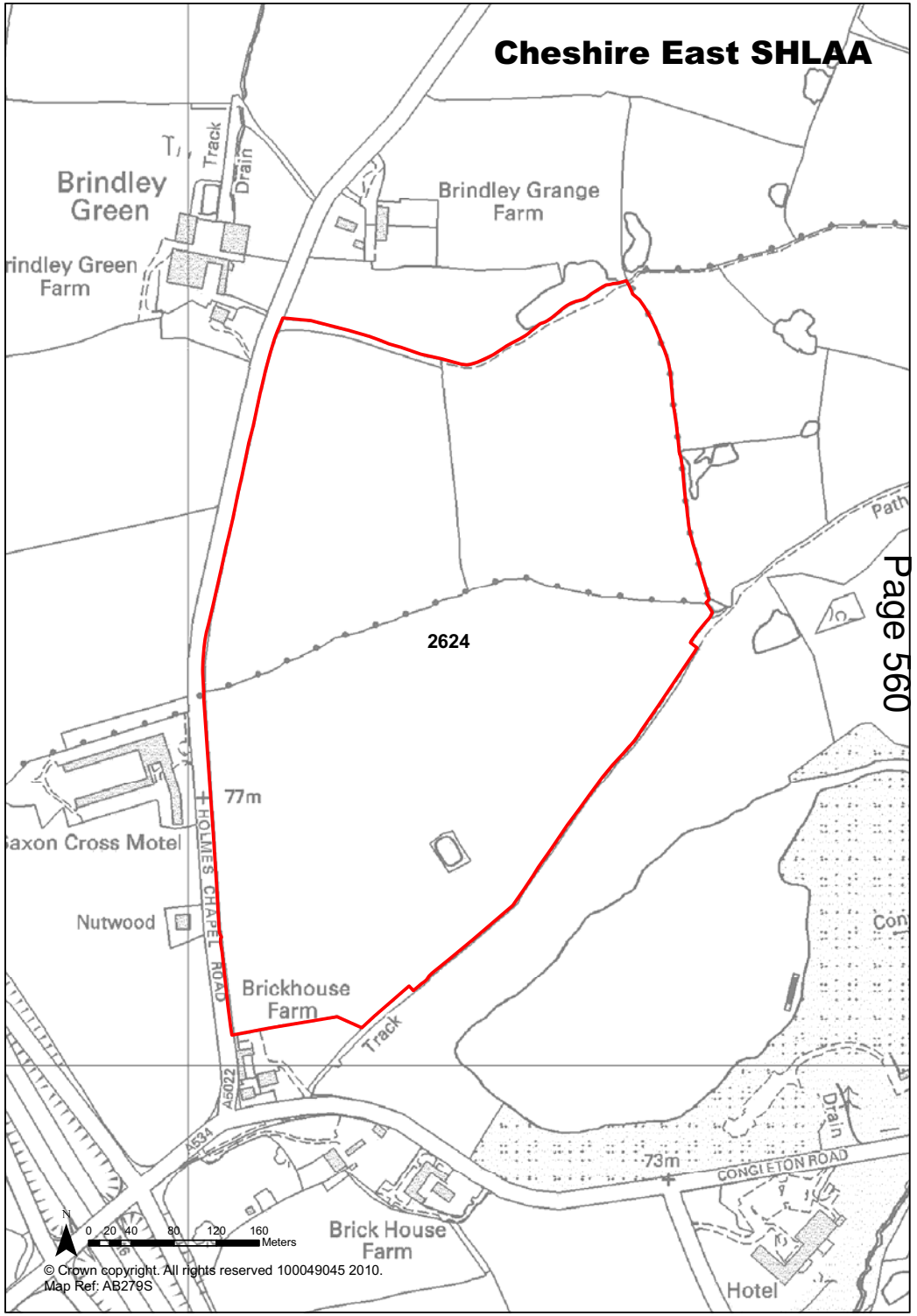
Town / Rural	Sandbach - Edge / Extension	**Easting** 376819	**Northing** 362304
Site Description	Agricultural land.	**Site Size Net (Ha)**	20.4
Character of Area	Open countryside, vacant motel and one dwelling.	**Potential Capacity**	612
Surrounding Land Uses	Open countryside, vacant motel and one dwelling.	**Potential Net Capacity**	612
Physical Constraints	Flood zone 1 - little or no risk. Potential impact from motorway widening, area of search for sand and gravel, footpath borders and crosses part of the site. Located on potential contaminated site. Trees and hedges to boundary and on site. Levels appear generally flat. Potential air quality issues.		
Policy Restrictions	Open countryside, area of special control for adverts, Jodrell Bank consultation zone. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	30
Managing Constraints	Consultation with Jodrell Bank and Contaminated Land Officer. Consideration of biodiversity. Air quality assessment may be required (size of development and proximity to AQMA).	**Determination of Capacity**	Density multiplier
Sustainability	Although the site is on a bus route, it is located some distance away from the settlement of Sandbach and cannot be seen as sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 2624 **Site Address** Land east of Holmes Chapel Road, Sandbach

Town / Rural	Sandbach - Edge / Extension	**Easting** 377252	**Northing** 362371

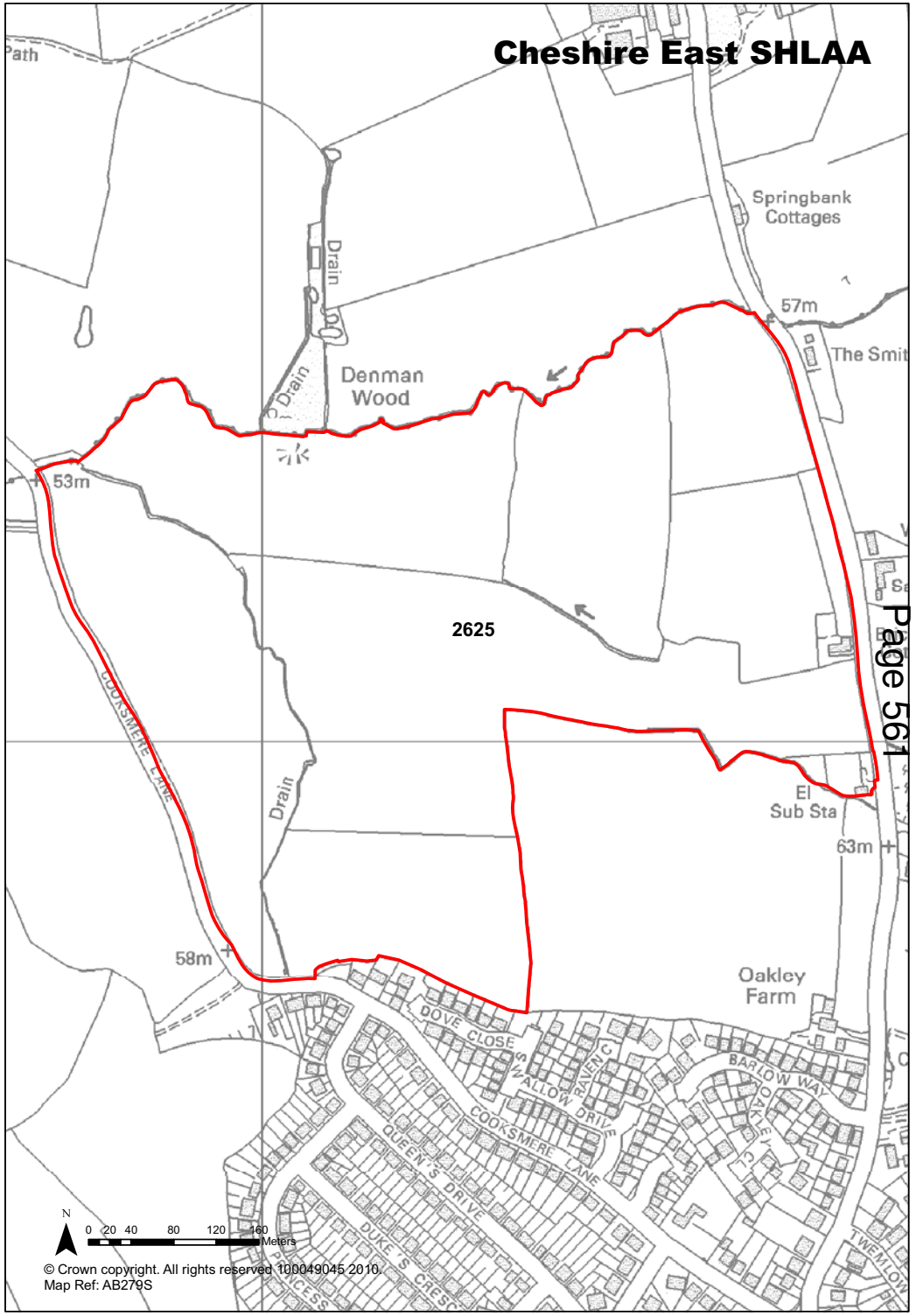
Site Description	Agricultural land	**Site Size Net (Ha)**	23.91
Character of Area	Open countryside with quarry adjacent to south eastern boundary.	**Potential Capacity**	718
Surrounding Land Uses	Open countryside with quarry adjacent to south eastern boundary.	**Potential Net Capacity**	718
Physical Constraints	Flood zone 1 - little or no risk. Pond, trees and hedges on site, footpath bordering the site, wildlife corridor adjacent. Surface water runoff should be calculated in accordance with Environment Agency guidelines. Levels appear generally flat. Located on potential contaminated site.		
Policy Restrictions	Open countryside, area of special control for adverts, Jodrell Bank consultation zone.	**Potential Density**	30.03
Managing Constraints	Consultation with Jodrell Bank and Contaminated Land Officer. Consideration of biodoversity and production of a Protected Species survey. Consideration of accommodation/relocation of footpath.	**Determination of Capacity**	Density multiplier
Sustainability	Although the site is on a bus route, it is located some distance away from the settlement of Sandbach and cannot be seen as sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 2625 **Site Address** Land east of Cooksmere Lane, Sandbach

Town / Rural	Sandbach - Edge / Extension	**Easting** 375182	**Northing** 362079

Site Description	Agricultural land.	**Site Size Net (Ha)**	30.24
Character of Area	Open countryside and residential.	**Potential Capacity**	908
Surrounding Land Uses	Open countryside and residential.	**Potential Net Capacity**	908
Physical Constraints	Flood zone 1 - little or no risk. Substation in south east corner of site with overhead lines, drain through site, Albion Inorganic Chemicals outer consultation zone. Located on potential contaminated site. Change in levels and trees and hedges on site. Potential air quality issues.		
Policy Restrictions	Open countryside, area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	30.03
Managing Constraints	Consultation with Contaminated Land Officer. Consideration of biodiversity. Air quality assessment may be required (size of development).	**Determination of Capacity**	Density multiplier
Sustainability	Site is considered unsustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

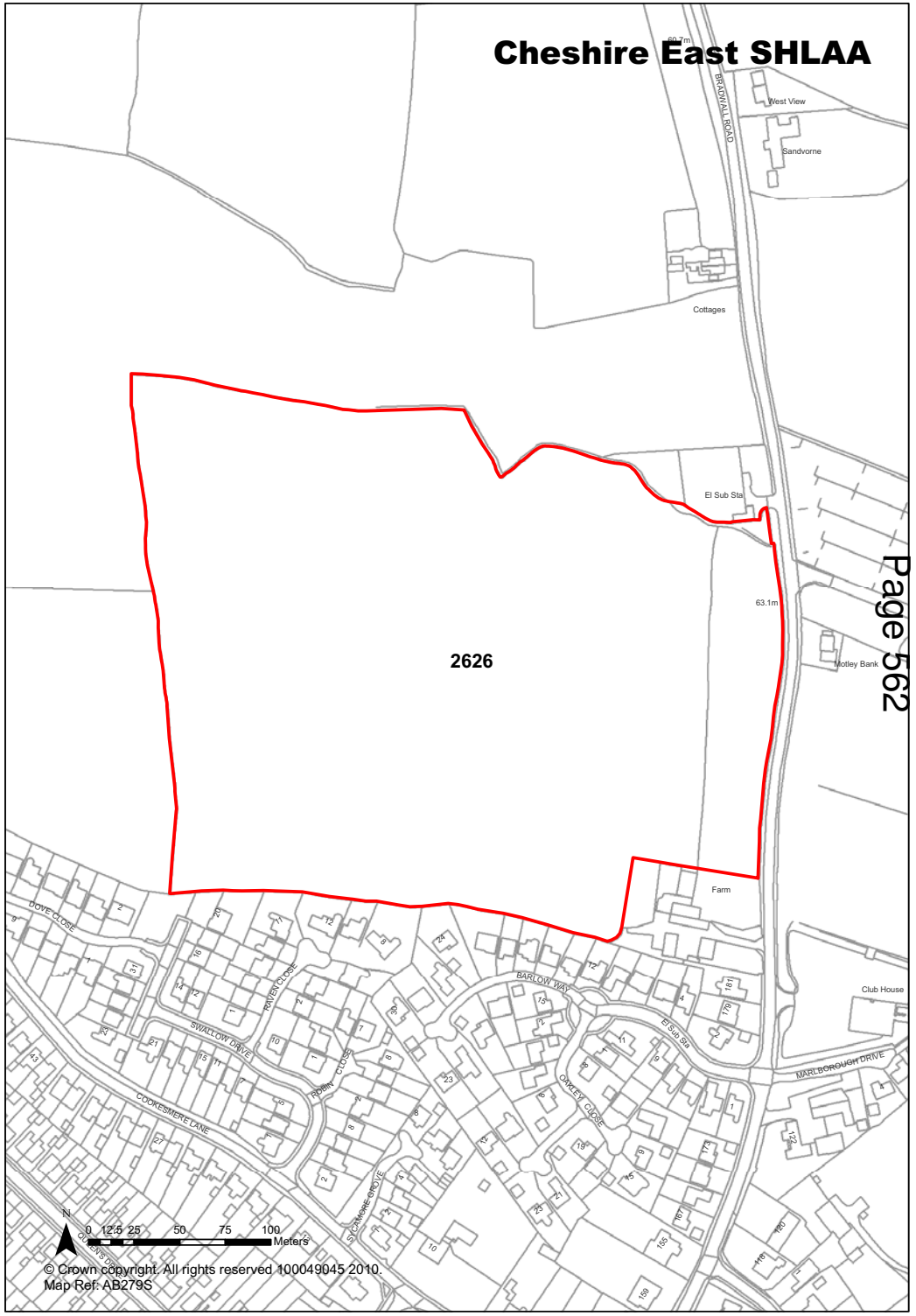


Ref	2626	Site Address	Land at Oakley Farm, Bradwall Road, Sandbach

Town / Rural	Sandbach - Edge / Extension	**Easting**	375405 **Northing** 361866

Site Description	Agricultural land.
Character of Area	Open countryside and residential.
Surrounding Land Uses	Open countryside and residential.
Physical Constraints	Flood zone 1 - little or no risk. Located on potential contaminated site. Trees and hedges on site and to boundaries. Levels appear generally flat. Potential air quality issues.
Policy Restrictions	Open countryside, area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.
Managing Constraints	Consultation with Contaminated Land Officer. Considerayion of biodiversity. Air quality assessment may be required (size of development).
Sustainability	Site is considered unsustainable.
Accessibility	Access is possible.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Marginal / Uncertain
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	8.47
Potential Capacity	255
Potential Net Capacity	255
Potential Density	30.11
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0

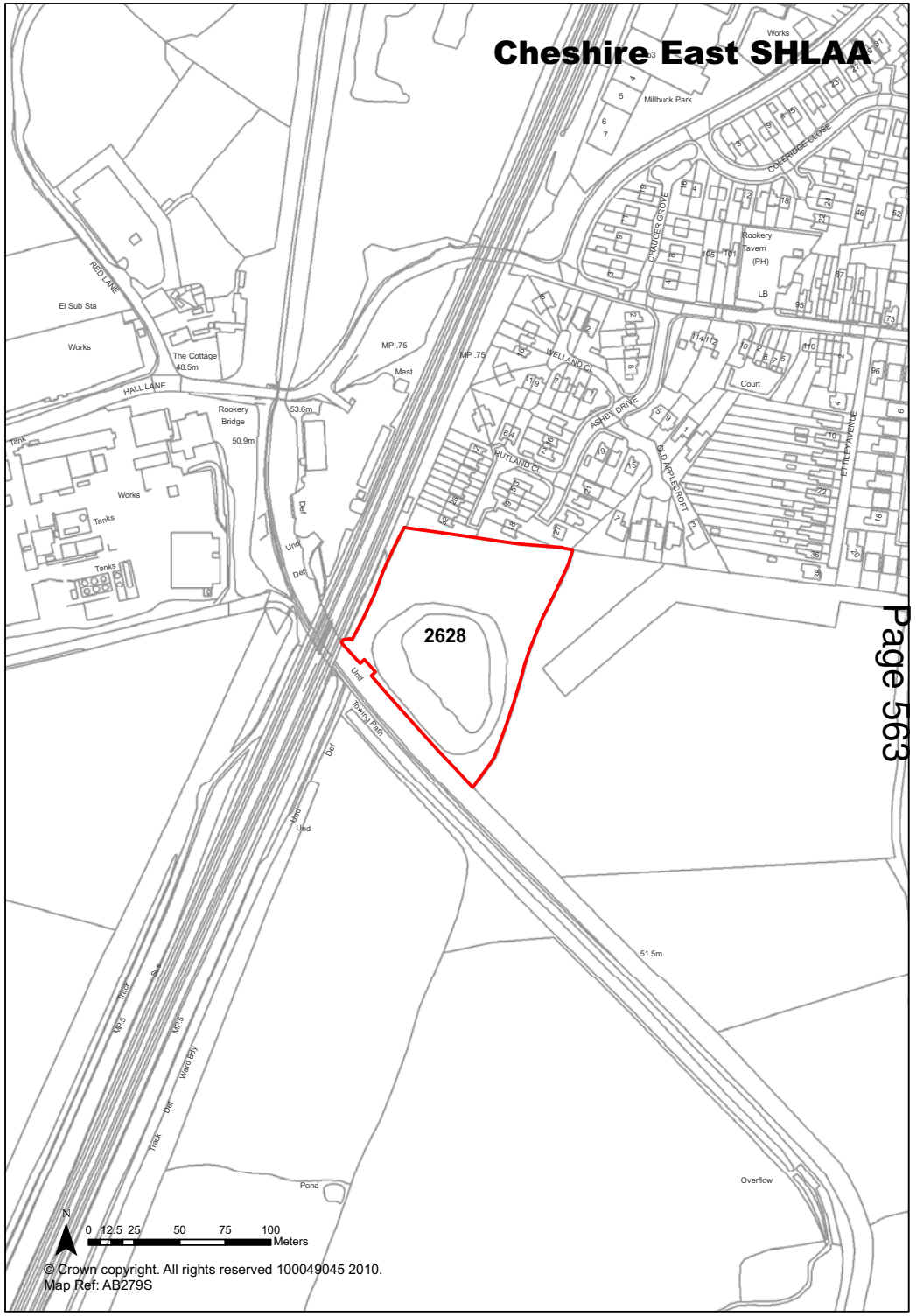


Ref	2628	Site Address	Spoil heap south of Elton Road, Sandbach

Town / Rural	Sandbach - Edge / Extension	**Easting**	373250
		Northing	360100

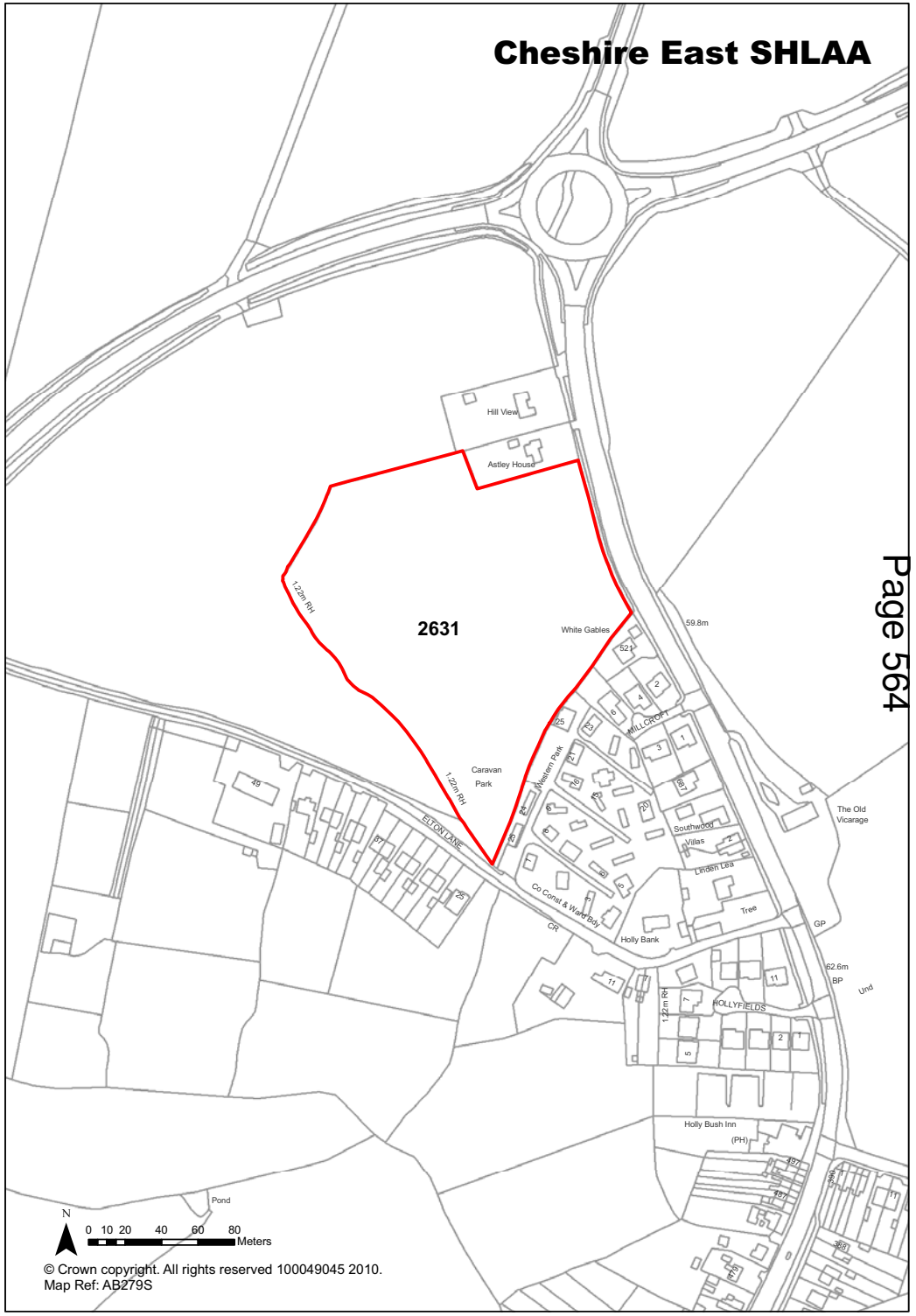
Site Description	Spoil heap.
Character of Area	Residential and agricultural with railway along western boundary.
Surrounding Land Uses	Residential and agricultural with railway along western boundary.
Physical Constraints	Flood zone 1 - little or no risk. Large spoil heap from brine pumping covers more than 50% of site. Now completely overgrown with scrub and small trees, United Phospherous consultation zone, BWB consultation zone, area of brine subsidence. Located on potential contaminated site. Change in levels on site.
Policy Restrictions	Open countryside, area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.
Managing Constraints	Consultation with Contaminated Land Officer, Cheshire Brine Subsidence Compensation Board and British Waterways. Consideration of biodiversity.
Sustainability	Site is close to a bus route.
Accessibility	Access is possible.
Other Information	x
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Marginal / Uncertain
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	1
Potential Capacity	30
Potential Net Capacity	30
Potential Density	30
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



Ref 2631 Site Address Land west of Crewe Road, Winterley

Town / Rural	Smaller Villages	**Easting** 374683	**Northing** 358018
Site Description	Agricultural land.	**Site Size Net (Ha)**	2.38
Character of Area	Open countryside and residential.	**Potential Capacity**	72
Surrounding Land Uses	Open countryside and residential.	**Potential Net Capacity**	72
Physical Constraints	Flood zone 1 - little or no risk. Slightly undulating. Hedge to boundary. Some trees on boundary. Located on potential contaminated site.		
Policy Restrictions	Open countryside, area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	30.25
Managing Constraints	Consultation with Contaminated Land Officer. Consideration of biodiversity.	**Determination of Capacity**	Density multiplier
Sustainability	Site close to bus route.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

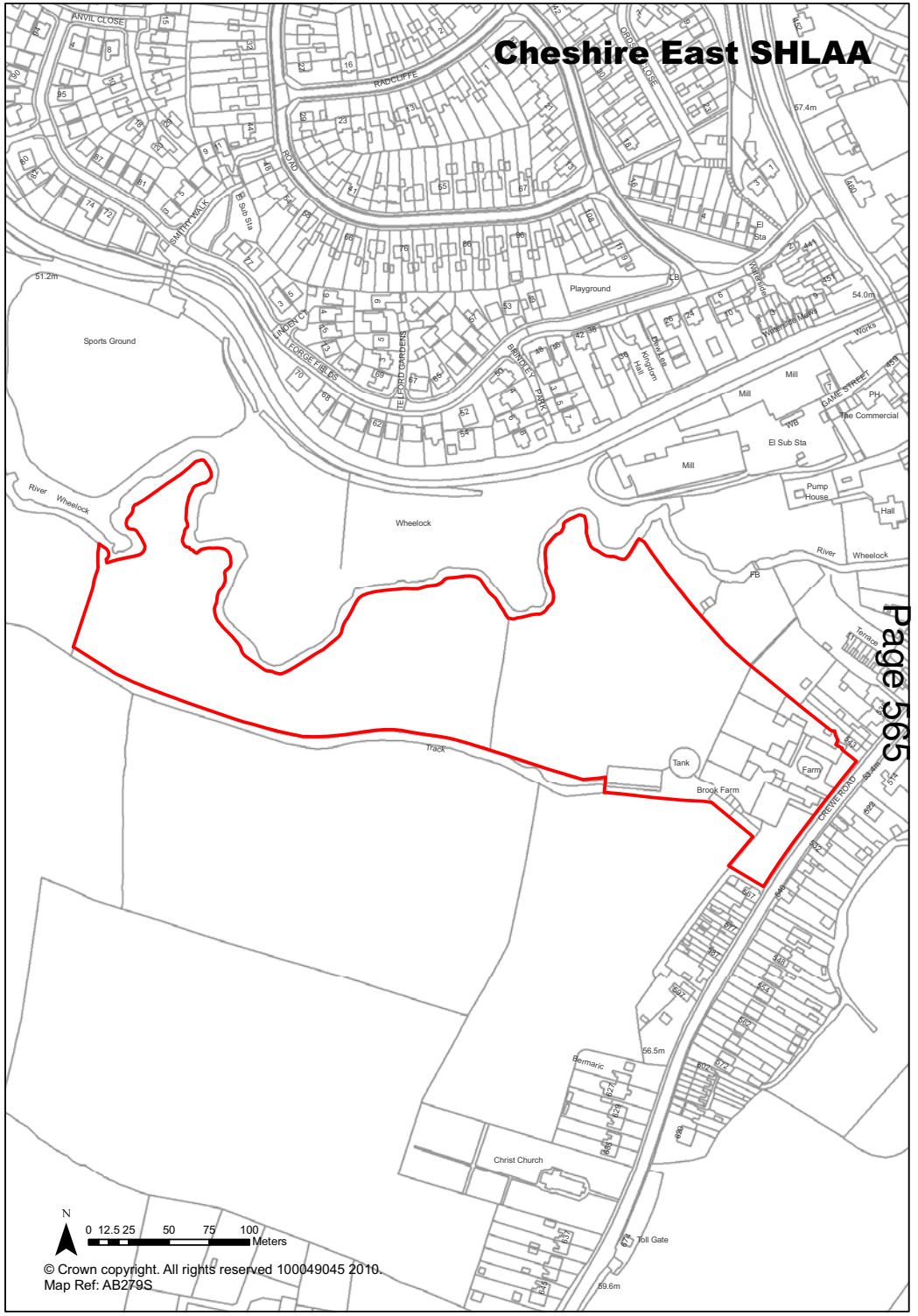


Ref	2632	Site Address	Land at Brook Farm, Crewe Road, Sandbach

Town / Rural	Sandbach - Edge / Extension	**Easting**	374865
		Northing	359001

Site Description	Agricultural land and farm buildings.
Character of Area	Open countryside.
Surrounding Land Uses	Commercial and recreation to the north, agricultural to the south. Site bordered by the River Wheelock.
Physical Constraints	Overhead lines on part of the site and significant trees along southern boundary. Footpath bordering part of site. Within Flood Zones 2&3 and BWB consultation zone. Located within 250m of landfill. Potential air quality issues. Slight change to levels close to water body.
Policy Restrictions	Open countryside, area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Consideration of footpath, biodiversity, the setting of the canal and flood risk with the production of a Flood Risk Assessment.
Sustainability	Site can be considered sustainable due to its location partially within the settlement of Wheelock and its accessibility by public transport
Accessibility	Access is possible.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Marginal / Uncertain
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	9.12
Potential Capacity	274
Potential Net Capacity	274
Potential Density	30.04
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



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Map Ref: AB279S

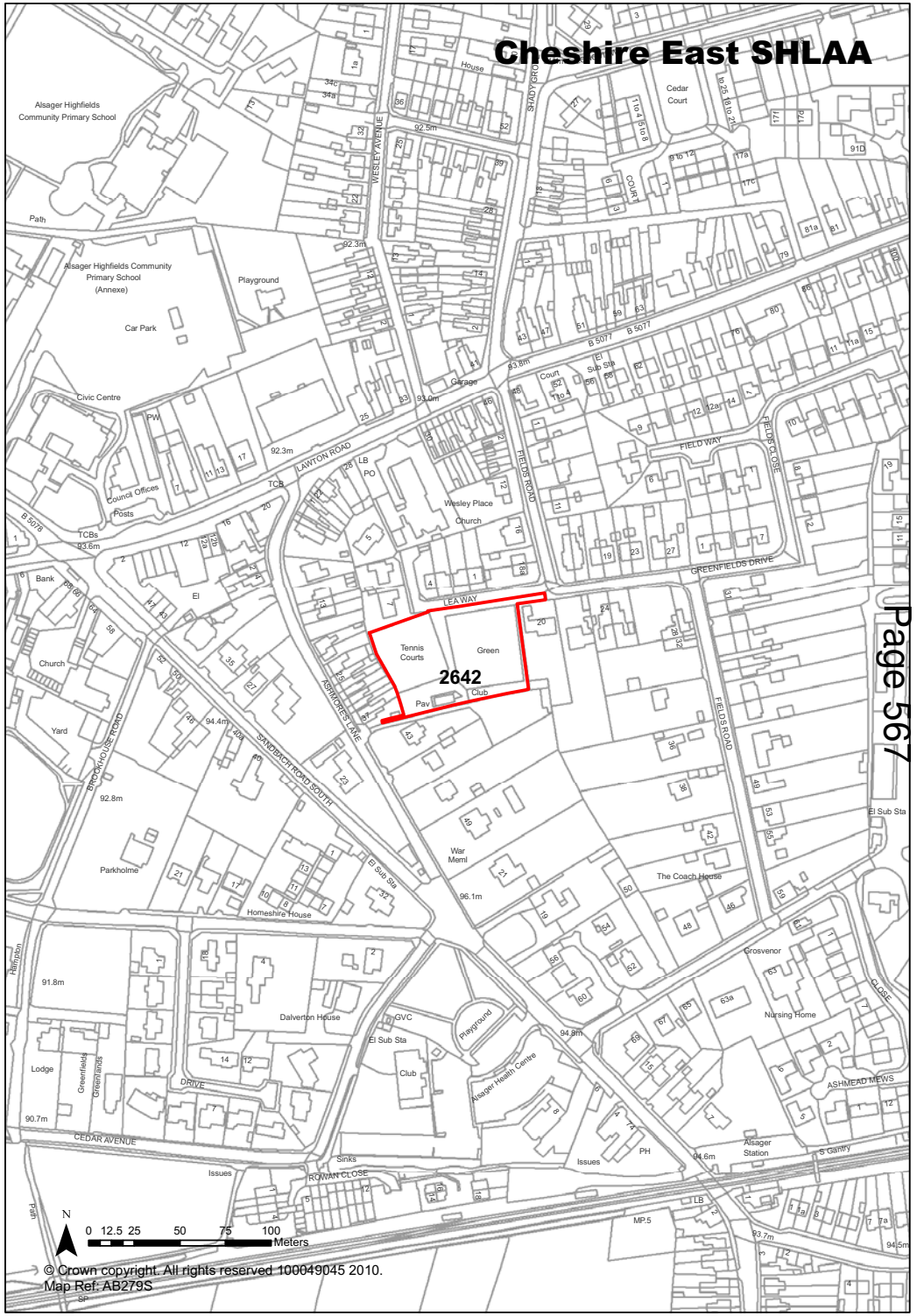
Ref 2633 Site Address Land to north of Talke Road, Alsager

Town / Rural	Alsager	**Easting** 380547	**Northing** 355165
Site Description	Public open space.	**Site Size Net (Ha)**	0.56
Character of Area	Mix of residential, allotments and industrial uses.	**Potential Capacity**	17
Surrounding Land Uses	Mix of residential, allotments and industrial uses.	**Potential Net Capacity**	17
Physical Constraints	Flood zone 1 - little or no risk. Slightly undulating. Used as public open space. Access to the site seems OK. Located within 250m of landfill. Trees/hedges to boundary.		
Policy Restrictions	Protected area of open space. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	30.36
Managing Constraints	Consultation with Contaminated Land Officer. Consideration of biodiversity.	**Determination of Capacity**	Density multiplier
Sustainability	The site is in a fairly sustainable location being close to an existing bus route, with links to the railway station and town centre.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



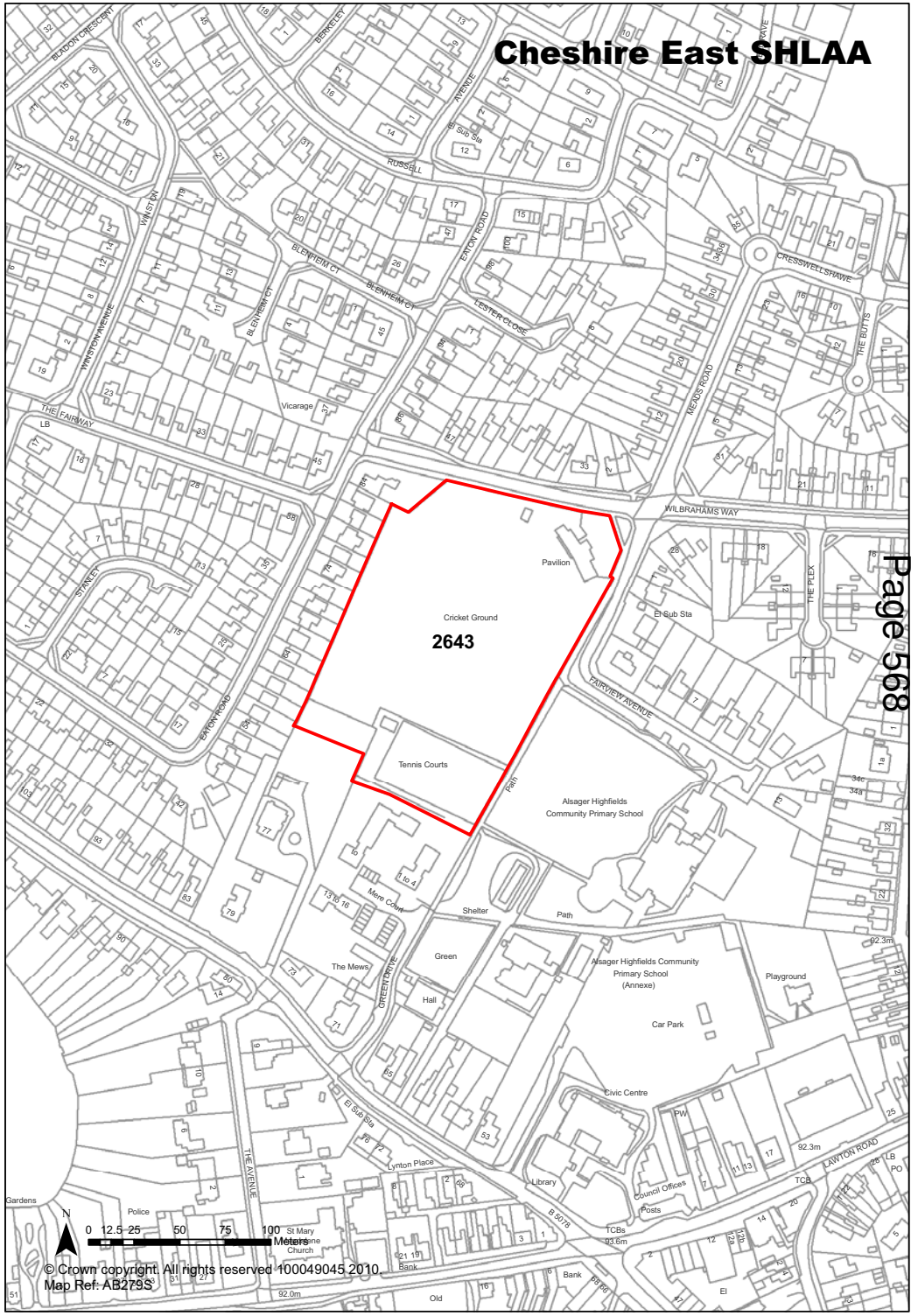
Ref 2642 Site Address Land off Lea Way, Alsager

Town / Rural	Alsager	**Easting** 379908	**Northing** 355413
Site Description	Bowling green and tennis club.	**Site Size Net (Ha)**	0.4
Character of Area	Generally residential.	**Potential Capacity**	12
Surrounding Land Uses	Generally residential.	**Potential Net Capacity**	12
Physical Constraints	Generally flat. Access should be possible. Site remains in use. TPO and building on site. Located within 250m of landfill.		
Policy Restrictions	Flood zone 1 - little or no risk. Protected area of open space. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	30
Managing Constraints	Consultation with Contaminated Land Officer. Consideration of biodiversity and replacement/relocation of open space.	**Determination of Capacity**	Density multiplier
Sustainability	Site is in a highly sustainable location within Alsager.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information	No evidence that current users wish to see the site redeveloped for housing.	**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Not Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 2643 Site Address Land off Wilbrahams Way, Alsager

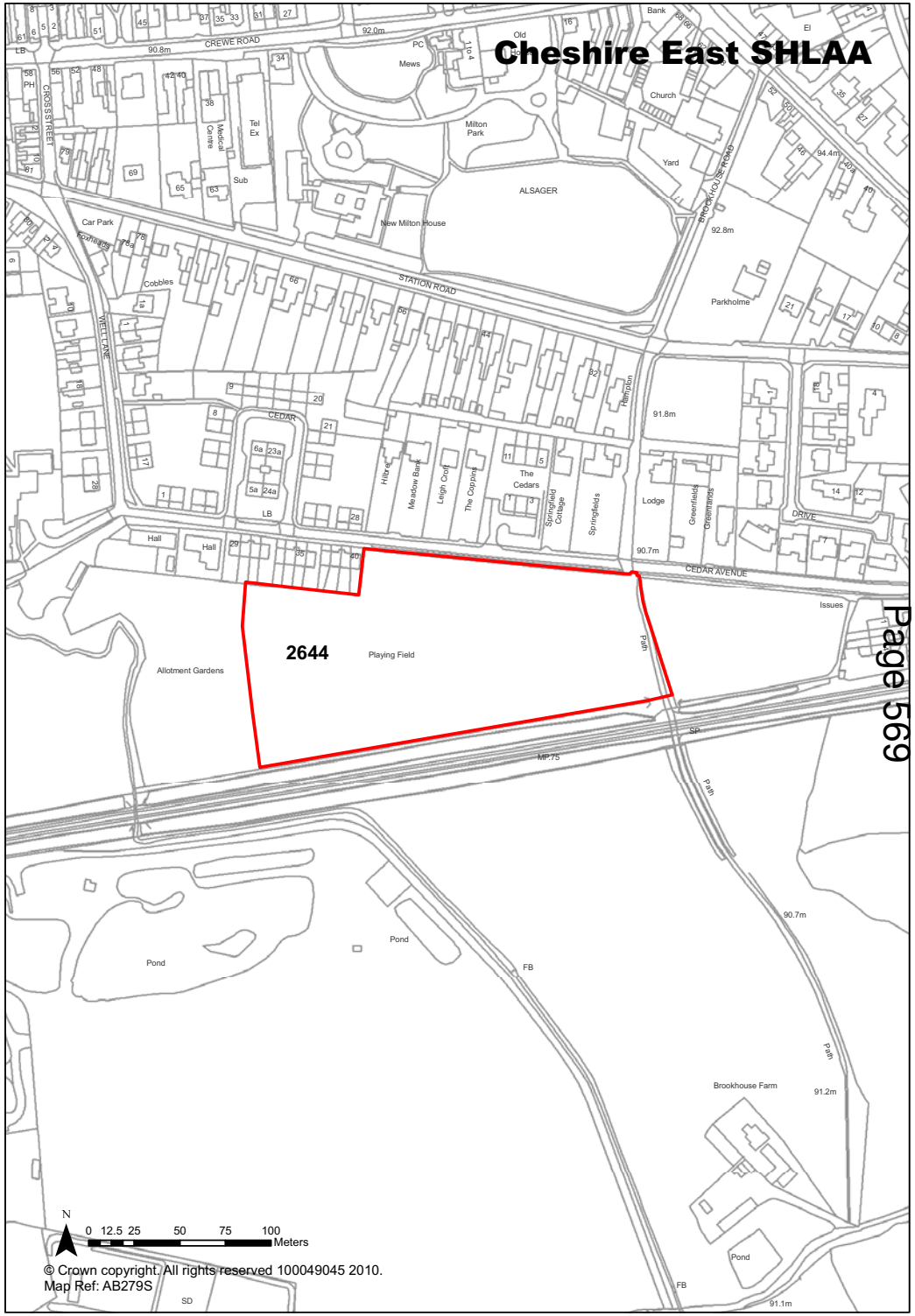
Town / Rural	Alsager	**Easting** 379619	**Northing** 355795
Site Description	Cricket and tennis clubs	**Site Size Net (Ha)**	2.01
Character of Area	Generally residential, a school is located to the south east of the site.	**Potential Capacity**	61
Surrounding Land Uses	Generally residential, a school is located to the south east of the site.	**Potential Net Capacity**	61
Physical Constraints	Still in use. Site is generally flat. No other obvious constraints. Located on potential contaminated site. Trees (TPO) on site.		
Policy Restrictions	Flood zone 1 - little or no risk. TPO area to the north east of the site. Identified as Protected Open Space within the Local Plan. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	30.35
Managing Constraints	Consultation with Contaminated Land Officer. Consideration of biodiversity and replacement/relocation of open space.	**Determination of Capacity**	Density multiplier
Sustainability	Site in sustainable location.		
Accessibility	Access is possible	**Total Completions**	0
Other Information	No evidence that current users wish to redevelop site for housing.	**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Not Available - long term prospect	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref	2644	Site Address	Land off Cedar Avenue, Alsager

Town / Rural	Alsager	**Easting**	379574
		Northing	355102

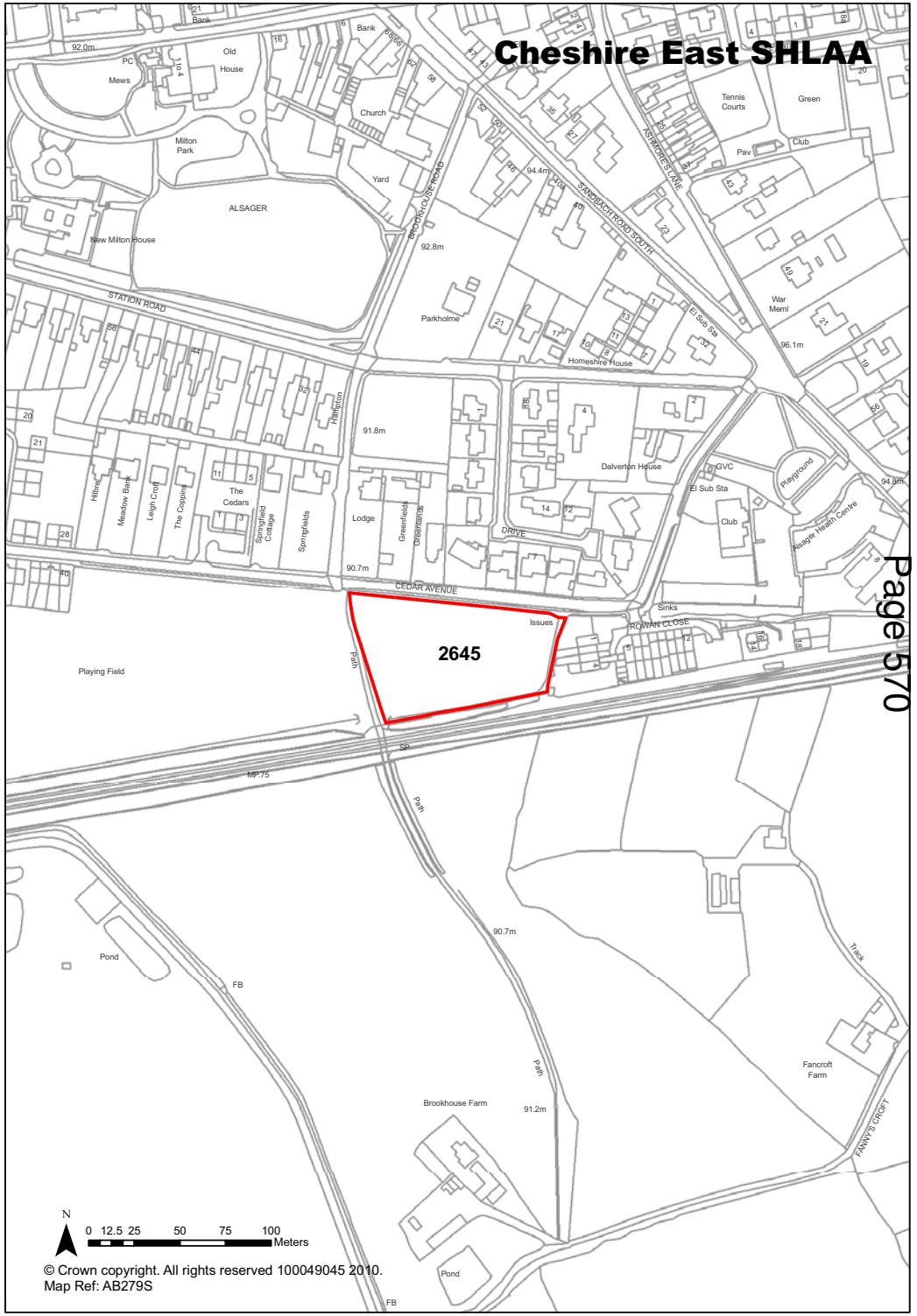
Site Description	Football pitch.	**Site Size Net (Ha)**	1.96
Character of Area	Residential to the North and East, allotments to the west, and the railway to the south.	**Potential Capacity**	40
Surrounding Land Uses	May be some compatiability issues due to the location of the railway to the south of the site.	**Potential Net Capacity**	40
Physical Constraints	Small part of site within Flood zones 2 and 3. Railway adjacent to site. Currently used as a football pitch. Site is generally flat. Potential issues with on street parking in the area. Footpath borders the site. Potential noise issues. Trees and shrubs to boundary.		
Policy Restrictions	Located within an area of Open Countryside and identified as Protected Open Space within the Local Plan. Area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	20.41
Managing Constraints	Production of a Flood Risk Assessment. PPG24 noise assessment required (rail noise). Consderation of biodiversity, relocation/replacement of open space and footpath.	**Determination of Capacity**	Density multiplier but leaving space for a buffer to both the flood risk area and to the railway.
Sustainability	Site in a fairly sustainable location, close to the town centre.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Not Available - long term prospect	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 2645 Site Address Land off Cedar Avenue, Alsager

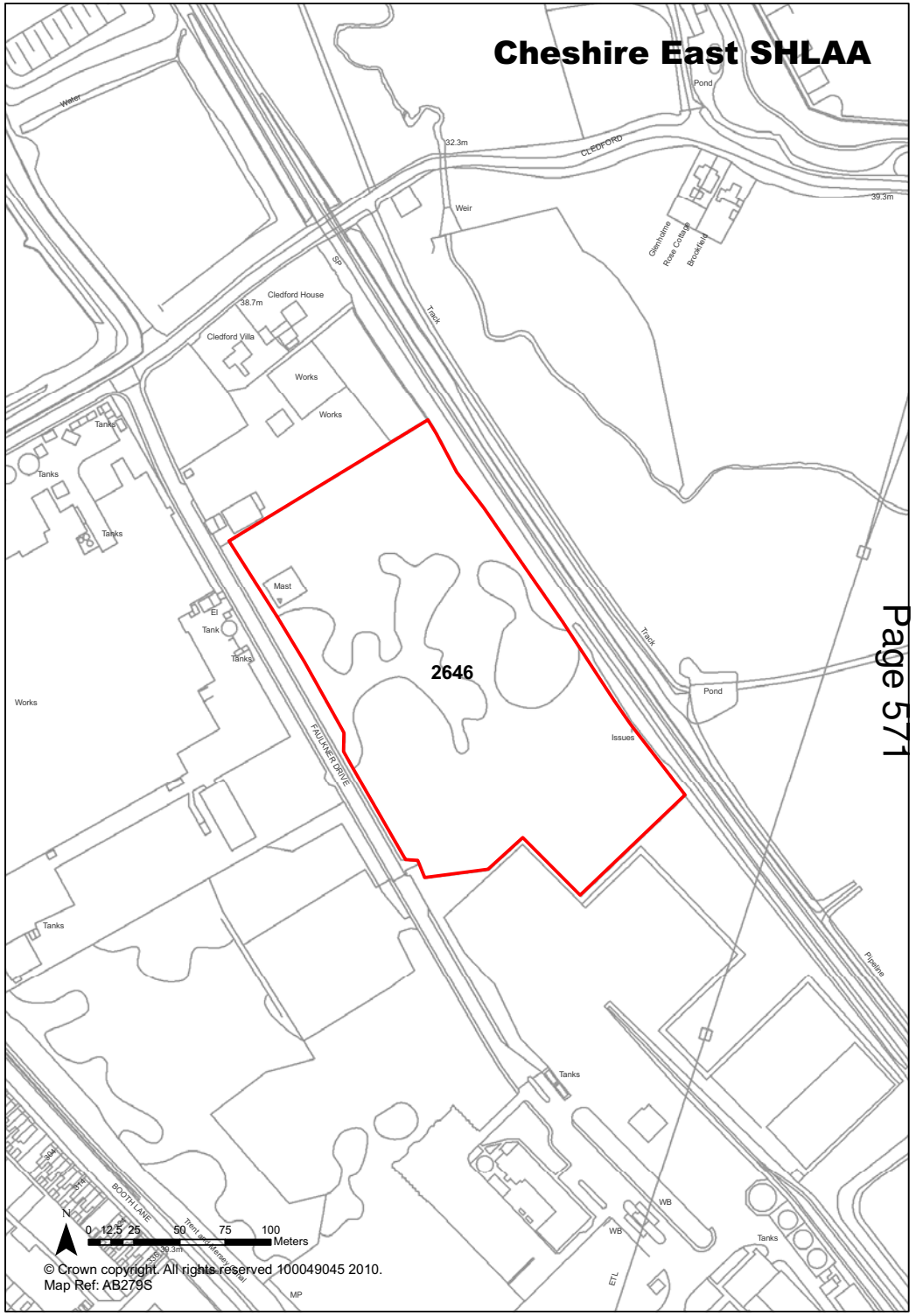
Town / Rural	Alsager - Edge / Extension	**Easting** 379734	**Northing** 355110

Site Description	Paddock.	**Site Size Net (Ha)**	0.59
Character of Area	Residential, adjacent to railway and football pitches.	**Potential Capacity**	18
Surrounding Land Uses	Residential, adjacent to railway and football pitches.	**Potential Net Capacity**	18
Physical Constraints	Adjacent to railway. Site is overgrown. Slightly rolling topography. Some trees on site (TPOs). Footpath borders part of the site. Potential noise issues.		
Policy Restrictions	Flood zone 1- little or no risk. Open countryside, area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	30.51
Managing Constraints	PPG24 noise assessment required (rail noise). Consideration of biodiversity.	**Determination of Capacity**	Density multiplier
Sustainability	Site in a fairly sustainable location, close to the town centre.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



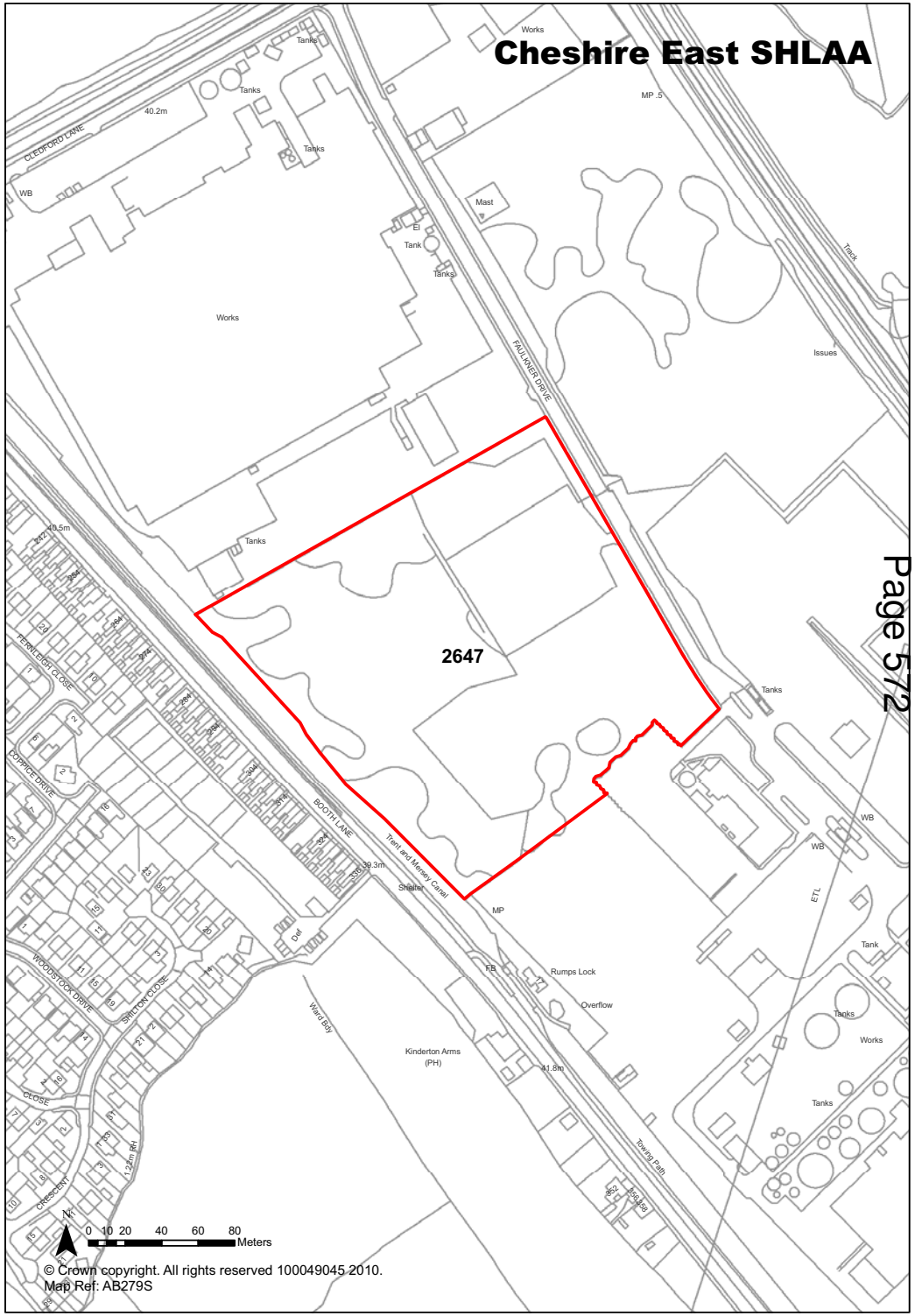
Ref 2646 Site Address Land off Faulkner Drive, Middlewich

Town / Rural	Middlewich	**Easting** 371522	**Northing** 364858
Site Description	Vacant industrial land.	**Site Size Net (Ha)**	3.27
Character of Area	Industrial, railway to east	**Potential Capacity**	99
Surrounding Land Uses	Employment	**Potential Net Capacity**	99
Physical Constraints	Flood zone 1 - little or no risk. Site is raised above adjacent highway. Contains several trees and appears regenerated and covered by vegetation. Potential biodiversity constraints. Possible ponds on site. Within Albion Inorganic Chemicals outer consultation zone. Located within 250m of landfill.		
Policy Restrictions	Within the SZL for Middlewich and an owner specific employment site within CBLP. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	30.28
Managing Constraints	Consultation with Contaminated Land Officer. Consdieration of biodiversity and production of a Protected Species survey.	**Determination of Capacity**	Density multiplier
Sustainability	Site is in an unsustainable location.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 2647 Site Address Land off Faulkner Drive, Middlewich

Town / Rural	Middlewich	**Easting** 371410	**Northing** 364648
Site Description	Vacant industrial land.	**Site Size Net (Ha)**	3.84
Character of Area	Industrial, Trent and Mersey Canal and conservation area to west.	**Potential Capacity**	116
Surrounding Land Uses	Employment.	**Potential Net Capacity**	116
Physical Constraints	Flood zone 1 - little or no risk. Trees and vegetation, open water/pond, potential biodiversity constraints/value, within BWB consultation zone and Albion Inorganic Chemicals outer consultation zone. Located directly on landfill. Site appears flat.		
Policy Restrictions	Wothin the SZL for Middlewich, owner specific employment site within CBLP. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Potential Density**	30.21
Managing Constraints	Consultation with Contaminated Land Officer and British Waterways. Consideration of biodiversity and canal setting. Production of a Protected Species survey.	**Determination of Capacity**	Density multiplier
Sustainability	Site is in an unsustainable location.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



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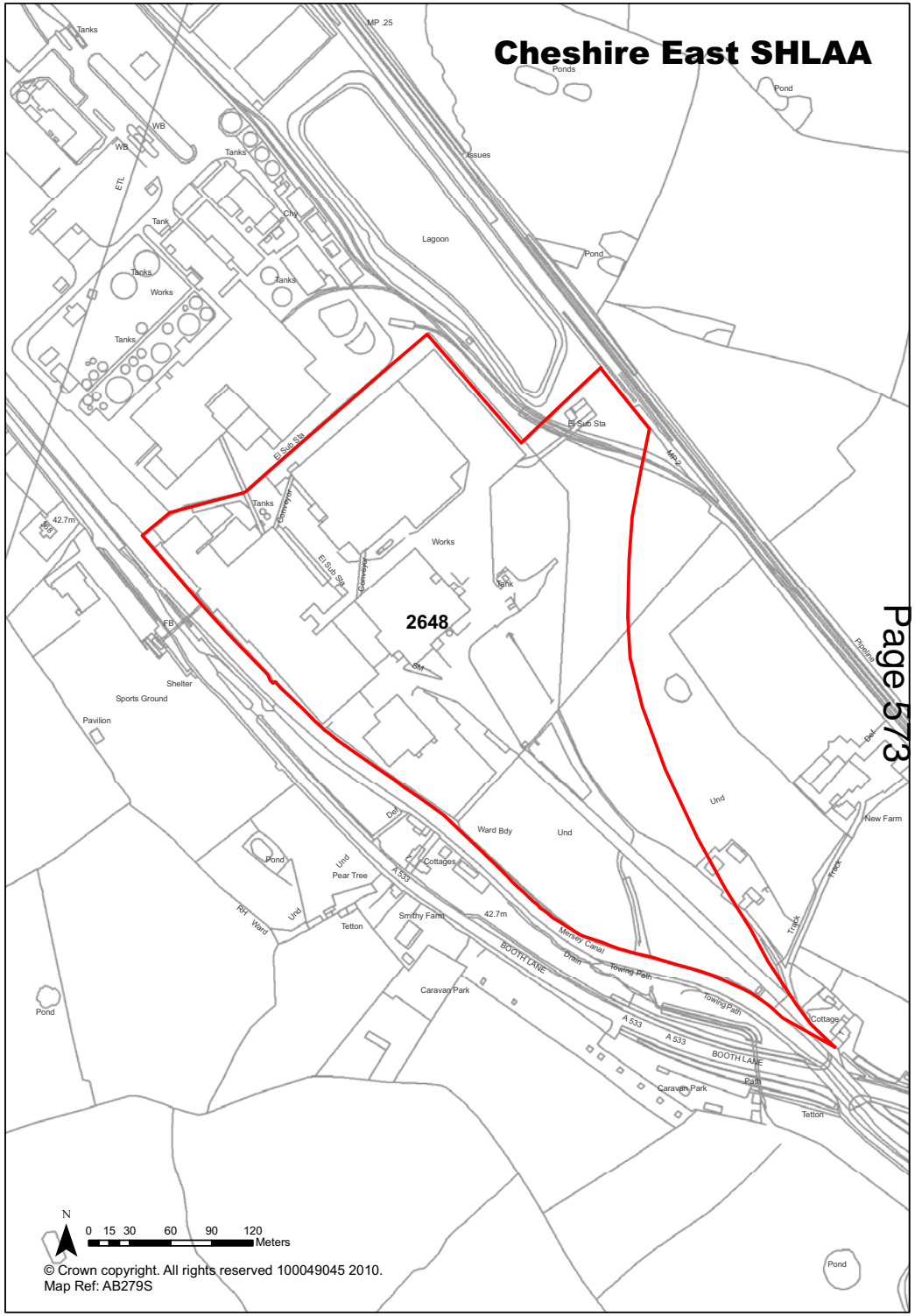
Map Ref: AB279S

Ref	2648	Site Address	Land to SE of former RHM Foods site, Booth Lane, Middlewich

Town / Rural	Middlewich	**Easting**	372038
Northing	364095		

Site Description	Former RHM Foods factory and adjacent land.	**Site Size Net (Ha)**	10.11
Character of Area	Generally industrial and employment. Trent and Mersey conservation are adjoins to west	**Potential Capacity**	120
Surrounding Land Uses	Generally industrial and employment.	**Potential Net Capacity**	120
Physical Constraints	Development would need to allow for buffer to surrounding employment uses. Current planning permission for part of Midpoint 18 covers this site. Site within Albion Inorganic Chemicals outer and middle consultation zone, BWB consultation zone. Located on potential contaminated site. Part of site within flood zones 2 and 3. Potential air quality issues. Site cleared, hardstanding present. Levels appear generally flat. Shrubs on site.		
Policy Restrictions	Within Middlewich SZL. Designated in Local Plan as Mixed Use allocation. Adjacent to Middlweich Bypass proposal. Adjacent to Canal Conservation Area. Proposals would need to make provision for a new highway.	**Potential Density**	11.87
Managing Constraints	Consultation with Contaminated Land Officer. Highways Manager would recommend a draft TA with full accessibility study and travel plan framework prior to application process. Air quality assessment may be required (size of development). Consultation with British Waterways. Consideration of canal setting and biodoversity. Production of a Flood Risk Assessment.	**Determination of Capacity**	Density multiplier and based on only part of the site coming forward for housing, as part of a mixed use scheme with sufficient buffer area to prevent negative impacts from adjacent employment areas.
Sustainability	Site is accessible by public transport, but is located some distance away from the town centre.		
Accessibility	Local and strategic highway network concerns to be discussed with	**Total Completions**	0



Ref 2648 Site Address Land to SE of former RHM Foods site, Booth Lane, Middlewich

highways. Contribution to Middlewich Eastern by-pass required. Section 106, S278 and S38 agreements required.

Other Information		**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Marginal/uncertain	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	90
Development Progress	SHLAA Site	**Years 11-15**	30
Application Number:			

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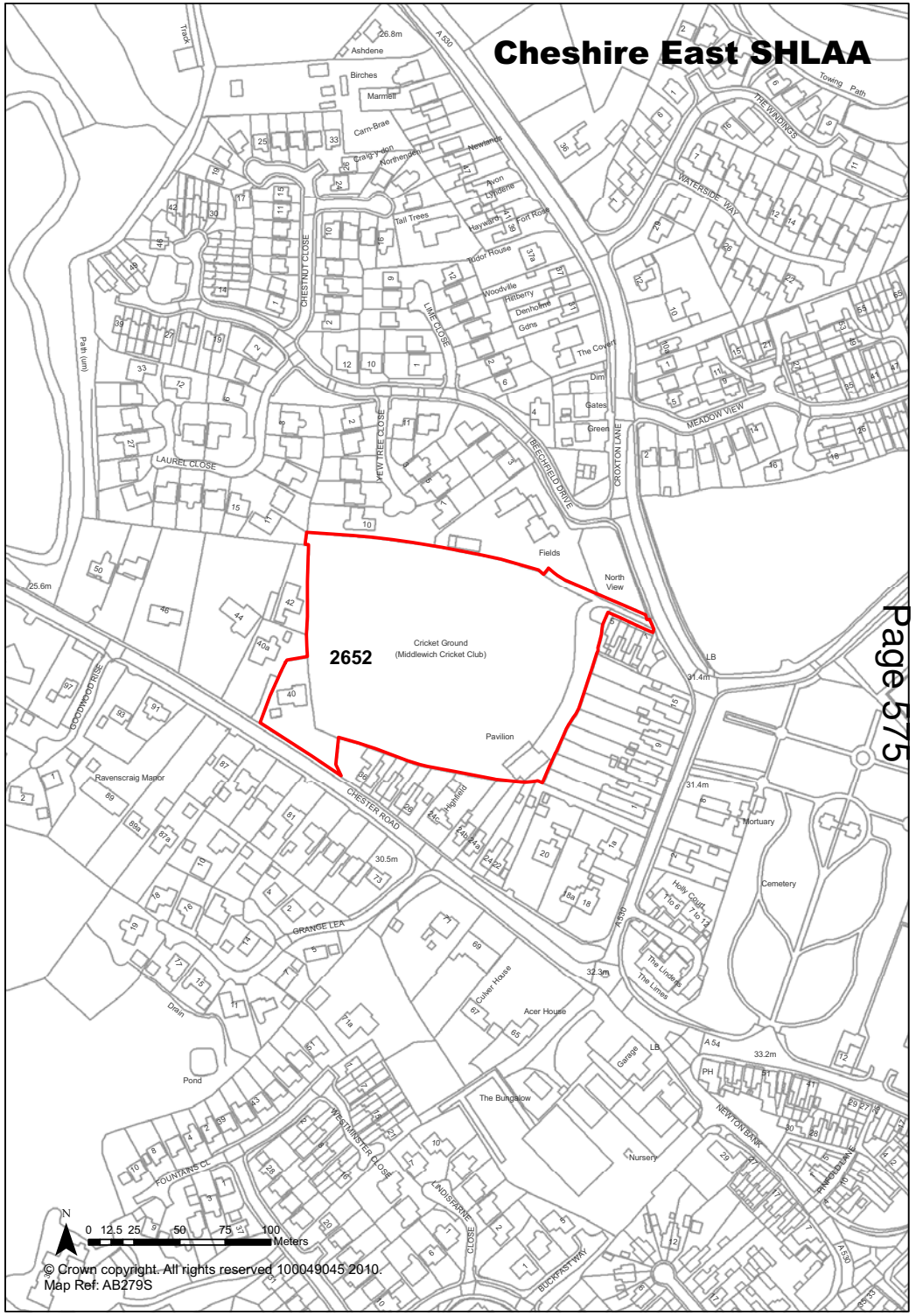
Ref 2652 Site Address Land off Croxton Lane, Middlewich

Town / Rural	Middlewich	**Easting** 369685	**Northing** 366647
Site Description	Cricket ground.	**Site Size Net (Ha)**	1.89
Character of Area	Residential	**Potential Capacity**	57
Surrounding Land Uses	Residential	**Potential Net Capacity**	57
Physical Constraints	Access, trees (TPOs), brine. Located within 250m of landfill. Buildings on site. Levels appear flat.		
Policy Restrictions	Flood zone 1 - little or no risk. Protected Open Space/Recreation Facility. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	30.16
Managing Constraints	Consultation with Contaminated Land Officer and Cheshire Brine Subsidence Compensation Board. Consideration of biodiversity and replacement/relocation of cricket club..	**Determination of Capacity**	Density multiplier
Sustainability	Site is in a sustainable location.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

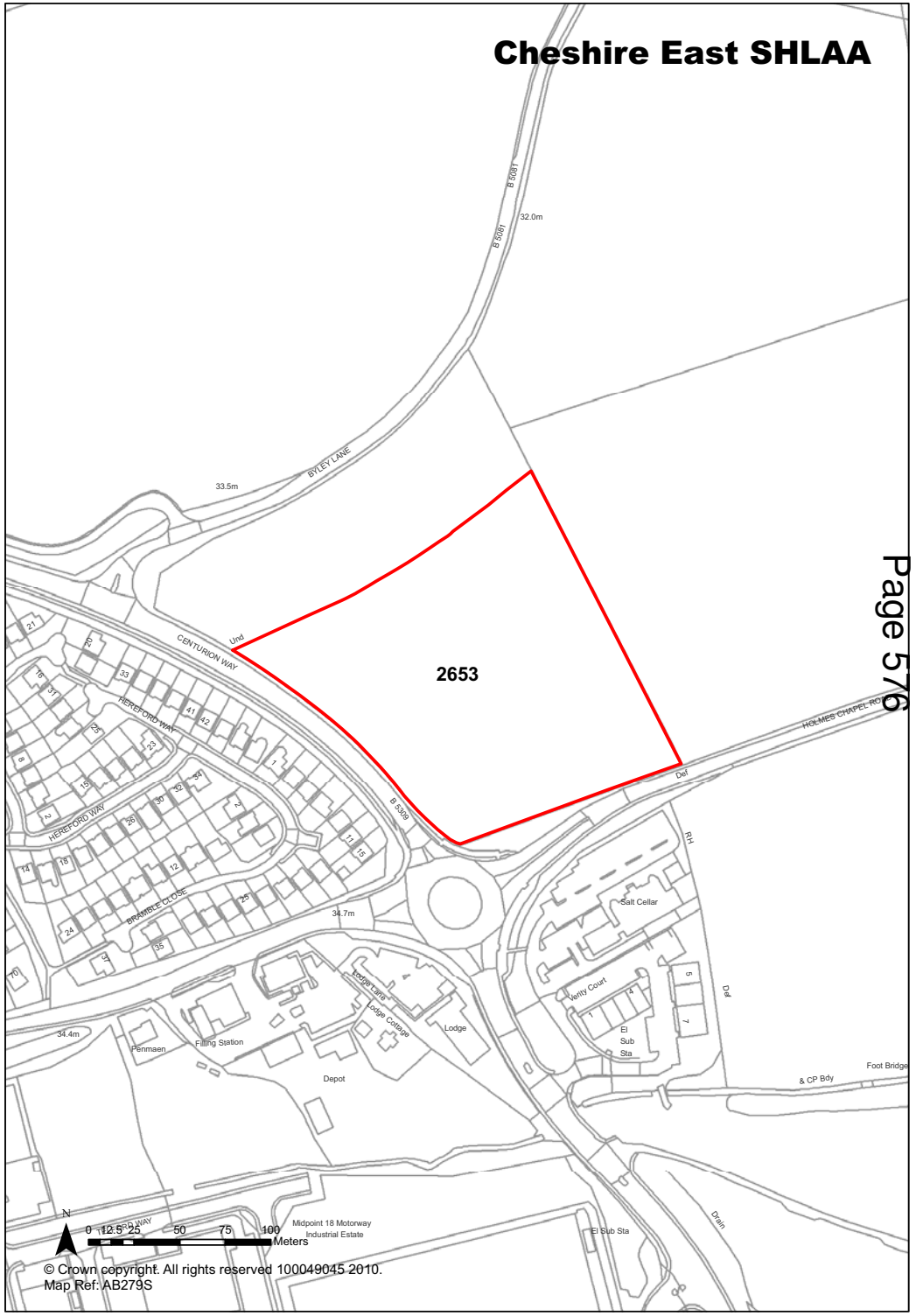


Ref 2653 **Site Address** Land adjoining A54 Holmes Chapel Road, Middlewich

Town / Rural Middlewich - Edge / Extension **Easting** 371285 **Northing** 366748

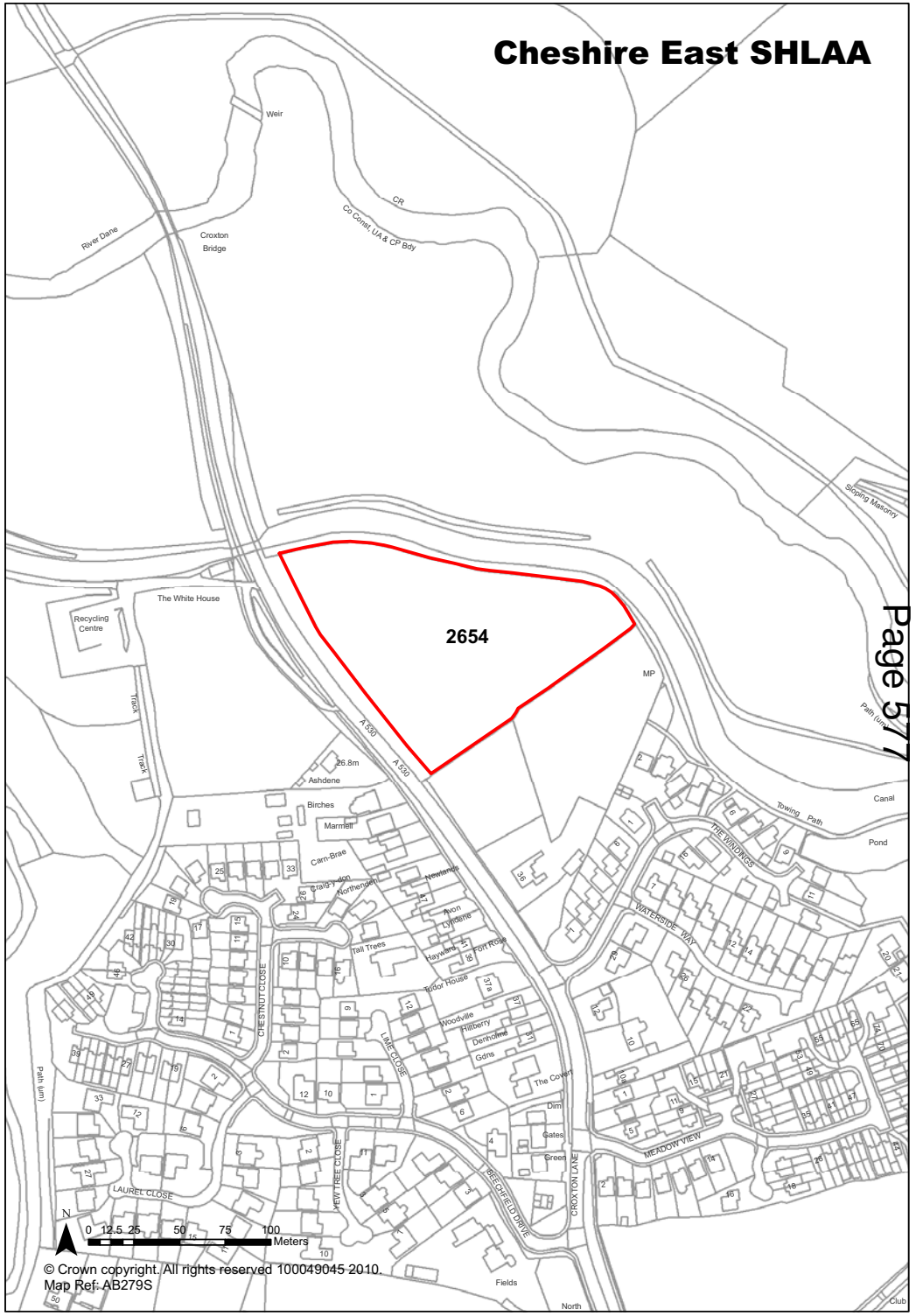
Site Description	Agricultural land.
Character of Area	Open countryside adjoining west of settlement.
Surrounding Land Uses	Agriculture to north, east. Commecial to south and residential to west.
Physical Constraints	Flood zone 1 - little or no risk. Site designated open countryside. Access could prove problematical given location close to roundabout joining main A road to J18 M6 and Middlewich's uncompleted bypass serving employment area. Located on potential contaminated site. Hedges to borders, site levels are flat.
Policy Restrictions	Open Countryside, area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.
Managing Constraints	Consultation with Contaminated Land Officer and Highways to address access issues. Consideration of biodoversity.
Sustainability	Site is located in close proximity to employment and residential uses and is accessible by public transport, however it is located some distance away from the town centre.
Accessibility	Access is potentially problematic.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Marginal / Uncertain
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	2.49
Potential Capacity	75
Potential Net Capacity	75
Potential Density	30.12
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



Ref 2654 Site Address Land to east of Croxton Lane, Middlewich

Town / Rural	Middlewich - Edge / Extension	**Easting**	369717
		Northing	367025
Site Description	Agricultural land.	**Site Size Net (Ha)**	1.34
Character of Area	Edge of settlement between residential and open countryside.	**Potential Capacity**	41
Surrounding Land Uses	Open Countryside, with residential to the south.	**Potential Net Capacity**	41
Physical Constraints	Bounded by the Canal. Trees and hedgerows on site, BWB consultation zone, footpath crosses site, brine subsidence area, within Flood Zone 2 and the Open Countryside. Located within 250m of landfill. Site is slightly undulating.		
Policy Restrictions	Open Countryside. Adjacent to Canal Conservation Area, area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	30.6
Managing Constraints	Consultation with Contaminated Land Officer, Bristish Waterays and Cheshire Subsidence Brine Compensation Board. Production of a Flood Risk Assessment. Consideration of biodiversity and accommodation/relocation of footpath.	**Determination of Capacity**	Density multiplier
Sustainability	The site is in an unsustainable location.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available / site is owned by developer	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	41
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 2655 **Site Address** Land to west of Croxton Lane, Middlewich

Town / Rural Middlewich - Edge / Extension **Easting** 369582 **Northing** 367026

Site Description	Agricultural land.
Character of Area	Site is within Open Countryside, adjacent to a recycling centre and tip, and to the south are residential properties.
Surrounding Land Uses	Site is within Open Countryside, adjacent to a recycling centre and tip, and to the south are residential properties.
Physical Constraints	Access as existing is poor standard to recycling site, plus car park, layby adjacent. Trees and hedgerows on site and boundaries. Recycling and waste centre adjacent (located directly on landfill), BWB consultation zone, brine subsidence area, footpath bordering site, within the open countryside. Very small area covered by flood zone 2. Sloghtly undulating site.
Policy Restrictions	Open Countryside. Adjacent to Canal Conservation Area, area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.
Managing Constraints	Consultation with Contaminated Land Officer, British Waterways and Cheshire Brine Subsidence Compensation Board. Production of a Flood Risk Assessment. Consideration of biodoiversity and footpath. Consultation with Highways to address access issues.
Sustainability	Site is not considered sustainable.
Accessibility	Access is potentially problematic.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Available / site is owned by developer
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site

Site Size Net (Ha)	0.78
Potential Capacity	24
Potential Net Capacity	24
Potential Density	30.77
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	24
Years 11-15	0

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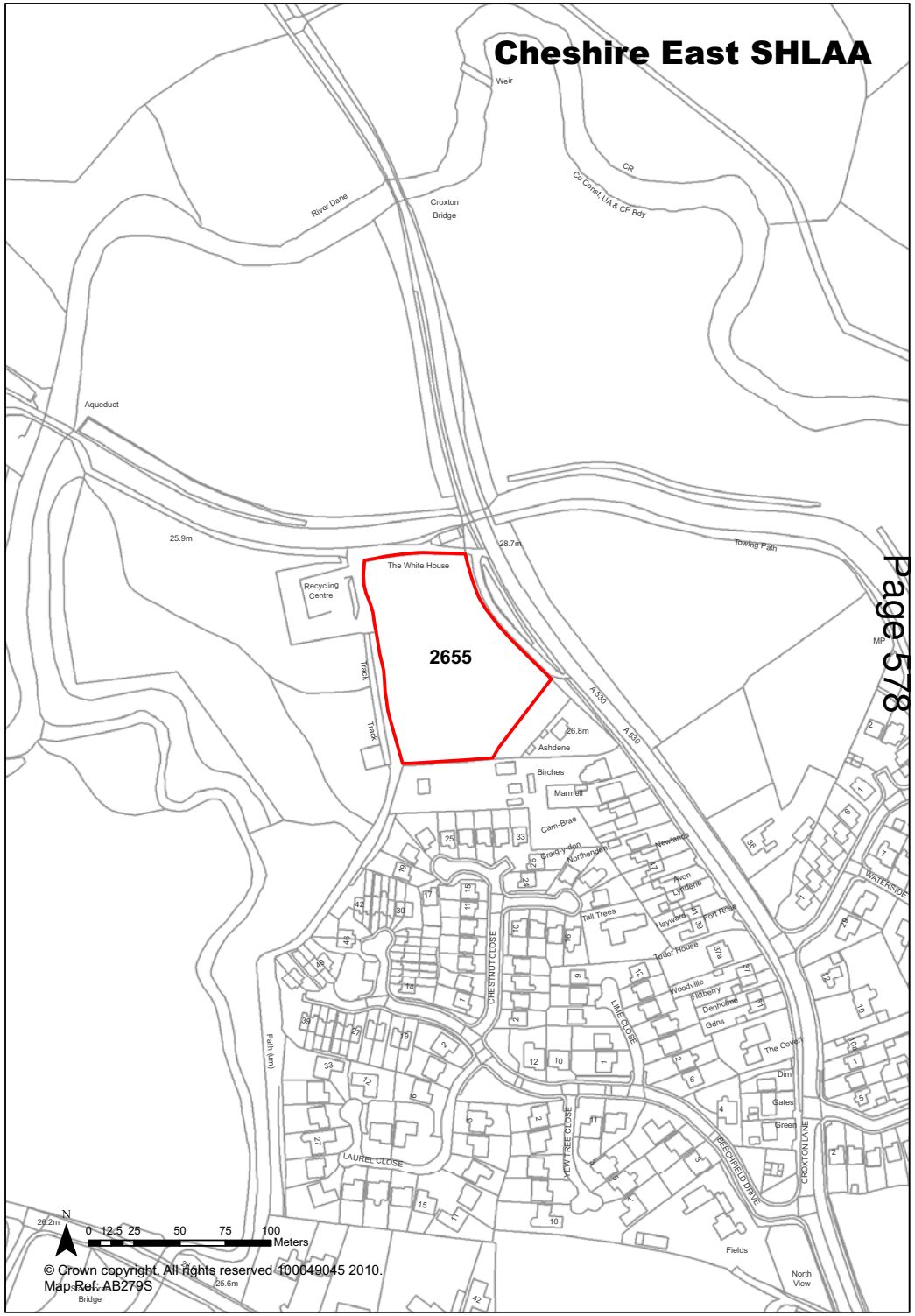
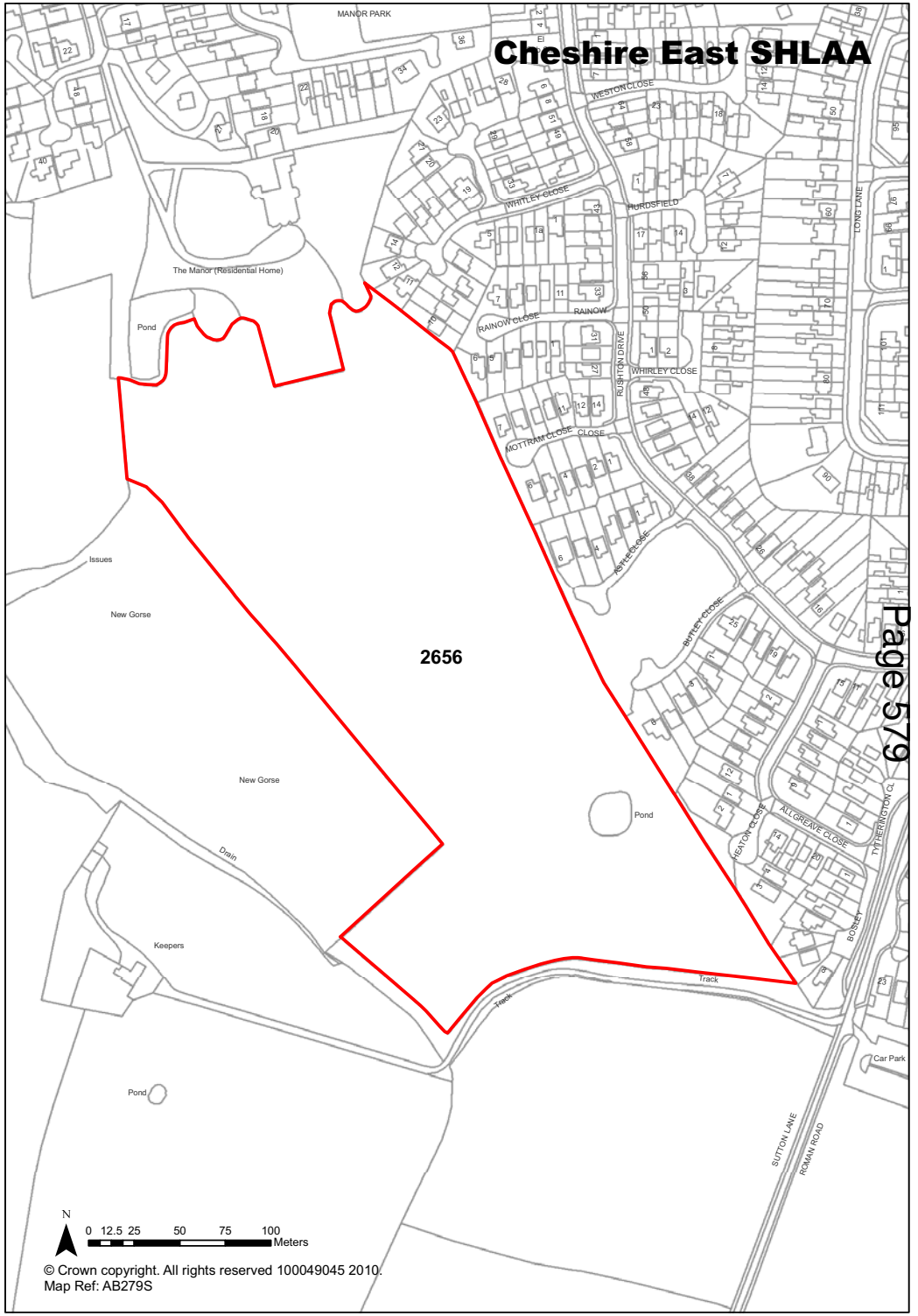


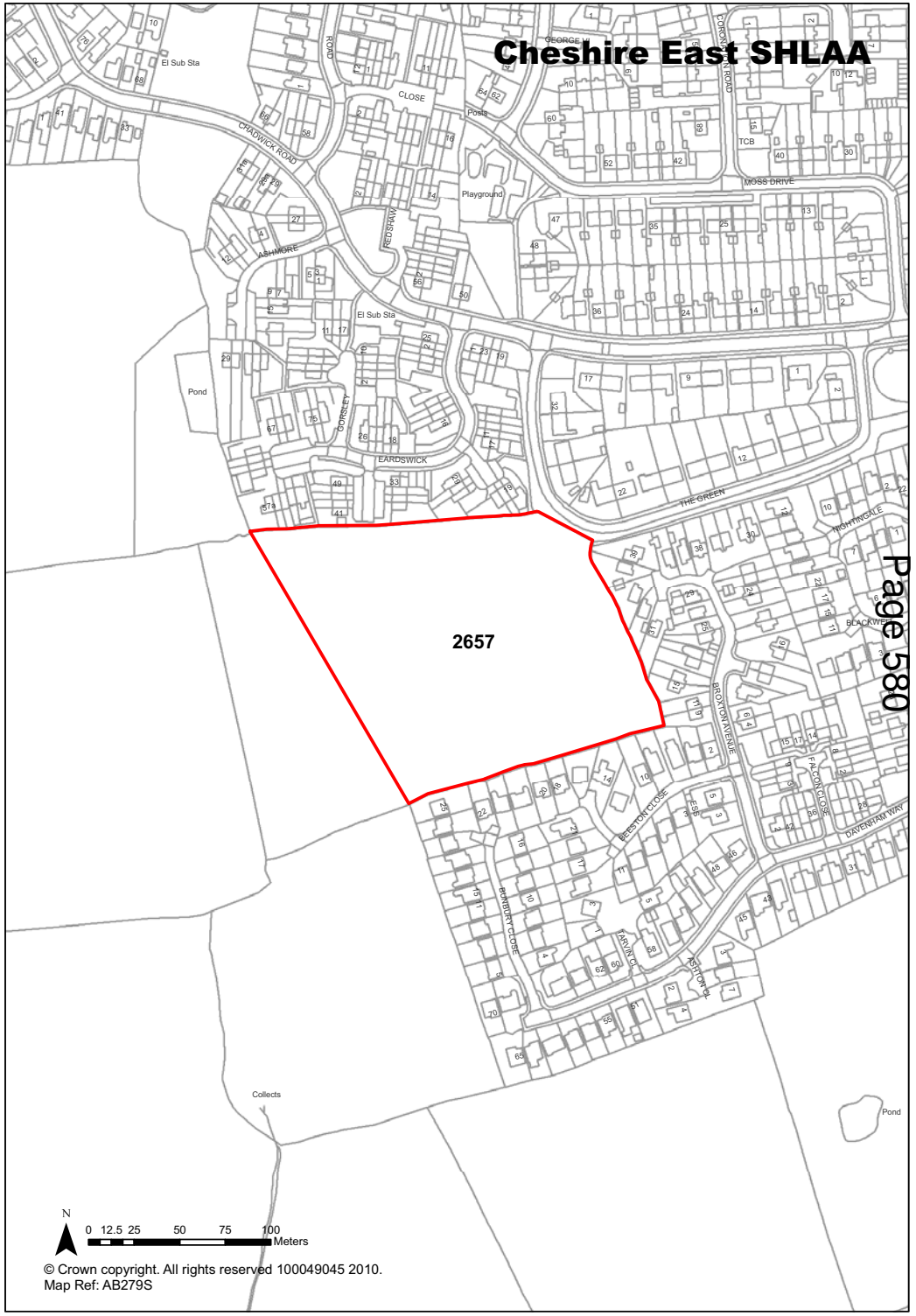
Ref 2656 Site Address Land to west of Butley Close, Middlewich

Town / Rural	Middlewich - Edge / Extension	**Easting** 369936	**Northing** 365004
Site Description	Agricultural land.	**Site Size Net (Ha)**	6.34
Character of Area	Open countryside adjoining edge of settlement and residential area.	**Potential Capacity**	191
Surrounding Land Uses	Predominantly agriculture (grazing), foresty, residential to west.	**Potential Net Capacity**	191
Physical Constraints	Flood zone 1 - little or no risk. Mature trees, with TPOs to the north of the site, hedgerow to boundaries, ponds (biodiversity and tree coverage), site within open countryside. Potential air quality issues. Site appears generally flat.		
Policy Restrictions	Open countryside, area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	30.13
Managing Constraints	Air quality assessment may be required (size of development). Consideration of biodiversity and production of a Protected Species survey.	**Determination of Capacity**	Density multiplier
Sustainability	Site is in a fairly sustainable location with access to public transport and in close proximity to schools.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 2657 Site Address Land off The Green, Middlewich

Town / Rural	Middlewich - Edge / Extension	**Easting** 370486	**Northing** 364524
Site Description	Agricultural land.	**Site Size Net (Ha)**	2.28
Character of Area	Open area of grass surrounded by residential, except for western boundary.	**Potential Capacity**	64
Surrounding Land Uses	Residential to north, east and south. Agriculture to west (grazing).	**Potential Net Capacity**	64
Physical Constraints	Higher level than adjoining highway. Some trees and hedges along field's boundaries, brine subsidence area and within the open countryside. Site adjacent to old brickworks and extraction pit - gas monitoring required. Slight slope to site.		
Policy Restrictions	Open Countryside, area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	28.07
Managing Constraints	Would need to include landscaping mitigation measures to limit impact of development on surrounds. Also potential for further open space requirements within the site. Consultation with Contaminated Land Officer and Cheshire Brine Subsidence Compensation Board. Consideration of biodoversity.	**Determination of Capacity**	Based on current permission
Sustainability	Site is accessible by public transport.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available - site owned by developer	**Current Year**	0
Achievability	Achievable	**Years 1-5**	64
Deliverability	Deliverable	**Years 6-10**	0
Development Progress	Full Permission	**Years 11-15**	0
Application Number:	11/4545C		



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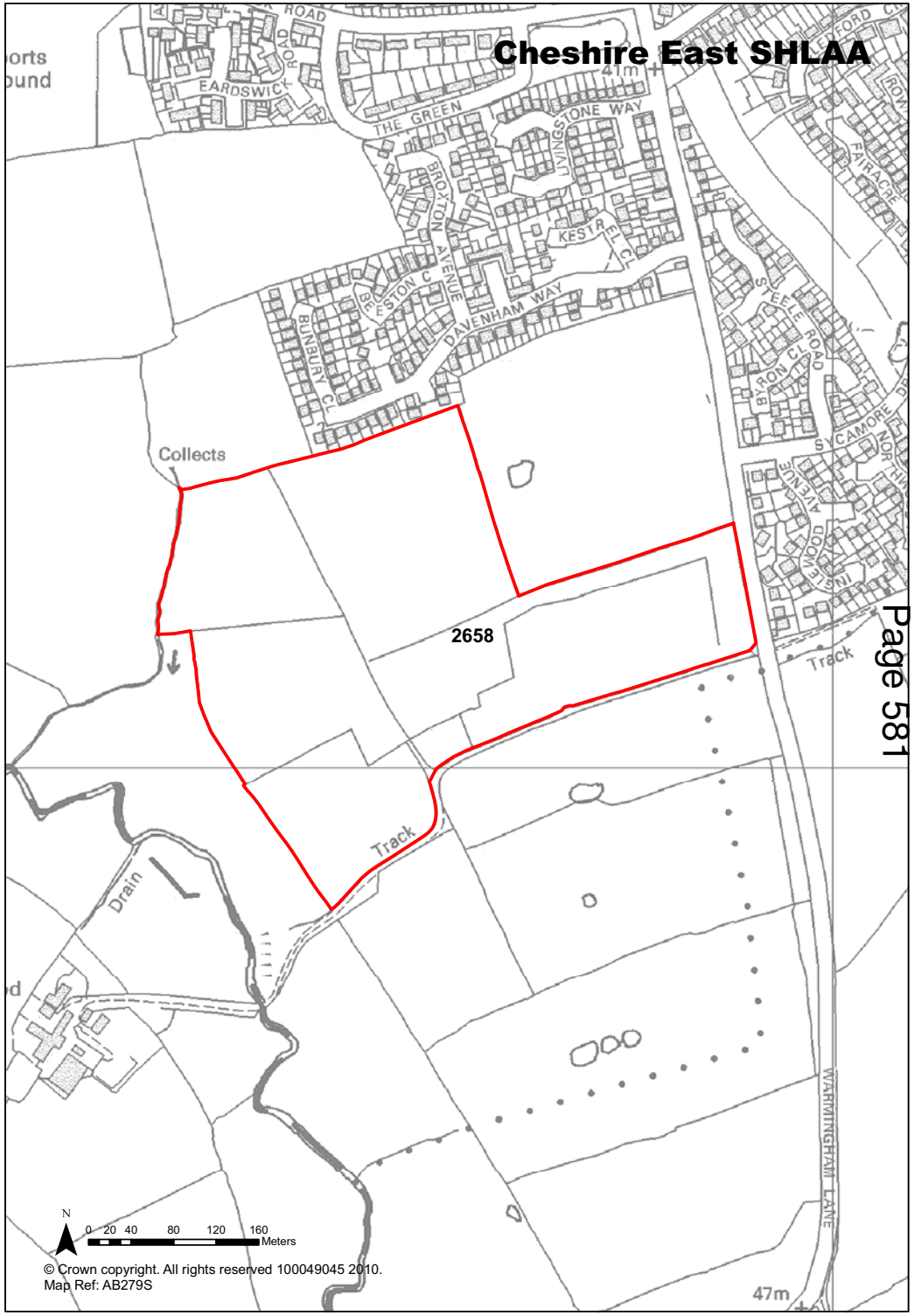
Map Ref: AB279S

Ref 2658 Site Address Land to west of Warmingham Lane, Middlewich

Town / Rural Middlewich - Edge / Extension **Easting** 370495 **Northing** 364075

Site Description	Agricultural land.
Character of Area	Open countryside, some residential to north
Surrounding Land Uses	Agricultural (grazing), residential to north
Physical Constraints	Flood zone 1 - little or no risk. Electricity poles cross eastern side of site to an electricity substation adjoining site. Trees and hedgerows on field boundaries. Brine subsidence area. Potential air quality issues. Pond close to site. Slight undulation to site.
Policy Restrictions	Open Countryside, area of special control for adverts.
Managing Constraints	Site to include a significant proportion of open space and landscaping to mitigate for potential impact on local area. Air quality assessment may be required (size of development). Consideration of biodiversity and production of Protected Species survey. Consideration of electricity poles and potential for diversion. Consultation with Cheshire Brine Subsidence Compensation Board. Surface water runoff should be calculated in accordance with Environment Agency guidelines.
Sustainability	Site is in an unsustainable location.
Accessibility	Access is possible.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	5.59
Potential Capacity	389
Potential Net Capacity	389
Potential Density	16.58
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	125
Years 11-15	250

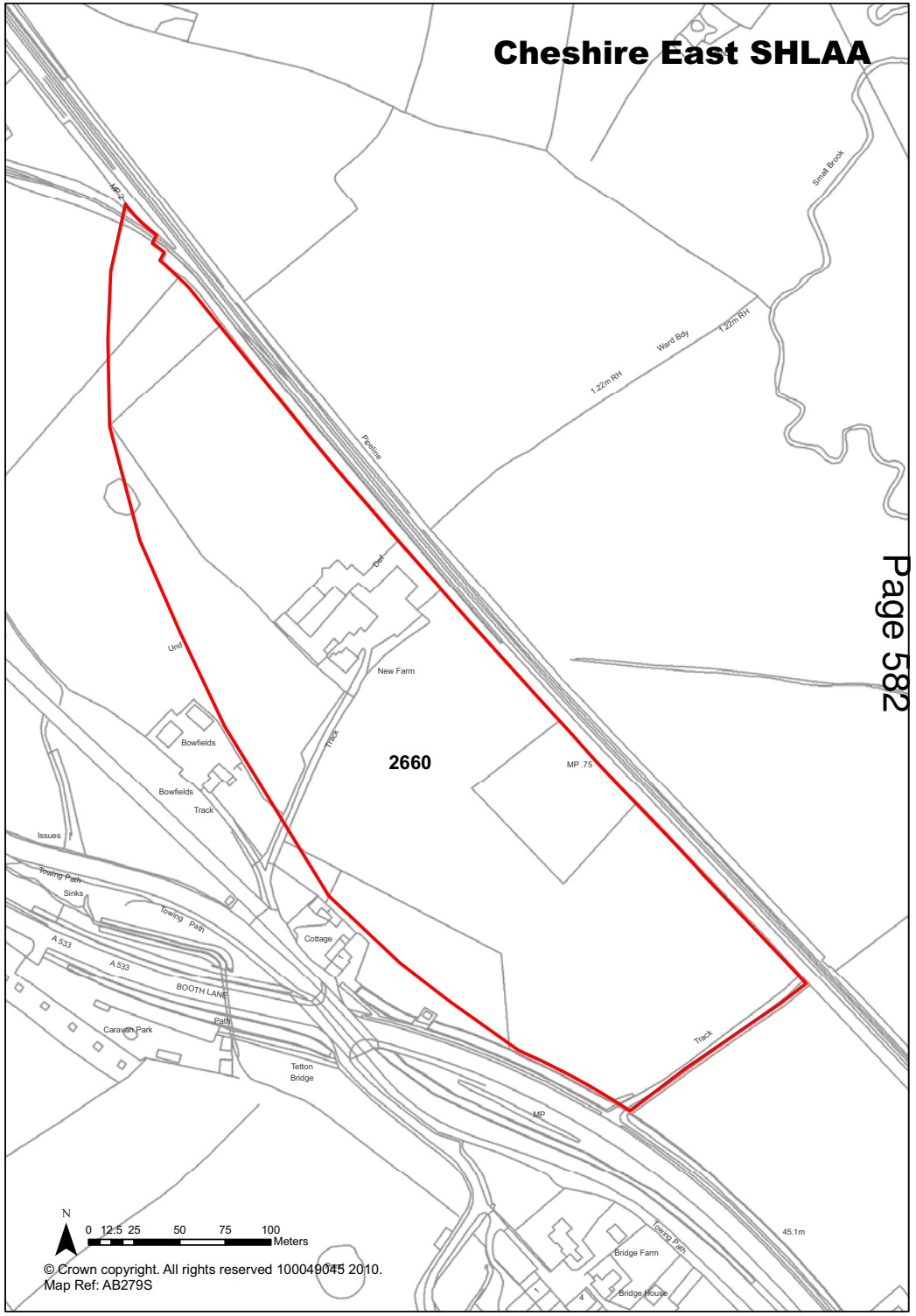


Ref 2660 **Site Address** Land to north of Tetton Bridge, Middlewich

Town / Rural	Middlewich	**Easting** 372099	**Northing** 364077

Site Description	Agricultural land and farm.	**Site Size Net (Ha)**	6.74
Character of Area	Open countryside, with industry to west and rail line to north/east.	**Potential Capacity**	203
Surrounding Land Uses	Agriculture to north, east, south. Industrial to west.	**Potential Net Capacity**	203
Physical Constraints	Flood zone 1- little or no risk. Electricity poles cross site. Trees , hedgerows on site, footpath crosses site, BWB and Albion Chemicals (middle and outer consultation zone). Located on potential contaminated site. Potential air quality issues. Buildings on site, levels appear generally flat.		
Policy Restrictions	Within the SZL of Middlewich. The site is a mxied use allocation and proposals for development of the site must make provision for a new highway. A Transport Assessment is required.	**Potential Density**	30.12
Managing Constraints	Consultation with Contaminated Land Officer and British Waterways. Air quality assessment may be required (size of development). Surface water runoff should be calculated in accordance with Environment Agency guidelines. Consideration of pylons, biodiversity, the settong of the canal and the accommodation/relocation of footpath.	**Determination of Capacity**	Density multiplier
Sustainability	Site is accessible by public transport but is located a considerable distance away from the town centre.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

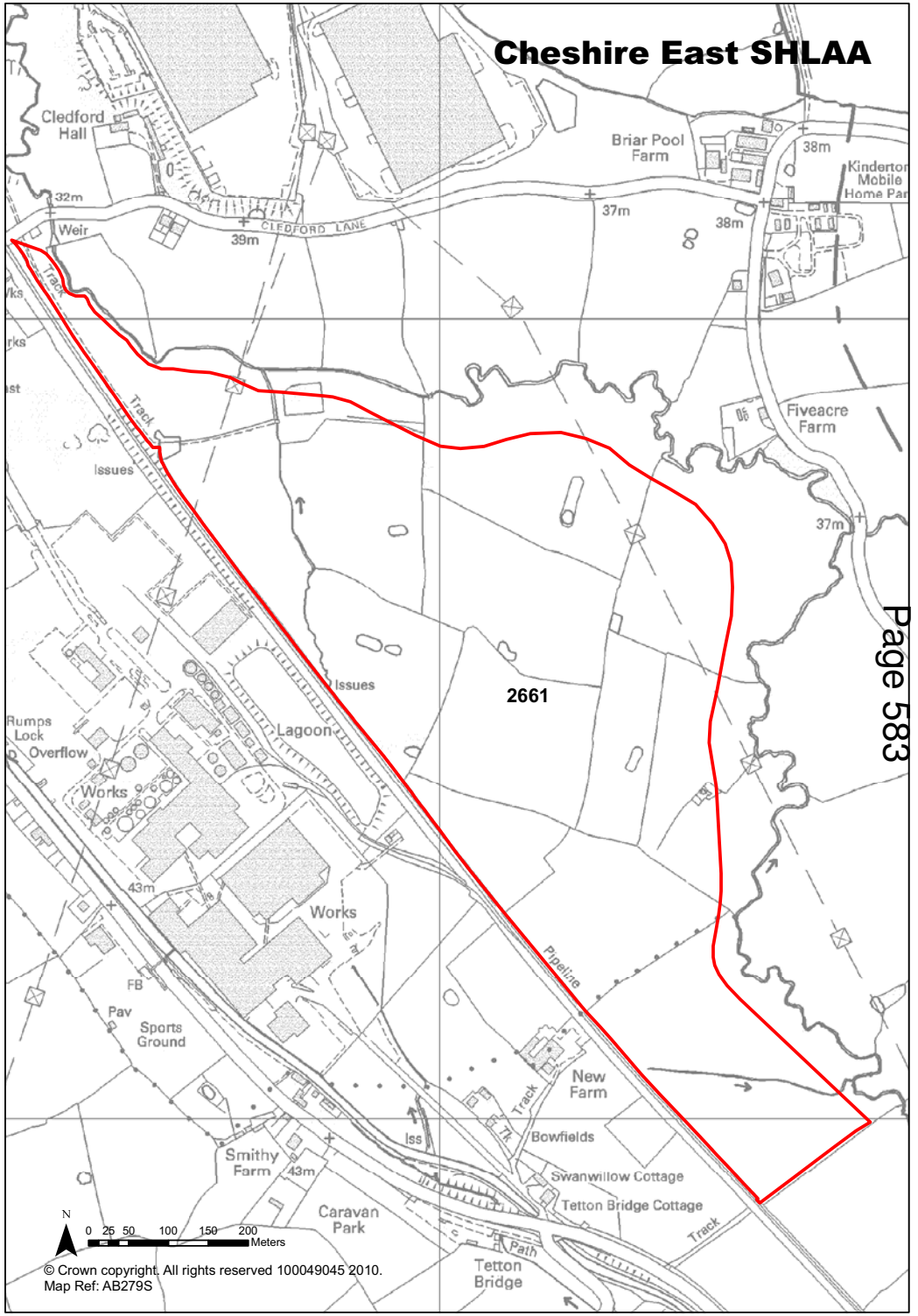
Cheshire East SHLAA - Update January 2013



Ref 2661 **Site Address** Land to south of Cledford Lane, Middlewich

Town / Rural	Middlewich	**Easting** 372000	**Northing** 364500
Site Description	Agricultural land.	**Site Size Net (Ha)**	38.73
Character of Area	Open countryside mainly. Industrial to west and railway.	**Potential Capacity**	1162
Surrounding Land Uses	Agricultural to north, east, south. Industrial to west and railway.	**Potential Net Capacity**	1162
Physical Constraints	Part of the site is within flood zones 2 and 3. Electricity pylons cross site. Trees, hedgerows and ponds. Footpath on SE and N boundary, Albion Chemicals (outer and middle consultation zone), preferred site in Cheshire Replacement waste Local Plan for Thermal treatment, mechanical biological treatment, in-vessel composting and anaerobic digestion. Located within 250m of landfill. Potential air quality issues. Undulating site.		
Policy Restrictions	Within the SZL of Middlewich. Site is an employment allocation. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	30
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Consideration of accommodation/relocation of footpath, pylons, biodiversity with the production of a Protected Species survey and flood risk with the production of a Flood Risk Assessment.	**Determination of Capacity**	Density multiplier
Sustainability	Site is not located in a a sustainable location.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

Cheshire East SHLAA - Update January 2013

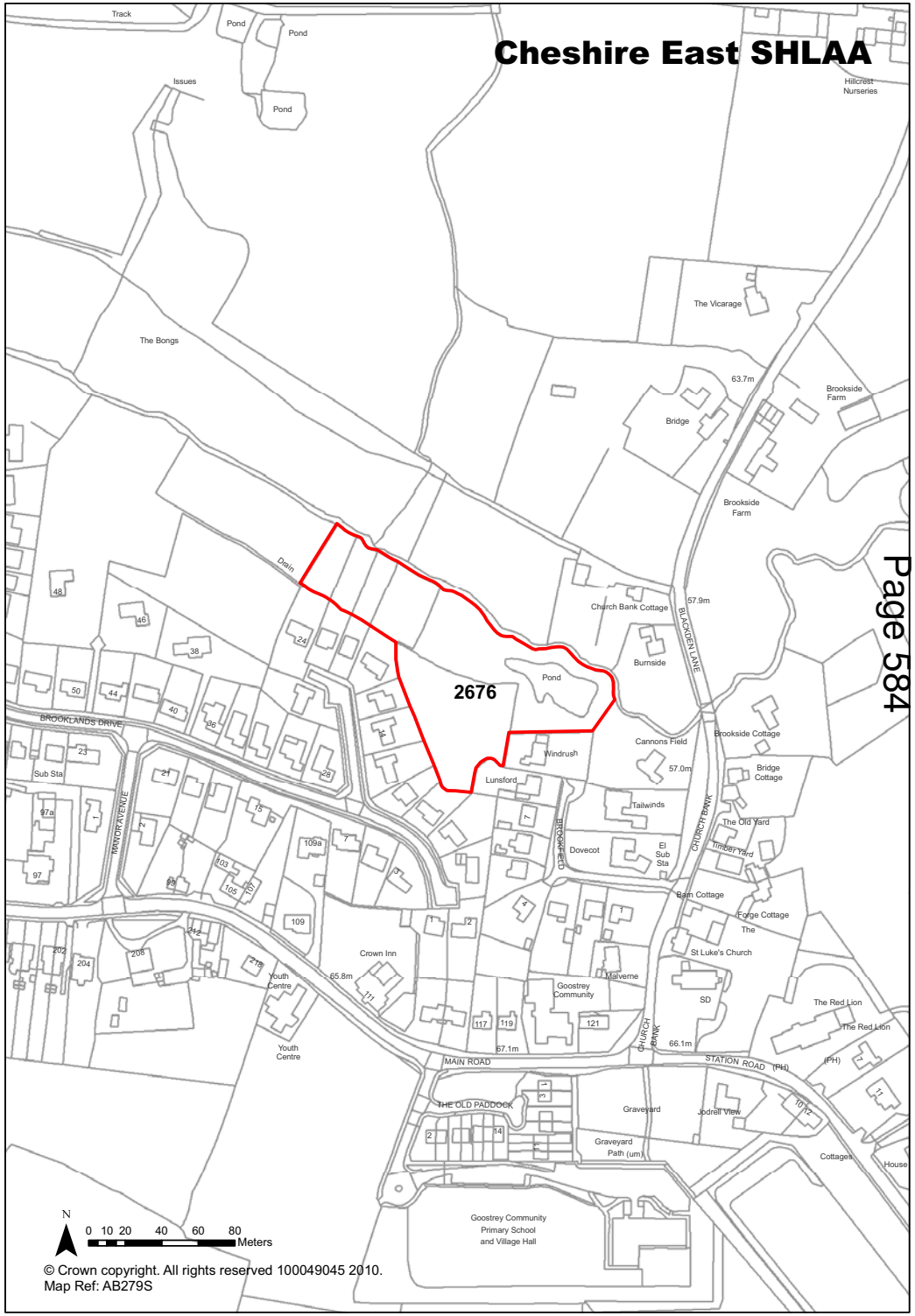


Ref	2676	Site Address	Land to rear of Brooklands Drive, Goostrey

Town / Rural	Goostrey	**Easting**	377800
Northing	370200		

Site Description	Vacant land.
Character of Area	Residential and Open Countryside.
Surrounding Land Uses	Residential and Open Countryside.
Physical Constraints	Site appears to include a pond and a significant number of trees (TPOs). If access taken off Brookfield Crescent road is unadopted and not of good quality. Flood Zones 2&3. Jodrell Bank consultation zone. Site appears generally flat.
Policy Restrictions	Within the SZL of Goostrey. Surface water runoff should be calculated in accordance with Environment Agency guidelines.
Managing Constraints	Consideration of biodiversity and production of a Protected Species Survey. Consideration of flod risk and production of a Flood Risk Assessment. Consultation with Jodrell Bank and with Highways to address access issues.
Sustainability	Site close to public transport.
Accessibility	Access potentially problematic.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Marginal / Uncertain
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	0.96
Potential Capacity	29
Potential Net Capacity	29
Potential Density	30.21
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



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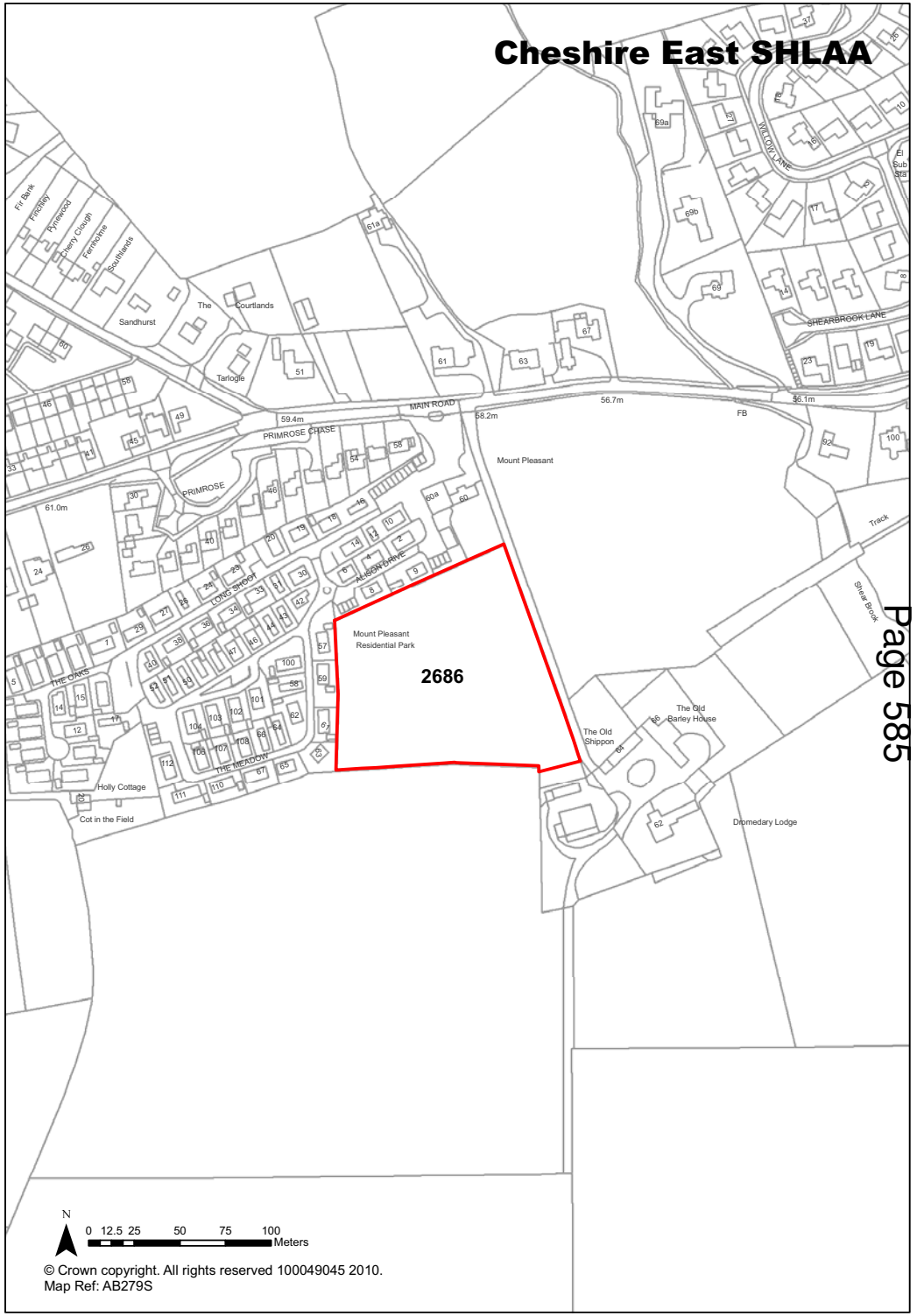
Map Ref: AB279S

Ref 2686 **Site Address** Land adjacent to Mount Pleasant Residential Park, Alison Drive, Goostrey

Town / Rural	Goostrey - Edge / Extension	**Easting**	376751
		Northing	369899

Site Description	Vacant land.
Character of Area	Edge of settlement.
Surrounding Land Uses	Open Countryside and Mount Pleasant Residential park.
Physical Constraints	Site appears generally flat. Overhead lines. Trees to the boundary. Footpath bordering part of the site. Flood zone 1 - little or no risk.
Policy Restrictions	Open countryside, area of special control for adverts.
Managing Constraints	Consideration of biodiversity, overhead lines and footpath. Consultation with Jodrell Bank. Surface water runoff should be calculated in accordance with Environment Agency guidelines.
Sustainability	Site acessible by public transport.
Accessibility	Access is possible.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

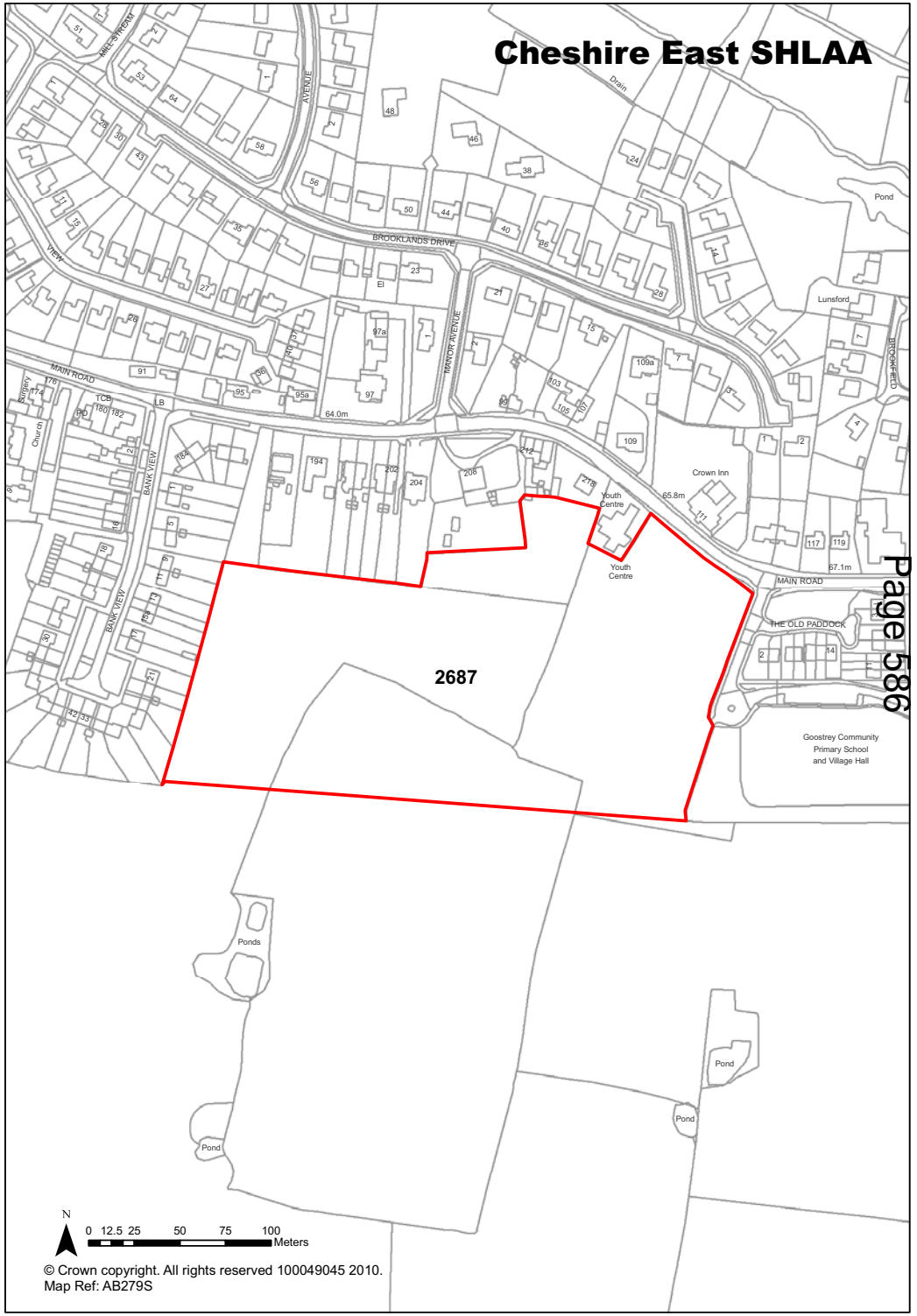
Site Size Net (Ha)	1.18
Potential Capacity	36
Potential Net Capacity	36
Potential Density	30.51
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	36
Years 11-15	0



Ref 2687 Site Address Land south of Main Road, Goostrey

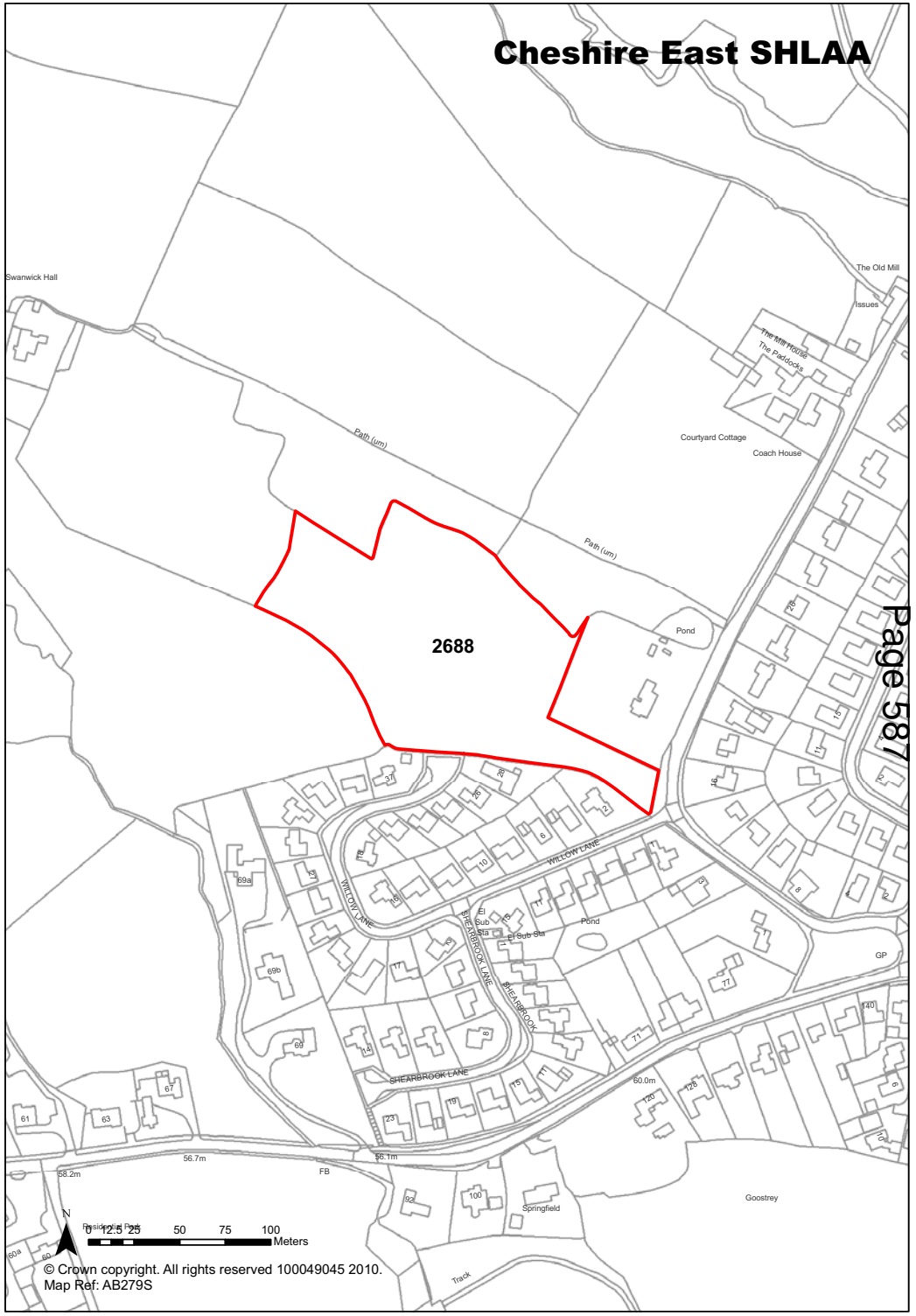
Town / Rural	Goostrey - Edge / Extension	**Easting** 377624	**Northing** 369934

Site Description	Agricultural land.	**Site Size Net (Ha)**	3.95
Character of Area	Residential and Open Countryside.	**Potential Capacity**	119
Surrounding Land Uses	Residential and Open Countryside.	**Potential Net Capacity**	119
Physical Constraints	Flood zone 1 - little or no risk. Site appears generally flat. Overhead powerlines. Trees (TPOs) on site. Hedge to some boundaries. Jodrell Bank consultation zone.		
Policy Restrictions	Open countryside and area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	30.13
Managing Constraints	Consideration of biodiversity, overhead powerlines and consultation with Jodrell Bank.	**Determination of Capacity**	Density multiplier
Sustainability	Site close to bus route.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



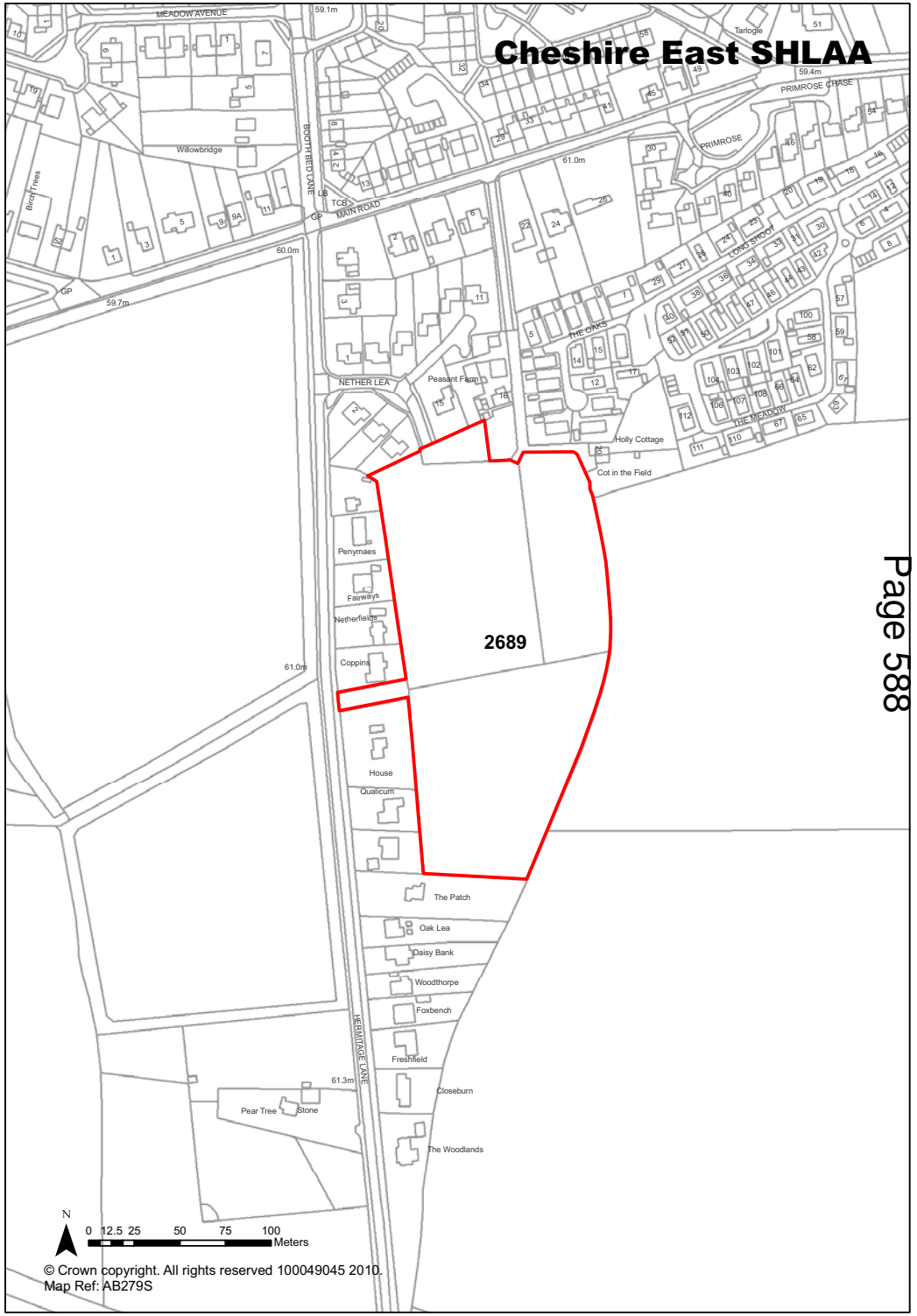
Ref 2688 Site Address Land off Willow Lane/Mill Lane, Goostrey

Town / Rural	Goostrey - Edge / Extension	**Easting** 376981	**Northing** 370316
Site Description	Agricultural land.	**Site Size Net (Ha)**	1.62
Character of Area	Generally residential.	**Potential Capacity**	49
Surrounding Land Uses	Residential.	**Potential Net Capacity**	49
Physical Constraints	Flood zone 1 - little or no risk. Site appears slighty undulating. Trees to the boundary (TPOs) and some hedges. Jodrell Bank consultation zone.		
Policy Restrictions	Open countryside and area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	30.25
Managing Constraints	Consideration of biodoversity. Consultation with Jodrell Bank.	**Determination of Capacity**	Density multiplier
Sustainability	Accessible by public transport.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 2689 Site Address Land off Hermitage Lane, Goostrey

Town / Rural	Goostrey - Edge / Extension	**Easting** 376479	**Northing** 369713
Site Description	Agricultural land.	**Site Size Net (Ha)**	2.4
Character of Area	Residential and Open Countryside.	**Potential Capacity**	72
Surrounding Land Uses	Residential and Open Countryside.	**Potential Net Capacity**	72
Physical Constraints	Flood zone 1 - little or no risk. Trees and hedge to boundary. Site appears generally flat. Jodrell Bank consultation zone.		
Policy Restrictions	Open countryside and area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	30
Managing Constraints	Consideration of biodoiversity.	**Determination of Capacity**	Density multiplier
Sustainability	Site accessible by public transport.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information	Restrictive convenant on part of site	**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

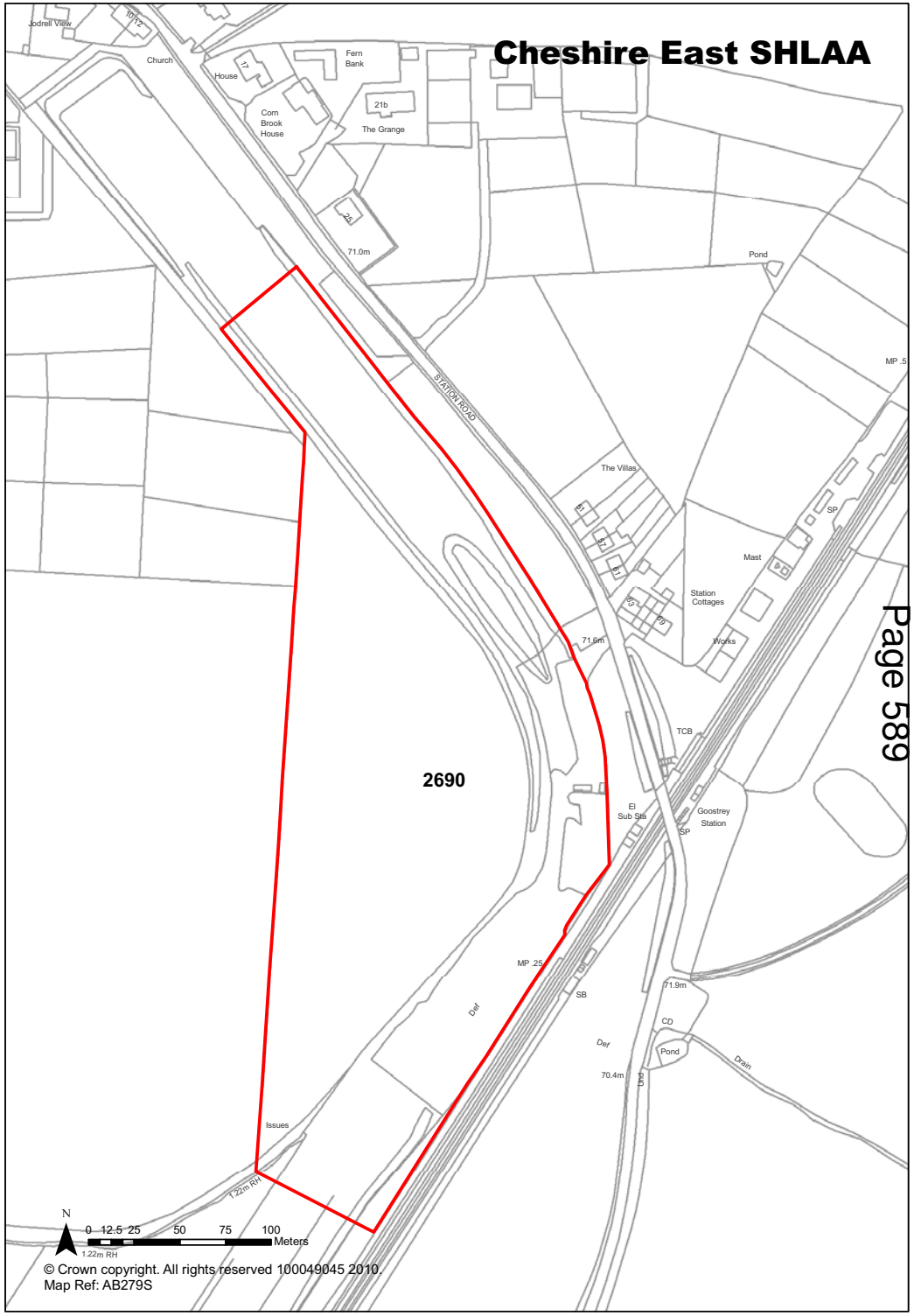


Ref 2690 **Site Address** Former railway sidings, land off Station Road, Goostrey

Town / Rural Goostrey - Edge / Extension **Easting** 378153 **Northing** 369535

Site Description	Derelict land formerly railway sidings.
Character of Area	Open Countryside.
Surrounding Land Uses	Open Countryside.
Physical Constraints	Site dips where former railways sidings were. Overhead lines to edge of site. Potential air quality issues. Jodrell Bank consultation zone. Hardstanding and trees and shrubs on site.
Policy Restrictions	Open countryside and area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield site..
Managing Constraints	Air quality assessment may be required (size of development). Consideration of biodiversity and consultation with Jodrell Bank.
Sustainability	Site located in close proximity to Goostrey railway station and bus route.
Accessibility	Access is possible.
Other Information	
Brownfield / Greenfield	Mixed
Suitability	Not Suitable
Availability	Marginal / Uncertain
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

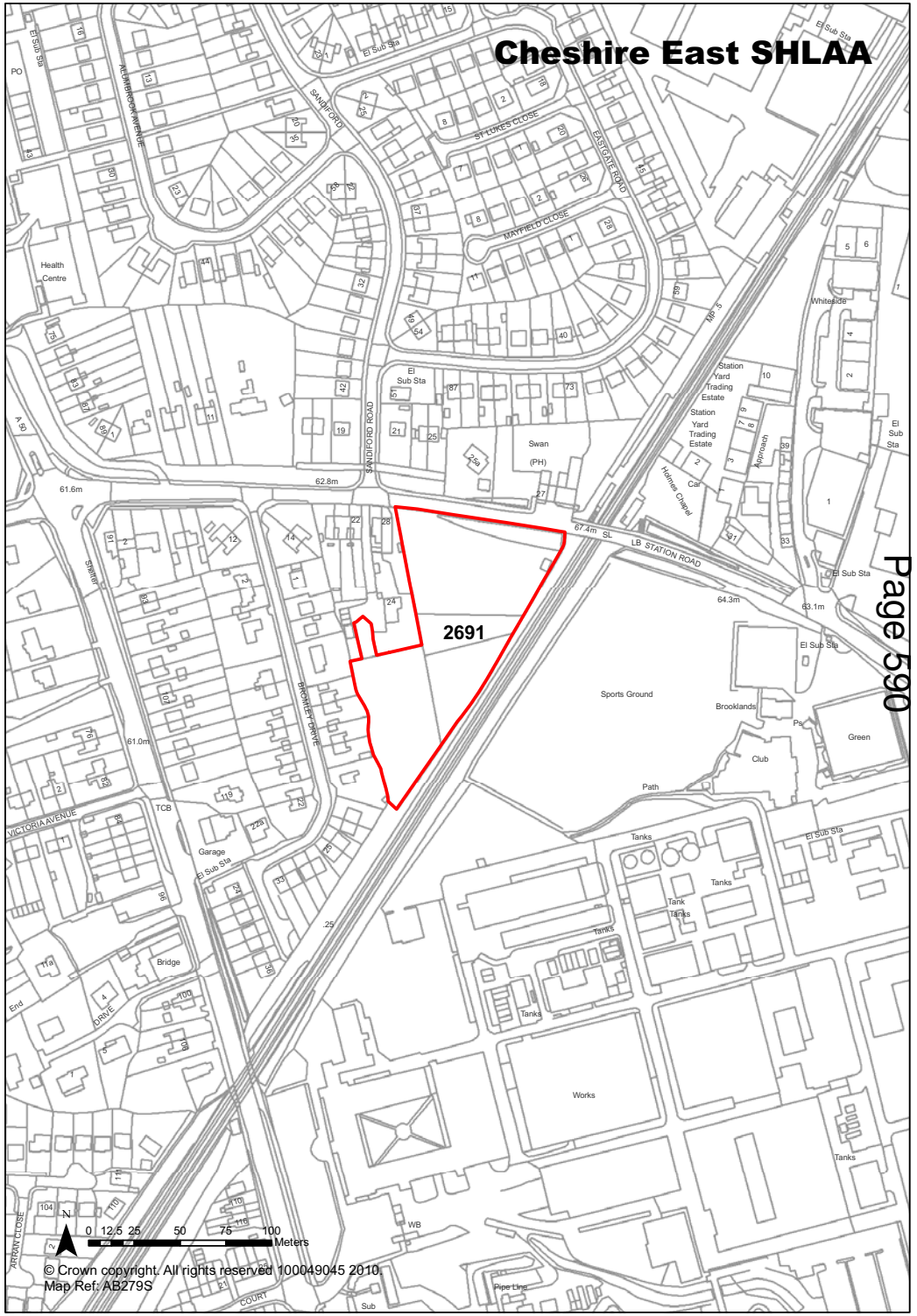
Site Size Net (Ha)	6.26
Potential Capacity	188
Potential Net Capacity	188
Potential Density	30.03
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



Ref 2691 Site Address Land off Station Road, Holmes Chapel

Town / Rural	Holmes Chapel	**Easting** 376541	**Northing** 366859

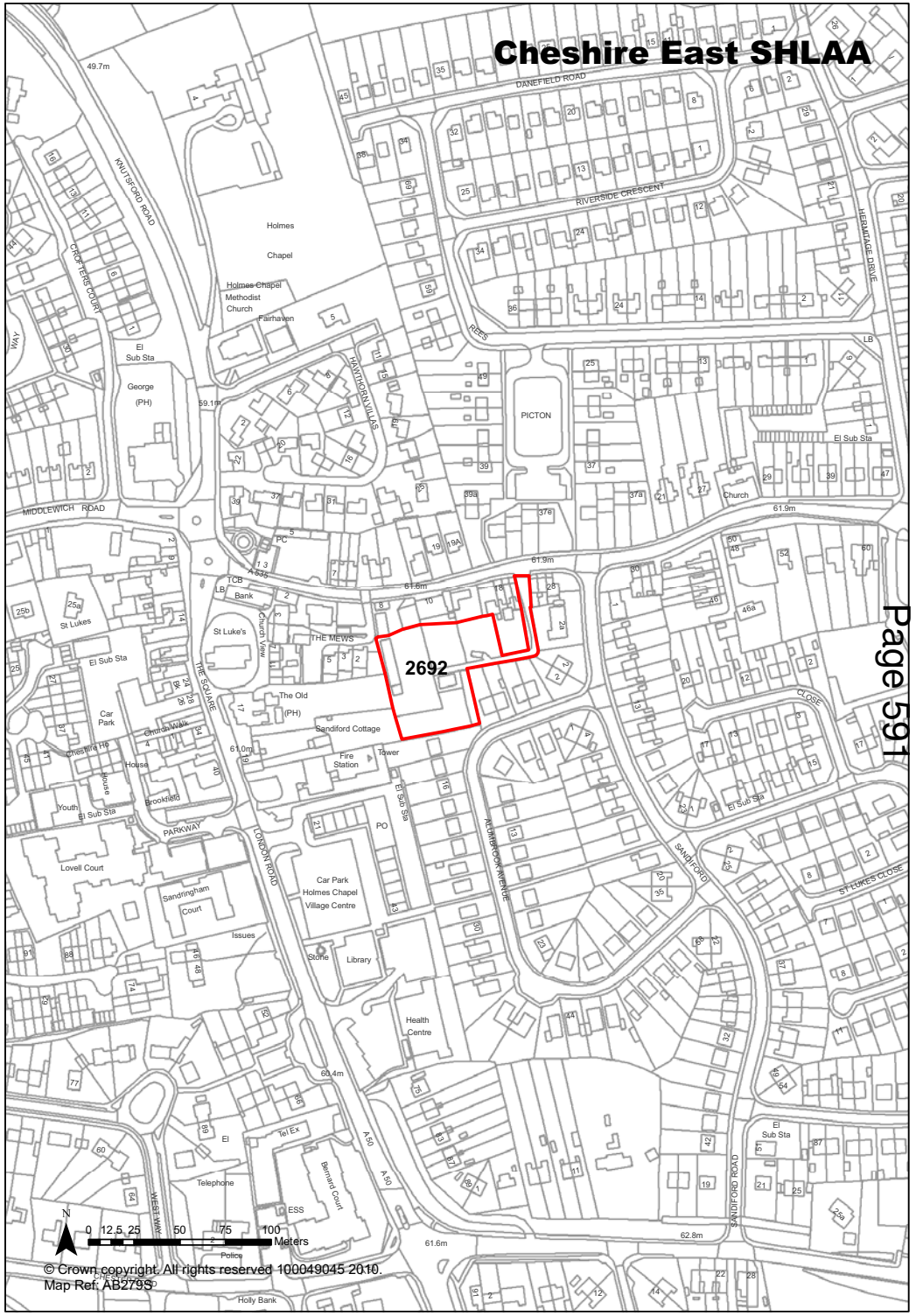
Site Description	Grazing land and stables.	**Site Size Net (Ha)**	0.91
Character of Area	Generally residential.	**Potential Capacity**	28
Surrounding Land Uses	Generally residential.	**Potential Net Capacity**	28
Physical Constraints	Flood zone 1 - little or no risk. Site appears flat. Jodrell Bank consultation zone. Trees on site and hedges to boundary.		
Policy Restrictions	Within the SZL of Holmes Chapel. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	30.77
Managing Constraints	Consultation with Jodrell Bank and consideration of biodiversity.	**Determination of Capacity**	Density multiplier
Sustainability	Site has a sustainable location close to public transport and the village centre.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Not Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref	2692	Site Address	Former Smithy, Macclesfield Road, Holmes Chapel

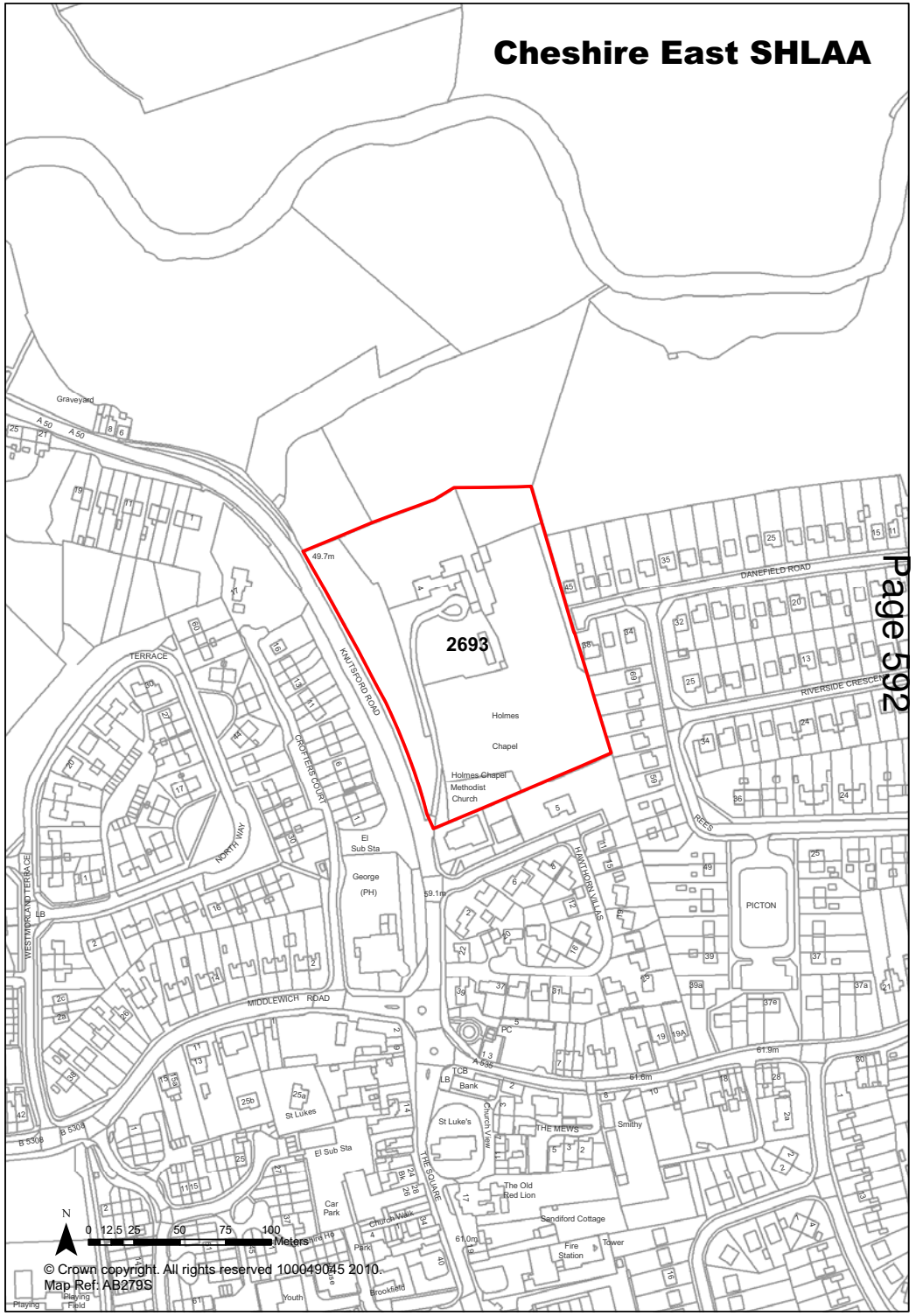
Town / Rural	Holmes Chapel	**Easting**	376343
Northing	367272		

Site Description	Forme smithy, part now vets yard and parking.	**Site Size Net (Ha)**	0.35
Character of Area	Generally residential and edge of village centre.	**Potential Capacity**	11
Surrounding Land Uses	Generally residential and edge of village centre.	**Potential Net Capacity**	11
Physical Constraints	Flood zone 1 - little or no risk. Narrow access, trees on site, buildings on site, adj to village centre boundary. Located on potential contaminated site. Jodrell Bank consultation zone. Site appears flat.		
Policy Restrictions	Within Holmes Chapel SZLand adj to village conservation area. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Potential Density**	31.43
Managing Constraints	Consultation with Contaminated Land Officer, Jodrell Bank and Highways to address access issues. Consideration of biodiversity and the settingof the Conservation Area.	**Determination of Capacity**	Density multiplier
Sustainability	Sustainable location, close to the village centre and accessible by public transport.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information	No evidence that current owner wishes to develop the site.	**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Suitable		
Availability	Not Available - long term prospect	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 2693 Site Address Land off Knutsford Road, Holmes Chapel

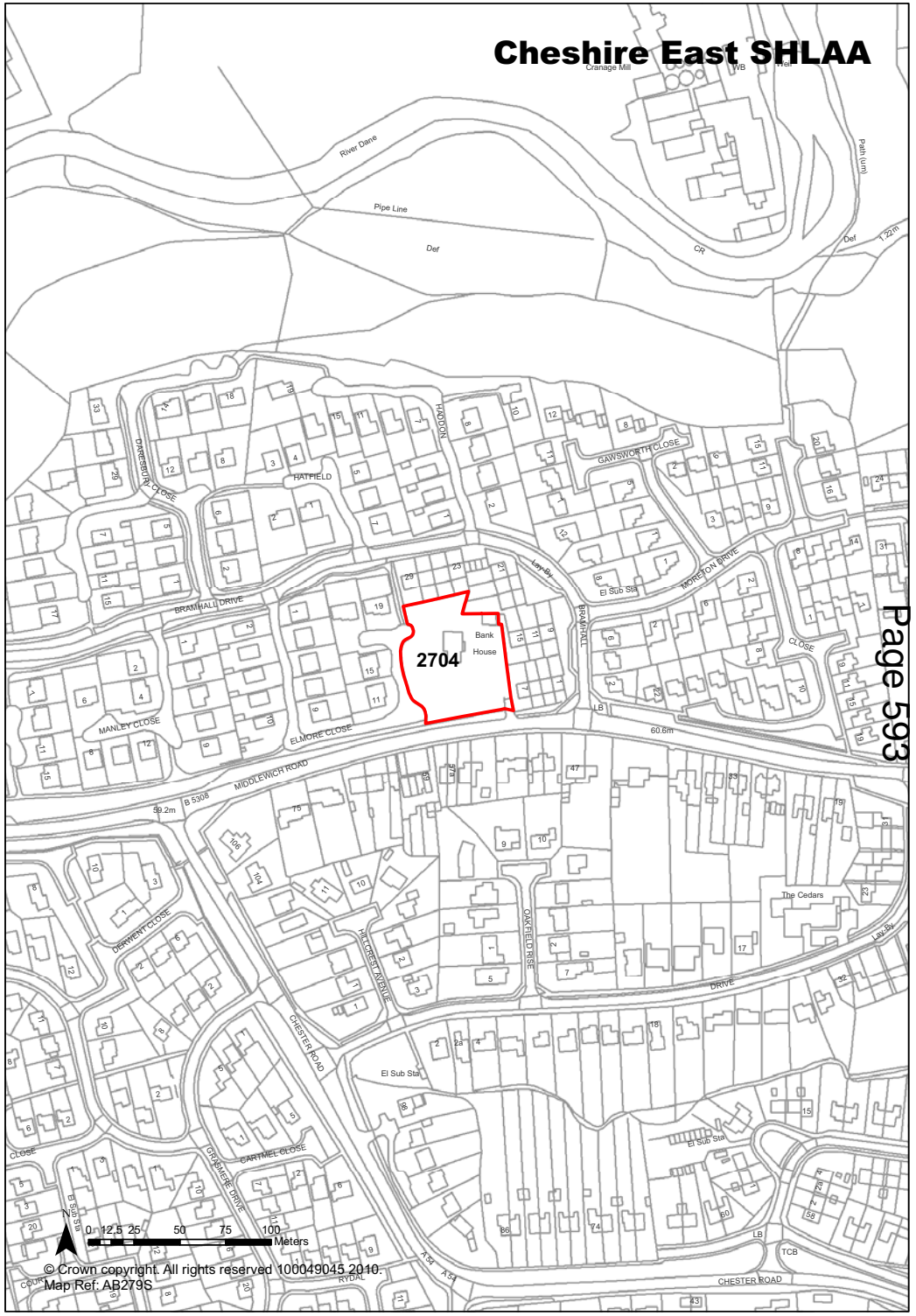
Town / Rural	Holmes Chapel	**Easting** 376219	**Northing** 367542
Site Description	Private dwelling and grounds.	**Site Size Net (Ha)**	1.88
Character of Area	Generally residential with open countryside to north.	**Potential Capacity**	57
Surrounding Land Uses	Generally residential with open countryside to north.	**Potential Net Capacity**	57
Physical Constraints	Flood zone 1 - little or no risk. Trees on site (TPOs). Site appears to slope towards road. Presently narrow access to site. Site generally flatter to area where current house stands. Within Jodrell Bank consulatation zone. Buildings on site.		
Policy Restrictions	Within SZL for Holmes Chapel. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Potential Density**	30.32
Managing Constraints	Consideration of biodiversity. Consultation with Highways to address acess issues and Jodrell Bank.	**Determination of Capacity**	Density multiplier
Sustainability	Sustainable location, close to the village centre and accessible by public transport.		
Accessibility		**Total Completions**	0
Other Information	No evidence that current owner wishes to develop the site.	**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Suitable		
Availability	Not Available - long term prospect	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 2704 **Site Address** Bank House Farm, Middlewich Road, Holmes Chapel

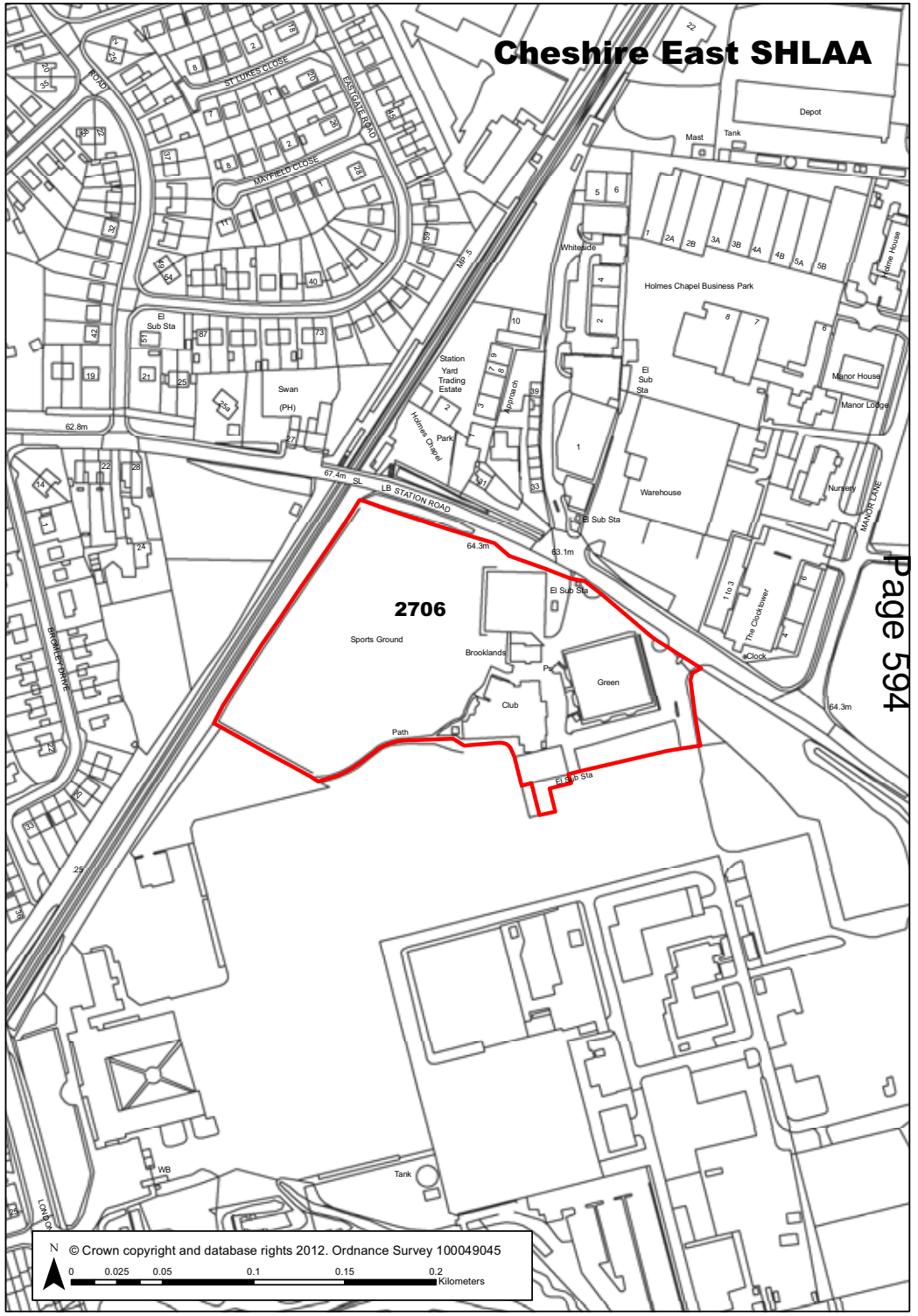
Town / Rural Holmes Chapel **Easting** 375597 **Northing** 367336

Site Description	Private grounds.	**Site Size Net (Ha)**	0.32
Character of Area	Generally residential.	**Potential Capacity**	10
Surrounding Land Uses	Generally residential.	**Potential Net Capacity**	10
Physical Constraints	Flood zone 1 - little or no risk. Site appears generally flat. Hedges to boundary. Within Jodrell Bank consultation zone. Building on site.		
Policy Restrictions	Within Holmes Chapel SZL. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfeild site.	**Potential Density**	31.25
Managing Constraints	Consideration of biodiversity. Consultation with Jodrell Bank.	**Determination of Capacity**	Density multiplier
Sustainability	Site is accessible by public transport and close to a primary school.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information	No evidence that current owner wishes to develop the site.	**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Suitable		
Availability	Not Available - long term prospect	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 2706 **Site Address** Land south of Station Road, Holmes Chapel

Town / Rural	Holmes Chapel	**Easting** 376679	**Northing** 366828
Site Description	Sports ground.	**Site Size Net (Ha)**	2.57
Character of Area	Industrial.	**Potential Capacity**	70
Surrounding Land Uses	Adjacent to railway and Sanofi Aventis site (currently in industrial employment use).	**Potential Net Capacity**	70
Physical Constraints	Flood zone 1 - little or no risk. Site is adjacent to railway. Currently in use as a sport facility with bowling green and rugby pitches. Also woodland on part of site. Site is generally flat. Located within 250m of landfill. Within Jodrell Bank consultation zone.		
Policy Restrictions	Within the SZL for Holmes Chapel and protected open space. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	30.04
Managing Constraints	Consultation with Contaminated Land Officer and Jodrell Bank. Consideration of biodiversity and replacemnt/relocation of open space.	**Determination of Capacity**	Density multiplier
Sustainability	Site is in a sustainable location, accessible by public transport and close to the village centre.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

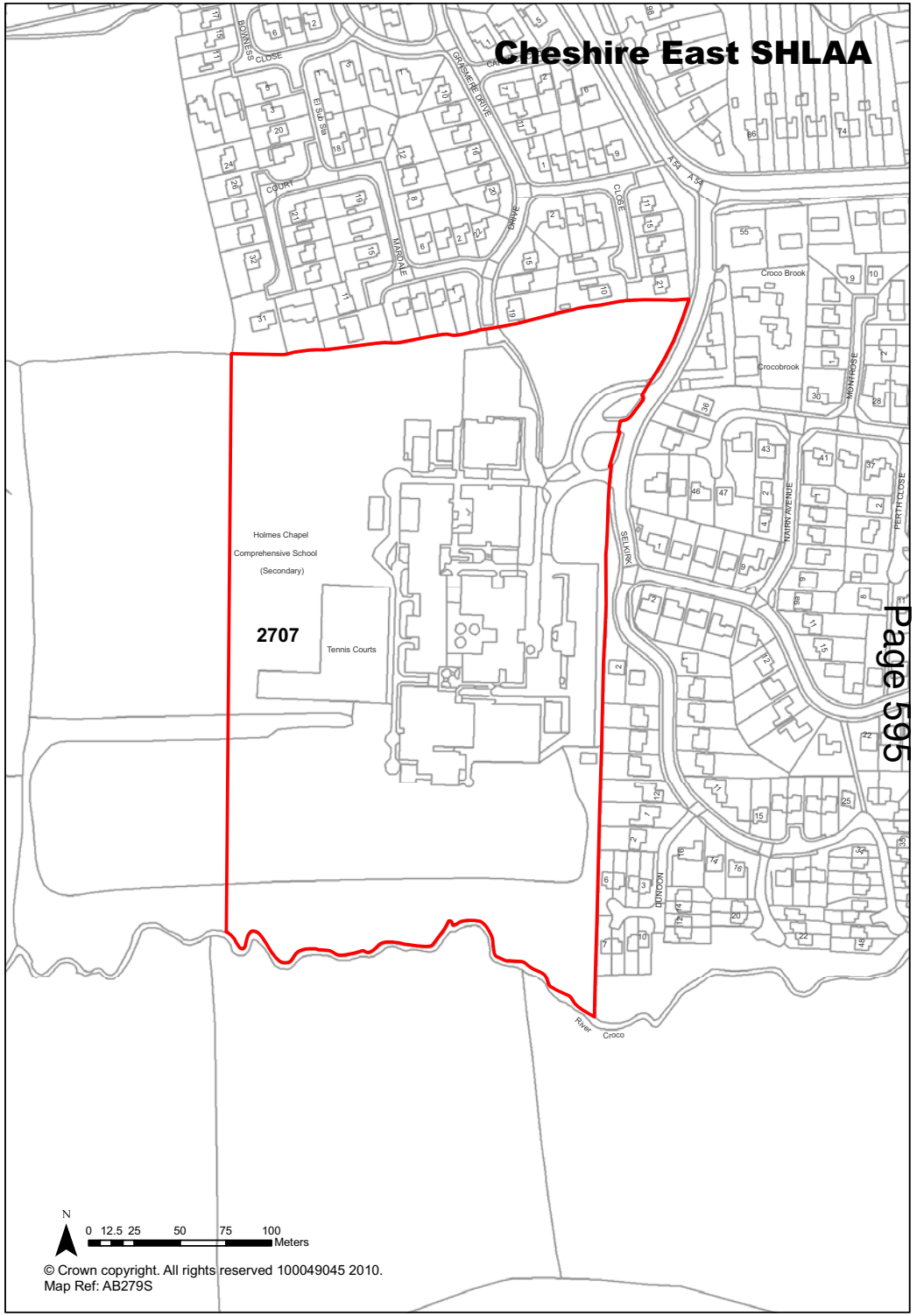


Ref 2707 **Site Address** Land N of Comprehensive School, Selkirk Drive, Holmes Chapel

Town / Rural Holmes Chapel **Easting** 375507 **Northing** 366882

Site Description	Part of school grounds.
Character of Area	Generally residential, including local school.
Surrounding Land Uses	School and residential.
Physical Constraints	Flood zone 1 - little or no risk. New school building. Lamposts on site for lighting of car parking and footpaths. Trees and area of woodland on site, adj to open countryside. Located on potential contaminated site. Potential air quality issues. Jodrell Bank consultation zone. Site appears generally flat.
Policy Restrictions	Within the SZL of Holmes Chapel. Protected are of open space. Surface water runoff should be calculated in accordance with Environment Agency guidelines.
Managing Constraints	Consultation with Jodrell Bank and with Contaminated Land Officer. Air quality assessment may be required (size of development). Consideration of biodiversity and replacement/relocationof open space and school.
Sustainability	Site is considered sustainable
Accessibility	Site is accessible by public transport.
Other Information	Site has been put forward for redevelopment as part of the schools for the future programme. The Govenors are looking to utilise the site for housing to facilitate the school.
Brownfield / Greenfield	Mixed
Suitability	Suitable
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

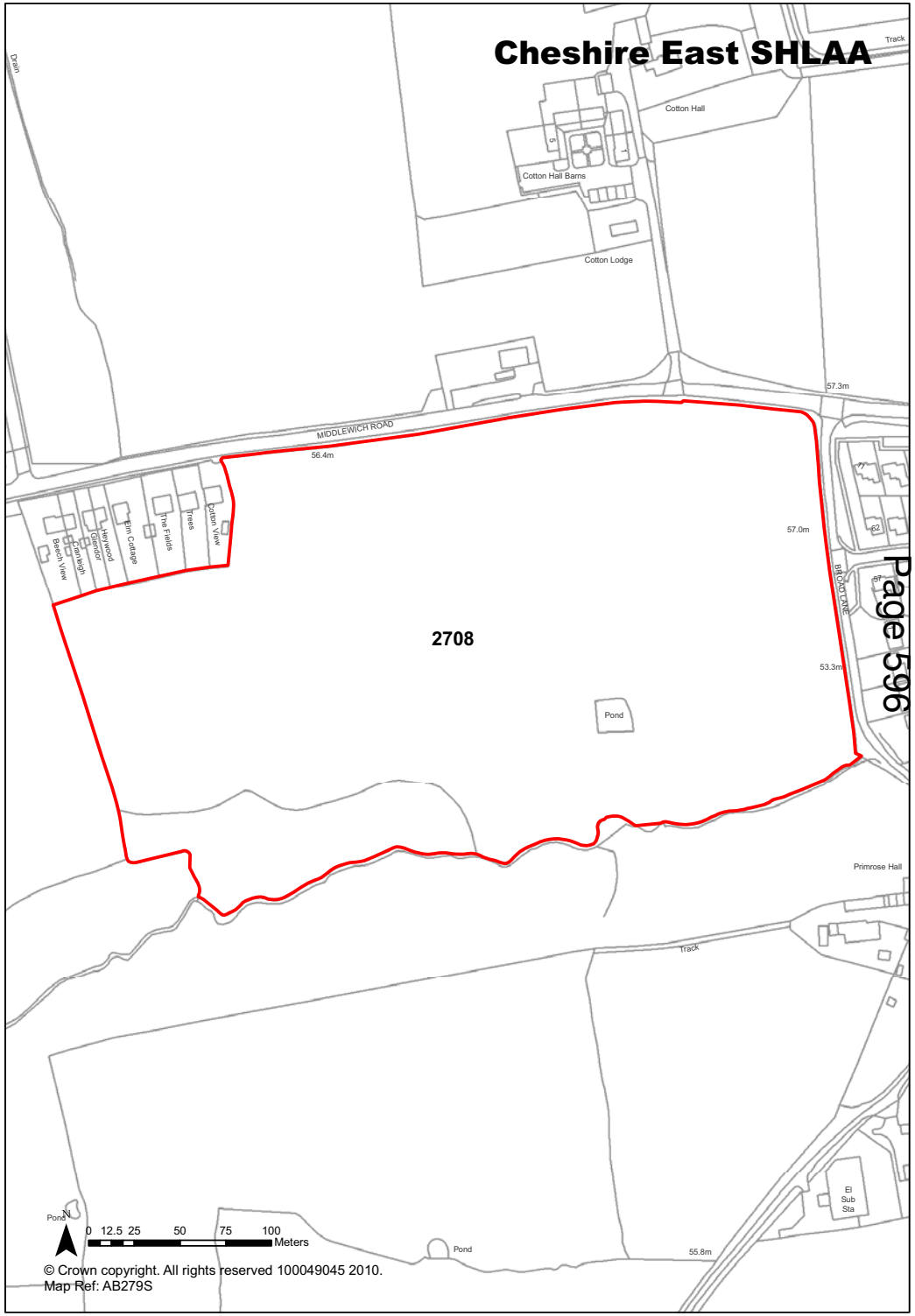
Site Size Net (Ha)	1.06
Potential Capacity	15
Potential Net Capacity	15
Potential Density	14.15
Determination of Capacity	Based on density multiplier for part of site.
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	15
Years 11-15	0



Ref 2708 **Site Address** Land south of Middlewich Road, Holmes Chapel

Town / Rural	Holmes Chapel - Edge / Extension	**Easting** 374704	**Northing** 367087

Site Description	Agricultural land.	**Site Size Net (Ha)**	8.8
Character of Area	Generally residential and Open Countryside.	**Potential Capacity**	264
Surrounding Land Uses	Generally residential and Open Countryside.	**Potential Net Capacity**	264
Physical Constraints	Flood zone 1 - little or no risk. Site appears generally flat. Overhead powerlines across site. Hedges to boundaries. Appears to be a cluster of trees around a ditch / pond. Potential air quality issues. Within Jodrell Bank consultation zone.		
Policy Restrictions	Open countryside and area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	30
Managing Constraints	Consultation with Jodrell Bank. Consideration of biodiversity with the production of a Protected species survey. Air quality assessment may be required (size of development). Consideration of overhead powerlines.	**Determination of Capacity**	Density multiplier
Sustainability	Site is accessible by public transport, but is located some distance from the village centre.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

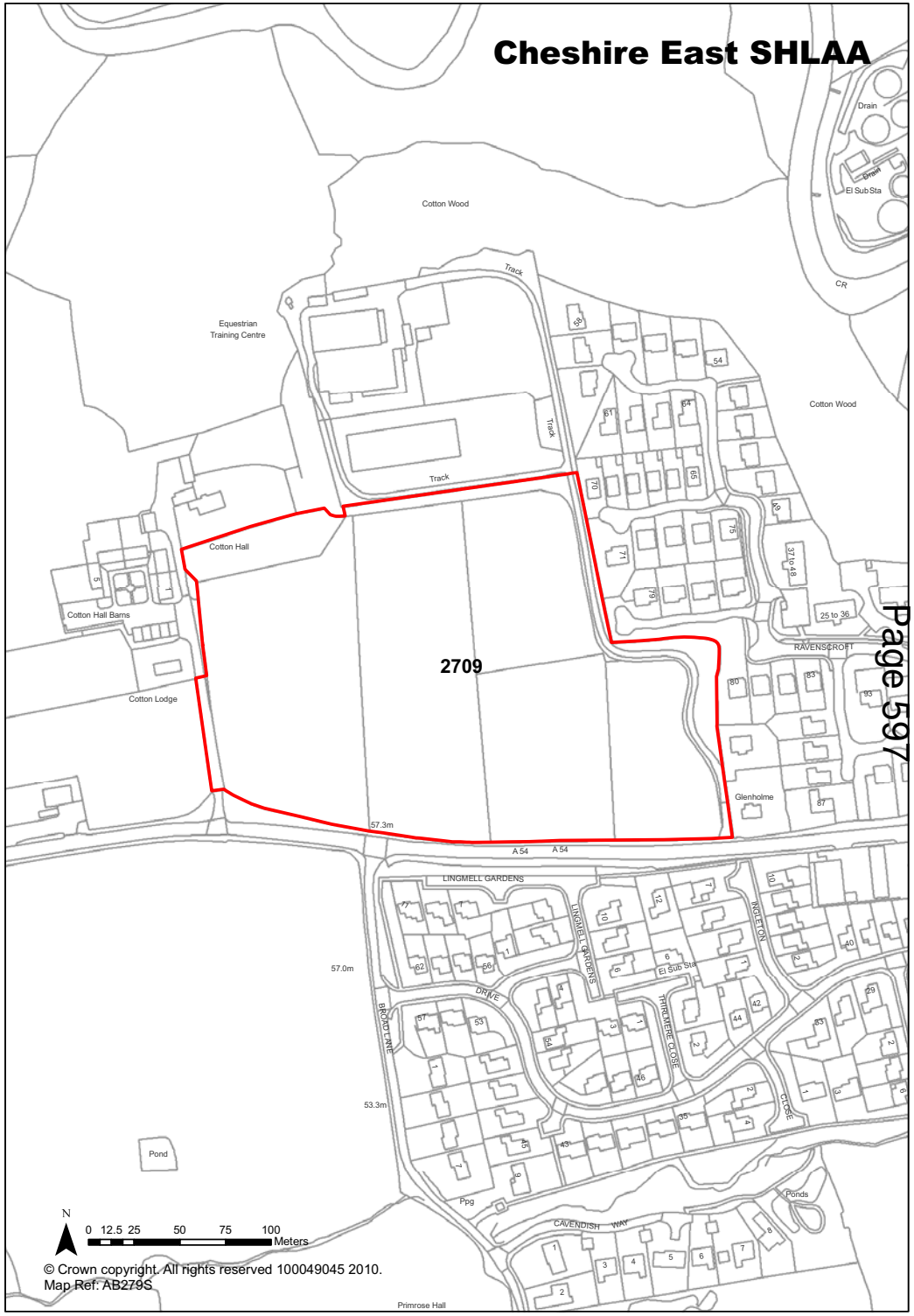


Ref 2709 **Site Address** Land north of Middlewich Road, Holmes Chapel

Town / Rural Holmes Chapel - Edge / Extension **Easting** 374924 **Northing** 367419

Site Description	Agricultural land
Character of Area	Generally residential and Open Countryside.
Surrounding Land Uses	Generally residential and Open Countryside.
Physical Constraints	Flood zone 1 - little or no risk. Site appears relatively flat. Hedges and trees to the boundaries. Potential air quality issues.
Policy Restrictions	Open countryside and area of special control for adverts. Adjacent to Cotton Hall Grade II* Listed Building. Within Jodrell Bank consultation zone.
Managing Constraints	Consultation with Jodrell Bank. Consideration of setting of Listed Building and biodiversity. Air quality assessment may be required (size of development). Surface water runoff should be calculated in accordance with Environment Agency guidelines.
Sustainability	Site accessible by public transport.
Accessibility	Access is possible.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

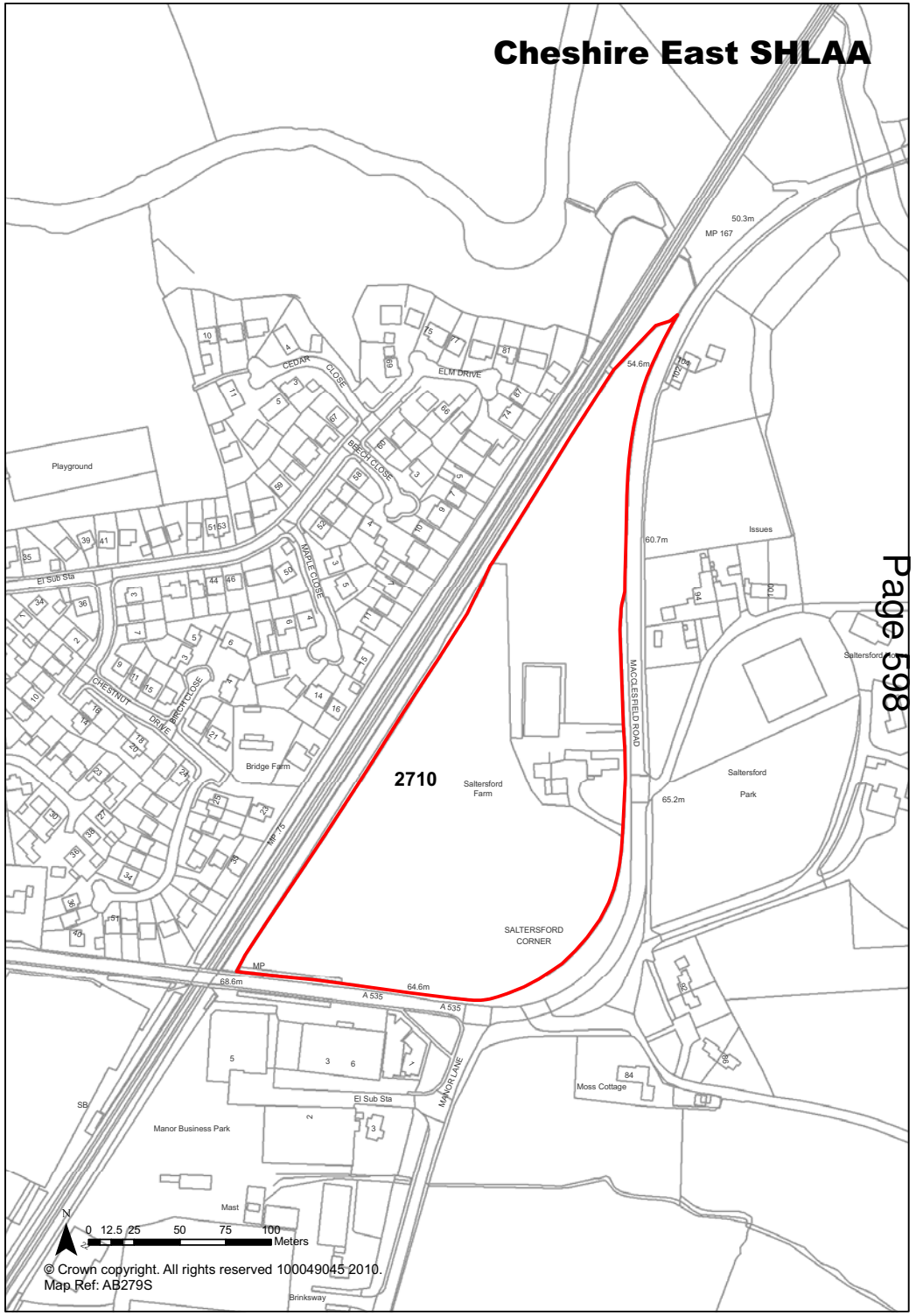
Site Size Net (Ha)	4.6
Potential Capacity	138
Potential Net Capacity	138
Potential Density	30
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	90
Years 11-15	48



Ref 2710 **Site Address** Saltersford Corner, Macclesfield Road, Holmes Chapel

Town / Rural Holmes Chapel - Edge / Extension **Easting** 377012 **Northing** 367499

Site Description	Agricultural land.	**Site Size Net (Ha)**	3.68
Character of Area	Generally residential and Open Countryside.	**Potential Capacity**	111
Surrounding Land Uses	Residential, open countryside and railway.	**Potential Net Capacity**	111
Physical Constraints	Site is adjacent to the railway. Generally flat to the southern part of site. Potential air quality issues. Within Jodrell Bank consultation zone. Buildings on site. Trees and hedges to border.		
Policy Restrictions	Open countryside and area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	30.16
Managing Constraints	Consultation with Jodrell Bank. Air quality assessment may be required (size of development). Consideration of biodiversity.	**Determination of Capacity**	Density multiplier
Sustainability	Site accessible by public transport but is not located in proximity to the village centre and its accompanying services and facilities.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

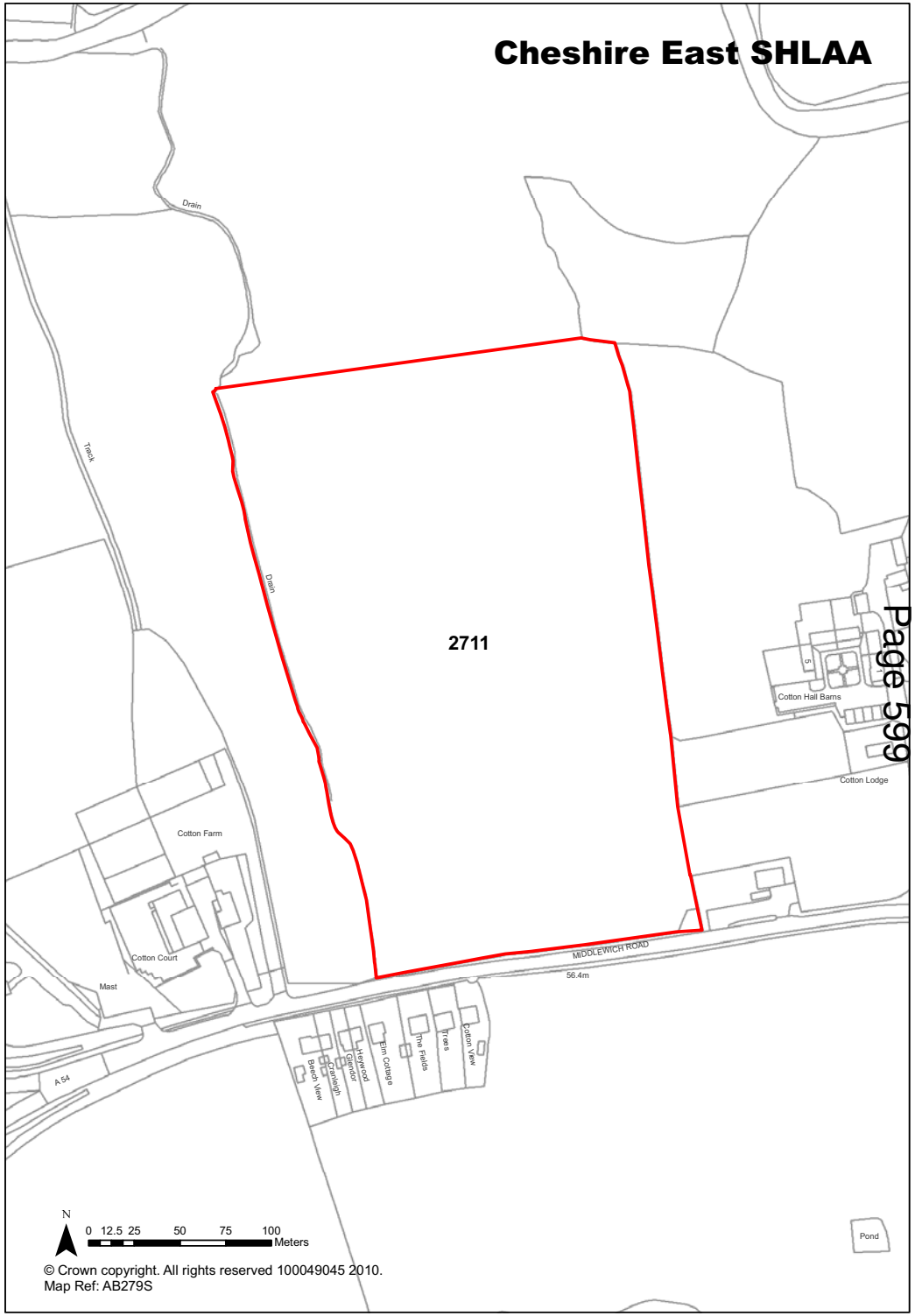


Ref 2711 Site Address Land N.E. Of Junction 18 of M6, Middlewich Road, Holmes Chapel

Town / Rural Holmes Chapel - Edge / Extension **Easting** 374588 **Northing** 367515

Site Description	Agricultural land.
Character of Area	Open Countryside.
Surrounding Land Uses	Open Countryside.
Physical Constraints	Flood zone 1 - little or no risk.Overhead powerlines across the site. Site appears to be flatter to the south, with a steep slope to the north towards the river. Potential air quality issues. Jodrell Bank consultation zone. Trees and hedges to boundary.
Policy Restrictions	Open countryside and area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.
Managing Constraints	Consultation with Jodrell Bank. Air quality assessment may be required (size of development). Consideration of biodiveristy and overheaed powerlines.
Sustainability	Site accessible by public transport but is not located in proximity to the village centre and its accompanying services and facilities.
Accessibility	Access is possible.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Marginal / Uncertain
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	6.61
Potential Capacity	199
Potential Net Capacity	199
Potential Density	30.11
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



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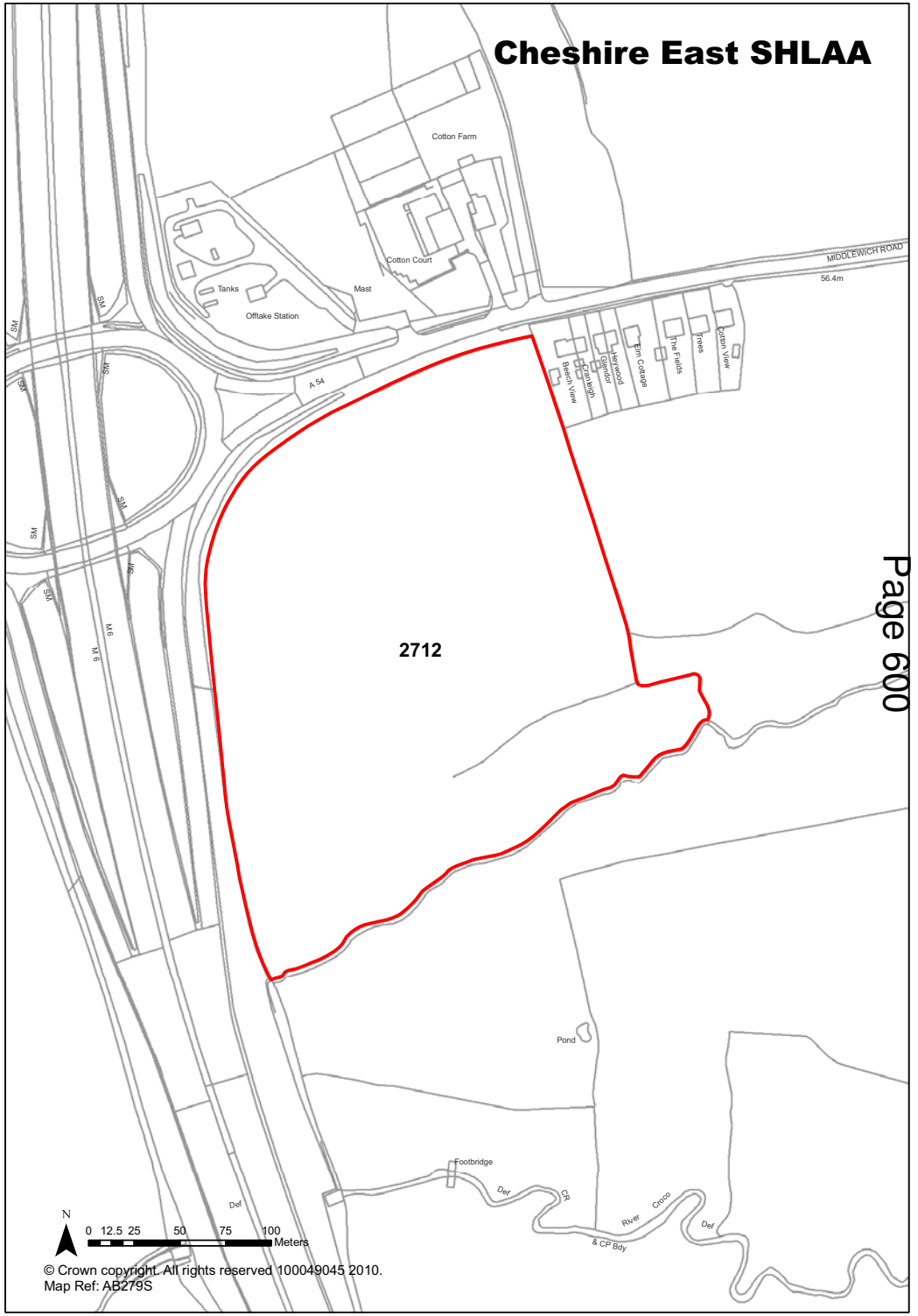
Map Ref: AB279S

Ref 2712 Site Address Land S.E. Of Junction 18 of M6, Middlewich Road, Holmes Chapel

Town / Rural	Holmes Chapel - Edge / Extension	**Easting** 374426	**Northing** 366990

Site Description	Agricultural land.
Character of Area	Open Countryside.
Surrounding Land Uses	Open Countryside, with a small amount of residential onto main road.
Physical Constraints	Flood zone 1 - little or no risk. Overhead powerlines across site. Slope to the southern edge of the site. Site is bounded to west by the motorway. Potential air quality issues. Within Jodrell Bank consultation zone. Trees and hedges to border.
Policy Restrictions	Open countryside and area of special control for adverts.
Managing Constraints	Consultation with Jodrell Bank. Air quality assessment may be required (size of development). Consideration of biodiversity and overhead powerlines.
Sustainability	Site accessible by public transport but is not located in proximity to the village centre and its accompanying services and facilities.
Accessibility	Access is possible.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Marginal / Uncertain
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

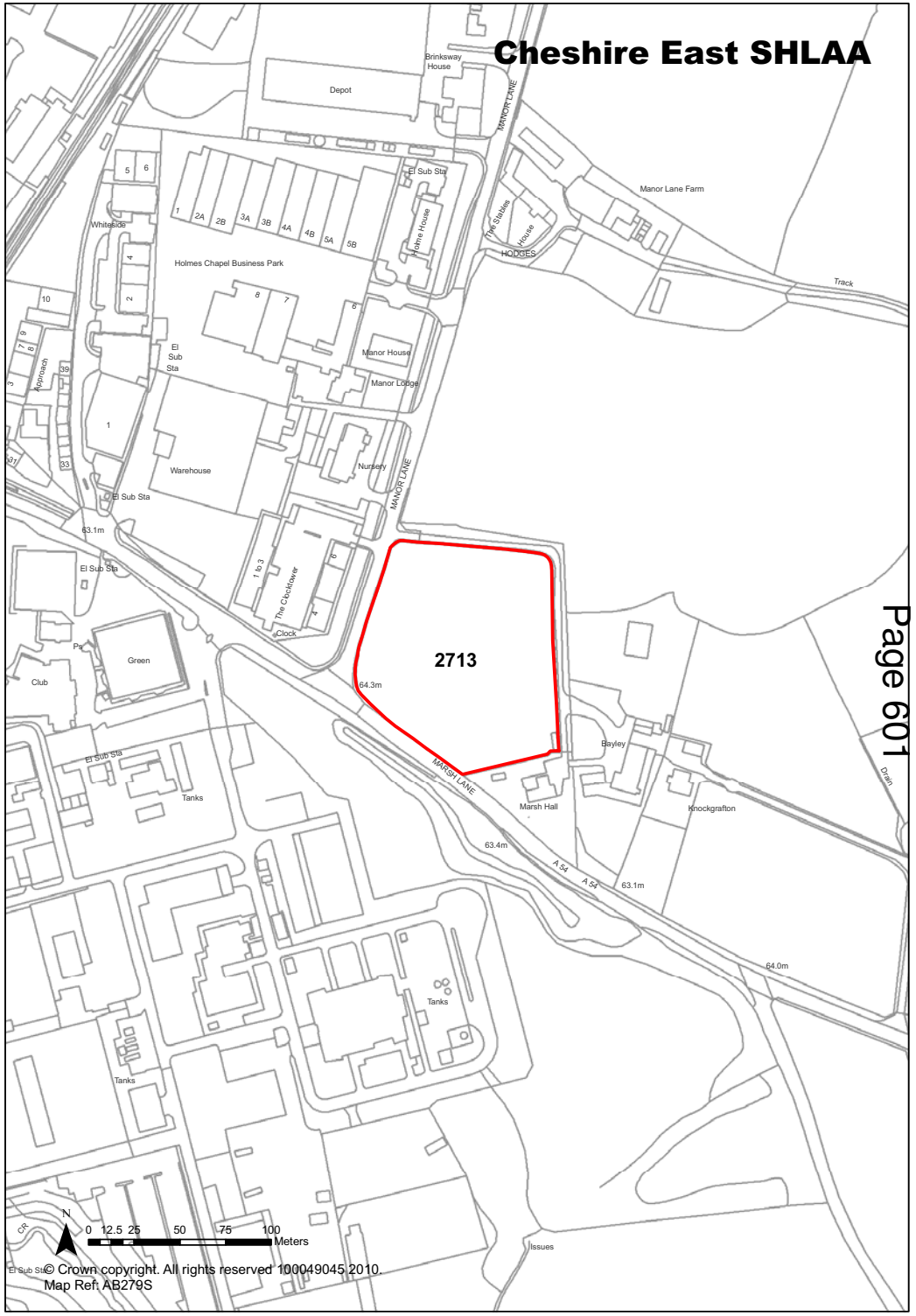
Site Size Net (Ha)	5.89
Potential Capacity	177
Potential Net Capacity	177
Potential Density	30.05
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



Ref	2713	Site Address	Land off Station Road/Manor Lane, Holmes Chapel

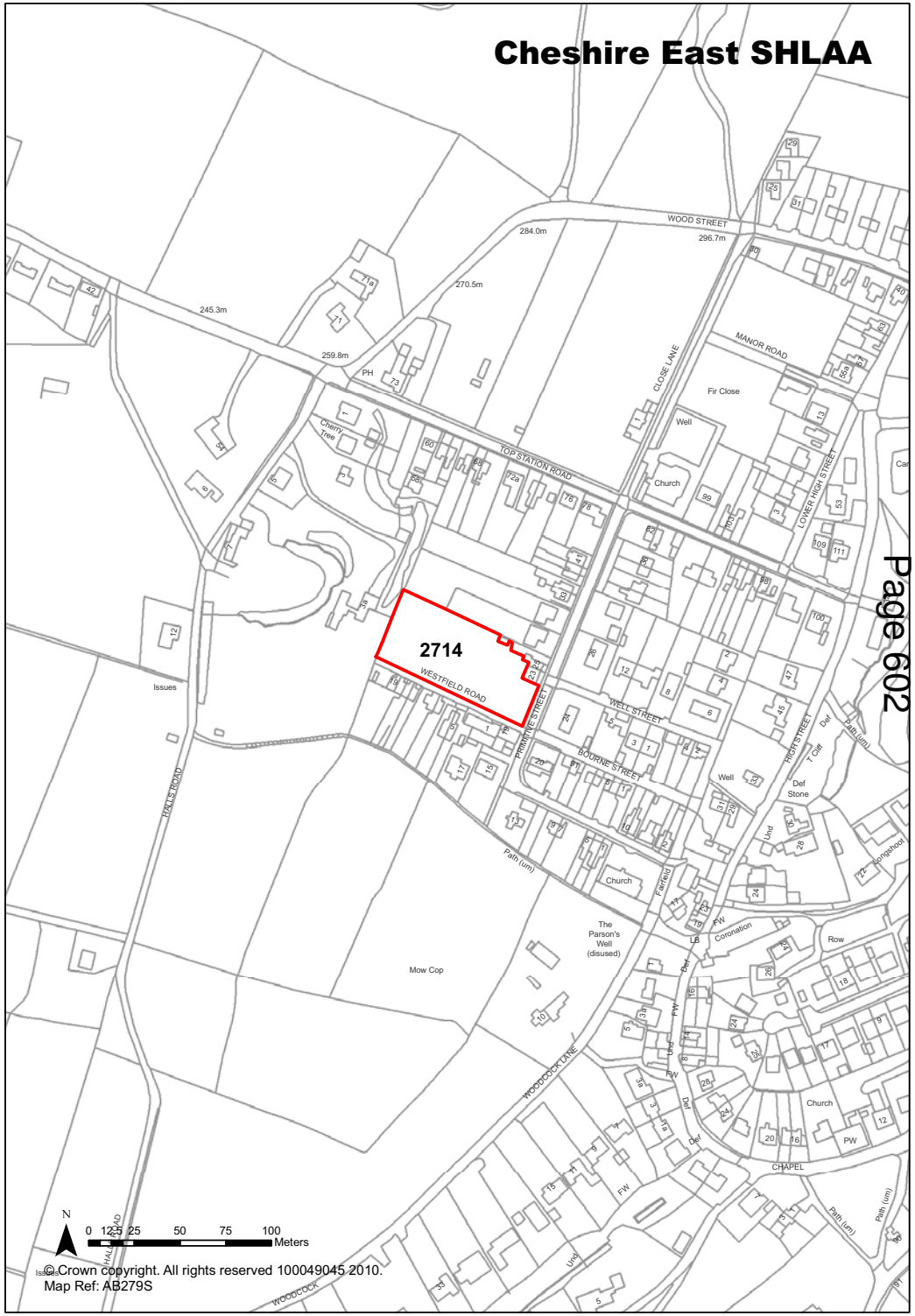
Town / Rural	Holmes Chapel - Edge / Extension	**Easting**	376937
		Northing	366819

Site Description	Agricultural land.	**Site Size Net (Ha)**	1.13
Character of Area	Open Countryside and industry.	**Potential Capacity**	34
Surrounding Land Uses	Open Countryside and industry.	**Potential Net Capacity**	34
Physical Constraints	Flood zone 1 - little or no risk. Site is generally flat. A few trees to the boundary. Jodrell Bank consultation zone.		
Policy Restrictions	Open countryside and area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	30.09
Managing Constraints	Consultation with Jodrell Bank and consideration of biodiversity.	**Determination of Capacity**	Density multiplier
Sustainability	Site accessible by public transport and is located close to employment uses, but is not located in proximity to the village centre and its accompanying services and facilities.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 2714 Site Address Land off Westfield Road, Mow Cop

Town / Rural	Smaller Villages	**Easting** 385432	**Northing** 357258
Site Description	Vacant land - garden	**Site Size Net (Ha)**	0.32
Character of Area	Generally residential.	**Potential Capacity**	10
Surrounding Land Uses	Generally residential.	**Potential Net Capacity**	10
Physical Constraints	Flood zone 1 - little or no risk. Slope to Westfield Road. Site appears undulating. Trees and hedges to boundary.		
Policy Restrictions	Village inset in green belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	31.25
Managing Constraints	Consideration of biodiversity.	**Determination of Capacity**	Density multiplier
Sustainability	Site is accessible by public transport		
Accessibility	Access is possible.	**Total Completions**	0
Other Information	No evidence that current owner wishes to develop this site.	**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Not Available - long term prospect	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

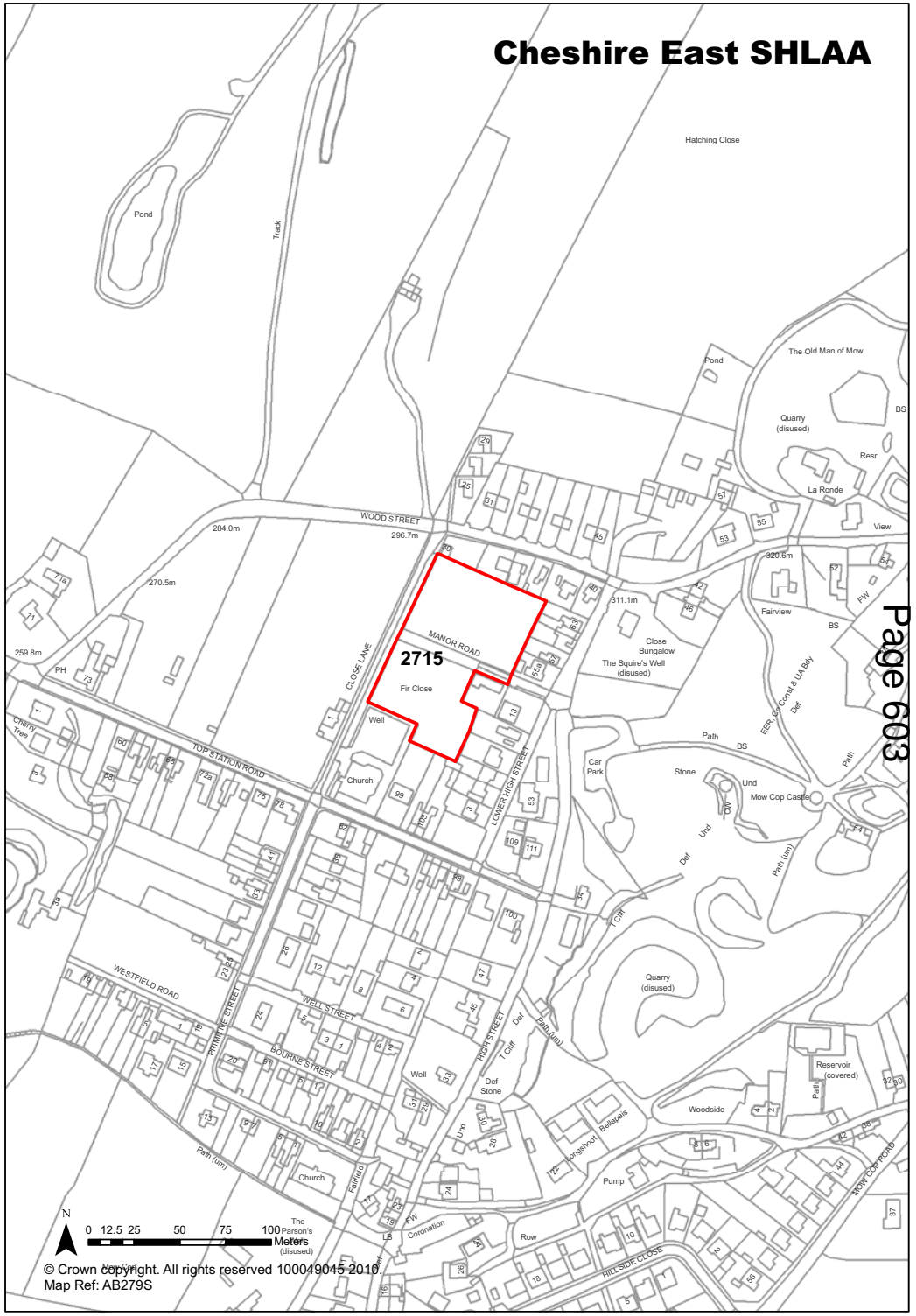


Ref	2715	Site Address	Land off Manor Road/Close Lane, Mow Cop

Town / Rural	Smaller Villages	**Easting**	385601
		Northing	357421

Site Description	Vacant land.
Character of Area	Residential and open countryside.
Surrounding Land Uses	Residential and open countryside.
Physical Constraints	Flood zone 1 - little or no risk. Slopes down from Lower Higher Street. Access to the site may be an issue from both Close Lane and Lower Higher Street. Telegraph poles on site. Trees and hedges on site.
Policy Restrictions	Village inset in the Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines.
Managing Constraints	Further consultation with Highways. Consideration of biodiversity and telegraph poles.
Sustainability	Site located in an unsustainable location
Accessibility	Access to the site may be an issue from both Close Lane and Lower Higher Street
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Marginal / Uncertain
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	0.55
Potential Capacity	17
Potential Net Capacity	17
Potential Density	30.91
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



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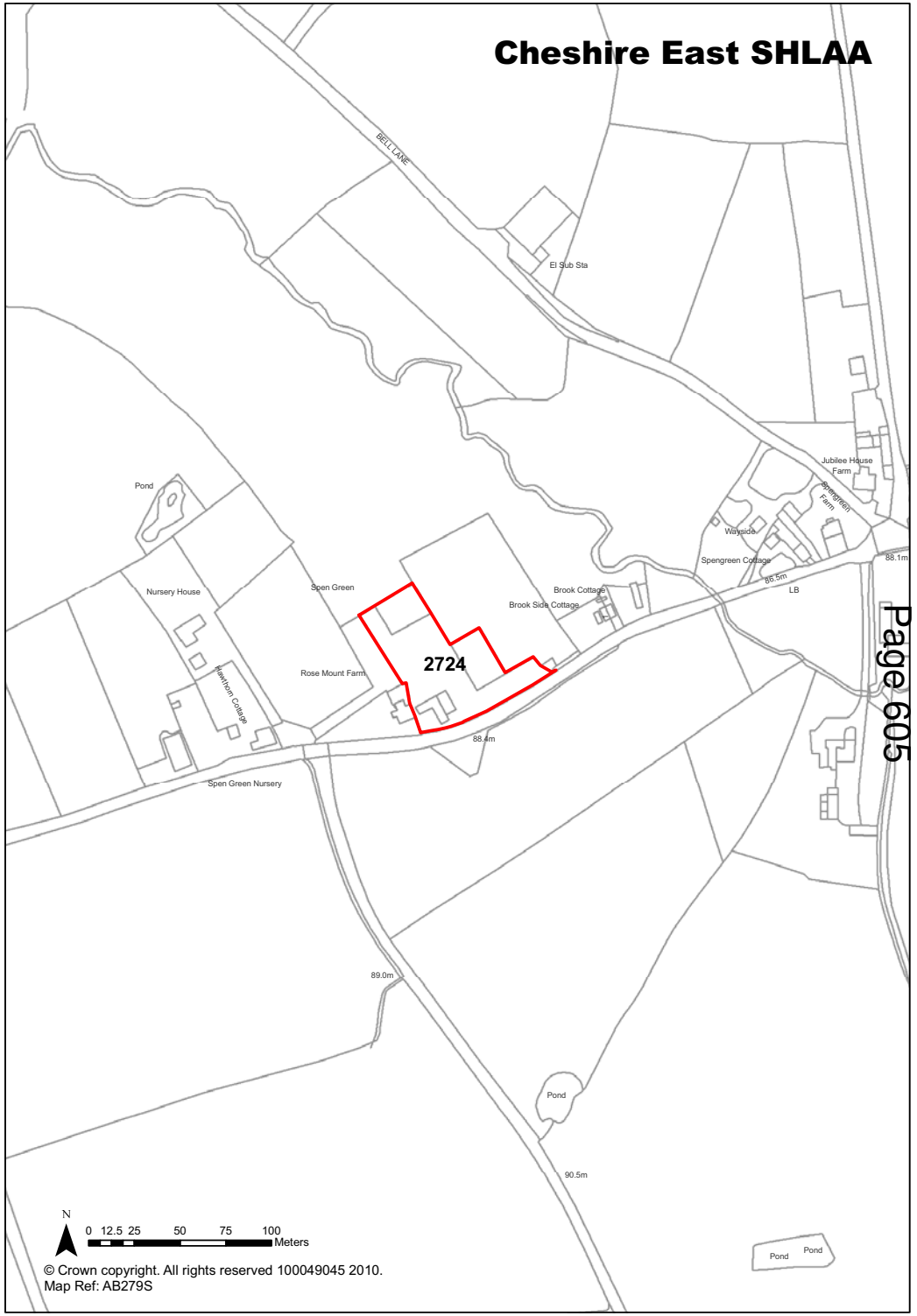
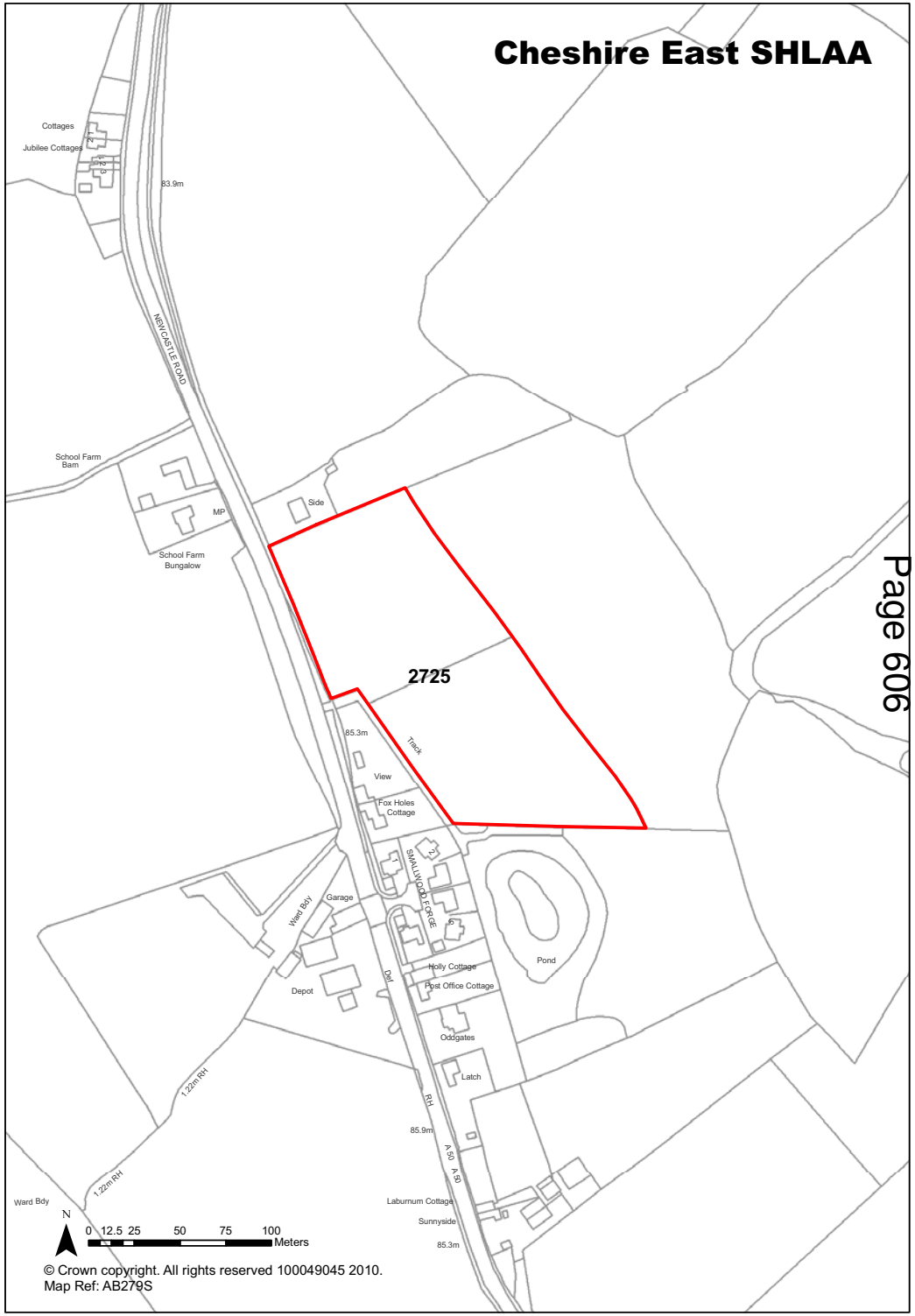
Ref 2724 | **Site Address** Rosemount Farm, Congleton Road, Spen Green, Smallwood

Town / Rural	Rural	**Easting** 381799	**Northing** 360626
Site Description	Agricultural buildings and storage	**Site Size Net (Ha)**	0.37
Character of Area	Open Countryside.	**Potential Capacity**	12
Surrounding Land Uses	Open Countryside.	**Potential Net Capacity**	12
Physical Constraints	Flood zone 1 - little or no risk. Overhead telephone and powerlines. Buildings on site. Some poor quality hardstanding. Current site access may have issues with sight lines. Trees on site.		
Policy Restrictions	Open countryside, area of special control for adverts.	**Potential Density**	32.43
Managing Constraints	Further consultation with Highways. Consideration of biodoversity and overhead lines.	**Determination of Capacity**	Density multiplier
Sustainability	Site is not considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 2725 Site Address Rear of Oak View Cottage, Newcastle Road, Smallwood

Town / Rural	Rural	**Easting** 379760	**Northing** 360279
Site Description	Agricultural land.	**Site Size Net (Ha)**	1.54
Character of Area	Generally Open Countryside.	**Potential Capacity**	47
Surrounding Land Uses	Open Countryside and the odd house.	**Potential Net Capacity**	47
Physical Constraints	Flood zone 1 - little or no risk. Trees and hedges to boundary. Stabling and associated materials on site. Overhead lines to boundary. Site appears generally flat.		
Policy Restrictions	Surface water runoff should be calculated in accordance with Environment Agency guidelines. Area of search for sand and gravel in the Cheshire Replacement Minerals Local Plan. Area of special control for adversts.	**Potential Density**	30.52
Managing Constraints	Consideration of biodiveristy.	**Determination of Capacity**	Density multiplier
Sustainability	Site is not considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

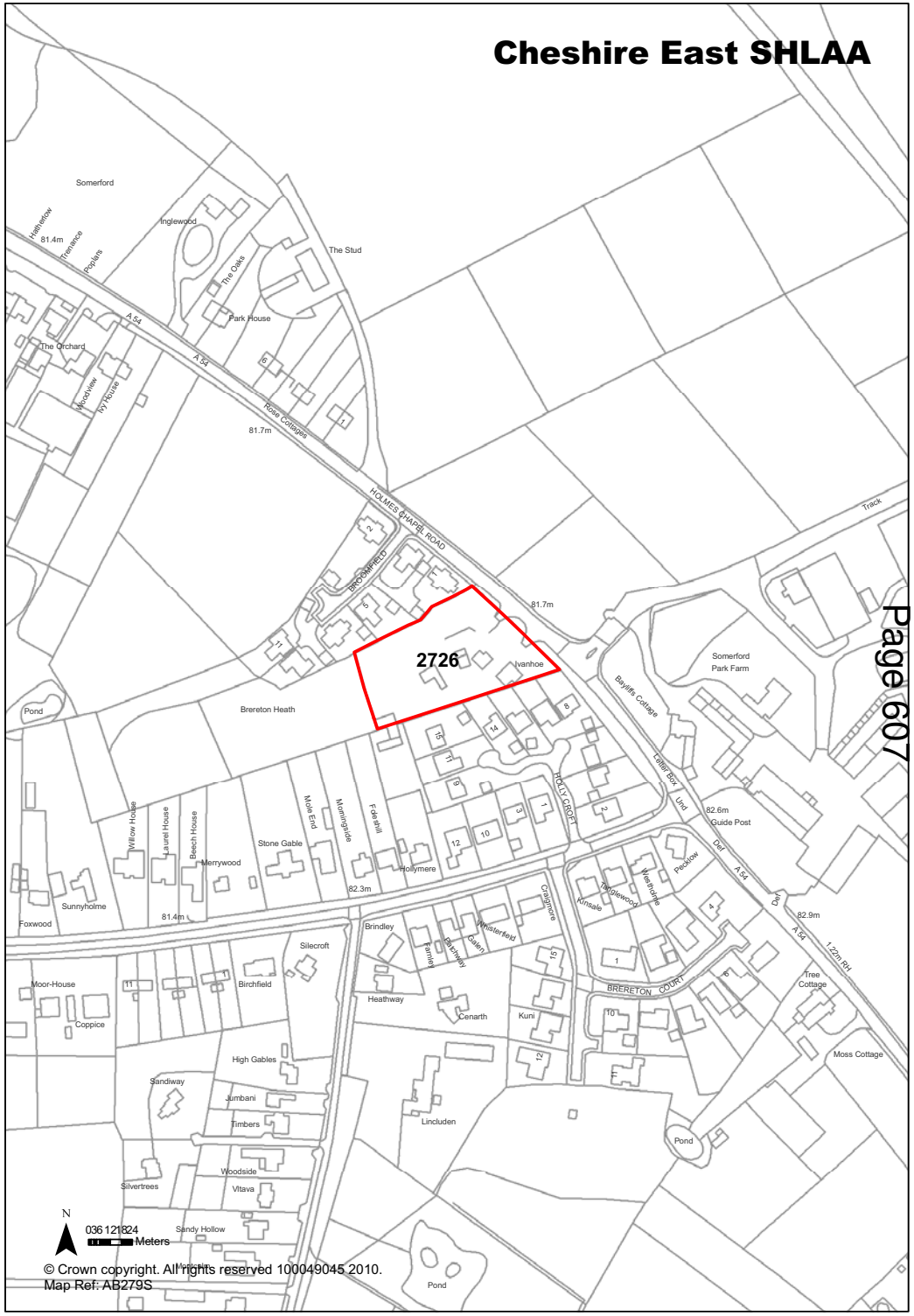


Ref	2726	Site Address	Ivanhoe, Holmes Chapel Road, Brereton Heath

Town / Rural	Smaller Villages	**Easting**	380829
		Northing	364823

Site Description	House and grgazing land.
Character of Area	Residential and Open Countryside.
Surrounding Land Uses	Residential and Open Countryside.
Physical Constraints	Flood zone 1 - little or no risk. Site appears generally flat. Buildings on site some of poor quality. Areas of hardstanding within the site. Within Jodrell Bank consultation zone. Trees on site and to border.
Policy Restrictions	Within Infill Boundary Line for Brereton Heath, in Open Countryside. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Area of special control for adverts.
Managing Constraints	Consideration of biodiversity and consultation with Jodrell Bank.
Sustainability	Site is not considered sustainable.
Accessibility	Access is possible.
Other Information	
Brownfield / Greenfield	Mixed
Suitability	Suitable
Availability	Available
Achievability	Achievable
Deliverability	Deliverable
Development Progress	Under Construction
Application Number:	12/0763C

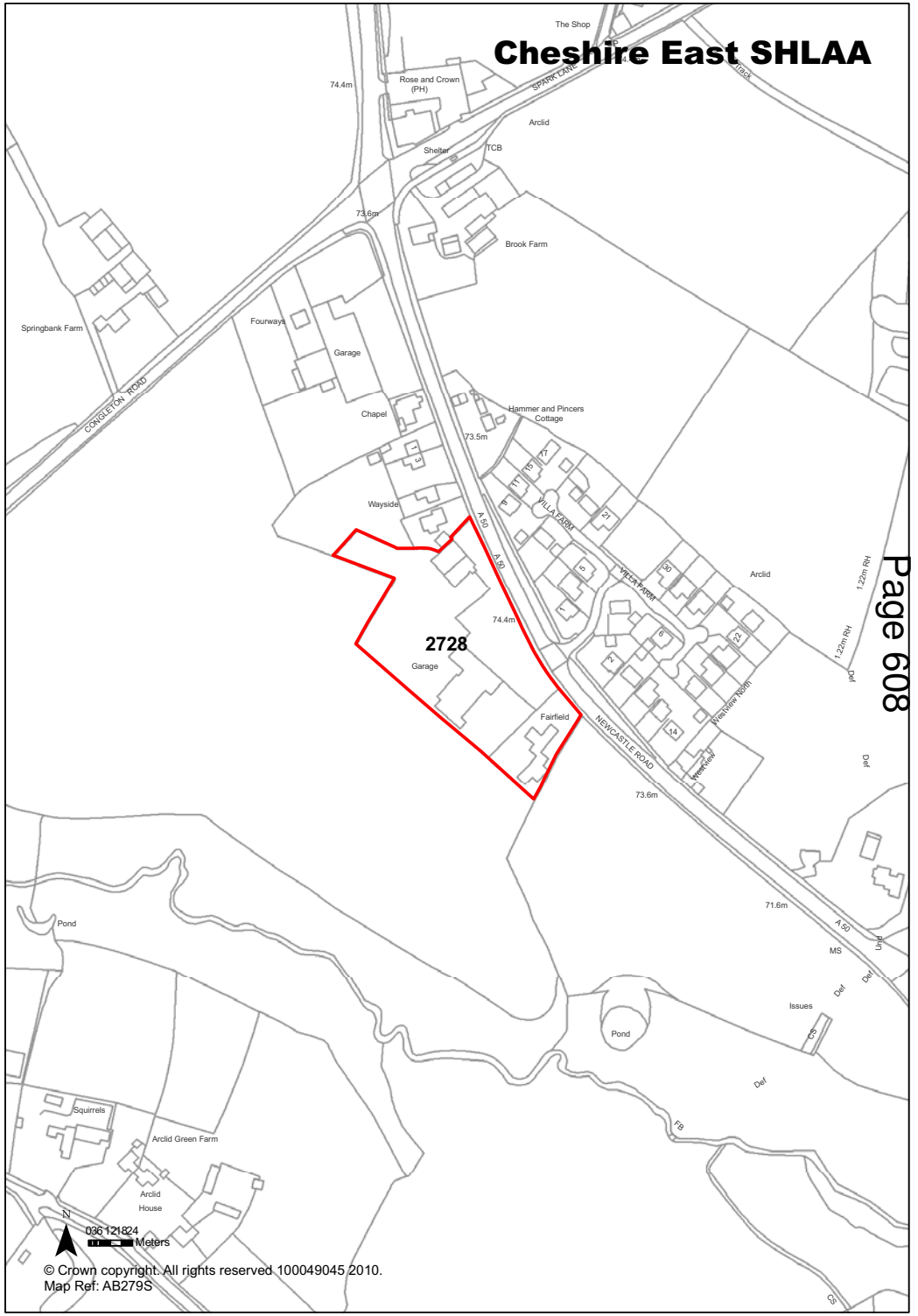
Site Size Net (Ha)	0.46
Potential Capacity	11
Potential Net Capacity	11
Potential Density	30.43
Determination of Capacity	Based on current permission
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	11
Years 6-10	0
Years 11-15	0



Ref 2728 **Site Address** Paces Crane Hire, Newcastle Road, Arclid

Town / Rural Smaller Villages **Easting** 378776 **Northing** 361939

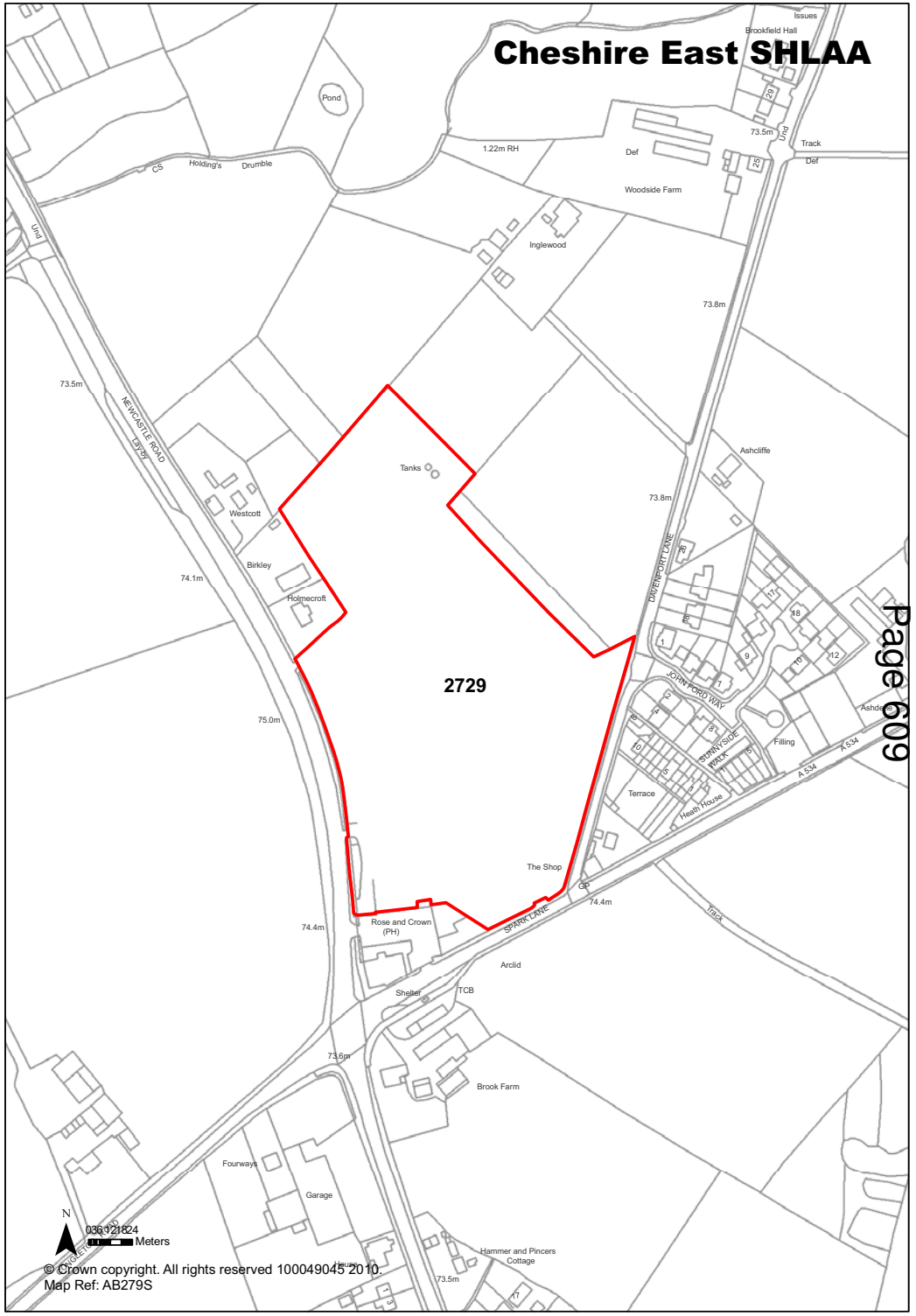
Site Description	Existing crane hire premises.	**Site Size Net (Ha)**	0.94
Character of Area	Open countryside, some residential and some employment uses.	**Potential Capacity**	29
Surrounding Land Uses	Open countryside, some residential and some employment uses.	**Potential Net Capacity**	29
Physical Constraints	Flood zone 1 - little or no risk. Site appears flat. Buildings and hardstanding currently on site. Overhead telephone lines on site. Located on potential contaminated site. Jodrell Bank consultation zone. Footpath through part of site. Trees on site.		
Policy Restrictions	Infill Boundary Line. Area of preferred extension to silica sand quarry in Cheshire Replacement Minerals Local Plan. Area of special control for adverts.	**Potential Density**	30.85
Managing Constraints	Consultation with Contaminated Land Officer and Jodrell Bank. Consideration of biodiveristy and overhead lines.	**Determination of Capacity**	Density multiplier
Sustainability	Site is not considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	29
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 2729 **Site Address** Fomer Arclid Hospital site, Newcastle Road, Arclid

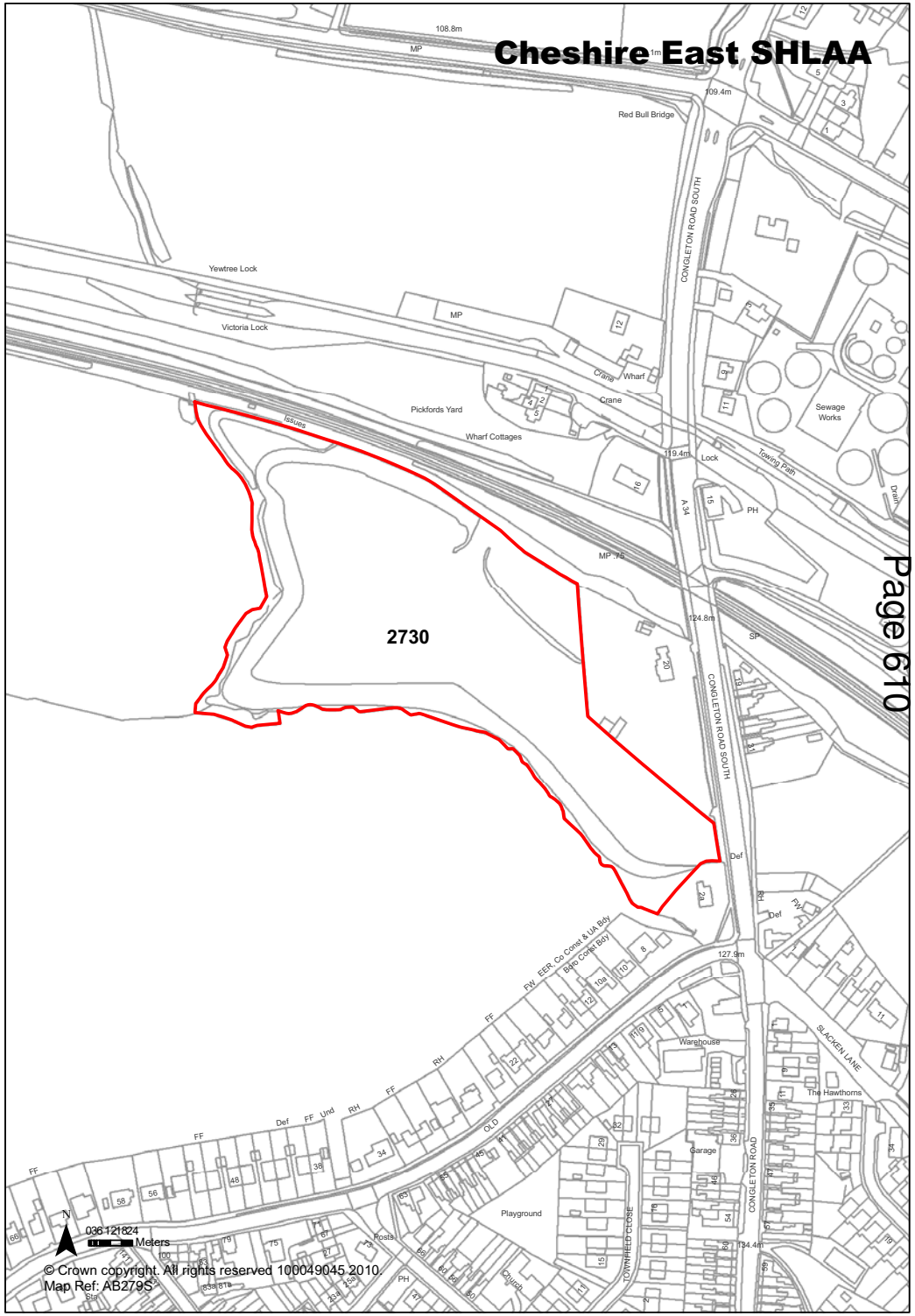
Town / Rural Smaller Villages **Easting** 378797 **Northing** 362395

Site Description	Former hospital site.	**Site Size Net (Ha)**	3.28
Character of Area	Open countryside, some residential and some employment uses.	**Potential Capacity**	75
Surrounding Land Uses	Open countryside, some residential and some employment uses.	**Potential Net Capacity**	75
Physical Constraints	Flood zone 1 - little or no risk. Trees (TPOs) on site. Site uneven and overgrown. Possibility of foundations / hardstanding still on site from former uses. Located within 250m of landfill. Potential air quality issues. Jodrell Bank consultation zone.		
Policy Restrictions	Within Arclid Infill Boundary Line. Area of special control for adverts.	**Potential Density**	22.87
Managing Constraints	Consideration of scale of development in relation to existing settlement and service provision. Consultation with Contaminated Land Officer and Jodrell Bank. Air quality assessment may be required (size of development). Consideration of biodiversity and Ecological Assessment likely to be required.	**Determination of Capacity**	Density multiplier - whilst allowing for no development on restricted part of site.
Sustainability	Site not considered sustainable.		
Accessibility	Access possible.	**Total Completions**	0
Other Information	Part of site covered by restrictive convenant	**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	75
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 2730 Site Address Land off Congleton Road South, Scholar Green

Town / Rural	Rural	**Easting** 382670	**Northing** 354922
Site Description	Un-used/derelict land.	**Site Size Net (Ha)**	3.05
Character of Area	Green Belt and some residential.	**Potential Capacity**	92
Surrounding Land Uses	Green Belt and some residential.	**Potential Net Capacity**	92
Physical Constraints	Flood zone 1 - little or no risk. Undulating site. Trees on site and to boundary. Adjacent to the railway. Located on potential contaminated site. Within BWB consultation zone.		
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	30.16
Managing Constraints	Consultation with Contaminated Land Officer and British Waterways. PPG24 noise assessment required (rail noise). Consideration of biodiversity and canal setting.	**Determination of Capacity**	Density multiplier
Sustainability	Site is located on a bus route.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

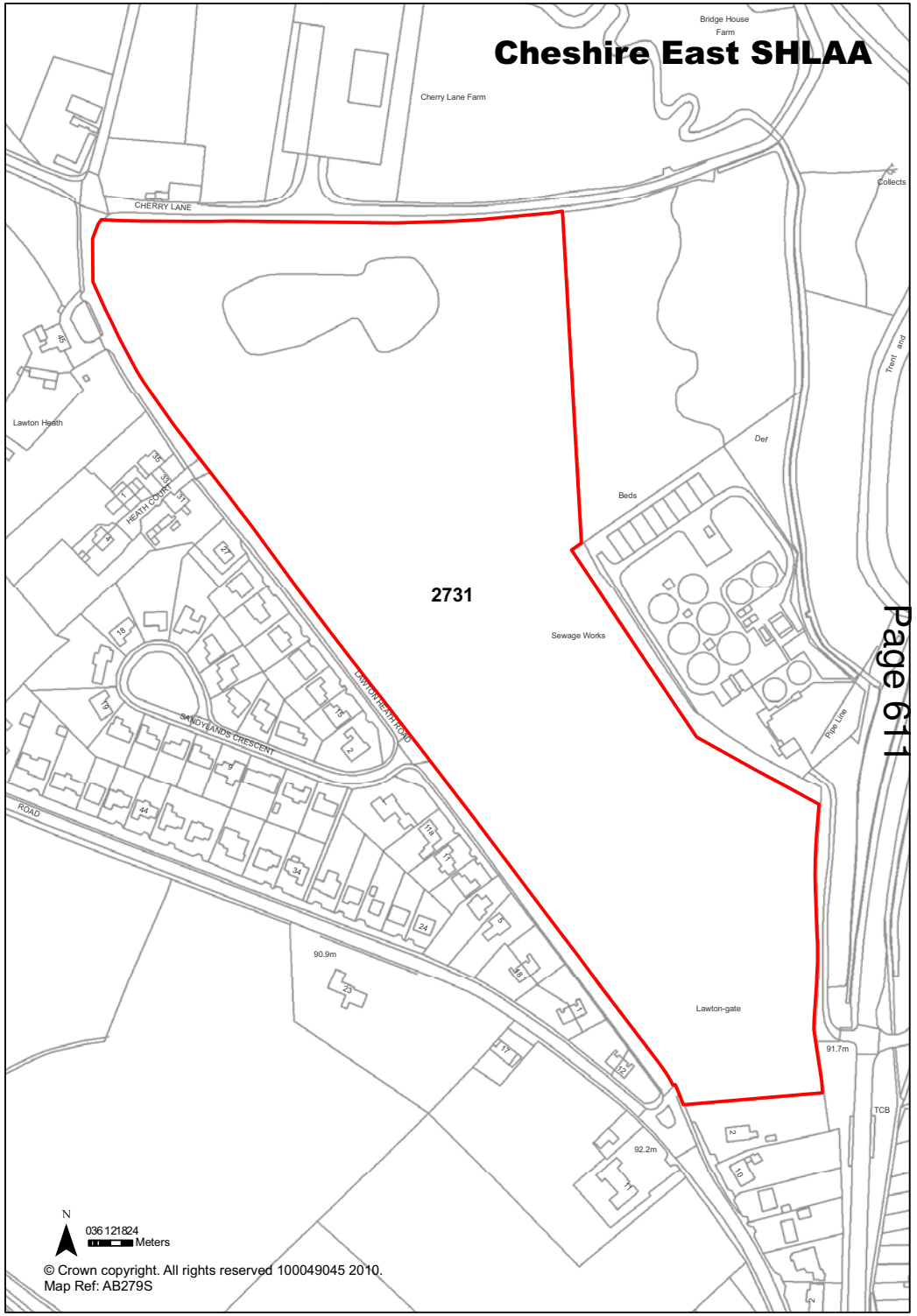


Ref	2731	Site Address	Land off Lawton Heath Road, Church Lawton

Town / Rural	Rural	**Easting**	380681
		Northing	356492

Site Description	Former quarry now used for grazing.
Character of Area	Open countryside and some reisdential.
Surrounding Land Uses	Open countryside and some reisdential.
Physical Constraints	Flood zone 1 - little or no risk. Slight undulation to the site. Overhead lines. Some signs of boggyness. Trees to boundary. Appears to be ditches with associated trees within site. Adjacent to the sewage works. Located within 250m of landfill. Potential air quality issues. Area of brine subsidence. Within BWB consultation zone.
Policy Restrictions	Green Belt and area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.
Managing Constraints	Consultation with Contaminated Land Officer, British Waterways and Cheshire Brine Subisdence Compensation Board. Air quality assessment may be required (size of development). Consideration o biodiversity.
Sustainability	Site is close to a bus route.
Accessibility	Access is possible.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Marginal / Uncertain
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

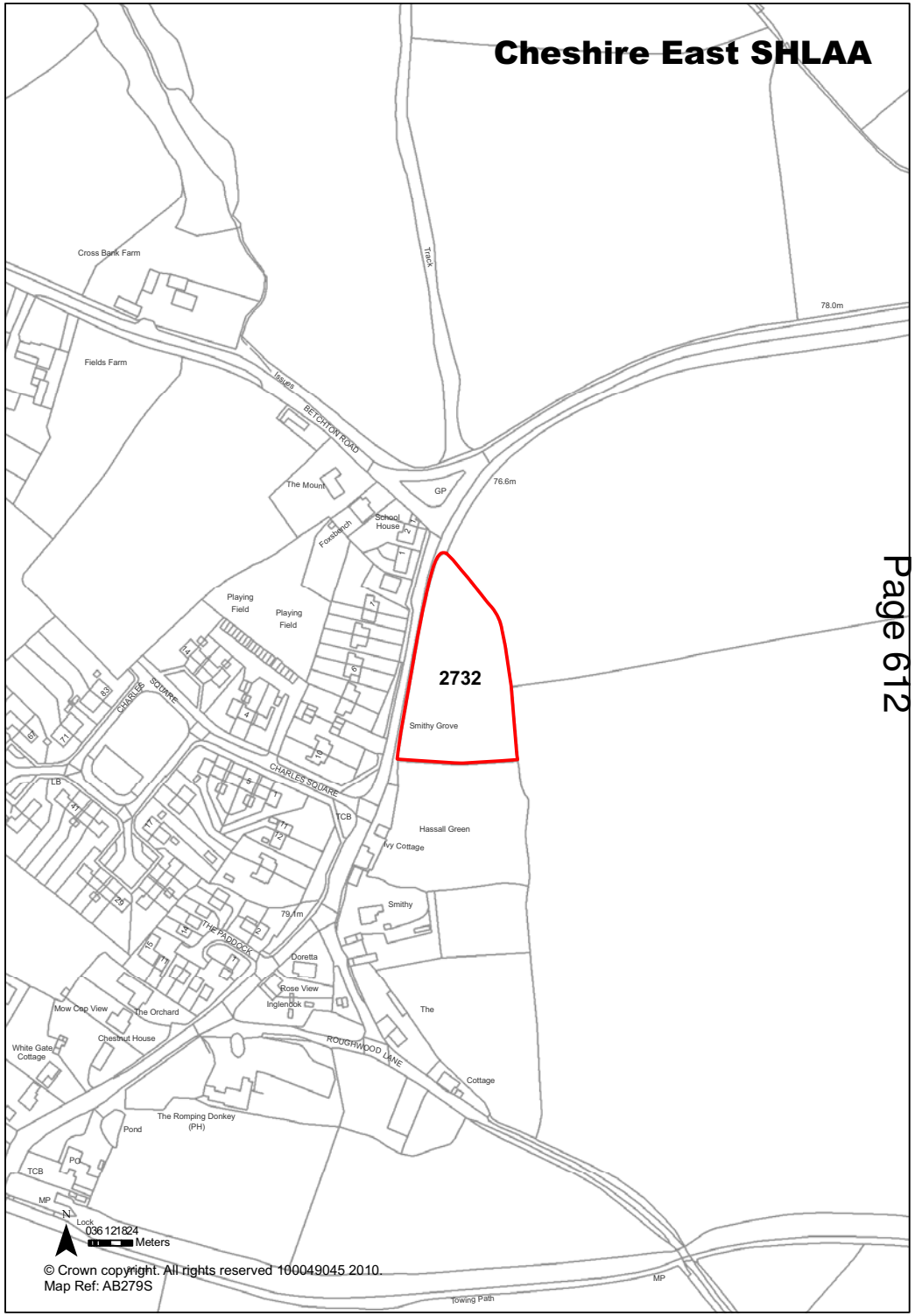
Site Size Net (Ha)	8.52
Potential Capacity	256
Potential Net Capacity	256
Potential Density	30.05
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



Ref	2732	Site Address	Land at Smithy Grove, Alsager Road, Hassall Green

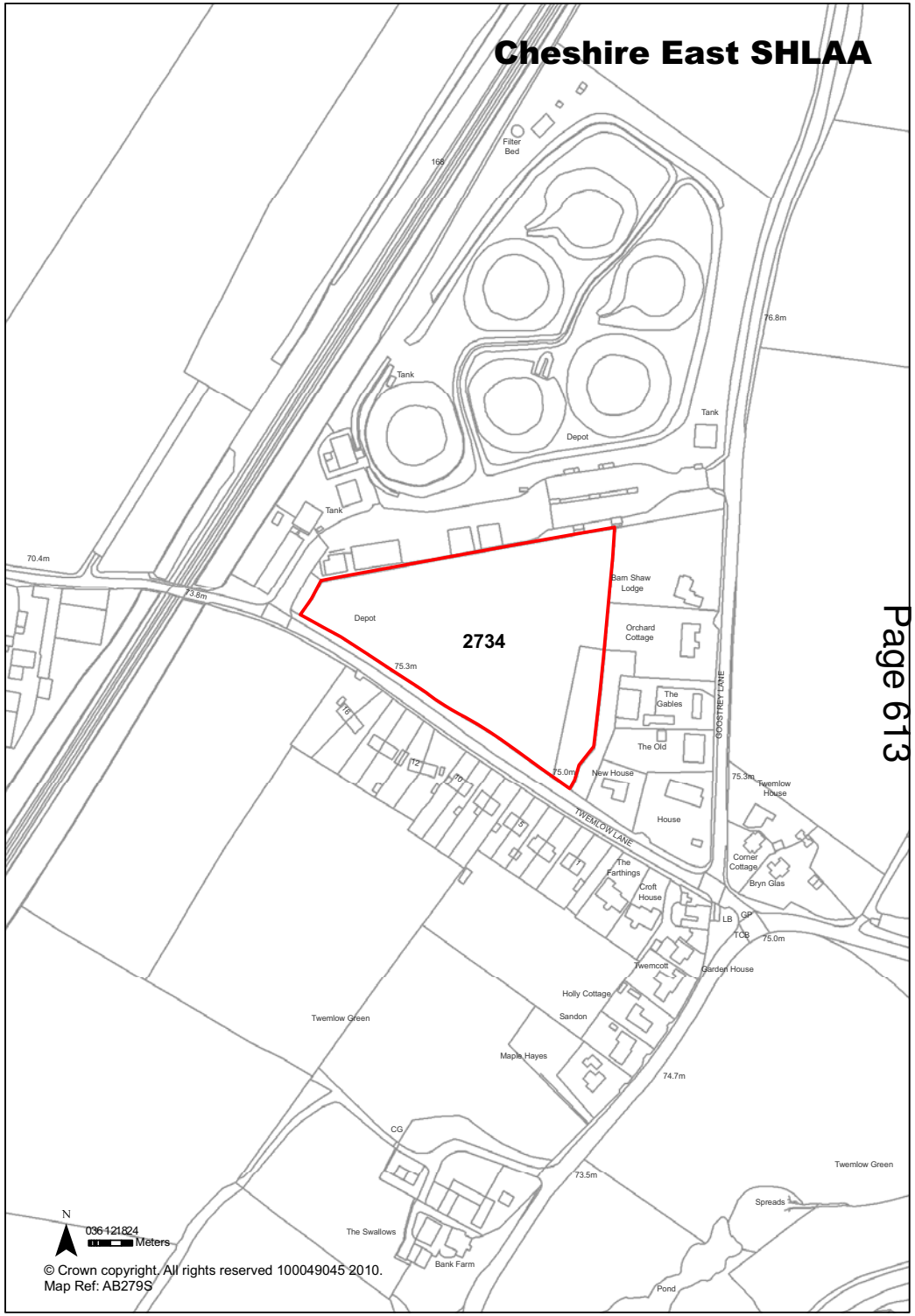
Town / Rural	Rural	**Easting**	378105 **Northing** 358660

Site Description	Agricultural land.	**Site Size Net (Ha)**	0.52
Character of Area	Open countryside and some residential.	**Potential Capacity**	16
Surrounding Land Uses	Open countryside and some residential.	**Potential Net Capacity**	16
Physical Constraints	Flood zone 1 - little or no risk. Overhead lines to edge of site. Hedge to boundary. Site appears to be generally flat but slightly higher than the adjacent road. Area of brine subsidence.		
Policy Restrictions	Open countryside and area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	30.77
Managing Constraints	Consideration to be given to size of village and limited facilities in relation to the scale of development. Consultation with Cheshire Brine Subsidence Consultation Board. Considetation of biodiversity.	**Determination of Capacity**	Density multiplier
Sustainability	Site not considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	16
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



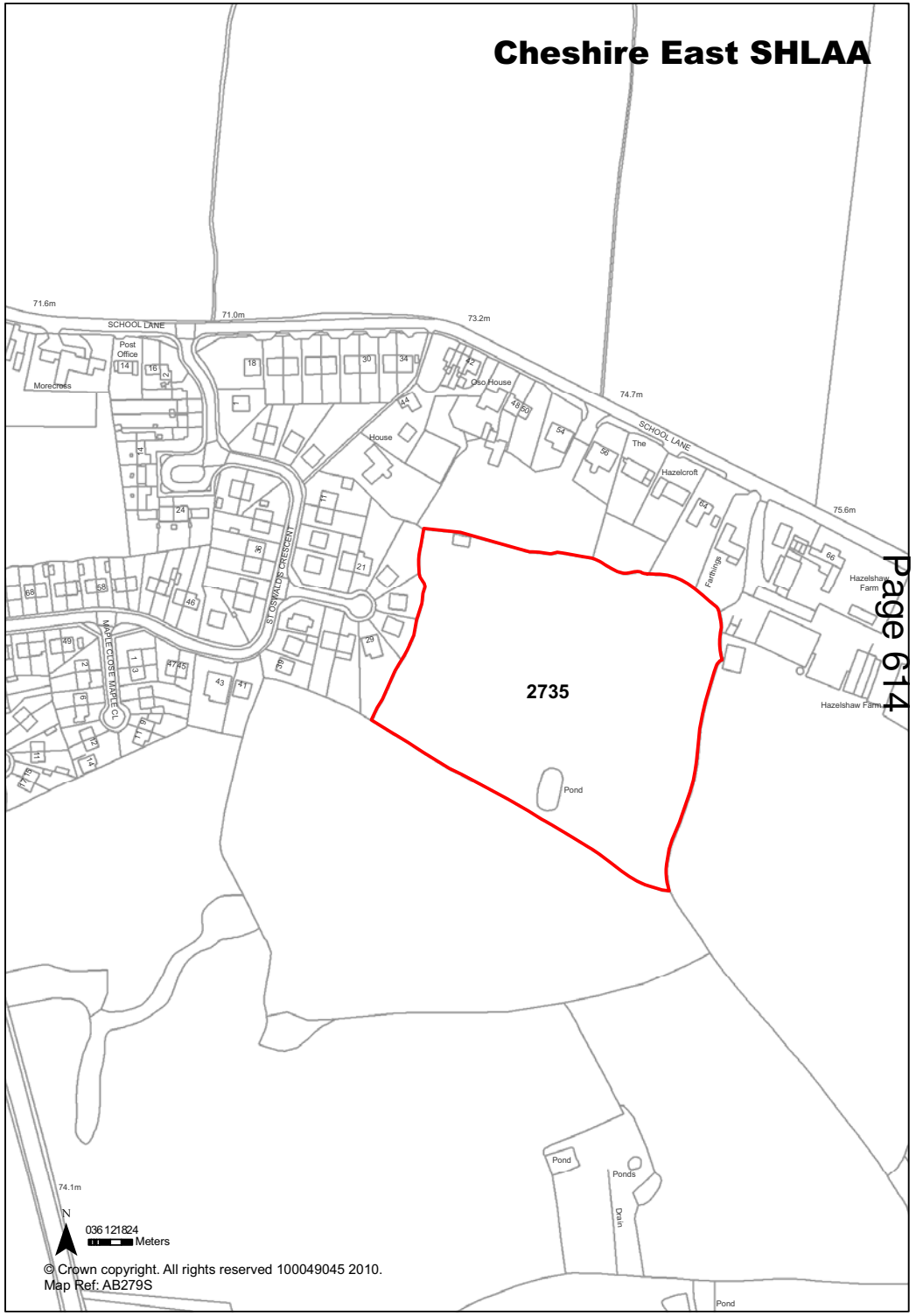
Ref 2734 Site Address Land off Twemlow Lane, Twemlow

Town / Rural	Rural	**Easting** 378044	**Northing** 368821
Site Description	Agricultural land.	**Site Size Net (Ha)**	0.59
Character of Area	Open countryside and residential.	**Potential Capacity**	18
Surrounding Land Uses	Open countryside and residential.	**Potential Net Capacity**	18
Physical Constraints	Flood zone 1 - little or no risk. Site appears overgrown and generally flat. Trees (TPOs) to the boundary. Located on potential contaminated site. Jodrell Bank consultation zone.		
Policy Restrictions	Open countryside and area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	30.51
Managing Constraints	Consultation with Contaminated Land Officer and Jodrell Bank. Consideration of biodiversity.	**Determination of Capacity**	Density multiplier.
Sustainability	Site is not considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



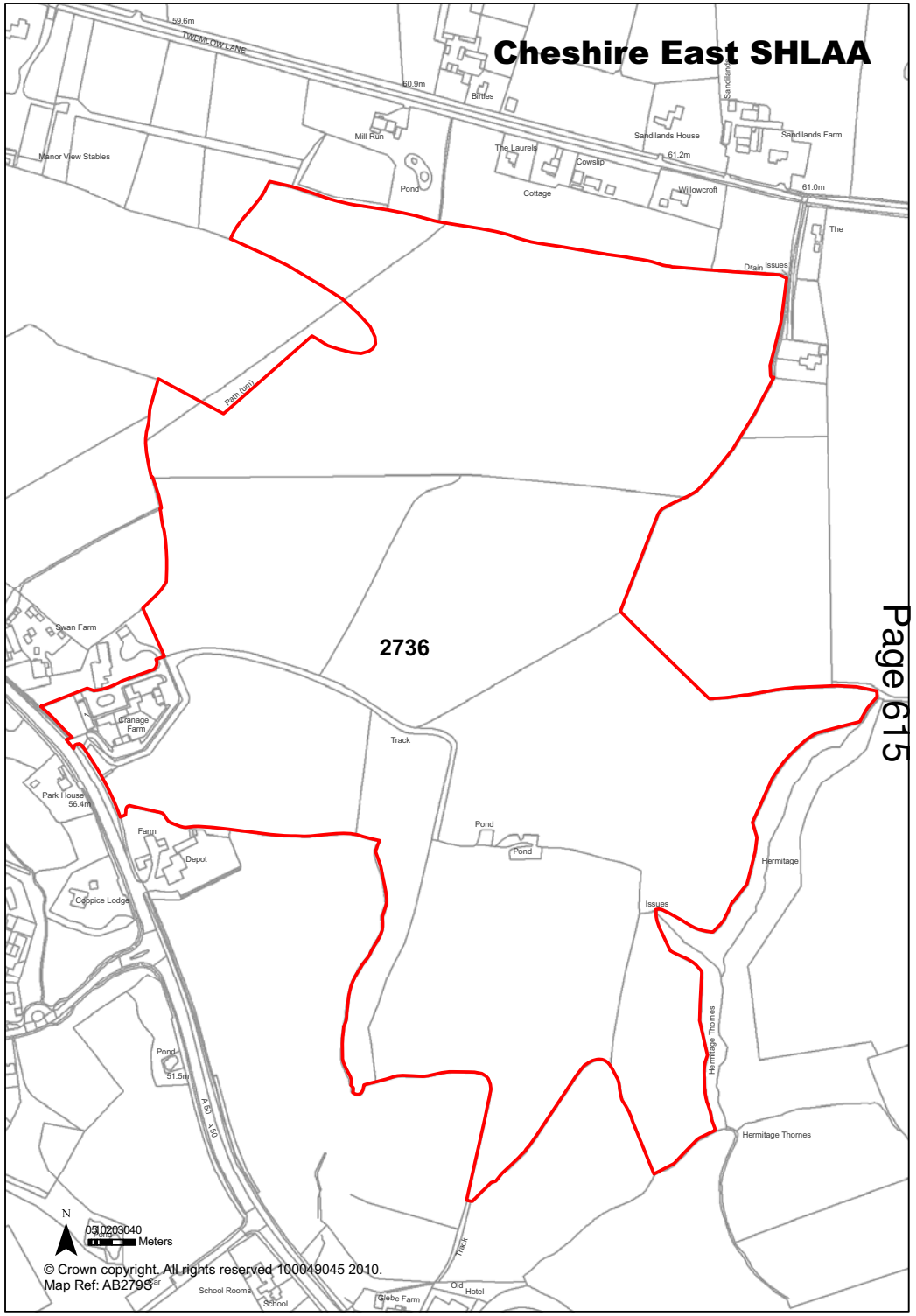
Ref 2735 Site Address Land south of School Lane, Brereton Green

Town / Rural	Rural	**Easting** 378067	**Northing** 364027
Site Description	Agricultural land.	**Site Size Net (Ha)**	2.37
Character of Area	Open Countryside.	**Potential Capacity**	72
Surrounding Land Uses	Open Countryside.	**Potential Net Capacity**	72
Physical Constraints	Flood zone 1 - little or no risk. Slope to boundary. Trees (TPOs) on boundary. Located on potential contaminated land. Jodrell Bank consultation zone.		
Policy Restrictions	Open Countryside and area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	30.38
Managing Constraints	Consultation with Contaminated Land Officer and Jodrell Bank. Considerayion of biodiversity.	**Determination of Capacity**	Density multiplier
Sustainability	Site is within walking distance of a local school and bus stop.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



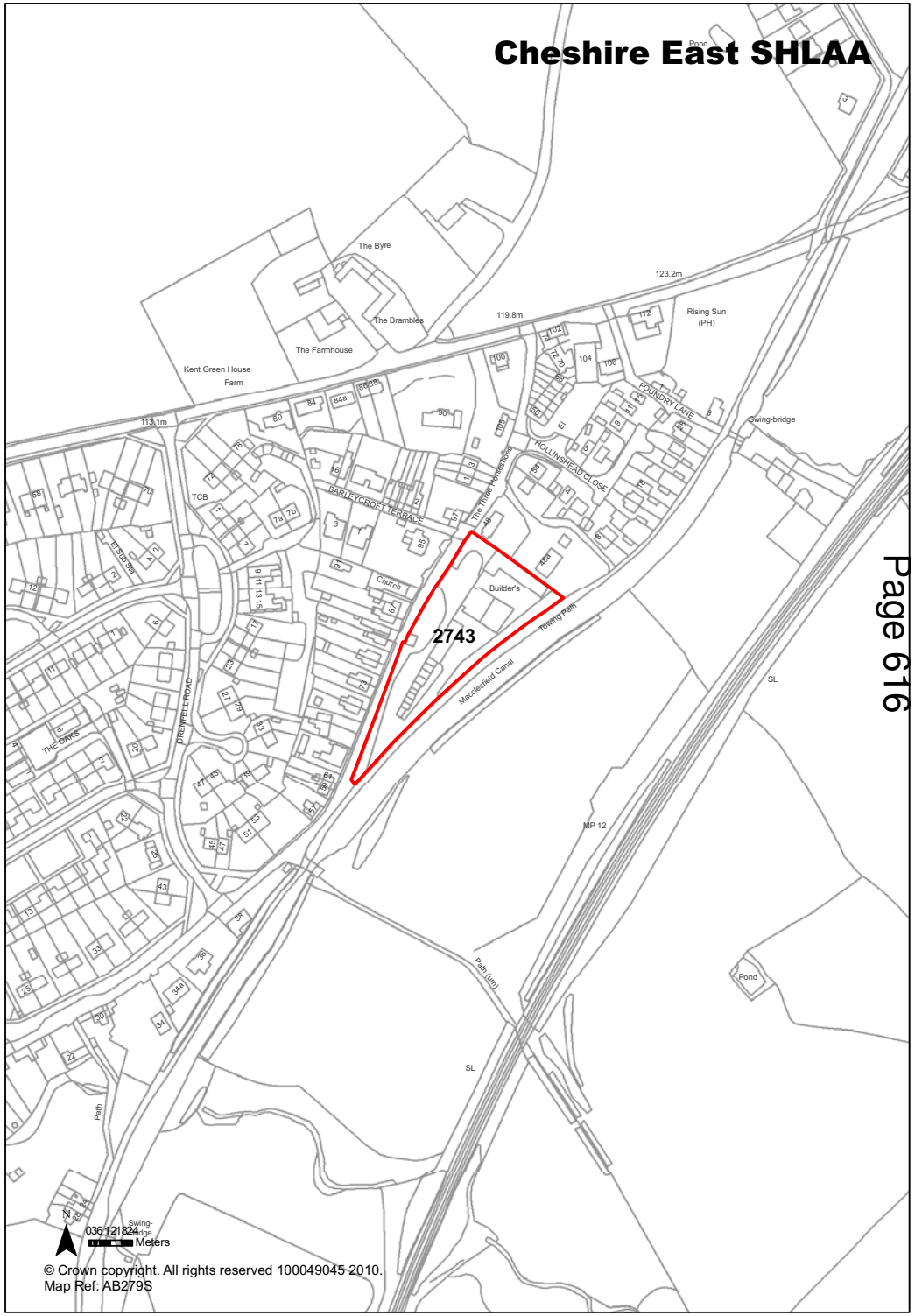
Ref 2736 | Site Address | Land at Crange Manor Farm, Knutsford Road, Cranage

Town / Rural	Rural	**Easting** 378067	**Northing** 364027
Site Description	Agricultural land.	**Site Size Net (Ha)**	31.11
Character of Area	Open Countryside.	**Potential Capacity**	934
Surrounding Land Uses	Open Countryside.	**Potential Net Capacity**	934
Physical Constraints	Flood zone 1 - little or no risk. Farm buildings on site. Trees on site. Some buildings already converted to housing. There are a number of footpaths across the site. Potential air quality issues. Jodrell Bank consultation zone. Ponds on site. Undulating site.		
Policy Restrictions	Open countryside and area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	30.02
Managing Constraints	Air quality assessment may be required (size of development). Consideration of accommodation/reloation of footpaths and biodiversity with production of a Protected Species survey. Consultation with Jodrell Bank.	**Determination of Capacity**	Density multiplier
Sustainability	Site is not considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 2743 Site Address Builders yard, Cinderhill Lane, Scholar Green

Town / Rural	Smaller Villages	**Easting** 383713	**Northing** 357285
Site Description	Builders yard.	**Site Size Net (Ha)**	0.49
Character of Area	Residential and canalside.	**Potential Capacity**	15
Surrounding Land Uses	Residential and canal.	**Potential Net Capacity**	15
Physical Constraints	Flood zone 1 - little or no risk. Site is adjacent to the canal. Buildings and hardstanding on site. Site appears to be at a higher level than the adjacent road. Telegraph pole and lines overhead. BWB consultation zone. Trees on site.		
Policy Restrictions	Village inset in the Green Belt.	**Potential Density**	30.61
Managing Constraints	Consideration of biodiversity, setting of canal, telegraph pole and overhead lines. Consultation with British Waterways.	**Determination of Capacity**	Density multiplier
Sustainability	Site is considered fairly sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information	Currently in employment use, no evidence that owner wishes to redevelop site.	**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

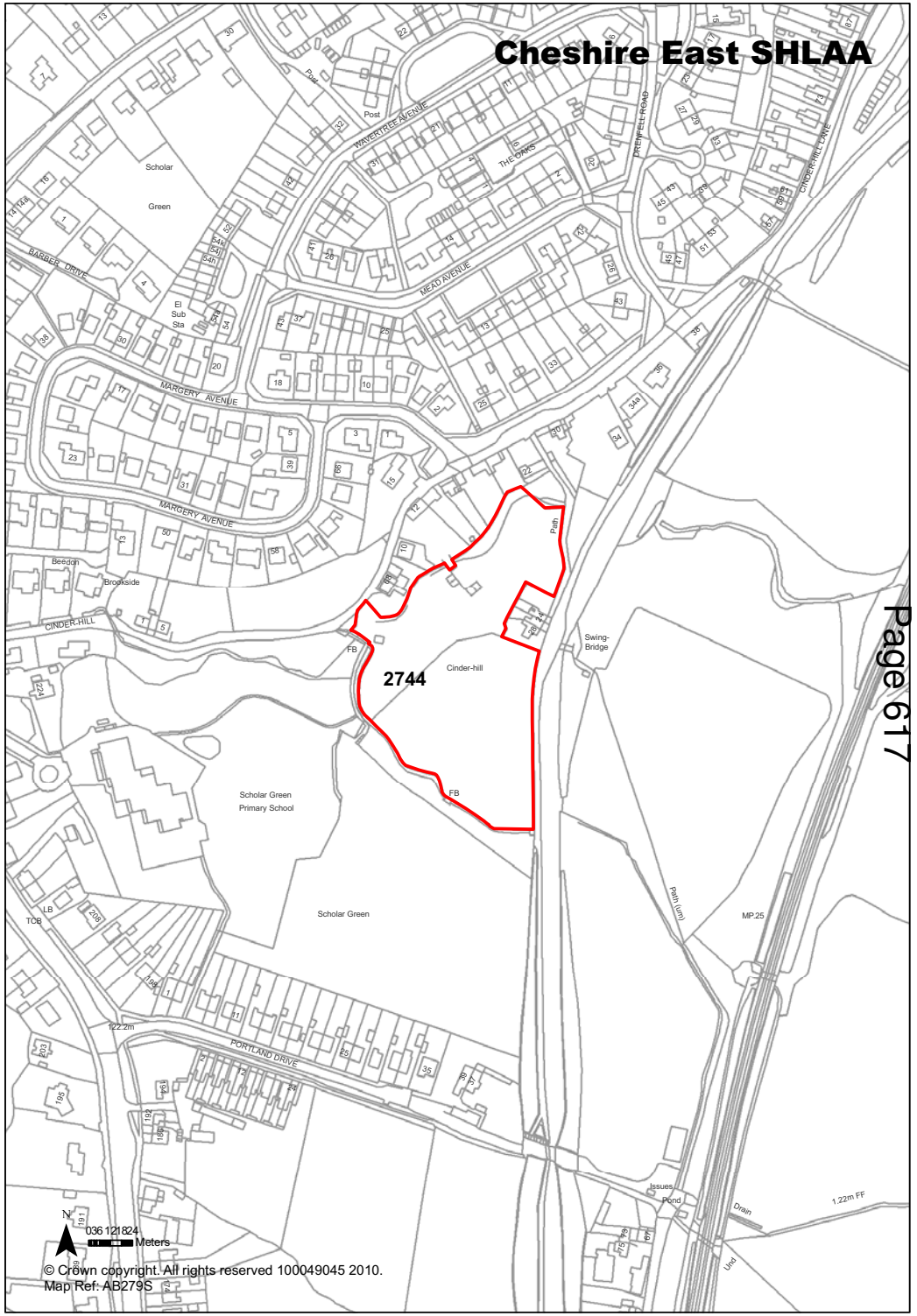


Ref	2744	Site Address	Land east of Cinderhill Lane, Scholar Green

Town / Rural	Smaller Villages	**Easting**	383462
		Northing	356962

Site Description	Grazing land.
Character of Area	Open countryside and some residential.
Surrounding Land Uses	Open countryside and some residential.
Physical Constraints	Flood zone 1 - little or no risk. One way track access. Trees and small constructions on site. Footpath through part of site. BWB consultation zone. Steep change in level on site.
Policy Restrictions	Within the Scholar Green Inset Boundary (village inset in the Green Belt). Adjacent to the Canal Conservation Area. Surface water runoff should be calculated in accordance with Environment Agency guidelines.
Managing Constraints	Consideration of biodiversity and canal setting. Consultation with British Waterways and Highways to address access issues.
Sustainability	Site is sustainably located.
Accessibility	Access is potentially problematic.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Marginal / Uncertain
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	1.21
Potential Capacity	37
Potential Net Capacity	37
Potential Density	30.58
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



Ref 2747 Site Address Garages, Mead Avenue, Scholar Green

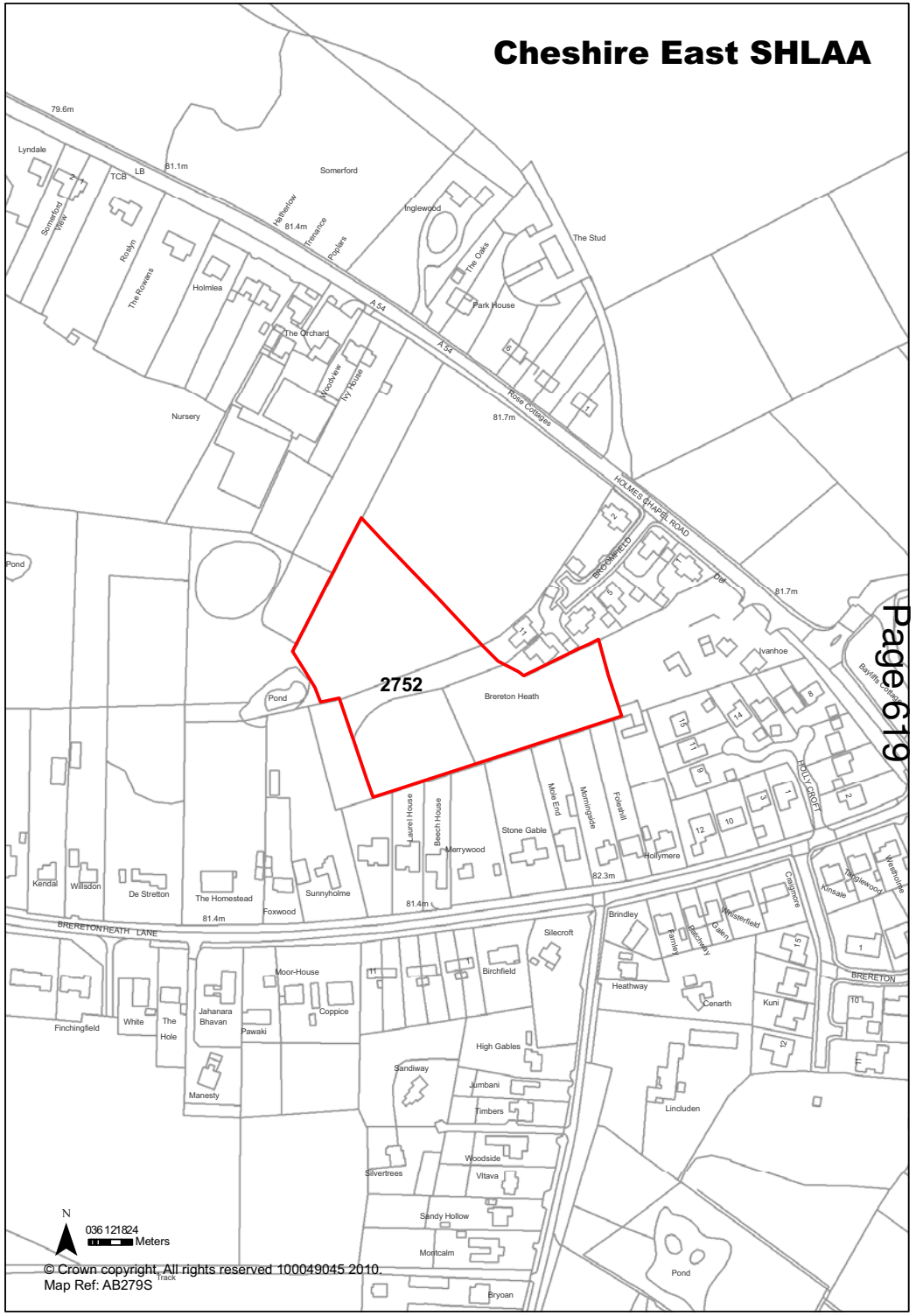
Town / Rural	Smaller Villages	**Easting** 383435	**Northing** 357209
Site Description	Garages	**Site Size Net (Ha)**	0.15
Character of Area	Generally residential.	**Potential Capacity**	12
Surrounding Land Uses	Generally residential.	**Potential Net Capacity**	12
Physical Constraints	Flood zone 1 - little or no risk. Poor access. Steep change in gradient. Issue of overlooking if site was to be developed. Garages and hardstanding on site. Garages appear in use. Footpath across site. Located on potential contaminated site. Trees and hedges to border.		
Policy Restrictions	Village inset into the Green Belt.	**Potential Density**	31.58
Managing Constraints	Consultation with Contaminated Land Officer and Highways to address access issues. Consideration of biodiversity.	**Determination of Capacity**	Density multiplier
Sustainability	Site is considered sustainable.		
Accessibility	Access is potentially problematic.	**Total Completions**	0
Other Information	Part of site is developed.	**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Not Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 2752 **Site Address** Rear of Broomfields, Holmes Chapel Road, Brereton Heath

Town / Rural Rural **Easting** 380686 **Northing** 364821

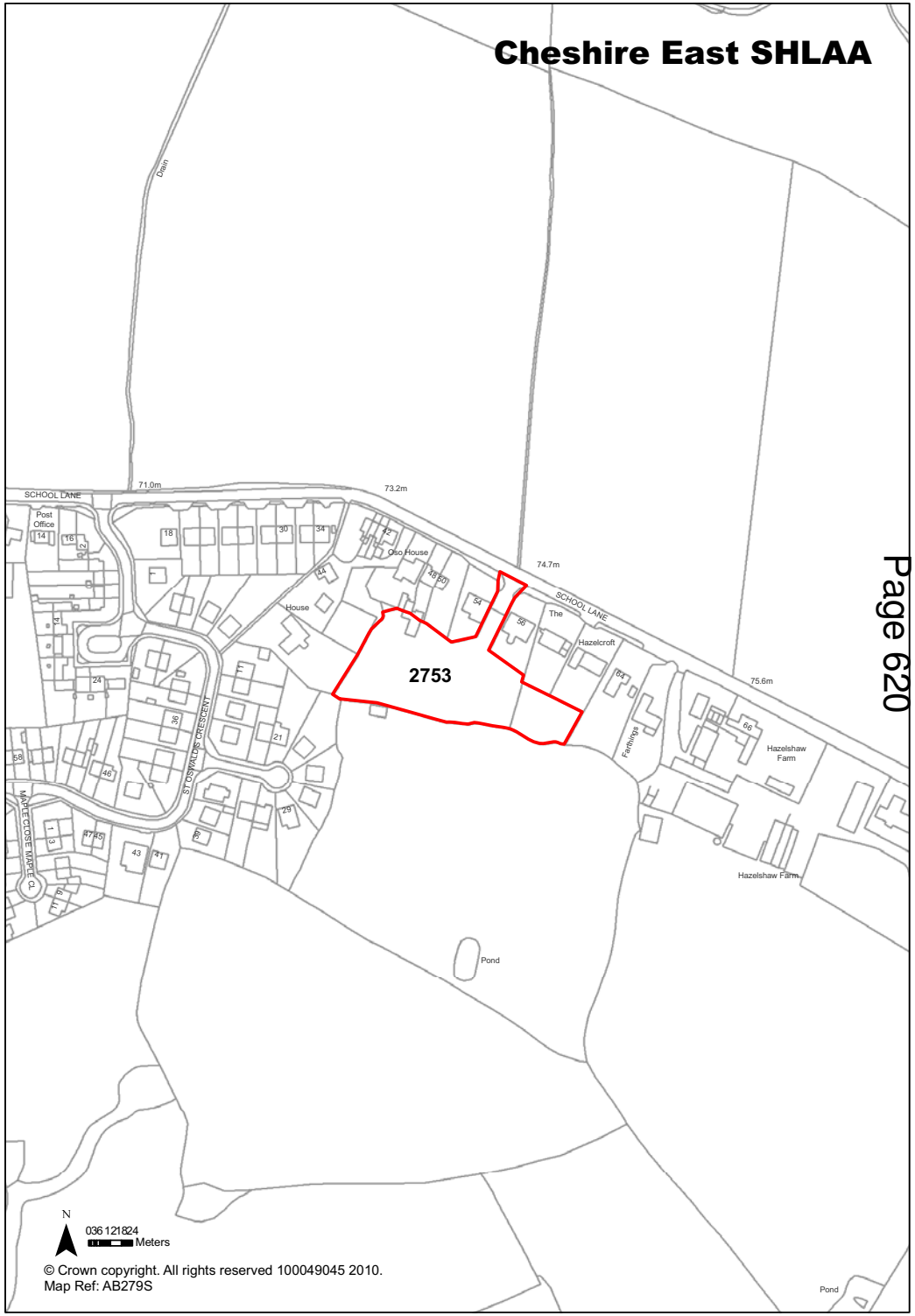
Site Description	Grazing and agricultural land.	**Site Size Net (Ha)**	1.27
Character of Area	Residential and open countryside.	**Potential Capacity**	39
Surrounding Land Uses	Residential and open countryside.	**Potential Net Capacity**	39
Physical Constraints	Flood zone 1 - litte or no risk. Slight undulation across site. Trees to boundary. Jodrell Bank consultation zone.		
Policy Restrictions	Open countryside and area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	30.71
Managing Constraints	Consideration of trees and consultation with Jodrell Bank.	**Determination of Capacity**	Density multiplier
Sustainability	Site is not considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 2753 **Site Address** Land south of School Lane, Brereton Green

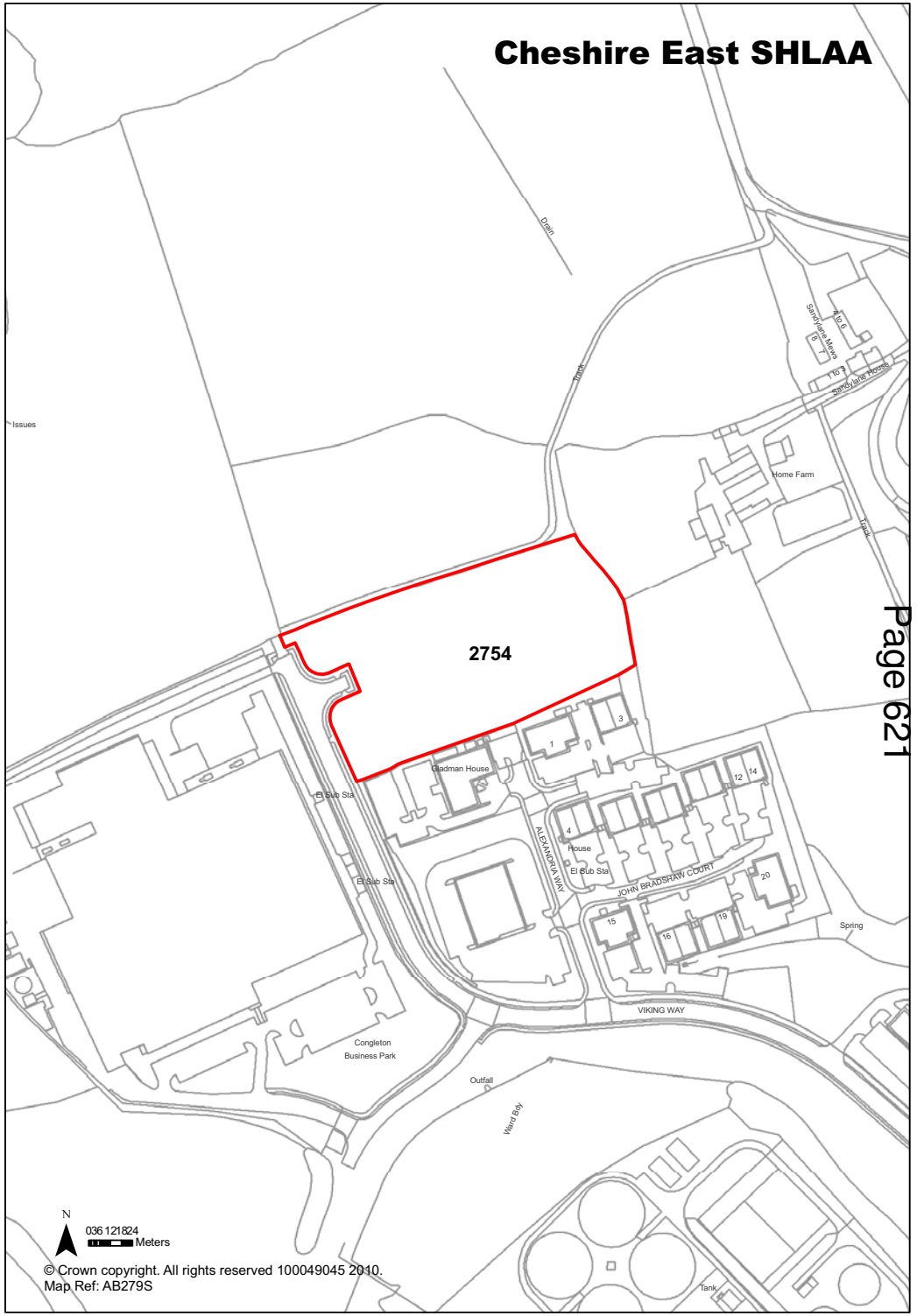
Town / Rural Rural **Easting** 378079 **Northing** 364101

Site Description	Vacant/agricultural land.	**Site Size Net (Ha)**	0.53
Character of Area	Open countryside and residential.	**Potential Capacity**	16
Surrounding Land Uses	Open countryside and residential.	**Potential Net Capacity**	16
Physical Constraints	Flood zone 1 - little or no risk. Site appears to slope. Trees on boundary. Overhead lines across site. Located on potential contaminated site. Jodrell Bank consultation zone.		
Policy Restrictions	The majority of the site is within the Open Countryside with a very small part within the SZL for Breretin Green. Are of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	30.19
Managing Constraints	Consultation with Contaminated Land Officer.	**Determination of Capacity**	Density multiplier
Sustainability	Site is within walking distance of a local school and bus stop.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 2754 **Site Address** Congleton Business Park (north), Viking Way, Congleton

Town / Rural	Congleton	**Easting** 385249	**Northing** 363928
Site Description	Vacant land.	**Site Size Net (Ha)**	1.44
Character of Area	Commecial and open countryside	**Potential Capacity**	44
Surrounding Land Uses	Commercial and open countryside	**Potential Net Capacity**	44
Physical Constraints	Flood zone 1 - little or no risk. Located within 250m of landfill. Potential air quality issues. Trees and hedges to boundary. Site appears generally		
Policy Restrictions	Within the SZL for Congleton. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	30.56
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (Proximity to AQMA or size of development).	**Determination of Capacity**	Density multiplier
Sustainability	Greenfield site is considered to be sustainably located.		
Accessibility	Access is possible	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

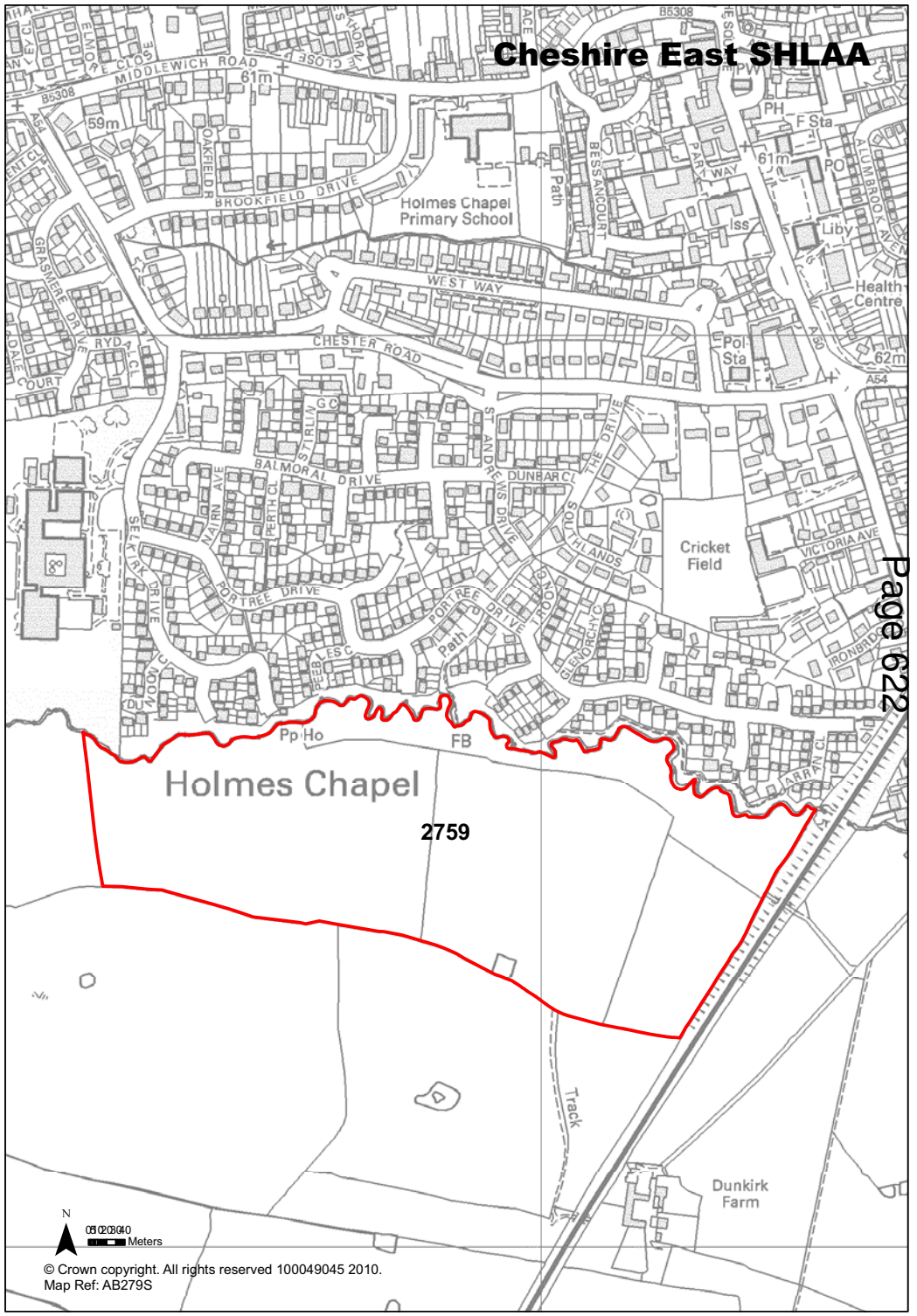


Ref	2759	Site Address	Land south of River Croco, Holmes Chapel

Town / Rural	Holmes Chapel - Edge / Extension	**Easting**	375894
		Northing	366420

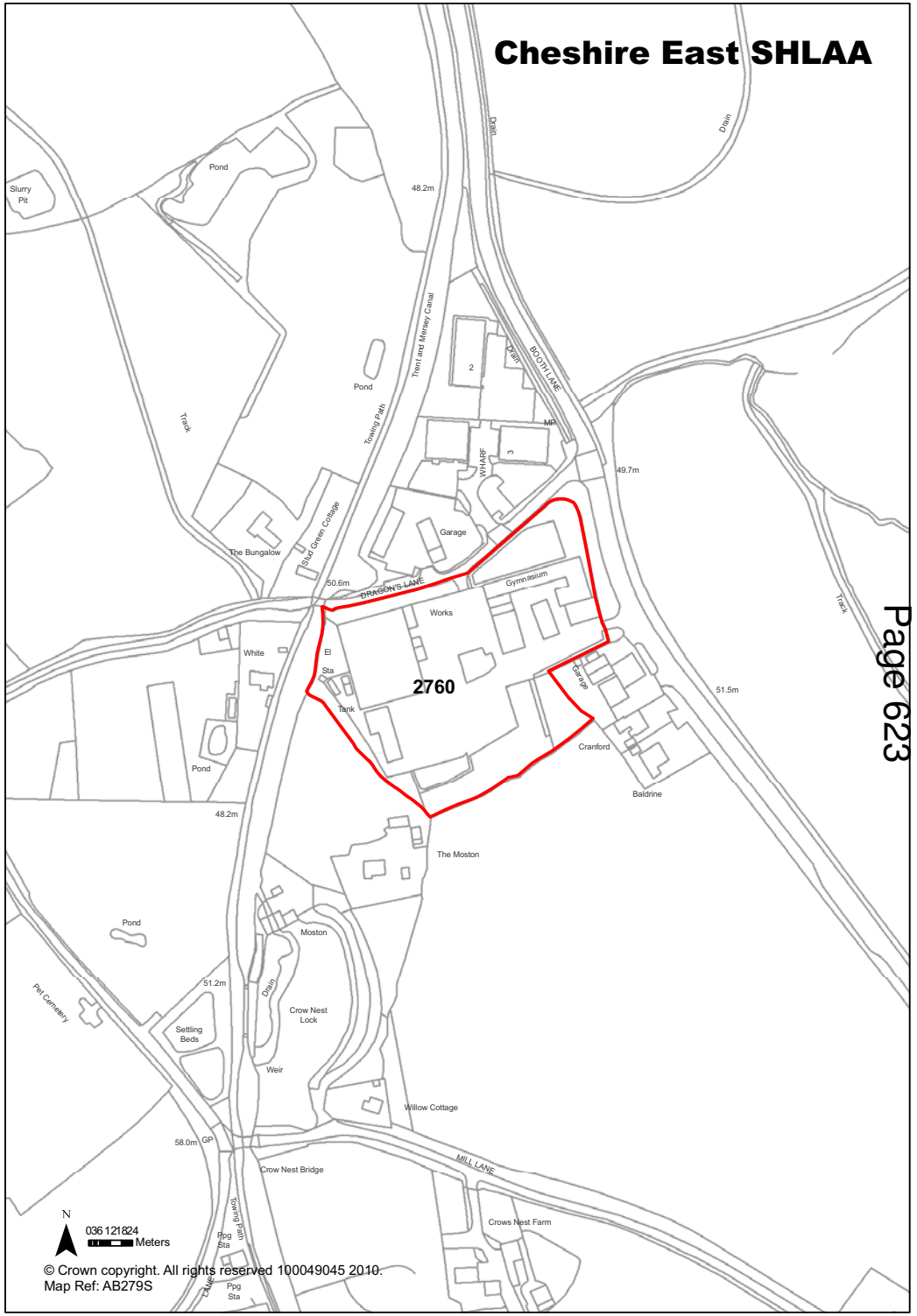
Site Description	Land to south of River Croco.
Character of Area	Open Countryside.
Surrounding Land Uses	Open Countryside.
Physical Constraints	Part of site within flood zone 2 and 3. Access to the site. Potential air quality issues. Jodrell Bank consultation zone. Trees (TPOs) on site and footpath crossing through site.
Policy Restrictions	Open Countryside and area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.
Managing Constraints	Air quality assessment may be required (size of development). Consultation with Highways to address access issues and Jodrell Bank. Consideration of biodoversity and accommodation/relocation of footpath.
Sustainability	Site is located within walking distance of a school and bus stop.
Accessibility	Access is problematic.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Marginal / Uncertain
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	17.33
Potential Capacity	520
Potential Net Capacity	520
Potential Density	30.01
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



Ref 2760 Site Address Flowcrete, Dragons Lane, Sandbach

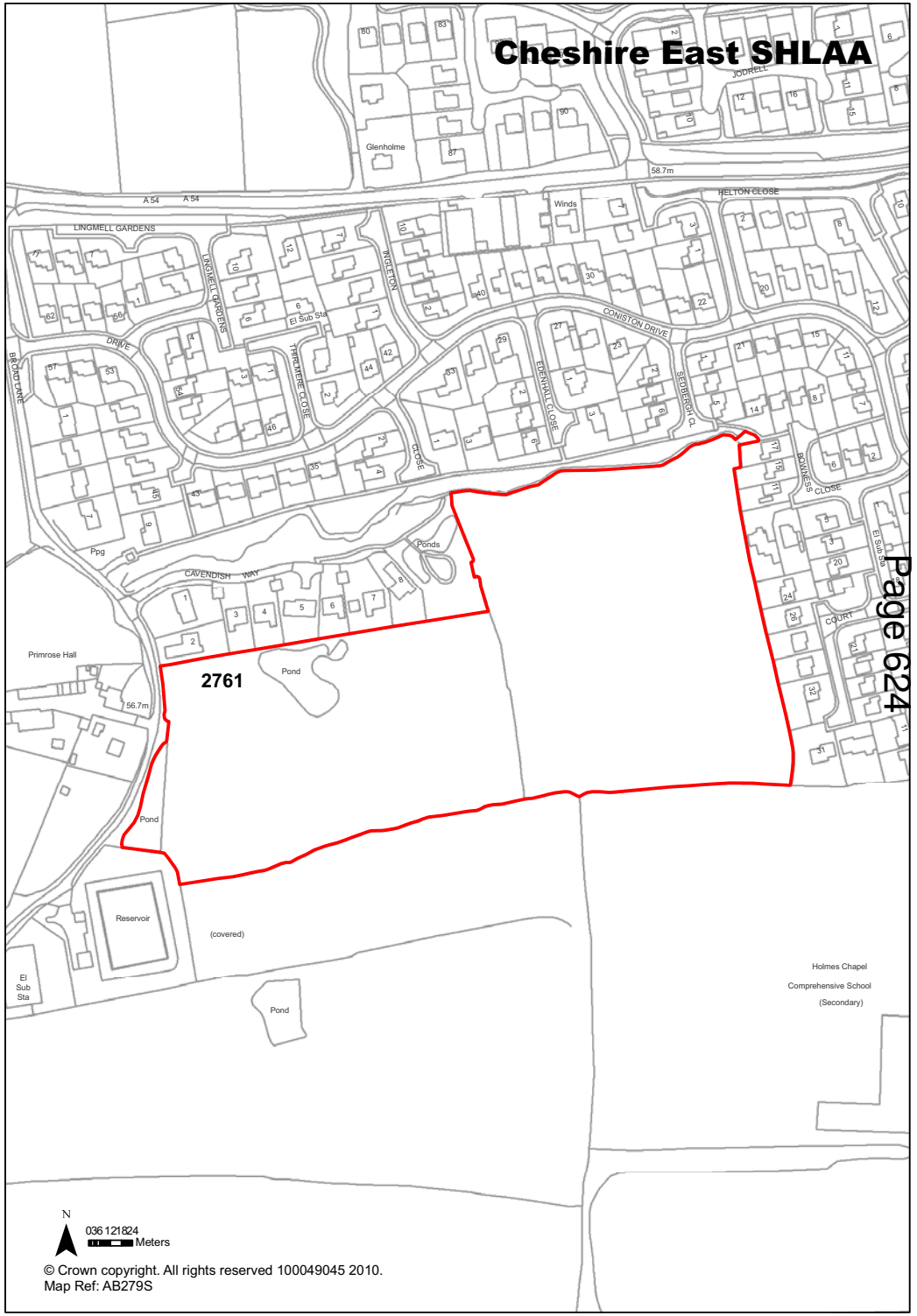
Town / Rural	Rural	**Easting** 373170	**Northing** 362336
Site Description	Flowcrete industrial works.	**Site Size Net (Ha)**	1.66
Character of Area	Employment and open countryside.	**Potential Capacity**	50
Surrounding Land Uses	Employment and open countryside.	**Potential Net Capacity**	50
Physical Constraints	Flood zone 1 - little or no risk. Possible contamination. Existing employment use on site. Within Albion Inorganic Chemicals outer and middle consultation zones and BWB consultation zone. Buildings and trees on site. Levels appear flat.		
Policy Restrictions	Open Countryside. Existing employment use. Area of special control for adverts. Adjacent to the Trent and Mersey Canal Conservation Area.	**Potential Density**	30.12
Managing Constraints	Consultation with Contaminated Land Officer and Bristish Waterways. Consideration of biodiversity and setting of canal.	**Determination of Capacity**	Density multiplier
Sustainability	Not considered sustainably located.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 2761 Site Address Broad Lane, Holmes Chapel

Town / Rural	Holmes Chapel - Edge / Extension	**Easting** 375157	**Northing** 366962

Site Description	Agricultural land	**Site Size Net (Ha)**	4.86
Character of Area	Residential and Open Countryside.	**Potential Capacity**	146
Surrounding Land Uses	Residential and Open Countryside.	**Potential Net Capacity**	146
Physical Constraints	Flood zone 1 - little or no risk. Access to the site is narrow. Site appears undulating. Trees and hedges to the boundary with a collection of trees to the centre of the site, surrounding a ditch / pond. Located on potential contaminated site. Potential air quality issues. Footpath bordering part of site.		
Policy Restrictions	Open countryside and area of special control for adverts. Jodrell Bank consultation zone.	**Potential Density**	30.04
Managing Constraints	Site access to be discussed with highways. Ecological assessment of site. Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Consideration of biodiversity and production of a Protected Species survey. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Determination of Capacity**	Density multiplier
Sustainability	Site is located within walking distance of a local school and bus stop.		
Accessibility	Site access to be discussed with highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	90
Development Progress	SHLAA Site	**Years 11-15**	56
Application Number:			



Ref 2762 Site Address Land to rear of King Street, Middlewich

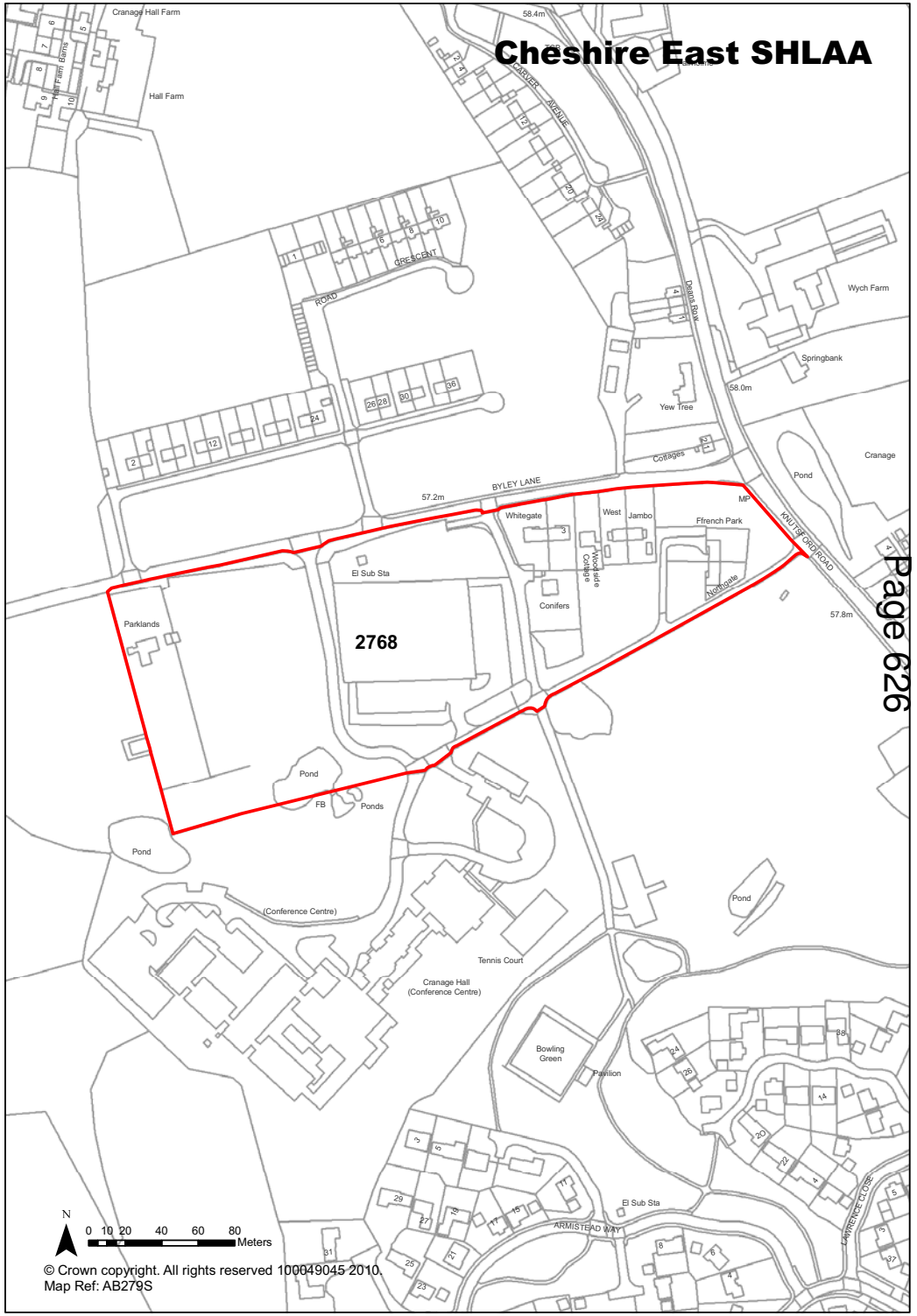
Town / Rural	Middlewich	**Easting** 370396	**Northing** 366497
Site Description	Vacant land.	**Site Size Net (Ha)**	0.99
Character of Area	Generally residential.	**Potential Capacity**	30
Surrounding Land Uses	Generally residential.	**Potential Net Capacity**	30
Physical Constraints	Part of site within flood zone 2, brine subsidence area, BWB consultation zone and an area of archaeological potential. Located within 250m of landfill.		
Policy Restrictions	Site is within the SZL for Middlewich.	**Potential Density**	30.3
Managing Constraints	Consultation with Contaminated Land Officer.	**Determination of Capacity**	Density multiplier
Sustainability	Bus route on King Street		
Accessibility	Access to be discussed with highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	30
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 2768 Site Address LAND NORTH OF CRANAGE HALL, CRANAGE

Town / Rural Rural **Easting** 375023 **Northing** 368489

Site Description	Mixed use site, including open space, parking, reisdential development.	**Site Size Net (Ha)**	3.99
Character of Area	Residential and Open Countryside.	**Potential Capacity**	120
Surrounding Land Uses	Residential and Open Countryside.	**Potential Net Capacity**	120
Physical Constraints	Trees on site. Formal and walled gardens. Pond on site. Housing already to the road.		
Policy Restrictions	Open Countryside. Jodrell Bank Consultation Zone.	**Potential Density**	30.08
Managing Constraints	Consideration of the historic environment. Assessment of biodviersity on site. Consideration of trees on site and their potential for retention.	**Determination of Capacity**	Density multiplier
Sustainability	Bus toute on Knutsford Road.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information	The nature of the site and its importance to the setting of Cranage Hall make it unsuitable for built development.	**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



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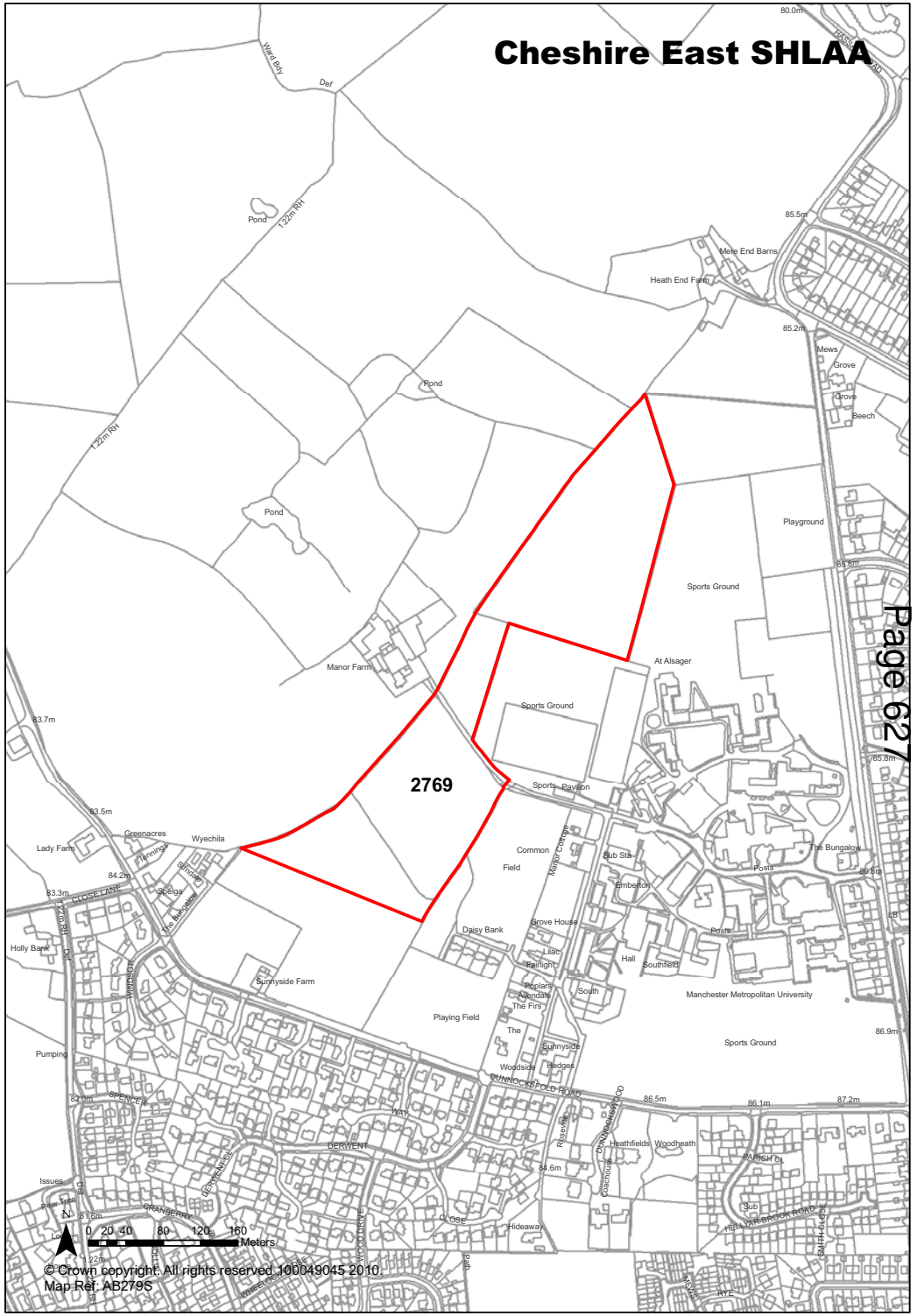
Map Ref: AB279S

Ref	2769	Site Address	Land west of MMU Campus, Hassall Road, Alsager

Town / Rural	Alsager - Edge / Extension	**Easting**	378290
		Northing	356110

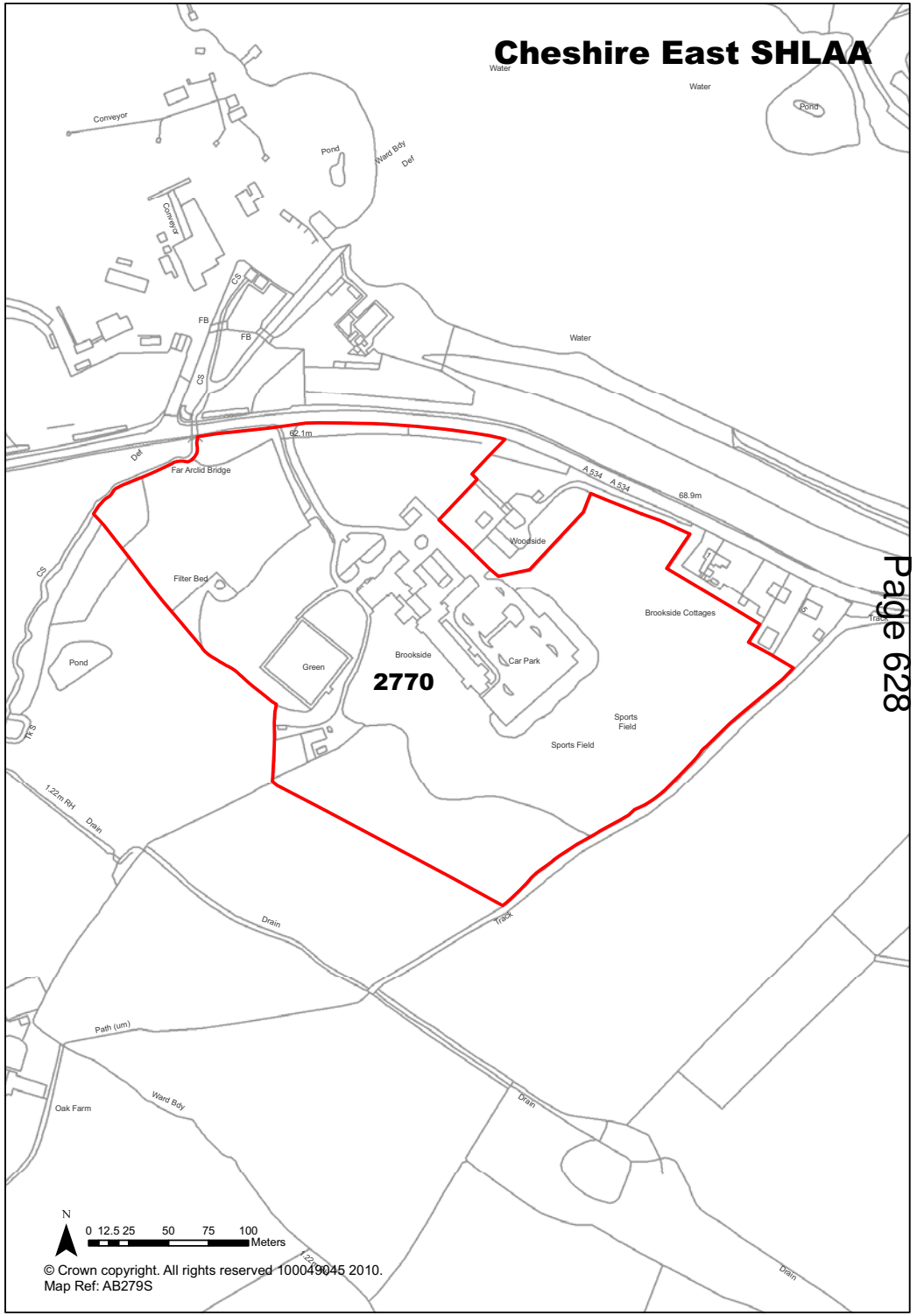
Site Description	Agricultural land.
Character of Area	Open Countryside.
Surrounding Land Uses	University, residential and open countryside.
Physical Constraints	In use for agricultural purposes. Located on potential contaminated site. Potential air quality issues.
Policy Restrictions	Open Countryside.
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	Site not currently considered sustainable but would need to be considered as part of wider development.
Accessibility	Access to be discussed with highways
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Available - site owned by developer
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	6.58
Potential Capacity	198
Potential Net Capacity	198
Potential Density	30
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	90
Years 11-15	108



Ref 2770 Site Address Brookside Hall, Congleton Road, Arclid

Town / Rural	Rural	**Easting** 377894	**Northing** 361805
Site Description	Hall and grounds.	**Site Size Net (Ha)**	7.28
Character of Area	Open countryside with minerals related development on opposite side of road.	**Potential Capacity**	219
Surrounding Land Uses	Open countryside with minerals related development on opposite side of road.	**Potential Net Capacity**	219
Physical Constraints	Buildings on site. Car parking. Garden areas. Trees on site. Site appears generally flat with a slope to the road. Potential air quality issues.		
Policy Restrictions	Open countryside. Jodrell Bank Consultation Zone.	**Potential Density**	30.08
Managing Constraints	Air quality assessment may be required (Proximity to AQMA or size of development).	**Determination of Capacity**	Density multiplier
Sustainability	Site is not considered sustainably located.		
Accessibility	Access to be discussed with Highways	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

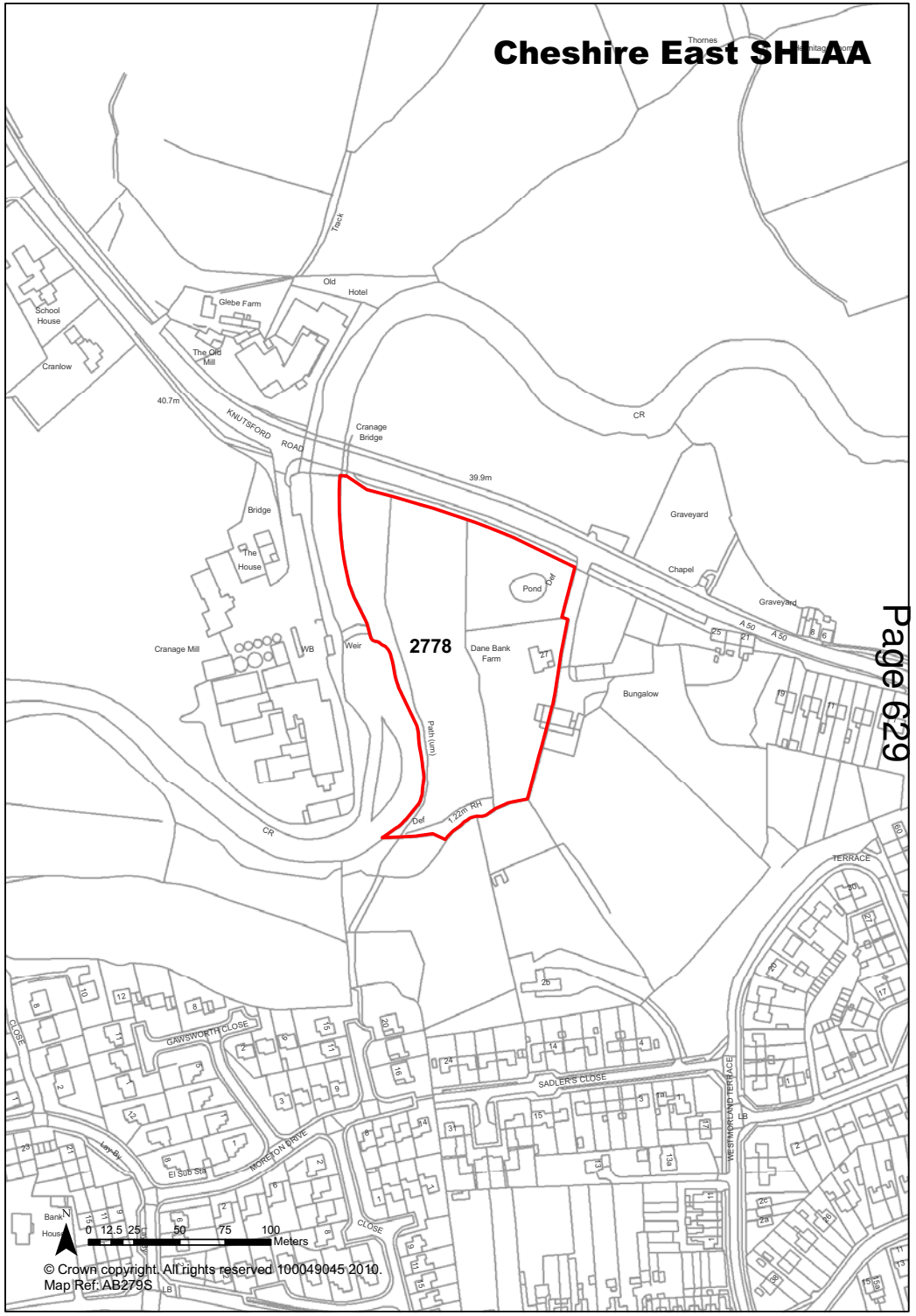


Ref 2778 **Site Address** DANE BANK FARM, KNUTSFORD ROAD, HOLMES CHAPEL

Town / Rural Holmes Chapel - Edge / Extension **Easting** 375829 **Northing** 367639

Site Description	UNDERUSED FARMLAND
Character of Area	Open Countryside and some residential.
Surrounding Land Uses	Open Countryside and some residential.
Physical Constraints	Powerlines across site. Site appears to slope towards river and to the residential to the south. Appears to be a pond on site. Wooded area to rear of house/farm. Potential for flooding on site.
Policy Restrictions	Open Countryside. Jodrell Bank Consultation Zone.
Managing Constraints	Flood Risk Assessment required.
Sustainability	Site is not considered sustainable.
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Marginal / Uncertain
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

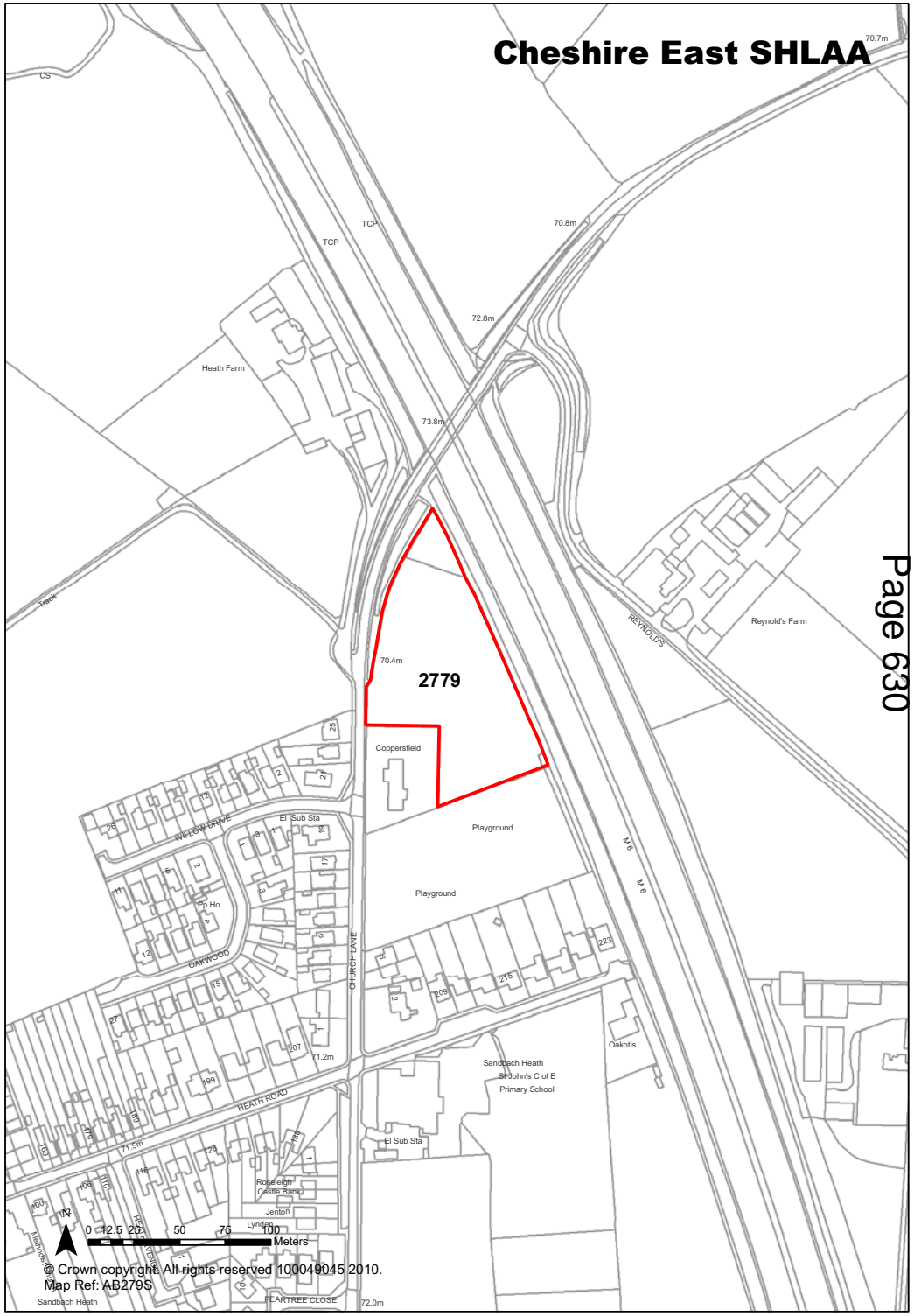
Site Size Net (Ha)	1.54
Potential Capacity	47
Potential Net Capacity	47
Potential Density	30.52
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



Ref 2779 **Site Address** Land adjoining Coppersfield, Church Lane, Sandbach

Town / Rural	Sandbach - Edge / Extension	**Easting** 377251	**Northing** 361111

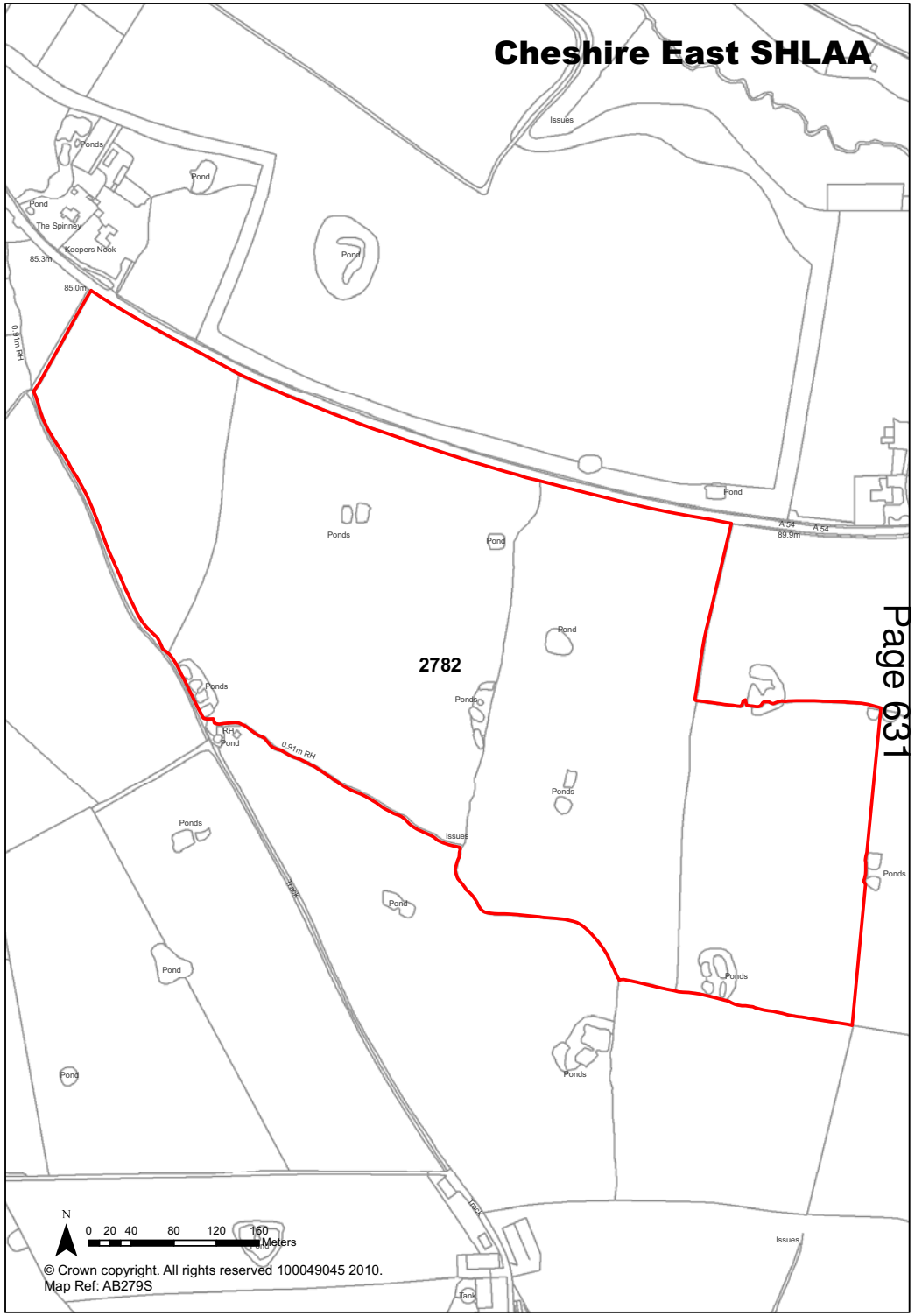
Site Description	Grazing land.	**Site Size Net (Ha)**	0.81
Character of Area	Residential and recreational to the south, motorway adjacent eastern boundary.	**Potential Capacity**	25
Surrounding Land Uses	Residential and recreational to the south, motorway adjacent eastern boundary.	**Potential Net Capacity**	25
Physical Constraints	Overhead pylons. Located on potential contaminated site.		
Policy Restrictions	Open countryside	**Potential Density**	30.86
Managing Constraints	Consultation with Contaminated Land Officer.Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Bus route on both Heath Road and Chruch Lane.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	25
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref	2782	Site Address	Land west of Somerford Farm, Holmes Chapel Road, Somerford

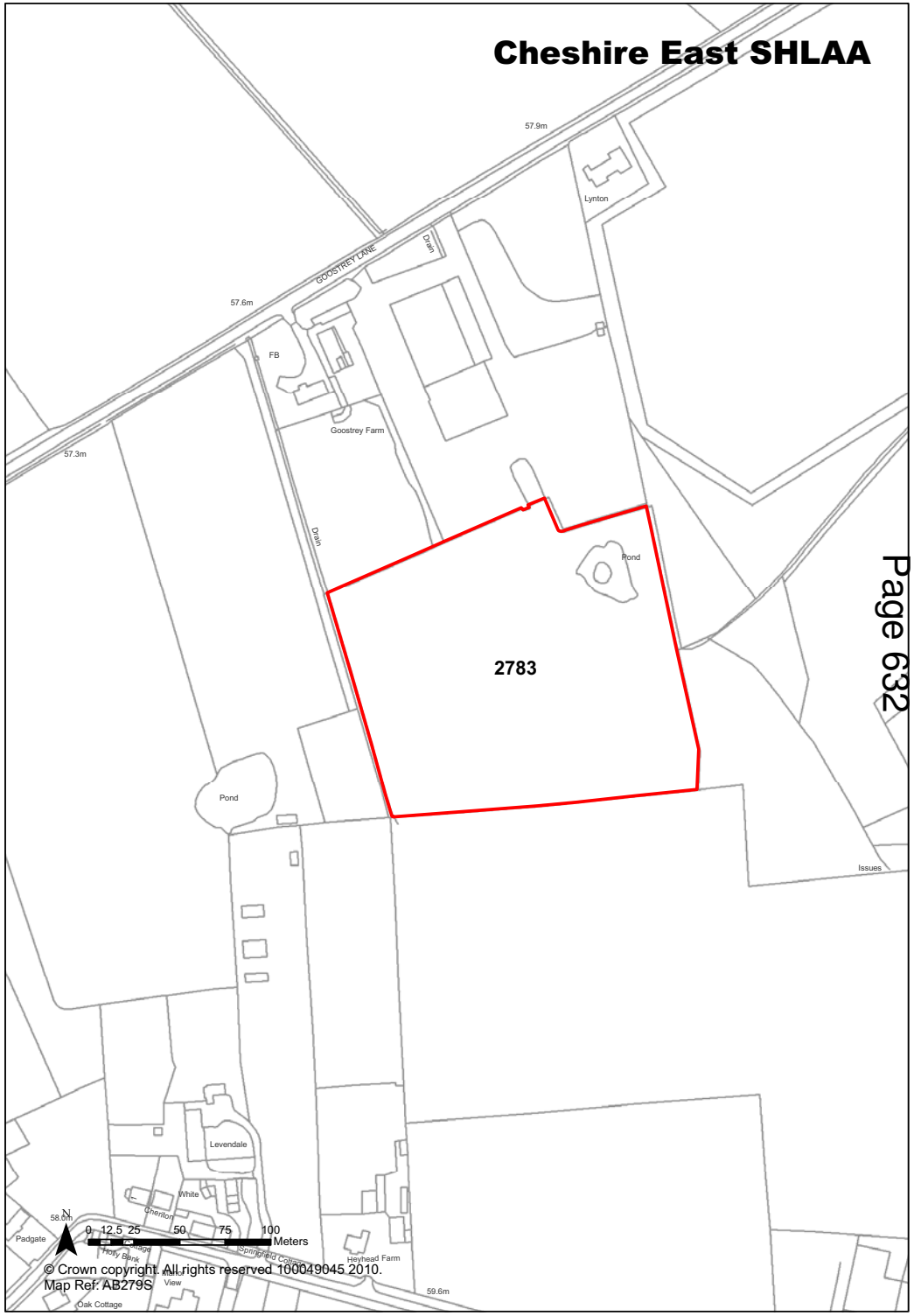
Town / Rural	Rural	**Easting**	381920 **Northing** 363780

Site Description	Agricultural land.	**Site Size Net (Ha)**	26.12
Character of Area	Open Countryside	**Potential Capacity**	784
Surrounding Land Uses	Open Countryside	**Potential Net Capacity**	784
Physical Constraints	Appear to be areas of ditches / ponds on site with associated trees and hedges. Potential air quality issues.		
Policy Restrictions	Open countryside	**Potential Density**	30.02
Managing Constraints	Air quality assessment may be required (Proximity to AQMA or size of development). Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Site is not considered sustainable		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 2783 Site Address LAND REAR OF CRANAGE TRADE PARK, GOOSTREY LANE, CRANAGE

Town / Rural	Rural	**Easting** 375540	**Northing** 369380
Site Description	AGRICULTURAL LAND	**Site Size Net (Ha)**	2.64
Character of Area	Open Countryside and Trade Park.	**Potential Capacity**	80
Surrounding Land Uses	Open Countryside and Trade Park.	**Potential Net Capacity**	80
Physical Constraints	Site appears generally flat. Hedge to boundary. Access to site potentially through other development.		
Policy Restrictions	Open countryside. Jodrell Bank Consultation Zone.	**Potential Density**	30.3
Managing Constraints	Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Site is not considered sustainable.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information	Site may be suitable for small scale extension to existing Trading Estate.	**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

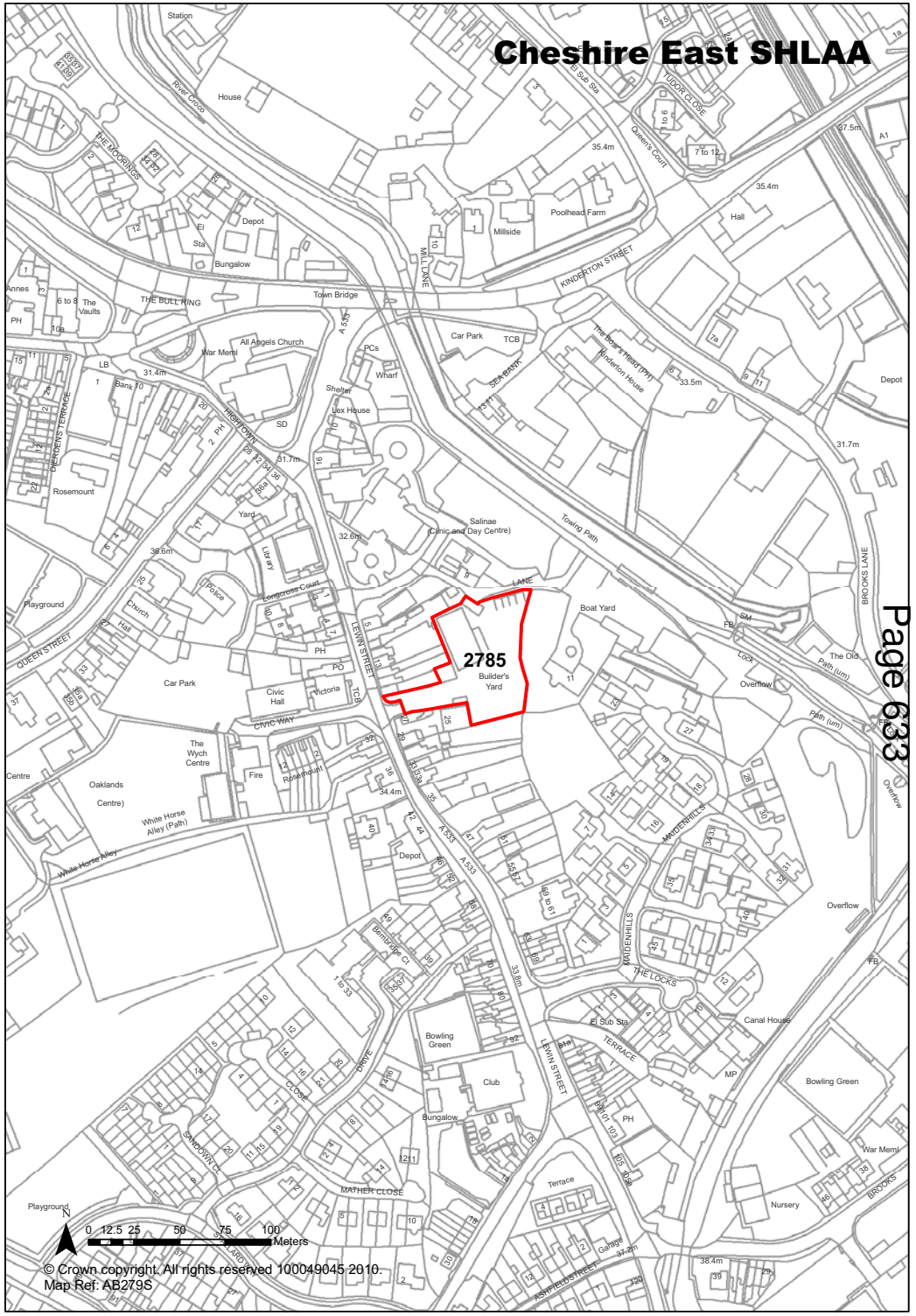


Ref	2785	Site Address	Land off the Build Center, Lewin Street, Middlewich

Town / Rural	Middlewich	**Easting**	370498
		Northing	366106

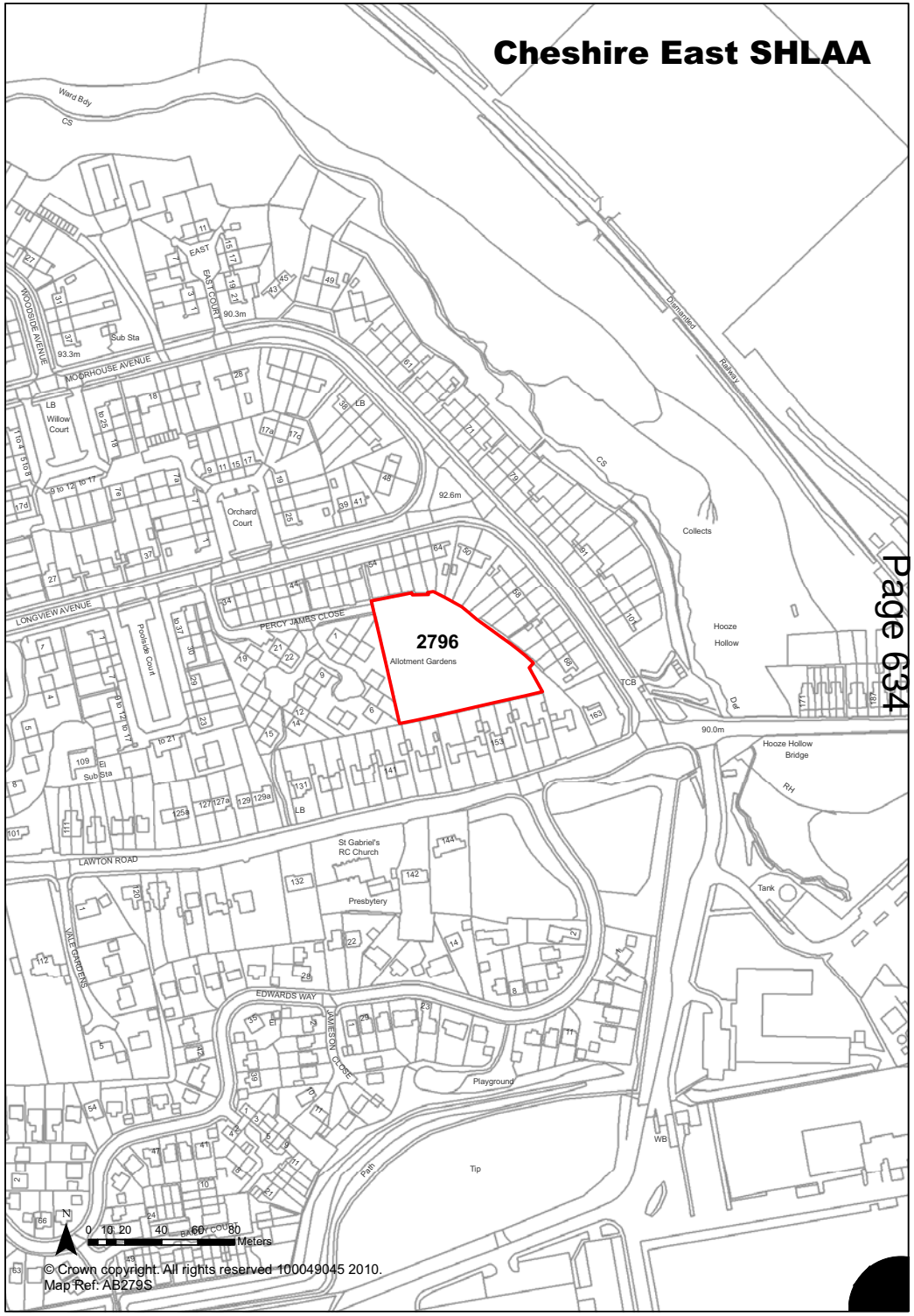
Site Description	Builders merchant yard.
Character of Area	Mixed uses
Surrounding Land Uses	Retail, residential mix, offices and canal boat company.
Physical Constraints	Existing successful (apparently viable) company occupies the site (unavailable), BWB consultation zone and area of arch potential. Located on potential contaminated site.
Policy Restrictions	Within Middlewich SZL. Within an Area of Archaeological Potential.
Managing Constraints	Consultation with Contaminated Land Officer.
Sustainability	Site is considered sustainable, located adjacent to the town centre.
Accessibility	Access is possible, but change to residential use would mean discussion with Highways would be required.
Other Information	
Brownfield / Greenfield	Brownfield
Suitability	Suitable
Availability	Marginal / Uncertain
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	0.31
Potential Capacity	10
Potential Net Capacity	10
Potential Density	32.26
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	10
Years 11-15	0



Ref 2796 Site Address Land off Percy James Court, Alsager

Town / Rural	Alsager	**Easting** 380483	**Northing** 355789
Site Description	Land currently used for allotments.	**Site Size Net (Ha)**	0.42
Character of Area	Generally residential.	**Potential Capacity**	13
Surrounding Land Uses	Residential.	**Potential Net Capacity**	13
Physical Constraints	Currently in use as allotments. Site appears generally flat. Access may be a little narrow as it is constrained by housing on either side. Located within 250m of landfill.		
Policy Restrictions	Within Alsager SZL. Protected Open Space.	**Potential Density**	30.95
Managing Constraints	Consultation with Contaminated Land Officer.	**Determination of Capacity**	Density multiplier
Sustainability	Site is considered sustainably located, but would wish to see allotment use retained.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Not Available - long term prospect	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

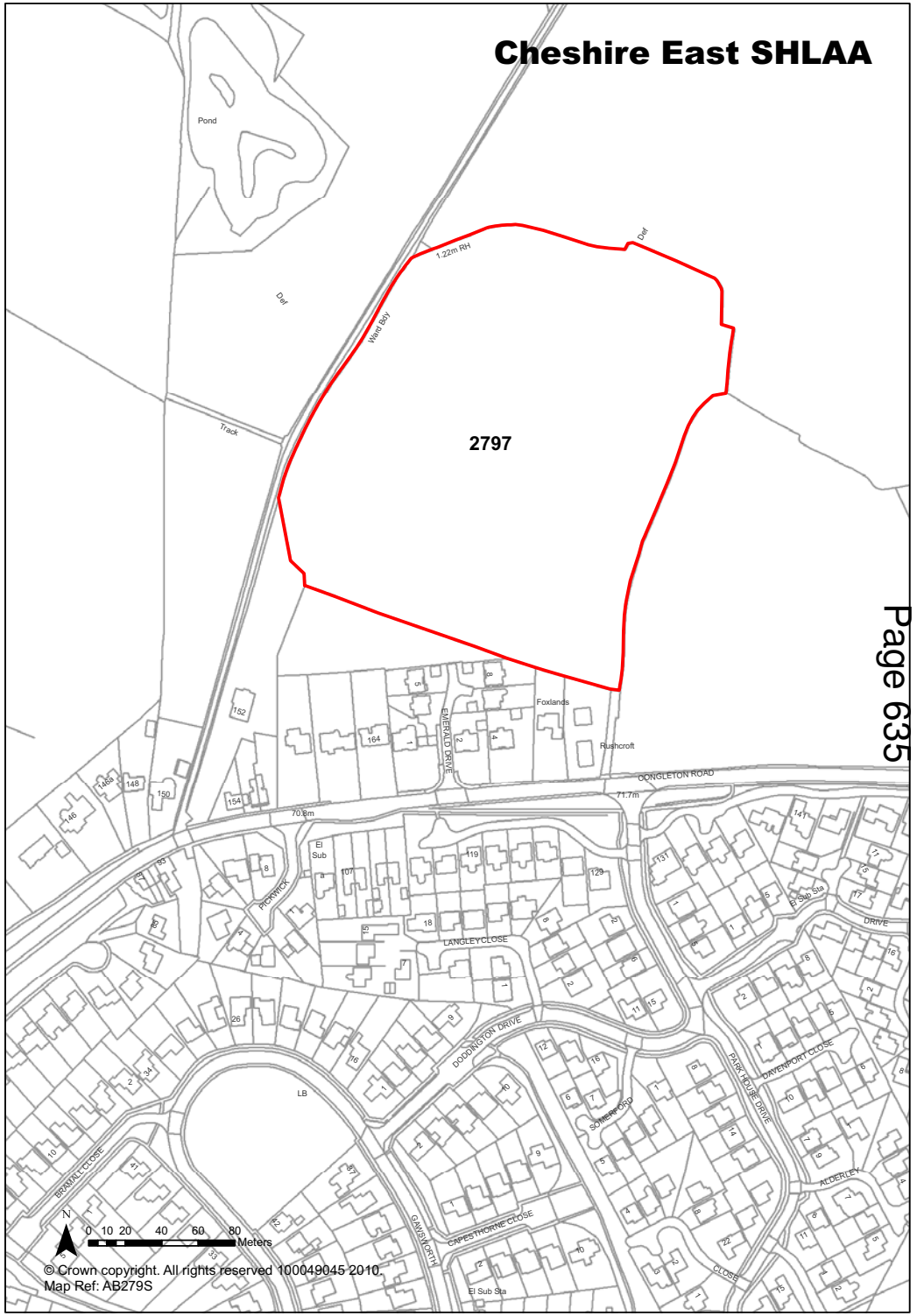


Ref	2797	Site Address	Rear of Emerald Drive/Congleton Road, Sandbach

Town / Rural	Sandbach - Edge / Extension	**Easting**	376430
		Northing	361840

Site Description	Agricultural land.
Character of Area	Open countryside and residential.
Surrounding Land Uses	Open countryside and residential.
Physical Constraints	Overhead lines. Located on potential contaminated site. Potential air quality issues.
Policy Restrictions	Open countryside. Part of site to the north within Jodrell Bank Consultation Zone.
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	Bus route on Congleton Road.
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Marginal / Uncertain
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	4.26
Potential Capacity	128
Potential Net Capacity	128
Potential Density	30.05
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0

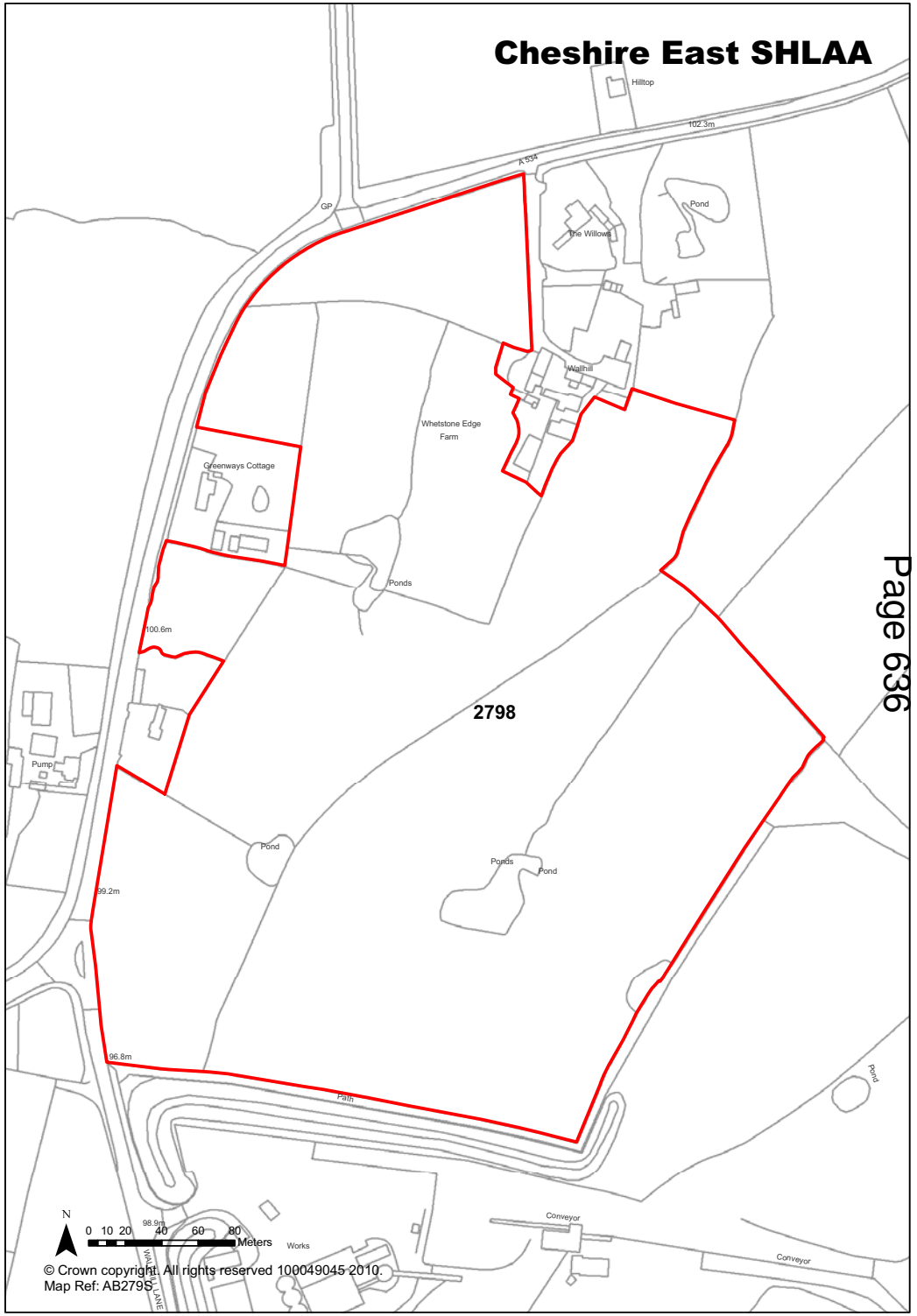


Ref 2798 **Site Address** Land south of Whetstone Edge Farm, Sandbach Road

Town / Rural Rural **Easting** 383007 **Northing** 362679

Site Description	Agricultural land
Character of Area	Open countryside
Surrounding Land Uses	Agriculture/grazing
Physical Constraints	Pylons, ponds, footpath bordering the site. Site within Jodrell Bank Consultation Zone and Open Countryside. Potential air quality issues.
Policy Restrictions	Open countryside. Jodrell Bank Consultation Zone.
Managing Constraints	Air quality assessment may be required (Proximity to AQMA or size of development). Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	Site is not considered sustainable.
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Marginal / Uncertain
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

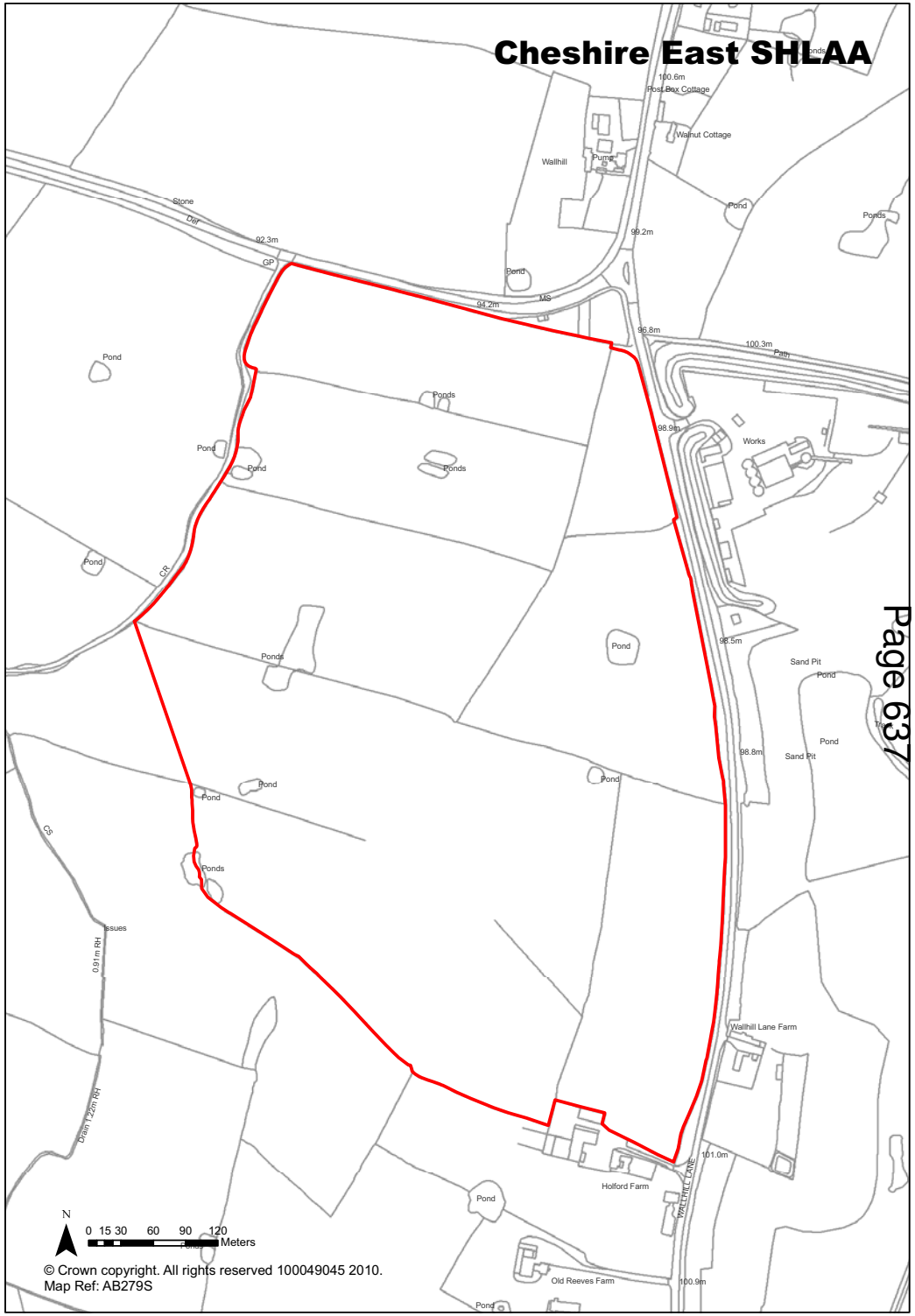
Site Size Net (Ha)	12.89
Potential Capacity	387
Potential Net Capacity	387
Potential Density	30.02
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



Ref 2799 Site Address Land at junction of Sandbach Road/Bent Lane, Astbury

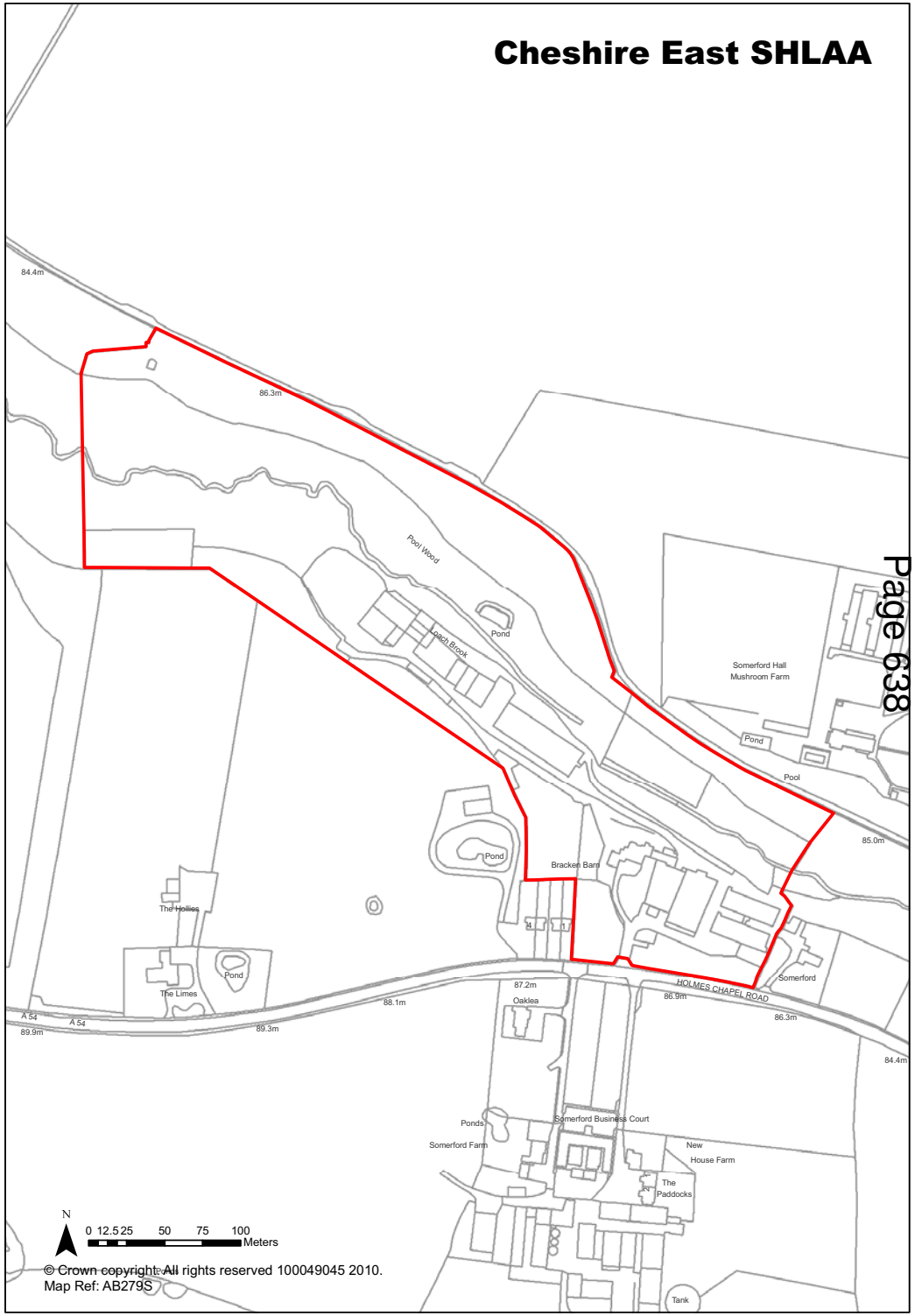
Town / Rural Rural **Easting** 382590 **Northing** 362210

Site Description	Agricultural land.	**Site Size Net (Ha)**	32
Character of Area	Open countryside	**Potential Capacity**	960
Surrounding Land Uses	Quarry, agriculture and grazing	**Potential Net Capacity**	960
Physical Constraints	Pylons. Site is an Area of Preferred Extension to Existing Silica Sand Quarry and partially lies within the Jodrell Bank consultation zone. Numerous ponds are present. Potential air quality issues.		
Policy Restrictions	Open countryside. Jodrell Bank consultation zone.	**Potential Density**	30
Managing Constraints	Air quality assessment may be required (Proximity to AQMA or size of development). Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Site is not considered sustainable.		
Accessibility	Access to be discussed wuith highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 2804 Site Address Somerford Park, Holmes Chapel Road, Somerford

Town / Rural	Rural	**Easting** 382048	**Northing** 364336
Site Description	Existing employment site.	**Site Size Net (Ha)**	7.66
Character of Area	Generally open countryside with residential to the west and offices to the south.	**Potential Capacity**	230
Surrounding Land Uses	Agricultre/grazing, residential and offices	**Potential Net Capacity**	230
Physical Constraints	Site lies within the open countrsyide and Jodrell Bank consultation zone. Part of the site is within flood zone 2 and 3 and an SBI.		
Policy Restrictions	Open countryside. Jodrell Bank consultation Zone. 0Part of site within SBI.	**Potential Density**	30.03
Managing Constraints	Air quality assessment may be required (proximity to AQMA or size of development). Flood Risk Assessment. Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites, if greenfield part of site to be developed.	**Determination of Capacity**	Density multiplier
Sustainability	Site is not considered sustainable.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

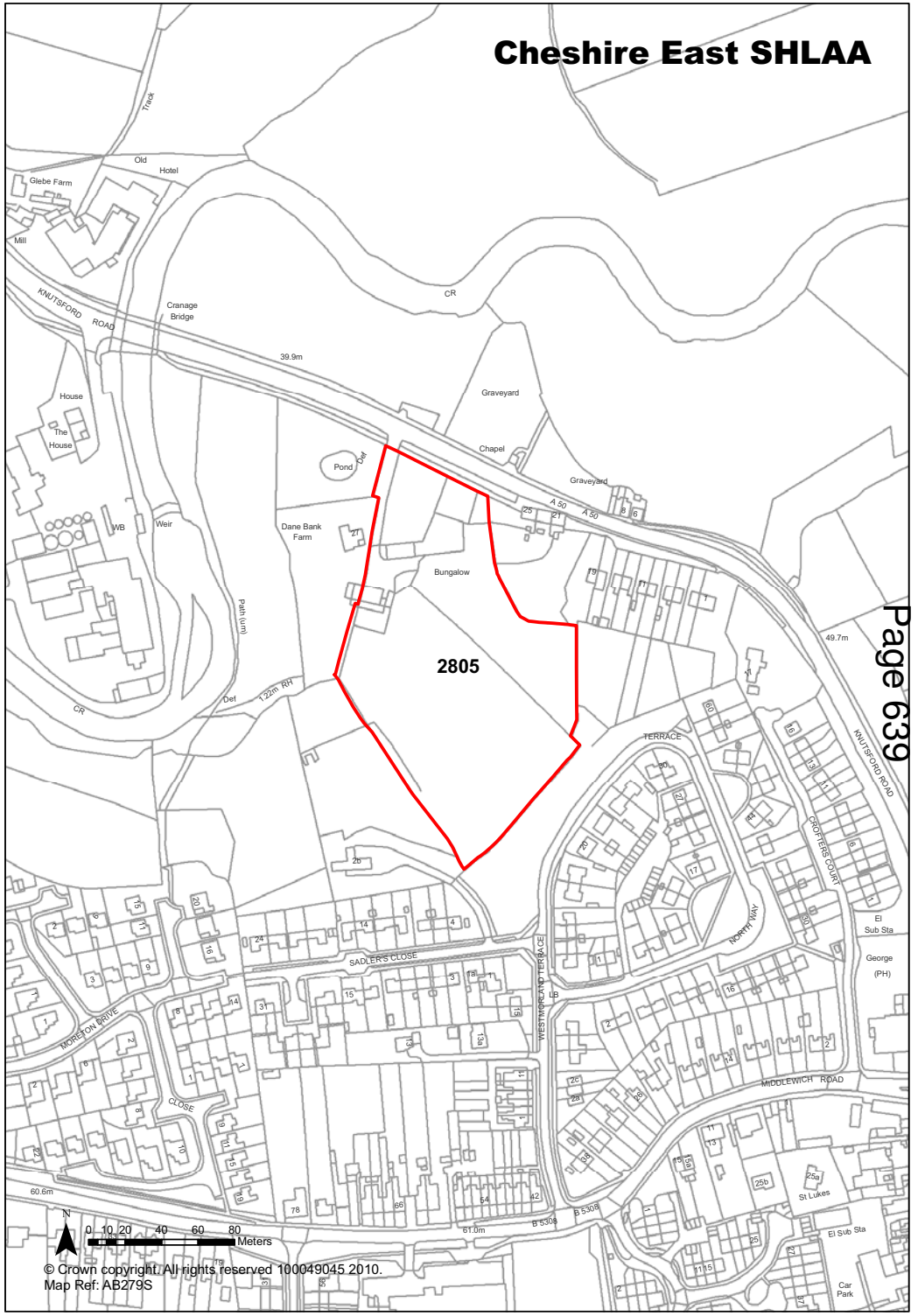


Ref 2805 **Site Address** Land south of Knutsford Road, Holmes Chapel

Town / Rural Holmes Chapel - Edge / Extension **Easting** 375925 **Northing** 367594

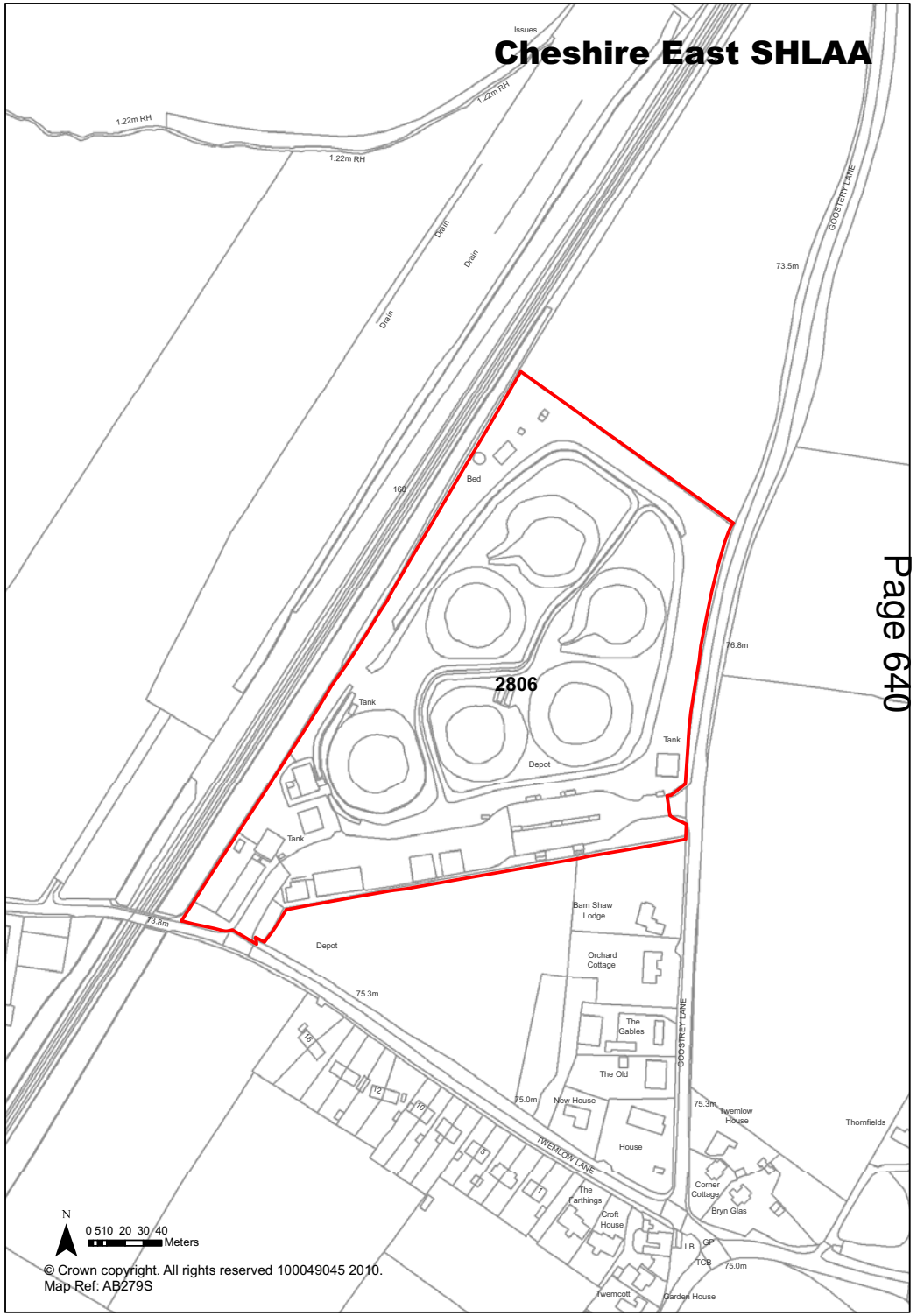
Site Description	Residential and pasture land
Character of Area	Edge of settlement.
Surrounding Land Uses	Open Countryside and some residential.
Physical Constraints	Site slopes up to residential to the south. Some trees in garden area of property.
Policy Restrictions	Open Countryside
Managing Constraints	Transport Assessment may be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Mixed
Suitability	Suitable - with policy change
Availability	Available - site owned by developer
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	1.79
Potential Capacity	55
Potential Net Capacity	55
Potential Density	30.73
Determination of Capacity	Based on 'Call for Sites' information.
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	55
Years 11-15	0



Ref 2806 Site Address OPA pumping and storage depot, Goostrey Lane, Twemlow

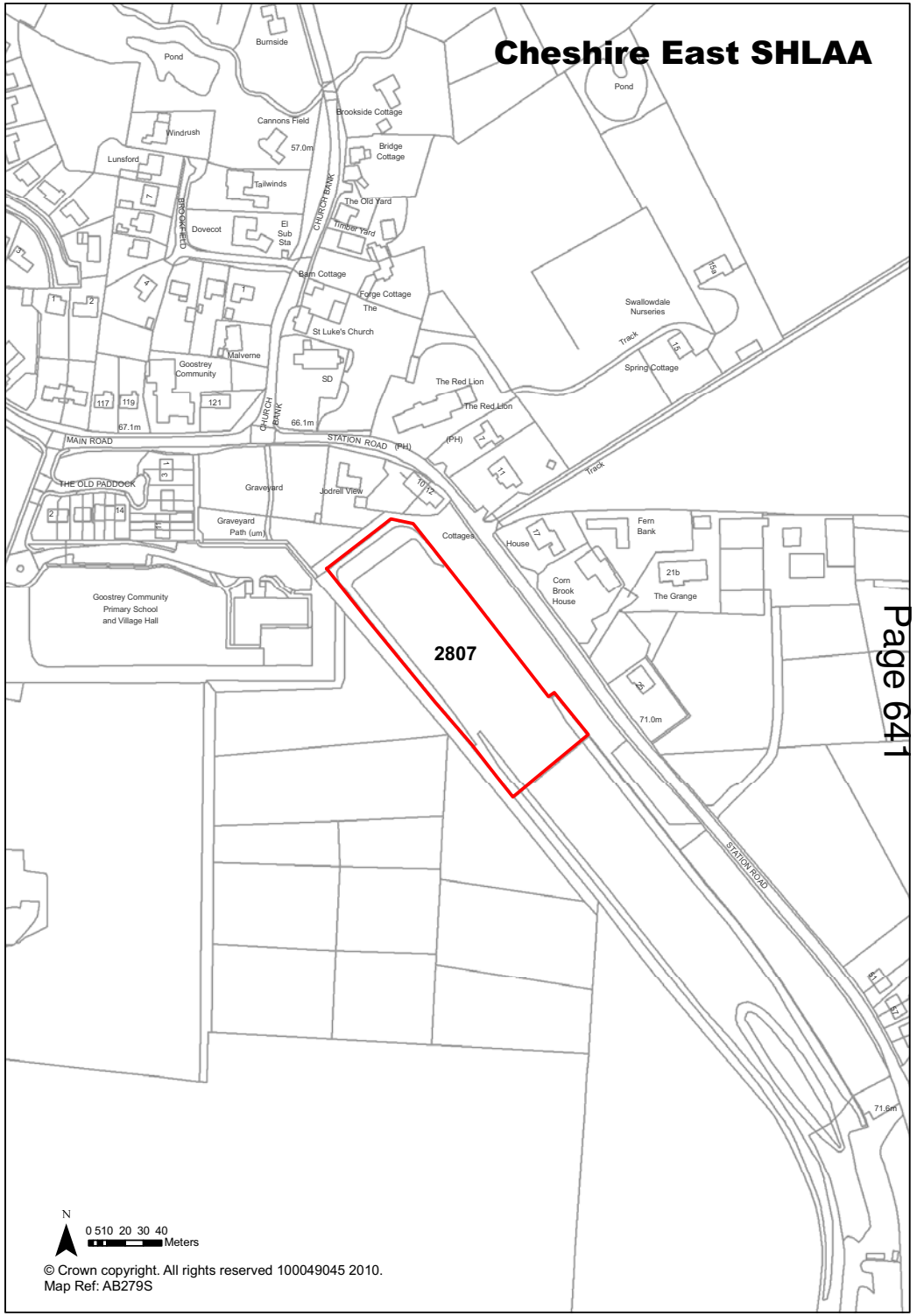
Town / Rural	Rural	**Easting** 378059	**Northing** 368986
Site Description	Former oil pumping and storage depot.	**Site Size Net (Ha)**	4.76
Character of Area	Open Countryside.	**Potential Capacity**	143
Surrounding Land Uses	Open Countryside.	**Potential Net Capacity**	143
Physical Constraints	Contamination of the site. Potential air quality issues.		
Policy Restrictions	Open countryside. Jodrell Bank consultation zone.	**Potential Density**	30.04
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Transport Assessment likely to be required.	**Determination of Capacity**	Density multiplier
Sustainability	Site not considered sustainable.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 2807 **Site Address** Part of former railway sidings, land off Station Road, Goostrey

Town / Rural Goostrey - Edge / Extension **Easting** 378018 **Northing** 369854

Site Description	Derelict land - part of former railway sidings	**Site Size Net (Ha)**	0.83
Character of Area	Open Countryside.	**Potential Capacity**	25
Surrounding Land Uses	Open Countryside.	**Potential Net Capacity**	25
Physical Constraints	Site dips to area of former sidings. Transformer and overhead lines across site.		
Policy Restrictions	Open countryside. Jodrell Bank consultation zone.	**Potential Density**	30.12
Managing Constraints	Overhead lines may need to be moved dependent on scheme brought forward. Site levelling may be required.	**Determination of Capacity**	Density multiplier
Sustainability	Site is considered sustainably located within close proximity of the primary, school and the train station with access to the bus network on Station Road.		
Accessibility	Access to be discussed wtih highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

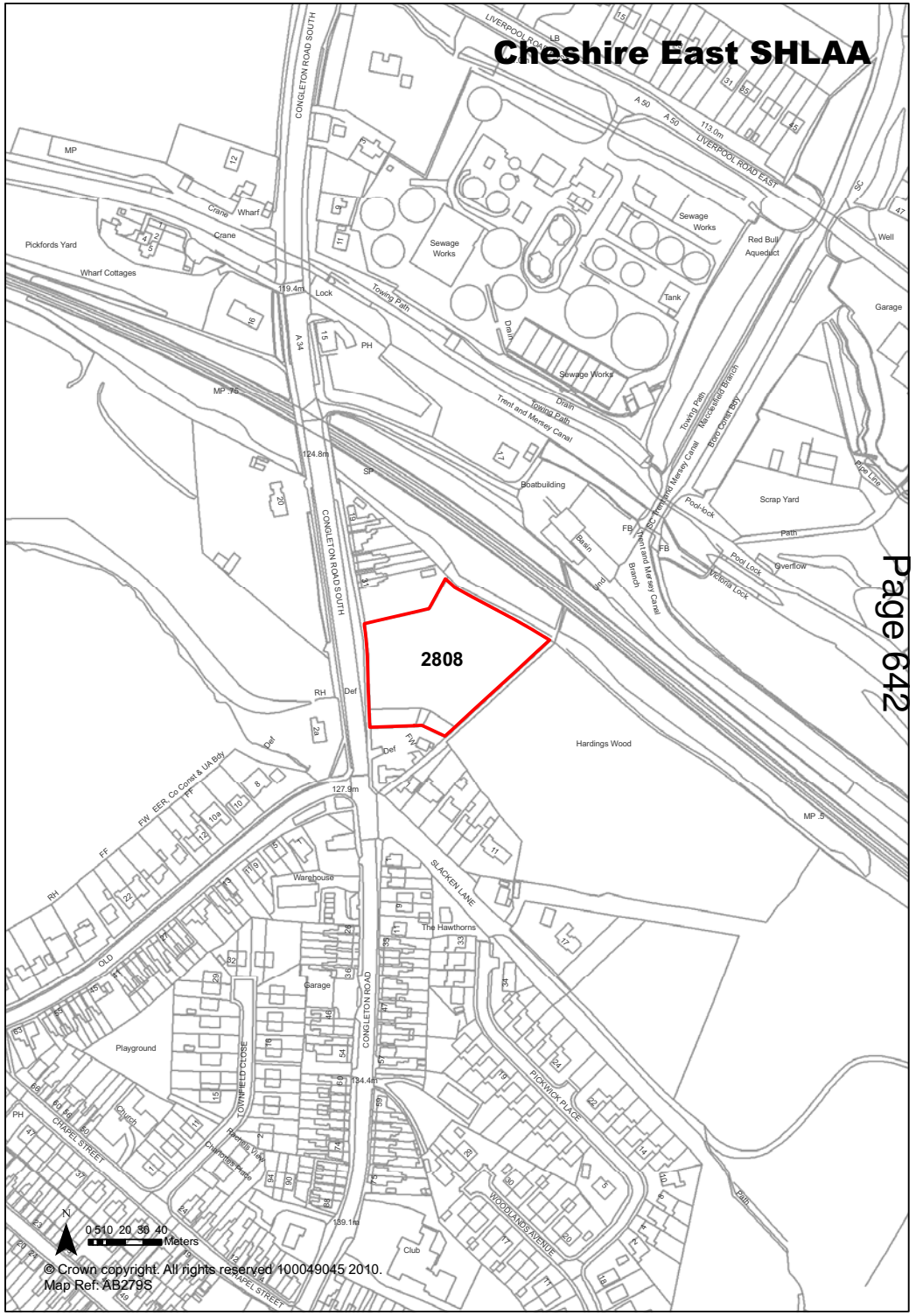


Ref	2808	Site Address	LAND ADJOINING AUDLEY HOUSE, CONGLETON ROAD SOUTH, CHURCH

Town / Rural	Rural	**Easting**	382884
		Northing	354831

Site Description	Vacant land
Character of Area	Open countryside and residential.
Surrounding Land Uses	Open countryside and residential.
Physical Constraints	Site appears to slope up from the road. Land appears to be at a higher level than the road. Site appears generally flat, although currently covered in scrub. Overhead lines to the boundary.
Policy Restrictions	Green Belt.
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	Bus route on Congleton Road South
Accessibility	Access to be discussed with Highways.
Other Information	Agent for this site has suggested the allocation of this site for affordable housing.
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Marginal / Uncertain
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

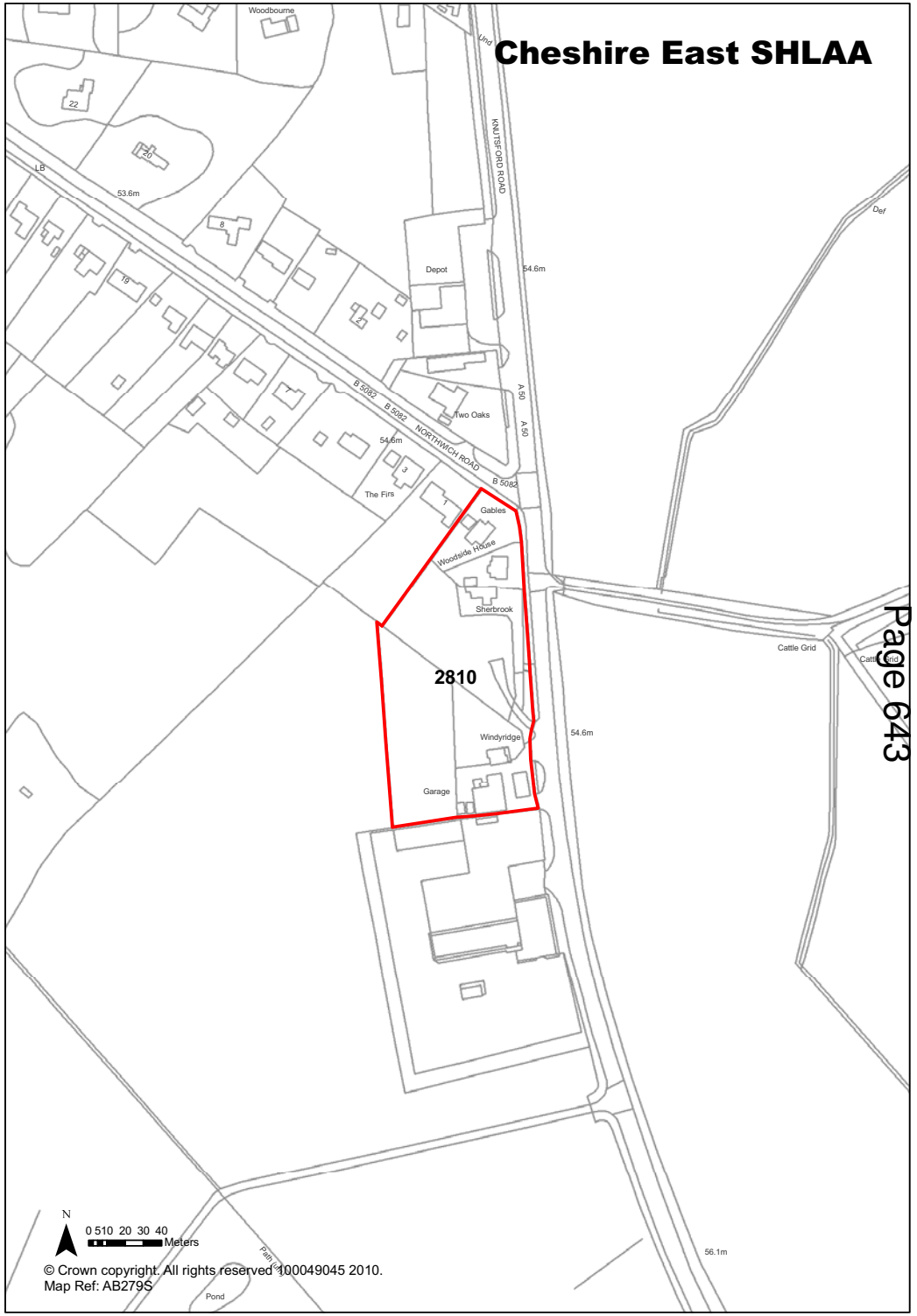
Site Size Net (Ha)	0.51
Potential Capacity	16
Potential Net Capacity	16
Potential Density	31.37
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



Ref	2810	Site Address	Land at junction of Northwich Road / Knutsford Road, Rudheath, Cranage

Town / Rural	Rural	**Easting**	374591
		Northing	369850

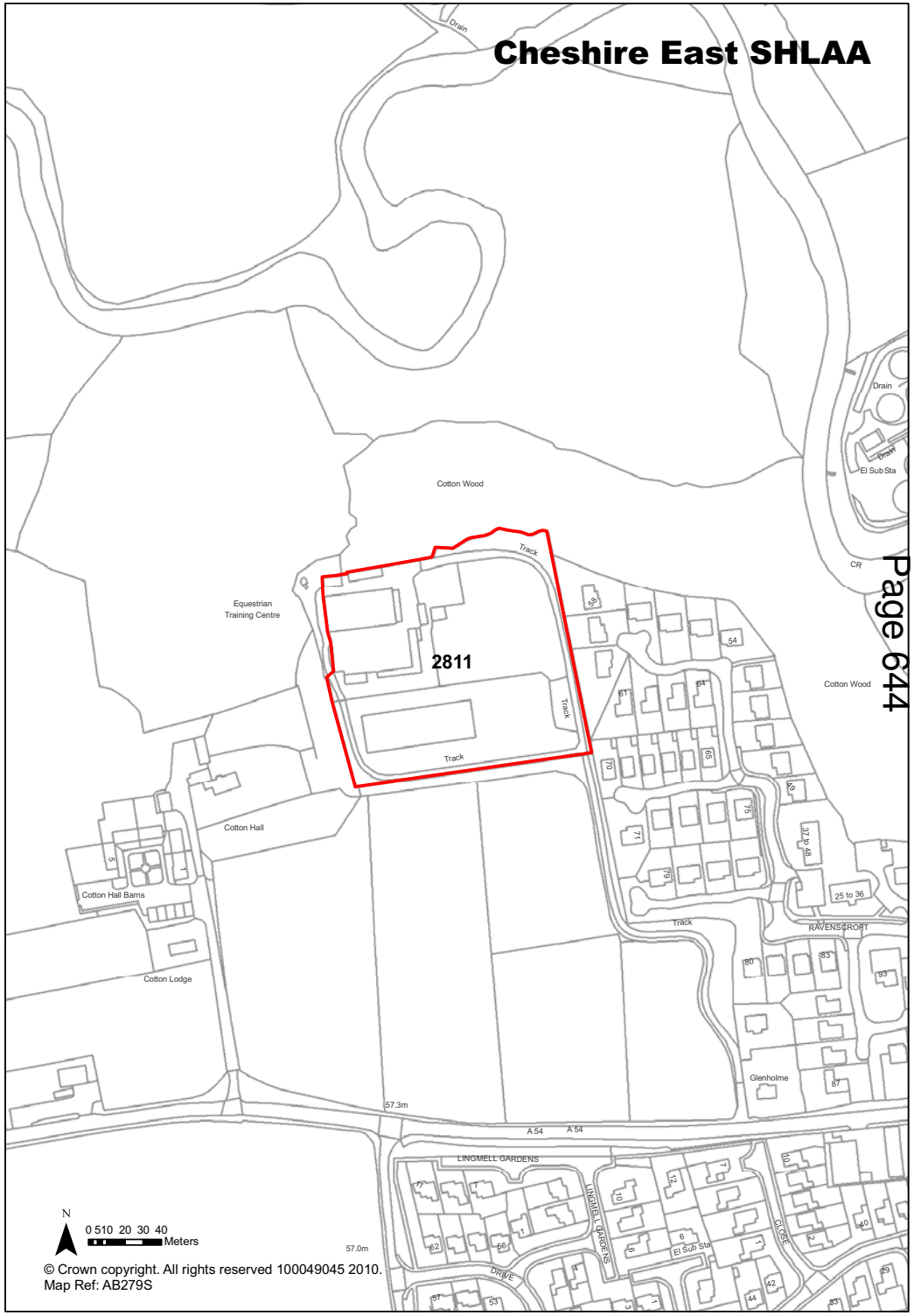
Site Description	UNUSED LAND AND EXISTING PROPERTIES	**Site Size Net (Ha)**	1.2
Character of Area	Open countryside and residential.	**Potential Capacity**	36
Surrounding Land Uses	Open countryside and residential.	**Potential Net Capacity**	36
Physical Constraints	Trees on site. Hedge to some boundaries. Telephone lines overhead.		
Policy Restrictions	Open countryside. Jodrell Bank consultation zone.	**Potential Density**	30
Managing Constraints	May be scope for limited frontage development if IBL were extended	**Determination of Capacity**	Density multiplier
Sustainability	Site not considered sustainably located.		
Accessibility	Access to be discussed with	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 2811 **Site Address** Cotton Equestrian Centre, Middlewich Road, Holmes Chapel

Town / Rural Holmes Chapel - Edge / Extension **Easting** 374924 **Northing** 367430

Site Description	Equestrian centre.	**Site Size Net (Ha)**	1.58
Character of Area	Open Countryside and residential.	**Potential Capacity**	48
Surrounding Land Uses	Open Countryside and residential.	**Potential Net Capacity**	48
Physical Constraints	Narrow access to the site. Buildings on site. Potential air quality issues.		
Policy Restrictions	Open Countryside. Jodrell Bank Consultation Zone.	**Potential Density**	30.38
Managing Constraints	Air quality assessment may be required (size of development).	**Determination of Capacity**	Density multiplier
Sustainability			
Accessibility	Access issues to be discussed with highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	48
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

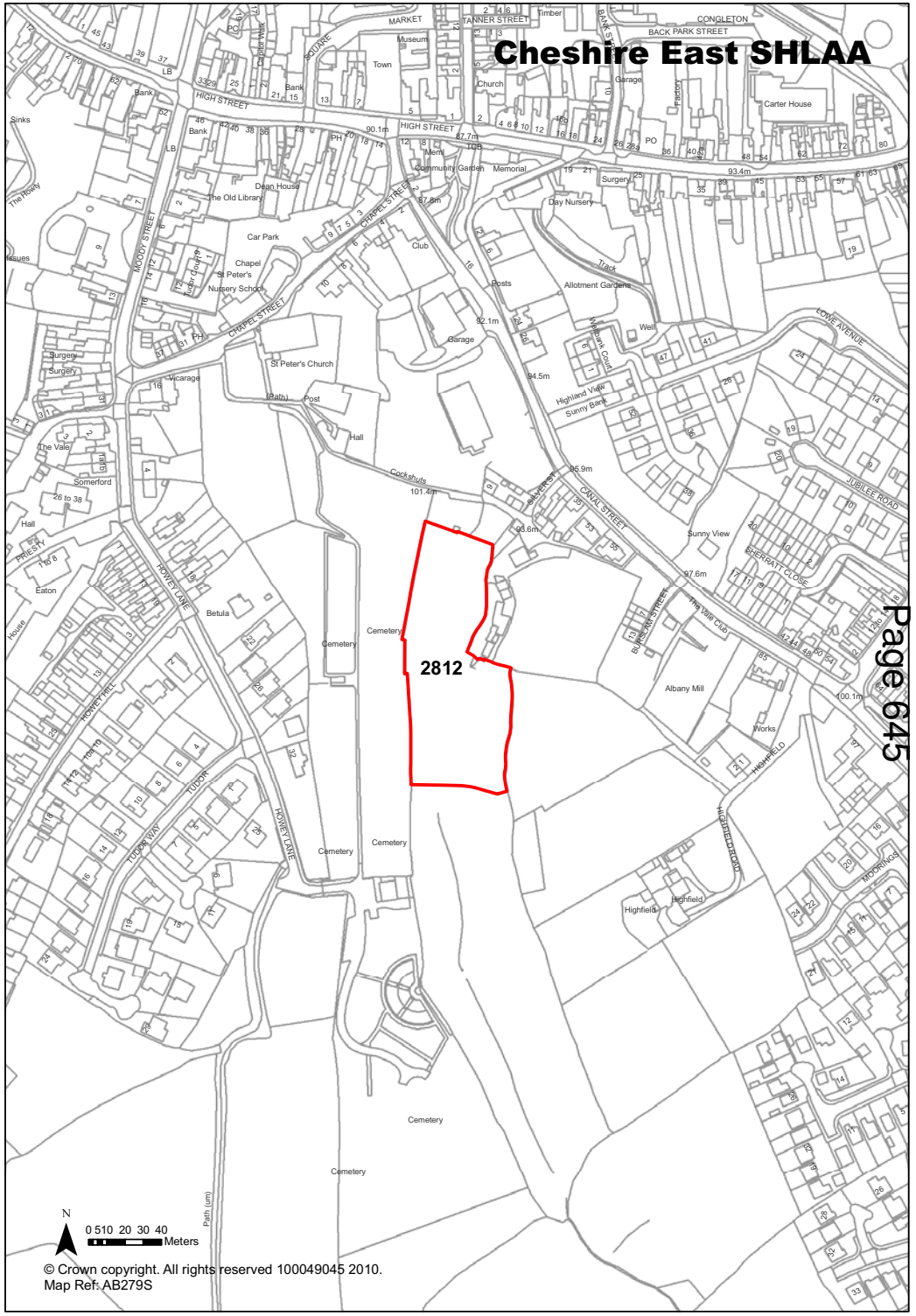


Ref	2812	Site Address	Land adjacent to cemetary, Silver Street, Congleton

Town / Rural	Congleton	**Easting**	386084
		Northing	362659

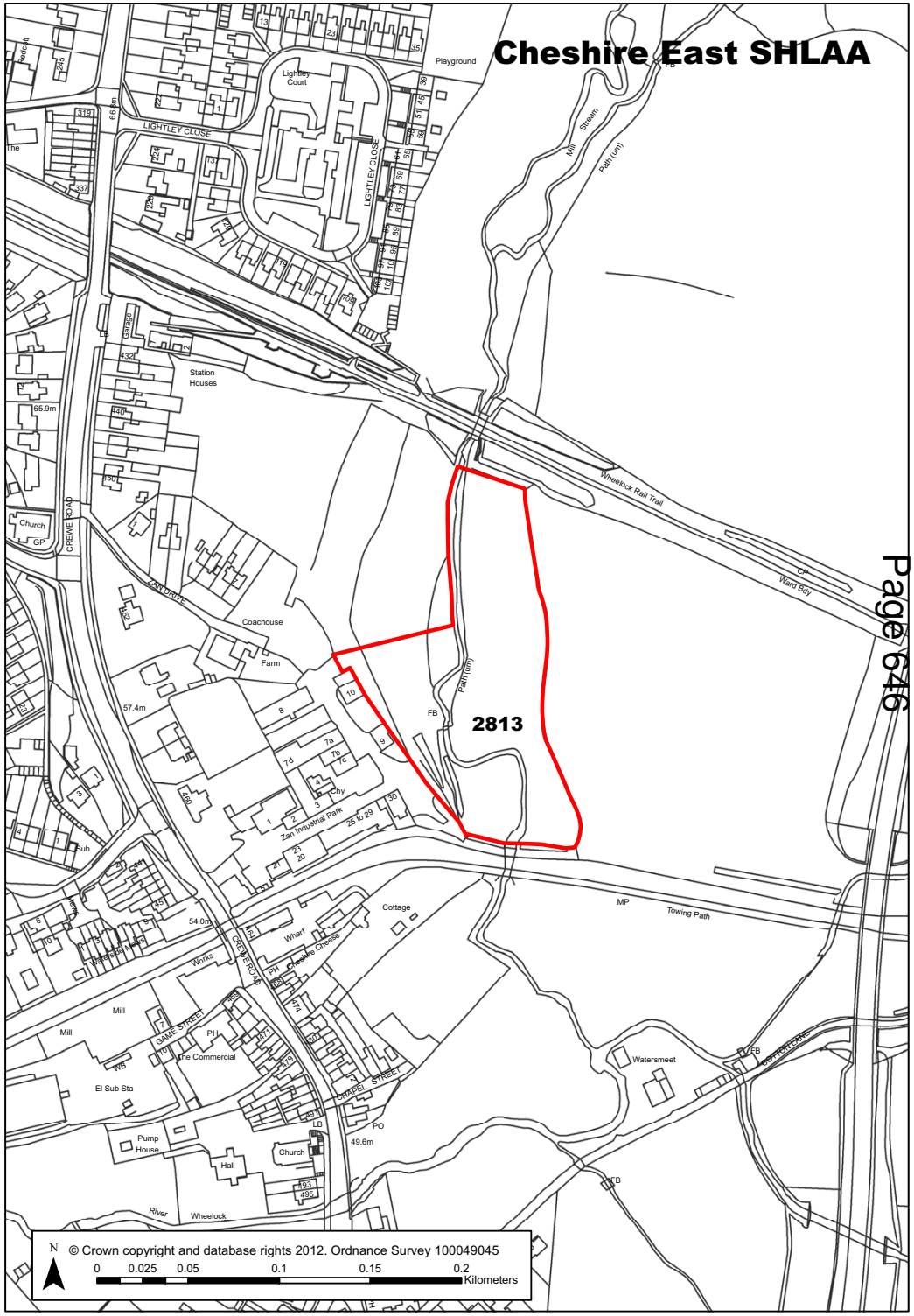
Site Description	Open land.
Character of Area	Open space and cemetery
Surrounding Land Uses	Cemetary, open space and open countryside
Physical Constraints	Levels, power lines, trees, hedges and biodiveristy, TPO's bordering site, access, watercourse. Potential air quality issues.
Policy Restrictions	Within Congleton SZL.
Managing Constraints	Air quality assessment may be required (proximity to AQMA or size of development).
Sustainability	Site is considered sustainable. Close proximity to town centre.
Accessibility	Access issues to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Marginal / Uncertain
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	0.65
Potential Capacity	20
Potential Net Capacity	20
Potential Density	30.77
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



Ref 2813 Site Address Land east of Zan Drive, Sandbach

Town / Rural	Sandbach - Edge / Extension	**Easting**	375212
		Northing	359371
Site Description	Woodland and open land.	**Site Size Net (Ha)**	1.38
Character of Area	Open countryside.	**Potential Capacity**	60
Surrounding Land Uses	Agricultural land except for the south west boundary which is Zan Industrial Estate.	**Potential Net Capacity**	60
Physical Constraints	Site split by river running north to south, flood risk. Eastern half mainly flat with significant trees on extreme boundaries. Western side wooded and sloping upwards from river to Crewe Road. Vehicular access from Zan Drive, but no access to eastern half. Located directly on landfill.		
Policy Restrictions	Open countryside.	**Potential Density**	30.46
Managing Constraints	Consultation with Contaminated Land Officer. Flood Risk Assessment. Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	x		
Accessibility	Access issues to be discussed with Highways. Access to eastern half to be addressed.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

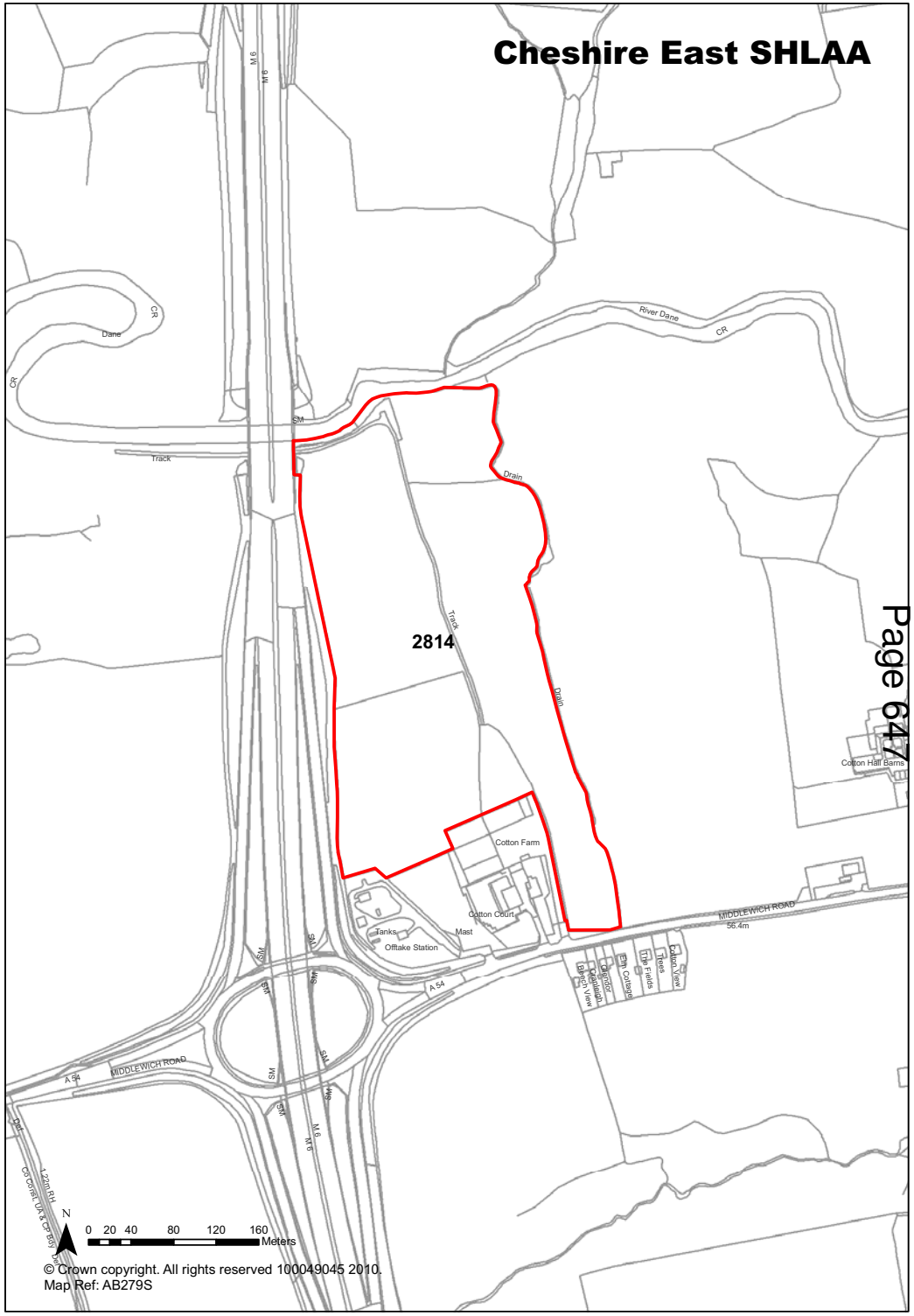


Ref	2814	Site Address	Land north of Cotton Farm, Middlewich Road, Holmes Chapel

Town / Rural	Rural	**Easting**	374342
		Northing	367478

Site Description	Agricultural land.
Character of Area	Open Countryside.
Surrounding Land Uses	Open Countryside.
Physical Constraints	Site appears to slope steeply to the north to the river, north of site if flatter. Appears to be a pipeline to the western edge of site. Site adjacent to the motorway. Powerlines across site. Access to fishery across site. Couple of trees on site.
Policy Restrictions	Open countryside. Jodrell Bank consultation zone.
Managing Constraints	Air quality assessment may be required (size of development). Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	Site is not considered sustainable.
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Marginal / Uncertain
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	9.06
Potential Capacity	272
Potential Net Capacity	272
Potential Density	30.02
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



Ref 2815 Site Address Land east of Croxton Lane, Middlewich

Town / Rural	Middlewich - Edge / Extension	**Easting**	369759
		Northing	366995

Site Description	Residential, orchard and pastrure and.
Character of Area	Residential to the south and west, open countryside to the north.
Surrounding Land Uses	Mix of residential and Open Countryside
Physical Constraints	TPO and hedges - biodiversity value, BWB Consultation zone, Open Countryside, brine, footpath through site, Flood Zone 2. Located within 250m of landfill.
Policy Restrictions	Adjacent to the Canal Conservation Area. Within the Open Countryside.
Managing Constraints	Consultation with Contaminated Land Officer. Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	x
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Mixed
Suitability	Suitable - with policy change
Availability	Marginal/uncertain
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	1.03
Potential Capacity	31
Potential Net Capacity	31
Potential Density	30.1
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	31
Years 11-15	0

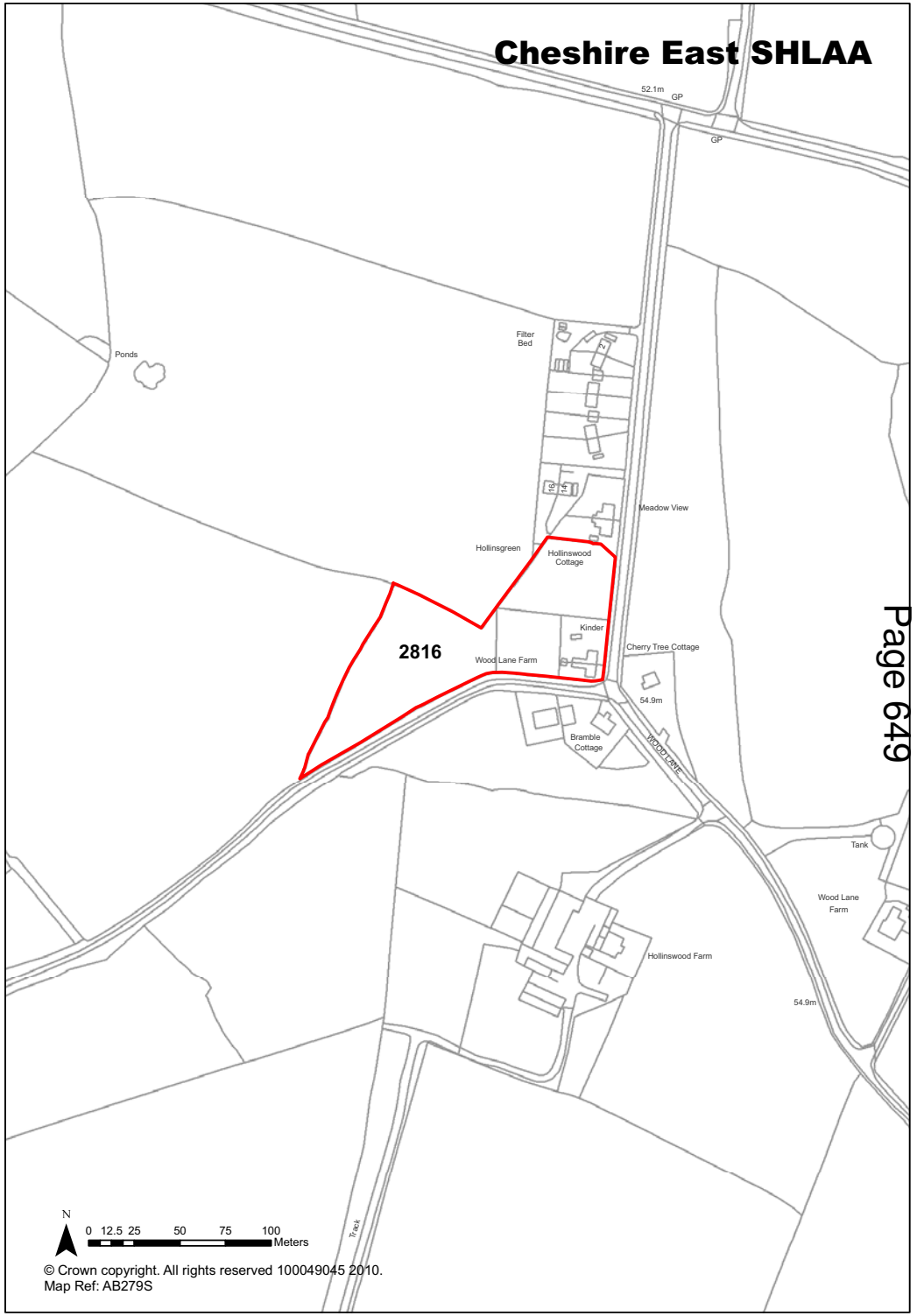


Ref	2816	Site Address	Land off Wood Lane, Hollinsgreen, Bradwall

Town / Rural	Rural	**Easting**	373752
		Northing	363596

Site Description	Agricultural land
Character of Area	Open Countryside.
Surrounding Land Uses	Open Countryside.
Physical Constraints	Site includes housing. Trees on site. Hedge on boundary. Overhead lines to boundary. Site appears generally flat. Located on potential contaminated site.
Policy Restrictions	Open Countryside. Jodrell Bank Consultation Zone.
Managing Constraints	Consultation with Contaminated Land Officer.
Sustainability	Site is not considered sustainable.
Accessibility	Access is problematic.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Marginal / Uncertain
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	0.88
Potential Capacity	27
Potential Net Capacity	27
Potential Density	30.68
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0

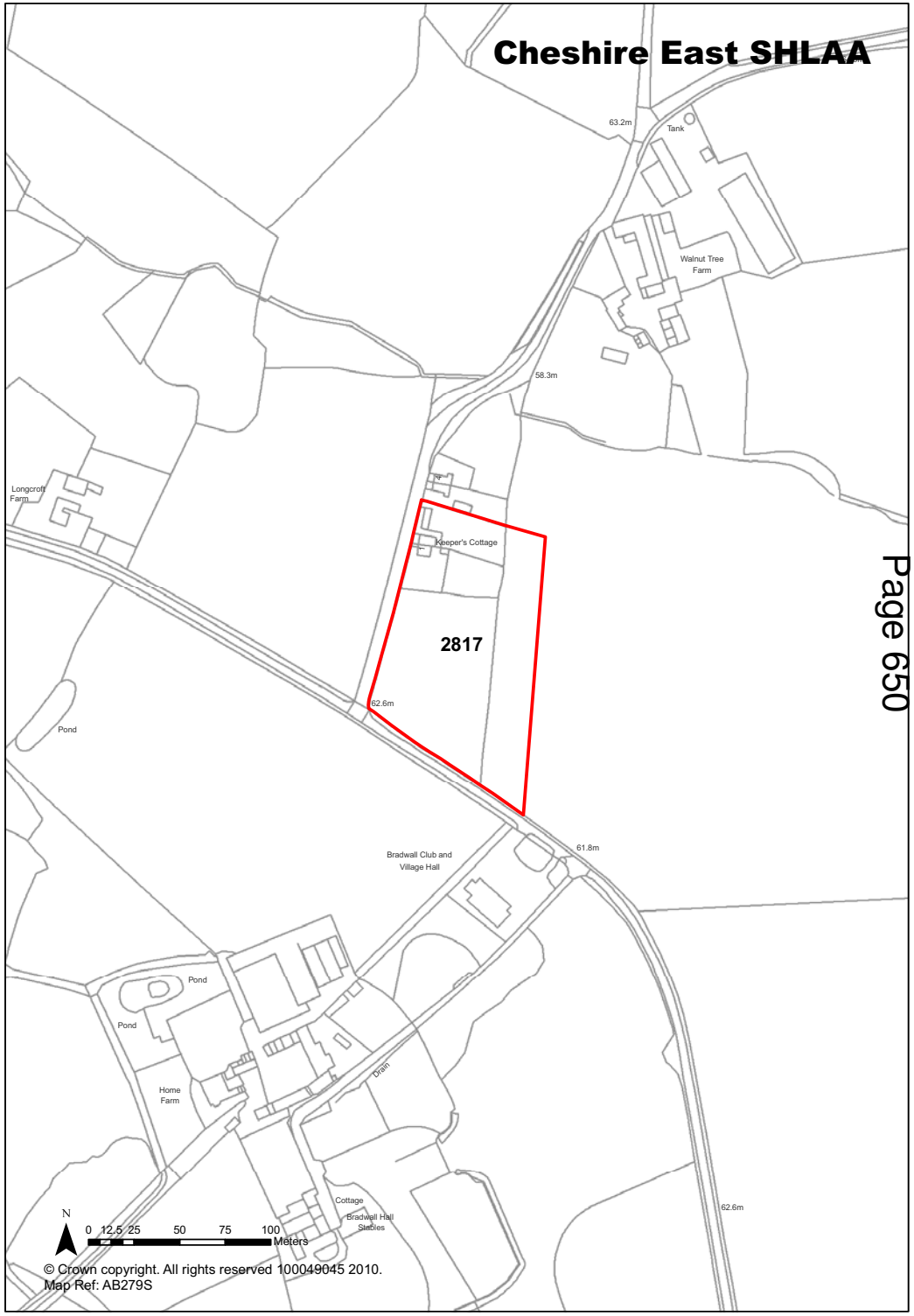


Ref 2817 **Site Address** Land at junction of Walnut Tree Lane / Bradwall Road, Bradwall Green, Bradwall

Town / Rural Rural **Easting** 375161 **Northing** 363492

Site Description	Agricultural land.
Character of Area	Open Countryside.
Surrounding Land Uses	Open Countryside.
Physical Constraints	Site includes housing. Hedges on boundaries and included within site. Site appears generally flat. Trees on boundary.
Policy Restrictions	Open countryside. Jodrell Bank Consultation Zone.
Managing Constraints	Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	Site is not considered sustainable.
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Marginal / Uncertain
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	1.1
Potential Capacity	33
Potential Net Capacity	33
Potential Density	30
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0

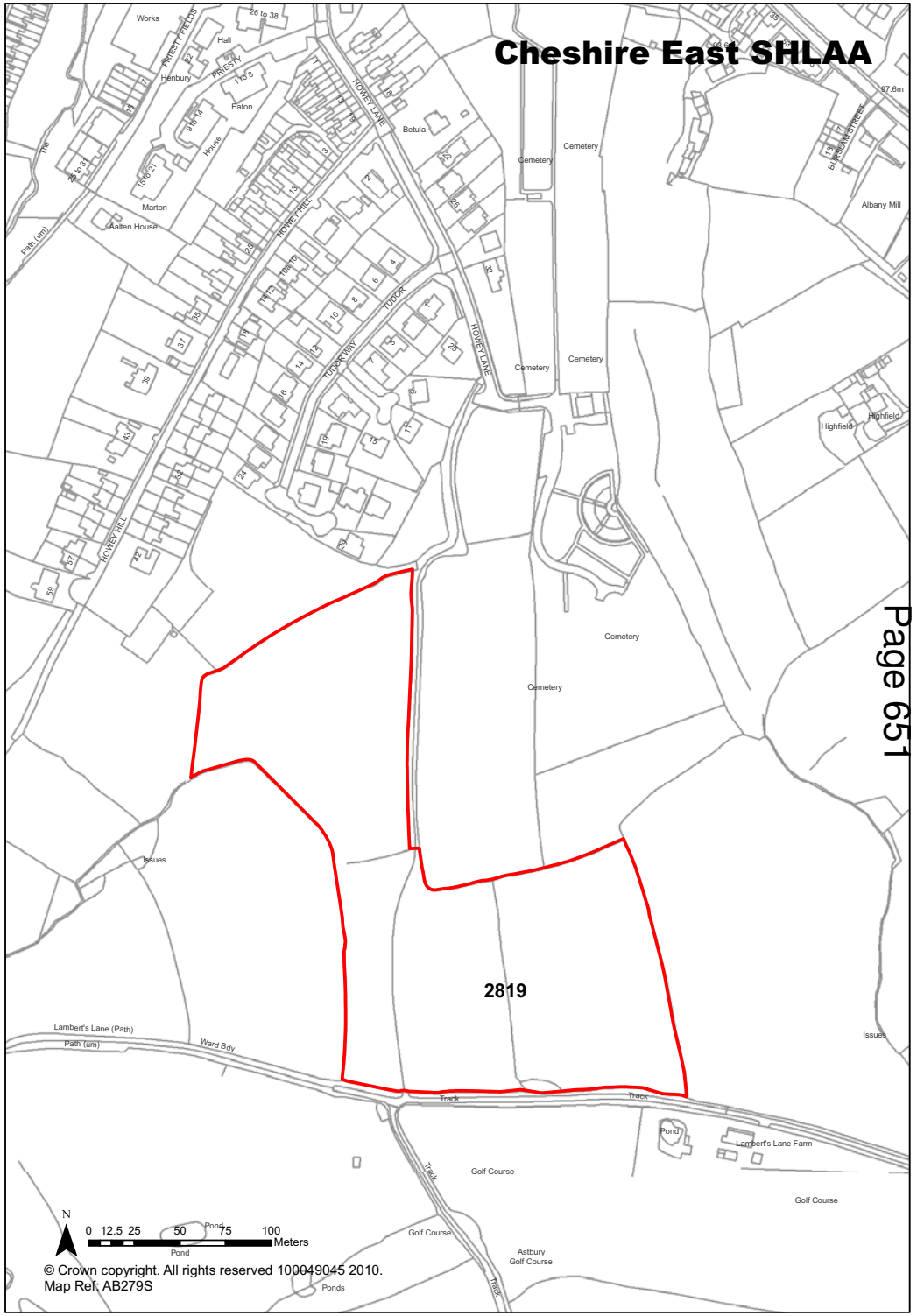


Ref 2819 **Site Address** Land off Howey Lane/Lamberts Lane, Congleton

Town / Rural Congleton - Edge / Extension **Easting** 385899 **Northing** 362262

Site Description	Agricutural land.
Character of Area	Open Countryside
Surrounding Land Uses	Agricultre, grazing, forestry
Physical Constraints	Access, trees and hedges, Open Countryside, bridleway through site, localised drainage issue on bridleway. Potential air quality issues.
Policy Restrictions	Open countryside.
Managing Constraints	Air quality assessment may be required (proximity to AQMA or size of development). Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	
Accessibility	Access to be discussed with Highways, likely to be brought forward as part of a larger scheme.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	3.39
Potential Capacity	102
Potential Net Capacity	102
Potential Density	30.09
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	90
Years 11-15	12



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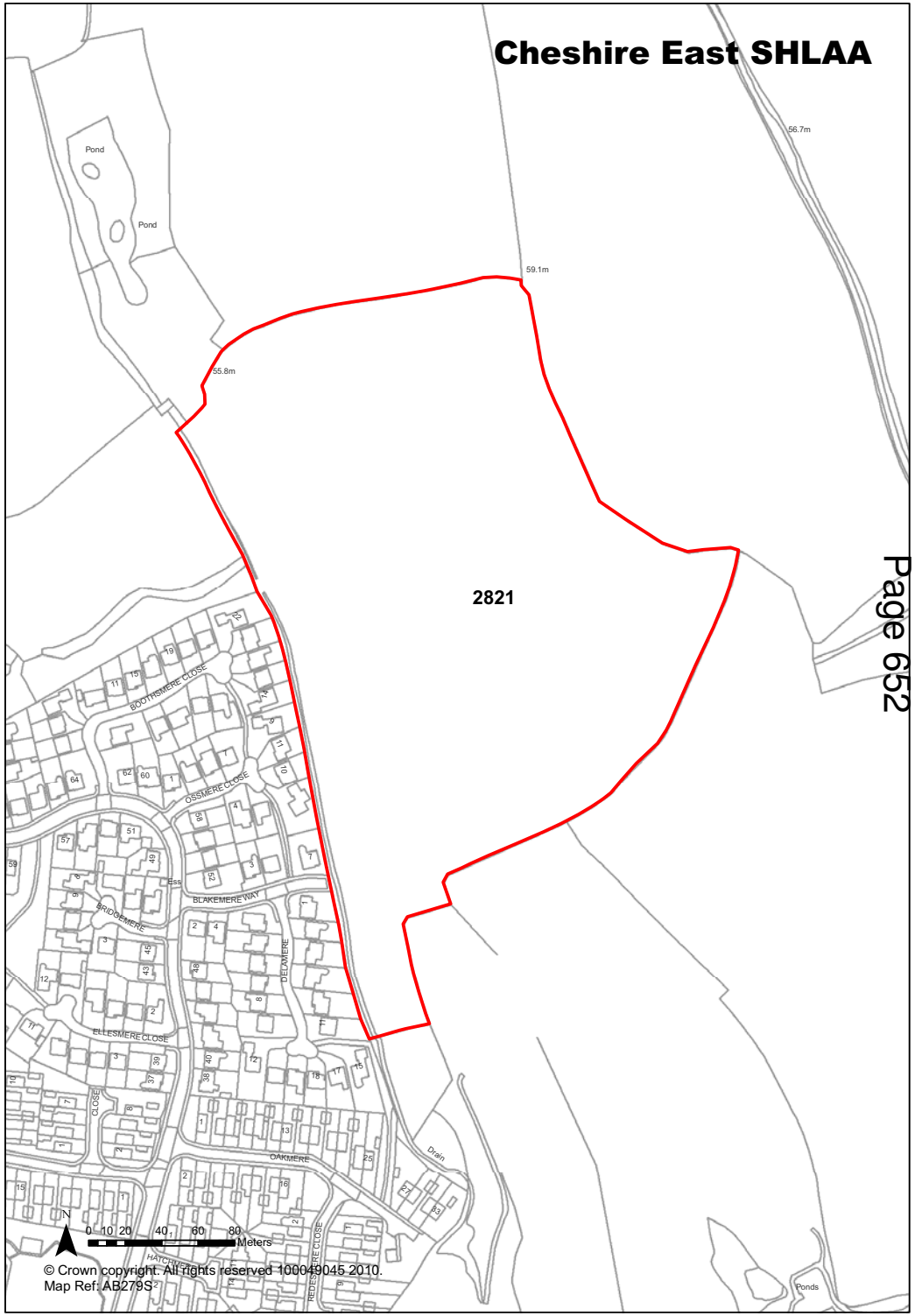
Map Ref: AB279S

Ref	2821	Site Address	Land north of Sandbach Golf Course, Elworth

Town / Rural	Sandbach - Edge / Extension	**Easting**	374689
		Northing	361756

Site Description	Agricultural land.
Character of Area	Agricultural to the north and east, residential to the west and golf course to the south.
Surrounding Land Uses	Agricultural to the north and east, residential to the west and golf course to the south.
Physical Constraints	Located directly on landfill. Potential air quality issues.
Policy Restrictions	Open Countryside
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	Access to Elworth Hall Primary School
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Available
Achievability	Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

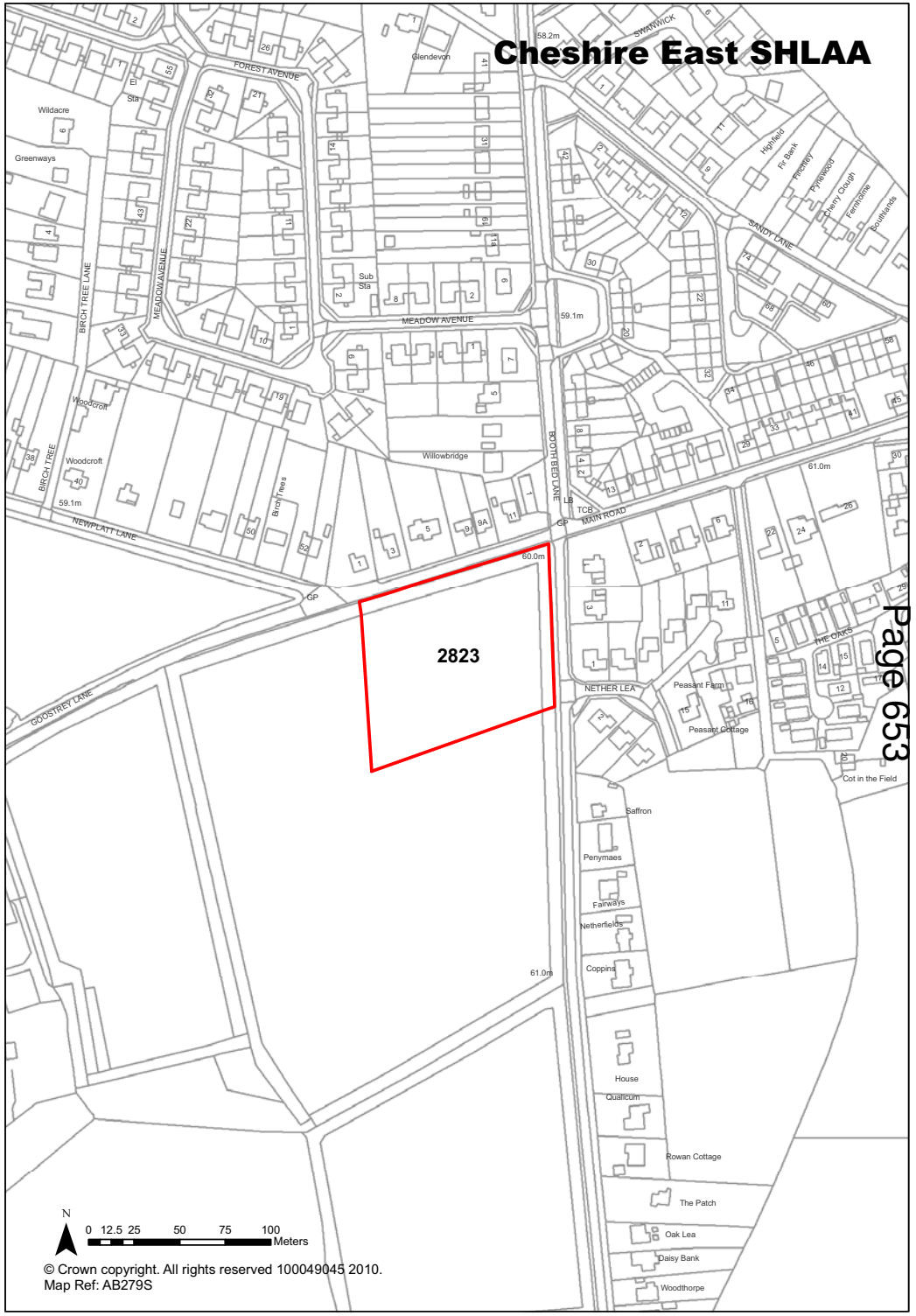
Site Size Net (Ha)	6.42
Potential Capacity	193
Potential Net Capacity	193
Potential Density	30.06
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



Ref 2823 Site Address The junction of Hermitage Lane / New Platt Lane, Goostrey

Town / Rural	Goostrey - Edge / Extension	**Easting** 376332	**Northing** 369876

Site Description	Agricultural land	**Site Size Net (Ha)**	0.94
Character of Area	Open countryside and residential.	**Potential Capacity**	29
Surrounding Land Uses	Open countryside and residential.	**Potential Net Capacity**	29
Physical Constraints	Hedges and trees to boundary. Overhead telephone lines to boundary with road. Site appears generally falt.		
Policy Restrictions	Open countryside. Jodrell Bank consultation zone.	**Potential Density**	30.85
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability			
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



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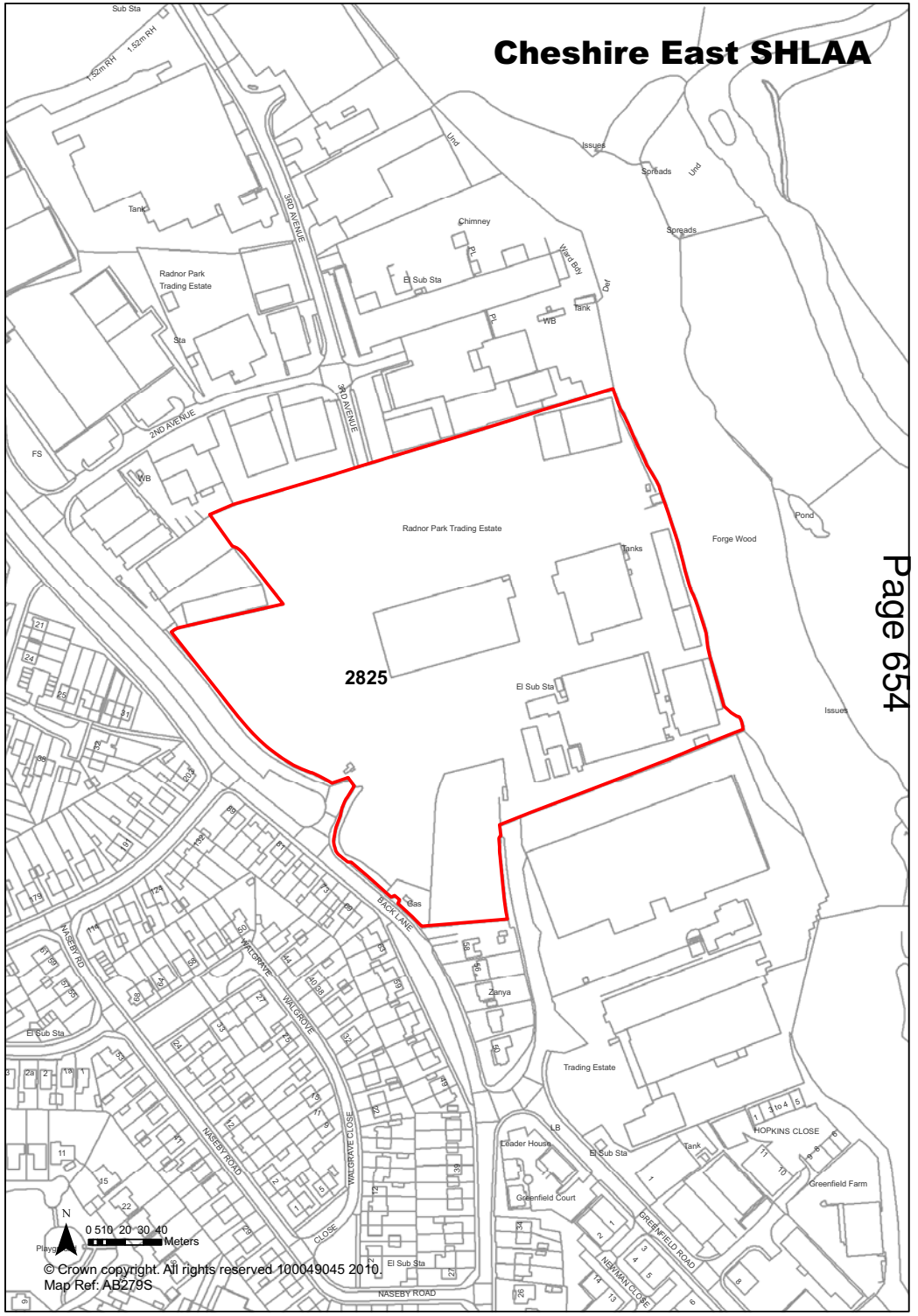
Map Ref: AB279S

Ref 2825 Site Address Southern part of Radnor Park Trading Estate, Back Lane, Congleton

Town / Rural Congleton **Easting** 384559 **Northing** 363683

Site Description	Inudustrial employment site.	**Site Size Net (Ha)**	5.23
Character of Area	Generally employment	**Potential Capacity**	157
Surrounding Land Uses	Generally employment	**Potential Net Capacity**	157
Physical Constraints	A signficant existing employment site. Located on potential contaminated site. Potential air quality issues.		
Policy Restrictions	Existing employment site	**Potential Density**	30.02
Managing Constraints	Loss of employment would need to be addressed. Consultation with Contaminated Land Officer. Air quality assessment may be required (proximity to AQMA or size of development). Transport Assessment likely to be required.	**Determination of Capacity**	Density multiplier
Sustainability			
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

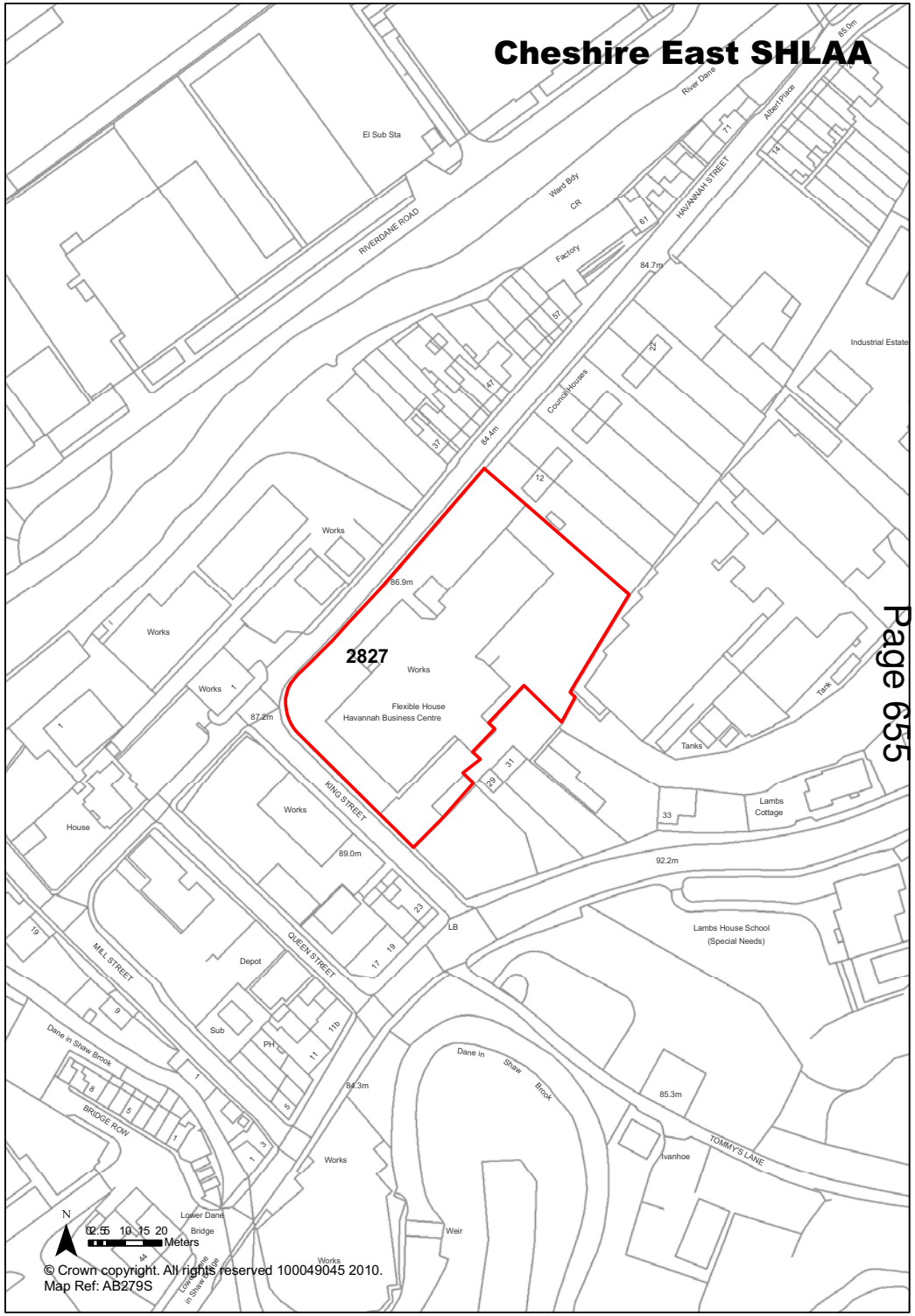


Ref 2827 Site Address Havannah Business Centre, 9 to 11 Havannah Street, Congleton

Town / Rural Congleton **Easting** 386647 **Northing** 363651

Site Description	Storage facilities.
Character of Area	Residential and commercial
Surrounding Land Uses	Residential and commercial
Physical Constraints	Site in use. Potential air quality issues.
Policy Restrictions	Within Congleton SZL.
Managing Constraints	Air quality assessment may be required (proximity to AQMA or size of development).
Sustainability	
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Brownfield
Suitability	Suitable
Availability	Marginal / Uncertain
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	0.48
Potential Capacity	15
Potential Net Capacity	15
Potential Density	31.25
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	15
Years 11-15	0



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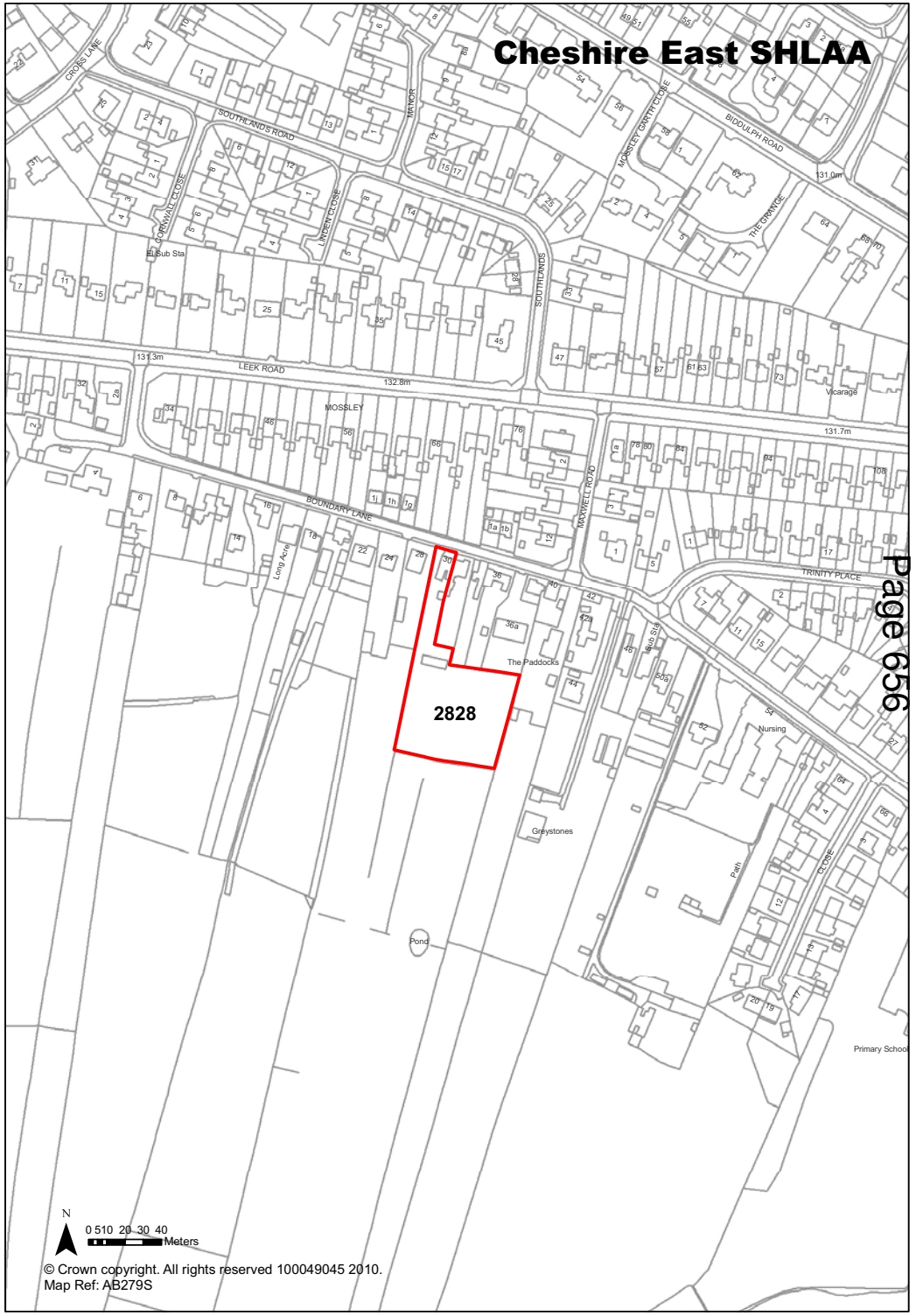
Map Ref: AB279S

Ref	2828	Site Address	Land at 30 Boundary Lane, Mossley, Congleton

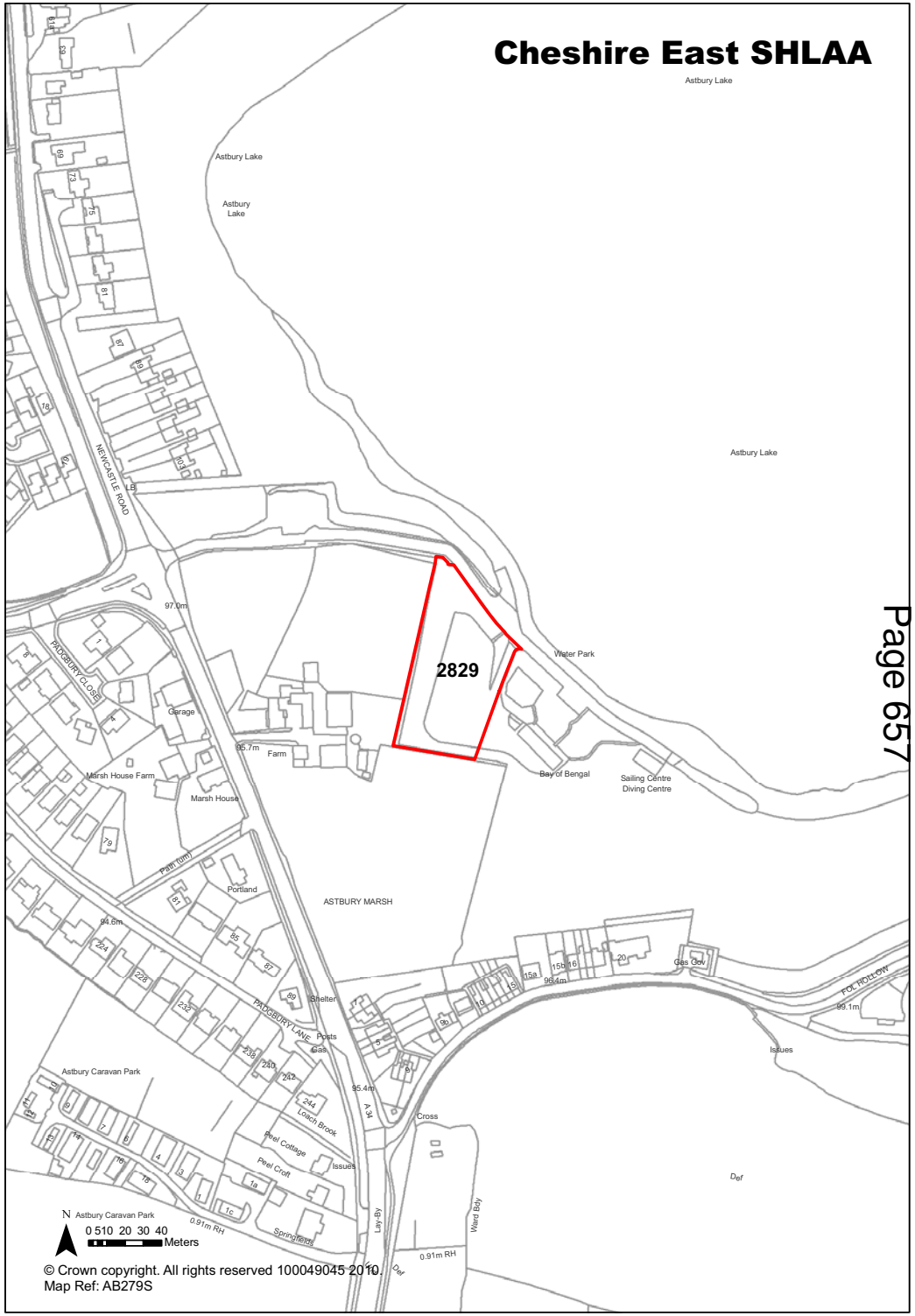
Town / Rural	Congleton - Edge / Extension	**Easting**	387372
Northing	361725		

Site Description	Dwelling, garden and horticultural area.	**Site Size Net (Ha)**	0.37
Character of Area	Residential edge of settlement adjoins open countryside.	**Potential Capacity**	12
Surrounding Land Uses	Residential to north, grazing/agriculture to south.	**Potential Net Capacity**	12
Physical Constraints	Some trees and hedgerows, part of site within Green Belt. Located on potential contaminated site. Potential air quality issues.		
Policy Restrictions	Part of site in the Green Belt. Part within Congleton SZL.	**Potential Density**	32.43
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (proximity to AQMA or size of development). Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability			
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	12
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



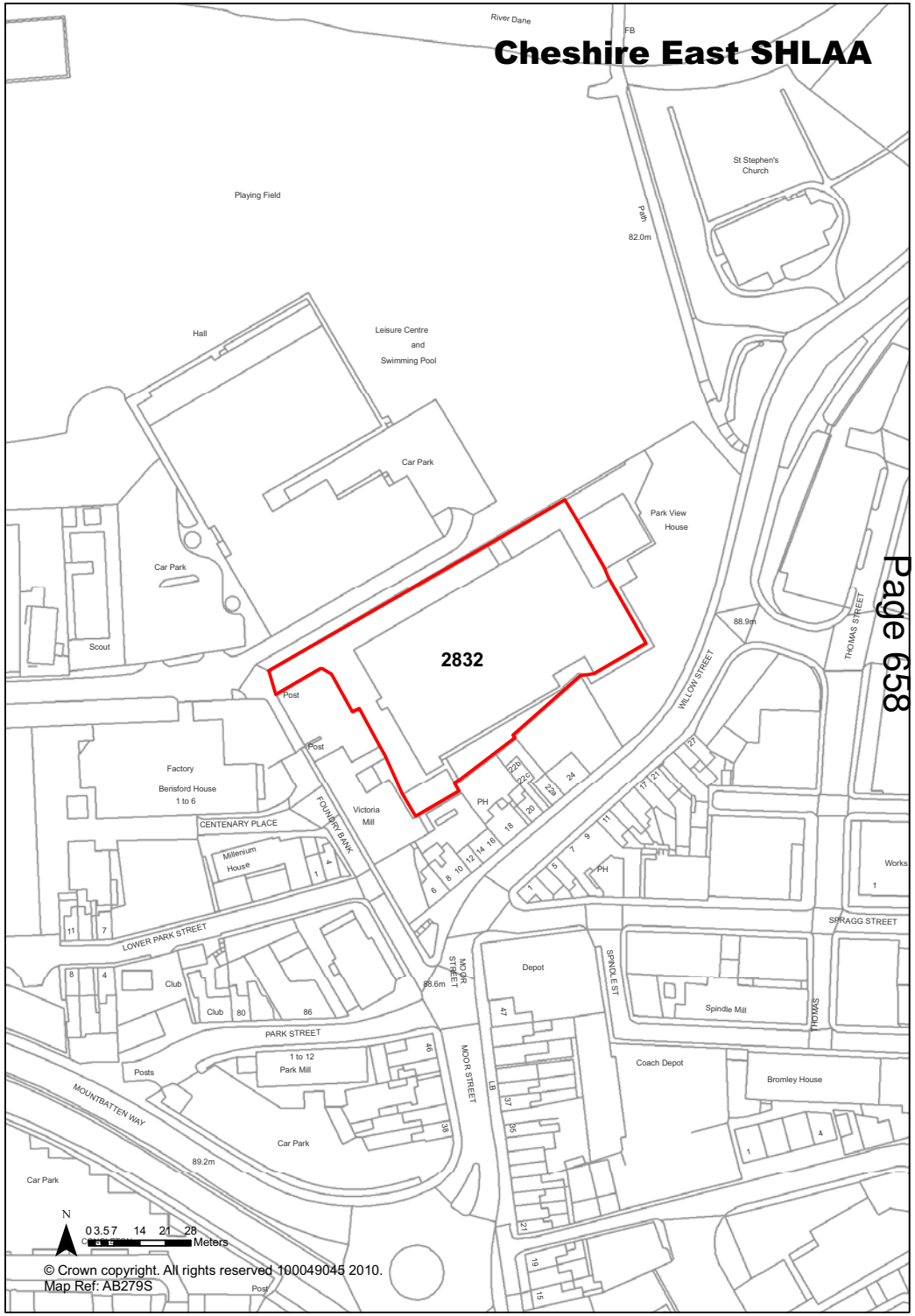
Ref 2829 Site Address Land at Astbury Mere, Congleton

Town / Rural	Congleton	**Easting** 384611	**Northing** 362233
Site Description	Vacant land and car parking area.	**Site Size Net (Ha)**	0.44
Character of Area	Open Space and Water	**Potential Capacity**	14
Surrounding Land Uses	Open Space and Water	**Potential Net Capacity**	14
Physical Constraints	The Mere. The site is an area of Protected Open Space/Recreation facility. Located on potential contaminated site. Potential air quality issues.		
Policy Restrictions	Within Congleton SZL. Protected Open Space.	**Potential Density**	31.82
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (proximity to AQMA or size of development).	**Determination of Capacity**	Density multiplier
Sustainability	x		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 2832 Site Address Land at Elizabeth Mill, Worrall Street, Congleton

Town / Rural	Congleton	**Easting** 386298	**Northing** 363085
Site Description	Existing employment development	**Site Size Net (Ha)**	0.39
Character of Area	Generally industrial	**Potential Capacity**	12
Surrounding Land Uses	Generraly employment, some retail, office, residential.	**Potential Net Capacity**	12
Physical Constraints	Possible contamination. Buildings require demolition. Access constrained serving several other commercial uses. Potential air quality issues.		
Policy Restrictions	Site is currently in use for employment purposes and the loss of employment land would be contrary to the policies in the adopted local plan. Within Congleton SZL. Within Congleton Town Centre.	**Potential Density**	30.77
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (proximity to AQMA or size of development).	**Determination of Capacity**	Density multiplier
Sustainability	Site is considered sustainable, within the town centre.		
Accessibility	Access to the site is also very poor and will need to be discussed with highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

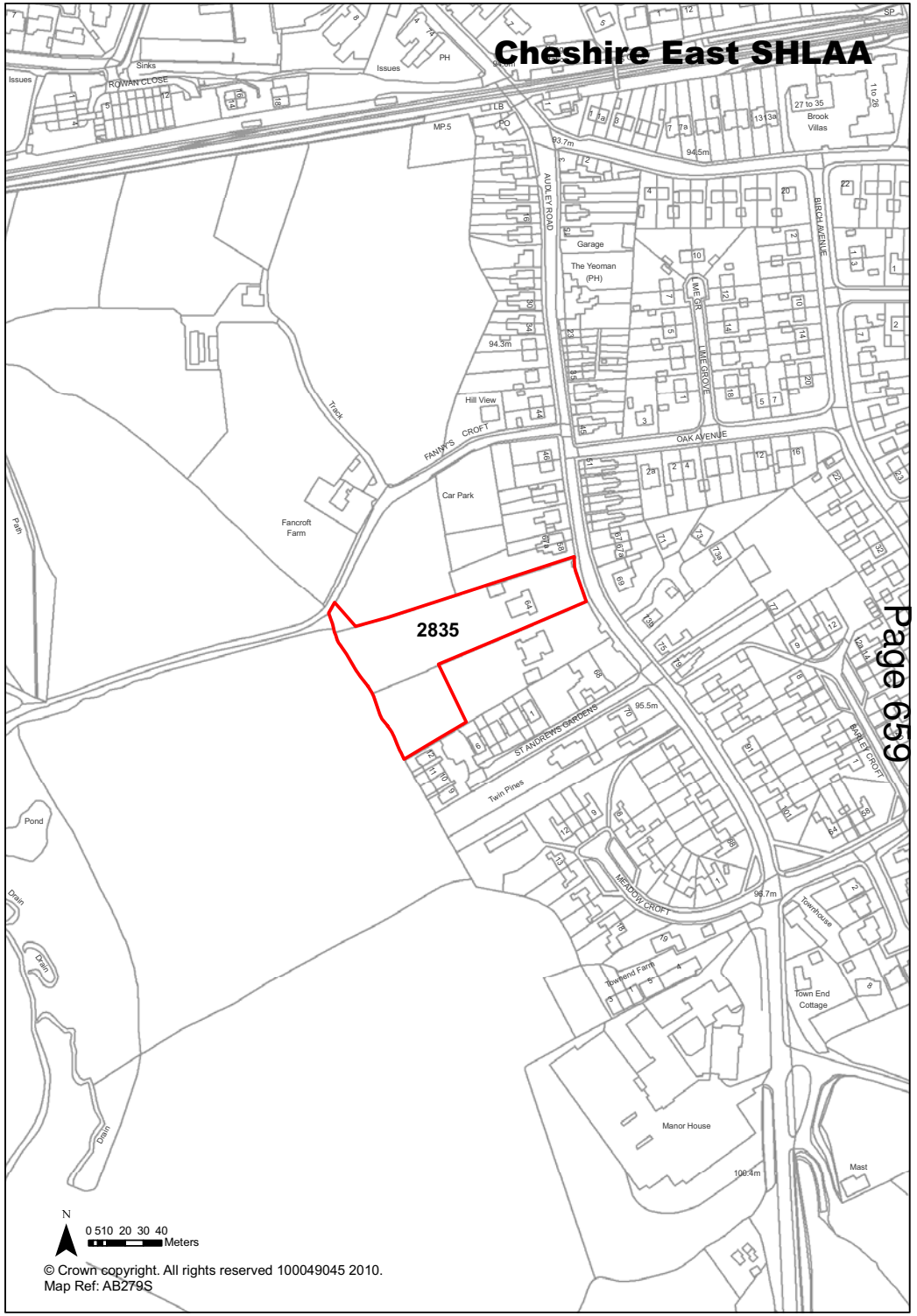


Ref 2835 Site Address Land at 64 Audley Road, Alsager

Town / Rural	Alsager - Edge / Extension	**Easting**	380012
		Northing	354821

Site Description	Garden and Residential
Character of Area	Residential and Open Countryside.
Surrounding Land Uses	Residential and Open Countryside.
Physical Constraints	Site appears generally flat, no obvious constraints. Located on potential contaminated land.
Policy Restrictions	Part of site is within SZL for Alsager and part of site is within Green Belt (the part of the site which is likely to be developed is Green Belt).
Managing Constraints	Consultation with Contaminated Land Officer. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	x
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Mixed
Suitability	Suitable - with policy change
Availability	Available/on market
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

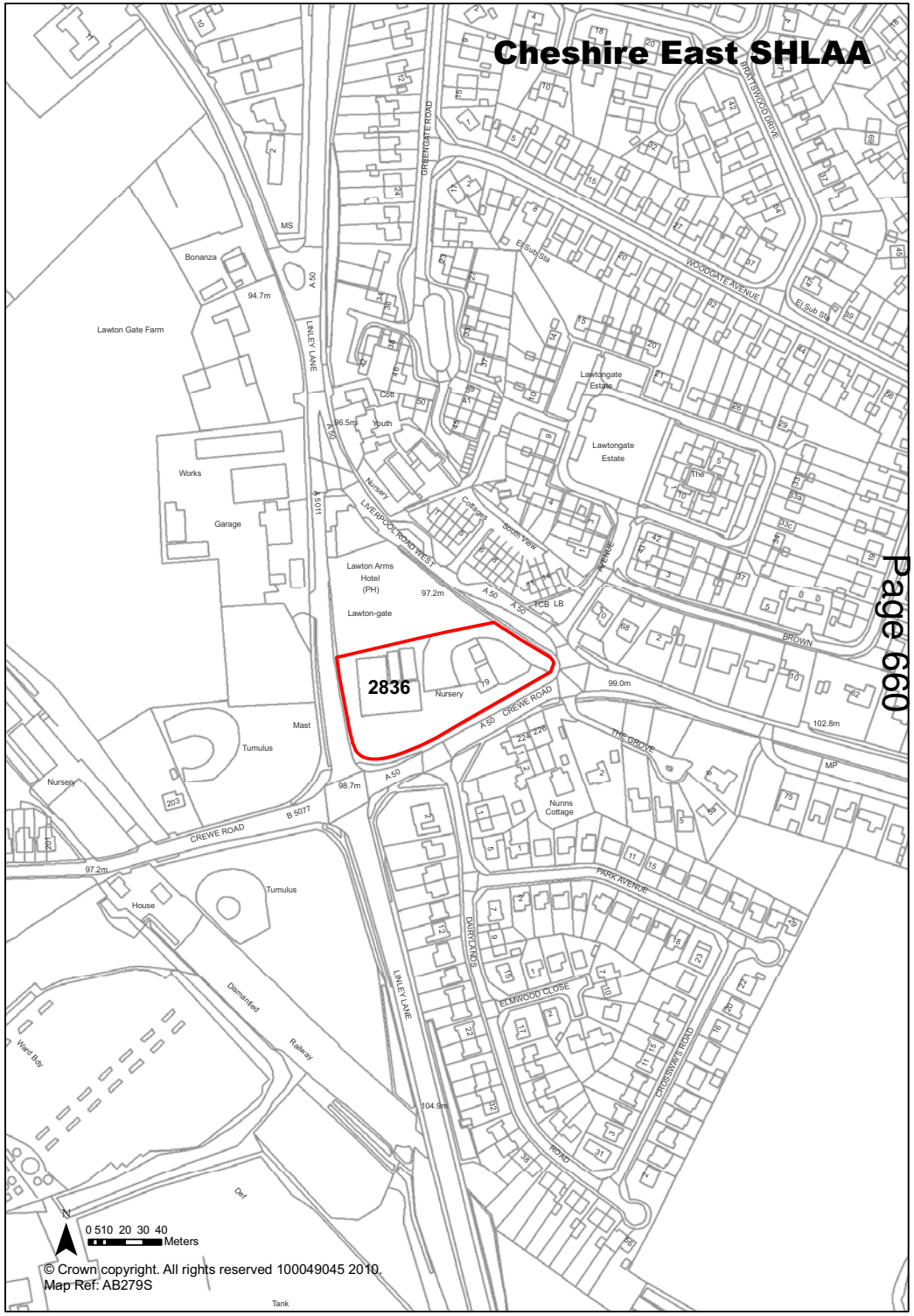
Site Size Net (Ha)	0.54
Potential Capacity	17
Potential Net Capacity	17
Potential Density	31.48
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	17
Years 11-15	0



Ref 2836 **Site Address** Greenacres Plant Nursery, Liverpoool Road West, Church Lawton

Town / Rural Rural **Easting** 380961 **Northing** 355853

Site Description	Horticultural Business.	**Site Size Net (Ha)**	0.53
Character of Area	Residential and open countryside.	**Potential Capacity**	16
Surrounding Land Uses	Residential and open countryside.	**Potential Net Capacity**	16
Physical Constraints	House on site. Site appears generally flat. Nursery business on site. Some trees on site.		
Policy Restrictions	Green Belt.	**Potential Density**	30.19
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability			
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

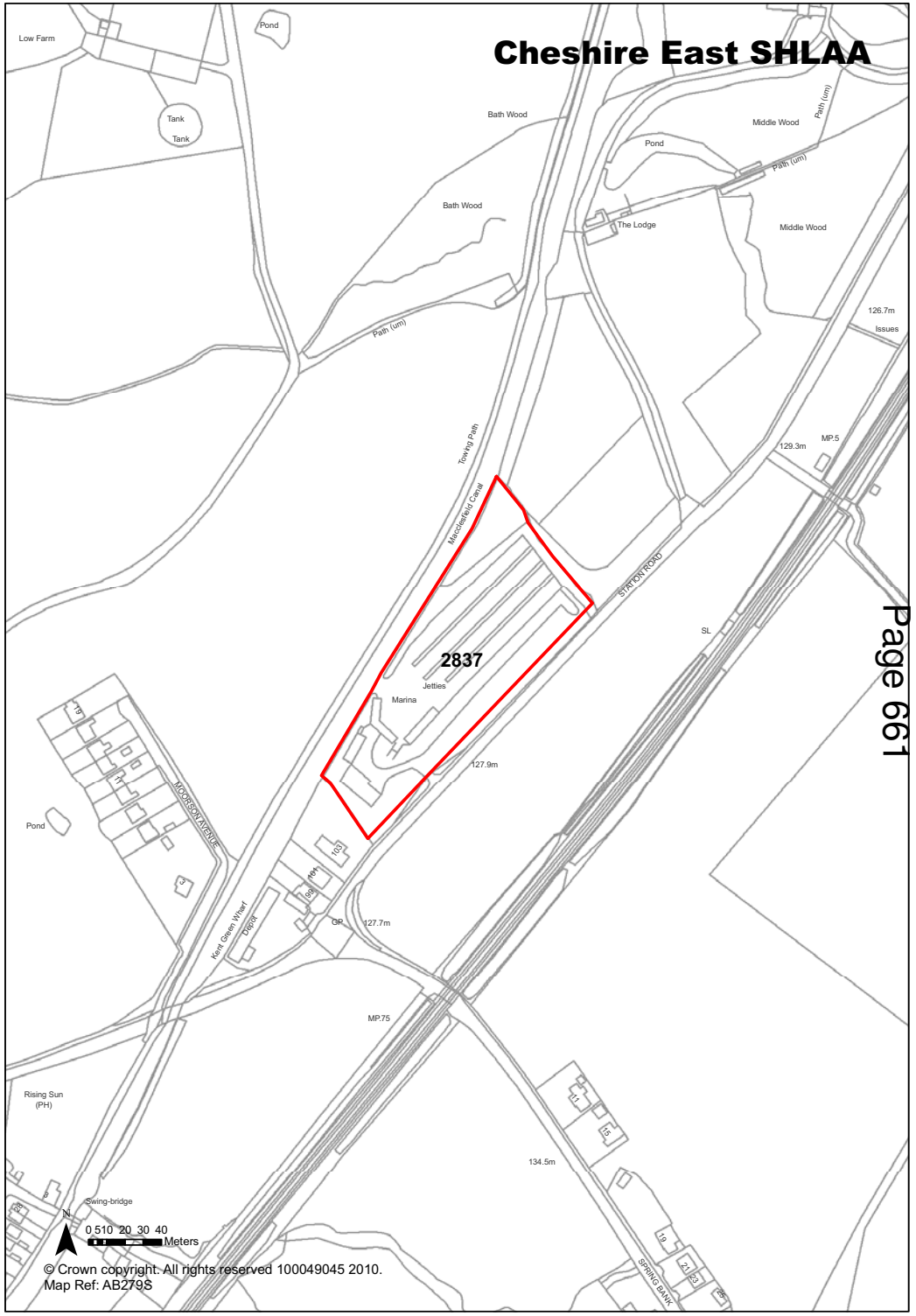


Ref	2837	Site Address	Land at Heritage Narrow Boats, Scholar Green

Town / Rural	Rural	**Easting**	384075
		Northing	357711

Site Description	Marina for Narrow boats.
Character of Area	Open Countryside.
Surrounding Land Uses	Open Countryside.
Physical Constraints	Site is currently a marina for boats for hire / storage. There is an area of hardstanding for parking. Located on potential contaminated site.
Policy Restrictions	Green Belt
Managing Constraints	Consultation with Contaminated Land Officer.
Sustainability	
Accessibility	Via Canal.
Other Information	
Brownfield / Greenfield	Brownfield
Suitability	Not Suitable
Availability	Not Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	1.11
Potential Capacity	34
Potential Net Capacity	34
Potential Density	30.63
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0

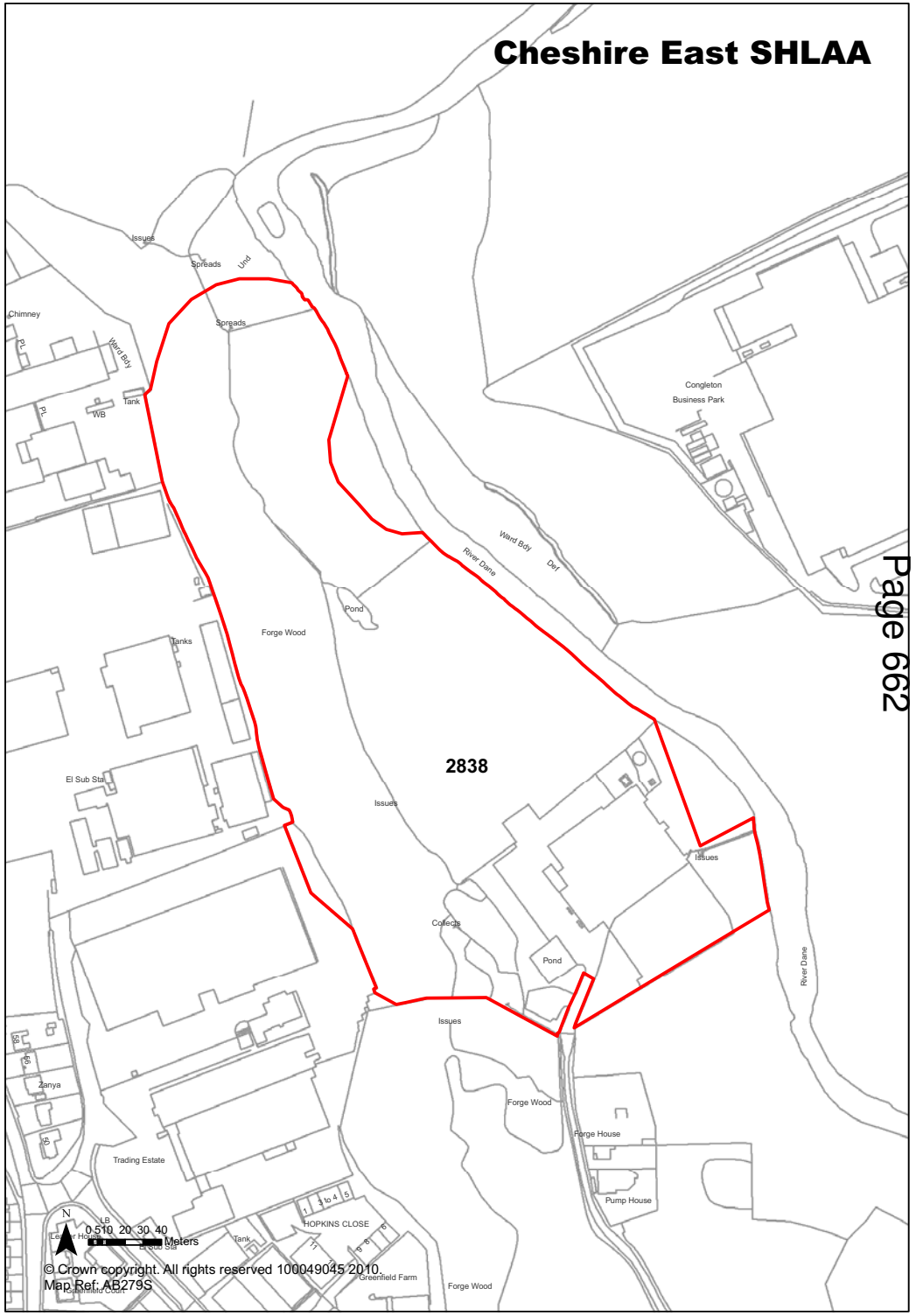


Ref	2838	Site Address	Land at Forge Mills, Forge Lane, Congleton

Town / Rural	Congleton - Edge / Extension	**Easting**	384795
Northing	363696		

Site Description	Commercial Buildings.
Character of Area	Open countryside and commercial.
Surrounding Land Uses	Open countryside and commercial.
Physical Constraints	Site lies within the wildlife corridor and within Flood Zones 2 and 3. Part of the site is a Site of Biological Importance. Access is poor as two cars cannot pass. TPO. Located within 250m of landfill. Potential air quality issues.
Policy Restrictions	Open countryside. Jodrell Bank consultation zone. Part of the site is within a flood risk zone. Part of the site is within an SBI.
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (proximity to AQMA or size of development). Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	x
Accessibility	Access to be discussed with highways.
Other Information	
Brownfield / Greenfield	Mixed
Suitability	Not Suitable
Availability	Marginal / Uncertain
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

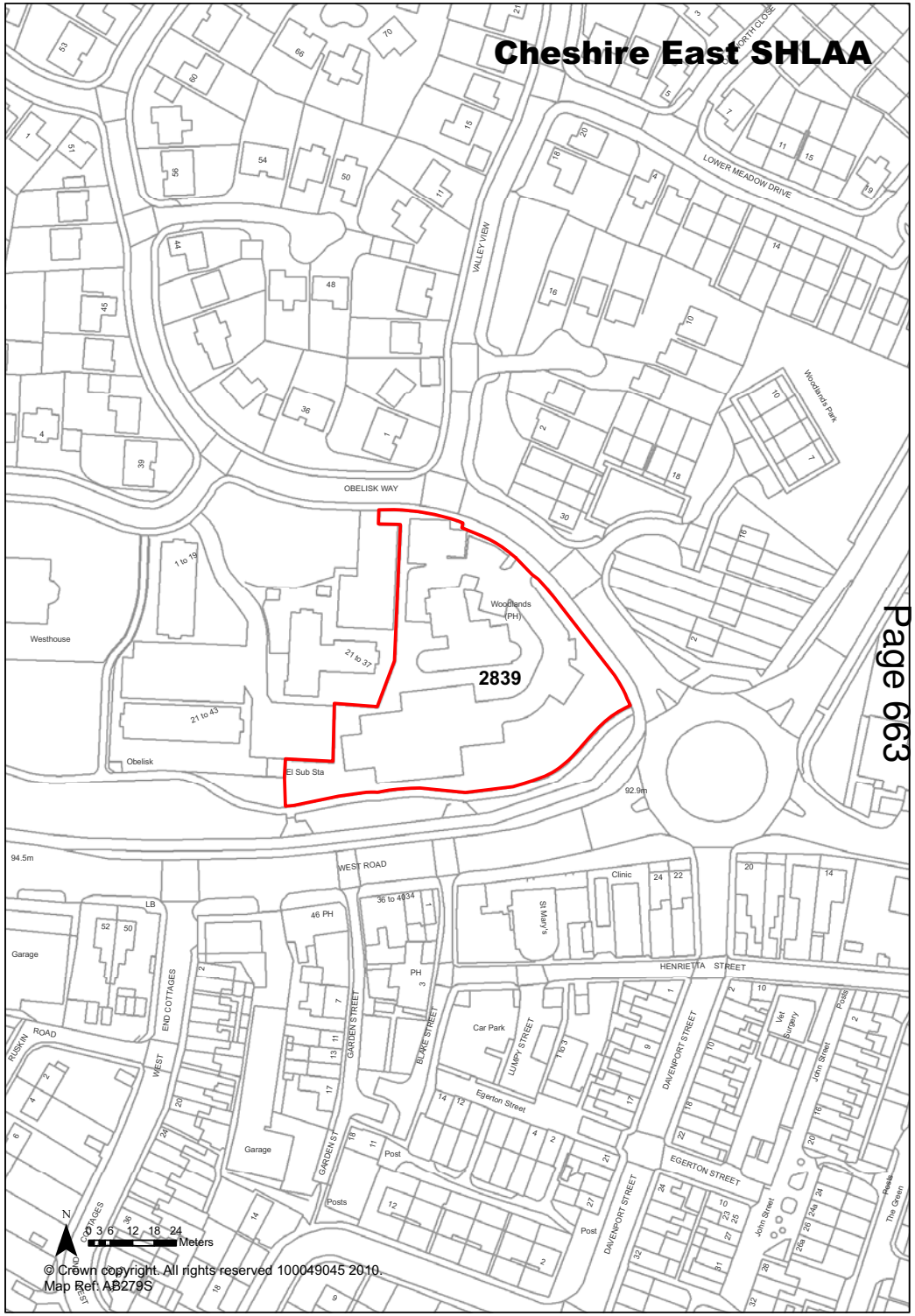
Site Size Net (Ha)	6.44
Potential Capacity	194
Potential Net Capacity	194
Potential Density	30.12
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



Ref 2839 **Site Address** The Cheshire Tavern, West Road, Congleton

Town / Rural	Congleton	**Easting** 385194	**Northing** 363122

Site Description	Public House	**Site Size Net (Ha)**	0.4
Character of Area	Generally residential	**Potential Capacity**	12
Surrounding Land Uses	Generally residential	**Potential Net Capacity**	12
Physical Constraints	Listed building and TPO. Potential air quality issues.		
Policy Restrictions	Within Congleton SZL	**Potential Density**	30
Managing Constraints	Air quality assessment may be required (proximity to AQMA or size of development).	**Determination of Capacity**	Density multiplier
Sustainability	Site is considered sustainable.		
Accessibility	Access is possible	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Not Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

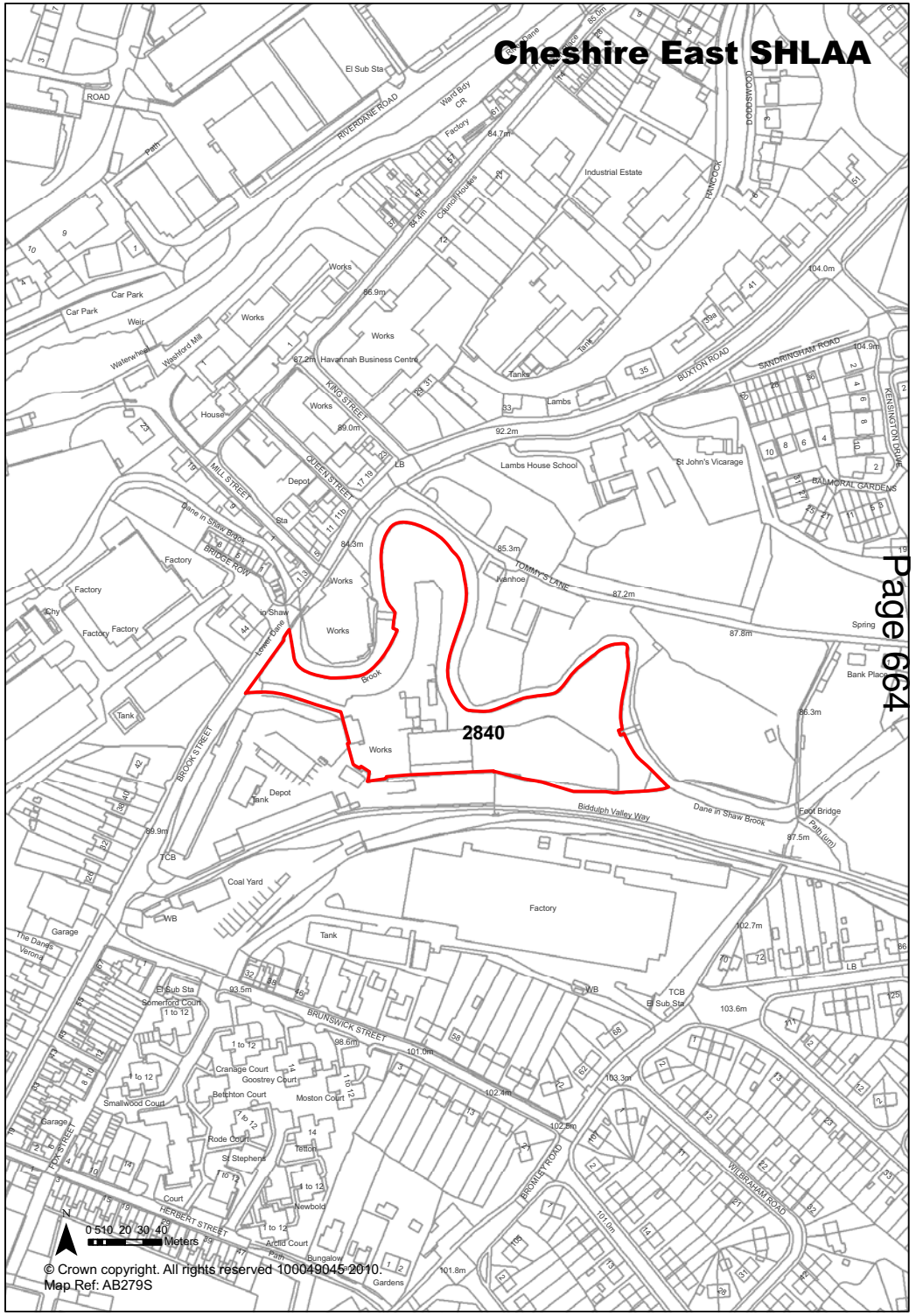


Ref	2840	Site Address	Barnetts (Buglawton) Blockworks, Brook Street, Congleton

Town / Rural	Congleton	**Easting**	386693
		Northing	363460

Site Description	Employment premises
Character of Area	Generally commercial
Surrounding Land Uses	Generally commercial
Physical Constraints	Site lies within Flood Zones 2 and 3. Employment use currently remains on site. Located on potential contaminated site. Potential air quality issues.
Policy Restrictions	Within Congleton SZL
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (proximity to AQMA or size of development).
Sustainability	
Accessibility	Access to be discussed with highways
Other Information	No evidence that owner wishes to develop.
Brownfield / Greenfield	Brownfield
Suitability	Not Suitable
Availability	Not Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	1.25
Potential Capacity	38
Potential Net Capacity	38
Potential Density	30.4
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0

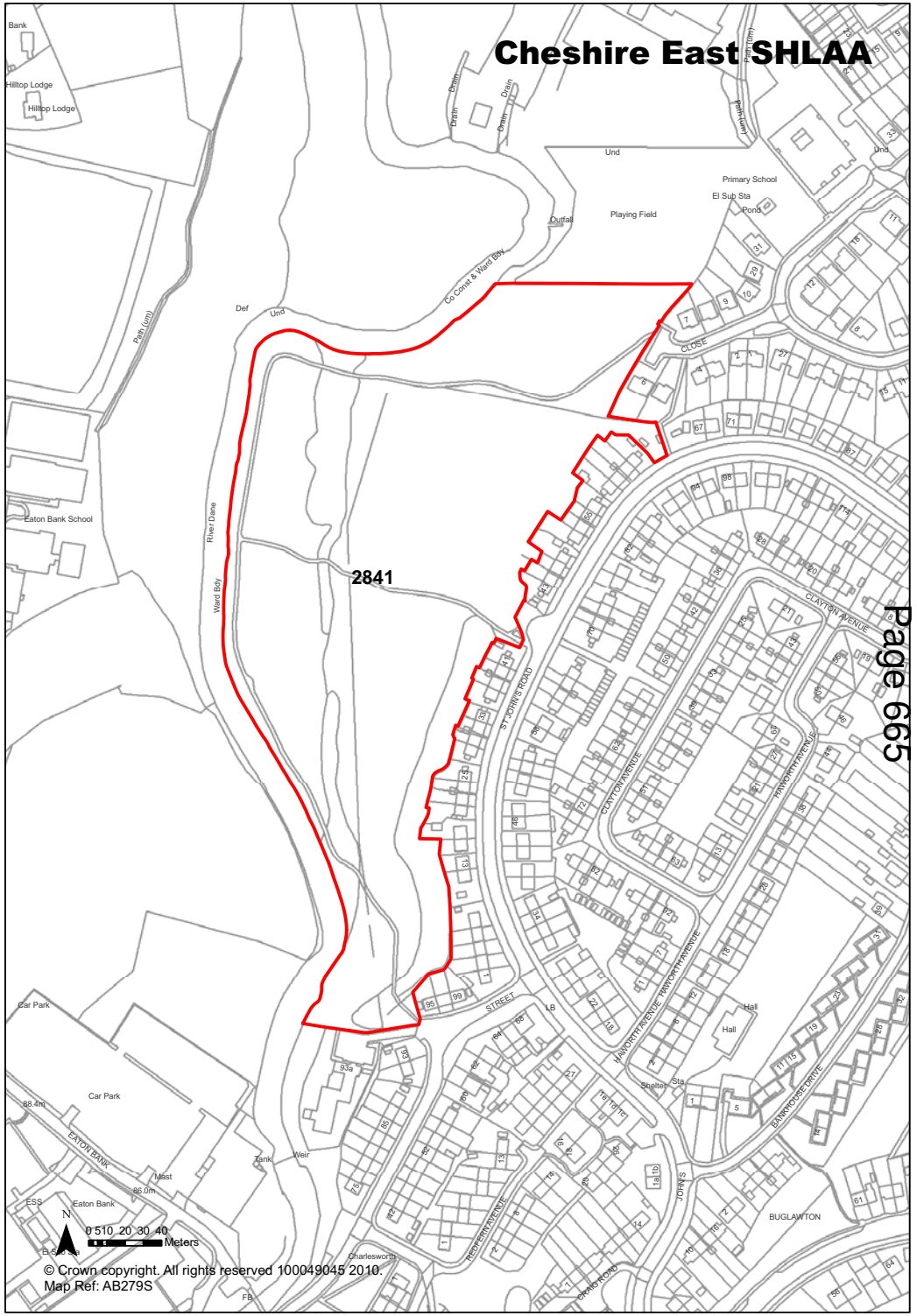


Ref	2841	Site Address	Playing Fields, St John's Road, Congleton

Town / Rural	Congleton - Edge / Extension	**Easting**	386836
		Northing	364237

Site Description	Playing Fields
Character of Area	Generally residential.
Surrounding Land Uses	Generally residential and borders the River Dane
Physical Constraints	The site lies within Flood Zones 2 and 3, partially within a Site of Biological Importance and wildlife corridor. It is an area of Protected Open Space/Recreation facility. Potential air quality issues.
Policy Restrictions	Open countryside. Part of the site within an SBI. Part of the site within a flood risk area. Area of Protected Open Space.
Managing Constraints	Air quality assessment may be required (proximity to AQMA or size of development). Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	Site is not considered sustainable.
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Not Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	5.11
Potential Capacity	154
Potential Net Capacity	154
Potential Density	30.14
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0

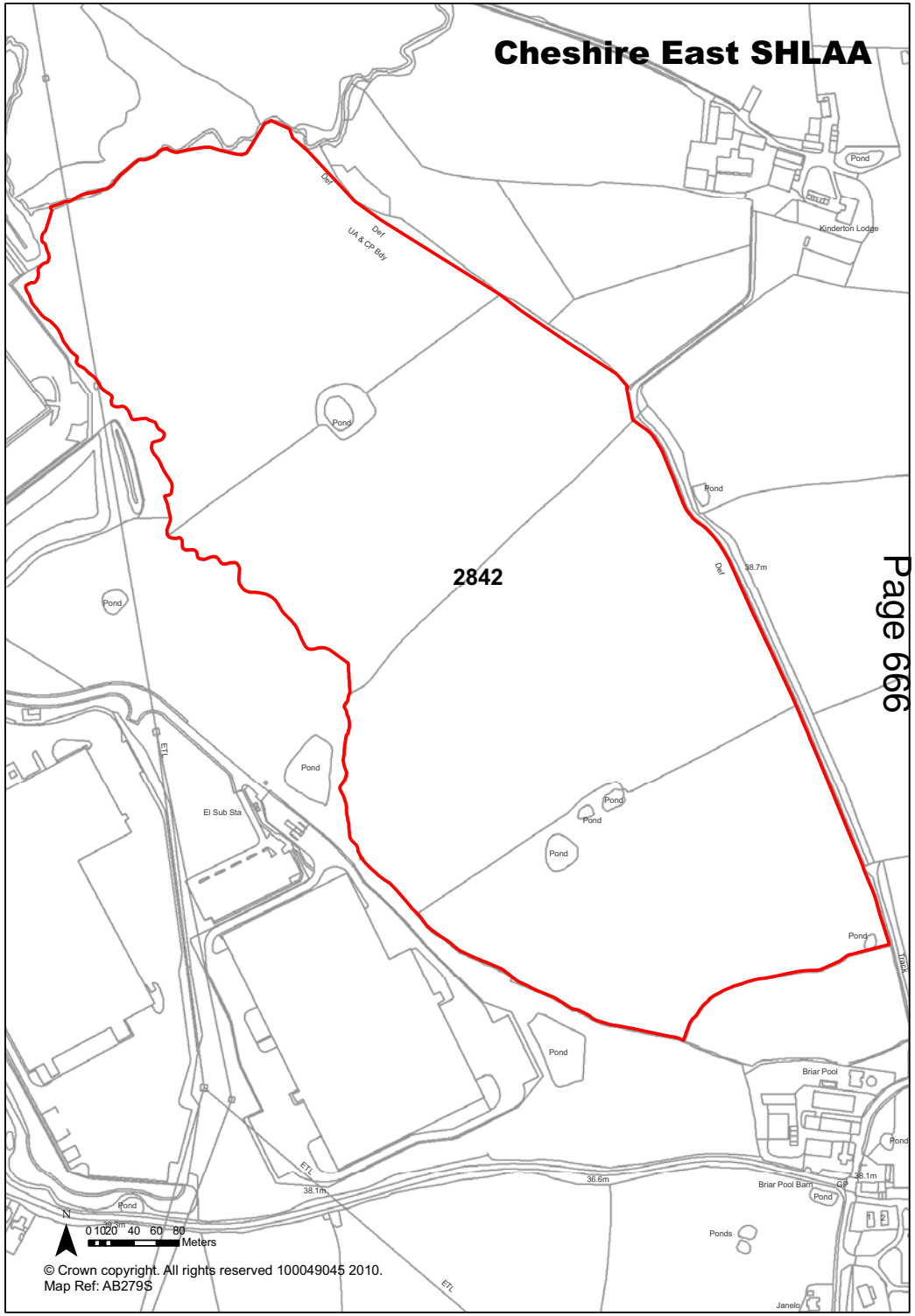


Ref	2842	Site Address	Land East of Kinderton Lodge, Middlewich

Town / Rural	Middlewich - Edge / Extension	**Easting**	372069
		Northing	365676

Site Description	Agricultural land
Character of Area	Mainly open countryside, however the Midpoint 18 employment estate adjoins to the west. Located on potential contaminated site.
Surrounding Land Uses	Two large storage and distribution warehouses adjoin the site
Physical Constraints	Access, biodiversity value (trees, hedges, ponds, protected species), Jodrell Bank Consultation Zone, potential flood risk, landscape impact, brine subsidence, overhead power lines. Potnetial air quality issues.
Policy Restrictions	Open countryside. Jodrell Bank consultation zone. Small part of the site to the north in a flood risk area.
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Flood risk assessment. Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	Site is not considered sustainable.
Accessibility	Access to be discussed with highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Marginal / Uncertain
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	30
Potential Capacity	900
Potential Net Capacity	900
Potential Density	30
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0

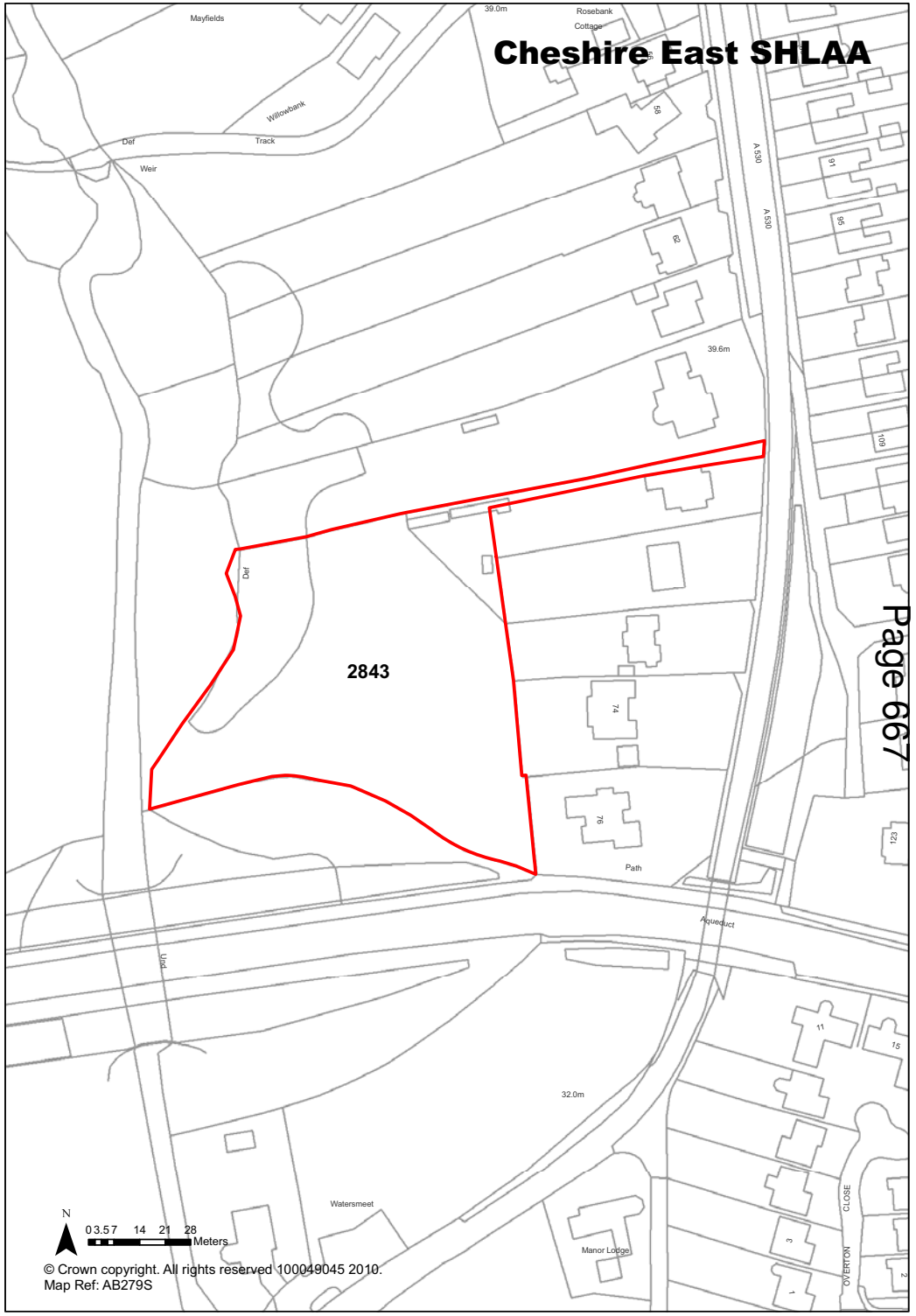


Ref 2843 **Site Address** Land to rear of 66 and 68 Nantwich Road, Middlewich

Town / Rural Middlewich - Edge / Extension **Easting** 369640 **Northing** 365867

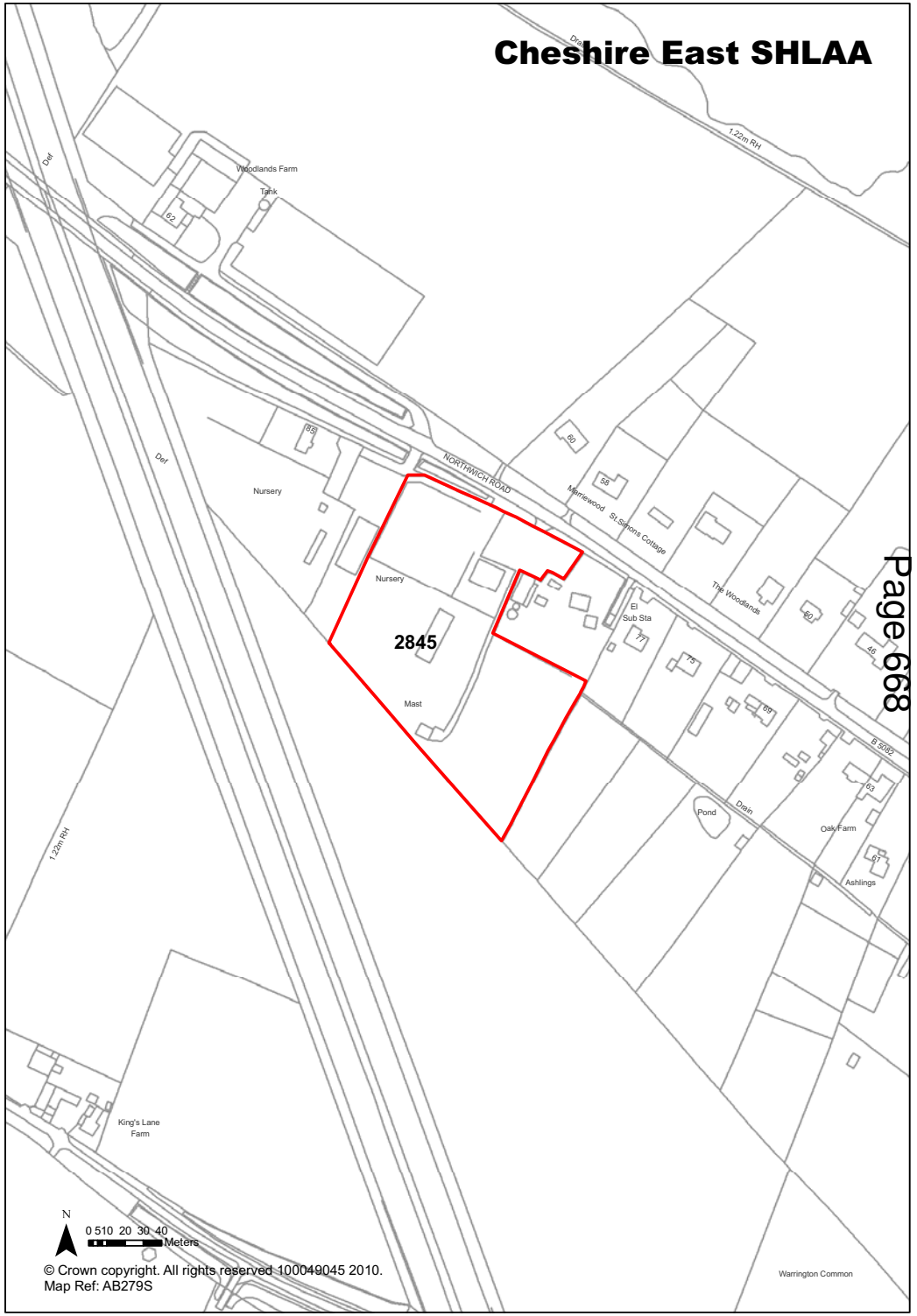
Site Description	Vacant grassland
Character of Area	Residential suburbs meets open countryside. Canal to south.
Surrounding Land Uses	Residential and agriculture/grazing
Physical Constraints	Watercourse close and part of site within flood zones 2 and 3. Levels fall steeply to east. Mature trees and hedgerows (potnetial biodiversity value), Access has visibility constraint and footways limited on highway. BWB consultation zone, within open countryside.
Policy Restrictions	Open countryside. Flood risk area.
Managing Constraints	Flood risk assessment. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	
Accessibility	Access issues to be discused with highways.
Other Information	Physical constraints on this site limit its potential for development.
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Marginal / Uncertain
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	0.68
Potential Capacity	21
Potential Net Capacity	21
Potential Density	30.88
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



Ref 2845 Site Address Land at Northwich Road, Cranage

Town / Rural	Rural	**Easting** 373754	**Northing** 370448
Site Description	Former Nursery.	**Site Size Net (Ha)**	1.51
Character of Area	Open Countryside. (Nurseries adjacent and on opposite side of road.	**Potential Capacity**	46
Surrounding Land Uses	Open Countryside.	**Potential Net Capacity**	46
Physical Constraints	Site appears flat. Buildings and hardstanding on site. Trees and hedge to boundary. Overhead lines to edge and part of site.		
Policy Restrictions	Open countryside. Jodrell Bank consultation zone.	**Potential Density**	30.46
Managing Constraints	Overhead lines may require permission to be moved dependent on scheme. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Site not considered sustainable.		
Accessibility	Access to be discussed with highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref	2846	Site Address	Land at Higher House Farm, Knutsford Road, Cranage

Town / Rural	Rural	**Easting**	375525
		Northing	368226

Site Description	Depot and Farm	**Site Size Net (Ha)**	0.52
Character of Area	Open Countryside.	**Potential Capacity**	16
Surrounding Land Uses	Open Countryside.	**Potential Net Capacity**	16
Physical Constraints	Trees on site. Overhead lines. Buildings and hardstanding on site.		
Policy Restrictions	Open countryside. Jodrell Bank consultation zone.	**Potential Density**	30.77
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability			
Accessibility	Access should be possible but will need to be discussed with highways.	**Total Completions**	0
Other Information	Site located within the open countryside, not related to any settlement, therefore not appropriate for residential development at this point.	**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

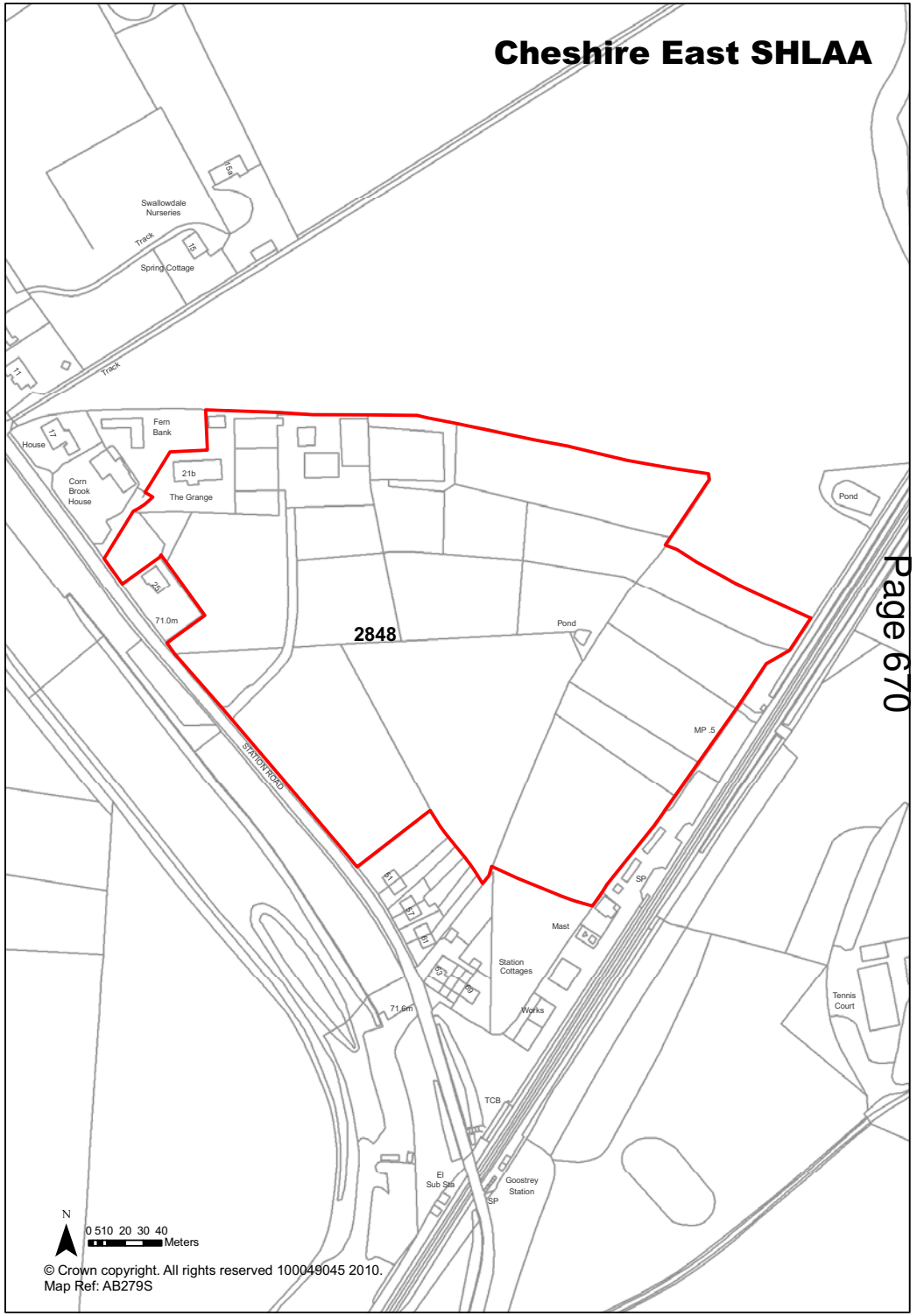


Ref	2848	Site Address	Land North of Goostrey Railway Station, Goostrey

Town / Rural	Goostrey - Edge / Extension	**Easting**	378276
		Northing	369818

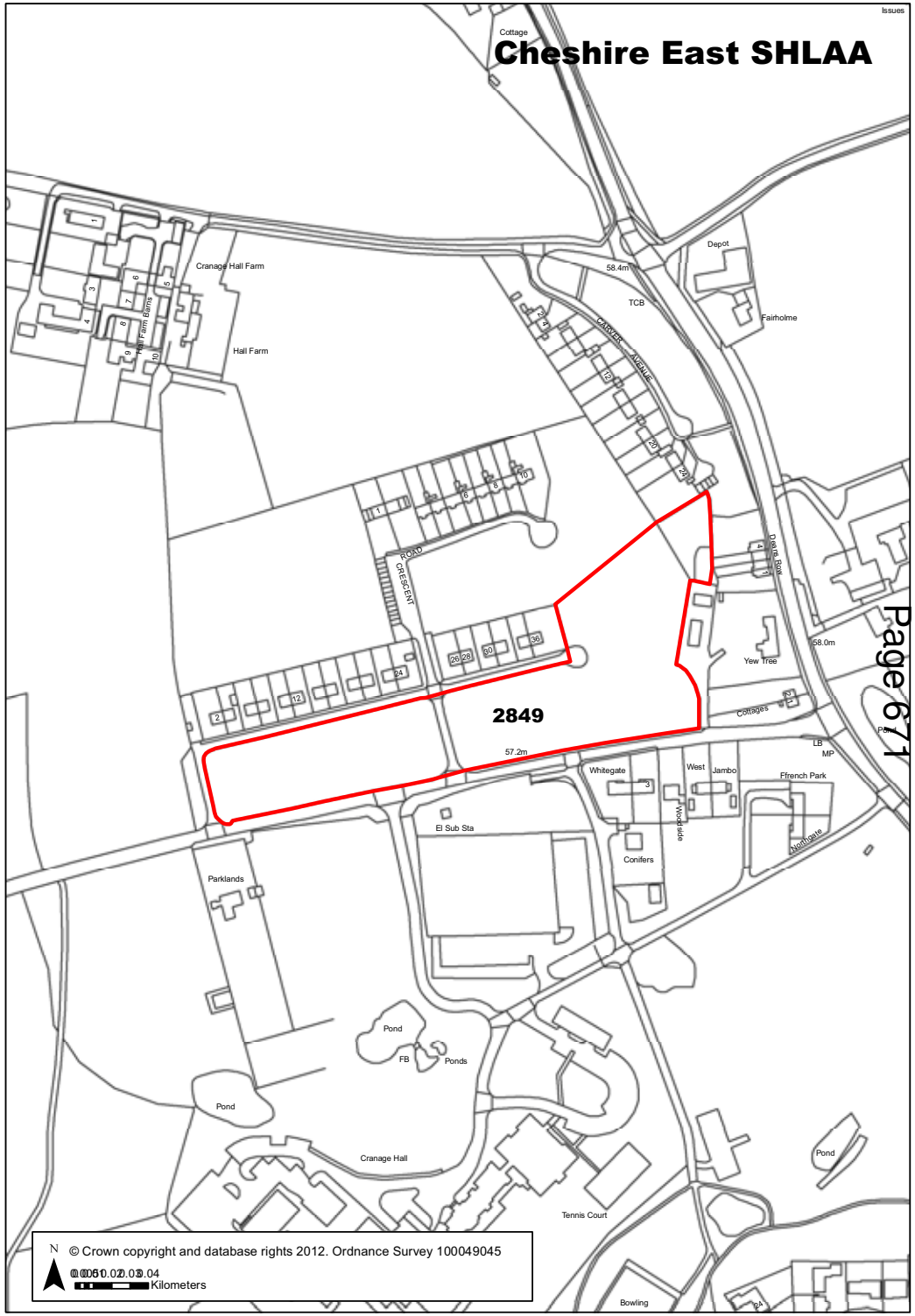
Site Description	Open Countryside.
Character of Area	Open Countryside.
Surrounding Land Uses	Open Countryside.
Physical Constraints	Site appears generally flat. Hedge across site and to boundary. Pond on site. Potential air quality issues.
Policy Restrictions	Open Countryside. Jodrell Bank Consultation Zone.
Managing Constraints	Air quality assessment may be required (proximity to AQMA or size of development). Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	Site is considered sustainably located, with access to the train station and bus netwrok.
Accessibility	Access to be discussed with highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	6.5
Potential Capacity	195
Potential Net Capacity	195
Potential Density	30
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	90
Years 11-15	105



Ref 2849 Site Address Byley Lane, Cranage

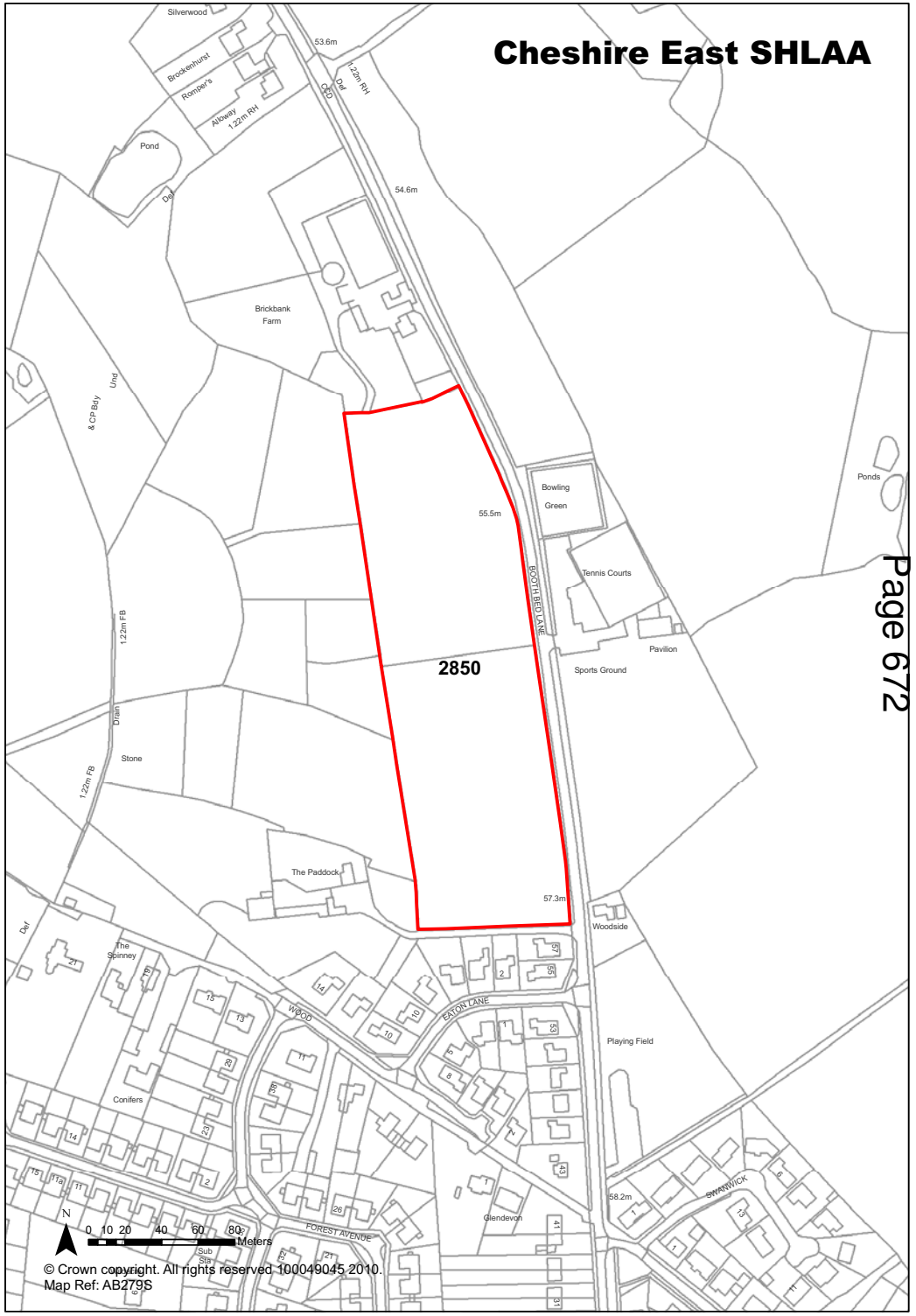
Town / Rural	Rural	**Easting** 375018	**Northing** 368589
Site Description	Grazing Land	**Site Size Net (Ha)**	1.64
Character of Area	Residential, Cranage Hall and Open Countryside.	**Potential Capacity**	47
Surrounding Land Uses	Residential, Cranage Hall and Open Countryside.	**Potential Net Capacity**	47
Physical Constraints	Site appears flat. Telephone lines across site.		
Policy Restrictions	Open countryside. Jodrell Bank consultation zone. Protected Open Space.	**Potential Density**	30.32
Managing Constraints	Open space would need to be retained or replaced. Transport Assessment may be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Site is not considered sustainable. Bus stops at junction of Byley Lane and Knutsford Road.		
Accessibility	Access to be discussed with highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 2850 **Site Address** Goostrey Farm Estate, Booth Bed Lane, Goostrey

Town / Rural	Goostrey - Edge / Extension	**Easting** 376295	**Northing** 370507

Site Description	Grazing	**Site Size Net (Ha)**	2.39
Character of Area	Open Countryside.	**Potential Capacity**	72
Surrounding Land Uses	Open Countryside and residential.	**Potential Net Capacity**	72
Physical Constraints	Site appears flat. Hedge and trees to boundary. Overhead lines on site.		
Policy Restrictions	Open countryside. Jodrell Bank consultation zone.	**Potential Density**	30.13
Managing Constraints	Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Site is not considered sustainable.		
Accessibility	Access to be discussed with highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

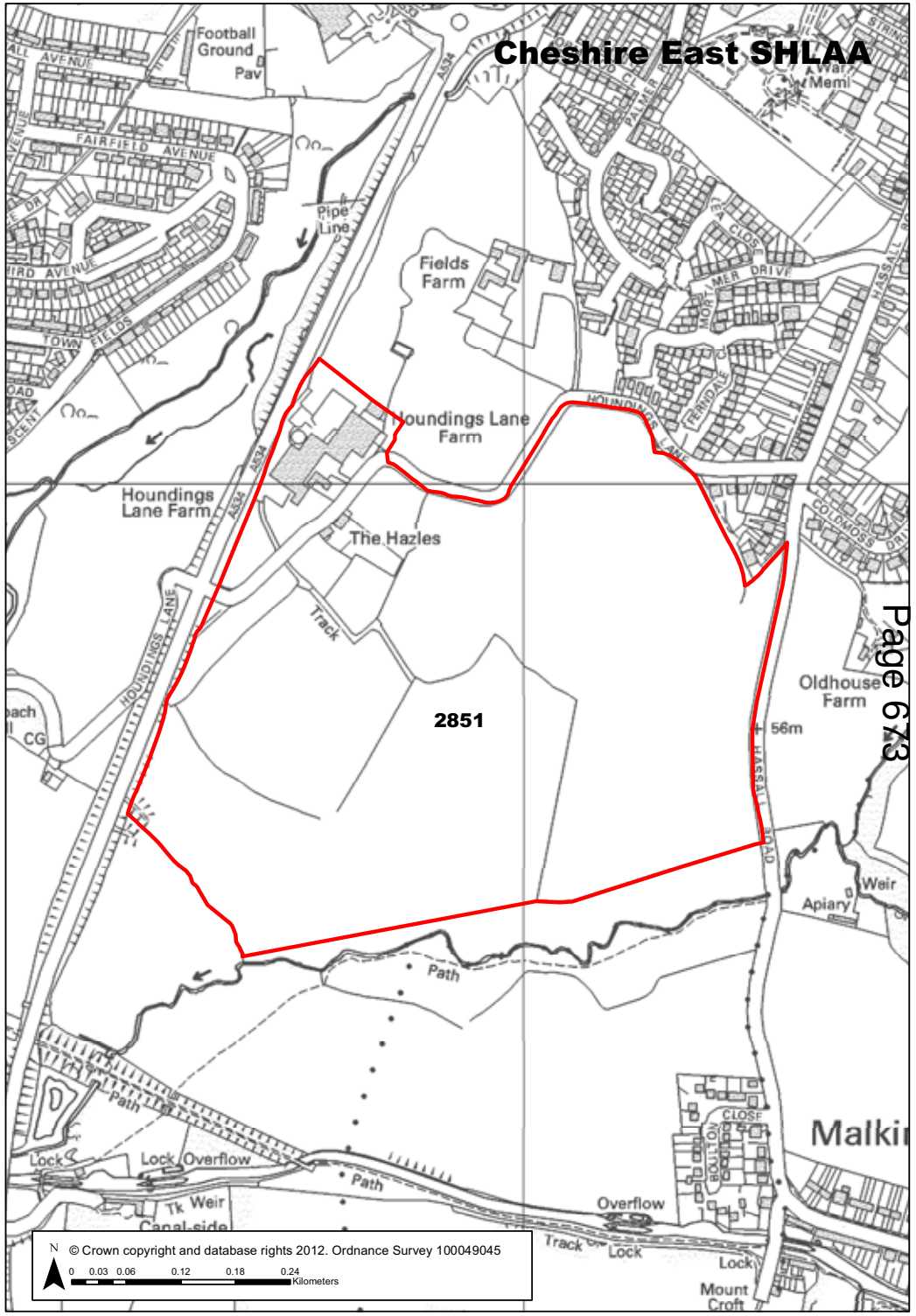


Ref 2851 Site Address Land adj to Houndings Lane, Sandbach

Town / Rural	Sandbach - Edge / Extension	**Easting**	375929
		Northing	359780

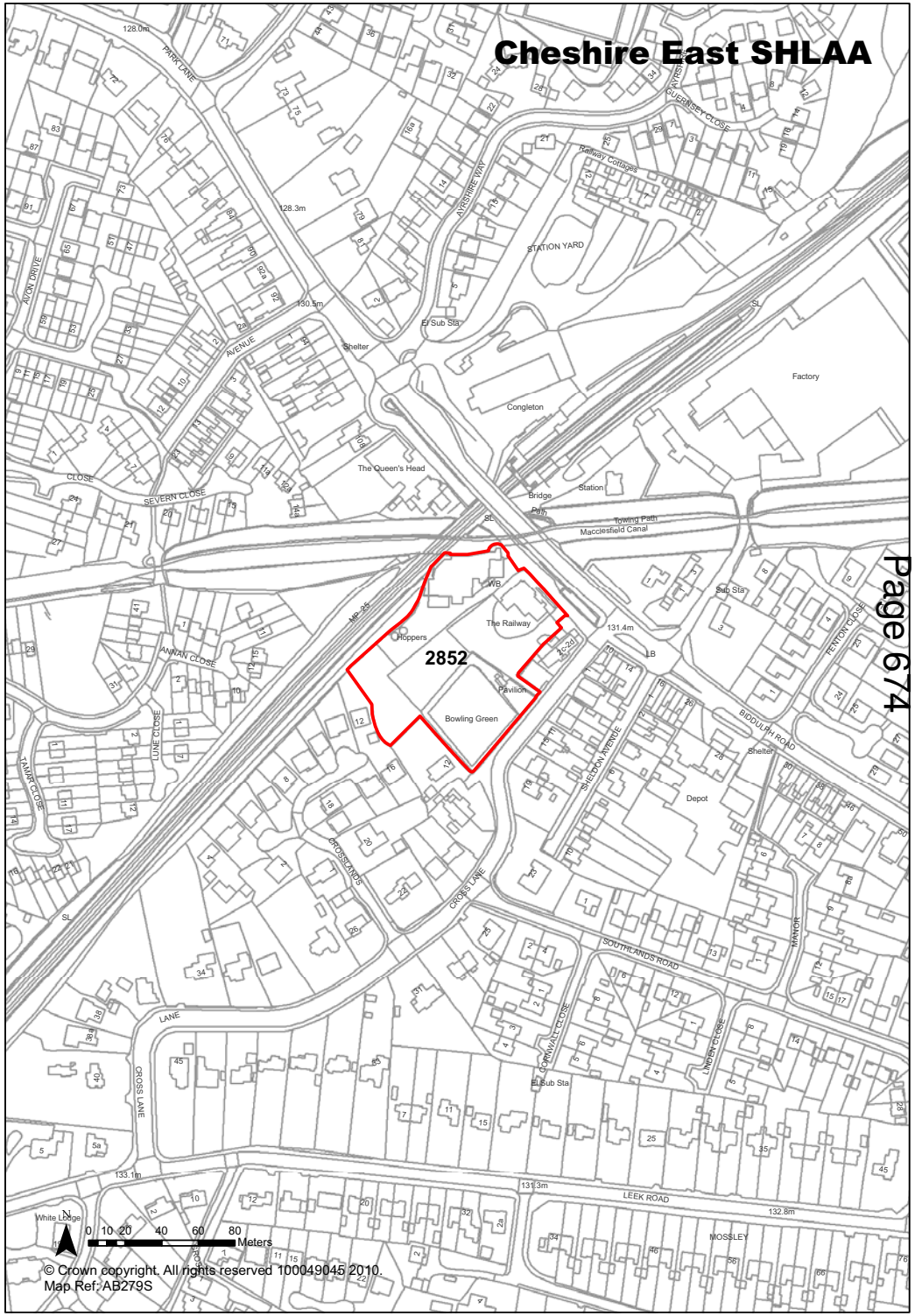
Site Description	Pasture land south of Houndings Lane
Character of Area	Open countryside with residential to the north.
Surrounding Land Uses	Open countryside with residential to the north.
Physical Constraints	Loacted on potential contaminated site. Potential air quality issues.
Policy Restrictions	Open countryside
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Transport Assessment likely to be required.
Sustainability	Northern part of site is within close proximity to Sandbach town centre.
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Marginal / Uncertain
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	31.25
Potential Capacity	230
Potential Net Capacity	230
Potential Density	30.03
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



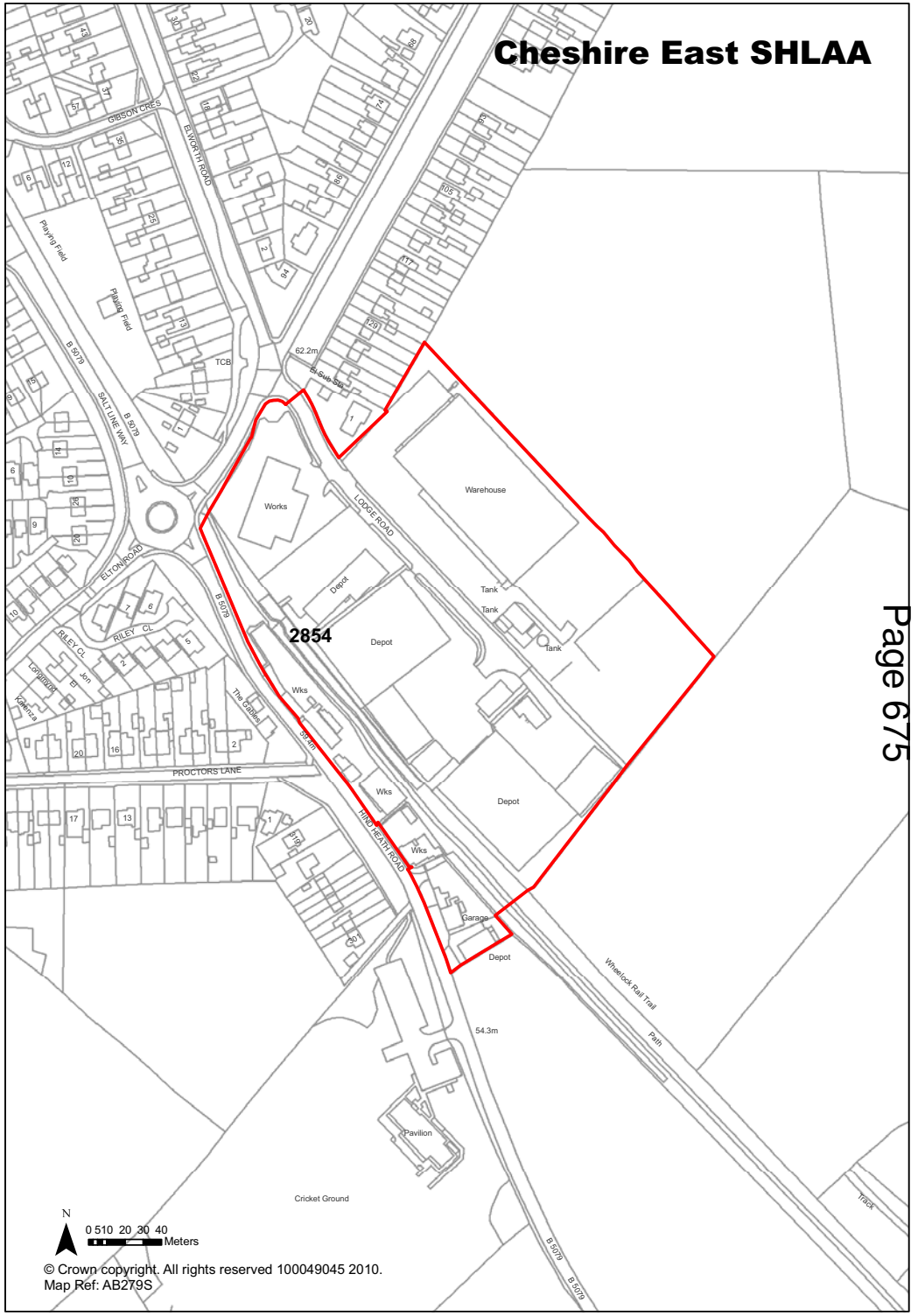
Ref 2852 **Site Address** Mill Site / Railway Public House, Biddulph Road, Hightown, Congleton

Town / Rural	Congleton	**Easting** 387174	**Northing** 362195
Site Description	Currently the site of a Mill and Public House	**Site Size Net (Ha)**	0.83
Character of Area	Mixed uses, predominantly residential	**Potential Capacity**	25
Surrounding Land Uses	Proximity to Railway and canal	**Potential Net Capacity**	25
Physical Constraints	Potential contamination, noise from trains, access improvements onto Biddulph Road likely to be needed (congestion and safety issues), listed building, BWN consultation zone, adjacent to canal conservation area, Protected Open Space/Recreation facility. Potential air quality and noise issues.		
Policy Restrictions	Within Congleton SZL. Adjacent to Canal Conervation Area.	**Potential Density**	30.12
Managing Constraints	Assessment of contamination and remediation as required (Consultation with Contaminated Land Officer). Noise considerations. Consideration of Historic Environment. Replacement of open space. Air quality assessment may be required (proximity to AQMA or size of development). PPG24 noise assessment required (rail/road noise).	**Determination of Capacity**	Density multiplier
Sustainability	Site is considered sustainable.		
Accessibility	Access is possible	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



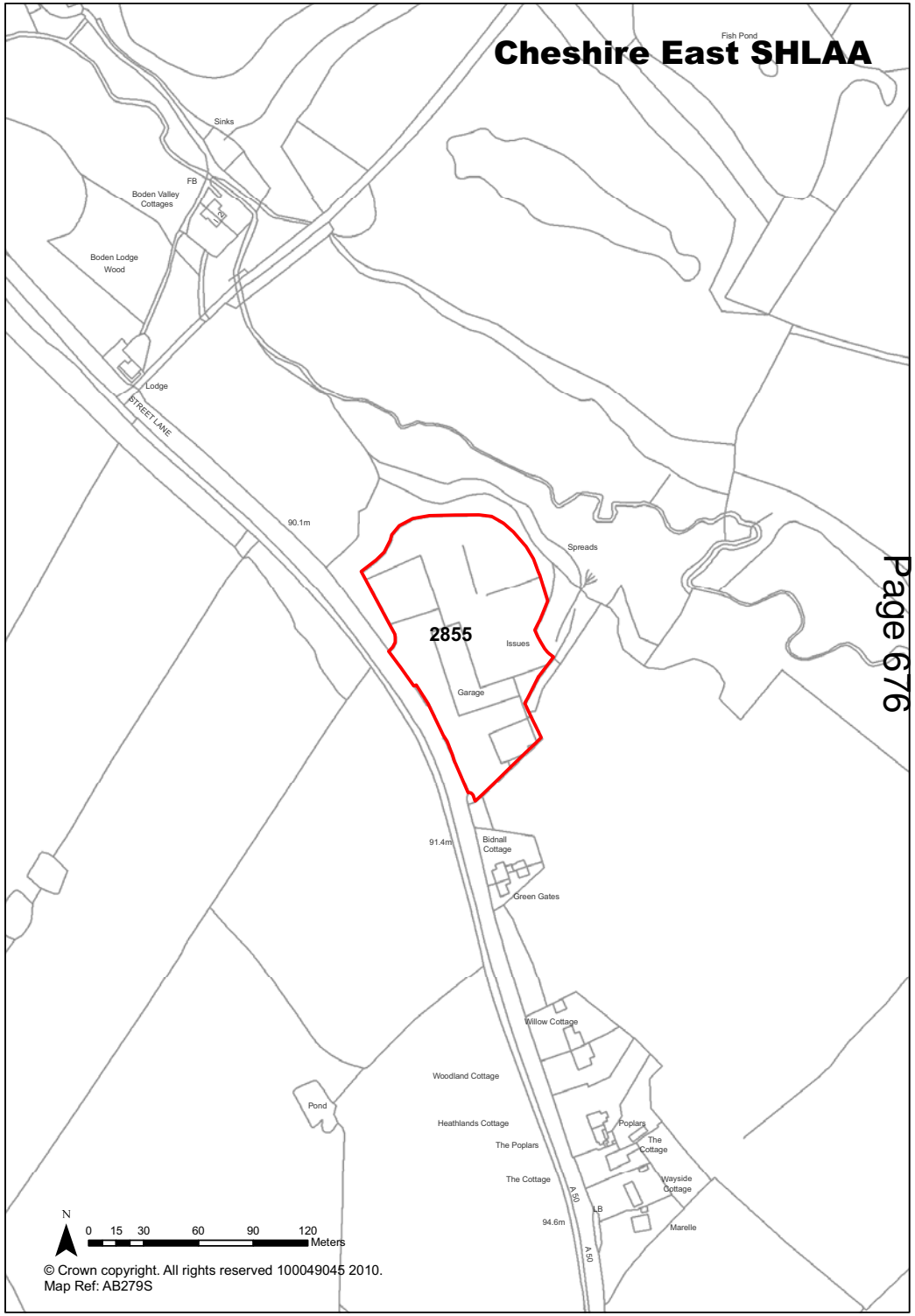
Ref 2854 Site Address Lodge Road / Hind Heath, Ettiley Heath, Sandbach

Town / Rural	Sandbach	**Easting** 374192	**Northing** 360346
Site Description	Currently used as a number of separate commercial units	**Site Size Net (Ha)**	4.96
Character of Area	Residential and open countryside.	**Potential Capacity**	149
Surrounding Land Uses	Residential and open countryside.	**Potential Net Capacity**	149
Physical Constraints	Salt line way (recreational walkway) splits the site and separates two distinct employment areas. Site includes SBI. Located on potential contaminated site.		
Policy Restrictions	Within Sandbach SZL. Part of site covered by an SBI.	**Potential Density**	30.04
Managing Constraints	Consideration of the biological importance of the site. Consultation with Contaminated Land Officer. Transport Assessment likely to be required.	**Determination of Capacity**	Density multiplier
Sustainability	Site is on bus route.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 2855 Site Address Odlums Garage, Knutsford Road

Town / Rural	Rural	**Easting** 380921	**Northing** 325322
Site Description	Garage and car showroom	**Site Size Net (Ha)**	1.36
Character of Area	Open Countryside.	**Potential Capacity**	41
Surrounding Land Uses	Open Countryside.	**Potential Net Capacity**	41
Physical Constraints	Buildings and hardstanding on site. Overhead lines. Site appears generally flat. Trees to boundary. Located on potential contaminated site.		
Policy Restrictions	Green Belt. Part of the Site is within a Park or Garden of Historic Interest.	**Potential Density**	30.15
Managing Constraints	Consultation with Contaminated Land Officer. Consideration of Historic Environment.	**Determination of Capacity**	Density multiplier
Sustainability	Site is not considered to be suitably located.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 2856 Site Address Moss Inn Public House, Canal Road, Congleton

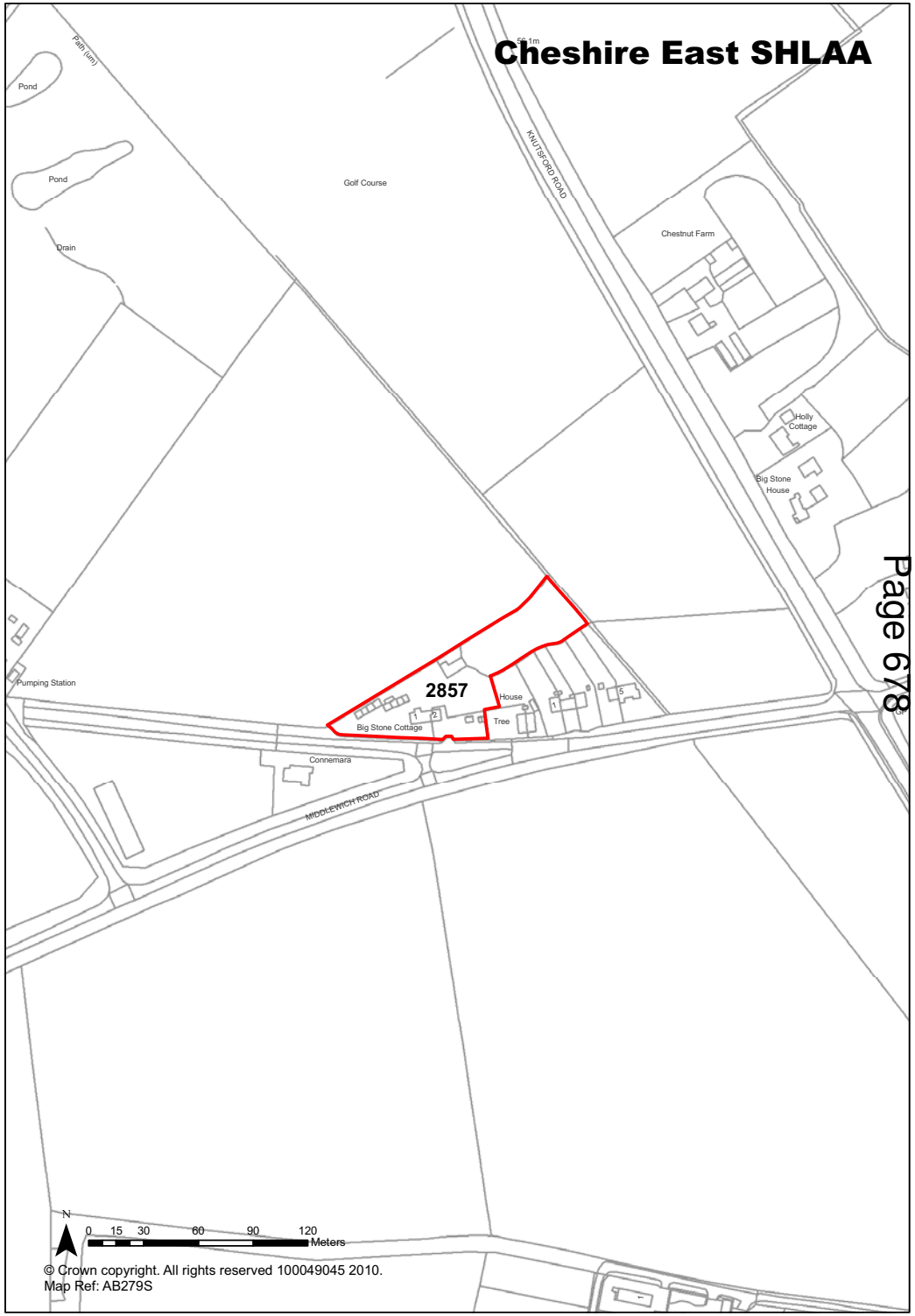
Town / Rural	Congleton	**Easting** 386812	**Northing** 362006
Site Description	Public House	**Site Size Net (Ha)**	0.33
Character of Area	Generally residential.	**Potential Capacity**	10
Surrounding Land Uses	Generally residential.	**Potential Net Capacity**	10
Physical Constraints	TPO. Potential air quality issues.	**Potential Density**	30.3
Policy Restrictions	Within Congleton SZL.	**Determination of Capacity**	Density multiplier
Managing Constraints	Air quality assessment may be required (proximity to AQMA or size of development).		
Sustainability	Bus route and bus stops on Canal Road, in close proximity to the site.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information	No evidence that current owner wishes to redevelop the site for residential development.	**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Suitable		
Availability	Not Available - long term prospect	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 2857 Site Address Big Stone Cottages, Middlewich Road, Cranage, Holmes Chapel, CW4 8HG

Town / Rural Rural **Easting** 374695 **Northing** 369188

Site Description	Mixed Residential and Gardens and Business	**Site Size Net (Ha)**	0.43
Character of Area	Generally Open Countryside with some limited residential development.	**Potential Capacity**	13
Surrounding Land Uses	Generally Open Countryside with some limited residential development.	**Potential Net Capacity**	13
Physical Constraints	Trees to boundary. House on site. Buildings on site.		
Policy Restrictions	Within Open Countryside. Within Jodrell Bank Consultation Zone.	**Potential Density**	30.23
Managing Constraints	Consultation with Jodrell Bank. Ecological Assessment may be required.	**Determination of Capacity**	Density multiplier
Sustainability	Bus routes on both Knutsford Road and Middlewich Road.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information	May be suitable for affordable housing to meet the needs of the local population. However, due to recent permission for affordable housing in the vicinity the need would need to be further investigated.	**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal/uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

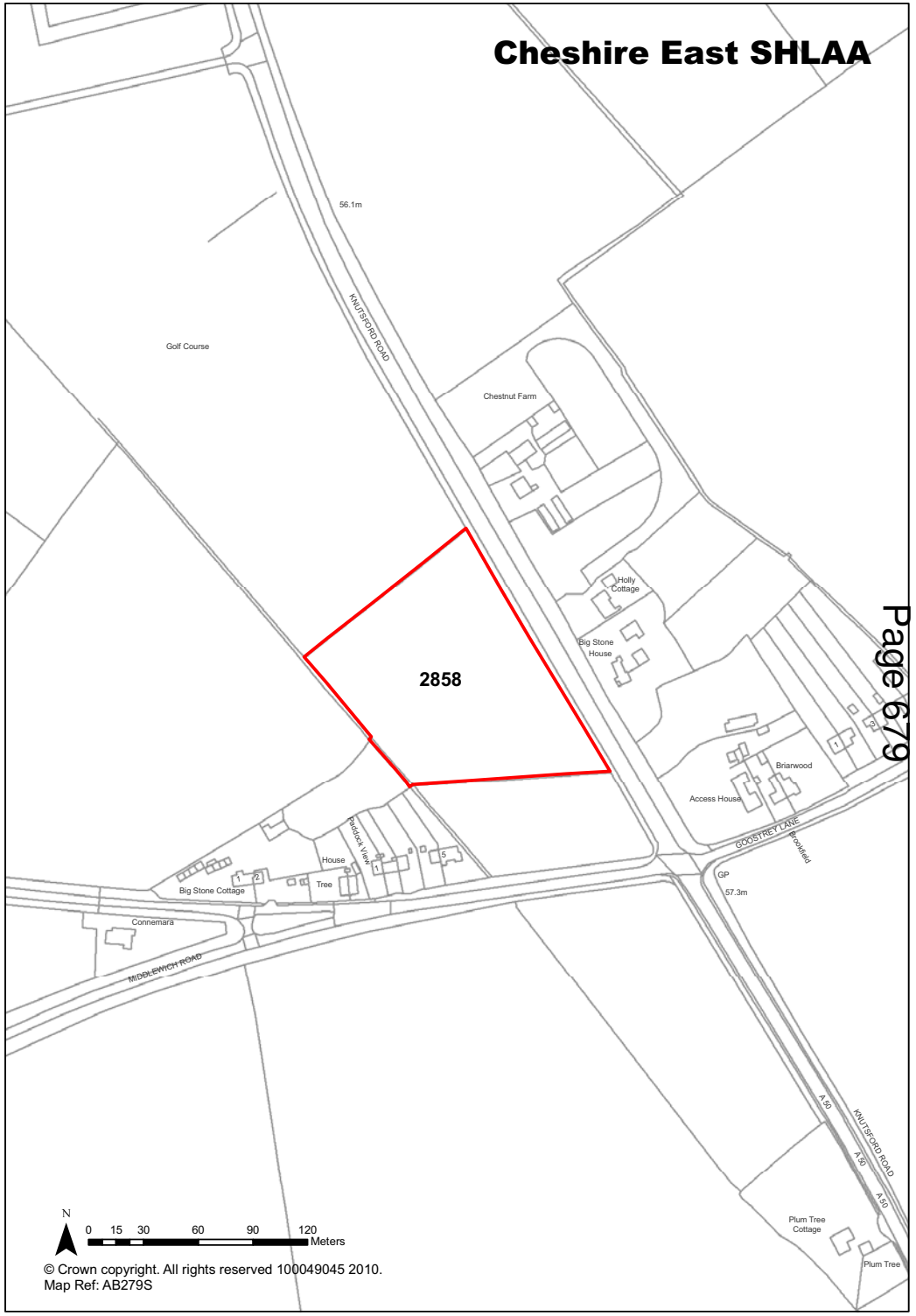


Ref 2858 | Site Address | Land adjacent to Big Stone Cottages, Middlewich Road, Cranage, Holmes

Town / Rural Rural | **Easting** 374787 | **Northing** 369275

Site Description	Grazing
Character of Area	Open Countryside
Surrounding Land Uses	Open Countryside and some residential.
Physical Constraints	Site appears generally flat. Trees and hedge to boundary.
Policy Restrictions	Open countryside, jodrell bank consultation zone.
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	Bus routes on both Knutsford Road and Middlewich Road.
Accessibility	Access to be discussed with Highways.
Other Information	This site may have potential as a rural exceptions site in the future, if further demand for affordable local needs housing can be demonstrated.
Brownfield / Greenfield	Greenfield
Suitability	Suitable
Availability	Marginal / Uncertain
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	1.26
Potential Capacity	38
Potential Net Capacity	38
Potential Density	30.16
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



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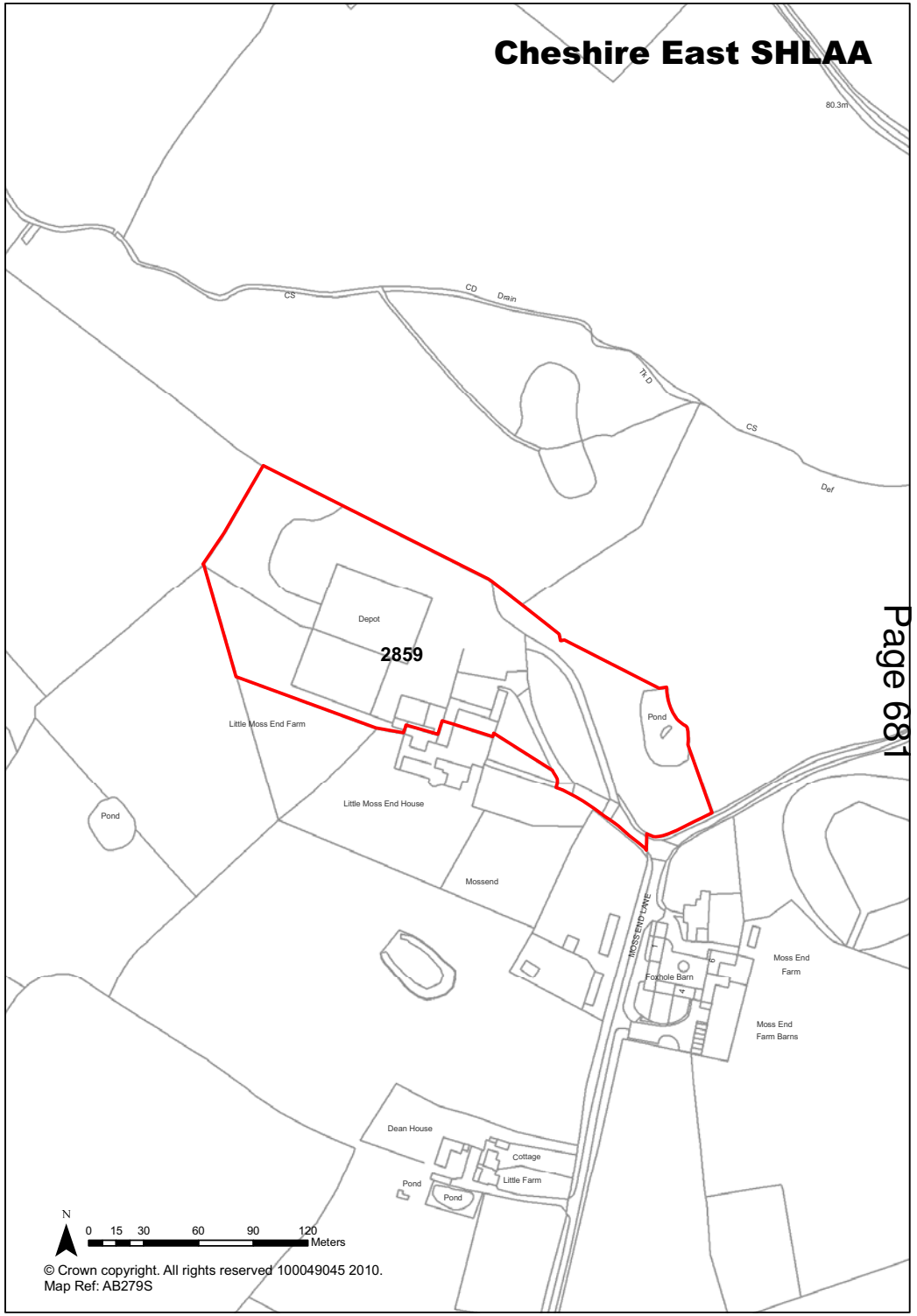
Ref 2859 Site Address Smallwood Storage Ltd, Moss End Farm, Moss End Lane, Smallwood

Town / Rural Rural **Easting** 380148 **Northing** 362292

Site Description	House and Business
Character of Area	Open Countryside
Surrounding Land Uses	Open Countryside
Physical Constraints	Single track access to site. Buildings and hardstanding on site. Trees on site. Pond on site. Currently in employment use. Appears to be a slight slope to site. Located on potential contaminated site.
Policy Restrictions	Open countryside. Jodrell Bank Consultation Zone.
Managing Constraints	Consultation with Contaminated Land Officer.
Sustainability	Site is not considered sustainably located.
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Brownfield
Suitability	Suitable - if can meet policy requireme
Availability	Available
Achievability	Achievable
Deliverability	Deliverable
Development Progress	Full Permission
Application Number:	12/0253C

Site Size Net (Ha)	2.38
Potential Capacity	15
Potential Net Capacity	15
Potential Density	6.303
Determination of Capacity	Based on current permission
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	15
Years 6-10	0
Years 11-15	0

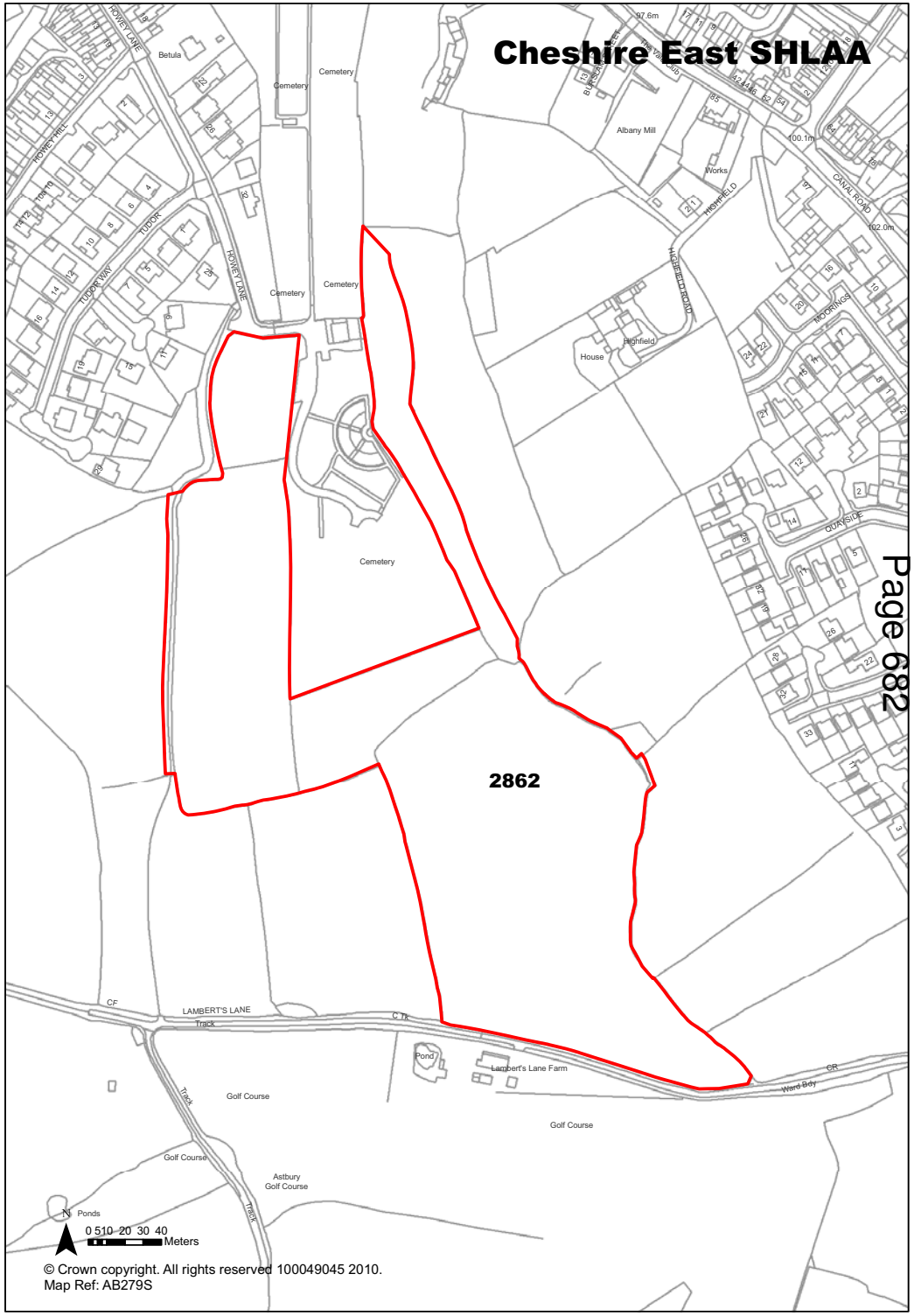


Ref 2862 **Site Address** Land between Howey Lane and Canal Road, Congleton

Town / Rural	Congleton - Edge / Extension	**Easting** 386053	**Northing** 362234

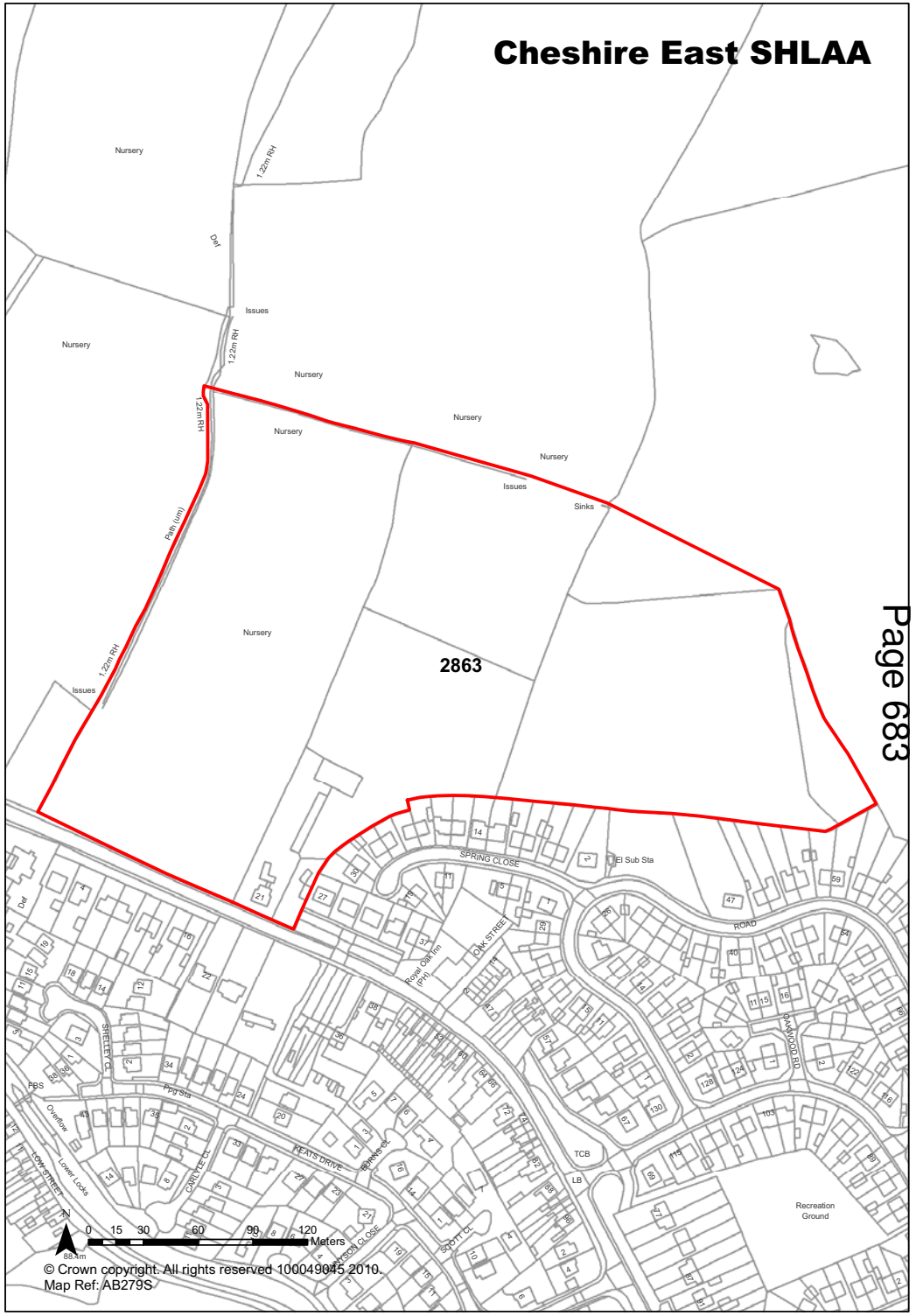
Site Description	Agricultural Land
Character of Area	Open Countryside
Surrounding Land Uses	Open Countryside
Physical Constraints	Flood Zone 1 - Little or no risk. Adjacent to Congleton cemetery. Valley to the east of Cemetery. Located on potential contaminated site. Potential air quality issues.
Policy Restrictions	Open Countryside.
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (proximity to AQMA or size of development). Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	Site is not considered sustainably located, but could be improved as part of wider development of the area.
Accessibility	Access to be discussed with Highways. Through adjacent sites, potentially from Howey Lane, Goldfinch Close, Kestrel Close or The Moorings.
Other Information	Site suggested as part of the 'Call for Sites' process.
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Available / site is under option by devel
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	4.99
Potential Capacity	150
Potential Net Capacity	150
Potential Density	30.06
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	90
Years 11-15	60



Ref 2863 Site Address Woodside Farm, Sandbach Road, Rode Heath

Town / Rural	Rural	**Easting** 380304	**Northing** 357875
Site Description	Agricultural Land	**Site Size Net (Ha)**	7.5
Character of Area	Open Countryside.	**Potential Capacity**	225
Surrounding Land Uses	Open Countryside.	**Potential Net Capacity**	225
Physical Constraints	Generally flat, with a slight rise to the east. Located on potential contaminated site. Potential air quality issues.		
Policy Restrictions	Green Belt.	**Potential Density**	30
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Bus route on Sandbach Road.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal/uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

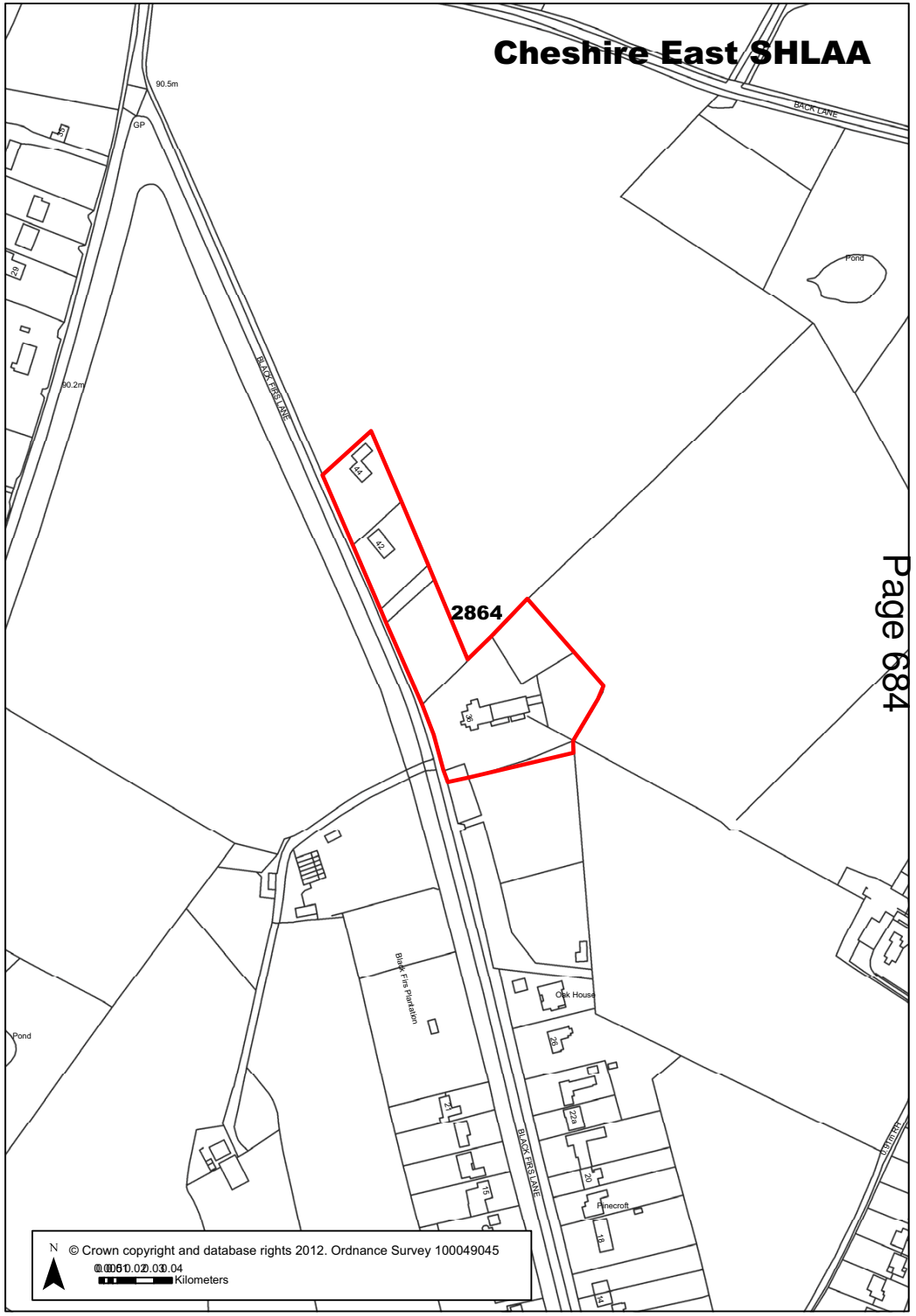


Ref	2864	Site Address	Land off Blackfirs Lane, Somerford, Congleton

Town / Rural	Congleton - Edge / Extension	**Easting**	383368
		Northing	364026

Site Description	Residential and gardens
Character of Area	Open Countryside and some residential.
Surrounding Land Uses	Open Countryside and some residential.
Physical Constraints	Properties on site. Potential air quality issues.
Policy Restrictions	Open Countryside. Site is located within the Jodrell Bank Consultation Zone.
Managing Constraints	Air quality assessment may be required (proximity to AQMA or size of development).
Sustainability	Site is not considered sustainably located.
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Mixed
Suitability	Not Suitable
Availability	Marginal/uncertain
Achievability	Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

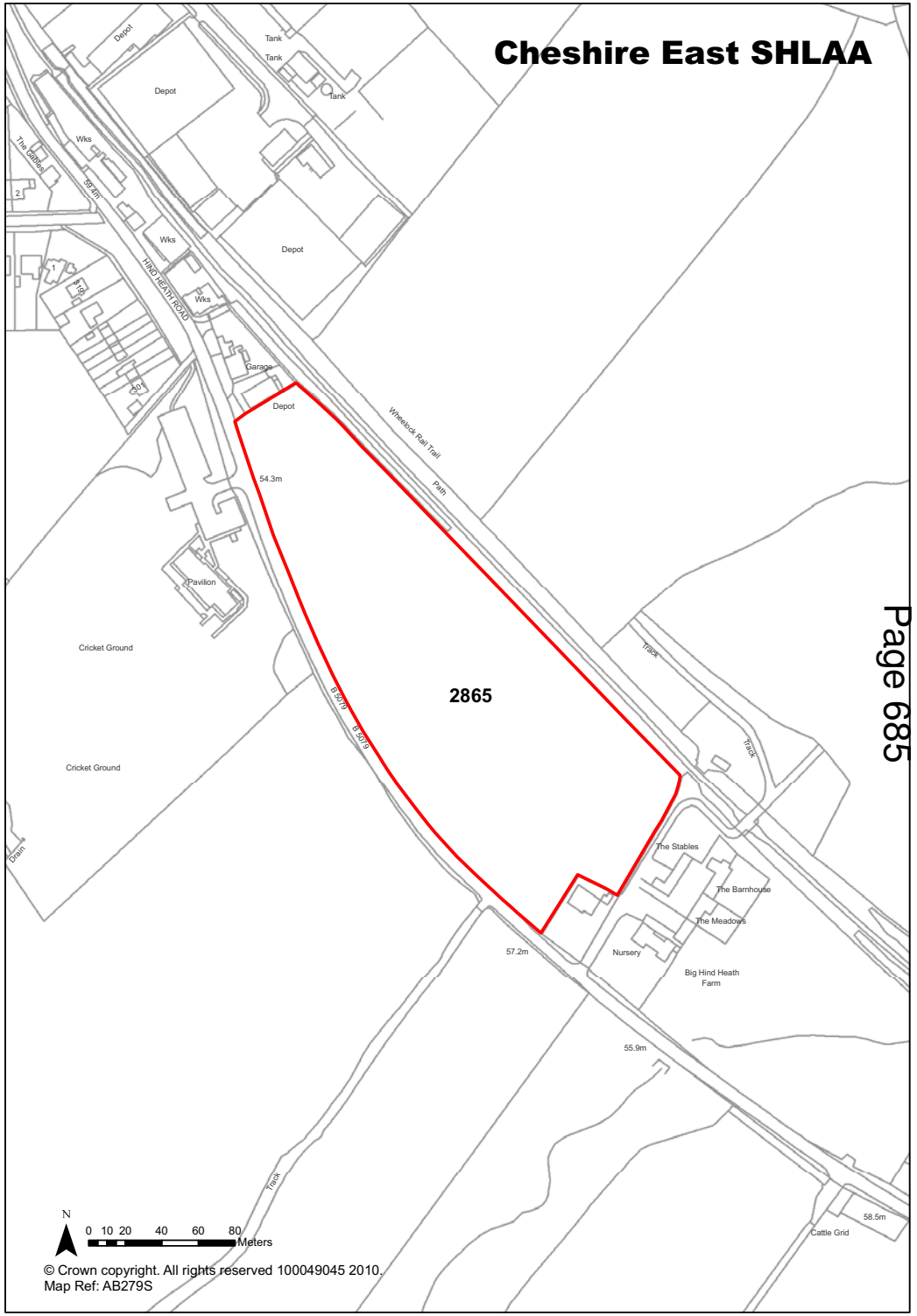
Site Size Net (Ha)	1.02
Potential Capacity	31
Potential Net Capacity	31
Potential Density	30.39
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



Ref 2865 Site Address Site off Hind Heath Road, Sandbach

Town / Rural	Sandbach - Edge / Extension	**Easting** 374313	**Northing** 360024

Site Description	Open countryside	**Site Size Net (Ha)**	3.02
Character of Area	Generally open countryside with some residential.	**Potential Capacity**	91
Surrounding Land Uses	Generally open countryside with some residential.	**Potential Net Capacity**	91
Physical Constraints	Trees and hedge to boundary. Wheelock Rail Trail runs across site, along with associated SBI. Loacted on potential contaminated site.		
Policy Restrictions	Site within the Open Countryside. SBI runs across site.	**Potential Density**	30.13
Managing Constraints	Consideration of biodiversity in the area. Consultation with Contaminated Land Officer. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Site is not considered sustainably located.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available/on market	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

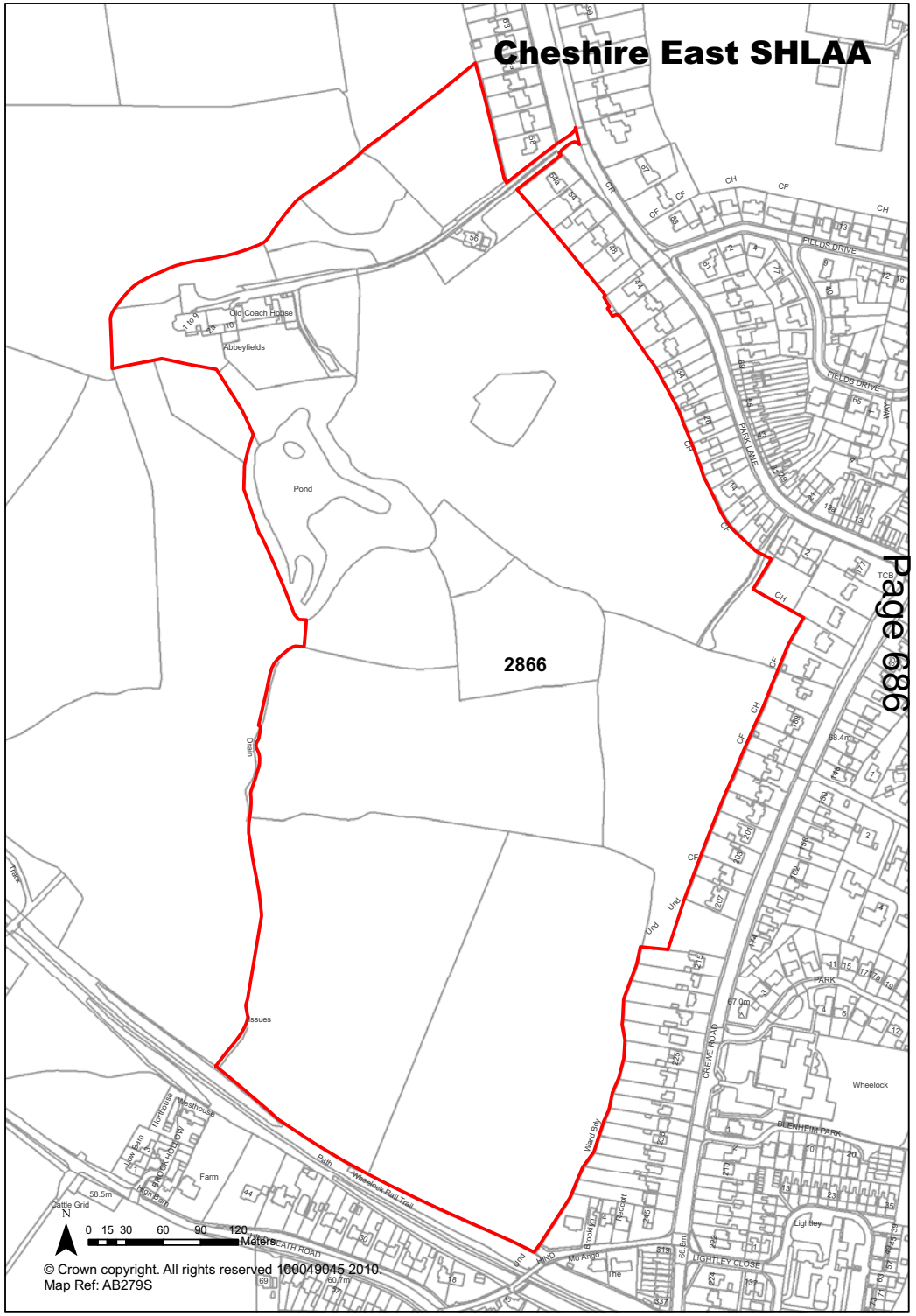


Ref	2866	Site Address	Land to the rear of Park Lane and Crewe Road, Sandbach

Town / Rural	Sandbach - Edge / Extension	**Easting**	374836
		Northing	360151

Site Description	Agricultural Land
Character of Area	Open Countryside and residential.
Surrounding Land Uses	Open Countryside and residential.
Physical Constraints	Significant trees on site surrounding a lake, Trees include TPO areas. Listed Building on site. Located on potential contaminated site. Potential air quality issues.
Policy Restrictions	Open countryside.
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	Bus route and primary school on Crewe Road.
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Available/on market
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	28.56
Potential Capacity	857
Potential Net Capacity	857
Potential Density	30.01
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	125
Years 11-15	250



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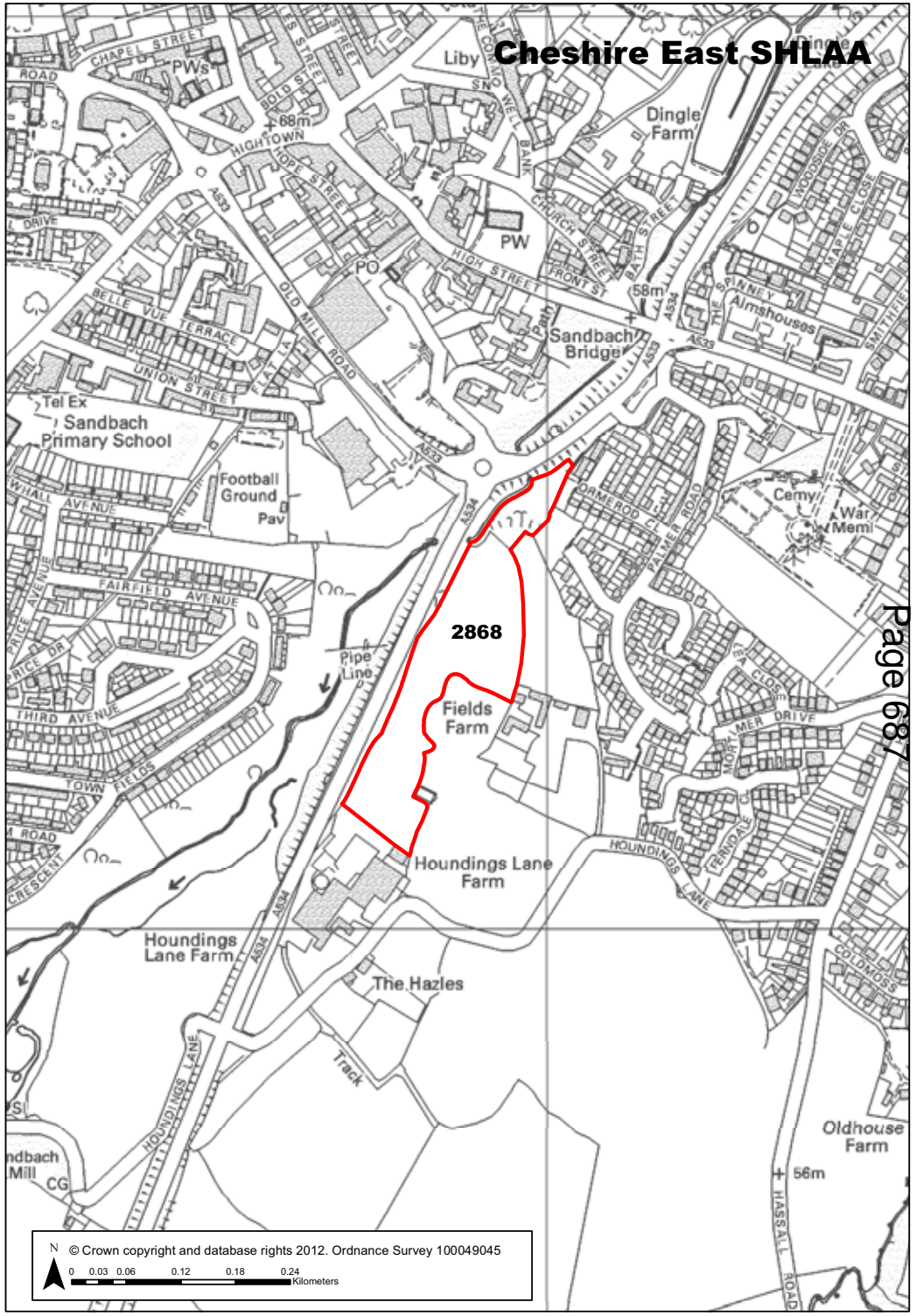
Map Ref: AB279S

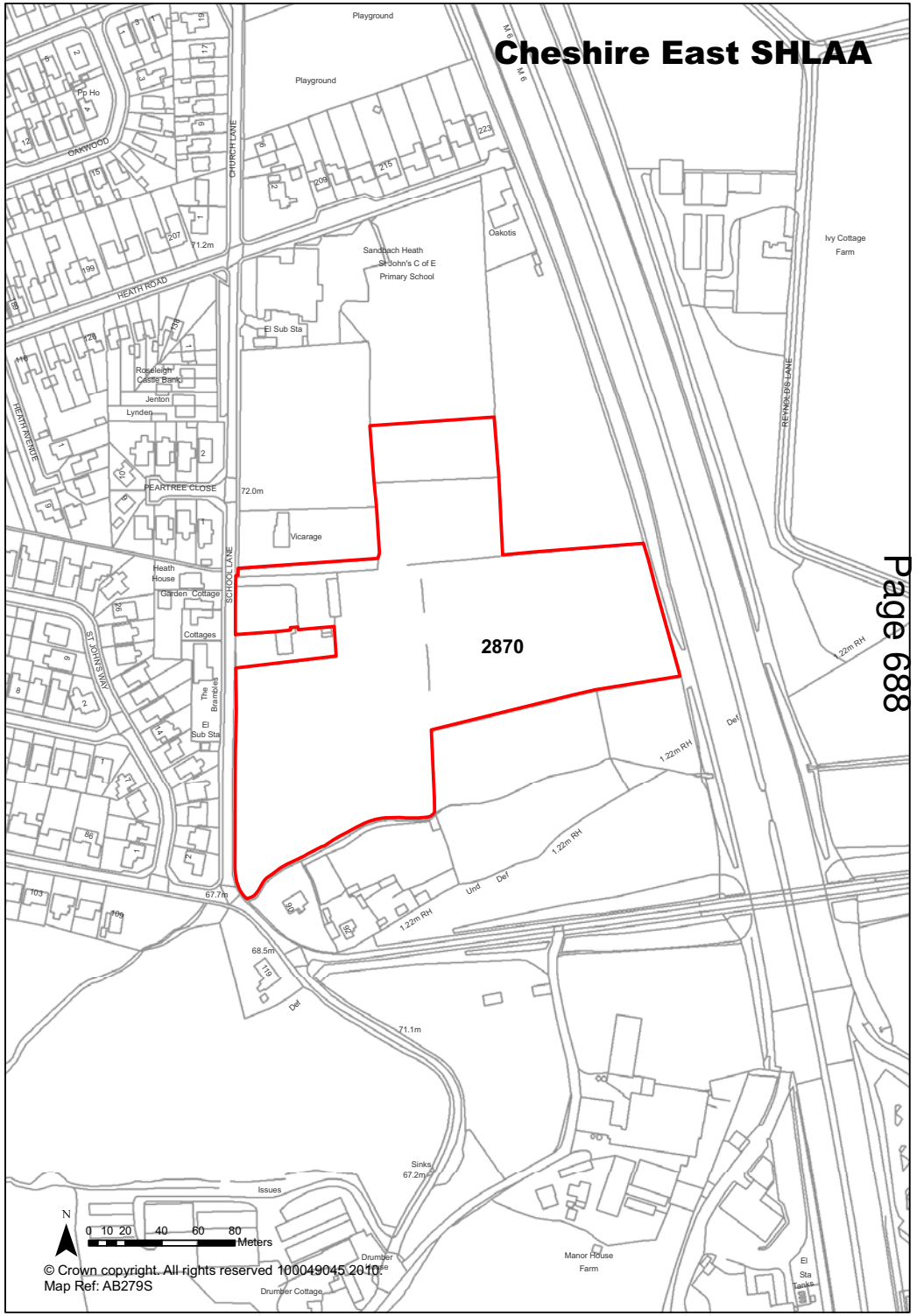
Ref 2868 **Site Address** Land off Houndings Lane, Sandbach

Town / Rural	Sandbach - Edge / Extension	**Easting** 375899	**Northing** 360293
Site Description	Agricultural Land	**Site Size Net (Ha)**	2.92
Character of Area	Residential and Open Countryside.	**Potential Capacity**	95
Surrounding Land Uses	Residential and Open Countryside.	**Potential Net Capacity**	95
Physical Constraints	Located on potential contaminated site.		
Policy Restrictions	Open Countryside. Wildlife Corridor.	**Potential Density**	30.27
Managing Constraints	Consultation with Contaminated Land Officer. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Northern part of site is within close proximity of the town centre.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available - site owned by developer	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	90
Development Progress	SHLAA Site	**Years 11-15**	5
Application Number:			



Ref 2870 Site Address Land off School Lane, Sandbach

Town / Rural	Sandbach - Edge / Extension	**Easting** 377337	**Northing** 360669
Site Description	Grazing land	**Site Size Net (Ha)**	3.13
Character of Area	Open countryside, education and residential.	**Potential Capacity**	94
Surrounding Land Uses	Open countryside, education and residential.	**Potential Net Capacity**	94
Physical Constraints	Trees and hedges to site and field boundaries.		
Policy Restrictions	Open Countryside.	**Potential Density**	30.03
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Bus route on Heath Road and School Lane		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information	Site outside of current settlement boundary, and not considered appropriate for housing at present.	**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



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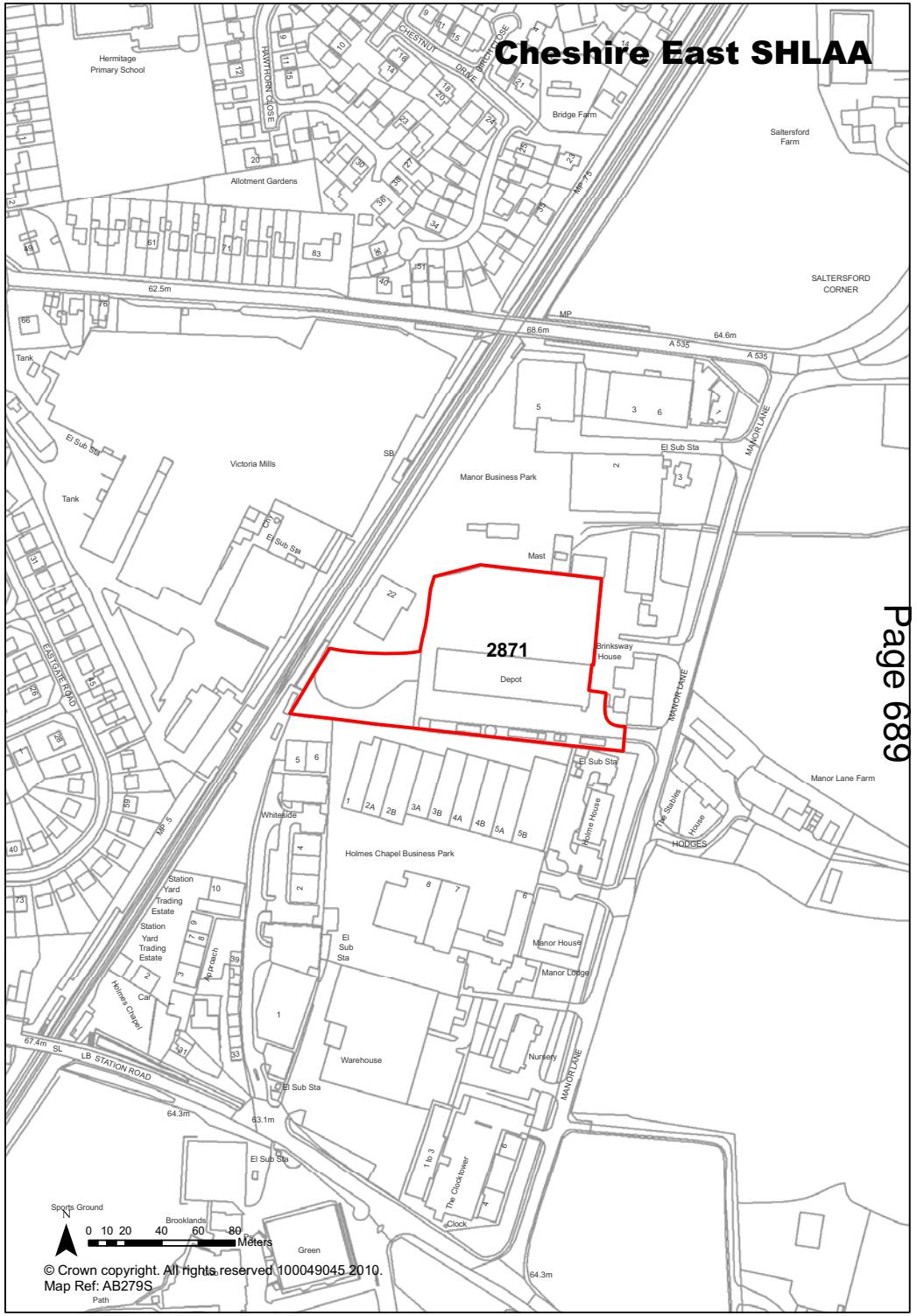
Map Ref: AB279S

Ref 2871 Site Address Depot, Manor Lane, Holmes Chapel

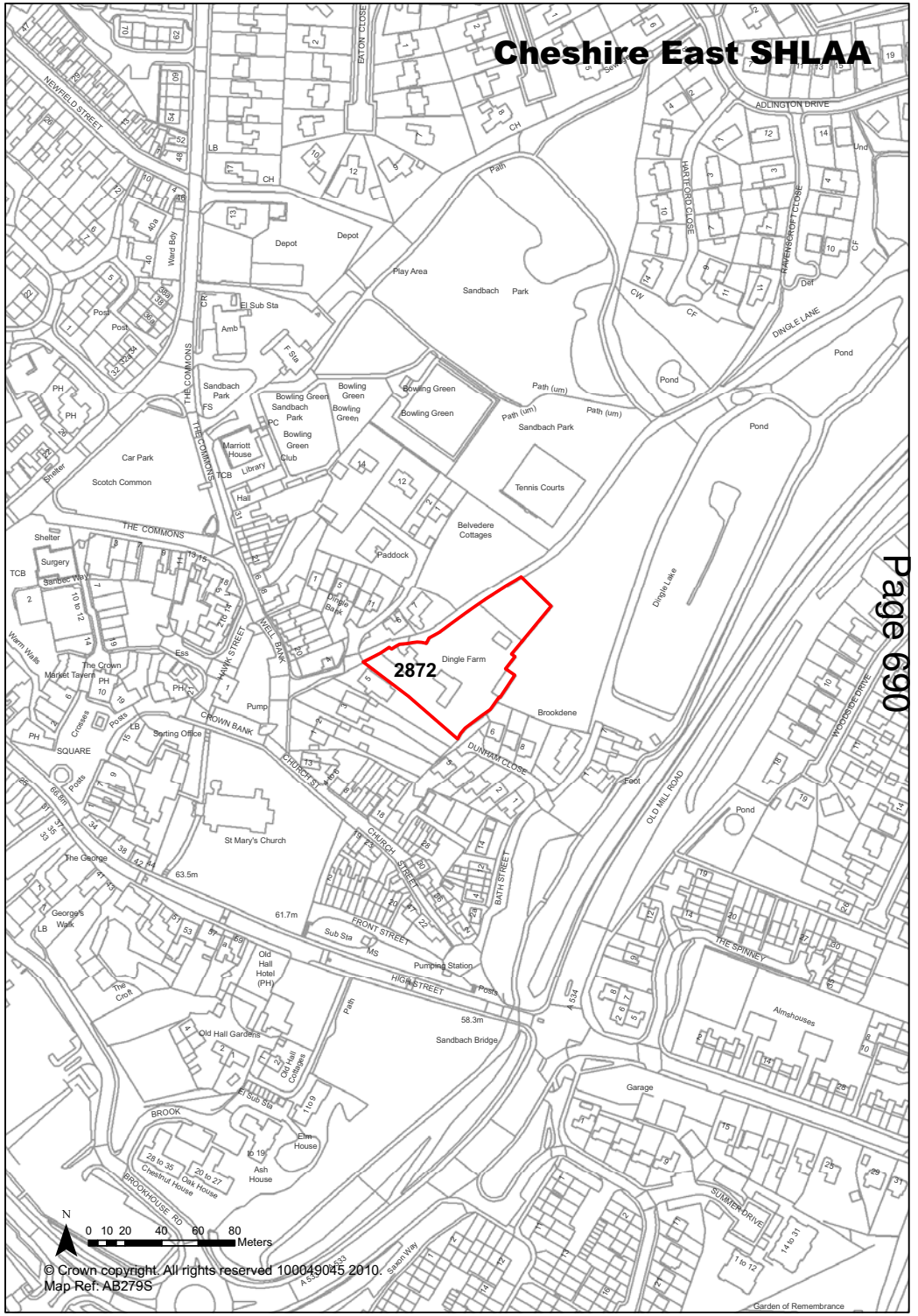
Town / Rural	Holmes Chapel	**Easting** 376858	**Northing** 367137

Site Description	Depot	**Site Size Net (Ha)**	1.13
Character of Area	Generally Employment	**Potential Capacity**	34
Surrounding Land Uses	Generally Employment	**Potential Net Capacity**	34
Physical Constraints	Adjacent to railway and other employment uses. Located on potential contaminated site.		
Policy Restrictions	Within Holmes Chapel SZL. Within Jodrell Bank Consultation Zone.	**Potential Density**	30.09
Managing Constraints	Consultation with Contaminated Land Officer.	**Determination of Capacity**	Density multiplier
Sustainability	Close to Rail Station on Station Road.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



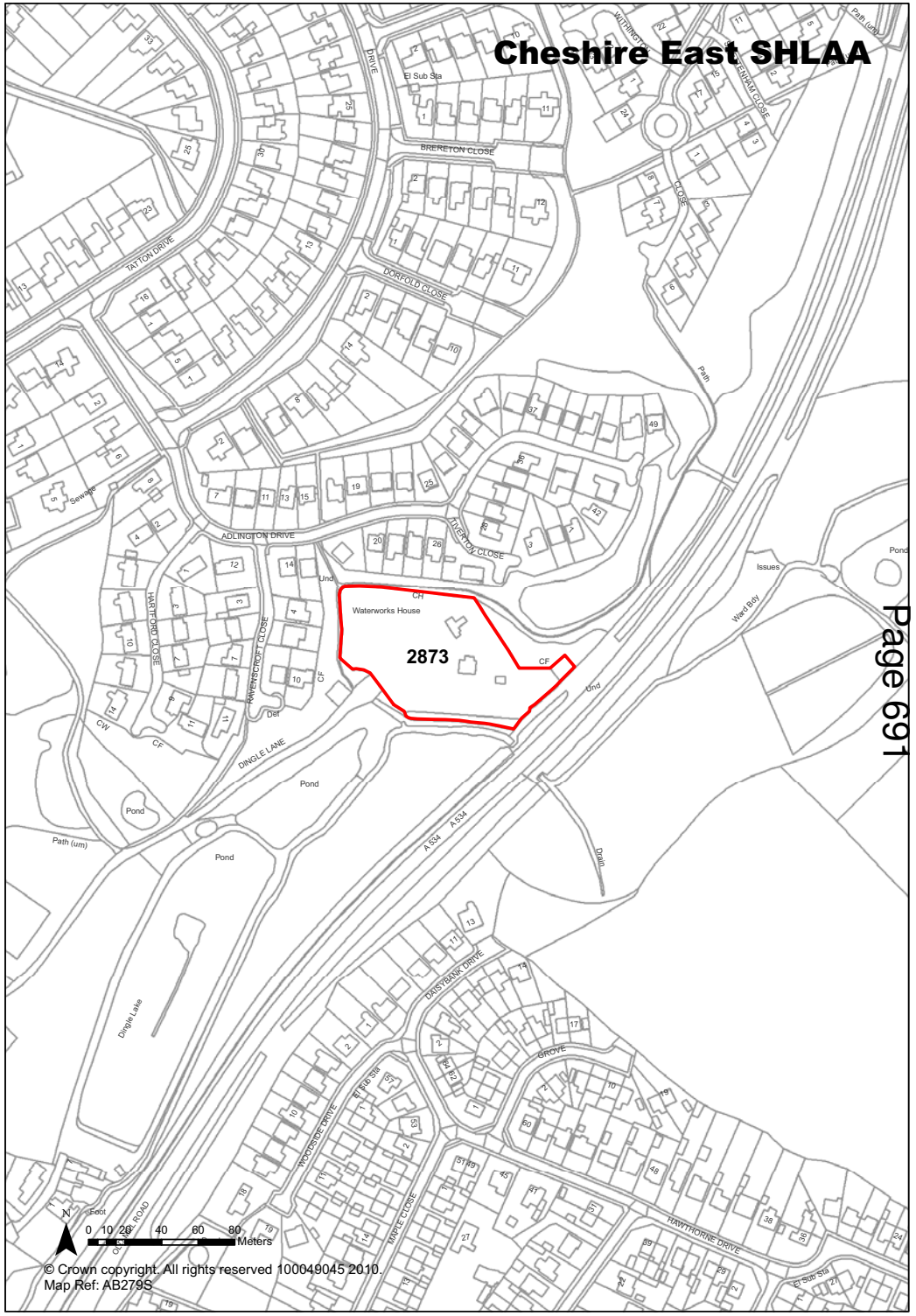
Ref 2872 Site Address Dingle Farm, Dingle Lane, Sandbach

Town / Rural	Sandbach	**Easting** 376078	**Northing** 360859
Site Description	Farm house, buildings and curtilage	**Site Size Net (Ha)**	0.38
Character of Area	Residential and Open countryside	**Potential Capacity**	12
Surrounding Land Uses	Residential and Open countryside	**Potential Net Capacity**	12
Physical Constraints	Loacted on potential contaminated land.		
Policy Restrictions	Within Sandbach SZL. Part of site within Conservation Area. Adjacent to an area of Protected Open Space.	**Potential Density**	31.58
Managing Constraints	Consultation with Contaminated Land Officer.	**Determination of Capacity**	Density multiplier
Sustainability	Is considered to be sustainably located, it is within close proximity to the town centre.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available - site on the market	**Current Year**	0
Achievability	Achievable	**Years 1-5**	12
Deliverability	Deliverable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 2873 Site Address Waterworks Farm, Dingle Lane, Sandbach

Town / Rural	Sandbach	**Easting** 376356	**Northing** 361096
Site Description	Farm	**Site Size Net (Ha)**	0.61
Character of Area	Residential and Open Countryside.	**Potential Capacity**	19
Surrounding Land Uses	Residential and Open Countryside.	**Potential Net Capacity**	19
Physical Constraints	Trees on site. Located within 250m of landfill.		
Policy Restrictions	Within Sandbach SZL. Within Area of Protected Open Space. Within Wildlife Corridor.	**Potential Density**	31.15
Managing Constraints	Consultation with Contaminated Land Officer.	**Determination of Capacity**	Density multiplier
Sustainability	Is not considered to be sustainably located.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available - site on the market	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

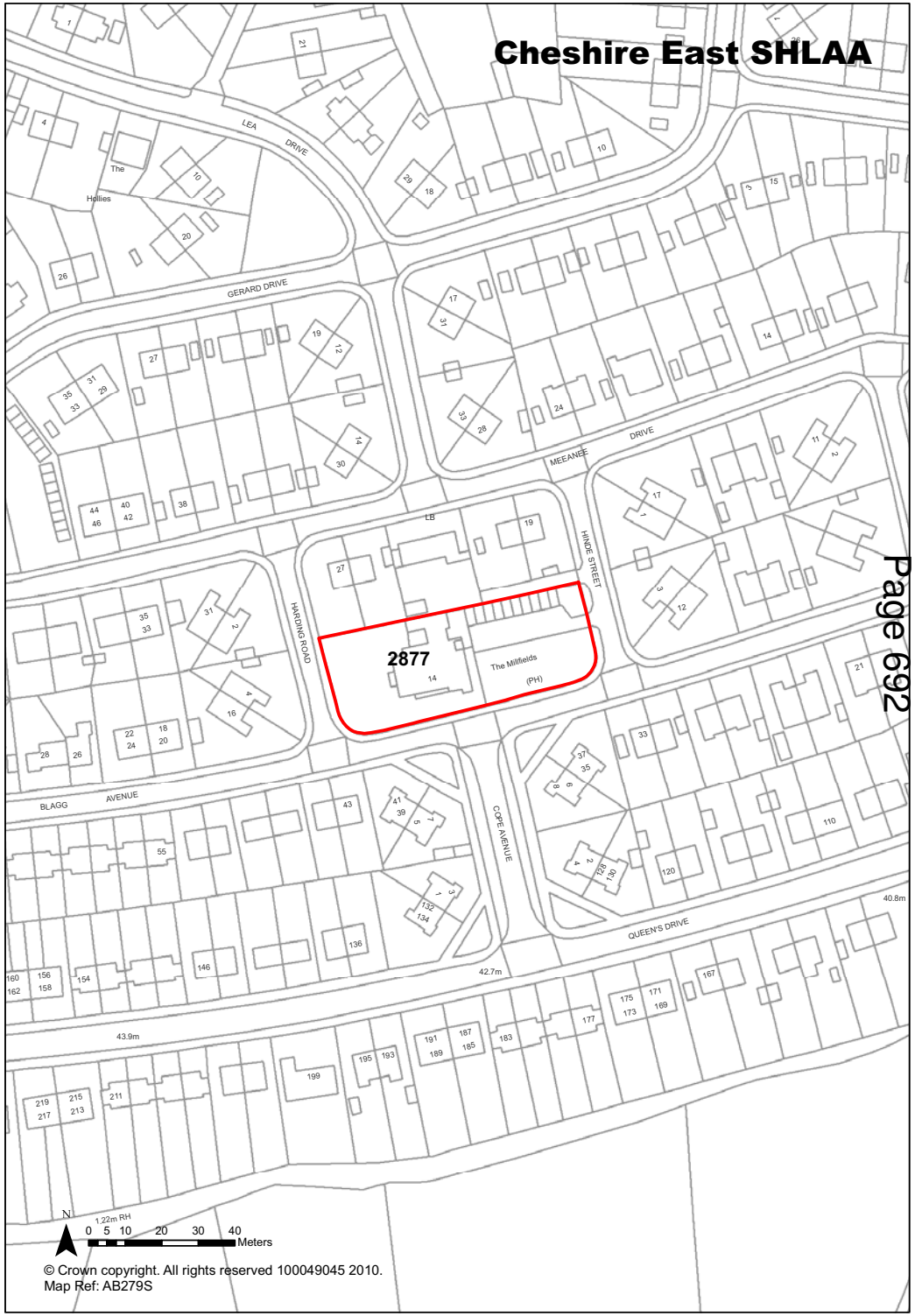


Ref	2877	Site Address	The Millfield Hotel, Blagg Avenue, Nantwich

Town / Rural	Nantwich	**Easting**	364514
		Northing	351769

Site Description	Public House
Character of Area	Residential
Surrounding Land Uses	Generally residential
Physical Constraints	Building and hardstanding on site.
Policy Restrictions	Within Natwich SZL
Managing Constraints	Removal of existing buildings.
Sustainability	Bus route on Queens Drive.
Accessibility	Access is possible.
Other Information	
Brownfield / Greenfield	Brownfield
Suitability	Suitable
Availability	Available
Achievability	Achievable
Deliverability	Deliverable
Development Progress	Under Construction
Application Number:	12/0392N

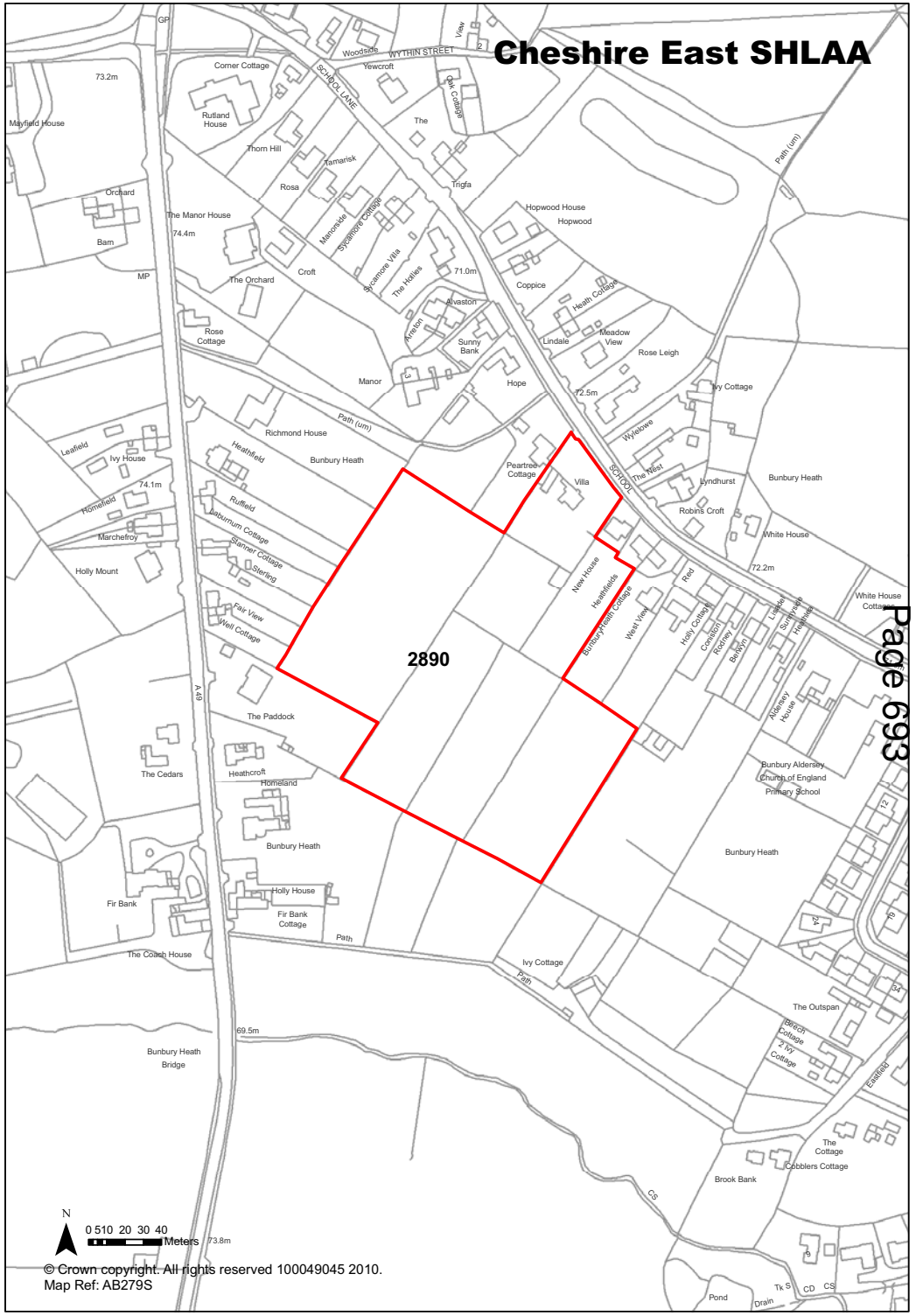
Site Size Net (Ha)	0.2
Potential Capacity	14
Potential Net Capacity	14
Potential Density	71.79
Determination of Capacity	Based on current permission
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	14
Years 1-5	0
Years 6-10	0
Years 11-15	0



Ref 2890 Site Address Heath Villa, School Lane, Bunbury

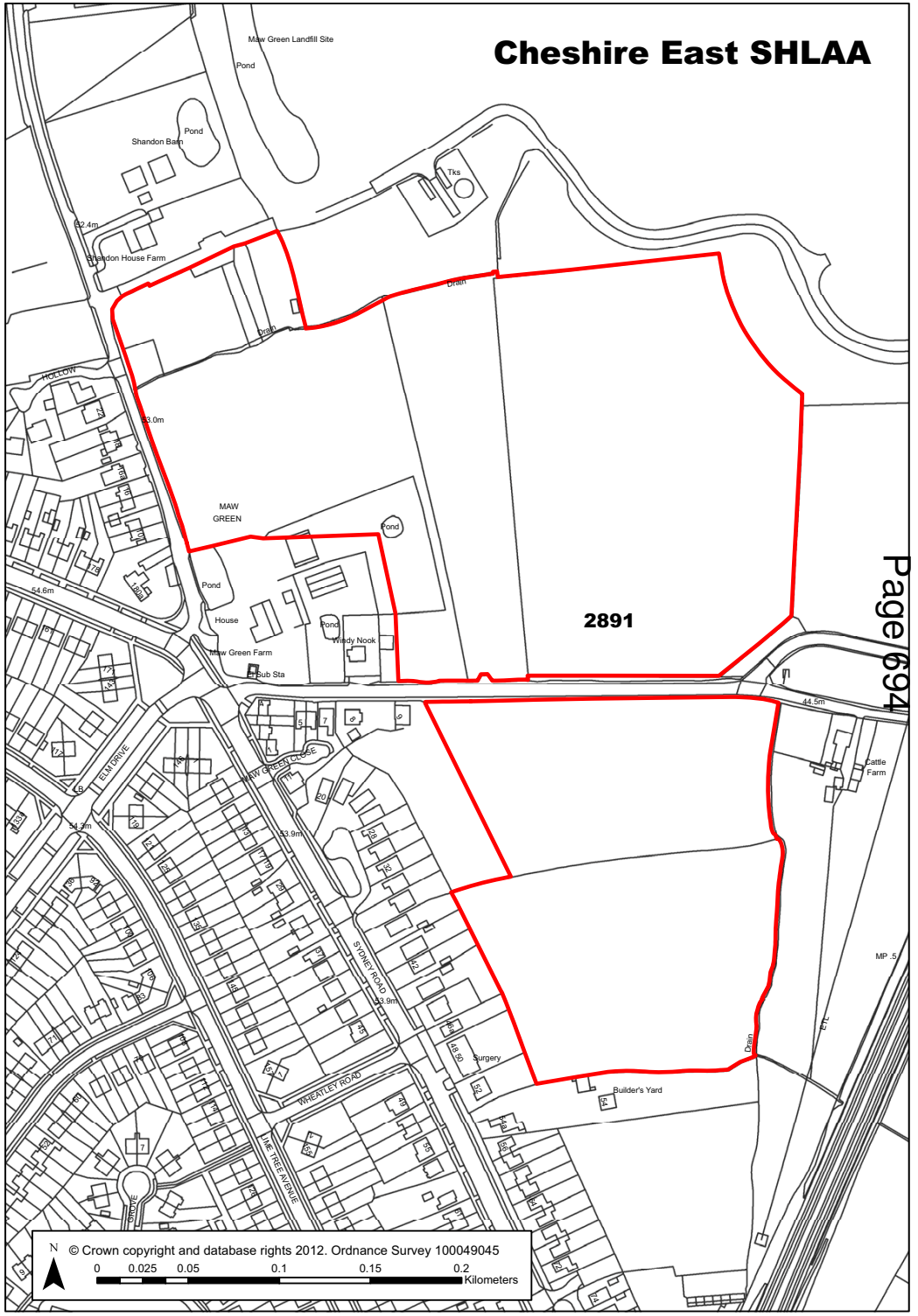
Town / Rural	Bunbury - Edge / Extension	**Easting** 355993	**Northing** 358009

Site Description	6 grassed fields to the rear of Heath Villa	**Site Size Net (Ha)**	2.77
Character of Area	Countryside on the edge of Bunbury, known as Bunbury Heath	**Potential Capacity**	84
Surrounding Land Uses	Residential and open space	**Potential Net Capacity**	84
Physical Constraints	Trees and hedges to field boundaries. Residential property on site.		
Policy Restrictions	The majority of the site is Open Countryside. Only the residential property and garden is within the SZL for Bunbury.	**Potential Density**	30.32
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Bus route on School Lane.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information	There is a planning history linked to this site.	**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 2891 Site Address Maw Green Farm, Crewe

Town / Rural	Crewe - Edge / Extension	**Easting**	371553 **Northing** 357133
Site Description	Old farm buildings, rough pasture land	**Site Size Net (Ha)**	10.01
Character of Area	Rural edge of Crewe built up area. Adjacent to Maw Green landfill site.	**Potential Capacity**	165
Surrounding Land Uses	Maw Green Landfill site. Residential. Open countryside.	**Potential Net Capacity**	165
Physical Constraints	Located directly on landfill. The Strategic Highways Manager expresses concern that the immediate highway network comprises narrow rural roads which are constrained by local feature and alignment. Traffic capacity on Maw Green Lane is also a concern. Potential air quality issues.		
Policy Restrictions	Policy Change Required	**Potential Density**	16.48
Managing Constraints	This junction would require significant improvement to manage the traffic generation from this site. Any application would need its Transport Assessment to be judged against the Crewe Area Traffic Model held by CEC. Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Based on current planning application
Sustainability	In a sustainable location within easy reach of Crewe town centre and the employment areas to the south east of the town.		
Accessibility	Significant Highways Issues to be discussed with Highways. Section 106, S278 and S38 agreements required.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - if can meet policy requireme		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	90
Deliverability	Deliverable	**Years 6-10**	75
Development Progress	Awaiting S106	**Years 11-15**	0
Application Number:	12/0831N		

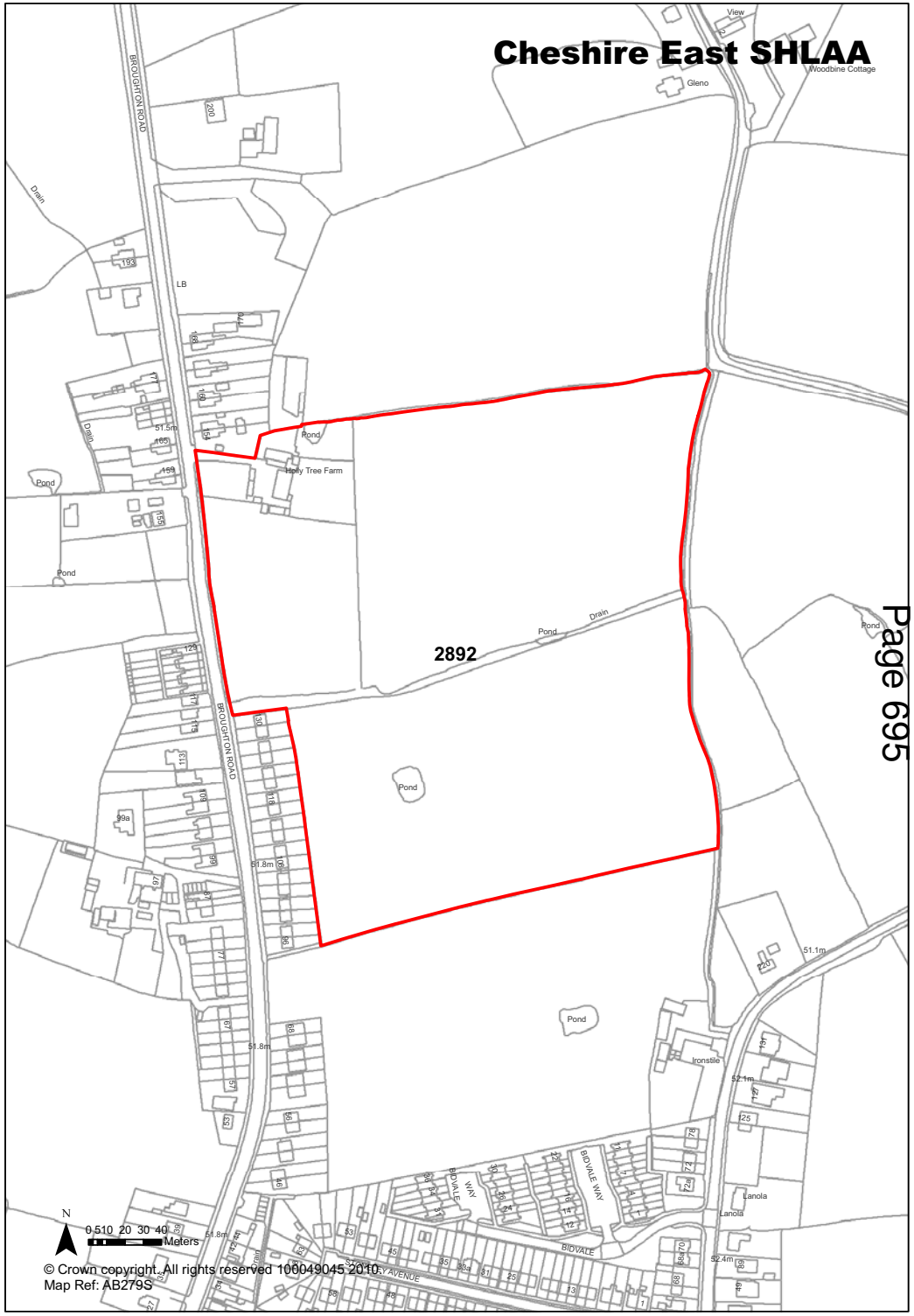


Ref 2892 Site Address Broughton Road, Crewe

Town / Rural	Crewe - Edge / Extension	**Easting**	370507
		Northing	357808

Site Description	Grassed farmland
Character of Area	A greenfield site on the northern edge of Crewe.
Surrounding Land Uses	Residential and open countryside.
Physical Constraints	Located on potential contaminated site. Potential air quality issues.
Policy Restrictions	Open countryside.
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	Bus route on Broughton Road.
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	6.61
Potential Capacity	199
Potential Net Capacity	199
Potential Density	30.11
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	90
Years 11-15	109

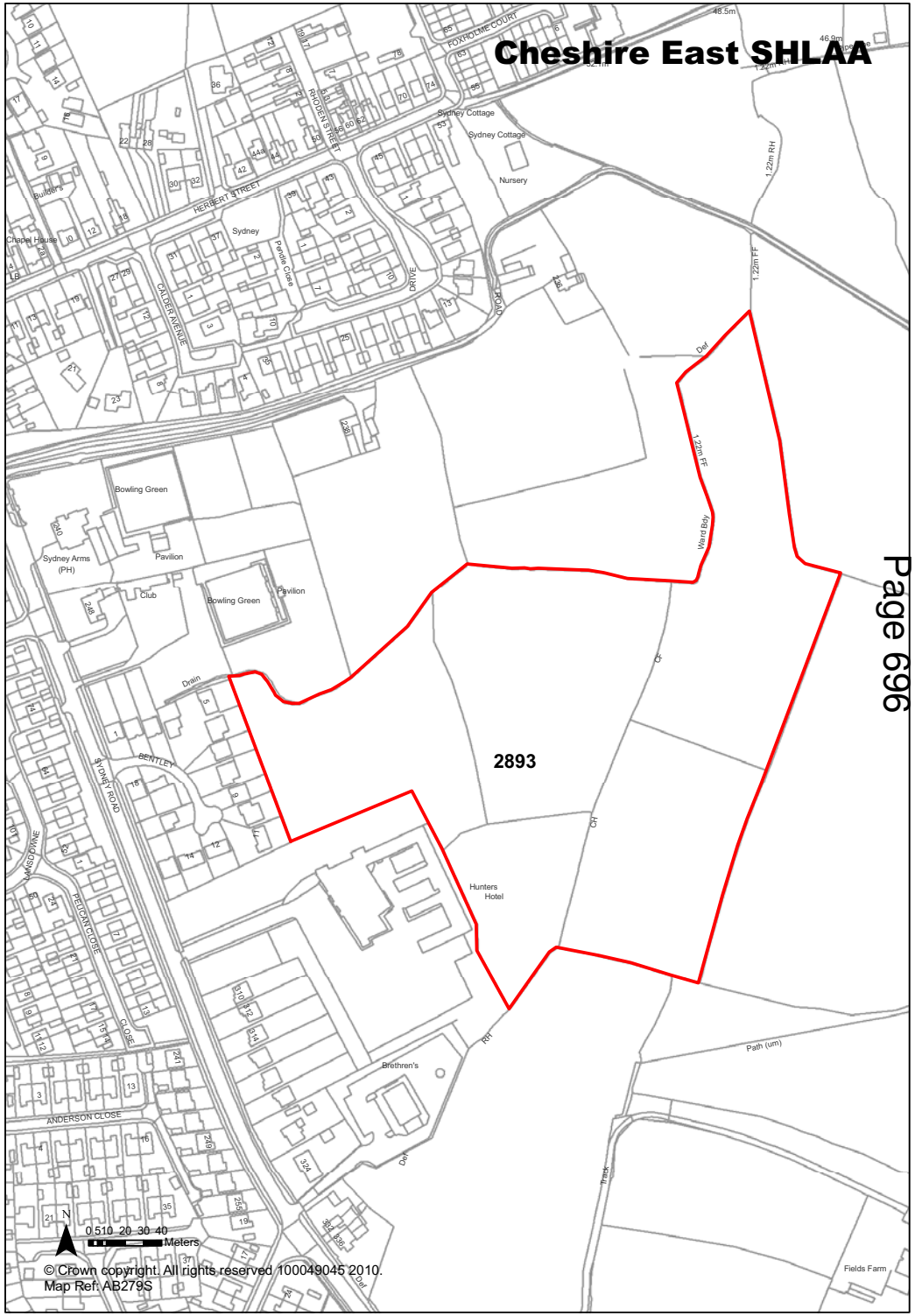


Ref 2893 **Site Address** Sydney Road, east of Hunters Lodge, Crewe

Town / Rural Crewe - Edge / Extension **Easting** 372308 **Northing** 356165

Site Description	Farmland. Several small fields
Character of Area	Green field site on the eastern edge of the Crewe urban area.
Surrounding Land Uses	Edge of settlement
Physical Constraints	Wider transport congestion issues. Located directly on landfill. Potential air quality issues.
Policy Restrictions	Currently included within the Green Gap between eastern Crewe and Haslington.
Managing Constraints	Some upgrade to sustainable links would be required from this development. Crewe Green roundabout is heavily congested and other local highway concerns would require a draft TA pre-application. Significant analysis would need to be undertaken for the route to J16 M6 and more locally on the major distributor routes in the Crewe area. Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	Site is considered sustainably located.
Accessibility	Section 106, S278 and S38 agreements required.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Marginal / Uncertain
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	5.23
Potential Capacity	157
Potential Net Capacity	157
Potential Density	30.02
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	90
Years 11-15	67



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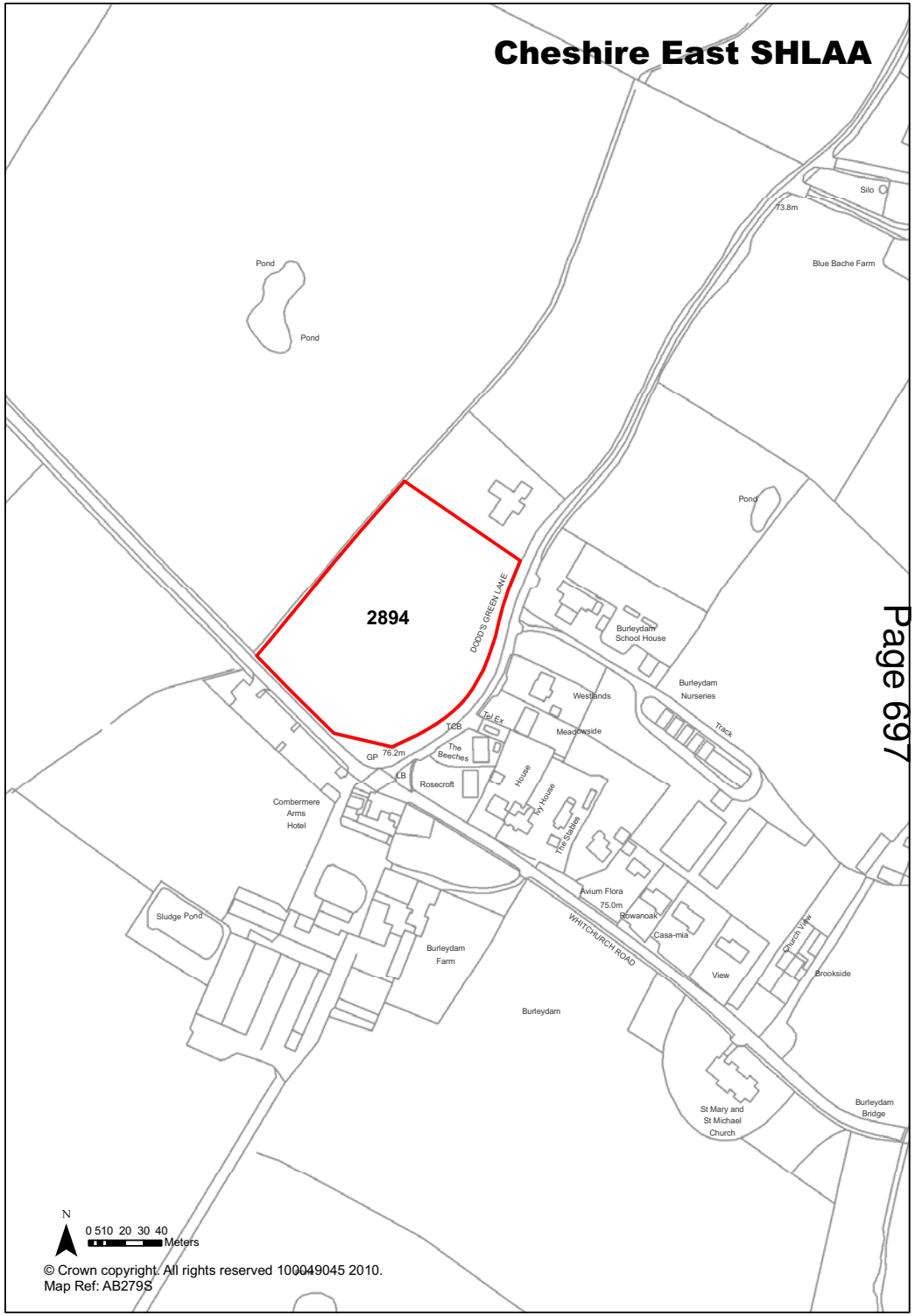
Map Ref: AB279S

Ref 2894 Site Address Dodds Green Lane, Burleydam

Town / Rural	Rural	**Easting** 360505	**Northing** 342825
Site Description	Farmland - one grass field	**Site Size Net (Ha)**	1.22
Character of Area	Open countryside on the edge of Burleydam	**Potential Capacity**	37
Surrounding Land Uses	Open countryside and residential	**Potential Net Capacity**	37
Physical Constraints	Trees and hedges to boundary. Site appears generally flat. Overhead lines to edge of site.		
Policy Restrictions	Open Countryside	**Potential Density**	30.33
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Overhead line may need to be moved.	**Determination of Capacity**	Density multiplier
Sustainability	Bus route on Whitchurch Road,		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information	Under current policy it could be possible to allow development for affordable housing (as an "exceptions site") See DM15 Lodmore Lane Burleydam, pre applications discussions taking place in relation to rural exceptions site. There is a housing need in the ward but the scale would be unacceptable. There are also concerns on visual grounds.	**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Not Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

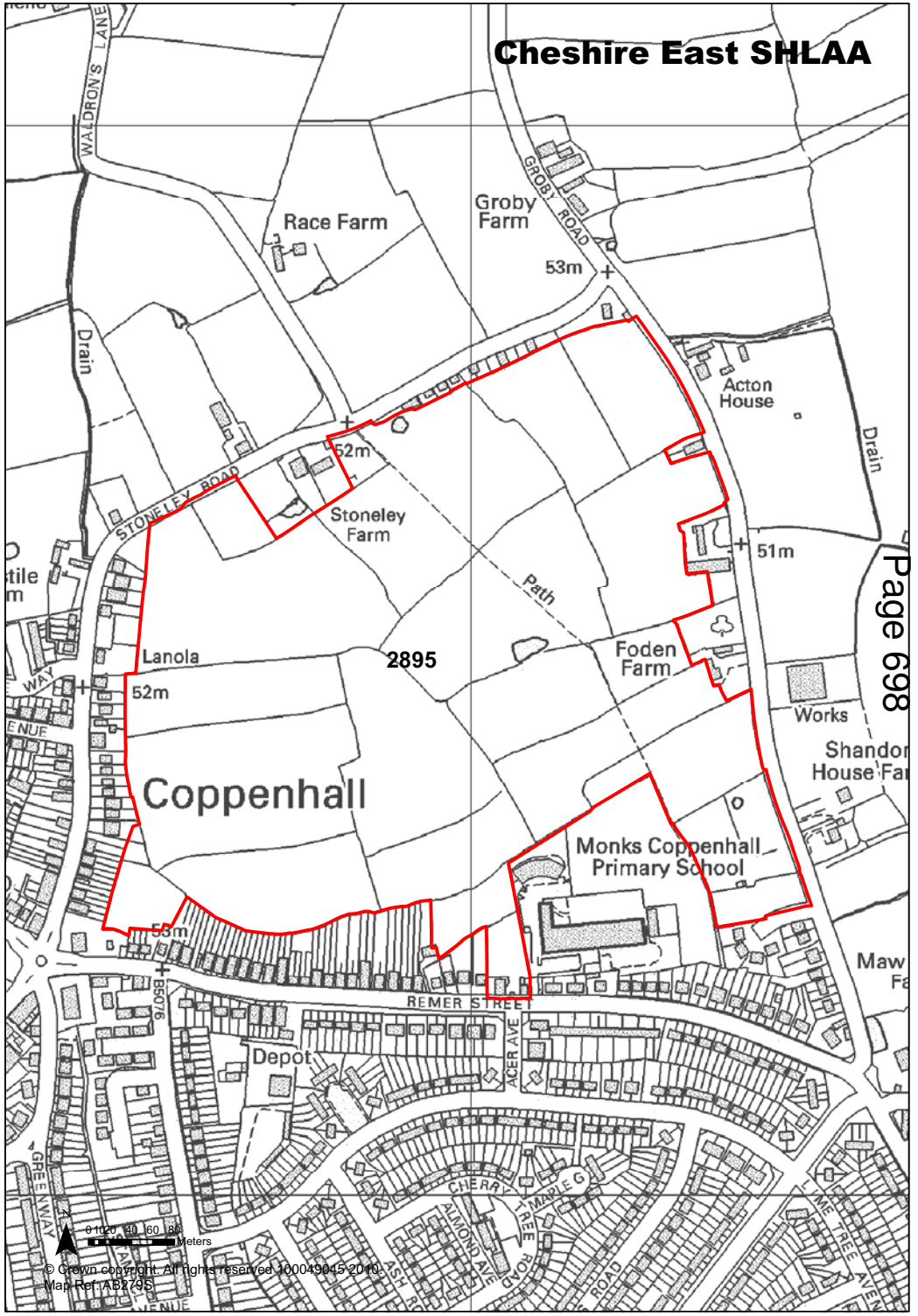


Ref 2895 **Site Address** Coppenhall East, Remer Street, Crewe

Town / Rural Crewe - Edge / Extension **Easting** 370975 **Northing** 357492

Site Description	Open countryside, fields/ well established hedgerows
Character of Area	Countryside, bounded by Residential properties along Stoneley Road and Remer Street to the west and south.
Surrounding Land Uses	Open countryside
Physical Constraints	No protected trees. An Ecological Assessment has been undertaken which has identified no ecological constraints preventing the site coming forward. Developers highways consultants are in ongoing discussions with Cheshire East Highways in relation to known highways issues. Located within 250m of landfill. Potential air quality issues.
Policy Restrictions	Open countryside
Managing Constraints	Consideration of recommendations in ecological assessment as required. A draft Transport Assessment would be required pre-application and significant analysis would need to be undertaken for the route to J16 M6 and more locally on the major distributor routes in the Crewe area. Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	Site is considered sustainably located.
Accessibility	Access discussion to continue with highways. Section 106, S278 and S38 agreements required.
Other Information	The scheme was recommended for development by the Inspector at the 2003 Public Local Inquiry. In 2004 the Borough Council had accepted that recommendation and it would have been allocated for housing. The intervention of the Deputy Prime Minister (John Prescott) directed the Council to delete the allocation.
Brownfield / Greenfield	Greenfield
Suitability	Suitable

Site Size Net (Ha)	24.94
Potential Capacity	650
Potential Net Capacity	650
Potential Density	26.06
Determination of Capacity	Based on current application.
Total Completions	0
Losses Completed	0
Remaining Losses	0



Ref 2895 Site Address Coppenhall East, Remer Street, Crewe

Availability	Available
Achievability	Achievable
Deliverability	Deliverable
Development Progress	Awaiting S106
Application Number:	11/1643N

Current Year	0
Years 1-5	125
Years 6-10	250
Years 11-15	250

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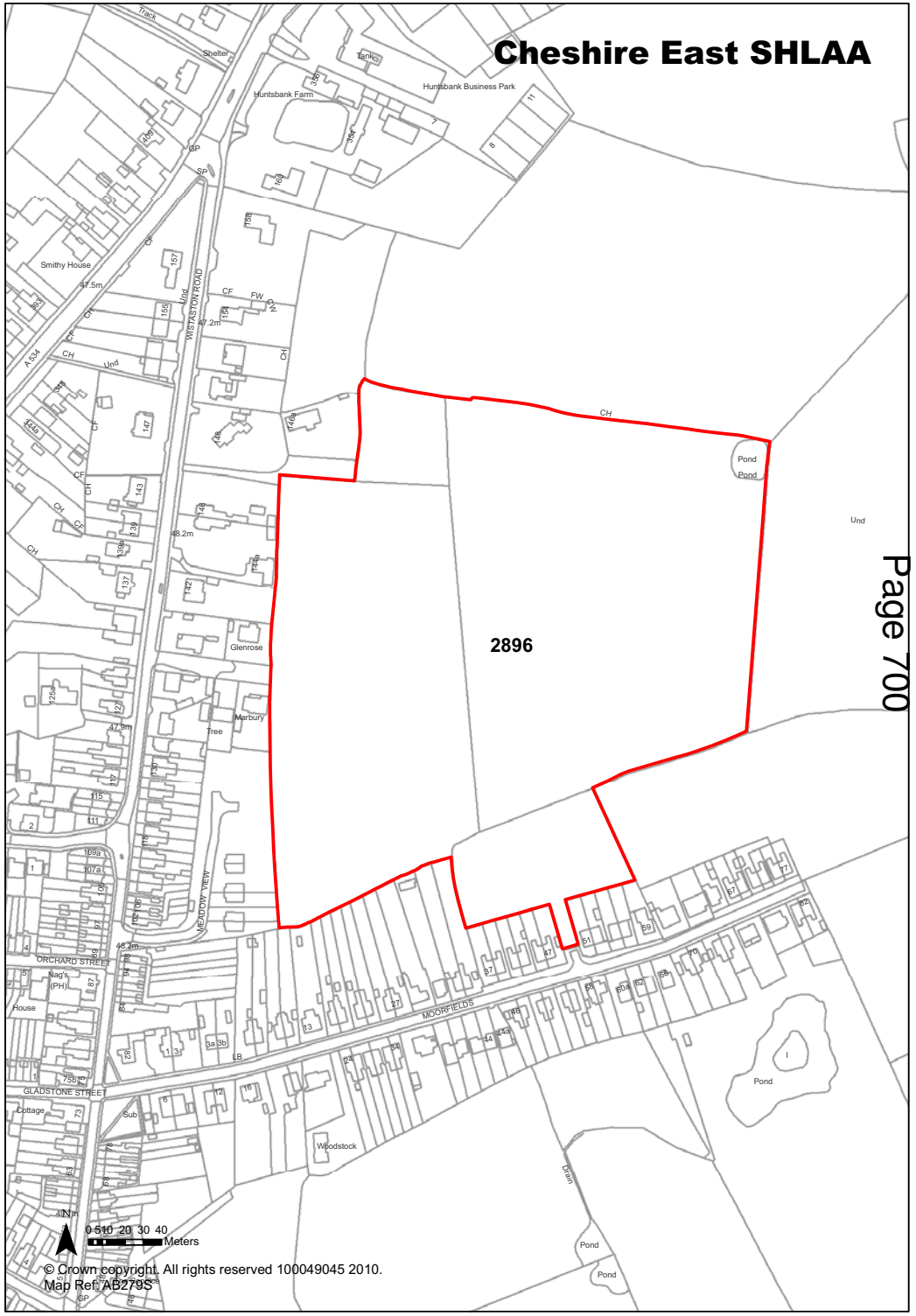
Ref 2896 **Site Address** Wistaston Road, Willaston (part of the Broughton Farm site)

Town / Rural	Crewe - Edge / Extension	**Easting** 368246	**Northing** 352906

Site Description	Farmland - pasture	**Site Size Net (Ha)**	6.31
Character of Area	Open countryside separating Willaston from Rope Lane.	**Potential Capacity**	190
Surrounding Land Uses	Residential and open countryside.	**Potential Net Capacity**	190
Physical Constraints	TPOs on boundary of site (TPO 210A). Green Gap between Willaston and Rope Lane. There remain major highway access issues. Located on potential contaminated site. Potential air quality issues.		
Policy Restrictions	Open countryside.	**Potential Density**	30.11
Managing Constraints	Highways issues will need to be addressed. Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Bus route on Wistaston Road.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information	Additional information submitted through Call for Sites Consultation.	**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	90
Development Progress	SHLAA Site	**Years 11-15**	100
Application Number:			

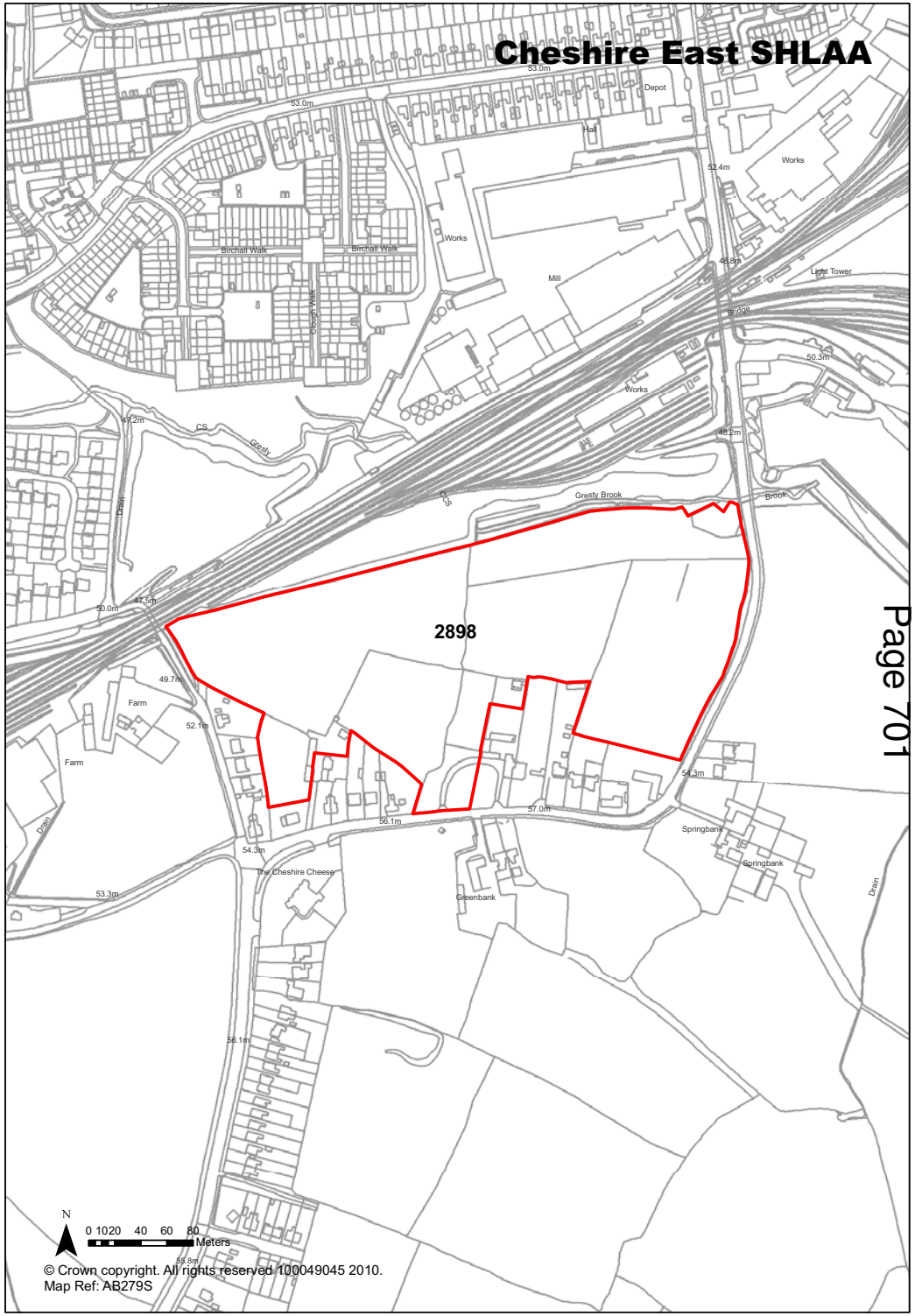


Ref 2898 Site Address Gresty Green, Crewe

Town / Rural	Crewe - Edge / Extension	**Easting** 370794	**Northing** 353530

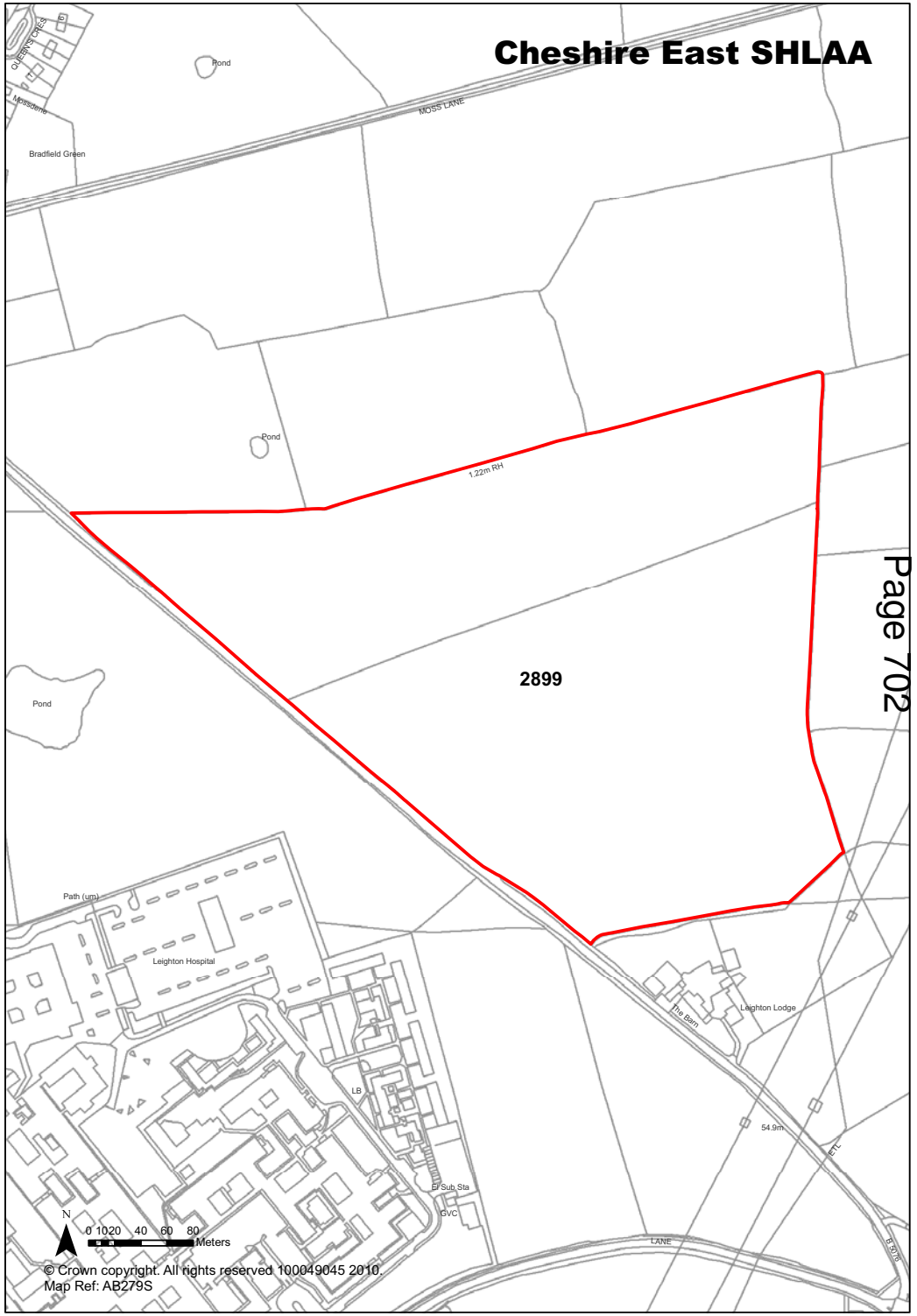
Site Description	Farmland, grassed area, agricultural grazing land
Character of Area	Bounded by residential development to the south, the railway to the north. Southern edge of Crewe / open countryside.
Surrounding Land Uses	Residential development, railway and open countryside.
Physical Constraints	Proximity of railway line, significant issues of noise and disturbance etc from railway and nearby industry. Located on potential contaminated site. Potential air quality issues.
Policy Restrictions	Open countryside
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	Bus route on Crewe Road.
Accessibility	Access to be discussed with Highways.
Other Information	Current appeal. Additional information submitted through Call for Sites Consultation. This site was allocated for residential development in last local plan. It was removed by the Inspector following the public local inquiry in 2003:as it would extend the built-up area of Crewe south of the railway.
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Available - site owned by developer
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	11/3171N

Site Size Net (Ha)	6.16
Potential Capacity	120
Potential Net Capacity	120
Potential Density	19.48
Determination of Capacity	Density multiplier based on 4 ha of the site being used for housing.
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



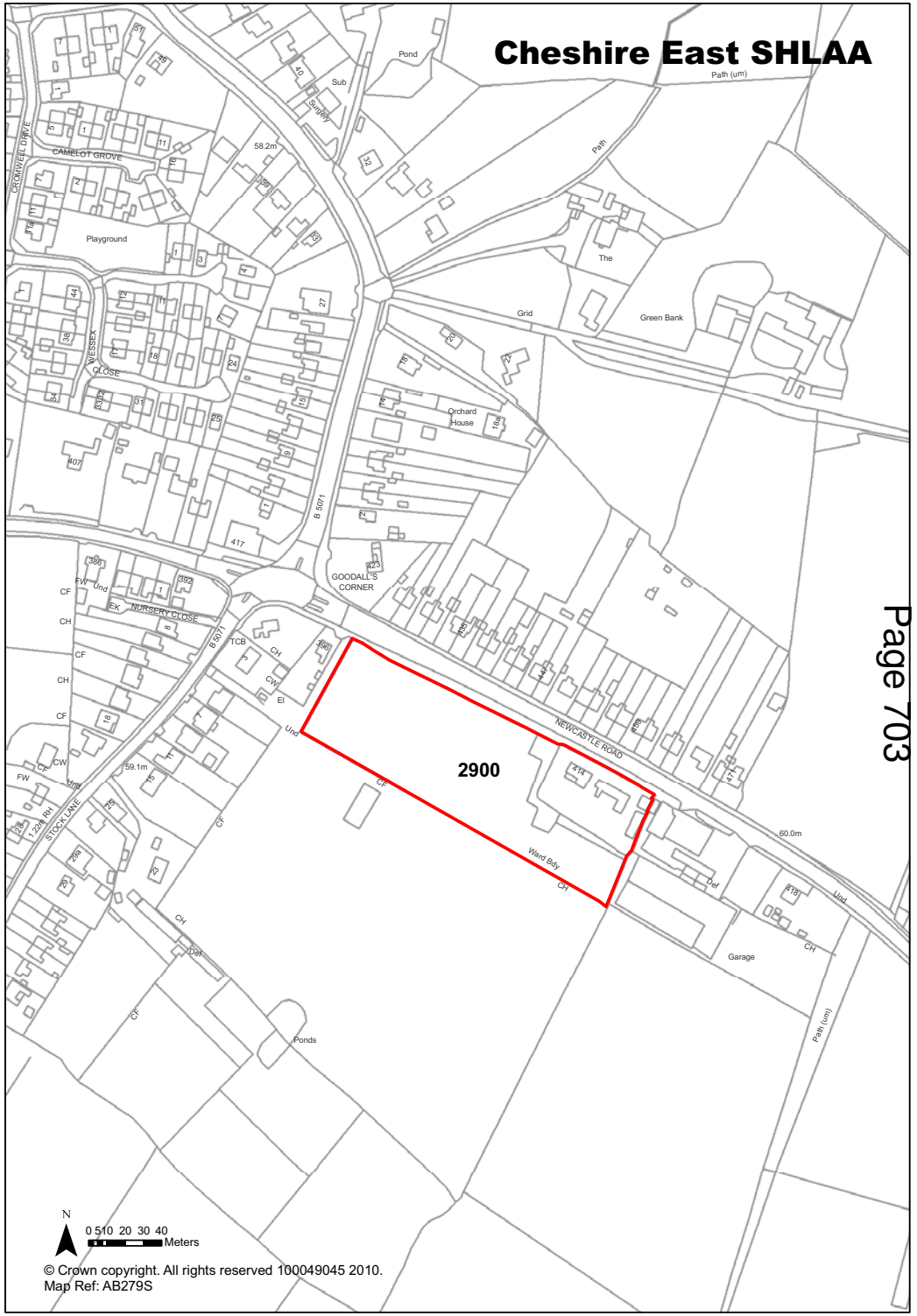
Ref 2899 Site Address Leighton West (north east)

Town / Rural	Crewe - Edge / Extension	**Easting** 368511	**Northing** 358474
Site Description	Farmland	**Site Size Net (Ha)**	14.37
Character of Area	North western edge of urban Crewe	**Potential Capacity**	430
Surrounding Land Uses	Open countryside and hospital	**Potential Net Capacity**	430
Physical Constraints	High voltage electricity pylons bisect the site. Located on potential contaminated site. Potential air quality issues.		
Policy Restrictions	Open countryside	**Potential Density**	30.03
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Transport Assessment likely to be required.	**Determination of Capacity**	Density multiplier
Sustainability	Site is not considered sustainabe but scale of development within the area could make for a sustainable development.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information	Following the public local inquiry in 2003 some 500 dwellings were allocated on the area between the Pylons and Minshull New Road, the area to the west of the pylons was deleted by the Inspector. Part of the northern half is allocated for Leighton Hospital's expansion.	**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 2900 Site Address Hill House Farm, Newcastle Road, Shavington

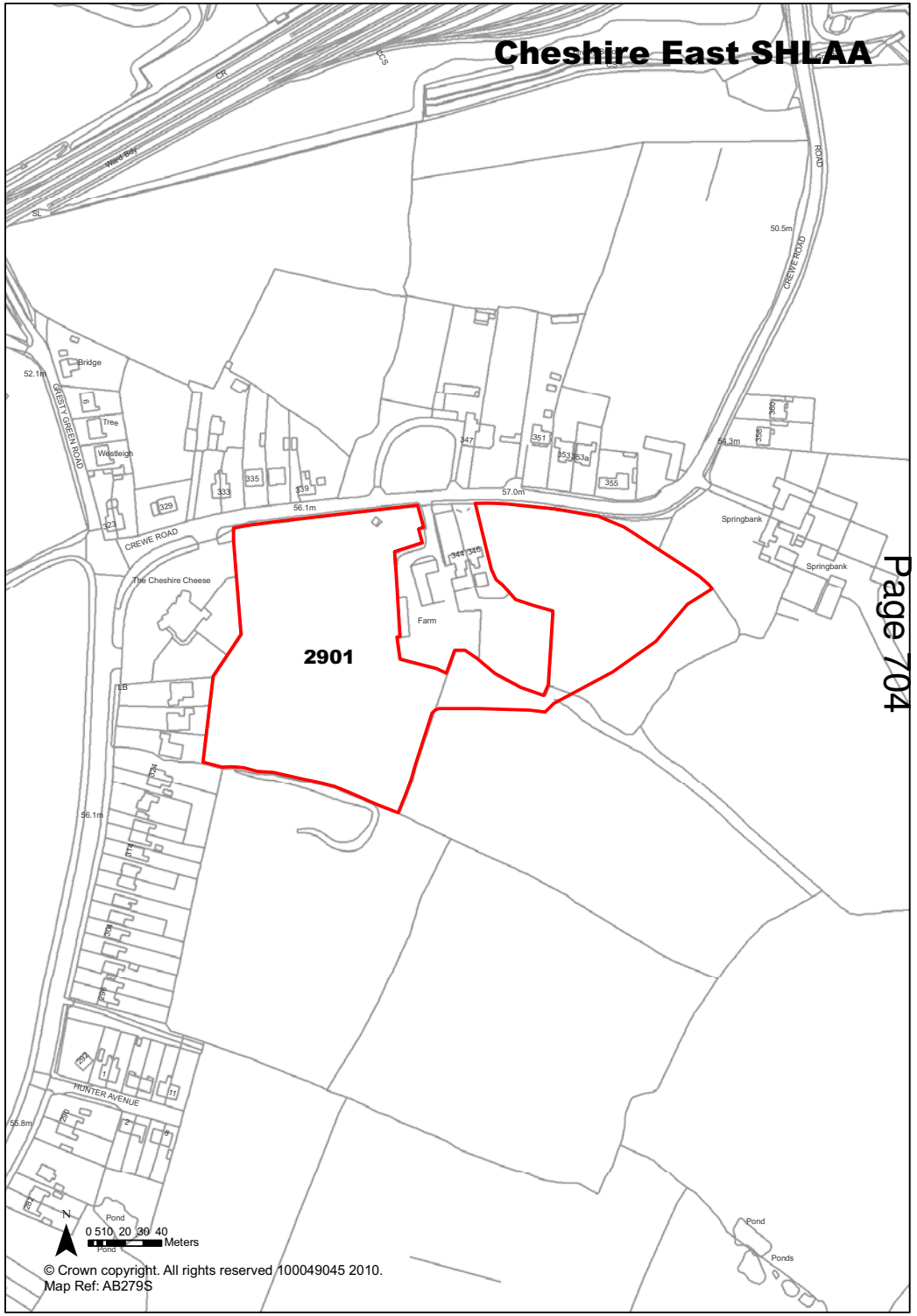
Town / Rural	Shavington - Edge / Extension	**Easting** 370321	**Northing** 351215
Site Description	Overgrown grassland, partial hedgerow to front of site (Newcastle Road)	**Site Size Net (Ha)**	1.17
Character of Area	Residential and open countryside	**Potential Capacity**	36
Surrounding Land Uses	Residential to the north and west, petrol station to the east and pasture land to the south.	**Potential Net Capacity**	36
Physical Constraints	Access, proximity to traffic lights and petrol filling station to the east. Located on potential contaminated site.		
Policy Restrictions	Open Countryside, not Green Gap	**Potential Density**	30.77
Managing Constraints	Access issues addressed through consultation with the Highways. Consultation with Contaminated Land Officer. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Bus route on Crewe Road.		
Accessibility	Access issues addressed through consultation with the Highways	**Total Completions**	0
Other Information	Additional information submitted through Call for Sites Consultation.	**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	36
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 2901 Site Address Land at Crewe Road, Gresty, Crewe

Town / Rural	Crewe - Edge / Extension	**Easting** 370793	**Northing** 353323
Site Description	Overgrown grassland, farmland, presence of fences.	**Site Size Net (Ha)**	2.39
Character of Area	Open Countryside and public house. Site is fenced within existing boundaries and has a small new building on site. Adjacent to a busy road.	**Potential Capacity**	72
Surrounding Land Uses	Open Countryside, public house and residential.	**Potential Net Capacity**	72
Physical Constraints	There are electricity pylons across the south eastern corner of the site. There are a number of large trees on site, some of which are protected (TPO 213). Ponds present on site, great crested newts have been identified nearby. An ecological survey would be required. Located on potential contaminated site. Potential air quality issues.		
Policy Restrictions	Open Countryside. Currently allocated in the local plan for woodland planting on the northern edge of the Basford West employment area.	**Potential Density**	30.19
Managing Constraints	Developer to undertake an Ecological Assessment. Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Bus route on Crewe Road.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information	Site subject to an appeal. Additional information submitted through Call for Sites Consultation. Part of site with ecological mitigation area for Basford West.	**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0

Cheshire East SHLAA - Update January 2013



Ref 2901 Site Address Land at Crewe Road, Gresty, Crewe

Deliverability	Developable	**Years 6-10**	72
Development Progress	SHLAA Site - Awaiting Appeal Decision	**Years 11-15**	0
Application Number:	11/3010N		

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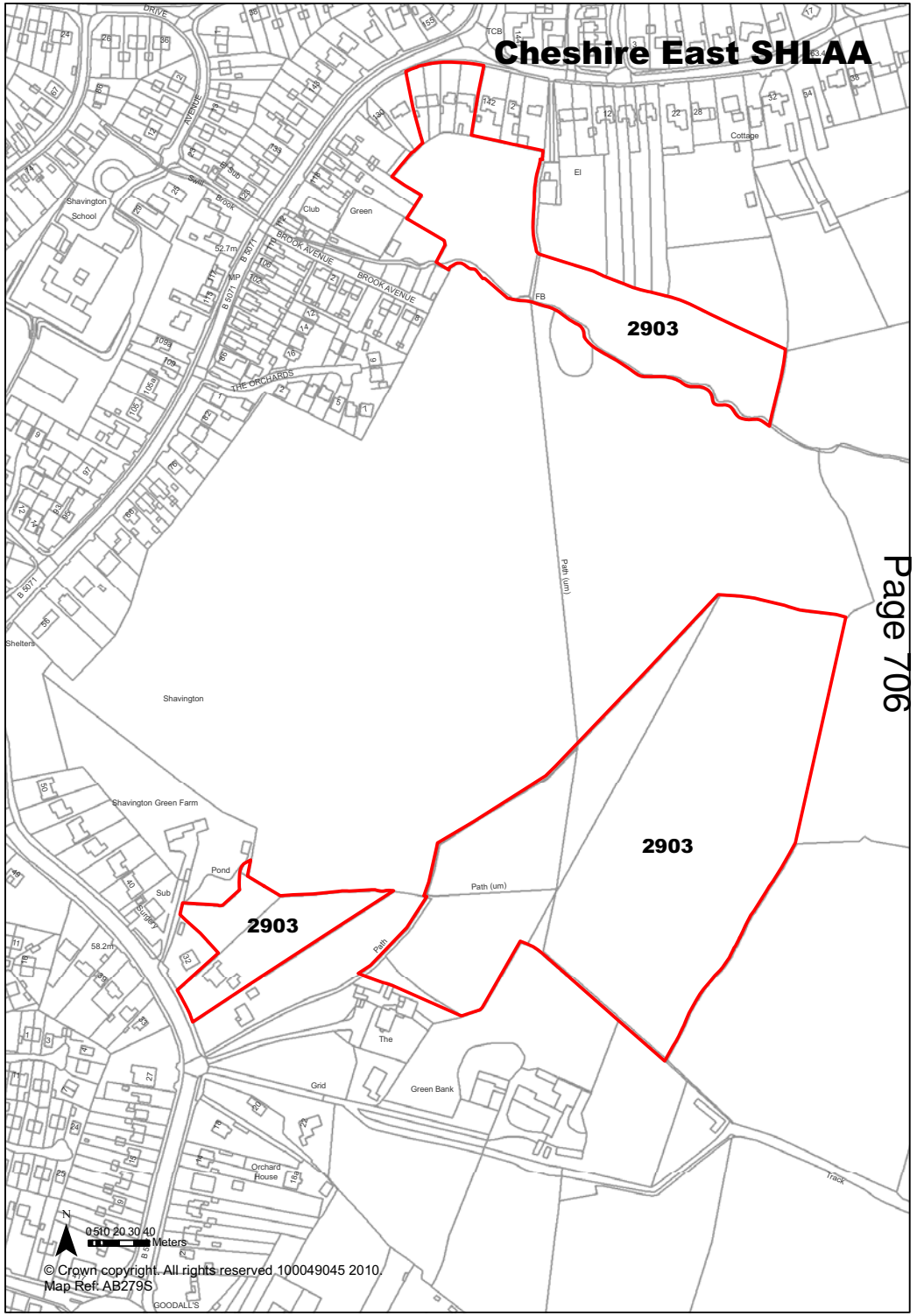
Ref 2903 **Site Address** East Shavington - Large Site

Town / Rural	Shavington - Edge / Extension	**Easting** 370524	**Northing** 351720

Site Description	Grassland - part of site fronts onto Crewe Road.	**Site Size Net (Ha)**	6.97
Character of Area	Open countryside to the east of the site and residential development to north, south and west.	**Potential Capacity**	210
Surrounding Land Uses	Open countryside to the east of the site and residential development to north, south and west.	**Potential Net Capacity**	210
Physical Constraints	Undulating site. Footpaths across site. Overhead lines.Two no. TPOs cross the site (TPO 121 & TPO 42). Narrow corridor of land adjacent to Swill Brook lies within areas designated as Flood Risk Zones 2 and 3. PROW across the site. Water vole likely to be present along Swill Brook. This site would have an impact on the local and strategic highway infrastructure. Located on potential contaminated site. Potential air quality issues.		
Policy Restrictions	Open countryside	**Potential Density**	30.13
Managing Constraints	Transport Assessment required. The development is likely to need to provide a financial contribution to the A500 link improvements to the M6. Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Bus route on Crewe Road		
Accessibility	Section 106, S278 and S38 agreements may be required.	**Total Completions**	0
Other Information	Additional information submitted through Call for Sites Consultation.	**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	125
Development Progress	SHLAA Site	**Years 11-15**	85

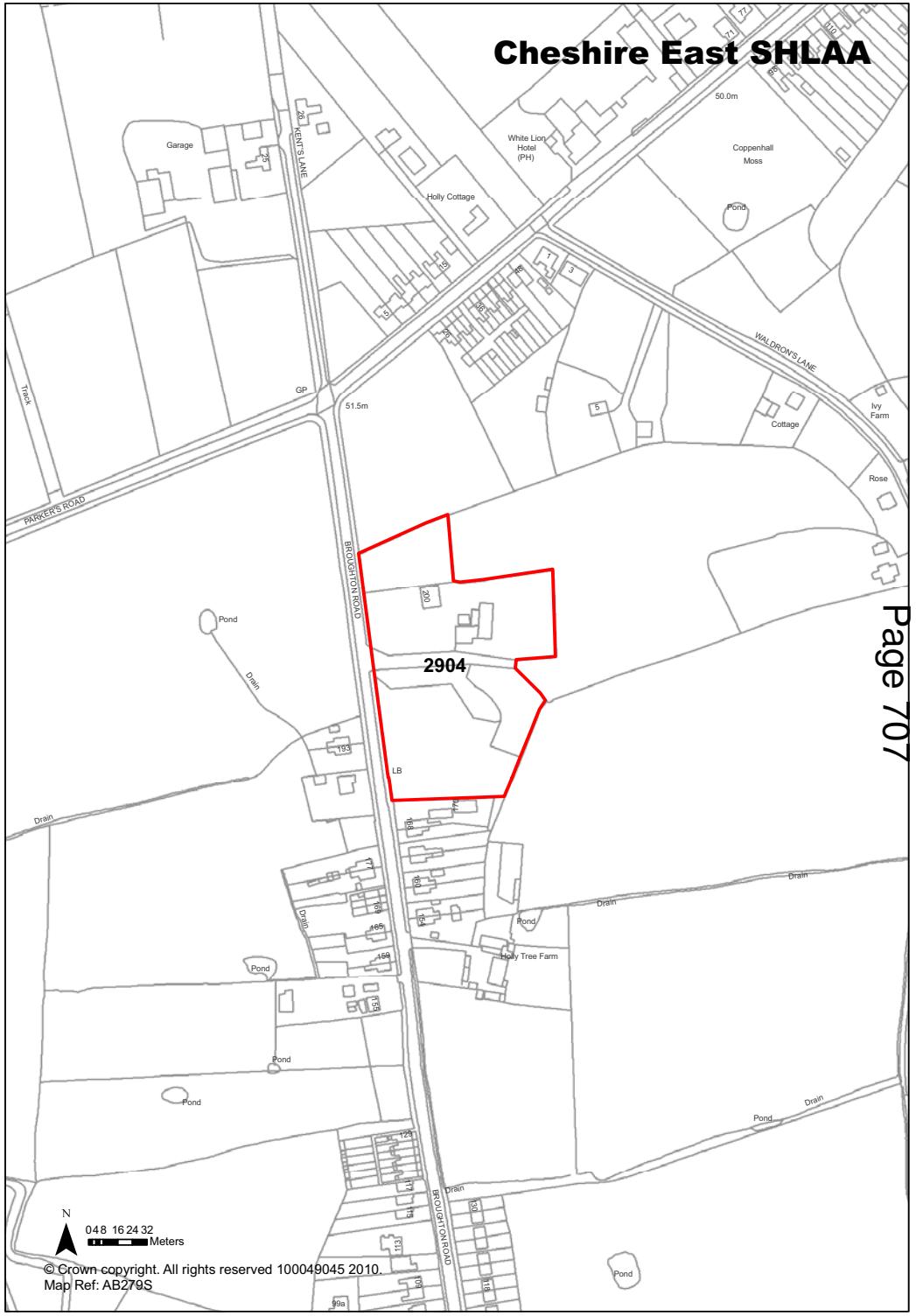
Cheshire East SHLAA - Update January 2013



Ref 2904 Site Address 200 Broughton Road, Crewe

Town / Rural	Crewe - Edge / Extension	**Easting** 370379	**Northing** 358061

Site Description	Part Brownfield, part Greenfield site	**Site Size Net (Ha)**	1.18
Character of Area	Open countryside to near the northern edge of urban Crewe	**Potential Capacity**	36
Surrounding Land Uses	Open countryside and some residential	**Potential Net Capacity**	36
Physical Constraints	Located on potential contaminated site.		
Policy Restrictions	Open coutnryside	**Potential Density**	30.51
Managing Constraints	Consultation with Contaminated Land Officer. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Bus route on Broughton Road.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Not Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 2905 Site Address Crewe Road, Shavington

Town / Rural	Shavington - Edge / Extension	**Easting** 370572	**Northing** 352378

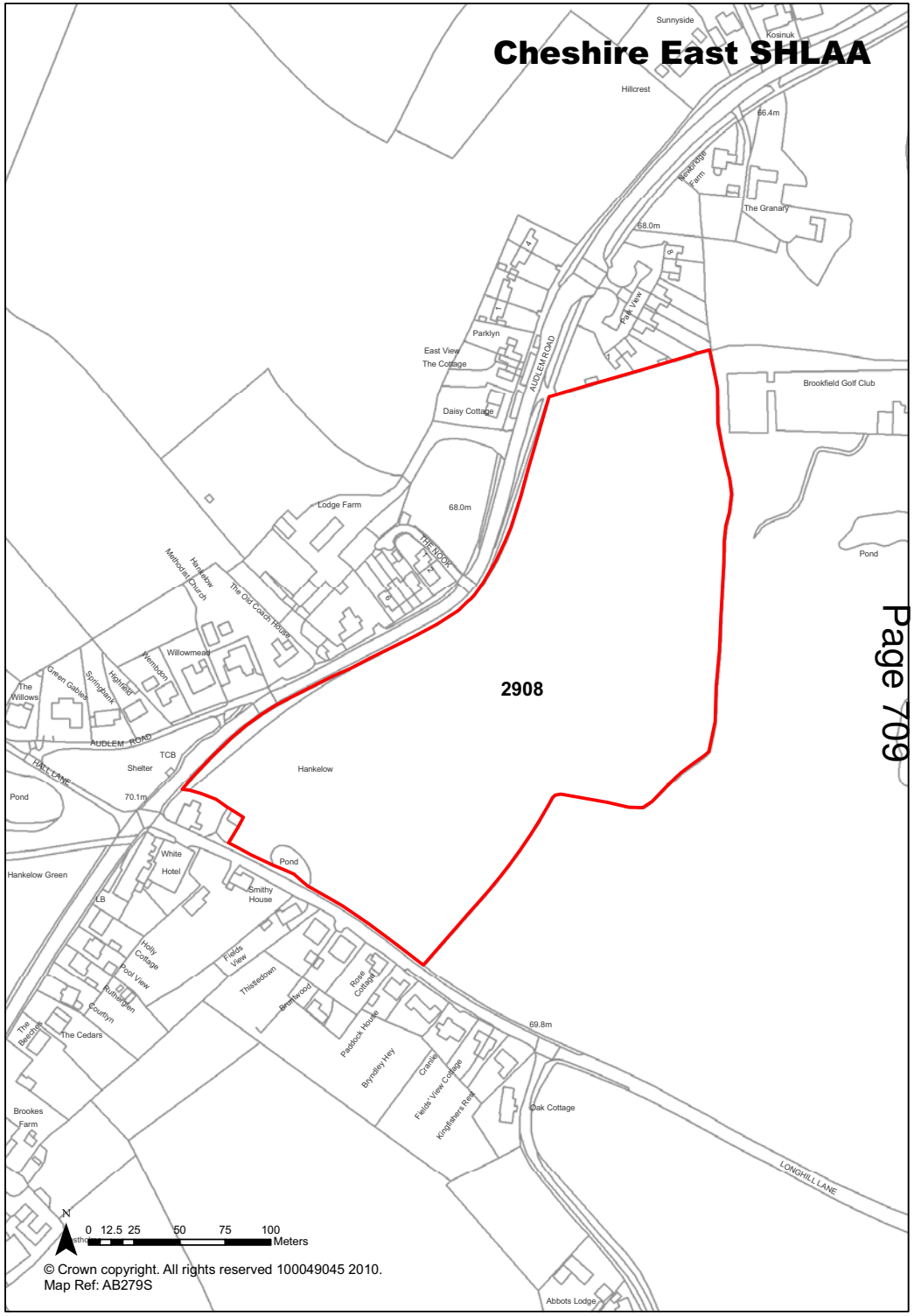
Site Description	Grassed fields
Character of Area	Open countryside on the northern edge of Shavington
Surrounding Land Uses	Residential and Open Countryside
Physical Constraints	Located on potential contaminated site.
Policy Restrictions	Currently within the Green Gap.
Managing Constraints	Consultation with Contaminated Land Officer. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	Bus route on Crewe Road
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Available - site owned by developer
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	1.41
Potential Capacity	43
Potential Net Capacity	43
Potential Density	30.5
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	43
Years 11-15	0



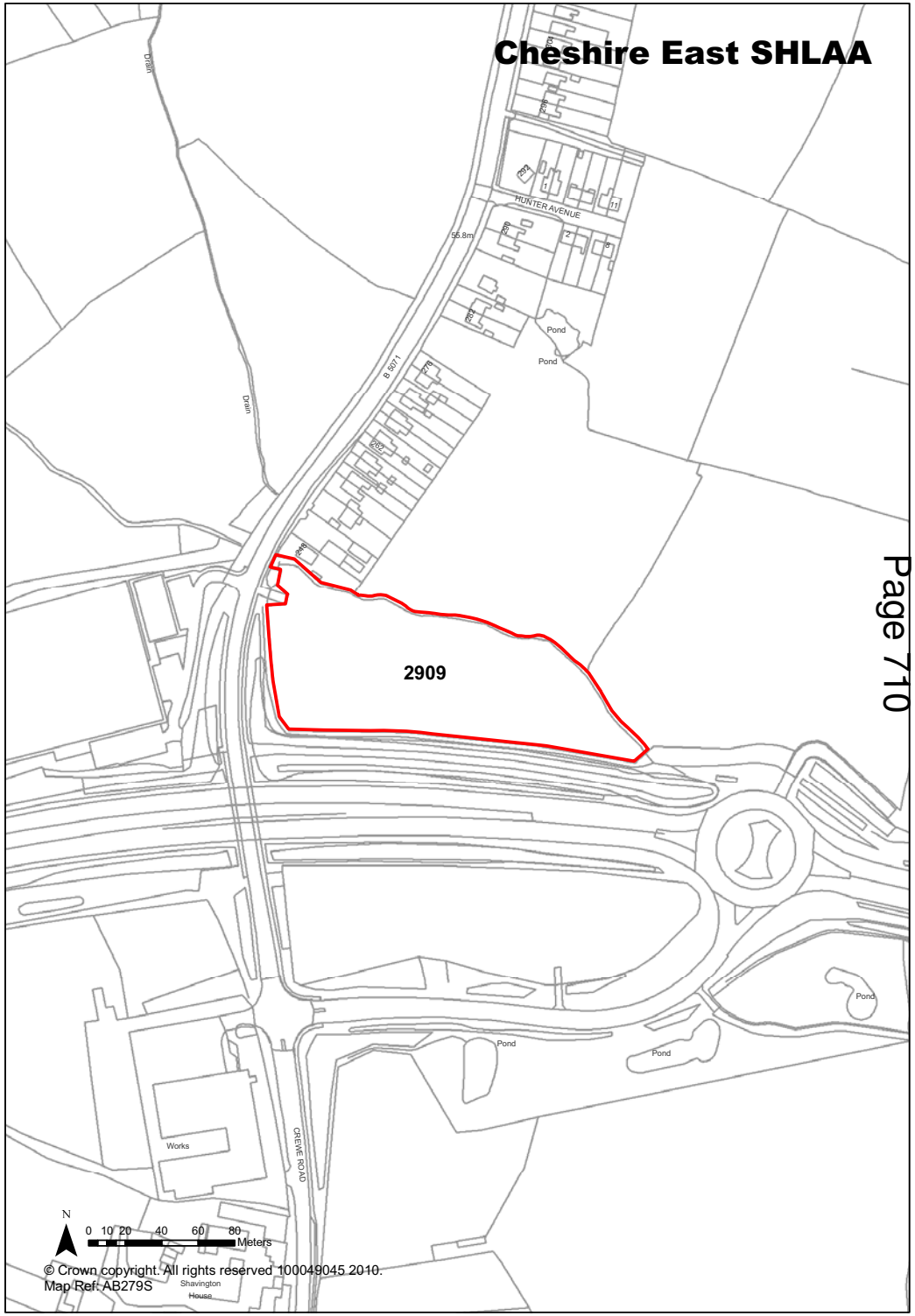
Ref 2908 Site Address Audlem Road, Hankelow

Town / Rural	Rural	**Easting** 367298	**Northing** 345495
Site Description	Farmland	**Site Size Net (Ha)**	4.72
Character of Area	Prominent site on the northern approach to Hankelow	**Potential Capacity**	142
Surrounding Land Uses	Open countryside and some residential.	**Potential Net Capacity**	142
Physical Constraints	Trees and hedges to boundary. Overhead lines to edge of site. Very slight undulation of site.		
Policy Restrictions	Open countryside.	**Potential Density**	30.08
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Bus route on Audlem Road.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information	Concerns over scale of development and visual impact	**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Not Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



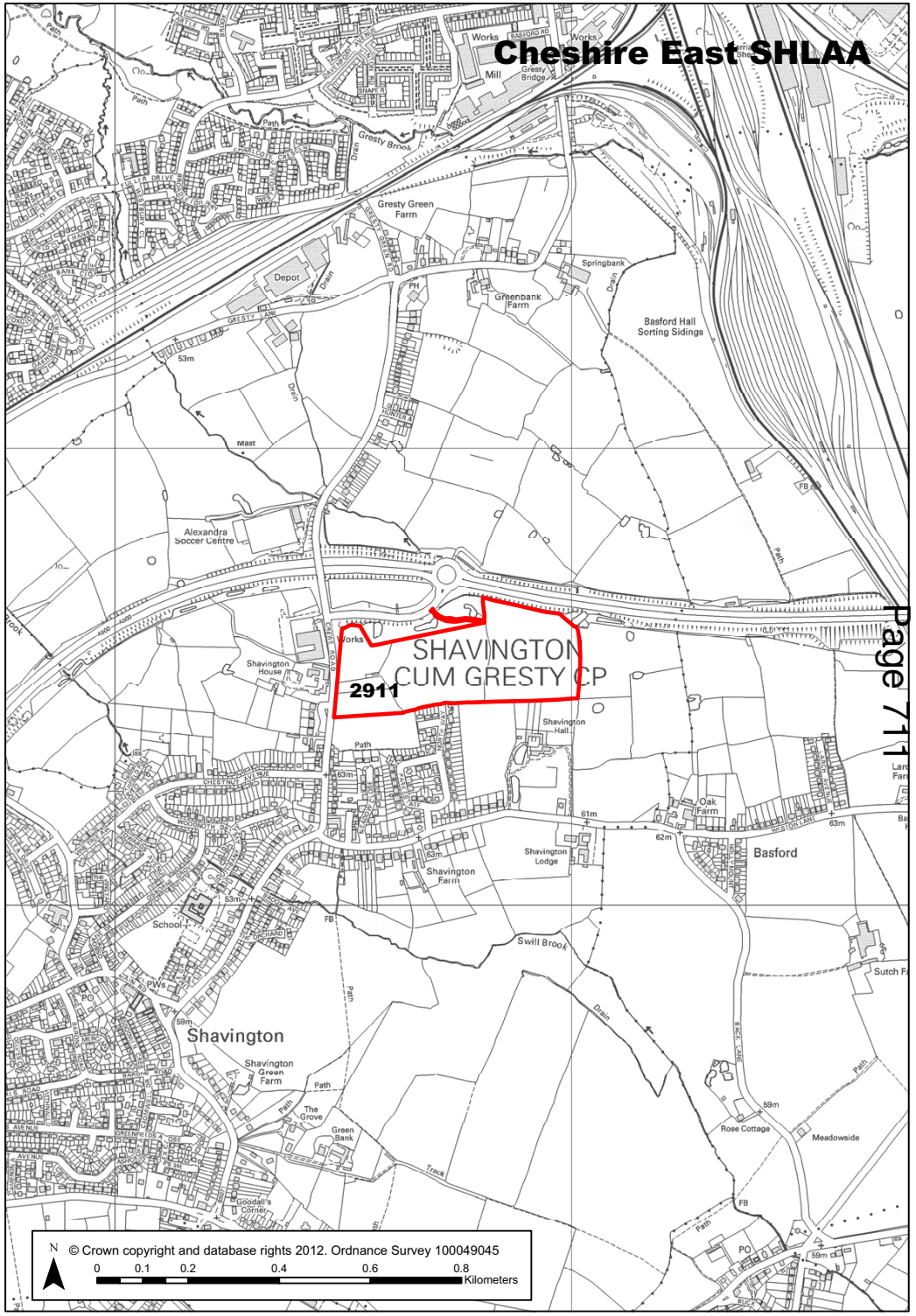
Ref 2909 Site Address Crewe Road, Shavington.

Town / Rural	Rural	**Easting** 370703	**Northing** 352553
Site Description	Farmland	**Site Size Net (Ha)**	13.4
Character of Area	Lies between northern edge of Shavington and the A500 bypass	**Potential Capacity**	402
Surrounding Land Uses	Open Countryside, A500, sports pitches and some residential	**Potential Net Capacity**	402
Physical Constraints	Trees and hedges to boundary. Overhead line to edge of site.		
Policy Restrictions	Open countryside	**Potential Density**	30
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Bus route on Crewe Road		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information	Site CS15 above is in the same ownership. This is a larger area, all of which is currently subject to green gap policy. The representation also includes land parcels of land further to the north, which are linked to the bypass and Basford West	**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



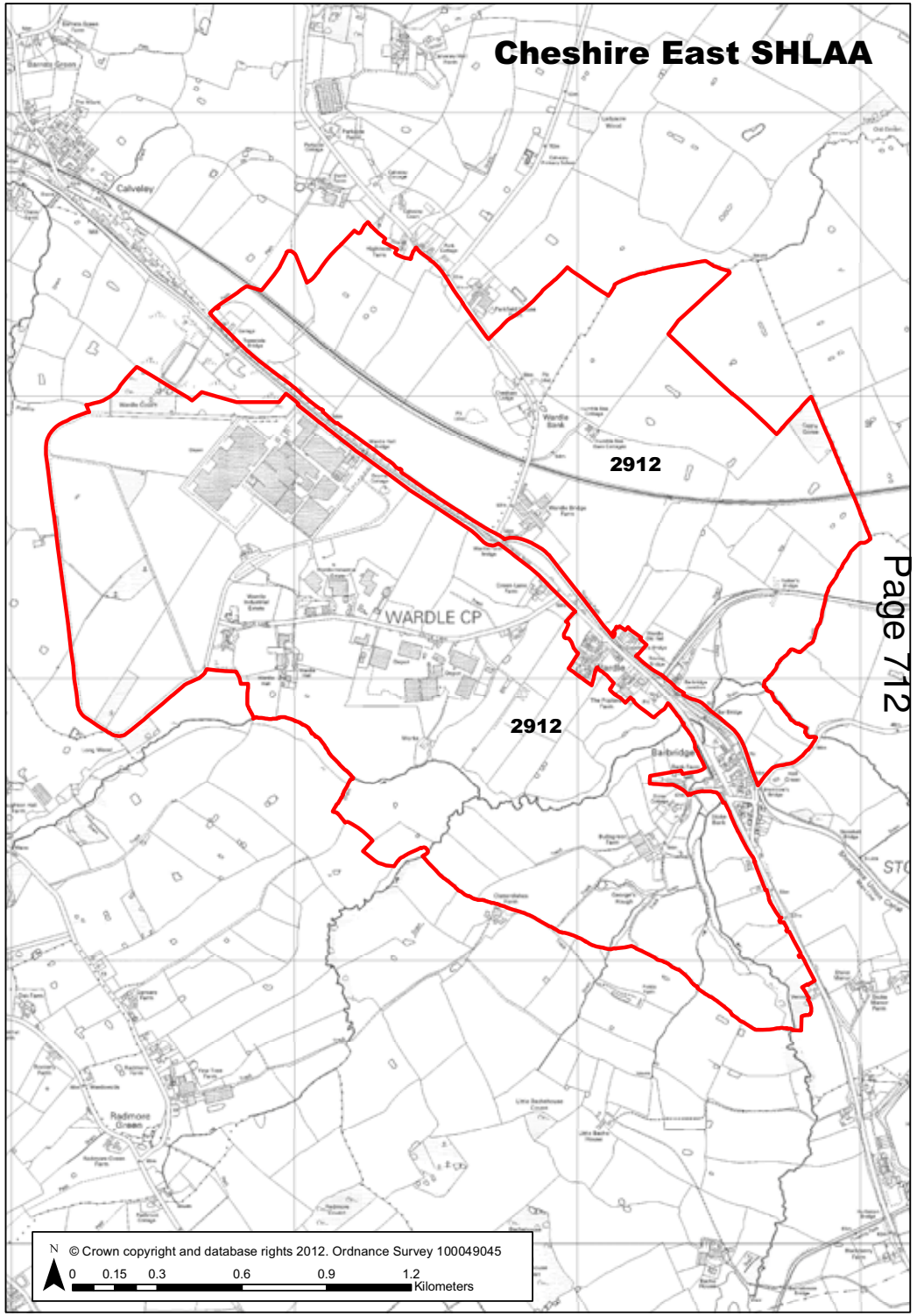
Ref 2911 **Site Address** Land between Crewe Road and South of Weston Lane, Shavington

Town / Rural	Shavington - Edge / Extension	**Easting** 370760	**Northing** 352527
Site Description	Farmland	**Site Size Net (Ha)**	9.51
Character of Area	Open countryside between northern edge of Shavington and the A500	**Potential Capacity**	369
Surrounding Land Uses	Open countryside and residential	**Potential Net Capacity**	369
Physical Constraints	Land is Grade 2. This site would have an impact on the local and strategic highway infrastructure. Located on potential contaminated site. Potential air quality issues.Trees and hedges to field boundaries.		
Policy Restrictions	Policy Change Required - Green Gap	**Potential Density**	30.07
Managing Constraints	Transport Assessment required. The development is likely to need to provide financial contribution to the A500 link improvements to the M6. Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Bus route on Crewe Road		
Accessibility	Section 106, S278 and S38 agreements may be required.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	125
Development Progress	SHLAA Site	**Years 11-15**	244
Application Number:			



Ref 2912 Site Address Wardle - Eco town proposal

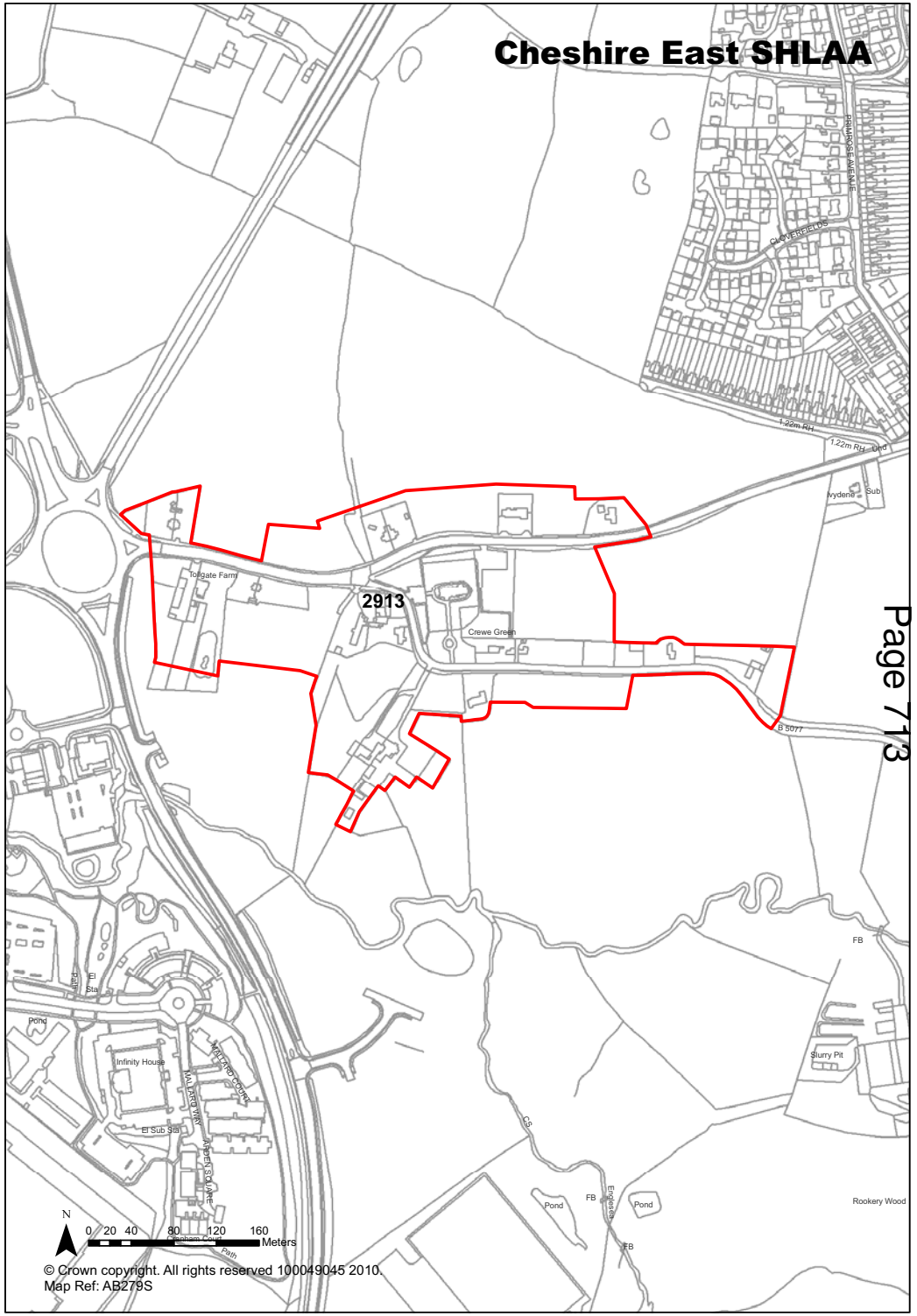
Town / Rural	Rural	**Easting** 360659	**Northing** 357319
Site Description	Farmland	**Site Size Net (Ha)**	467.2
Character of Area	Open countryside	**Potential Capacity**	13890
Surrounding Land Uses	Open coutnryside	**Potential Net Capacity**	13890
Physical Constraints	Located within 250m of landfill. Potential air quality and noise issues. Trees and hedges to field boundaties. Number of buildings and properties within site.		
Policy Restrictions	Open countryside	**Potential Density**	30
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). PPG24 noise assessment required (rail noise). Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Site is not currently sustainable, however, scale and mix of devlopment could potentially create a sustainable community.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Not Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 2913 Site Address Crewe Green

Town / Rural	Crewe - Edge / Extension	**Easting** 372669	**Northing** 355333

Site Description	Open countryside between the edge of Crewe and Crewe Green	**Site Size Net (Ha)**	9.3
Character of Area	Scattered development around the Crewe green Conservation area	**Potential Capacity**	279
Surrounding Land Uses	Open countryside	**Potential Net Capacity**	279
Physical Constraints	Several TPOs and listed buildings. Conservation Area and Highway issues. Located on potential contaminated site.		
Policy Restrictions	Conservation Area. Open Coutnryside.	**Potential Density**	30
Managing Constraints	Consultation with Contaminated Land Officer. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Bus route on Crewe Road		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



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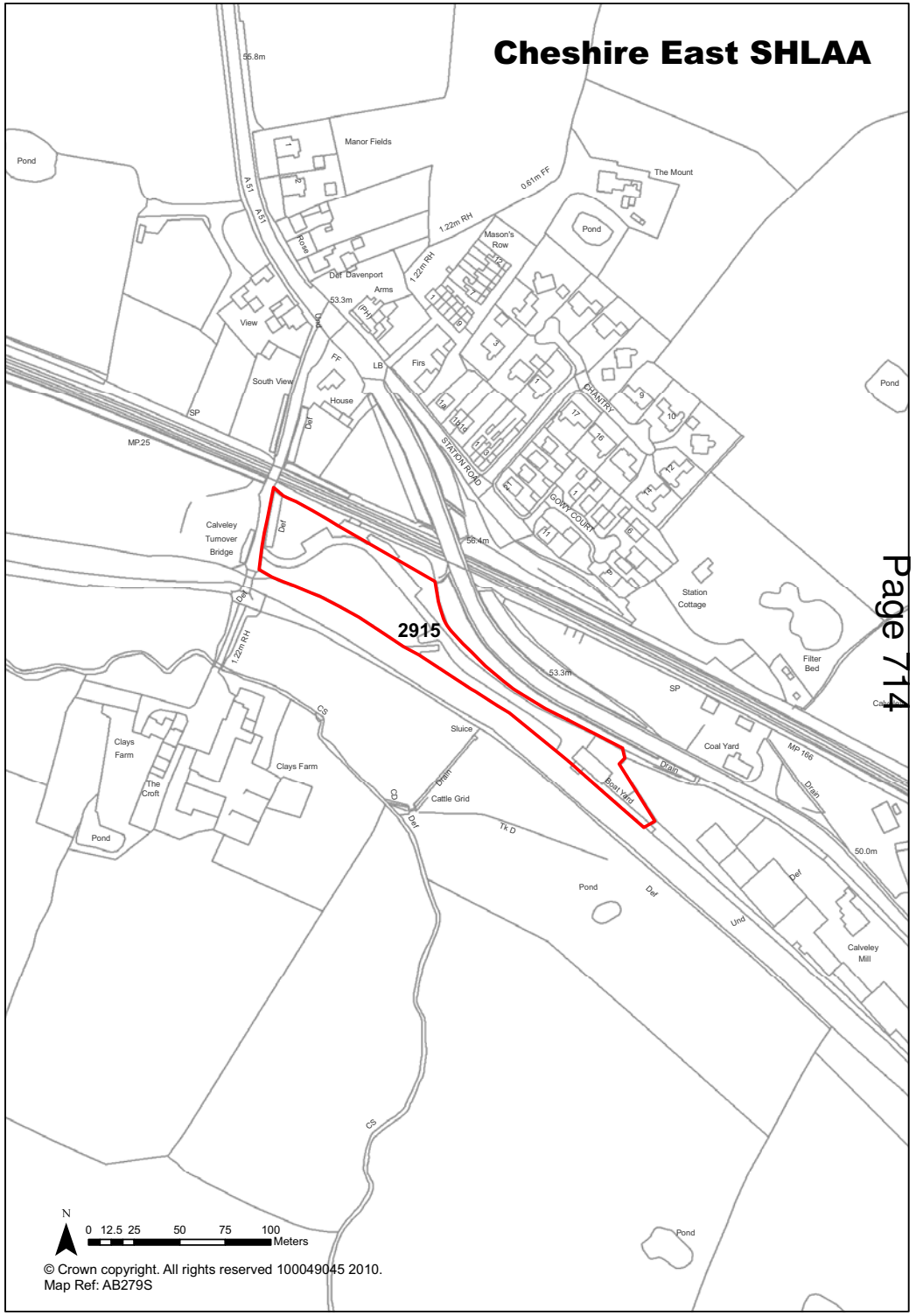
Map Ref: AB279S

Ref 2915 **Site Address** British Waterways Board land at Calveley

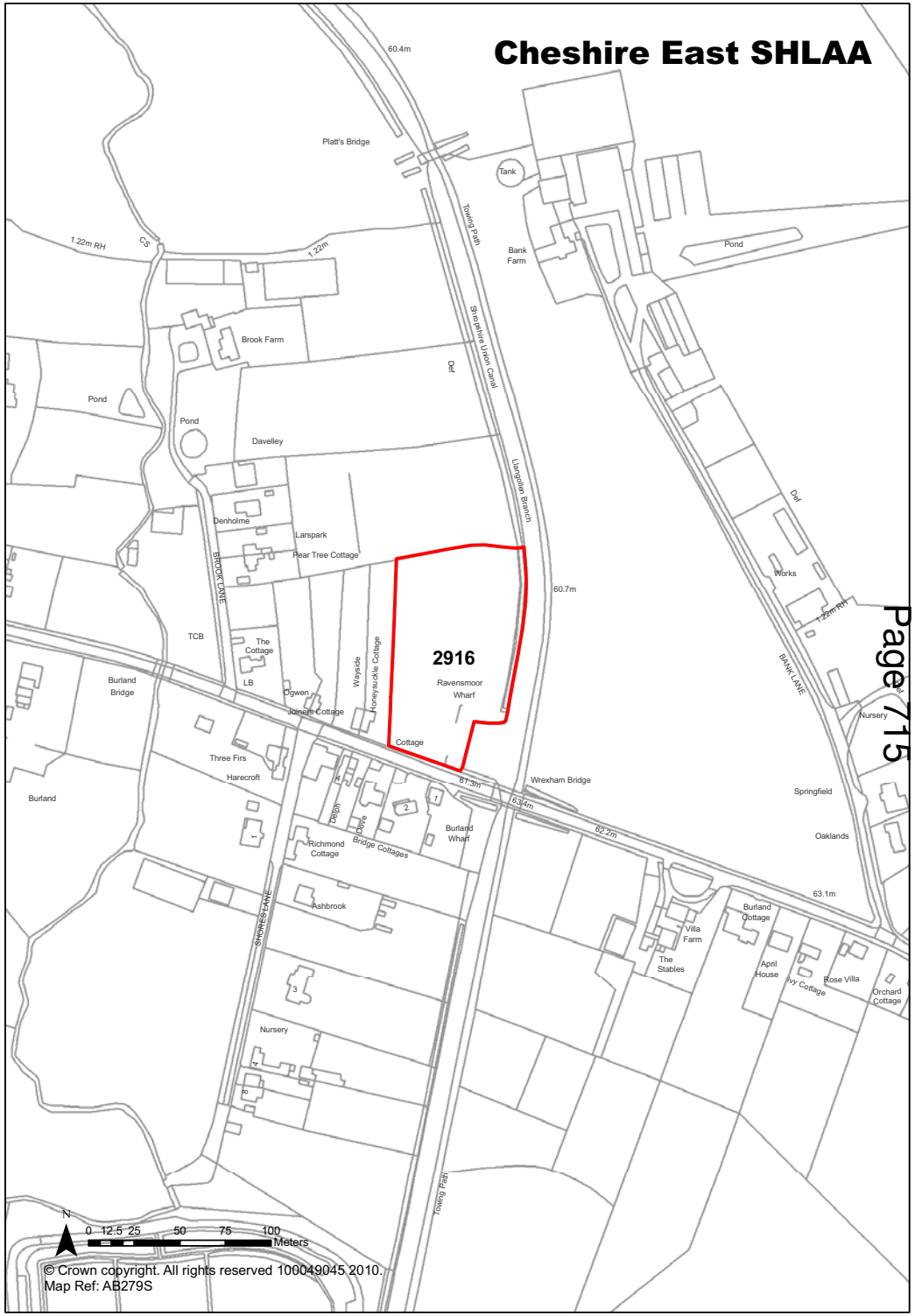
Town / Rural Rural **Easting** 359131 **Northing** 358767

Site Description	Land between the canal and the railway	**Site Size Net (Ha)**	0.67
Character of Area	Land on the southern edge of Calveley	**Potential Capacity**	21
Surrounding Land Uses	Canal, railway and open countryside	**Potential Net Capacity**	21
Physical Constraints	Highway access. Located on potential contaminated site.		
Policy Restrictions	Open countryside	**Potential Density**	31.34
Managing Constraints	Consultation with Contaminated Land Officer. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Bus route on A51.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information	Suggested as a "rural exceptions" site if there is an identified need in the locality.	**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Not Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



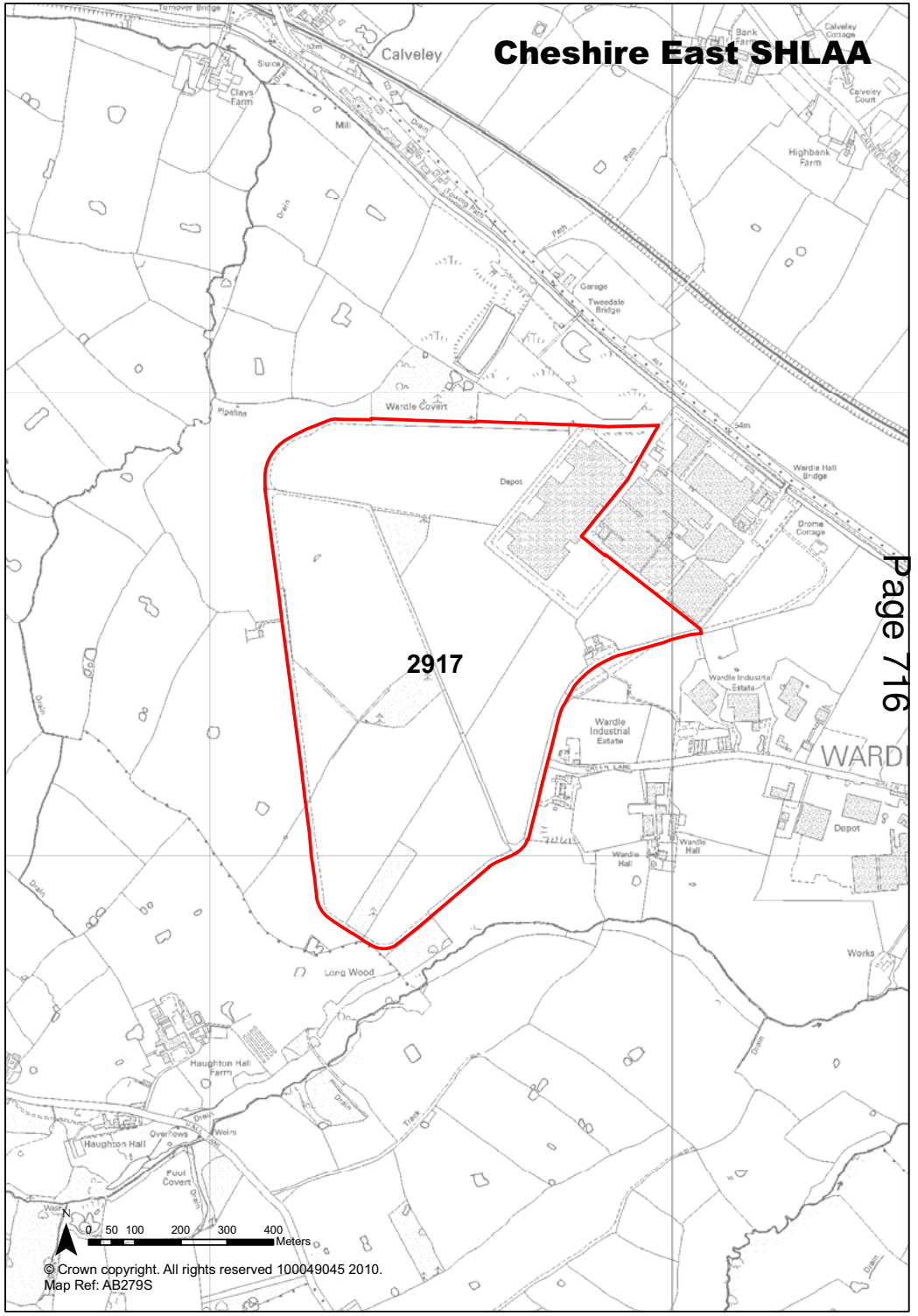
Ref 2916 Site Address British Waterways Board land at Burland

Town / Rural	Rural	**Easting** 361738	**Northing** 353493
Site Description	Former wharf area	**Site Size Net (Ha)**	0.73
Character of Area	Land on the eastern edge of Burland	**Potential Capacity**	22
Surrounding Land Uses	Canal and residential	**Potential Net Capacity**	22
Physical Constraints	Highway access. Trees on site. Overhead lines.		
Policy Restrictions	Open countryside	**Potential Density**	30.14
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Bus route on Wrexham road.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information	Suggested as a "rural exceptions" site if there is an identified need in the locality.	**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Not Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



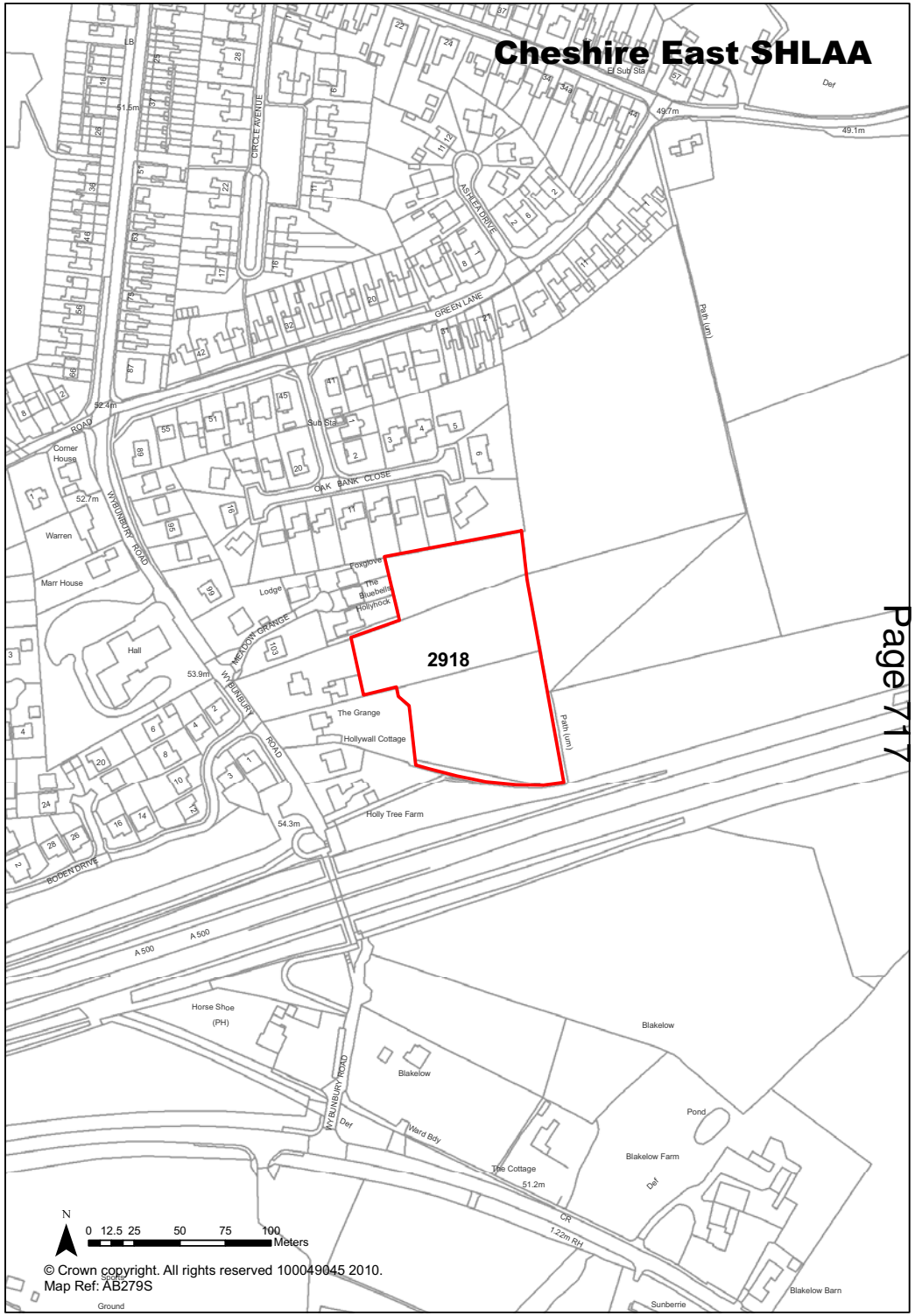
Ref 2917 Site Address Calveley airfield

Town / Rural	Rural	**Easting** 359501	**Northing** 357464
Site Description	Farmland	**Site Size Net (Ha)**	68.12
Character of Area	Open countryside	**Potential Capacity**	2044
Surrounding Land Uses	Open countryside and commercial buildings.	**Potential Net Capacity**	2044
Physical Constraints	Located within 250m of landfill. Potential air quality issues.		
Policy Restrictions	Open countryside.	**Potential Density**	30.01
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Site is note currently considered sustainable. However, scale and mix of development could potentially create a sustainable community.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information	Site was put forward linked to the Wardle Eco Town proposal.	**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Not Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 2918 Site Address Wybunbury Road, Willaston

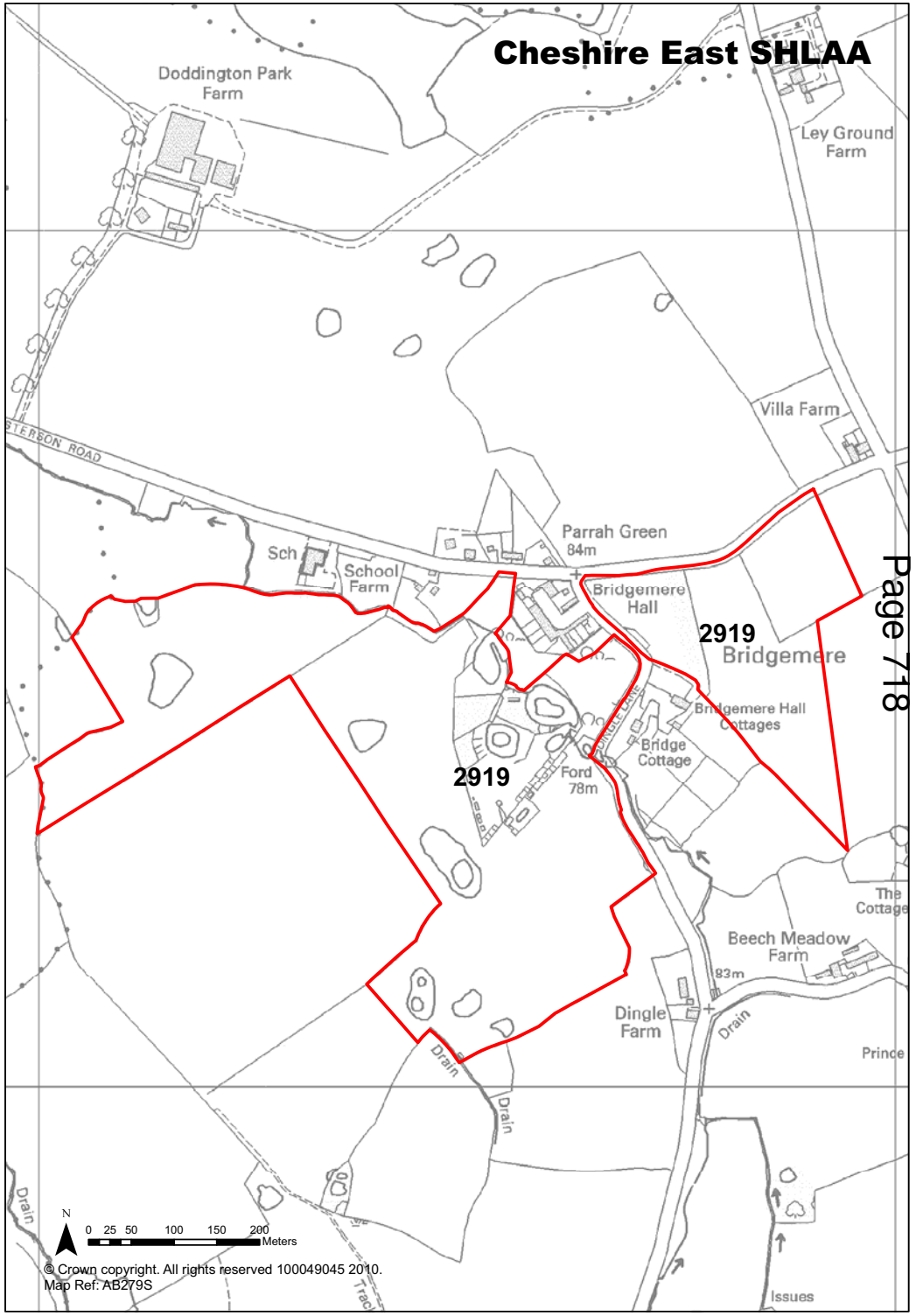
Town / Rural	Crewe - Edge / Extension	**Easting** 368155	**Northing** 351874
Site Description	Farmland	**Site Size Net (Ha)**	1.07
Character of Area	The site is adjacent to the Willaston settlement boundary	**Potential Capacity**	33
Surrounding Land Uses	Residential and open countryside	**Potential Net Capacity**	33
Physical Constraints	Backland - highway access. Located on potential contaminated site.		
Policy Restrictions	Open countryside	**Potential Density**	30.84
Managing Constraints	Consultation with Contaminated Land Officer. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Bus route on Green Lane		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	33
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 2919 Site Address Former Bridgemere Wildlife Park, Bridgemere Hall

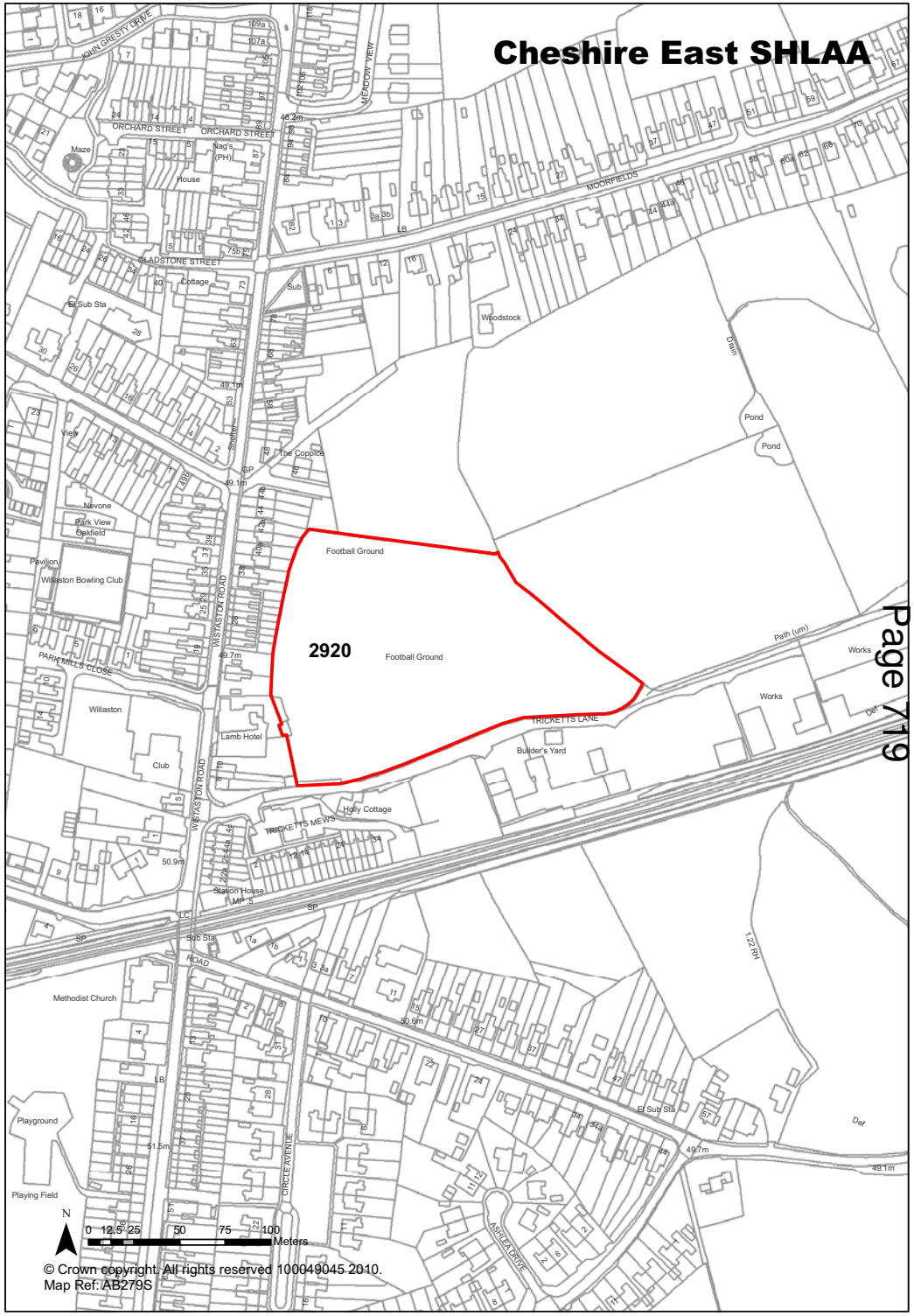
Town / Rural Rural **Easting** 371524 **Northing** 345397

Site Description	Open countryside, woodland and some rural buildings.	**Site Size Net (Ha)**	24.06
Character of Area	Open countryside	**Potential Capacity**	722
Surrounding Land Uses	Open countryside	**Potential Net Capacity**	722
Physical Constraints	Ponds on site. Area of woodland and other trees on site. Highway issues. Located on potential contaminated site. Potential air quality issues.		
Policy Restrictions	Open countryside	**Potential Density**	30.01
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Determination of Capacity**	Density multiplier.
Sustainability	Site not considered sustainable.		
Accessibility	Access could be problematic, to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Not Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 2920 Site Address Land to the rear of The Lamb, Willaston

Town / Rural	Crewe - Edge / Extension	**Easting** 368112	**Northing** 352446
Site Description	Football ground	**Site Size Net (Ha)**	1.82
Character of Area	Edge of settlement	**Potential Capacity**	55
Surrounding Land Uses	Residential, commercial / industrial and open countryside	**Potential Net Capacity**	55
Physical Constraints	Loss of protected recreational open space. Trees to boundary.		
Policy Restrictions	Policy Change Required Green Gap. Adjacent to the Willaston settlement boundary. Protected under RT.1 formal open space.	**Potential Density**	30.22
Managing Constraints	Replacement of Open Space. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Determination of Capacity**	Density multiplier
Sustainability	Site has access to public transport		
Accessibility	Access to be discussed with highways	**Total Completions**	0
Other Information	Part of the Broughton Farm green gap. Landowners have a private arrangement with Willaston Football Club and the lease is temporary and could be terminated at short notice.	**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	55
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

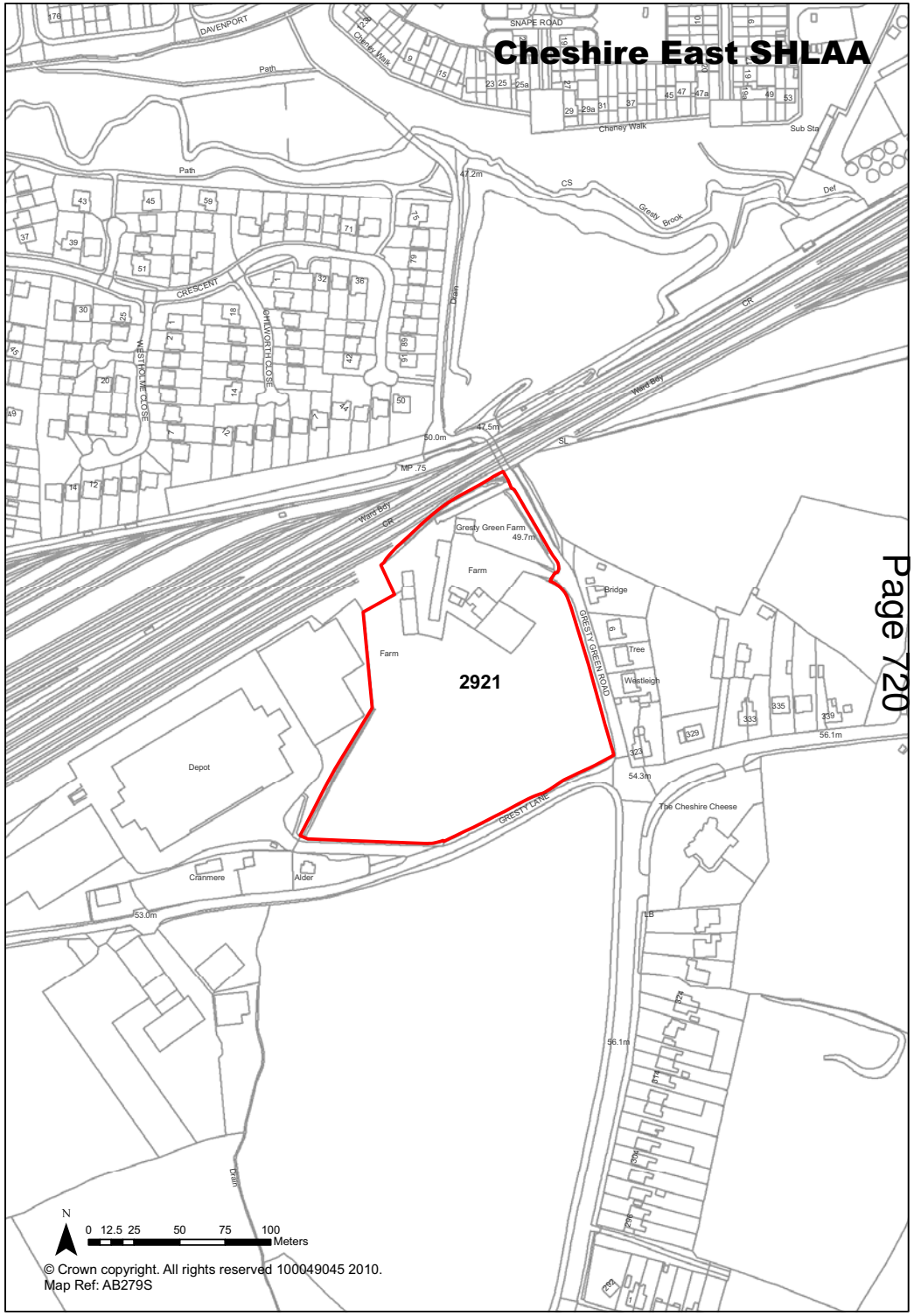


Ref 2921 Site Address Gresty Green Farm, Gresty Green Road

Town / Rural Crewe - Edge / Extension **Easting** 370520 **Northing** 353424

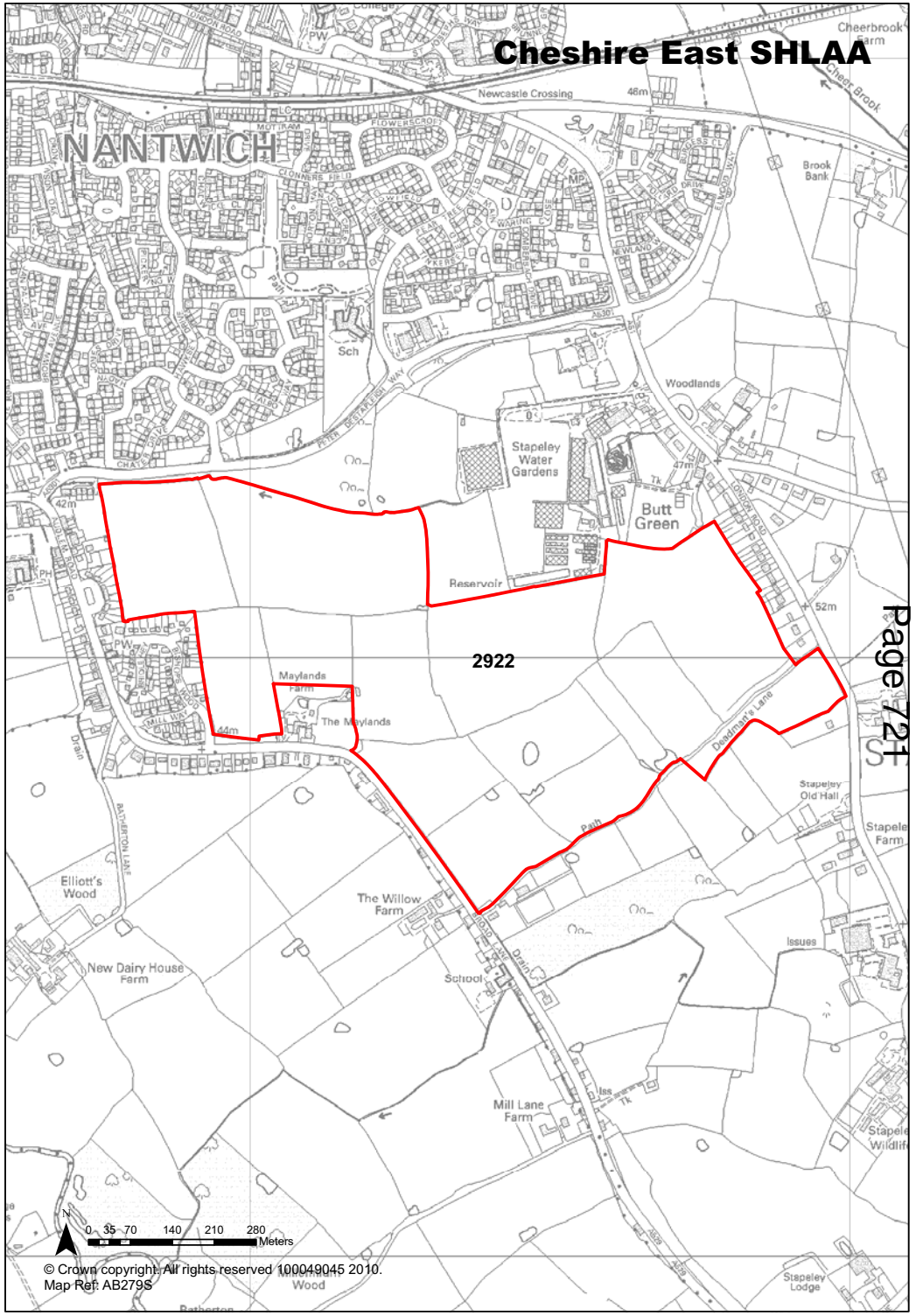
Site Description	Farm house and various farm buildings, mainly grassland, adjacent to railway line and industrial units.
Character of Area	Adjacent to railway line and industrial unit, next to a narrow lane.
Surrounding Land Uses	Adjacent to railway line and industrial unit, next to a narrow lane.
Physical Constraints	Proximity of railway line. Located on potential contaminated site. Potential air quality issues. Buildings on site. Trees to the boundary.
Policy Restrictions	Open Countryside
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Consideration of noise issues. Surface water runoff should be calculated in accordance with Environment Agency guidelines.
Sustainability	Site does have access to bus route on Crewe Road.
Accessibility	Access is possible.
Other Information	Additional information submitted through Call for Sites Consultation.
Brownfield / Greenfield	Greenfield
Suitability	Suitable
Availability	Available
Achievability	Achievable
Deliverability	Deliverable
Development Progress	Awaiting S106
Application Number:	11/2212N

Site Size Net (Ha)	2.05
Potential Capacity	51
Potential Net Capacity	51
Potential Density	24.88
Determination of Capacity	Based on current application
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	51
Years 6-10	0
Years 11-15	0



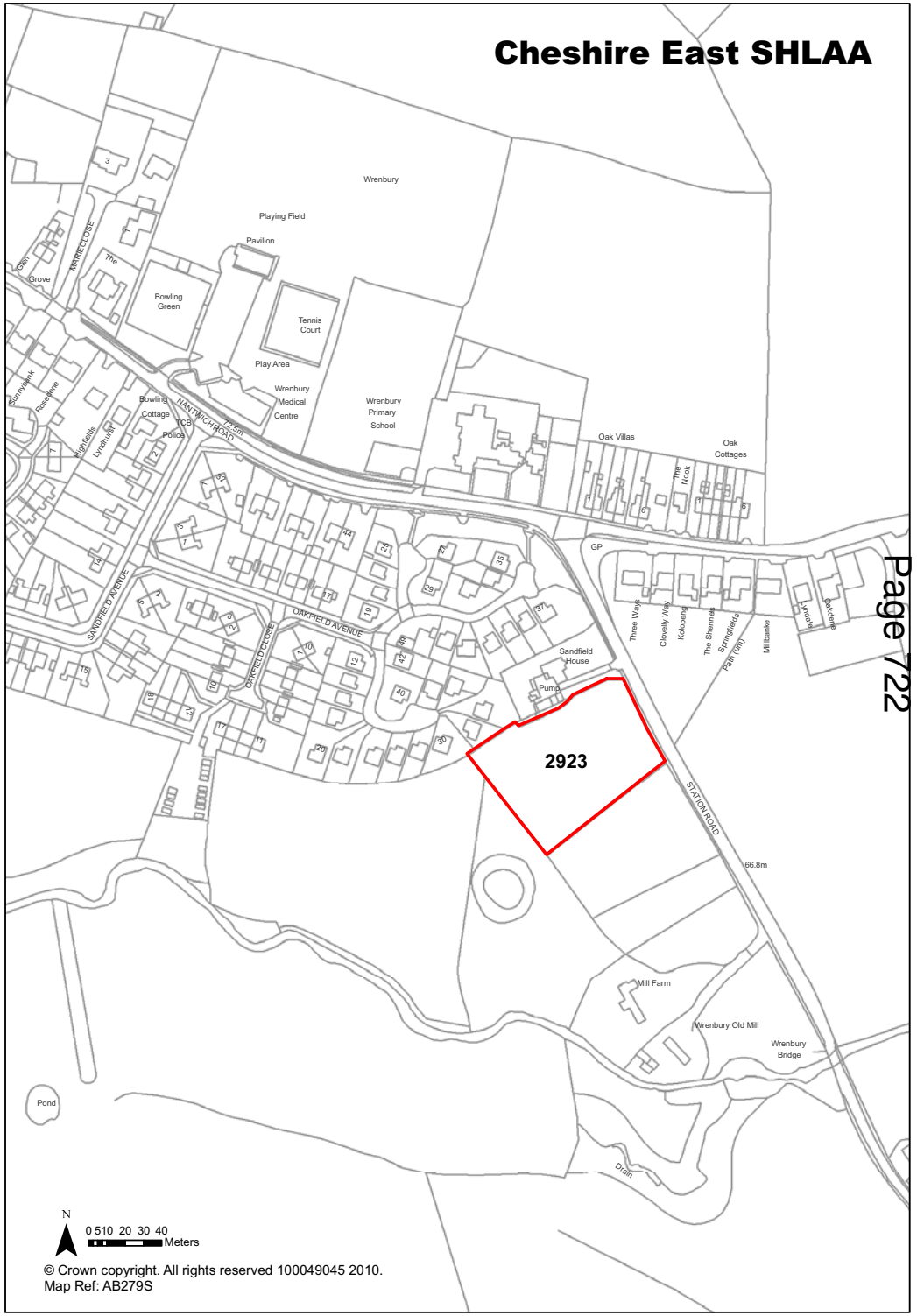
Ref 2922 Site Address Land south of Nantwich

Town / Rural	Nantwich - Edge / Extension	**Easting** 366361	**Northing** 350992
Site Description	Open countryside	**Site Size Net (Ha)**	43.52
Character of Area	Greenfield site to the south of the Nantwich urban area, and west of the Stapeley Water gardens	**Potential Capacity**	1306
Surrounding Land Uses	Open countryside, Stapeley Water Gardens and residential	**Potential Net Capacity**	1306
Physical Constraints	Trees and hedges to field boundaries. Ponds on site. Great Crested Newts are likely to be present on site. Located on potential contaminated site. Potential iar quality issues.		
Policy Restrictions	Open countryside	**Potential Density**	30.01
Managing Constraints	Consideration of biodiversity value of ponds, trees and hedges. Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development).Surface water runoff should be calculated in accordance with Environment Agency guidelines. Transport Assessment likely to be required.	**Determination of Capacity**	Density multiplier
Sustainability	Site does have access to bus route on Broad Lane		
Accessibility	Access to be discussed with Highways. Potential for S106 and other contributions to be required.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	125
Development Progress	SHLAA Site	**Years 11-15**	250
Application Number:			



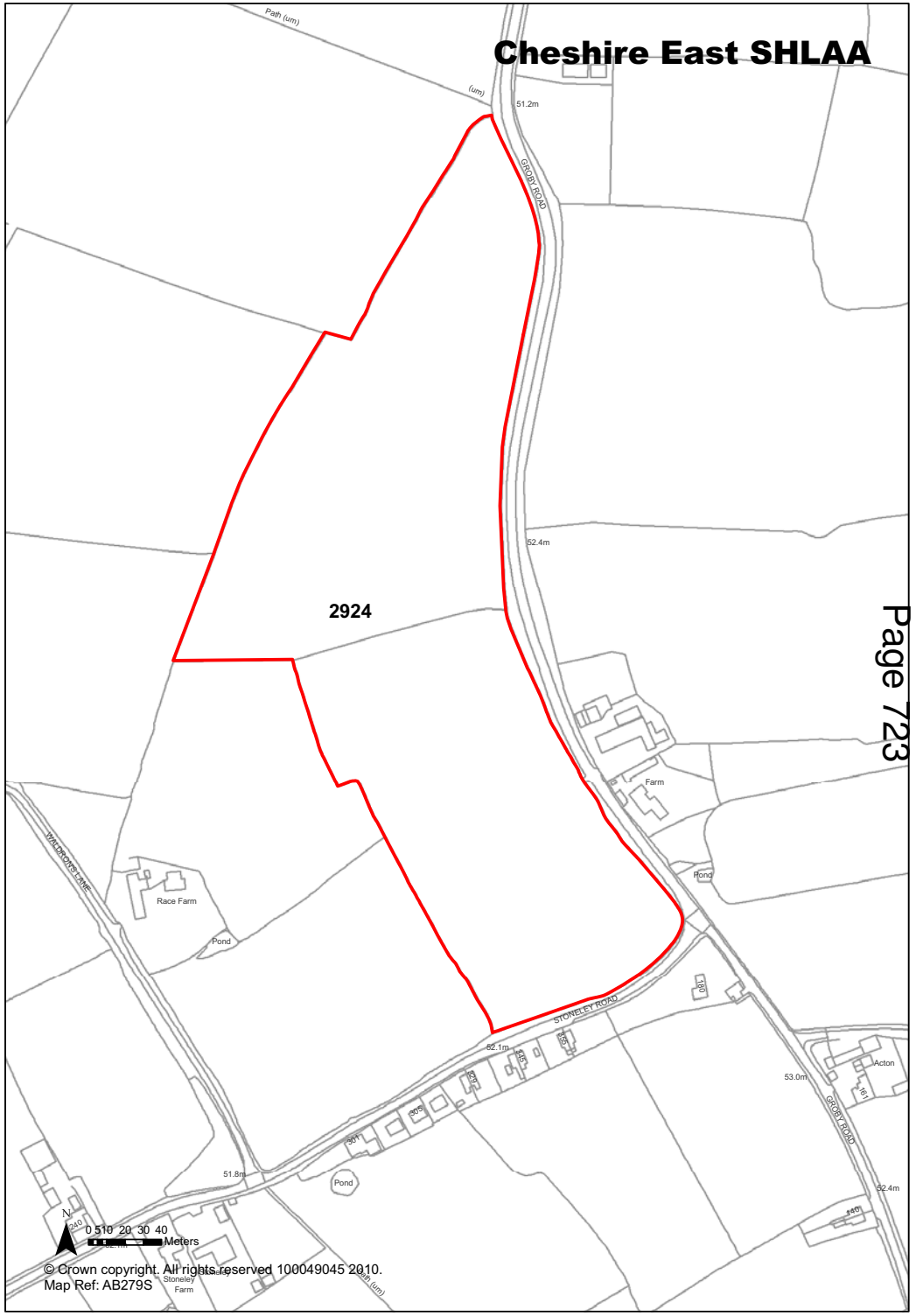
Ref 2923 Site Address Station Road, Wrenbury

Town / Rural	Wrenbury - Edge / Extension	**Easting** 359849	**Northing** 347369
Site Description	Open countryside	**Site Size Net (Ha)**	0.55
Character of Area	Edge of the village	**Potential Capacity**	17
Surrounding Land Uses	Residential and open countryside	**Potential Net Capacity**	17
Physical Constraints	Trees and hedges to boundary. Overhead lines to edge of site. Slight slope to site.		
Policy Restrictions	Open countryside.	**Potential Density**	30.91
Managing Constraints	Policy change required. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Determination of Capacity**	Density multiplier
Sustainability	Bus route on both Nantwich Road and Wrnebury Road, close proximity to Wrenbury Rail Station.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information	Abuts the current Wrenbury settlement boundary.	**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Not Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



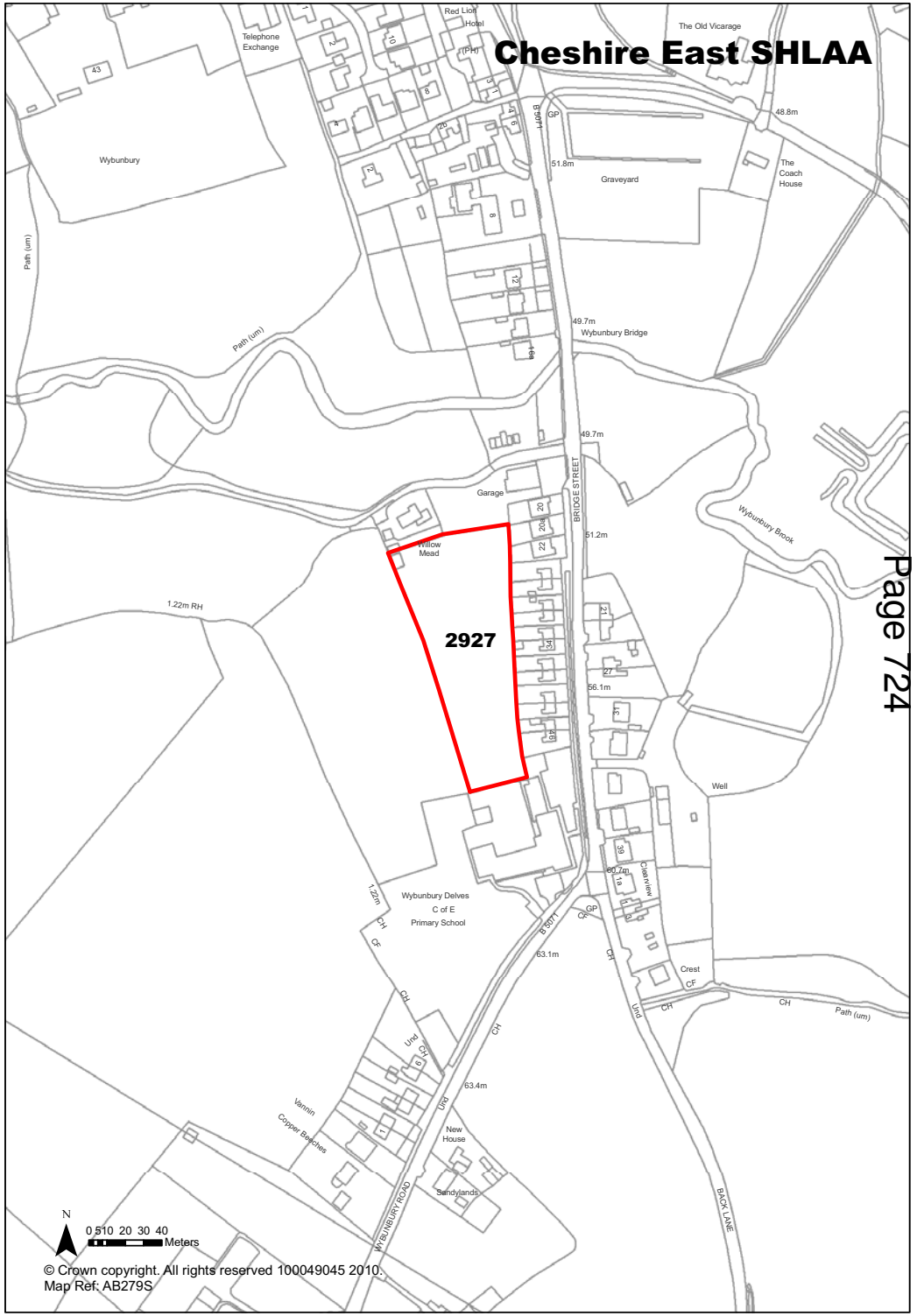
Ref 2924 Site Address Groby Road, Crewe

Town / Rural	Rural	**Easting** 370982	**Northing** 358031
Site Description	Open countryside / Agricultural land	**Site Size Net (Ha)**	5.74
Character of Area	Open countryside	**Potential Capacity**	173
Surrounding Land Uses	Open countryside	**Potential Net Capacity**	173
Physical Constraints	Located within 250m of landfill. Potential air quality issues. Trees and hedges to boundary.		
Policy Restrictions	Open Countryside	**Potential Density**	30.14
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Determination of Capacity**	Density multiplier
Sustainability	Access to bus route on Groby Road.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information	Additional information provided during the Call for Sites consultation. Part of the greater Coppenhall East site. Application for Academy recently refused.	**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	90
Development Progress	SHLAA Site	**Years 11-15**	83
Application Number:			



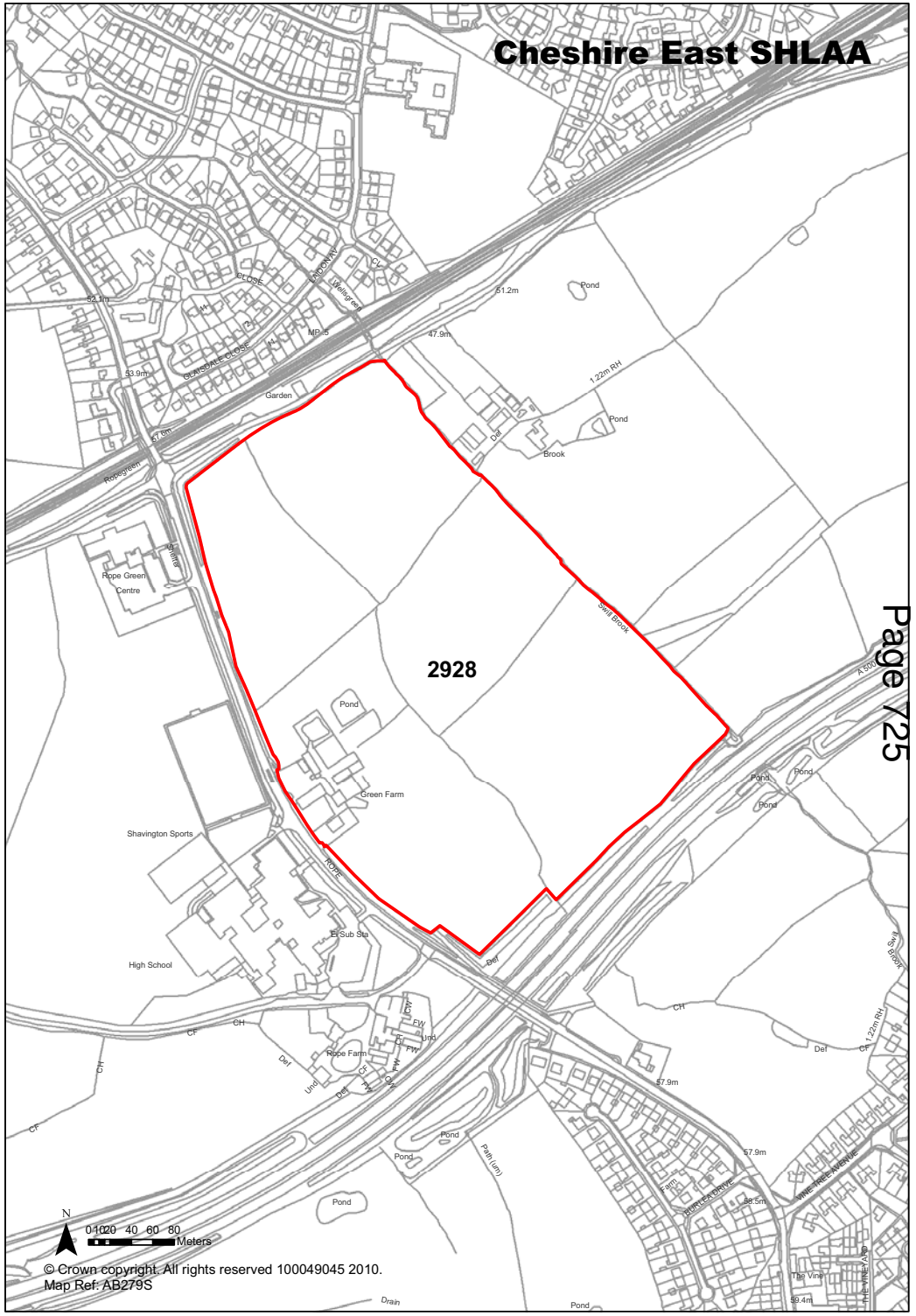
Ref 2927 Site Address Land off Bridge Street, Wybunbury

Town / Rural	Rural	**Easting** 369969	**Northing** 349487
Site Description	Open countryside	**Site Size Net (Ha)**	0.65
Character of Area	Adjacent to the edge of the Wybunbury settlement boundary.	**Potential Capacity**	20
Surrounding Land Uses	Open countryside and some residential	**Potential Net Capacity**	20
Physical Constraints	Highway access. Trees and hedges to field boundaries.		
Policy Restrictions	Open countryside	**Potential Density**	30.77
Managing Constraints	Access issues to be discussed with Highways. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Determination of Capacity**	Density multiplier
Sustainability	Access to bus route on Wybunbury Lane.		
Accessibility	Access issues to be discussed with Highways.	**Total Completions**	0
Other Information	Previous public local inquiry rejections	**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	20
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



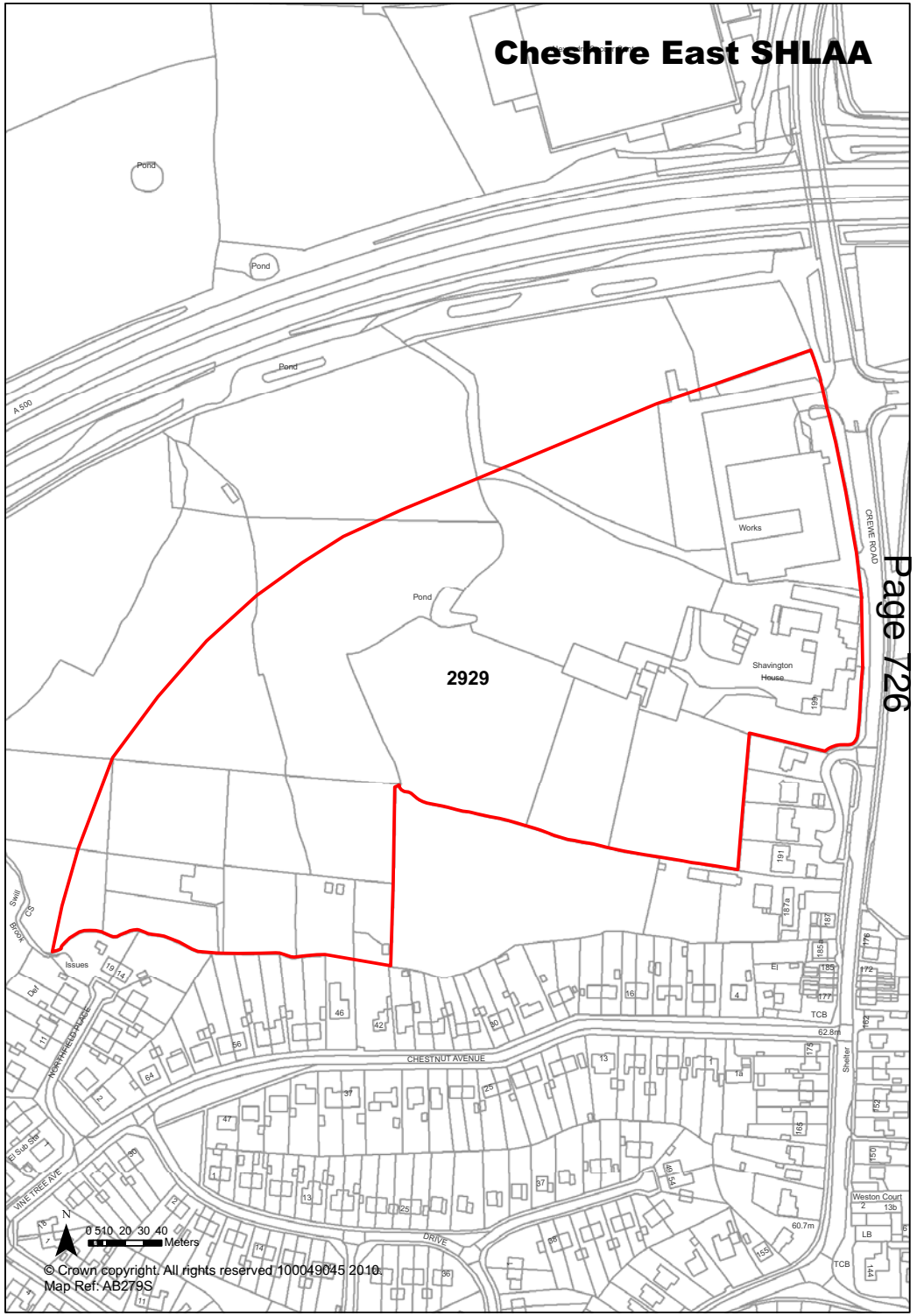
Ref 2928 Site Address Rope Green Farm

Town / Rural	Crewe - Edge / Extension	**Easting** 369667	**Northing** 352523
Site Description	Agricultural land	**Site Size Net (Ha)**	22.33
Character of Area	The area lies between the Crewe urban area to the north and Shavington to the south	**Potential Capacity**	350
Surrounding Land Uses	Open countryside	**Potential Net Capacity**	350
Physical Constraints	Located on potential contaminated site. Potential air quality and noise issues.		
Policy Restrictions	Open countryside.	**Potential Density**	15.67
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). PPG24 noise assessment required (road noise). Surface water runoff should be calculated in accordance with Environment Agency guidelines. Transport Assessment likely to be required.	**Determination of Capacity**	Density multiplier
Sustainability	Access to bus route on Rope Lane.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	125
Development Progress	SHLAA Site	**Years 11-15**	225
Application Number:			



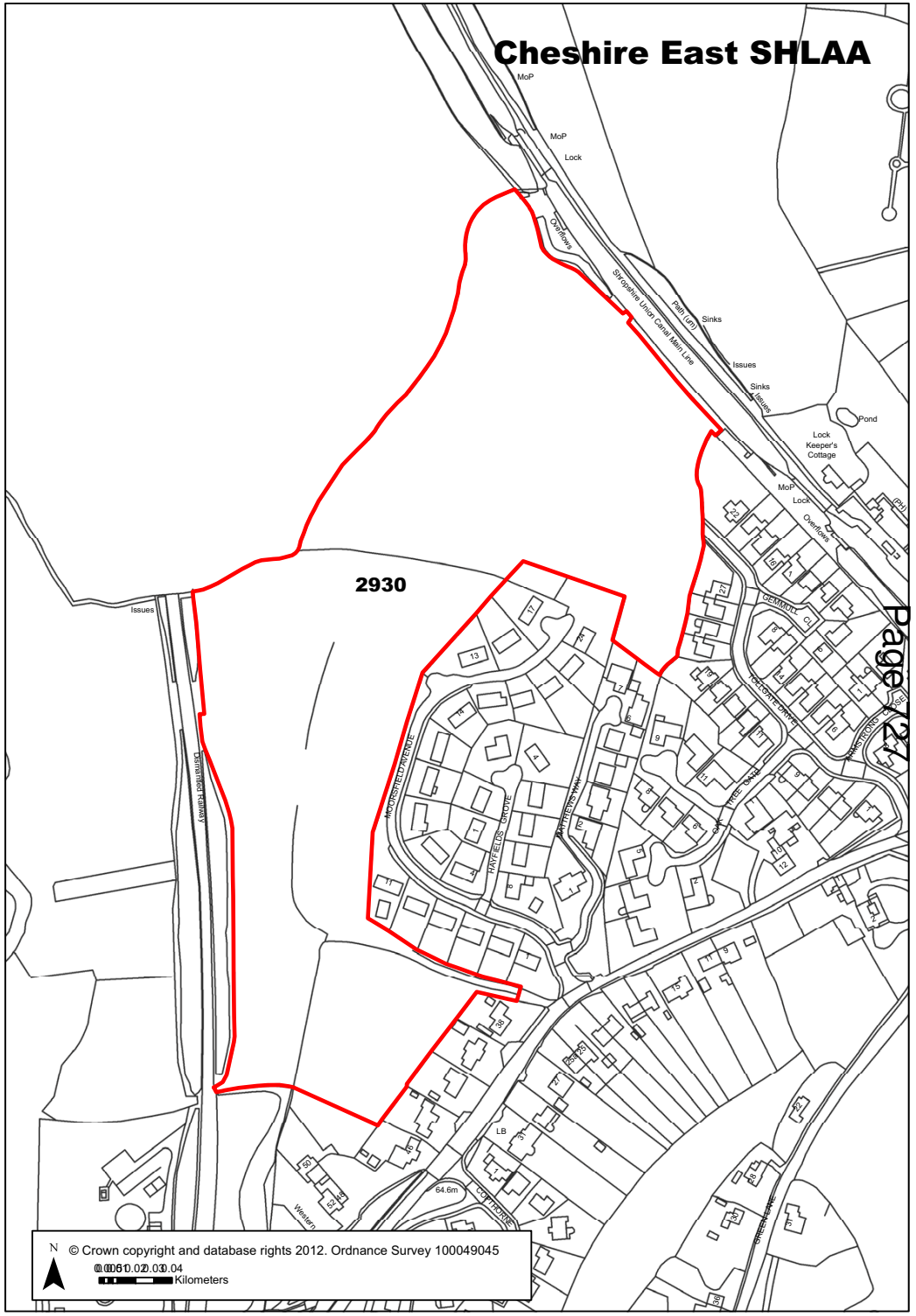
Ref 2929 Site Address Shavington House Farm, Shavington

Town / Rural	Shavington - Edge / Extension	**Easting** 370272	**Northing** 352478
Site Description	Farmland	**Site Size Net (Ha)**	8.35
Character of Area	Edge of settlement	**Potential Capacity**	251
Surrounding Land Uses	Residential and countryside, and to the wider extent the bypass.	**Potential Net Capacity**	251
Physical Constraints	Buildings on site. Trees and hedges to field boundaries. Pond within site. Located on potential contaminated site. Potential air quality issues.		
Policy Restrictions	Currently Green Gap.	**Potential Density**	30.06
Managing Constraints	Transport Assessment required. The development is likely to need to provide a financial contribution to the A500 link improvements to the M6. Section 106, S278 and S38 agreements may be required. Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Access to bus routes on both Crewe Road and Chestnut Avenue		
Accessibility	This site would have an impact on the local and strategic highway infrastructure.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	125
Development Progress	SHLAA Site	**Years 11-15**	126
Application Number:			



Ref 2930 Site Address Moorsfield Avenue, Audlem

Town / Rural	Audlem - Edge / Extension	**Easting** 365529	**Northing** 343558
Site Description	Farmland	**Site Size Net (Ha)**	6.03
Character of Area	Prominent site on the western edge of the Audlem settlement boundary	**Potential Capacity**	181
Surrounding Land Uses	Open countryside and residential	**Potential Net Capacity**	181
Physical Constraints	Trees on site. Hedges and trees to boundary. Adjacent to canal to the north and former railway to the west. Located on potential contaminated site.		
Policy Restrictions	Open countryside.	**Potential Density**	30.02
Managing Constraints	Consideration of biodiversity value of site. Consultation with Contaminated Land Officer. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability			
Accessibility	Access to be discussed with Highways	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

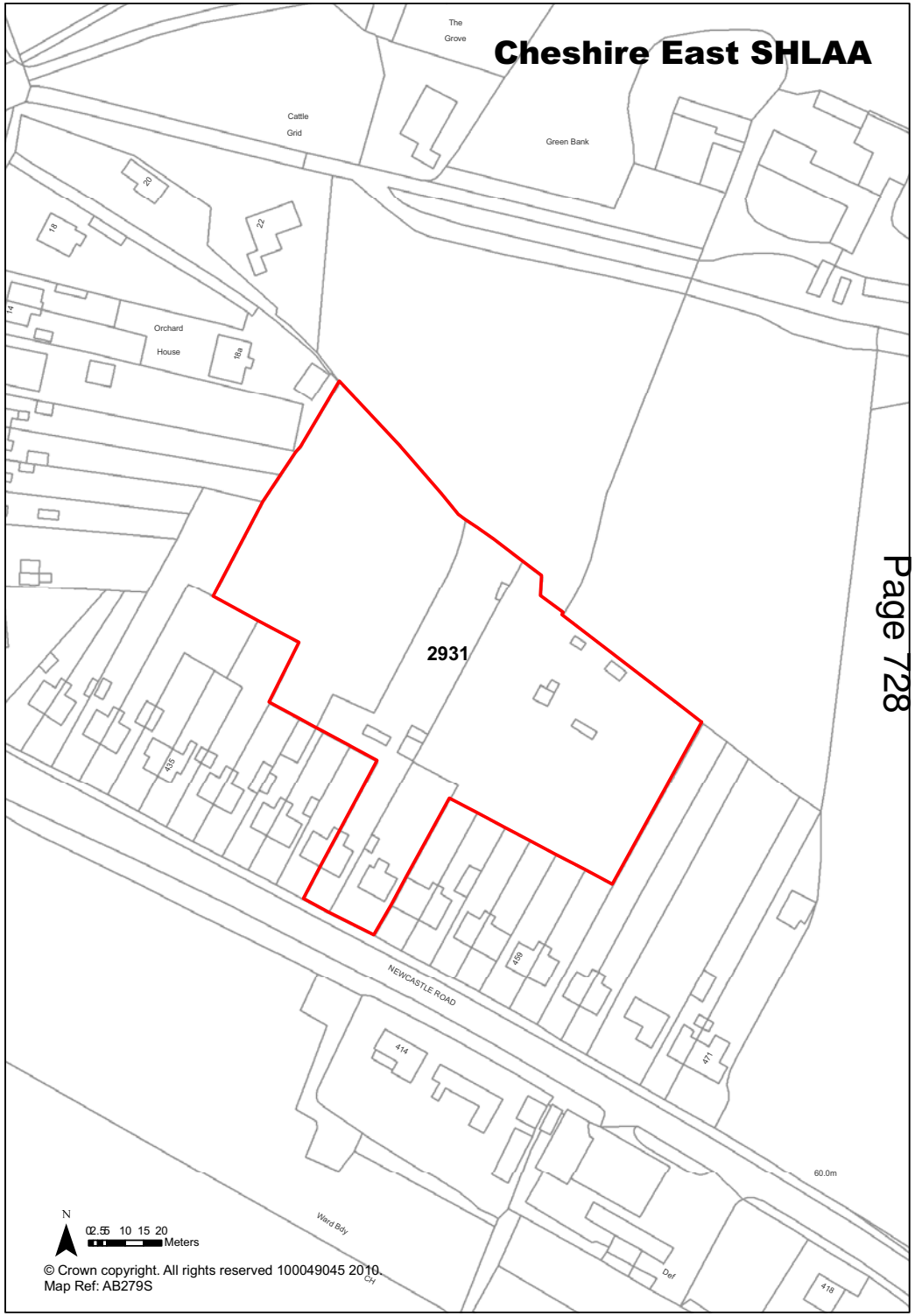


Ref 2931 Site Address Land at Newcastle Road, Shavington

Town / Rural	Shavington - Edge / Extension	**Easting** 370385	**Northing** 351318

Site Description	Backland
Character of Area	Lies on the edge of the settlement boundary, previously included within
Surrounding Land Uses	Residential and open countryside.
Physical Constraints	Trees on site. Located on potential contaminated site.
Policy Restrictions	Open Countryside.
Managing Constraints	Consultation with Contaminated Land Officer. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	Bus route on Crewe Road.
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Marginal / Uncertain
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

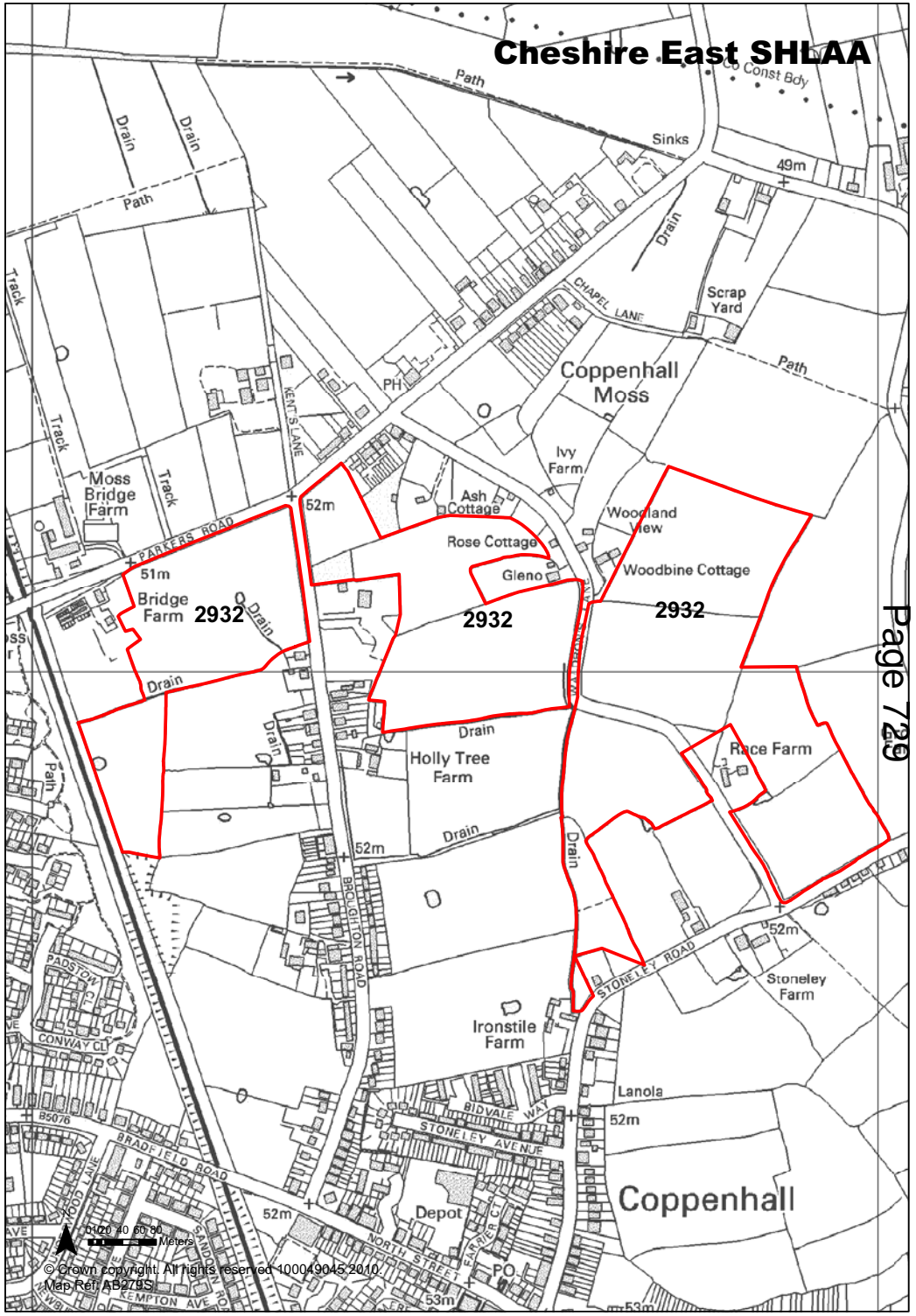
Site Size Net (Ha)	0.93
Potential Capacity	28
Potential Net Capacity	28
Potential Density	30.11
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	28
Years 11-15	0



Ref 2932 Site Address North of the Coppenhall East site

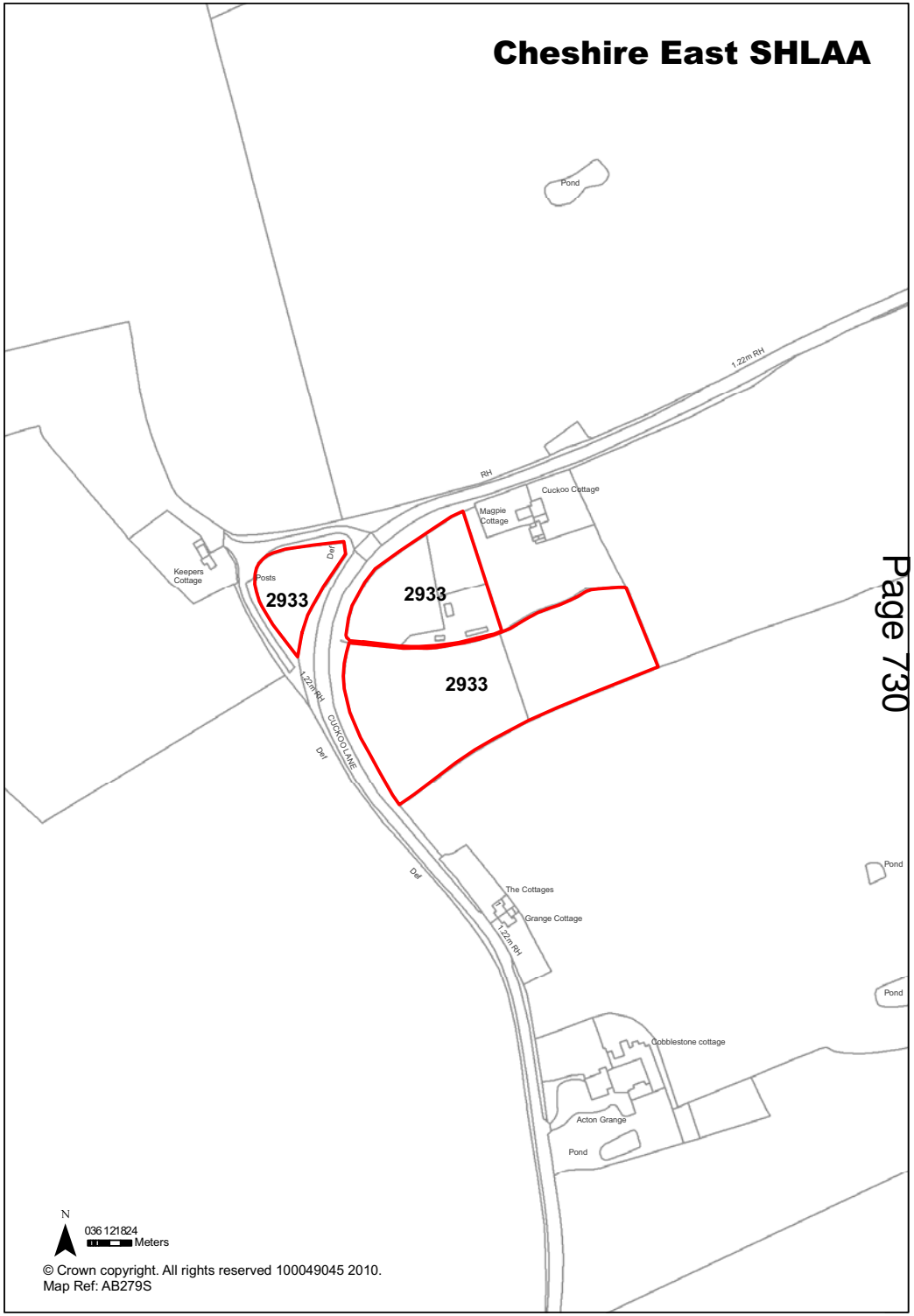
Town / Rural	Crewe - Edge / Extension	**Easting** 370579	**Northing** 358002

Site Description	Open countryside	**Site Size Net (Ha)**	21.32
Character of Area	Greenfield site divorced from the northern edge of urban Crewe	**Potential Capacity**	640
Surrounding Land Uses	Open countryside and residential.	**Potential Net Capacity**	640
Physical Constraints	Located on potential contaminated site. Potential air quality issues.		
Policy Restrictions	Open countryside.	**Potential Density**	30.02
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Bus route on Broughton Road and Warmingham Road.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Not Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



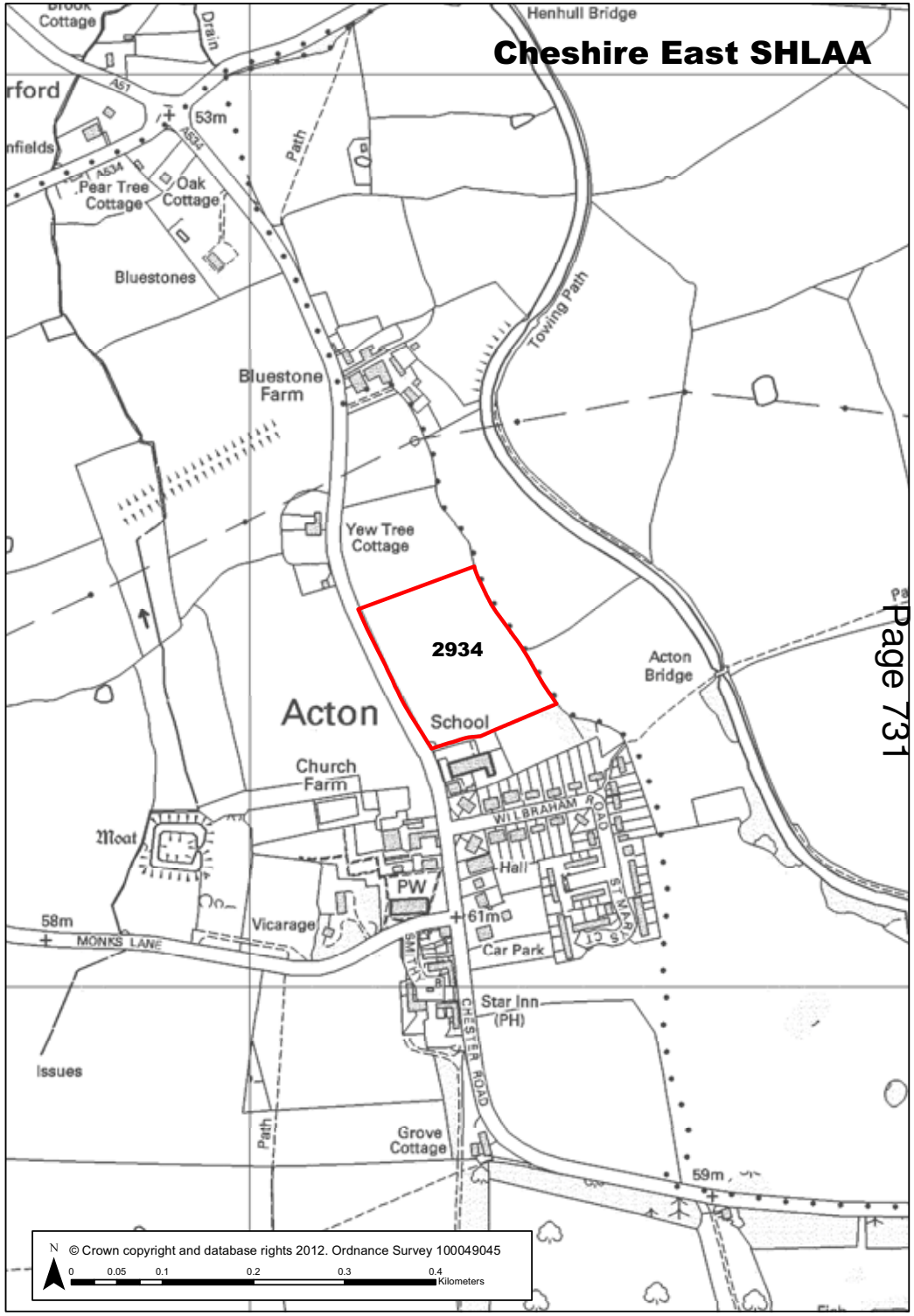
Ref 2933 Site Address Land off Cuckoo Lane, Acton

Town / Rural	Rural	**Easting** 362483	**Northing** 353670
Site Description	Open countryside	**Site Size Net (Ha)**	1.55
Character of Area	Greenfield site in open countryside	**Potential Capacity**	47
Surrounding Land Uses	Open countryside	**Potential Net Capacity**	47
Physical Constraints	Highway access, Location. Trees and hedges to boundaries.		
Policy Restrictions	Open countryside	**Potential Density**	30.32
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Site is not considered sustainable.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information	Would also seek horse grazing paddock	**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Not Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 2934 Site Address Chester Road, Acton

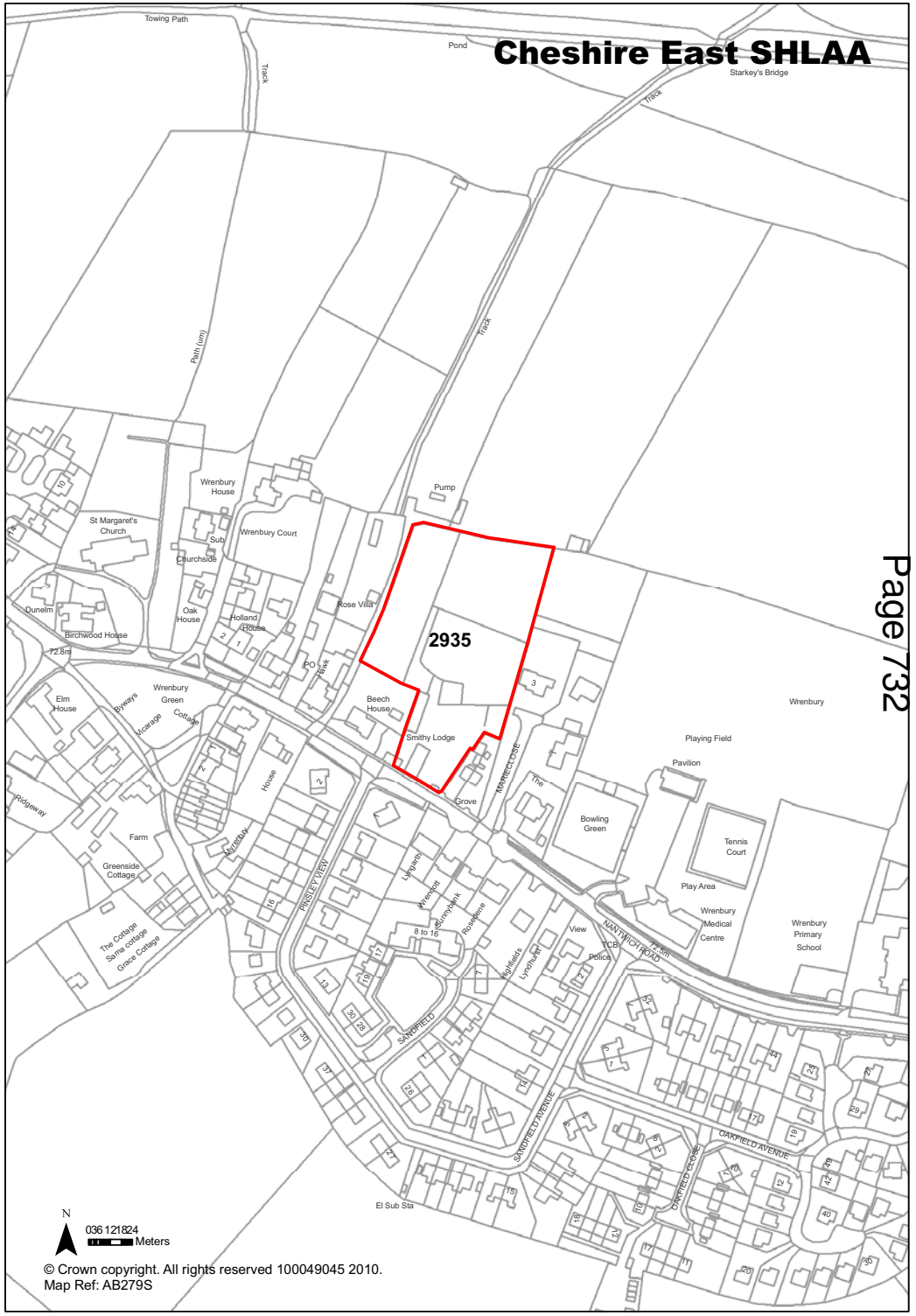
Town / Rural	Rural	**Easting** 363224	**Northing** 353358
Site Description	Farmland	**Site Size Net (Ha)**	2.44
Character of Area	Prominent site on the northern sedge of Acton, adjacent to the settlement boundary	**Potential Capacity**	38
Surrounding Land Uses	Open countryside and residential	**Potential Net Capacity**	38
Physical Constraints	Agricultural land quality - grade 2		
Policy Restrictions	Open countryside	**Potential Density**	30.4
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Bus route on Chester Road.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information	Market and affordable housing sought. Possibly other community uses	**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Not Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref	2935	Site Address	Land at Smithy Lodge, Nantwich Road, Wrenbury

Town / Rural Wrenbury - Edge / Extension **Easting** 367728 **Northing** 351930

Site Description	Residential frontage - within local plan settlement boundary. Paddocks to the rear.	**Site Size Net (Ha)**	0.91
Character of Area	Village conservation area. Some backland development in the vicinity.	**Potential Capacity**	28
Surrounding Land Uses	Residential to East, South & West. Open Countryside to the North.	**Potential Net Capacity**	28
Physical Constraints	Involves demolition of Smithy Lodge. Conservation area policies		
Policy Restrictions	Part of site within open countryside. Part of site within conservation area.	**Potential Density**	30.77
Managing Constraints	Consideration of the historic environment. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Site is considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	28
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

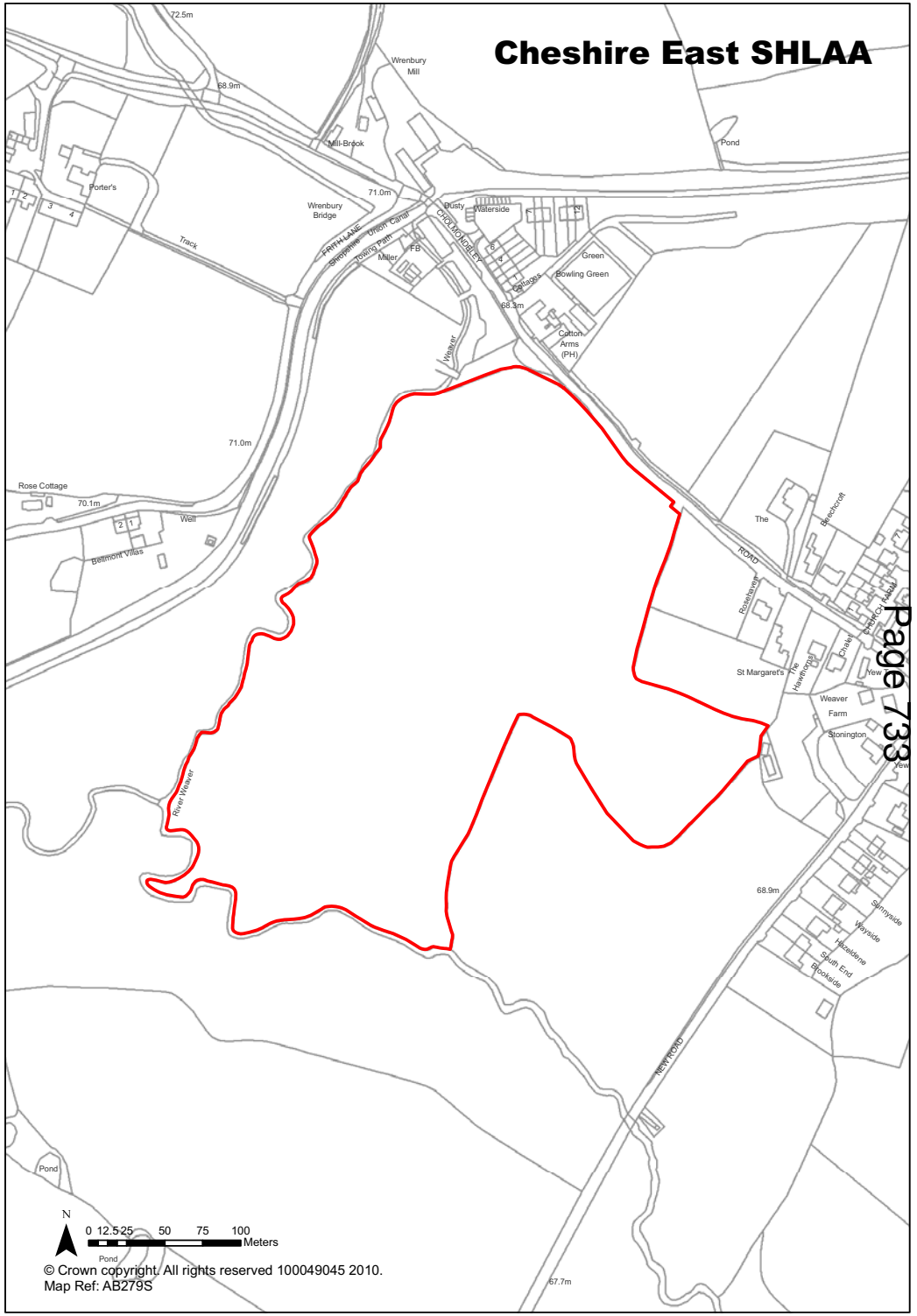


Ref	2939	Site Address	Cholmondeley Road, Wrenbury, Nantwich,

Town / Rural	Wrenbury - Edge / Extension	**Easting**	359011
		Northing	347737

Site Description	Farmland - grass
Character of Area	Rural - divorced from the village. Long views south and west. Canal visible.
Surrounding Land Uses	Open Countryside
Physical Constraints	Access to such a scale of development would be an issue - c.250 dwellings.
Policy Restrictions	Open countryside. Adjacent to a conservation area.
Managing Constraints	Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	Bus route on Cholmondeley Road.
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	8.03
Potential Capacity	241
Potential Net Capacity	241
Potential Density	30.01
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0

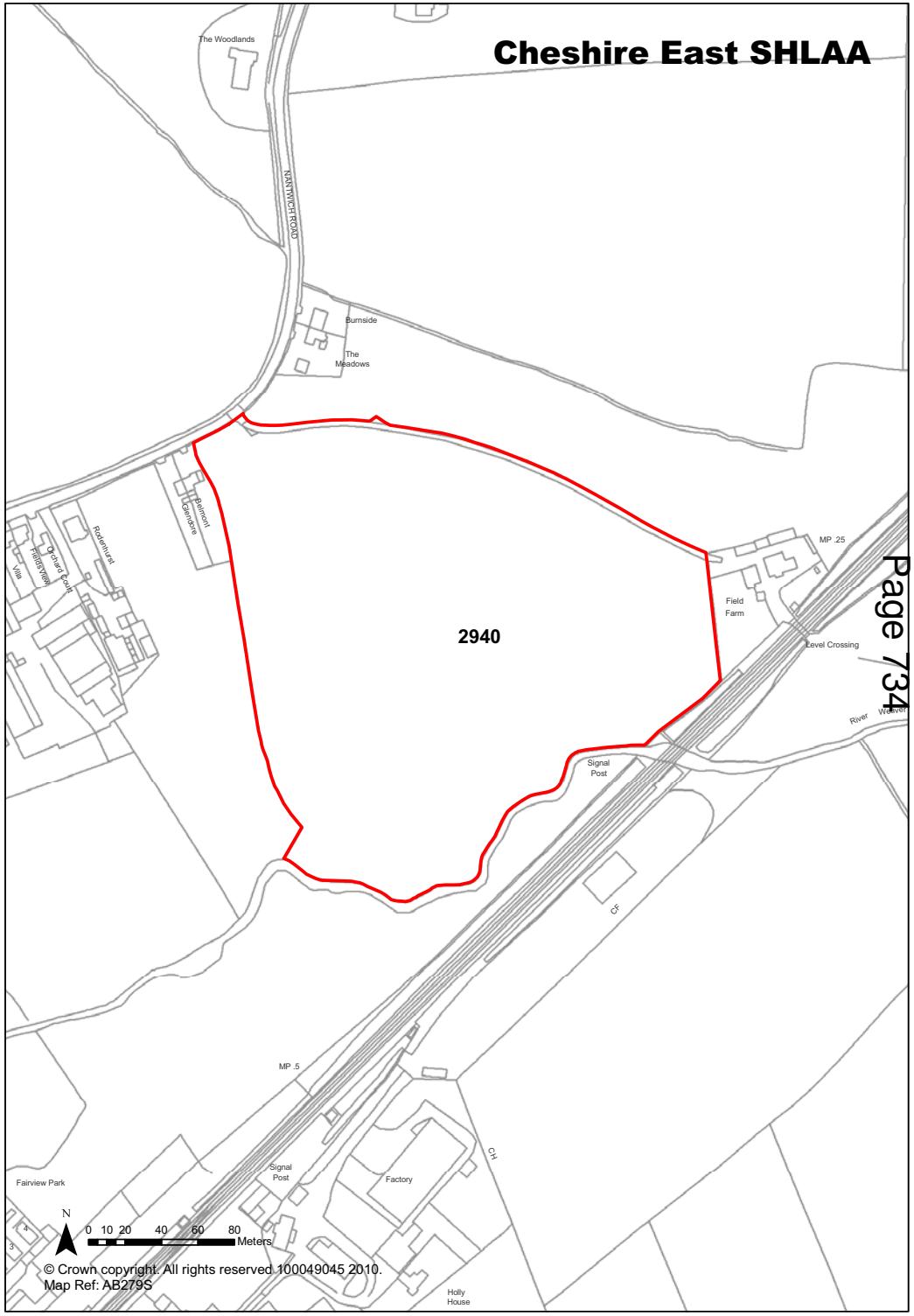


Ref 2940 Site Address Nantwich Road, Wrenbury

Town / Rural	Wrenbury - Edge / Extension	**Easting**	360323
		Northing	347454

Site Description	Farmland - grassland, grazing.
Character of Area	Flat rural landscape - divorced from Wrenbury Village
Surrounding Land Uses	Open countryside, Long views to the South - Creamery Industrial Estate & railway visible. Flat rural landscape divorced from Wrenbury village.
Physical Constraints	Highway access problematic. Sharp bend to the right. The scale of the proposed development would not fit with the existing area. Potential air quality issues. Railway noise.
Policy Restrictions	Outside settlement boundary
Managing Constraints	Air quality assessment may be required (size of development). Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	Bus route on Nantwich Road.
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	5.04
Potential Capacity	152
Potential Net Capacity	152
Potential Density	30.16
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0

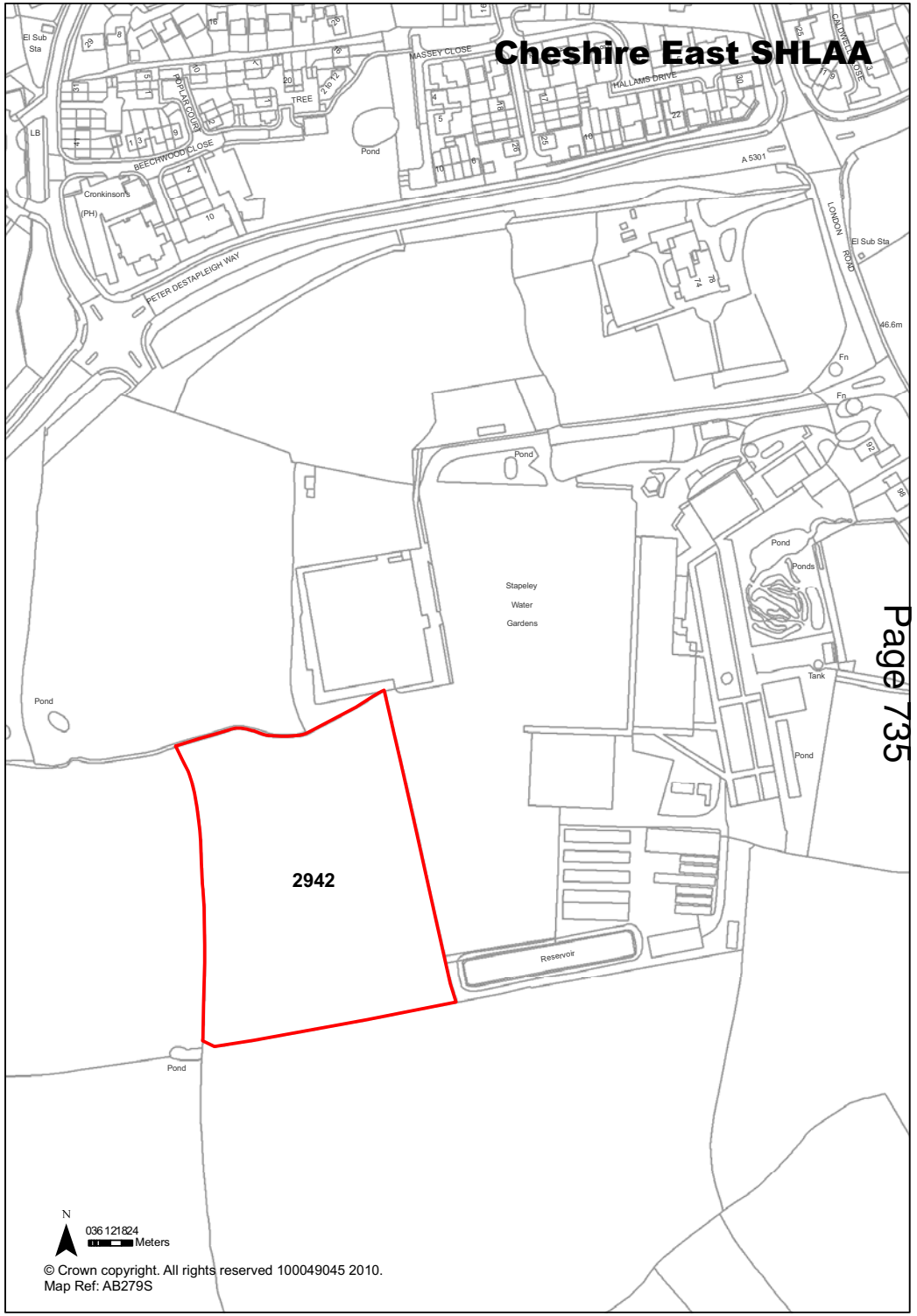


Ref 2942 Site Address Stapeley Water Gardens

Town / Rural	Nantwich - Edge / Extension	**Easting**	366356
		Northing	351176

Site Description	Overspill car park on south western edge of Stapeley Water Gardens.
Character of Area	Open countryside.
Surrounding Land Uses	Open countryside. Stapeley Water Gardens.
Physical Constraints	Overspill car park. Hedges to boundary. Located on potential contaminated site. Potential air quaity issues.
Policy Restrictions	Open countryside.
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development and proximity to AQMA). Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	Scale of development in wider area could potentially create a sustainable development due to scale and potential for a mix of development.
Accessibility	Access to be discussed with Highways.
Other Information	Site has permission for newt mitigation ponds.
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Not Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	2.05
Potential Capacity	62
Potential Net Capacity	62
Potential Density	30.24
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	50
Years 11-15	12



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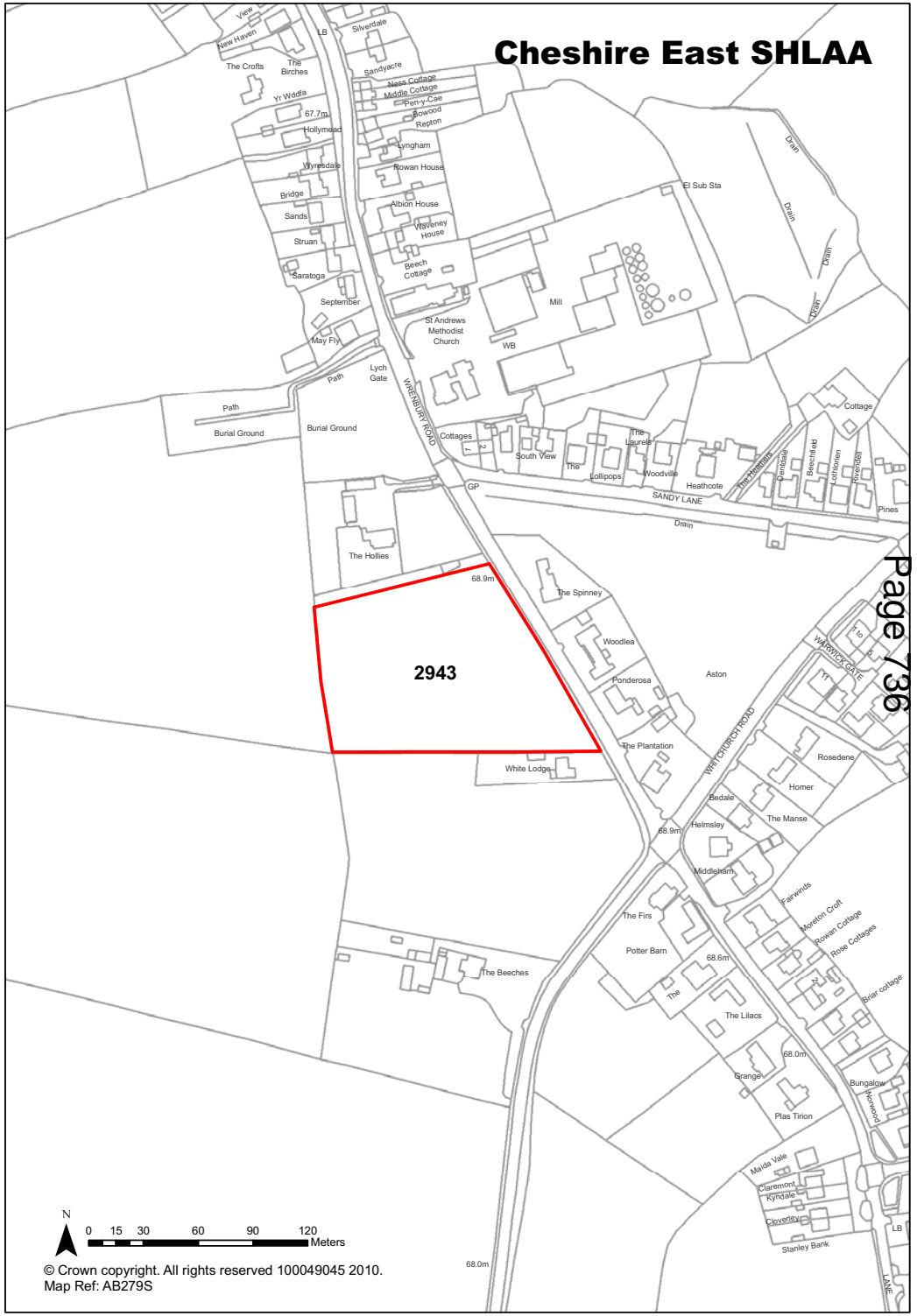
Map Ref: AB279S

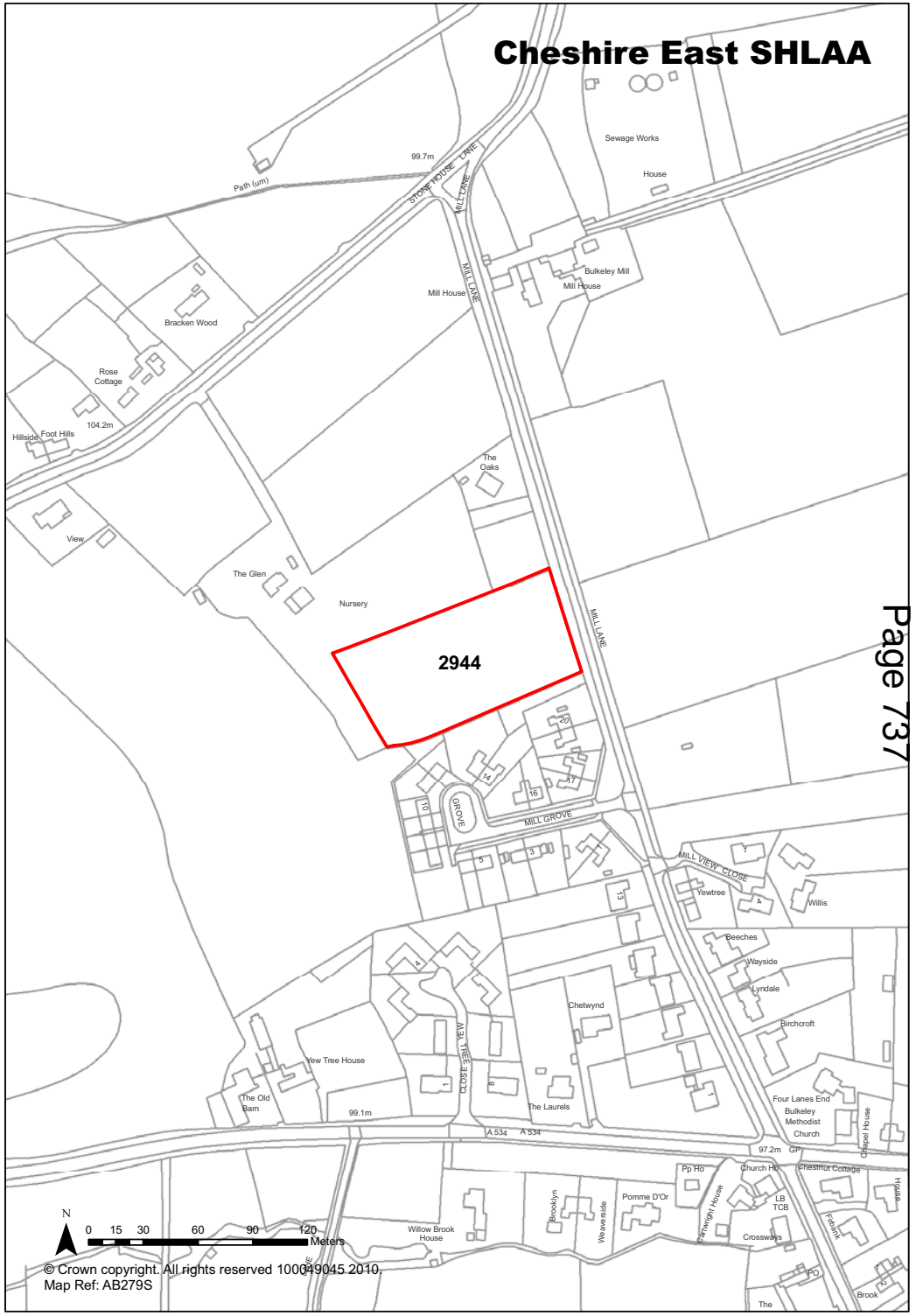
Ref 2943 Site Address Land at Wrenbury Road, Aston

Town / Rural	Rural	**Easting** 361094	**Northing** 346628
Site Description	Farmland - crop cleared - bare earth. Flat.	**Site Size Net (Ha)**	1.16
Character of Area	Open countryside divorced from the village. Well defined northern boundary.	**Potential Capacity**	35
Surrounding Land Uses	Aston Village to the north and east, farmland to west and south - well defined northern boundary.	**Potential Net Capacity**	35
Physical Constraints	Trees and hedges to boundary.		
Policy Restrictions	Open countryside	**Potential Density**	30.17
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Bus route on Whitchurch Road.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 2944 Site Address Land at Mill Lane, Bulkeley

Town / Rural	Rural	**Easting** 352972	**Northing** 354762
Site Description	Open grassed area. Well defined Hedgerows.	**Site Size Net (Ha)**	0.72
Character of Area	Outside edge of village, very open feel. Residential development closest to the site looks fairly low density.	**Potential Capacity**	22
Surrounding Land Uses	Housing to one side of site, open countryside/fields on remaining 3 sides. Area surrounding the site has a very open feel. Outside edge of village, very open feel, residential development closest to site is fairly low density.	**Potential Net Capacity**	22
Physical Constraints	Trees and hedges to the boundaries. Overhead lines to the boundary.		
Policy Restrictions	Within an Area of Special County Value (ASCV)	**Potential Density**	30.56
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Bus route on Mill Lane		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

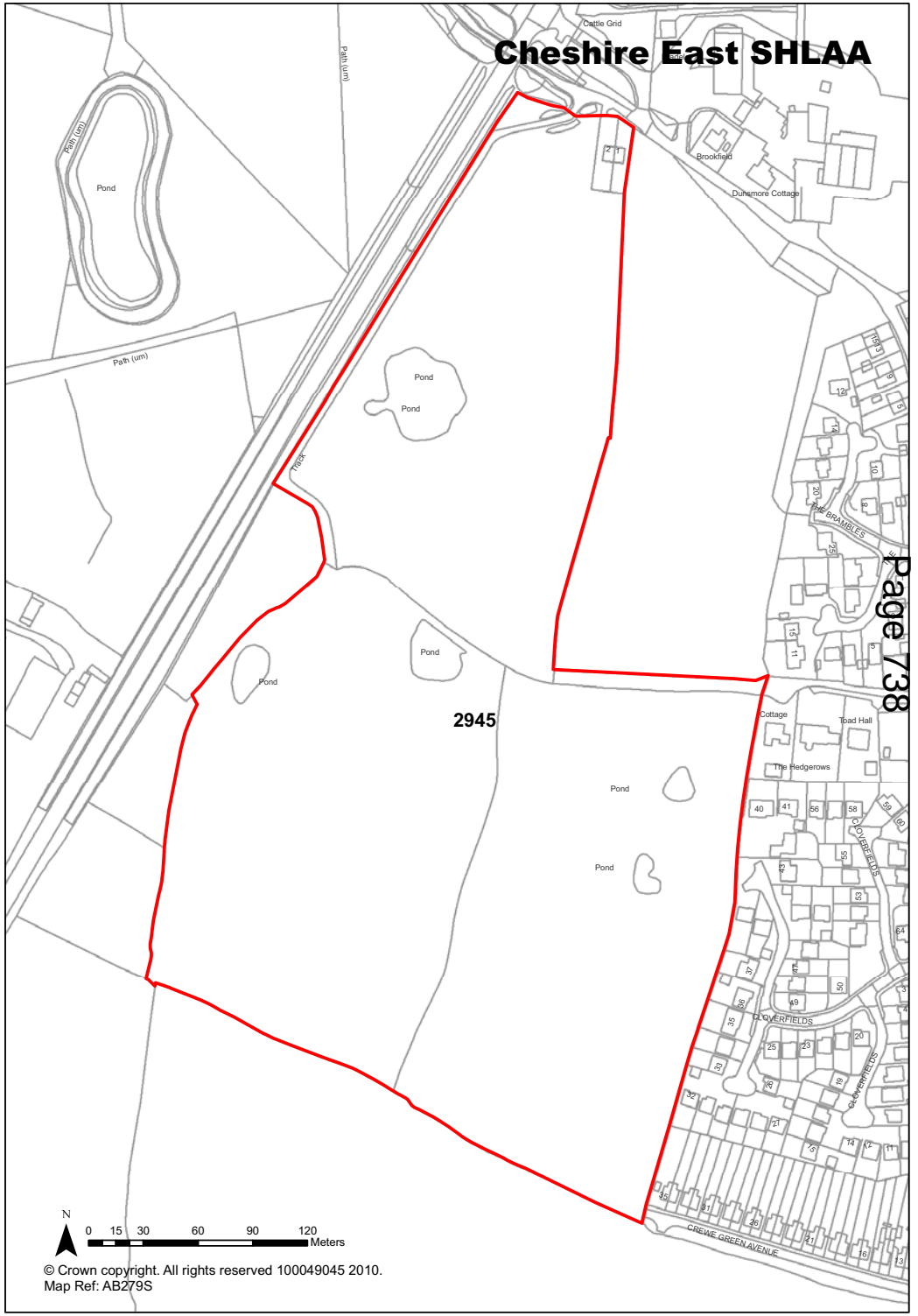


Ref 2945 Site Address Land off Bradeley Road, Haslington

Town / Rural	Haslington - Edge / Extension	**Easting** 372774	**Northing** 355827

Site Description	Grassland / agricultural land. Hedgerow to front of site.
Character of Area	Edge of well established residential settlement
Surrounding Land Uses	Residential development on eastern boundary of site, agricultural land to western boundary. Located to the edge of residential settlement of Haslington.
Physical Constraints	Access into the site. Located within 250m of landfill. Potential air quality issues.
Policy Restrictions	This is part of the Green Gap between Haslington and urban Crewe.
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Transport Assessment likely to be required. Ecological Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	Bus route on Crewe Road and Primrose Avenue but not adjacent to the site.
Accessibility	Access to be discussed with Highways.
Other Information	The owner / agent is looking to put the site forward within housing allocations DPD for housing, playing fields and formal public park.
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	3.87
Potential Capacity	117
Potential Net Capacity	117
Potential Density	30.23
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



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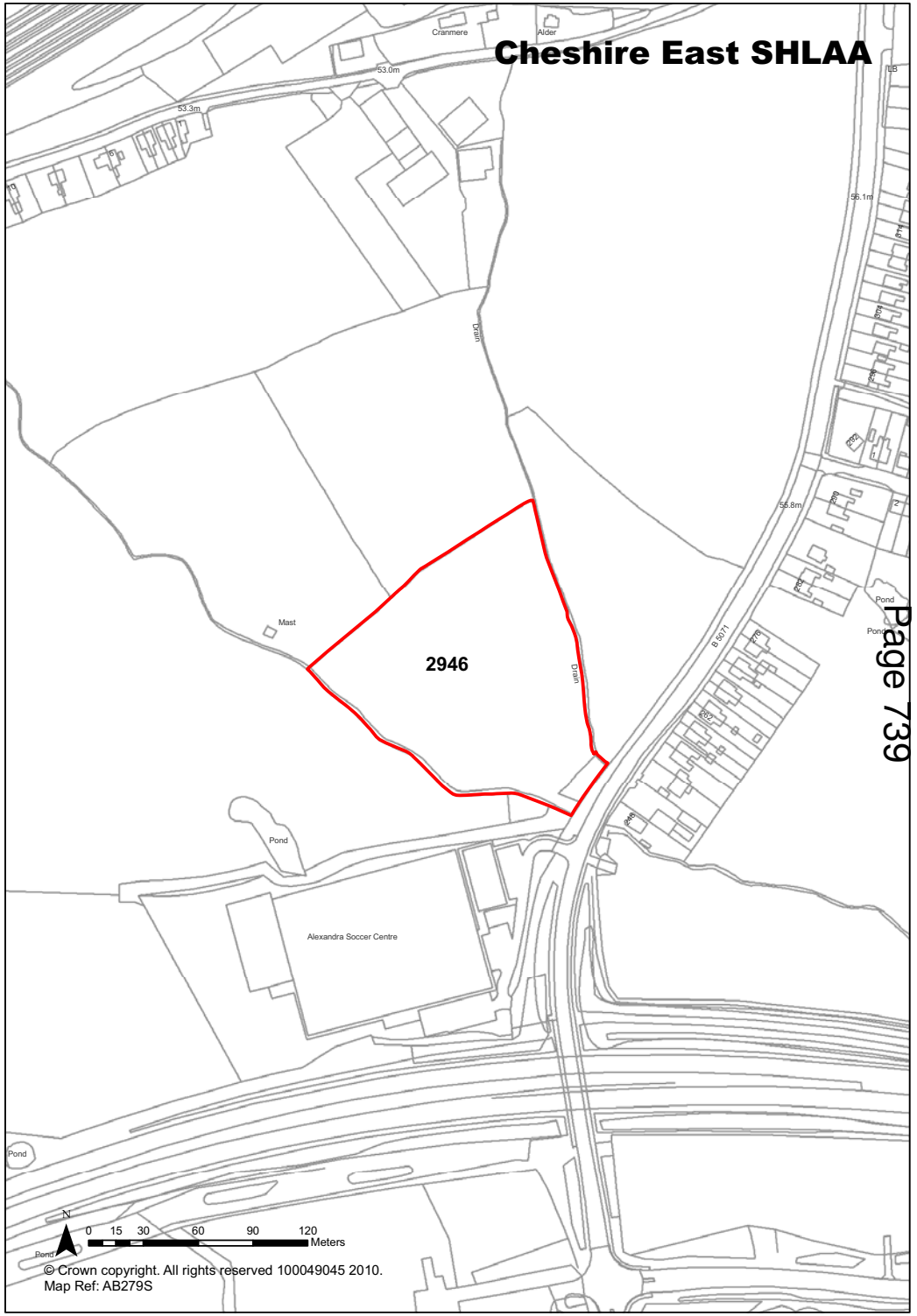
Map Ref: AB279S

Ref 2946 Site Address Land at Crewe Road, Gresty

Town / Rural	Rural	**Easting** 370400	**Northing** 353000
Site Description	Christmas Tree growing and sales outlet. Existing access to the site established for the sale of Christmas trees.	**Site Size Net (Ha)**	1.55
Character of Area	Predominantly open countryside with linear residential development.	**Potential Capacity**	25
Surrounding Land Uses	Mainly surrounded by open countryside and adjacent to soccer centre. Ribbon residential development on eastern side of the road.	**Potential Net Capacity**	25
Physical Constraints	Presence of trees on site and pylons		
Policy Restrictions	Open countryside	**Potential Density**	16.13
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Bus route on Crewe Road.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information	Lies within the Green Gap between southern Crewe and the bypass.	**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	25
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



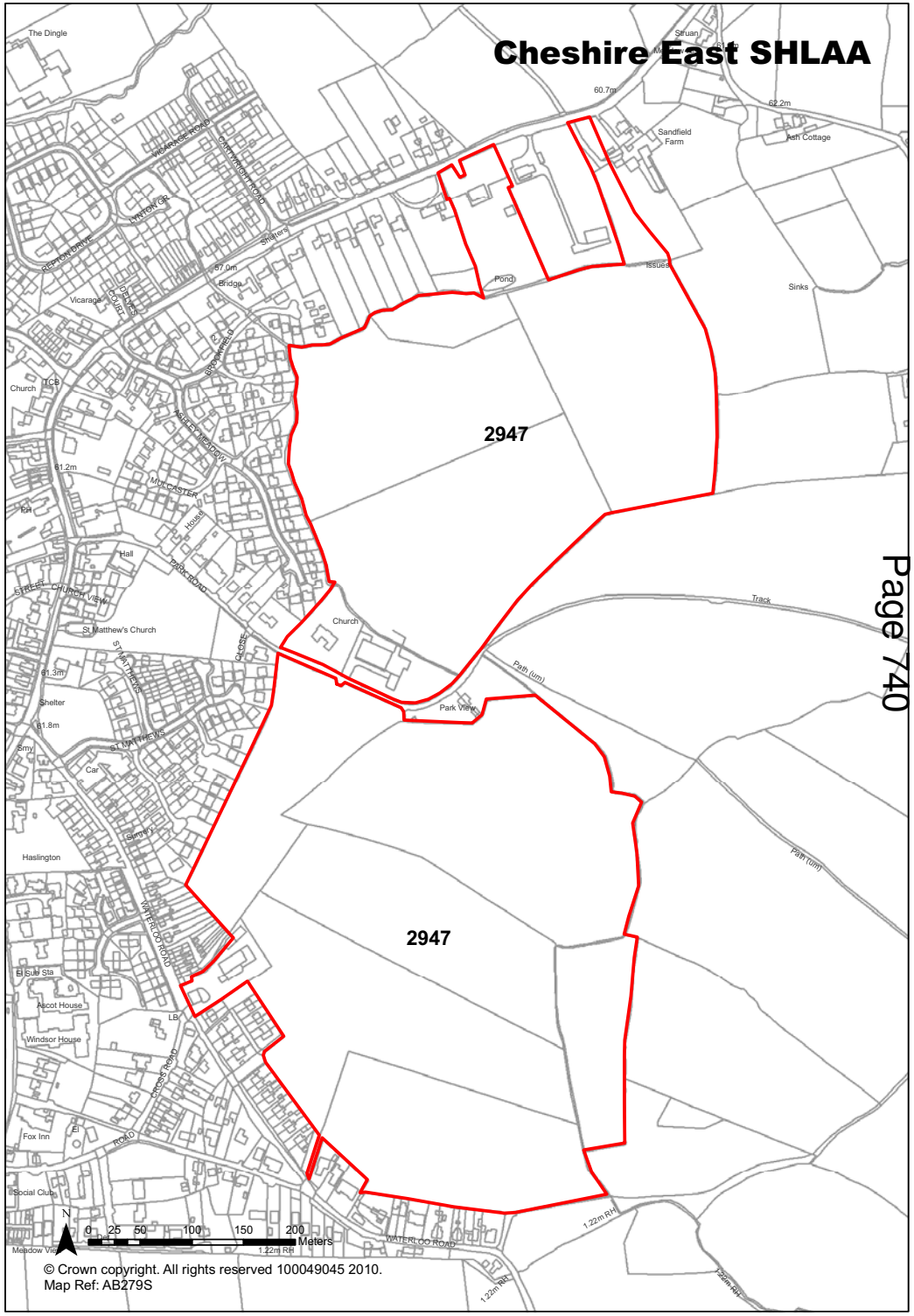
Ref 2947 Site Address East of Haslington

Town / Rural	Haslington - Edge / Extension	**Easting** 374130	**Northing** 355969

Site Description	Open countryside, fields.
Character of Area	Edge of village location
Surrounding Land Uses	Residential properties to south western boundary. Open countryside, edge of village location.
Physical Constraints	TPOs to boundary of site. Highway issues. Located on potential contaminated site. Potentail air quality issues.
Policy Restrictions	Open Countryside
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Transport Assessment likely to be required. Ecological Assessment may be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	Bus route on Crewe Road, but not adjacent to the site. However, scale of site and mix of development could potentially create a more sustainable community.
Accessibility	Access to be discussed with Highways.
Other Information	The site was considered at the last public local inquiry.
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	30.25
Potential Capacity	908
Potential Net Capacity	908
Potential Density	30.02
Determination of Capacity	Density multiplier

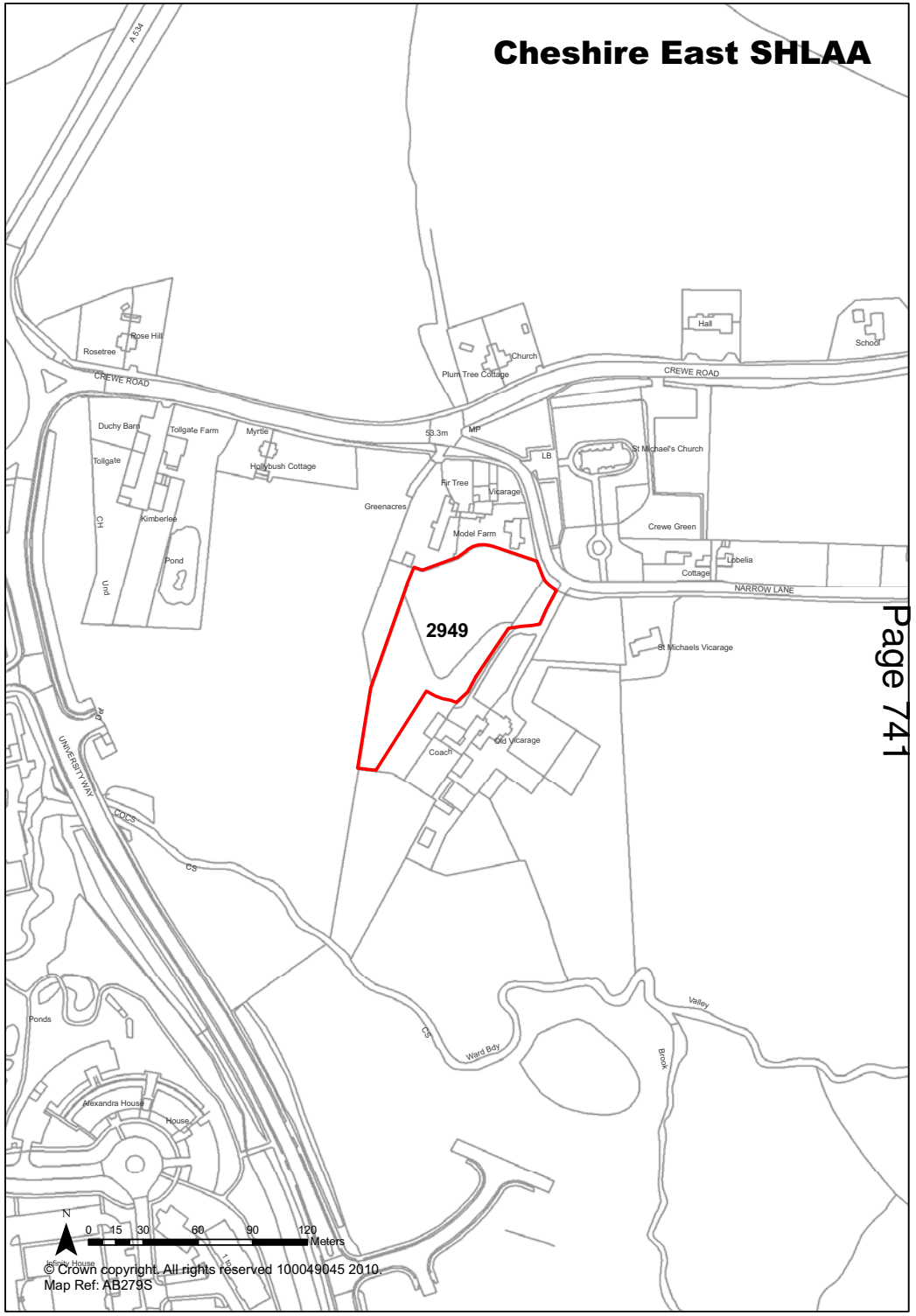
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



Ref	2949	Site Address	Stable House, Narrow Lane, Crewe Green

Town / Rural	Crewe - Edge / Extension	**Easting**	372609
Northing	355260		

Site Description	Garden area to Stable House.	**Site Size Net (Ha)**	0.6
Character of Area	Small settlement, surrounded by open countryside on the edge of Crewe.	**Potential Capacity**	18
Surrounding Land Uses	Residential properties (some of which are listed), Church, open countryside.	**Potential Net Capacity**	18
Physical Constraints	Access. TPO adjacent to site boundary. Conservation area. Model Farm, Vicarage Cottage, Old Vicarage & Fir Tree Cottage are listed buildings.		
Policy Restrictions	Open countryside	**Potential Density**	30
Managing Constraints	Access issues to be discussed with Highways. Consideration of historic environment. Retention of TPO trees. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Bus route on Crewe Road		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

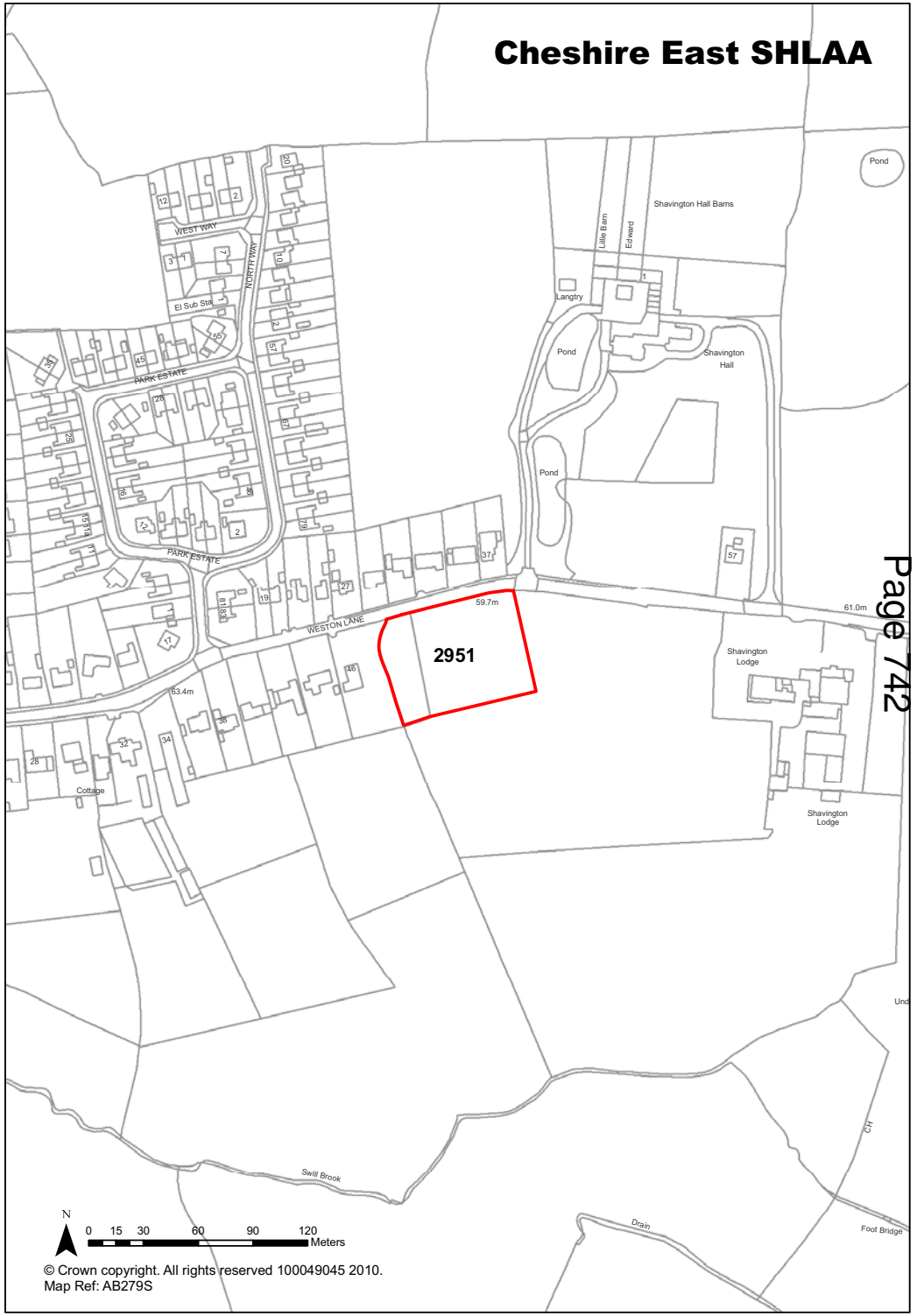


Ref 2951 Site Address Land south of Weston Lane, Shavington

Town / Rural	Shavington - Edge / Extension	**Easting**	370836
		Northing	352161

Site Description	Open countryside, fields.
Character of Area	Edge of Shavington.
Surrounding Land Uses	Residential and open countryside
Physical Constraints	TPO 42. Brook to south of site flood risk issues?
Policy Restrictions	Policy Change Required Settlement Boundary
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	Bus route on Weston Lane.
Accessibility	Access to be discussed with Highways.
Other Information	Development of the site rejected by the Inspector at the last public local inquiry.
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	0.44
Potential Capacity	14
Potential Net Capacity	14
Potential Density	31.82
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	14
Years 11-15	0

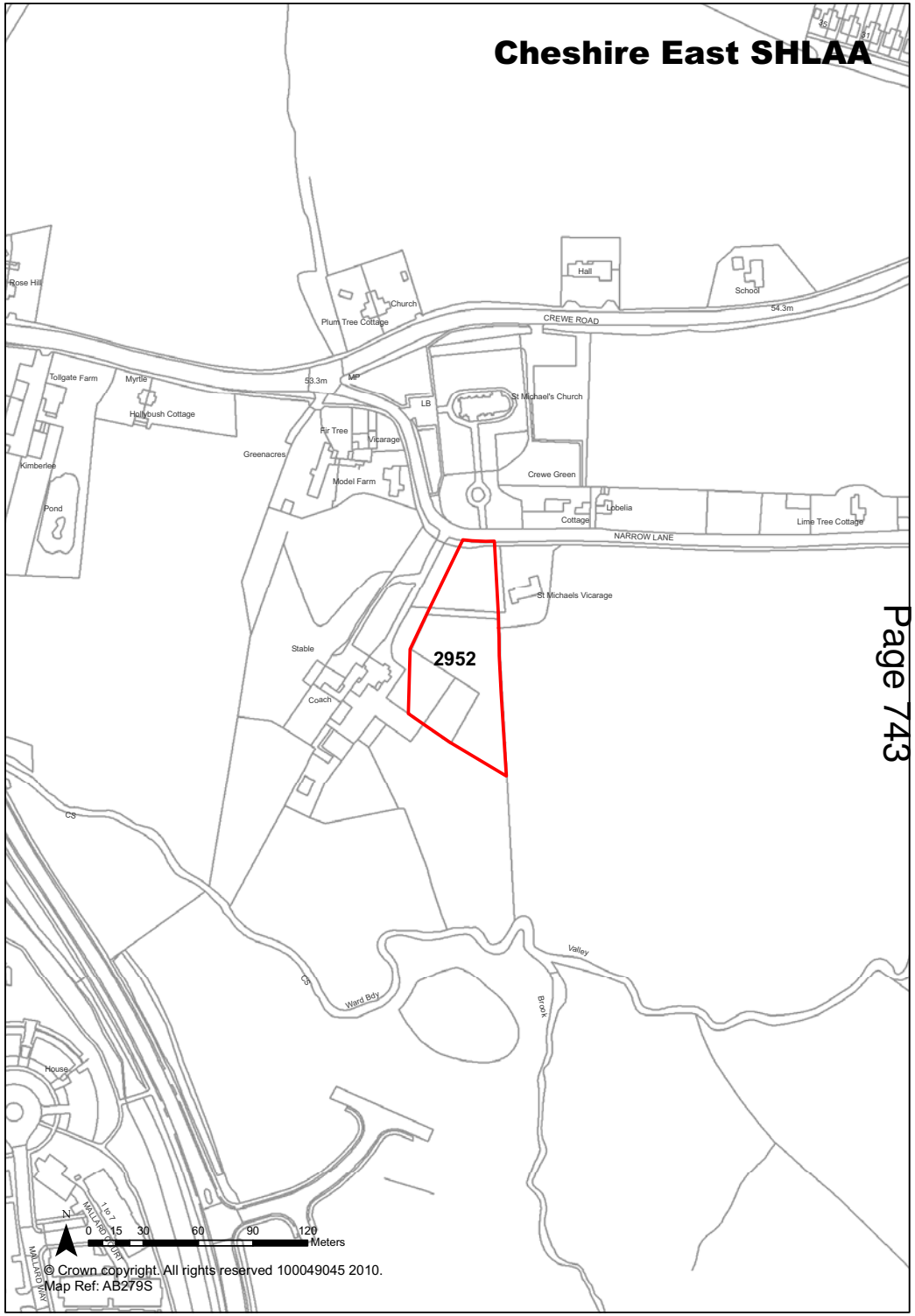


Ref	2952	Site Address	Land adjacent to The Old Vicarage, Narrow Lane, Crewe Green, Crewe

Town / Rural	Crewe - Edge / Extension	**Easting**	372684
		Northing	355229

Site Description	Vacant land
Character of Area	Residential properties (some of which are listed), Church, open countryside.
Surrounding Land Uses	Open countryside.
Physical Constraints	TPO 35, Conservation Area. Several listed buildings within close proximity, including The Old Vicarage. Access into the site may also be a problem
Policy Restrictions	Conservation Area. Open Countryside. TPOs.
Managing Constraints	Consideration of historic environment. Retention of TPO trees. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	Bus route on Crewe Road. Site is not considered sustainable.
Accessibility	Access to be discussed with Highways.
Other Information	See also CFS14, 15 and CS23
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

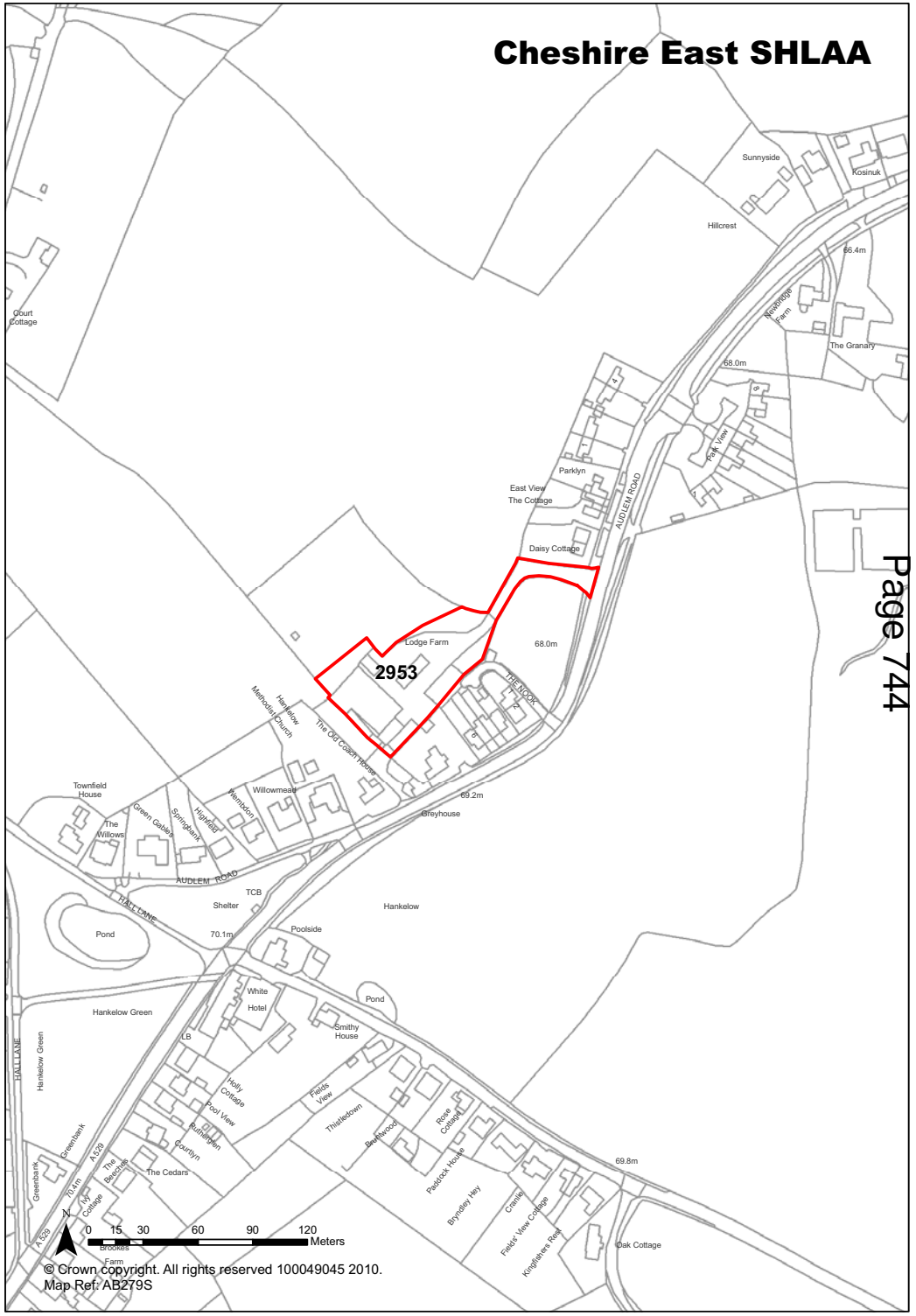
Site Size Net (Ha)	0.46
Potential Capacity	14
Potential Net Capacity	14
Potential Density	30.43
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



Ref 2953 Site Address Lodge Farm Industrial Estate, Audlem Road, Hankelow

Town / Rural	Rural	**Easting** 367175	**Northing** 345548

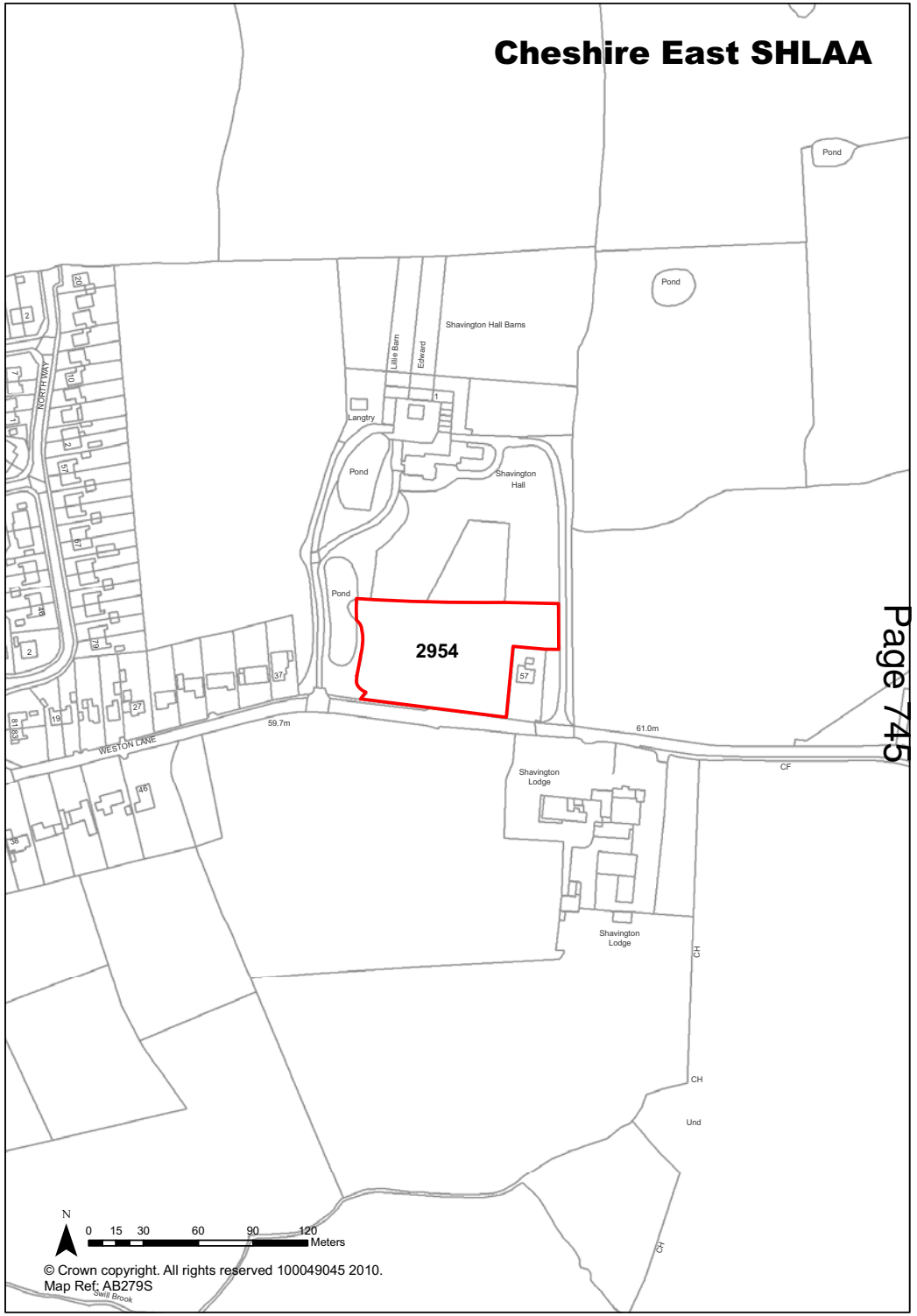
Site Description	Double glazing manufacturing unit.	**Site Size Net (Ha)**	0.45
Character of Area	On the edge of Hankelow. Open countryside to north.	**Potential Capacity**	14
Surrounding Land Uses	Open countryside and some residential.	**Potential Net Capacity**	14
Physical Constraints	May be drainage issues. Buildings on site. Hardstanding on site.		
Policy Restrictions	Open countryside	**Potential Density**	31.11
Managing Constraints	Removal of existing use and existing buildings.	**Determination of Capacity**	Density multiplier
Sustainability	Bus route on Audlem Road.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information	Loss of employment land	**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	14
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 2954 **Site Address** Land off Weston Lane, fronting Shavington Hall, Shavington

Town / Rural	Shavington - Edge / Extension	**Easting** 370817	**Northing** 352340

Site Description	Grassed area	**Site Size Net (Ha)**	0.54
Character of Area	Open countryside beyond the limits of Shavington	**Potential Capacity**	17
Surrounding Land Uses	Open countryside, residential and Shavington Hall.	**Potential Net Capacity**	17
Physical Constraints	TPO 42 adjacent to the site. Protected trees on both existing access points. Within curtilage of listed building. Ecological issues (ponds, trees etc). Located on potential contaminated site.		
Policy Restrictions	Green Gap	**Potential Density**	31.48
Managing Constraints	Ecological Assessment. Consultation with Contaminated Land Officer. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Bus route on Weston Lane.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	17
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

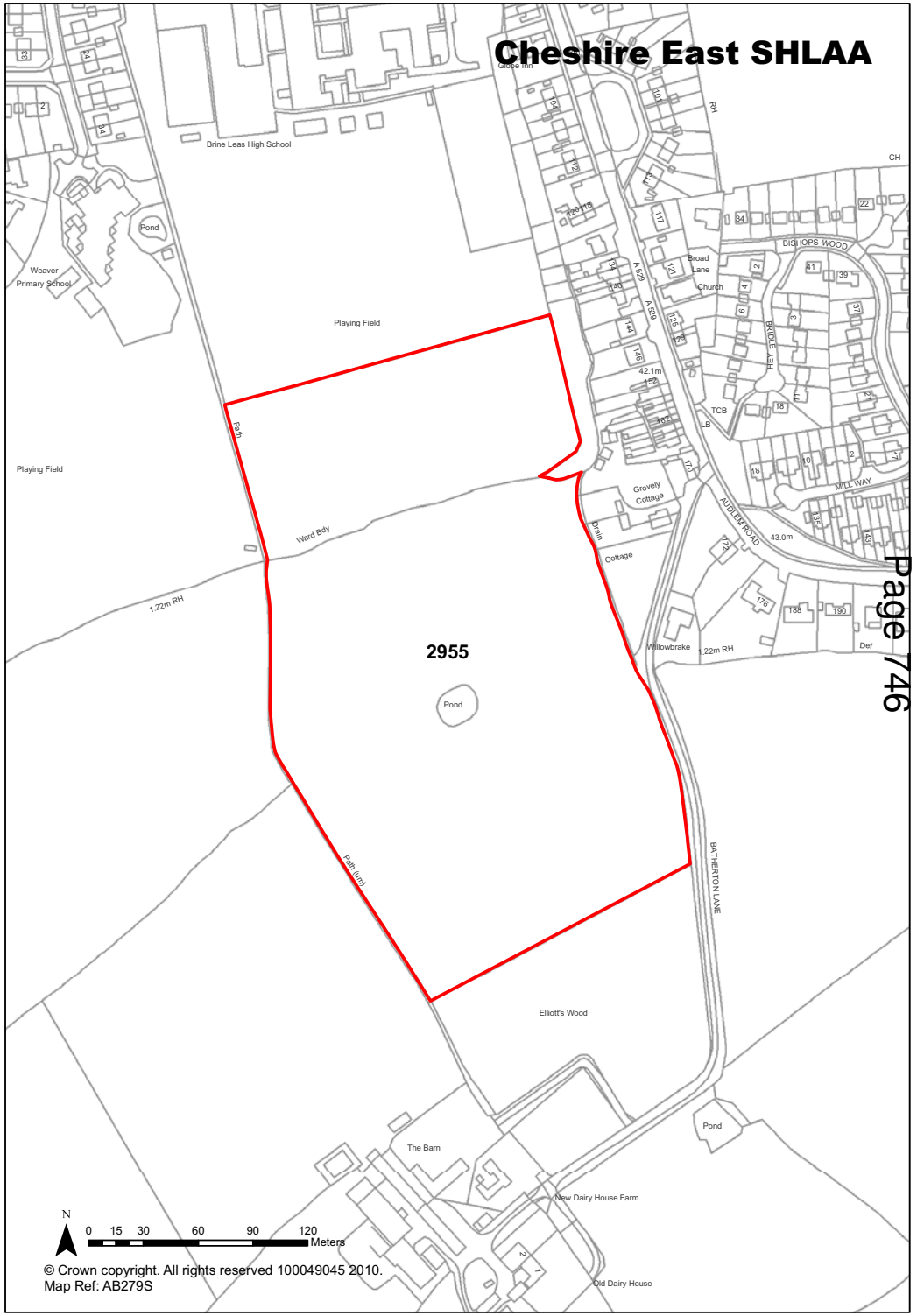


Ref	2955	Site Address	Land to the west of Batherton Lane, Audlem Road, Nantwich

Town / Rural Nantwich - Edge / Extension **Easting** 365644 **Northing** 350807

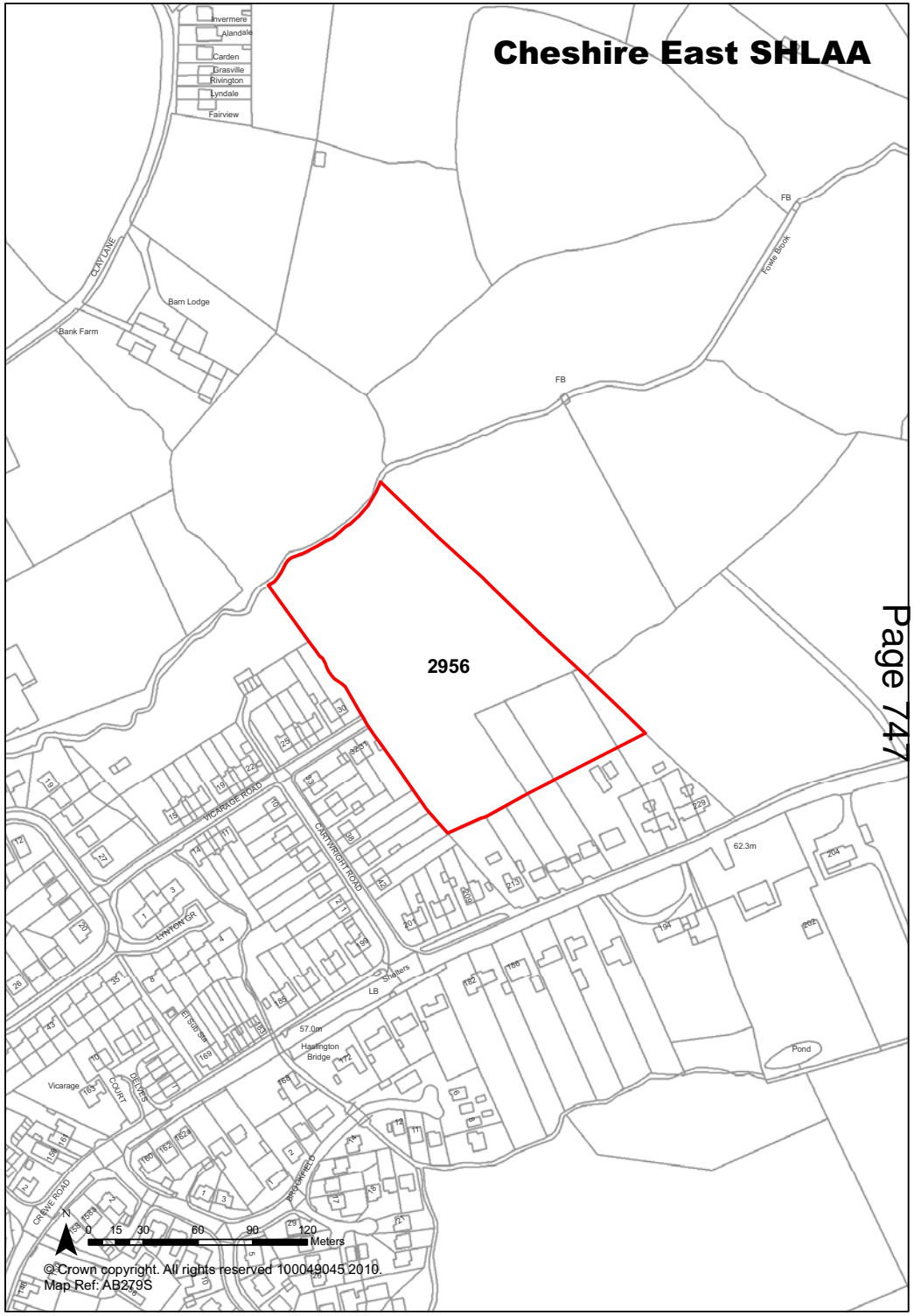
Site Description	Agricultural land
Character of Area	Located on the southern edge of Nantwich, surrounded on 3 sides by open countryside. School playing fields to Northern boundary
Surrounding Land Uses	Open countryside, School playing fields and residential.
Physical Constraints	Surface water sewer crossed the northern part of the site, reducing the developable area. Access issues into the site, Batherton Lane is very narrow. Located on potential contaminated site. Potential air quality issues.
Policy Restrictions	Open countryside.
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development and proximity to AQMA). Transport Assessment likely to be required. Ecological Assessment may be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	Bus route on Audlem Road.
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	6.06
Potential Capacity	182
Potential Net Capacity	182
Potential Density	30.03
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



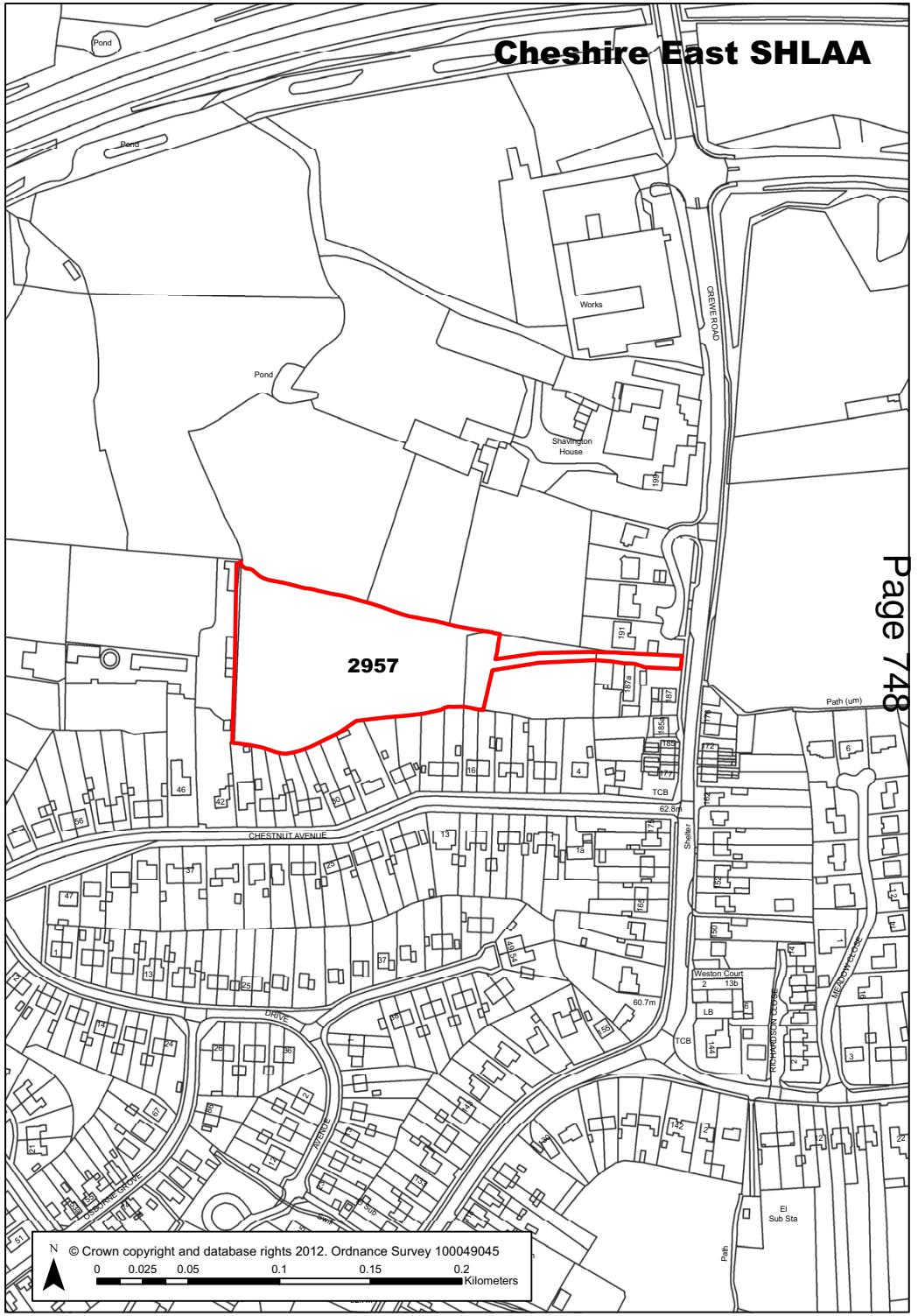
Ref 2956 Site Address Vicarage Road, Haslington

Town / Rural	Haslington - Edge / Extension	**Easting**	373979
		Northing	356606
Site Description	Vacant open land.	**Site Size Net (Ha)**	1.78
Character of Area	Site is located on northern boundary of Haslington. Within open countryside.	**Potential Capacity**	55
Surrounding Land Uses	Open countryside and residential.	**Potential Net Capacity**	55
Physical Constraints	Adjacent to area of flood plain. Access issues. Located within 250m of landfill.		
Policy Restrictions	Open countryside.	**Potential Density**	30.05
Managing Constraints	Consultation with Contaminated Land Officer. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Bus route on Crewe Road		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information	Rejected at the last public local inquiry	**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 2957 Site Address Crewe Road, Shavington

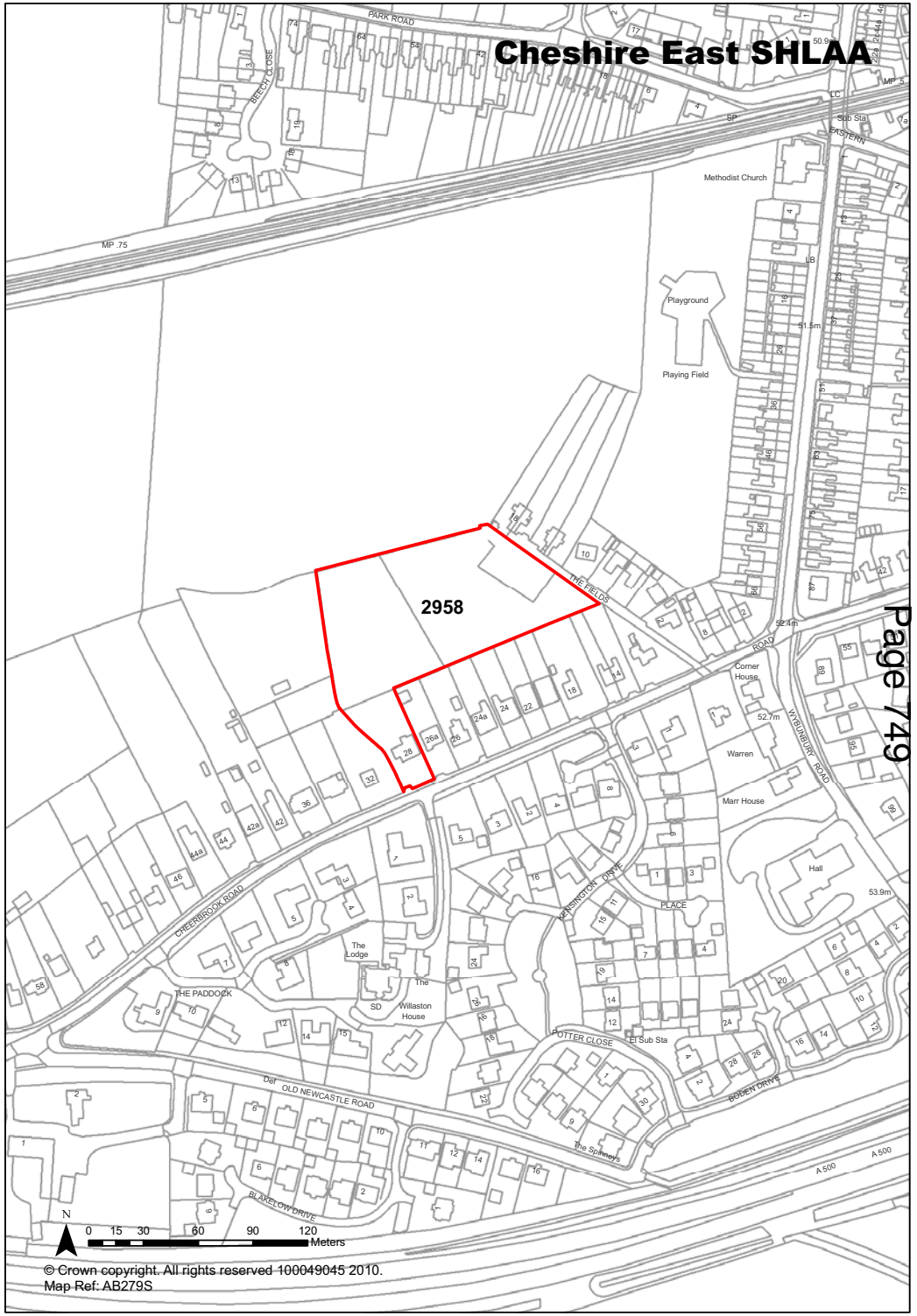
Town / Rural	Shavington - Edge / Extension	**Easting** 370281	**Northing** 352363
Site Description	Grazing land	**Site Size Net (Ha)**	1.03
Character of Area	Located on the northern edge of Shavington. Rounding off development?	**Potential Capacity**	39
Surrounding Land Uses	Residential and open countryside.	**Potential Net Capacity**	39
Physical Constraints	Loacted on potential contaminated site.		
Policy Restrictions	Open countryside	**Potential Density**	30
Managing Constraints	Consultation with Contaminated Land Officer. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Bus route on Crewe Road and Chestnut Avenue		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information	Rejected at last public local inquiry	**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	39
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref	2958	Site Address	Land to the rear of 28 Cheerbrook Road, Willaston, Crewe

Town / Rural	Crewe - Edge / Extension	**Easting**	367761
Northing	352014		

Site Description	Open land, edge of settlement boundary.	**Site Size Net (Ha)**	0.98
Character of Area	The site lies to the rear of existing mature properties on Cheerbrook Road.	**Potential Capacity**	30
Surrounding Land Uses	Residential and open countryside	**Potential Net Capacity**	30
Physical Constraints	Access to the site. Trees and hedges to the boundary.		
Policy Restrictions	Open countryside.	**Potential Density**	30.61
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability			
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information	Green gap between Willaston and the Nantwich bypass	**Losses Completed**	0
	Policy Change Required Green Gap		
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	30
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



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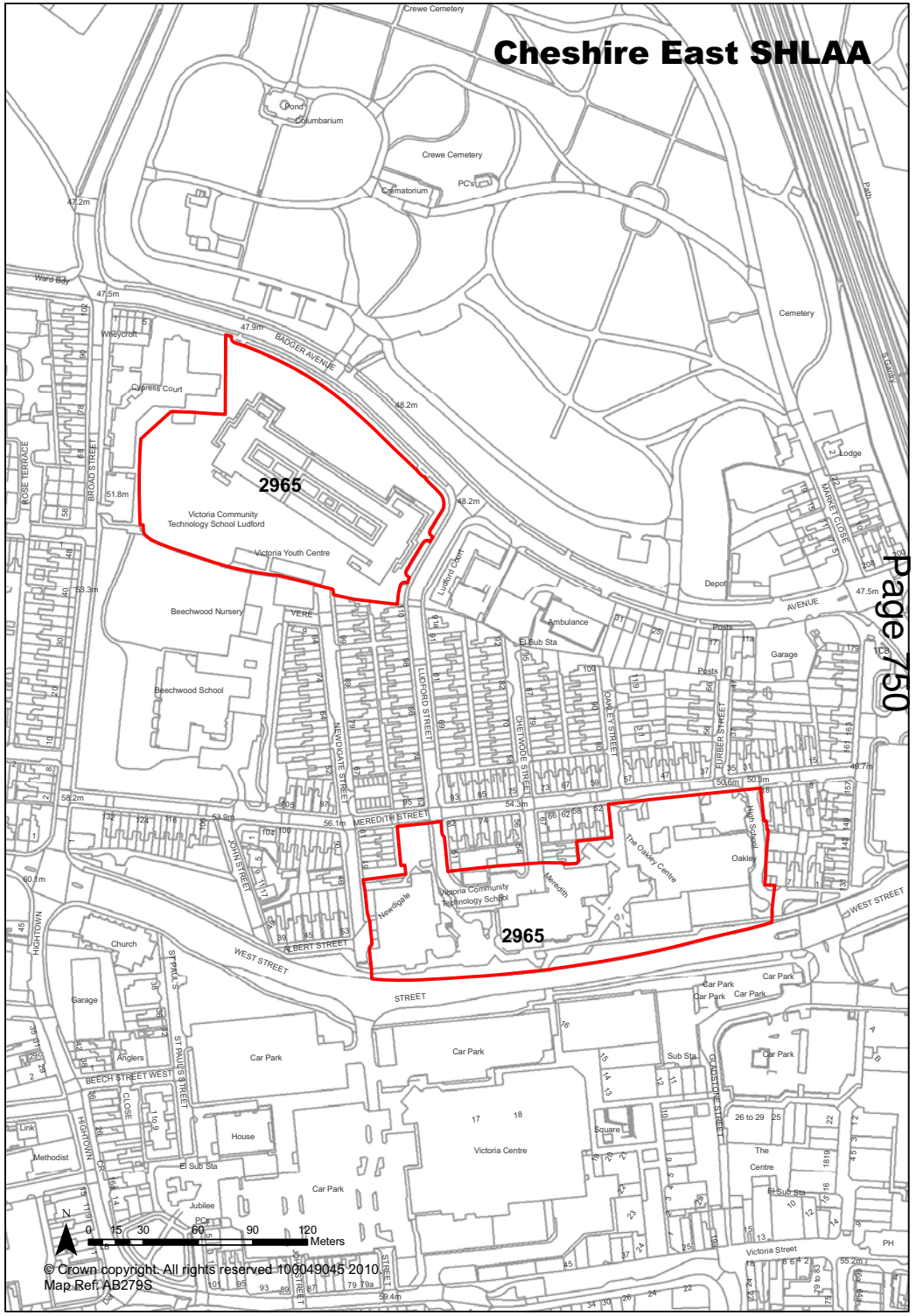
Map Ref: AB279S

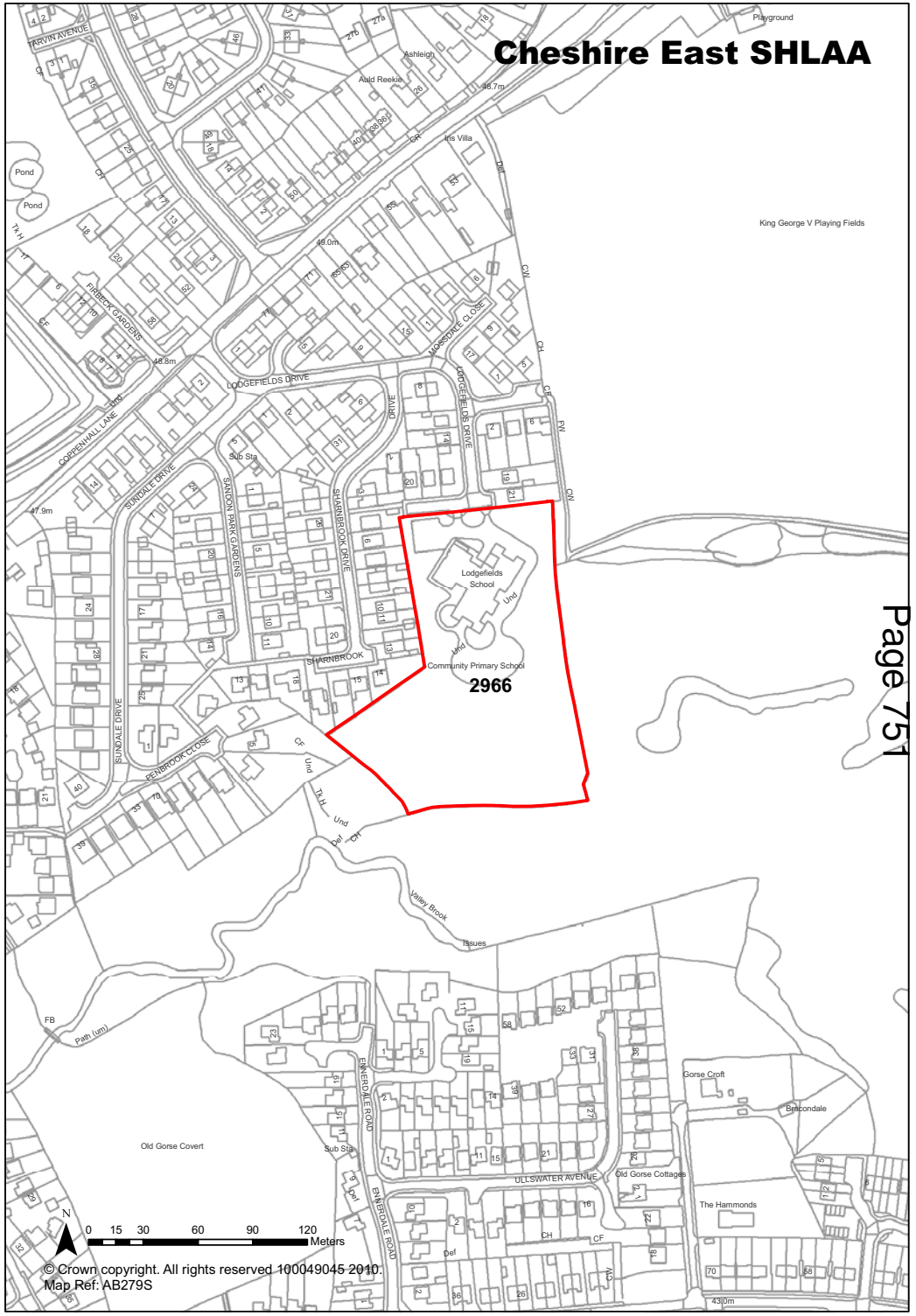
Ref 2965 Site Address Victoria High School, Crewe

Town / Rural	Crewe	**Easting** 370334	**Northing** 356162
Site Description	High School site, variety of buildings and tarmac playground areas.	**Site Size Net (Ha)**	3.04
Character of Area	Edge of town centre, residential area. Victoria Centre & Asda to south of site.	**Potential Capacity**	122
Surrounding Land Uses	Cemetery, residential and local school	**Potential Net Capacity**	122
Physical Constraints	Oakley centre to be retained on the current site. Located on potential contaminated site. Potential air quality issues.		
Policy Restrictions	Within SZL	**Potential Density**	40.2
Managing Constraints	Relocation of school. Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Transport Assessment likely to be required.	**Determination of Capacity**	Density multiplier - sustainable location
Sustainability	Site is considered sustainable		
Accessibility	Access is possible	**Total Completions**	0
Other Information	Meredith & Newdigate buildings are surplus.Ludford will become surplus in April 2011. Oakley Centre likely to be replaced by a new Lifestyle Centre at Cumberland Sports Ground in the future (approx. 5 years from March 2011).	**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	90
Deliverability	Deliverable	**Years 6-10**	32
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



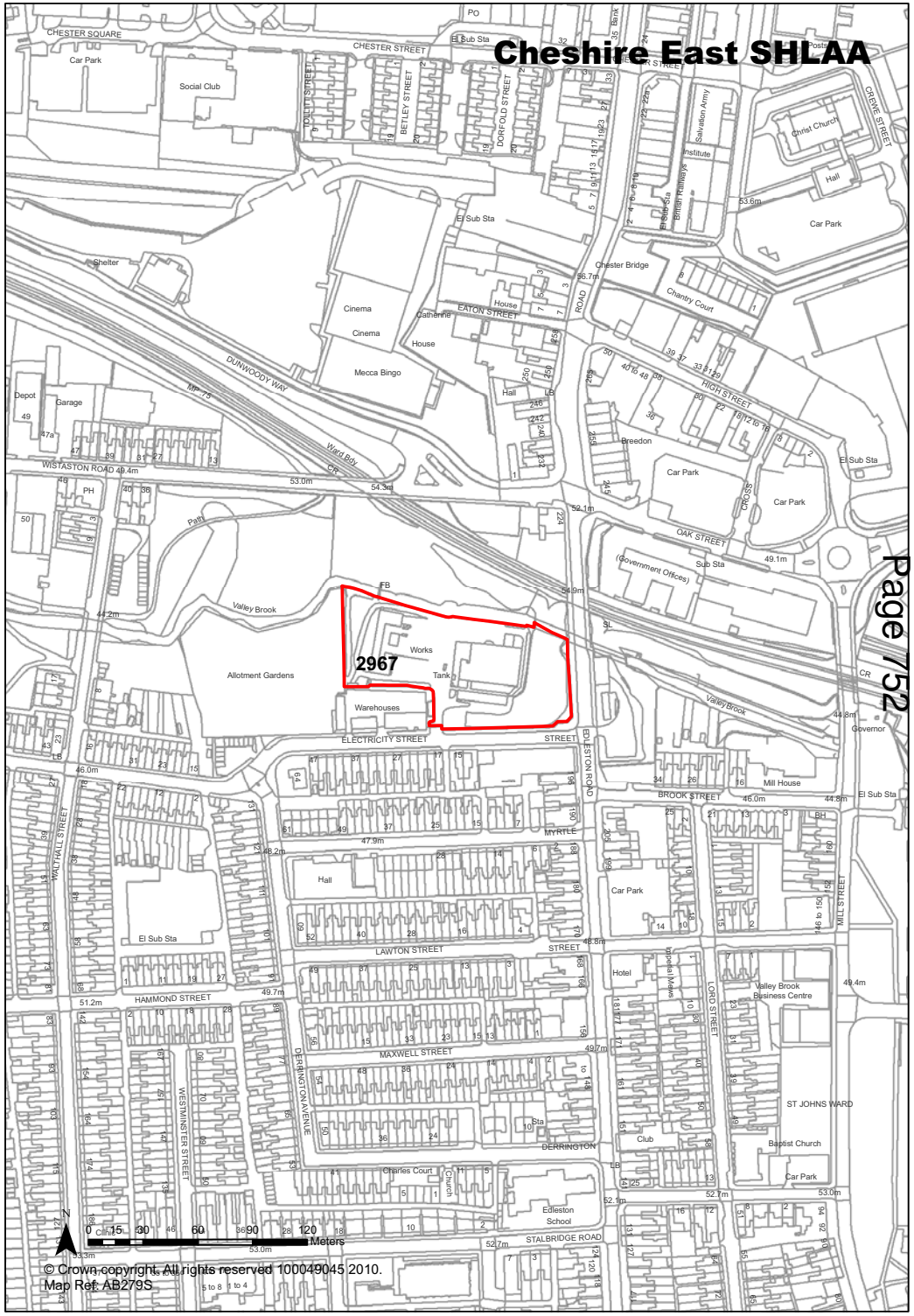
Ref 2966 Site Address Lodgefields Primary School, Crewe

Town / Rural	Crewe	**Easting** 368059	**Northing** 355477
Site Description	Within settlement boundary. Playing field protected under policy RT.1	**Site Size Net (Ha)**	1.56
Character of Area	Residential to west and north. Valley Brook park to south and east. Residential area with ready access to the Crewe green space network.	**Potential Capacity**	20
Surrounding Land Uses	Generally residential.	**Potential Net Capacity**	20
Physical Constraints	School buildings cleared. Located directly on landfill.		
Policy Restrictions	Within settlement boundary. Playing field protected under policy RT.1	**Potential Density**	12.82
Managing Constraints	Consultation with Contaminated Land Officer.	**Determination of Capacity**	The site capacity shown is based on the presumption that the existing school playing fields would be retained and remain as open space.
Sustainability	Site is considered sustainable		
Accessibility	Access is possible	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	20
Deliverability	Deliverable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 2967 Site Address Electricity Street, Crewe

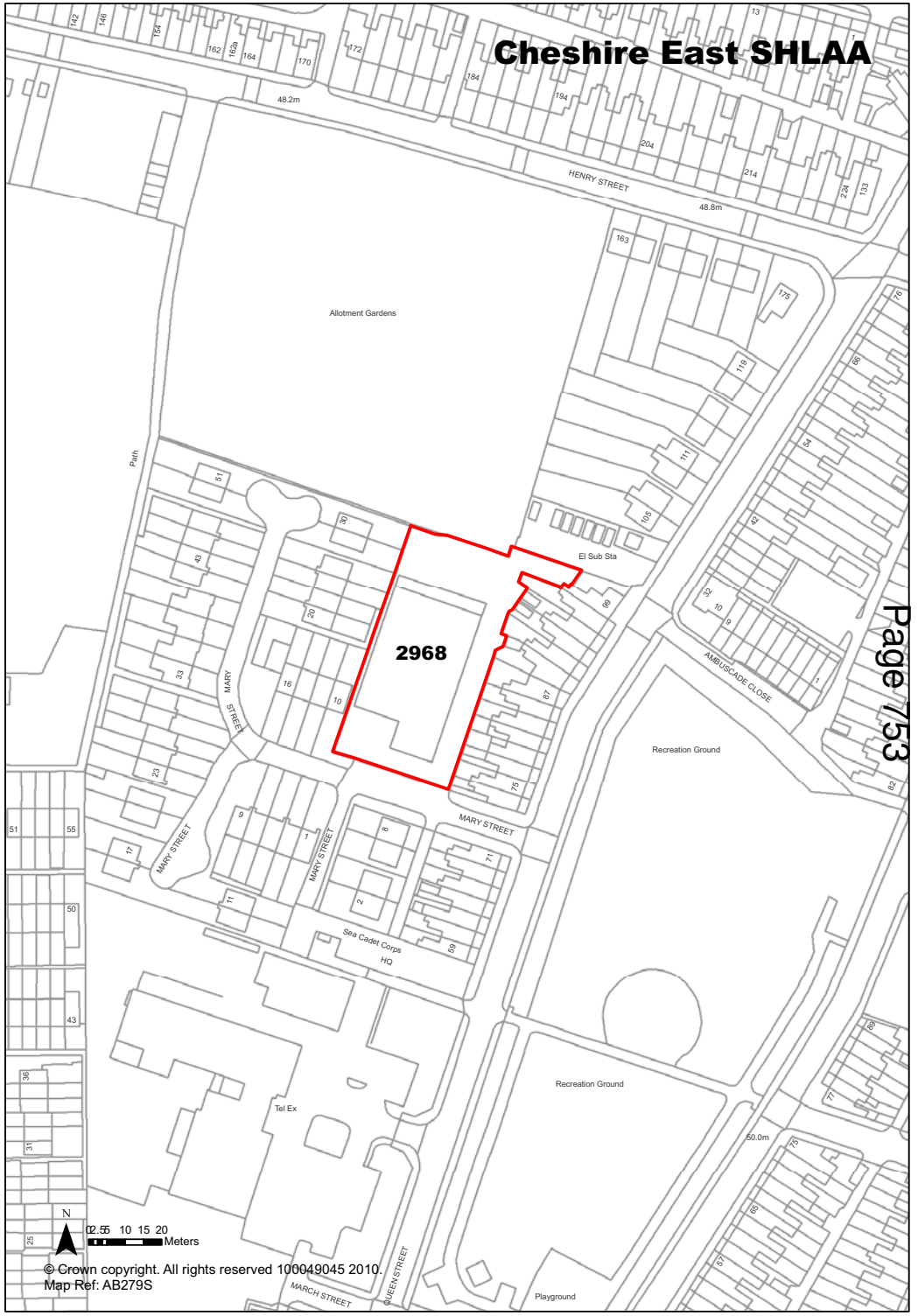
Town / Rural	Crewe	**Easting** 370452	**Northing** 355313
Site Description	Underused and vacant industrial / warehouse units, adjacent to roofing contractors, unkempt and untidy site	**Site Size Net (Ha)**	0.655
Character of Area	Residential urban area close to the town centre.	**Potential Capacity**	20
Surrounding Land Uses	Residential units to the south of the site, adjacent to railway line and surrounded by industrial units. Urban area close to the town centre.	**Potential Net Capacity**	20
Physical Constraints	Public sewer access runs along the site, proximity to substation / railway line (Crewe-Chester line), a number of trees are on site and the topography of the site slopes up to Edleston Road frontage and undulates throughout the site. Protected species are present on the site. Located on potential contaminated site. Potential air quality issues.		
Policy Restrictions	Within Crewe SZL	**Potential Density**	30.53
Managing Constraints	Noise considerations due to rail line. Retention of access to public sewer. Protection of identified protected species. Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development).	**Determination of Capacity**	Density multiplier
Sustainability	Site is considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	20
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 2968 **Site Address** Former health & fitness centre, Mary Street, Crewe

Town / Rural Crewe **Easting** 371094 **Northing** 356041

Site Description	Former health and fitness centre	**Site Size Net (Ha)**	0.23
Character of Area	Residential, terraced units to the East of the site, part of a cul de sac and accessible to the town centre	**Potential Capacity**	10
Surrounding Land Uses	Residential,	**Potential Net Capacity**	10
Physical Constraints	Located on potential contaminated site. Potential air quality issues.		
Policy Restrictions	Within Crewe	**Potential Density**	43.48
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development).	**Determination of Capacity**	Density multiplier
Sustainability	Site is considered sustainable		
Accessibility	Access is possible	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available - site on the market	**Current Year**	0
Achievability	Achievable	**Years 1-5**	10
Deliverability	Deliverable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



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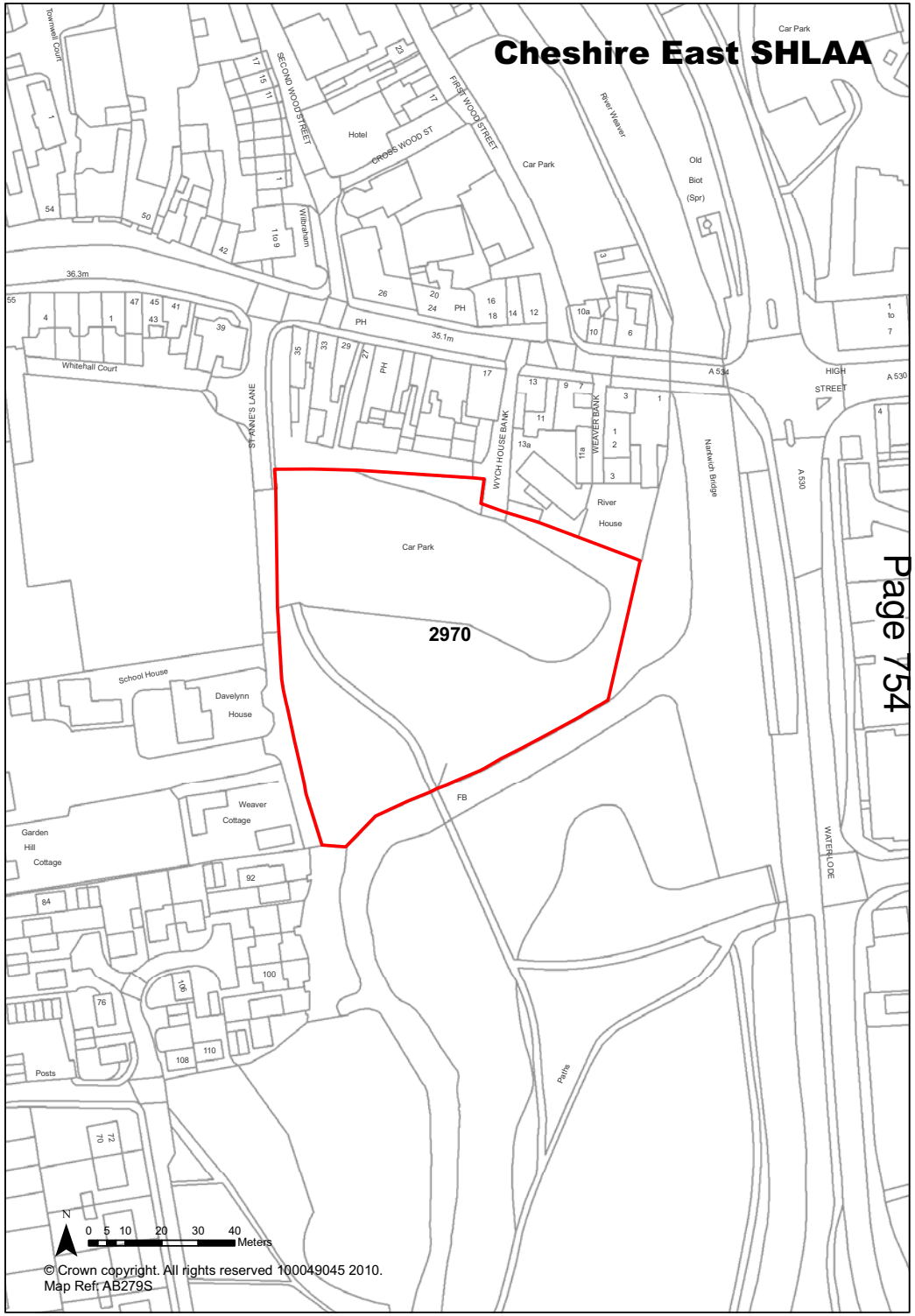
Map Ref: AB279S

Ref	2970	Site Address	Former Gasworks site, St. Anne's Lane, Nantwich (Wyche House Bank,

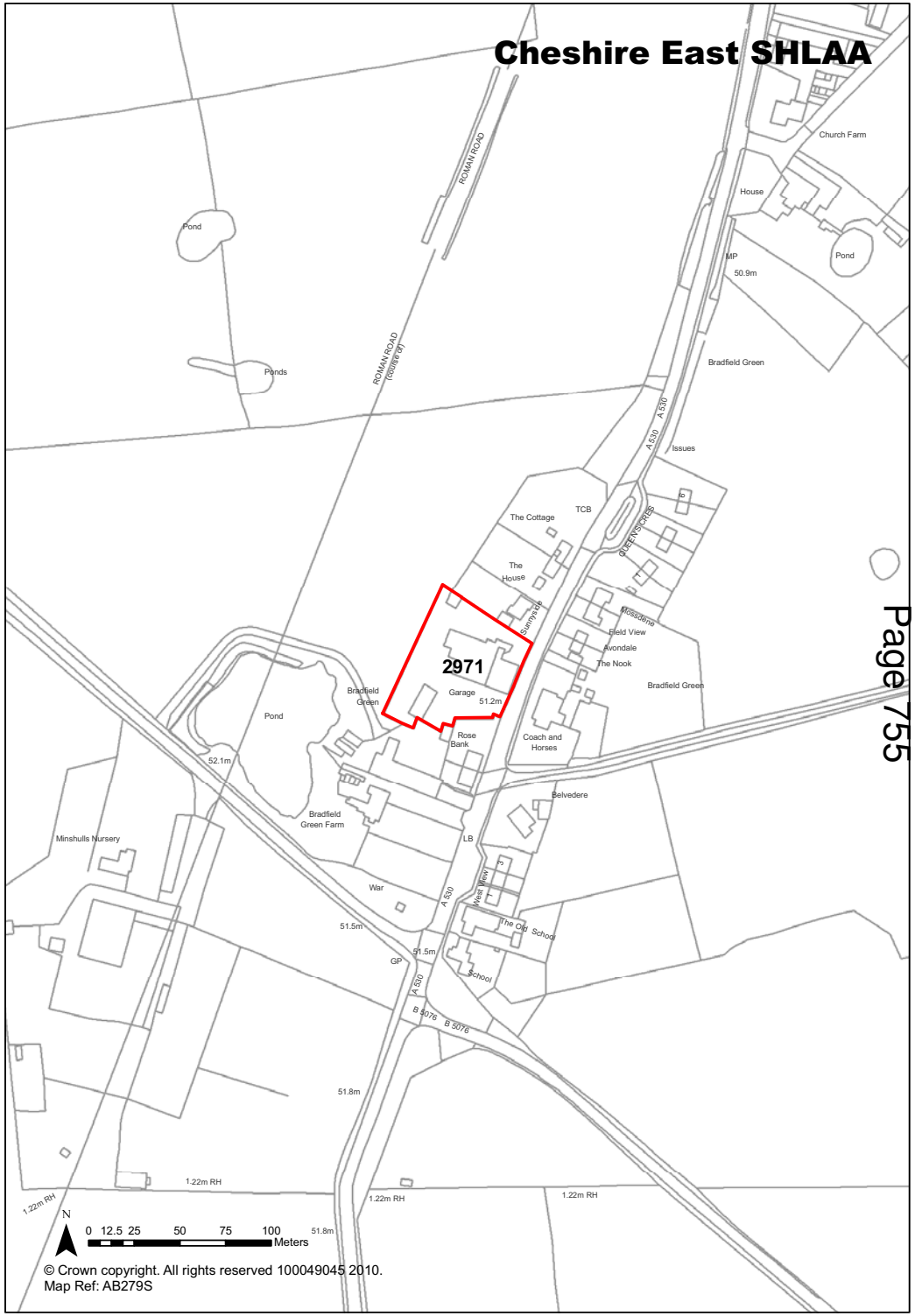
Town / Rural	Nantwich	**Easting**	364879 **Northing** 352318

Site Description	Car Parking	**Site Size Net (Ha)**	0.71
Character of Area	Underused edge of town centre site.	**Potential Capacity**	22
Surrounding Land Uses	Mixed, including retail and town centre uses.	**Potential Net Capacity**	22
Physical Constraints	There are a number of contamination issues present on this site. There is a current short term proposal to surface and charge for car parking on this site therefore making it unavailable. Located on potential contaminated site. Potential air quality issues. Trees on site.		
Policy Restrictions	Part of Snow Hill area (DM/9).	**Potential Density**	30.99
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development and proximity to AQMA).	**Determination of Capacity**	Density multiplier
Sustainability	Site is considered sustainable.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Not Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 2971 **Site Address** Grenson Motors, Middlewich Road, Bradfield Green, Crewe

Town / Rural	Crewe	**Easting** 368008	**Northing** 358866
Site Description	Petrol filling station / garage. Site now cleared.	**Site Size Net (Ha)**	0.375
Character of Area	Lies within the hamlet of Bradfield Green.	**Potential Capacity**	11
Surrounding Land Uses	Open Countryside to the West	**Potential Net Capacity**	11
Physical Constraints	Contamination, there has been leakage from the petrol tanks in the past, development would be conditional on remediation. Located on potential contaminated site.		
Policy Restrictions	NE.2 (Open Countryside)	**Potential Density**	29.33
Managing Constraints	Consultation with Contaminated Land Officer.	**Determination of Capacity**	Based on current permission
Sustainability	Bus route on Middlewich Road		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information	Application P08/1311 for 15 dwellings was refused (05/02/09).	**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	11
Deliverability	Deliverable	**Years 6-10**	0
Development Progress	Full Permission	**Years 11-15**	0
Application Number:	09/3251N		



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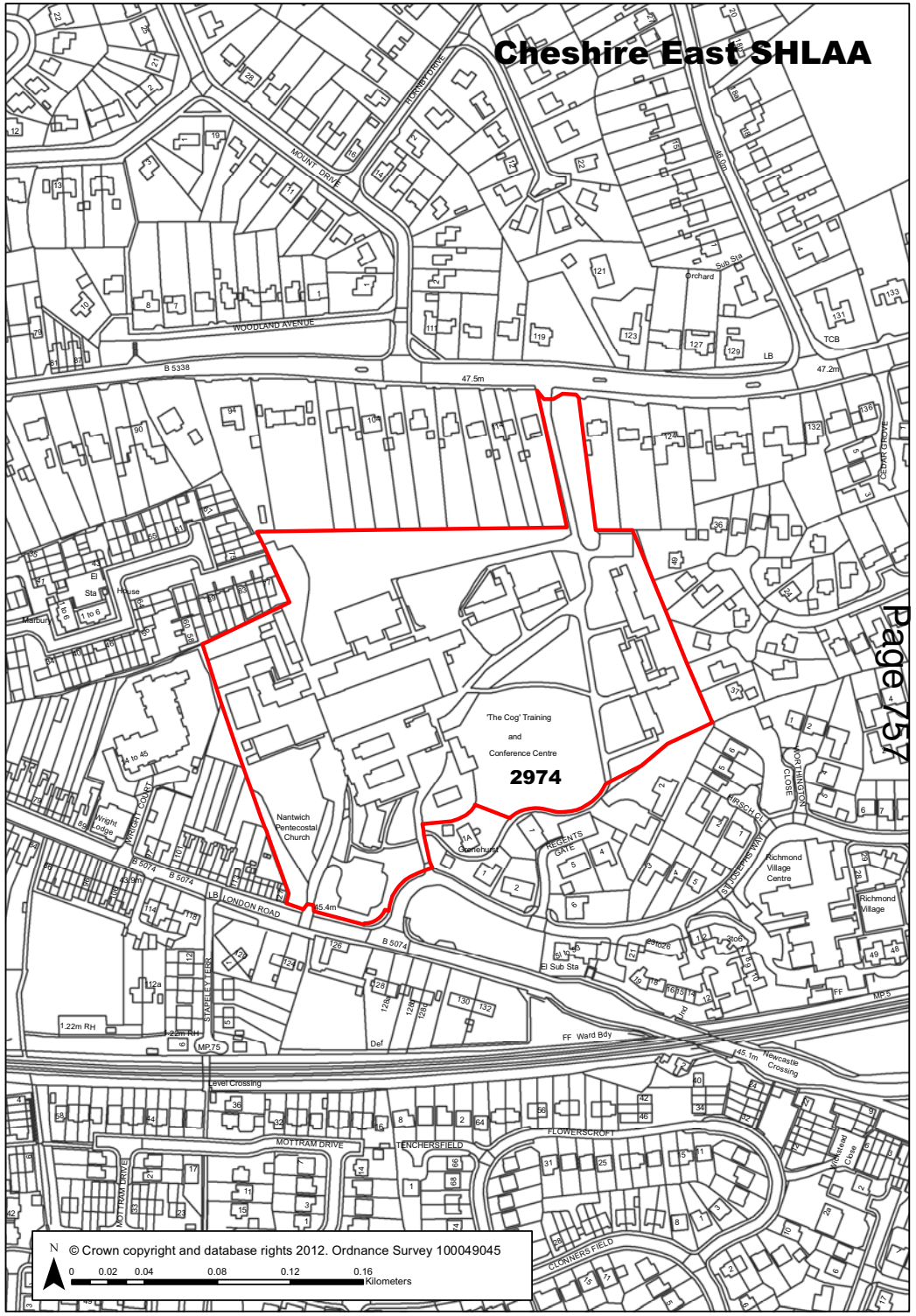
Ref 2974 Site Address Regents College, Nantwich

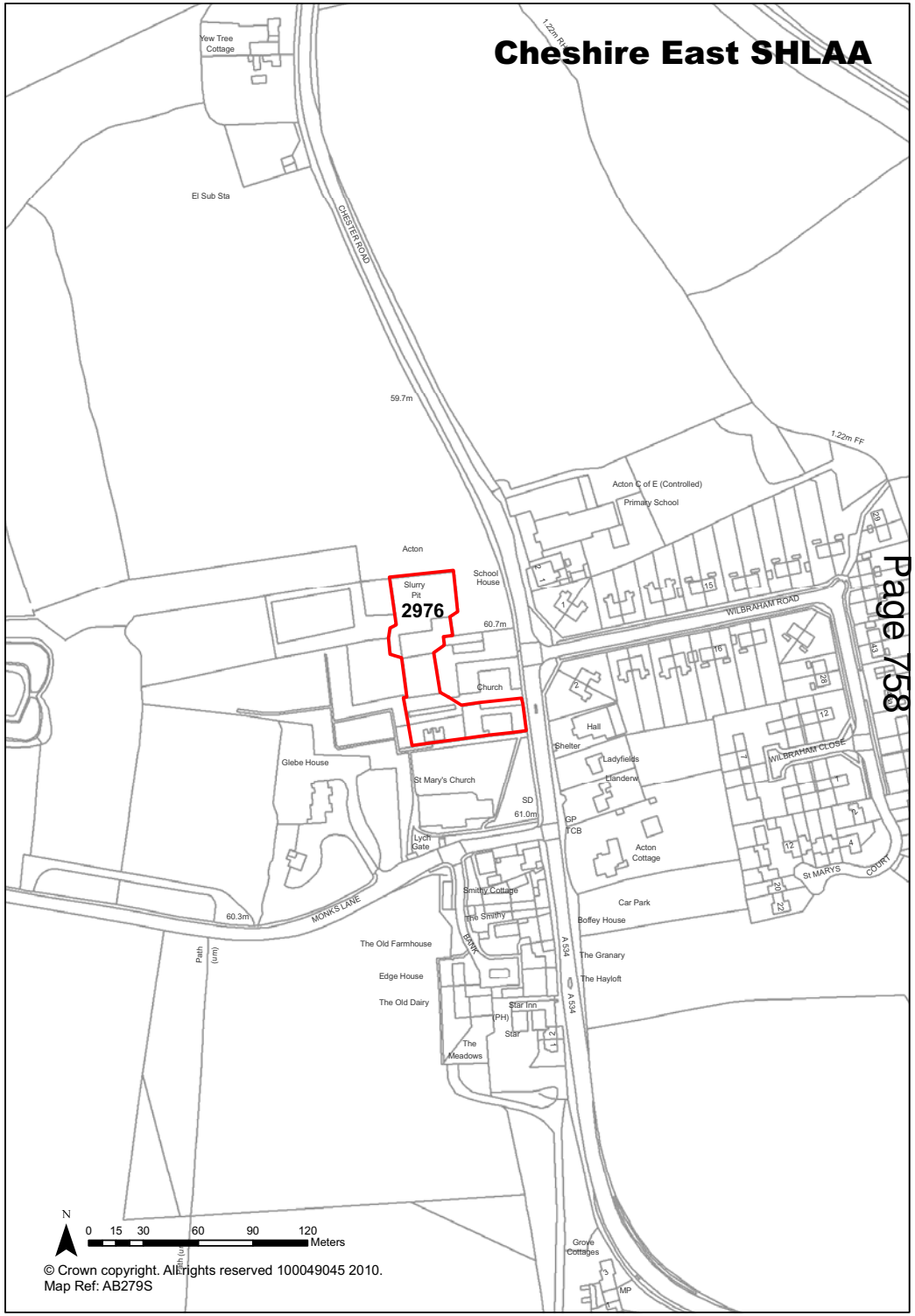
Town / Rural	Nantwich	**Easting** 366156	**Northing** 352138
Site Description	College Site	**Site Size Net (Ha)**	4.11
Character of Area	Institution in landscaped grounds	**Potential Capacity**	126
Surrounding Land Uses	Residential	**Potential Net Capacity**	126
Physical Constraints	School, Chapel and Grove House are now on the Local List. There are also several TPOs present on the site. Reaseheath currently using this land, only short term arrangement. Located on potential contaminated site. Potential air quality issues.		
Policy Restrictions	Within Nantwich SZL.	**Potential Density**	30.07
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development and proximity to AQMA). Transport Assessment likely to be required.	**Determination of Capacity**	Density multiplier.
Sustainability	Bus route on London Road.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	90
Development Progress	SHLAA Site	**Years 11-15**	36
Application Number:			



Ref 2976 Site Address Church Farm, Chester Road, Acton

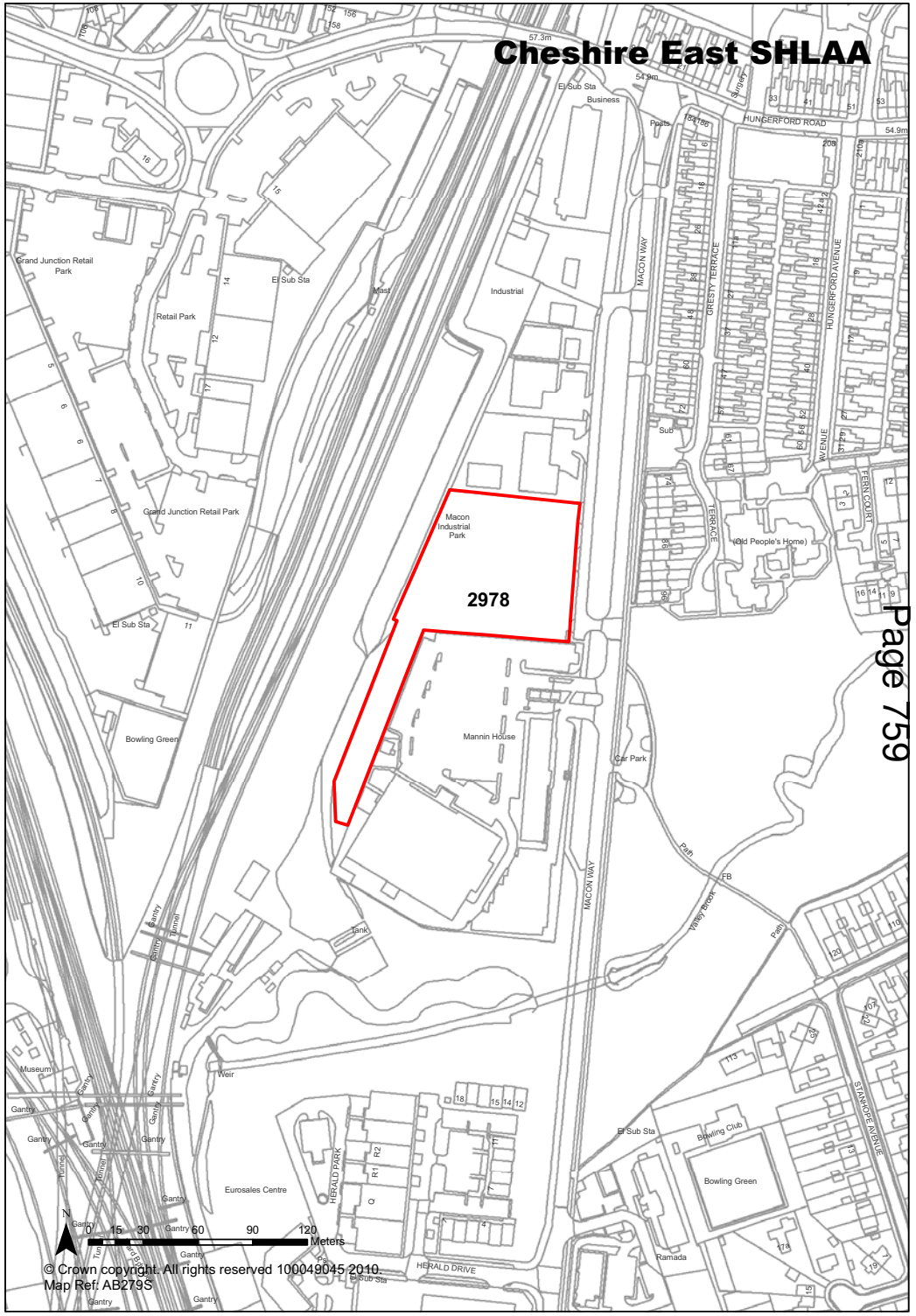
Town / Rural	Smaller Villages	**Easting** 363164	**Northing** 353166

Site Description	Agricultural - working farm	**Site Size Net (Ha)**	0.32
Character of Area	Open Countryside and residential.	**Potential Capacity**	10
Surrounding Land Uses	Open Countryside to North and West, Church adjacent to the site (Grade 1), residential (cul de sac) over the road to the East of the site	**Potential Net Capacity**	10
Physical Constraints	Power Lines / Grade II Listed Farmhouse / Prominent trees and hedges to the rear and adjacent to a Church / within a Conservation Area. Located on potential contaminated site.		
Policy Restrictions	Conservation Area. Open Countryside.	**Potential Density**	31.25
Managing Constraints	Consideration of historic environment. Consultation with Contaminated Land Officer.	**Determination of Capacity**	Density multiplier
Sustainability	Bus route on Chester Road		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	10
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 2978 Site Address Former Ford Garage, Macon Way, Crewe

Town / Rural	Crewe	**Easting** 371190	**Northing** 355403
Site Description	Vacant site was formerly Ford Car Garage. Site has now been cleared.	**Site Size Net (Ha)**	0.81
Character of Area	Predominantly industrial area, some residential properties lie opposite the site.	**Potential Capacity**	25
Surrounding Land Uses	Gym on south side of site, industrial unit on North. Railway lines directly behind site. Grand Junction Retail Park also lies to rear of site.	**Potential Net Capacity**	25
Physical Constraints	Site has now been cleared. Located within 250m of landfill. Potential air quality issues.		
Policy Restrictions	Within Crewe SZL.	**Potential Density**	30.86
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development).	**Determination of Capacity**	Density multiplier
Sustainability	Bus route on Macon Way		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Not Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



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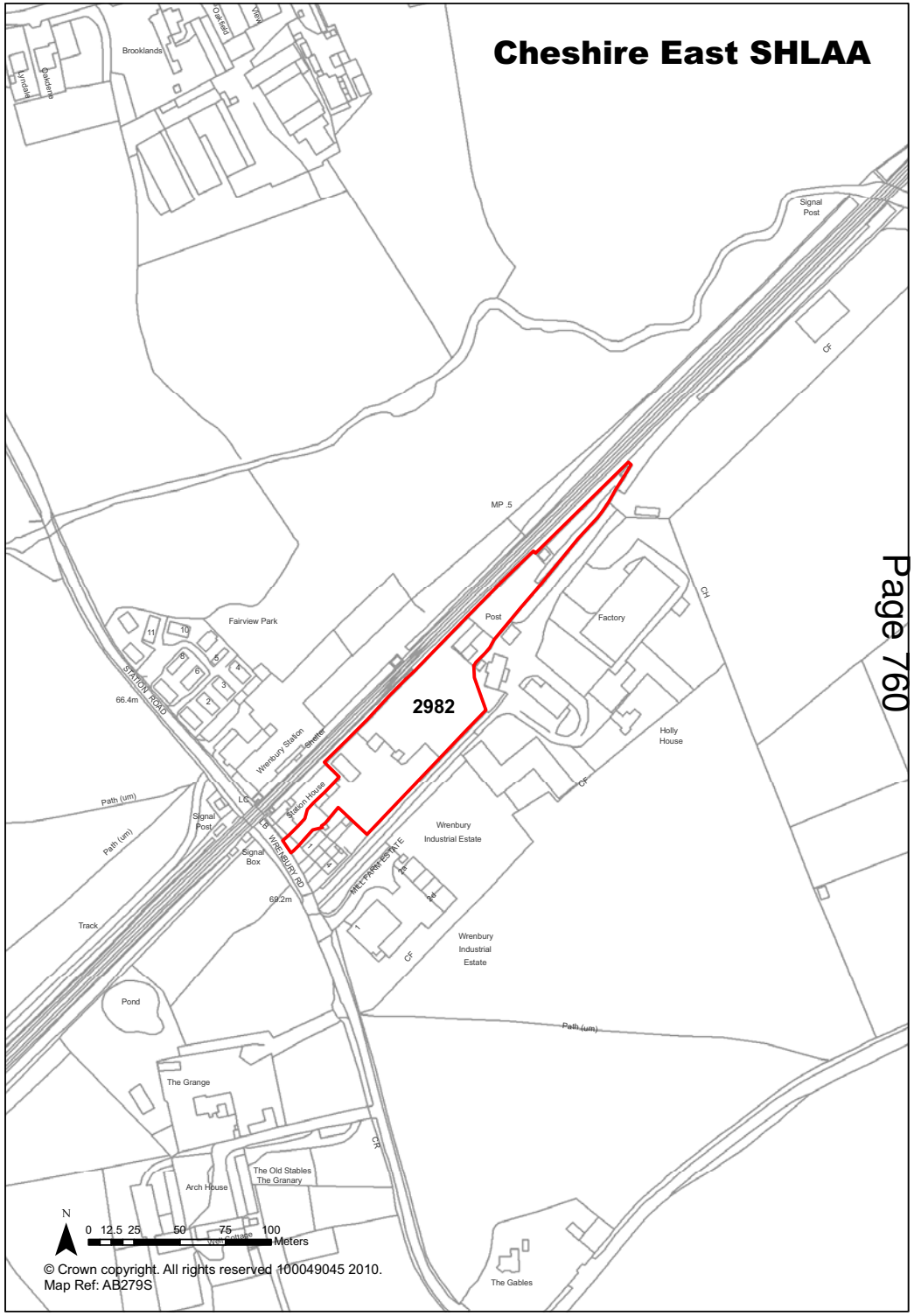
Map Ref: AB279S

Ref 2982 **Site Address** Wrenbury Creamery, Station Road, Wrenbury

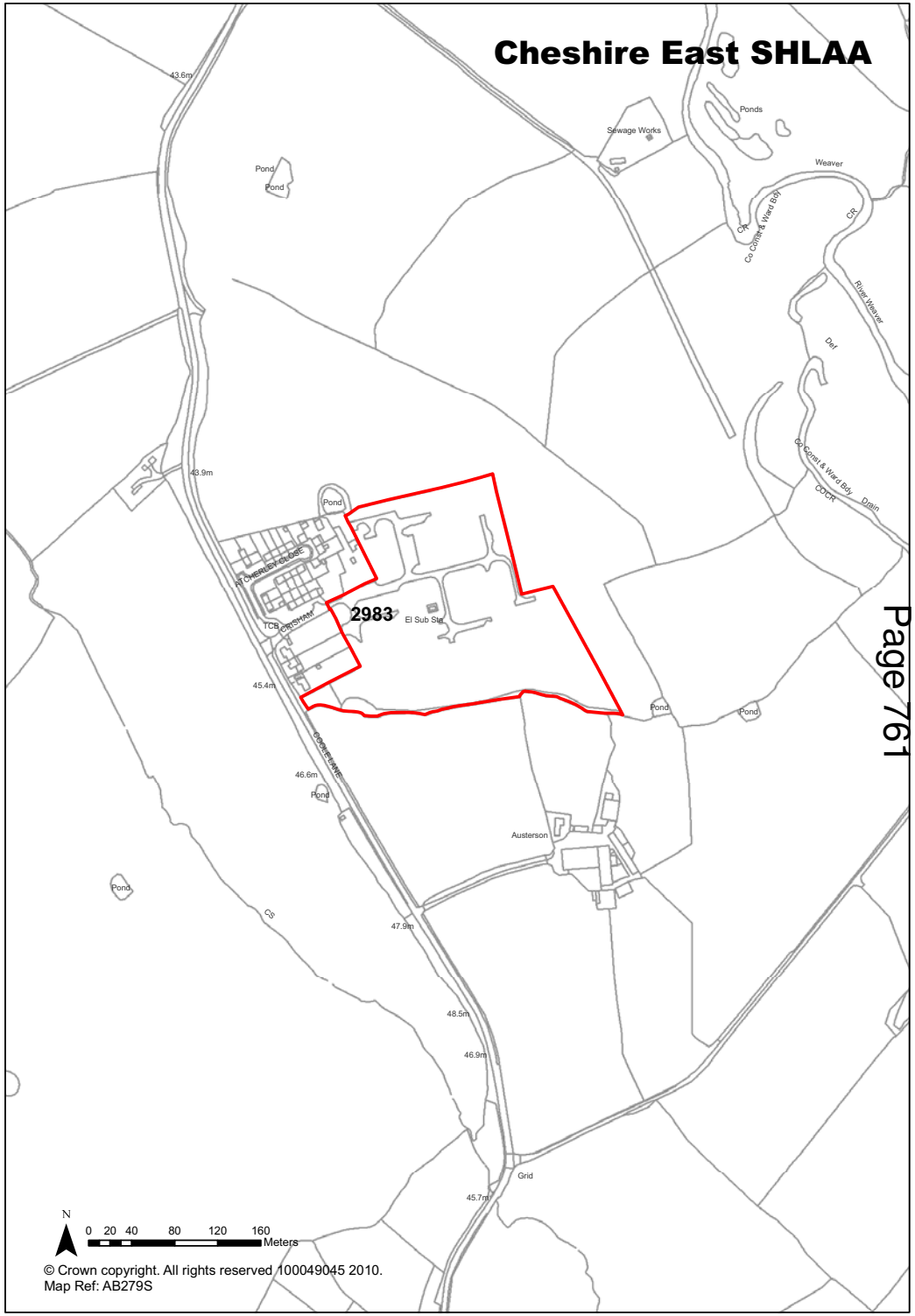
Town / Rural	Wrenbury - Edge / Extension	**Easting** 360203	**Northing** 347114

Site Description	Employment	**Site Size Net (Ha)**	0.65
Character of Area	Rural employment area adjacent to Wrenbury station	**Potential Capacity**	20
Surrounding Land Uses	Railway, commerical buildings, residential and open countryside.	**Potential Net Capacity**	20
Physical Constraints	Residential development rejected at the last local plan public local inquiry. Located on potential contaminated site. Potential noise issues.		
Policy Restrictions	Open countryside.	**Potential Density**	30.77
Managing Constraints	Consultation with Contaminated Land Officer. PPG24 noise assessment required (rail noise)	**Determination of Capacity**	Density multiplier
Sustainability	Close proximity to Wrenbury Rail Station, bus route on Wrenbury Lane / Station Road.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Not Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



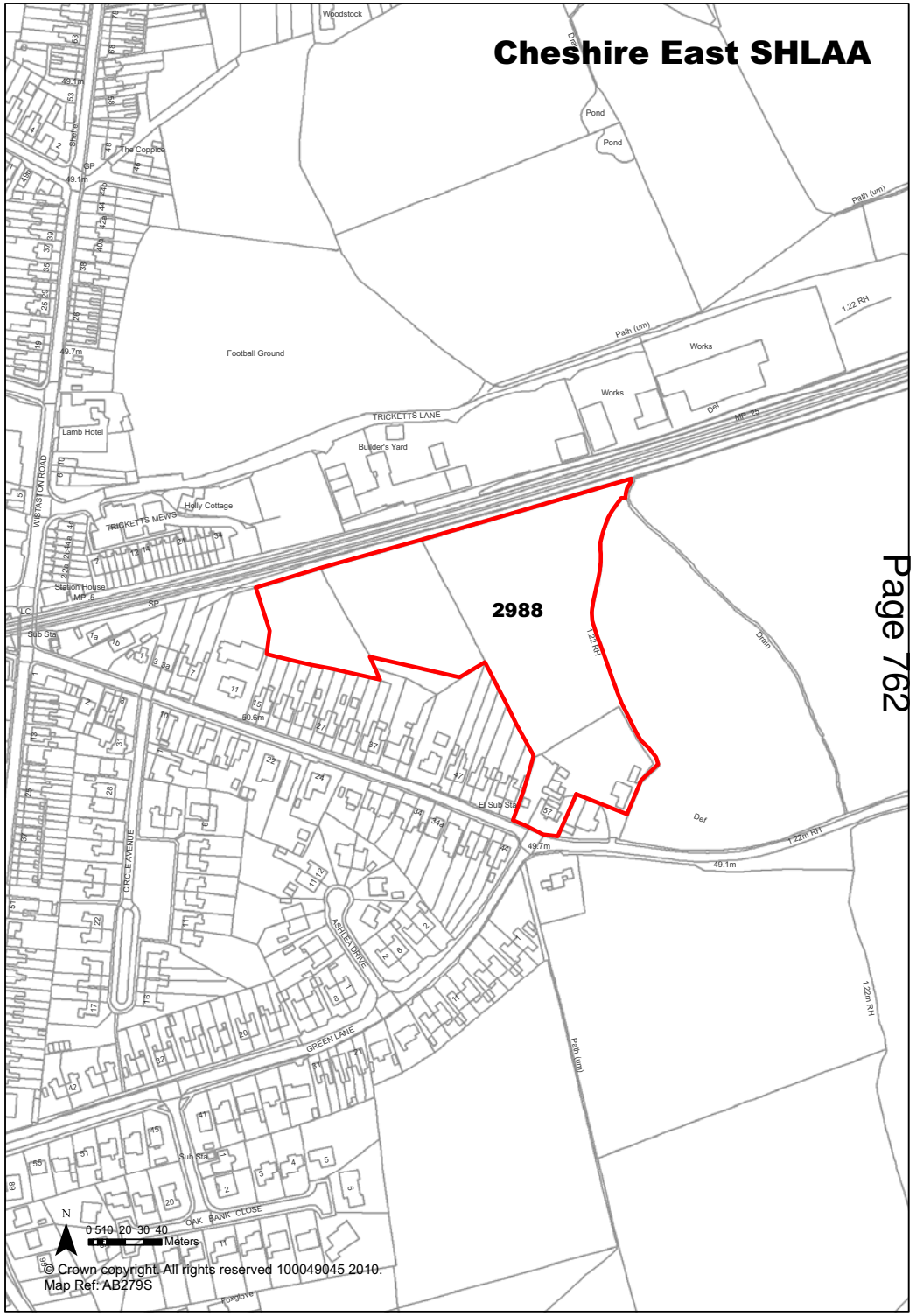
Ref 2983 Site Address Hack Green, Coole Lane, Hack Green

Town / Rural	Rural	**Easting** 365459	**Northing** 349594
Site Description	Vacant former RAF camp.	**Site Size Net (Ha)**	3.79
Character of Area	Open countryside and farmland.	**Potential Capacity**	114
Surrounding Land Uses	Small number of residential properties, open countryside and farmland.	**Potential Net Capacity**	114
Physical Constraints	Location, no services close by etc. Located on potential contaminated site.		
Policy Restrictions	Open countryside	**Potential Density**	30.08
Managing Constraints	Consultation with Contaminated Land Officer. Transport Assessment likely to be required.	**Determination of Capacity**	Density multiplier
Sustainability	Site is not considered sustainable.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 2988 Site Address Eastern Road, Willaston

Town / Rural	Crewe - Edge / Extension	**Easting** 368237	**Northing** 352289
Site Description	Farm land	**Site Size Net (Ha)**	1.86
Character of Area	The site comprises an old farmhouse, its curtilage and outbuildings, at number 57 Eastern Road, along with three grassed fields to the rear. The open fields appear to be used mainly for grazing.	**Potential Capacity**	56
Surrounding Land Uses	Residential, open countryside and railway.	**Potential Net Capacity**	56
Physical Constraints	Buildings on site. Located on potential contaminated site. Potential noise issues.		
Policy Restrictions	Open countryside - Green Gap	**Potential Density**	30.11
Managing Constraints	Consultation with Contaminated Land Officer. PPG24 noise assessment required (rail noise). Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Bus route on eastern road.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available - site owned by developer	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	56
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

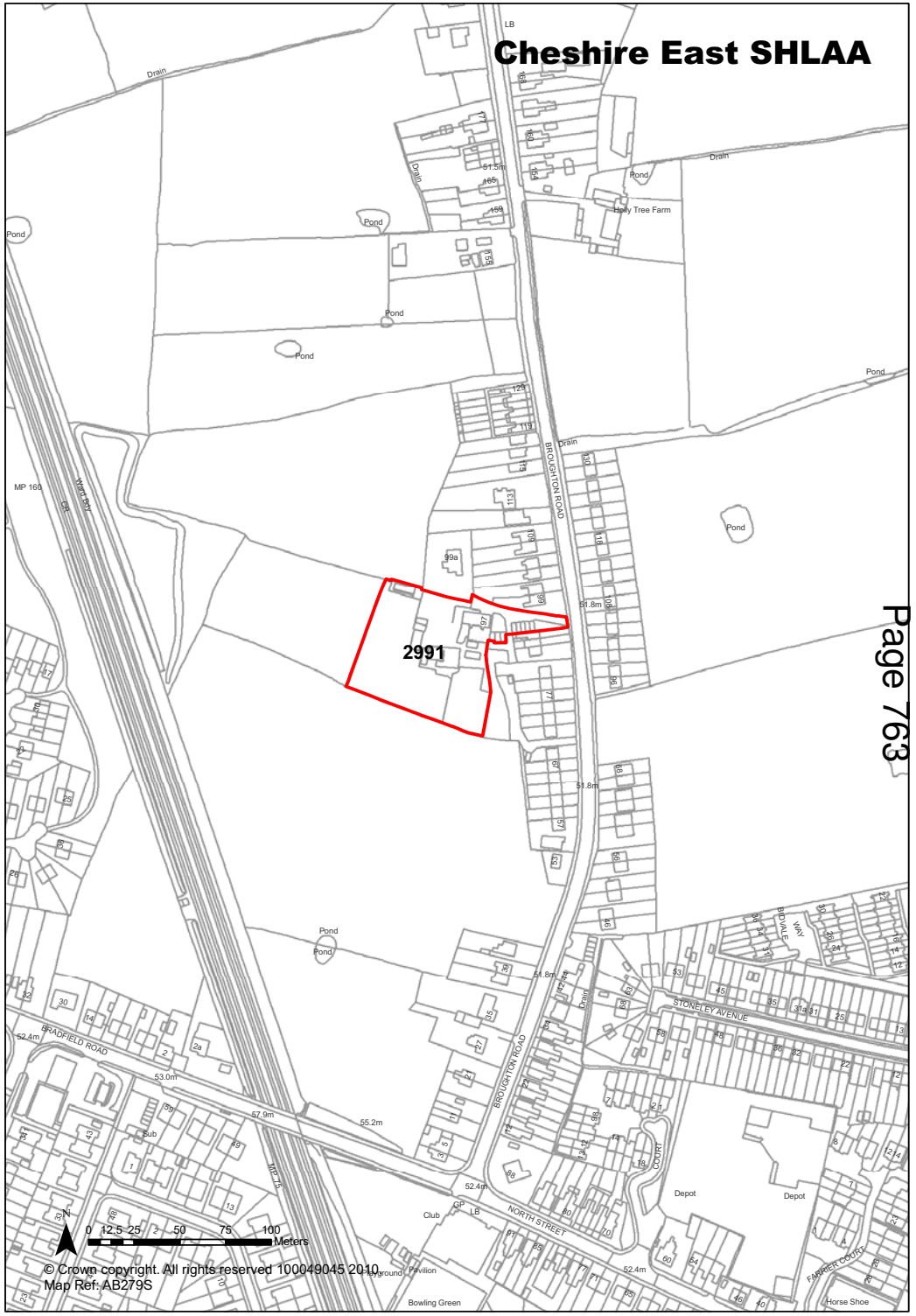


Ref	2991	Site Address	LAND ADJACENT TO 97, BROUGHTON ROAD, CREWE

Town / Rural	Crewe	**Easting**	370333
		Northing	357654

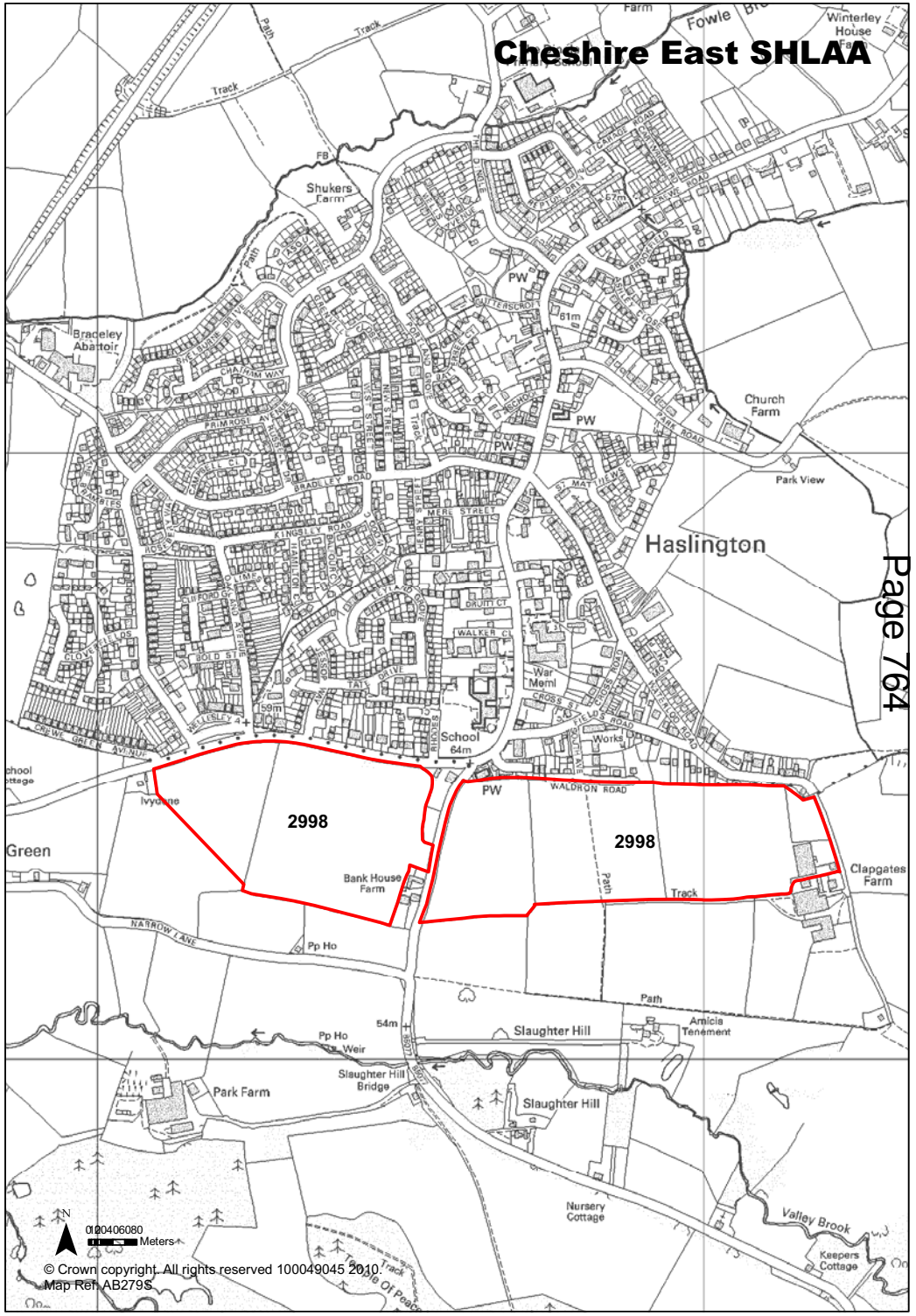
Site Description	Crewe saddlery
Character of Area	Residential ribbon development
Surrounding Land Uses	Residential
Physical Constraints	Located on potential contaminated site.
Policy Restrictions	Part open countryside.
Managing Constraints	Consultation with Contaminated Land Officer.
Sustainability	Bus route on Broughton Road
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Mixed
Suitability	Suitable
Availability	Available
Achievability	Achievable
Deliverability	Deliverable
Development Progress	Full Permission
Application Number:	10/3262N

Site Size Net (Ha)	0.52
Potential Capacity	11
Potential Net Capacity	11
Potential Density	21.15
Determination of Capacity	Based on planning permission
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	11
Years 6-10	0
Years 11-15	0



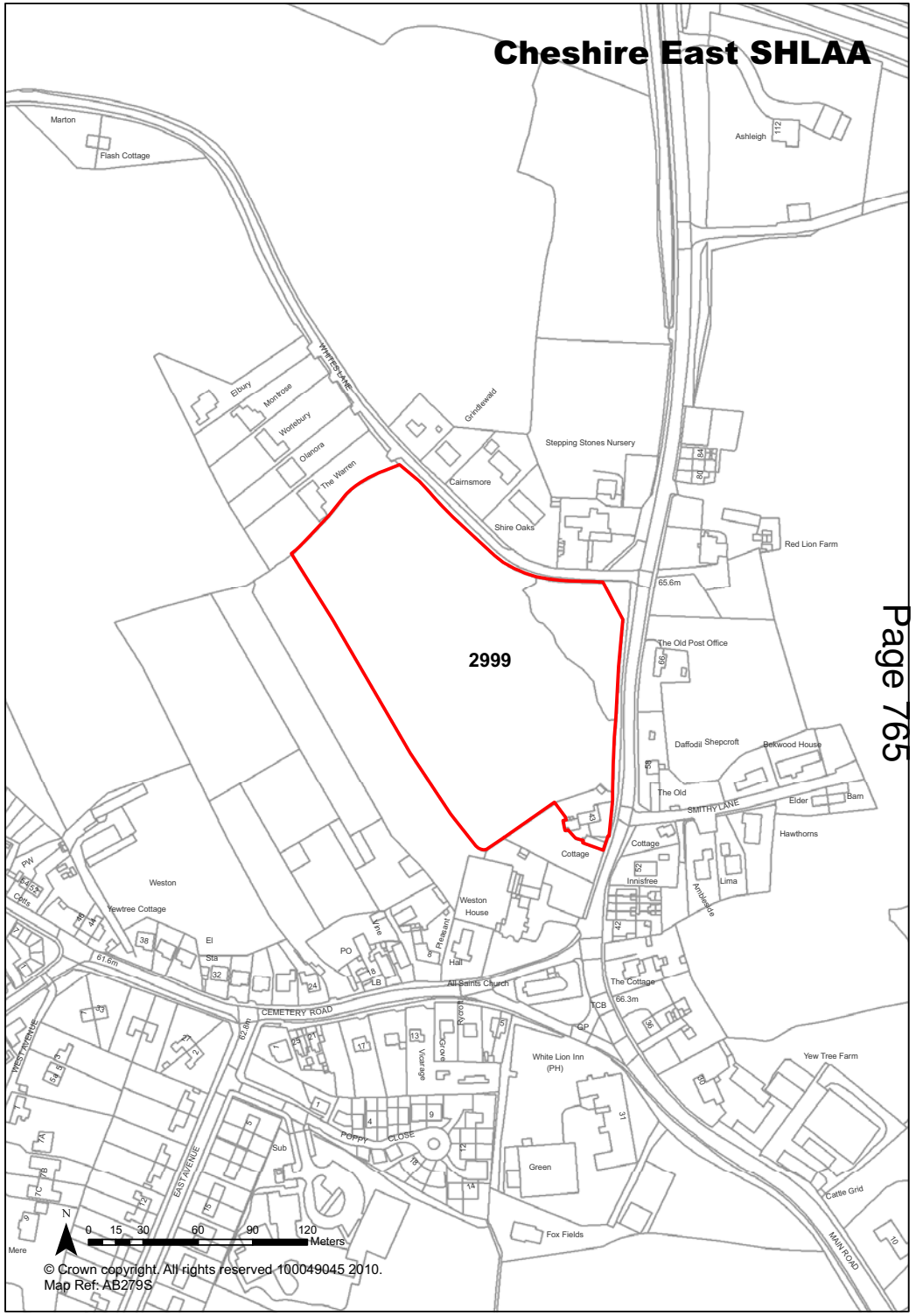
Ref 2998 **Site Address** Haslington 'South', Clapgates Farm, Haslington

Town / Rural	Haslington - Edge / Extension	**Easting** 373640	**Northing** 355369
Site Description	Agricultural land	**Site Size Net (Ha)**	22.07
Character of Area	Open countryside	**Potential Capacity**	662
Surrounding Land Uses	The southern edge of Haslington forms the northen boundary of the site, which is in open countryside.	**Potential Net Capacity**	662
Physical Constraints	Highway access. Scale of development proposed. Infrastructure to accommodate up to 750 dwellings. Located within 250m of landfill. TPO 35 onedge of site. Western part of site is within Green Gap. Potential air quality issues.		
Policy Restrictions	Open Countryside	**Potential Density**	30
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Bus route on Slaughter Hill and Crewe Road. Haslington Primary School is nearby.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 2999 **Site Address** Land at Main Road / Whites Lane, Weston

Town / Rural	Rural	**Easting** 373234	**Northing** 352410
Site Description	Agricultural. Grassland	**Site Size Net (Ha)**	2.21
Character of Area	Rural	**Potential Capacity**	67
Surrounding Land Uses	Weston village to the south	**Potential Net Capacity**	67
Physical Constraints	Extensive woodland in the Weston edge of the site. Likely to be Grade 2 Agricultural Land.		
Policy Restrictions	Subject to Green Gap policy.	**Potential Density**	30.32
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Bus route on Main Road		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	67
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

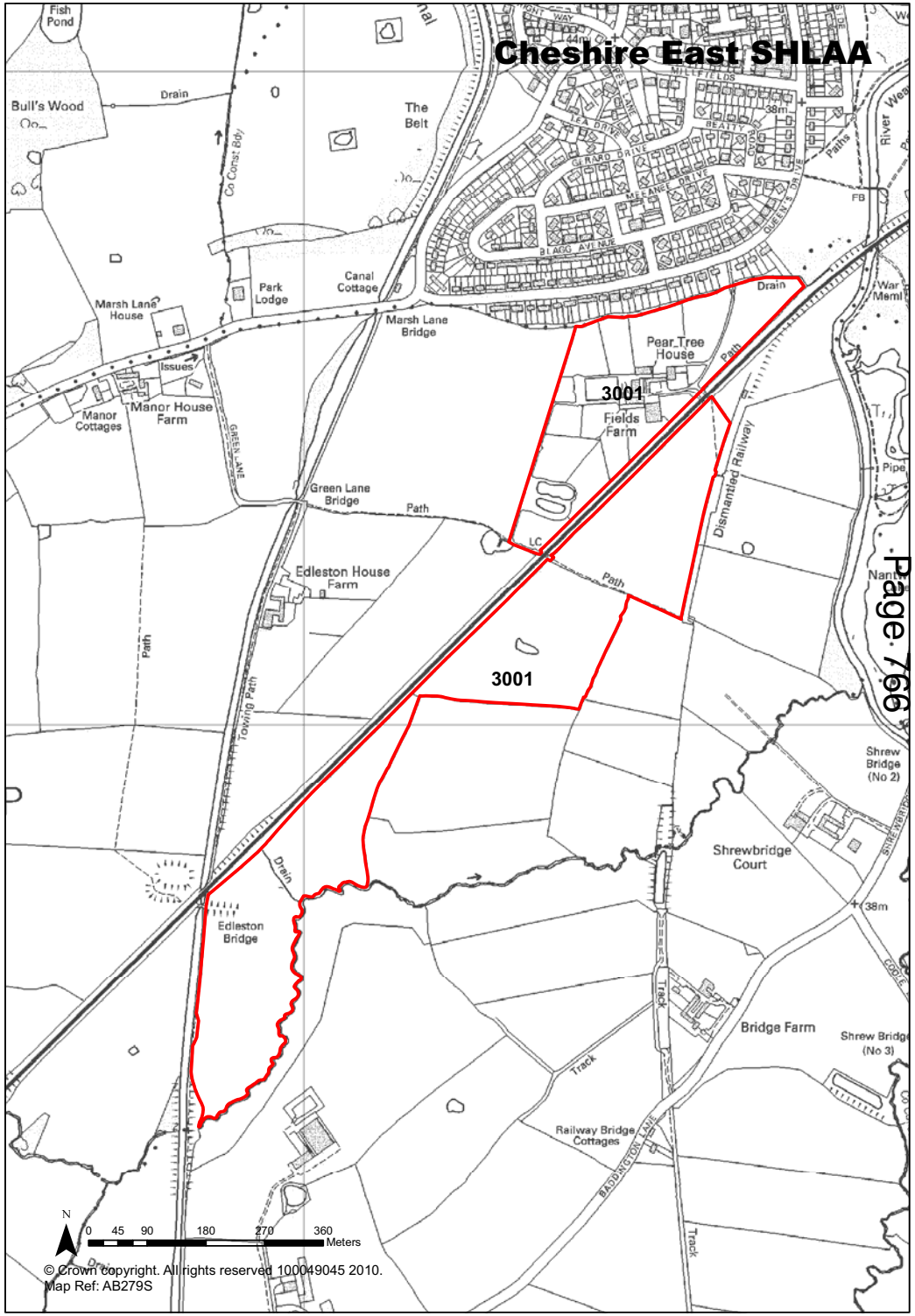


Ref	3001	Site Address	Land at Fields Farm, Queens Drive, Edleston, Nantwich

Town / Rural	Nantwich - Edge / Extension	**Easting**	364307
		Northing	351138

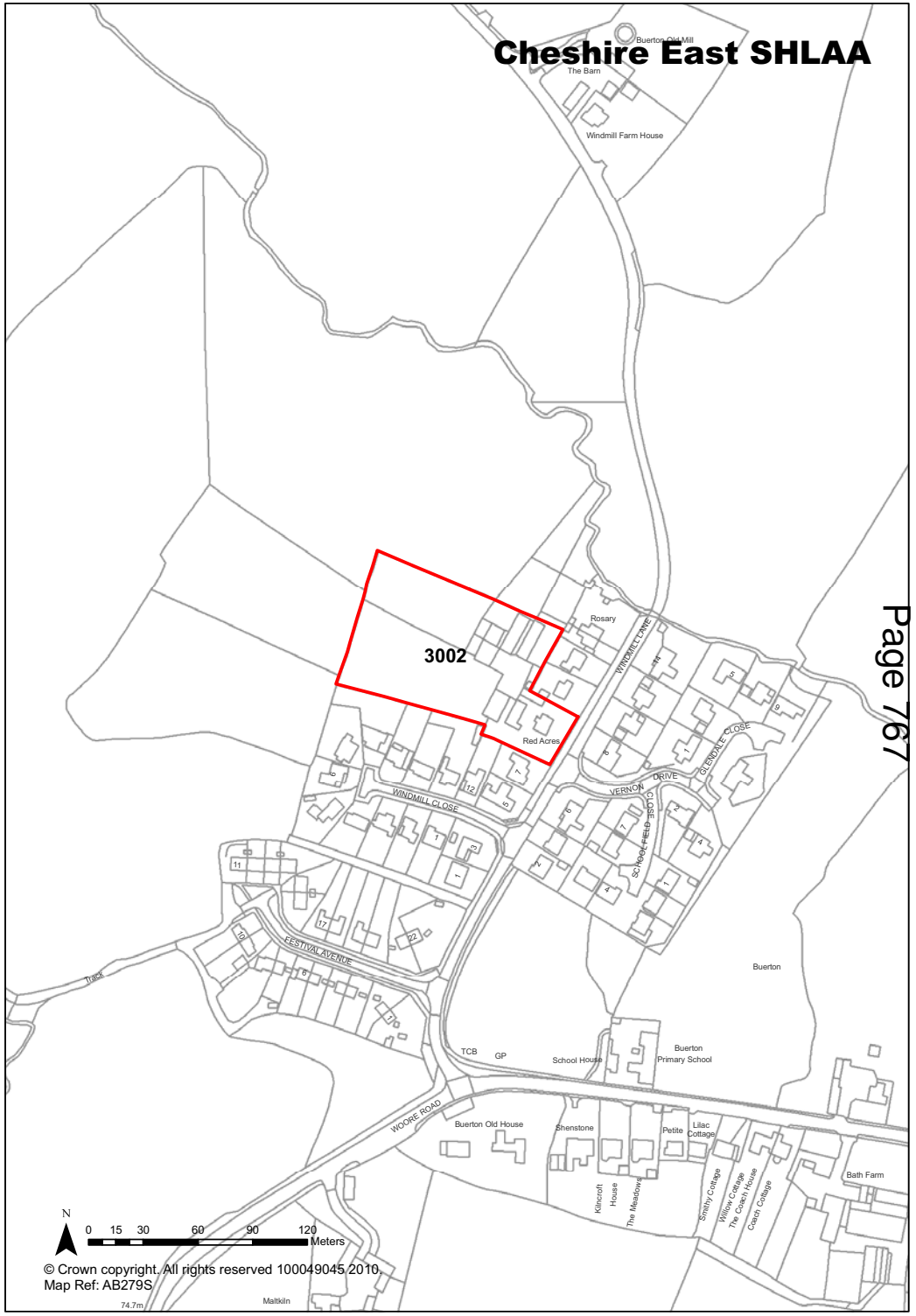
Site Description	Agricultural land
Character of Area	Rural open countryside
Surrounding Land Uses	Queens Drive lies to the north. This is the southern edge of Nantwich. The Crewe-Cardiff Railway bisects the larger site .
Physical Constraints	Access to the southern area is impossible. Access to the northern area off Queens Drive would be problematic. Located on potential contaminated site. Potential air quality and noise issues.
Policy Restrictions	Open countryside
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). PPG24 noise assessment required (rail noise). Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	Bus route on Queens Drive
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	23.02
Potential Capacity	691
Potential Net Capacity	691
Potential Density	30.02
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



Ref 3002 Site Address Redacres Farm, Windmill Lane, Buerton

Town / Rural	Rural	**Easting** 368470	**Northing** 343643
Site Description	Domestic use and grazing of horses.	**Site Size Net (Ha)**	0.79
Character of Area	Rural village	**Potential Capacity**	25
Surrounding Land Uses	Residential development to the north, south and east. Open countryside to the west.	**Potential Net Capacity**	25
Physical Constraints	Buildings on site. Overhead lines to edge of site.		
Policy Restrictions	Open countryside.	**Potential Density**	30.86
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Bus route on Windmill Lane.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information	Brownfield development on site frontage would be acceptable. Development ot the rear would mirror two similar schemes immediately to the south. P07/0909 - Outline application for house or bungalow A.C 03/07/07. P07/1055 - Change of use of outbuildings to office A.C 08/08/07.	**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	25
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

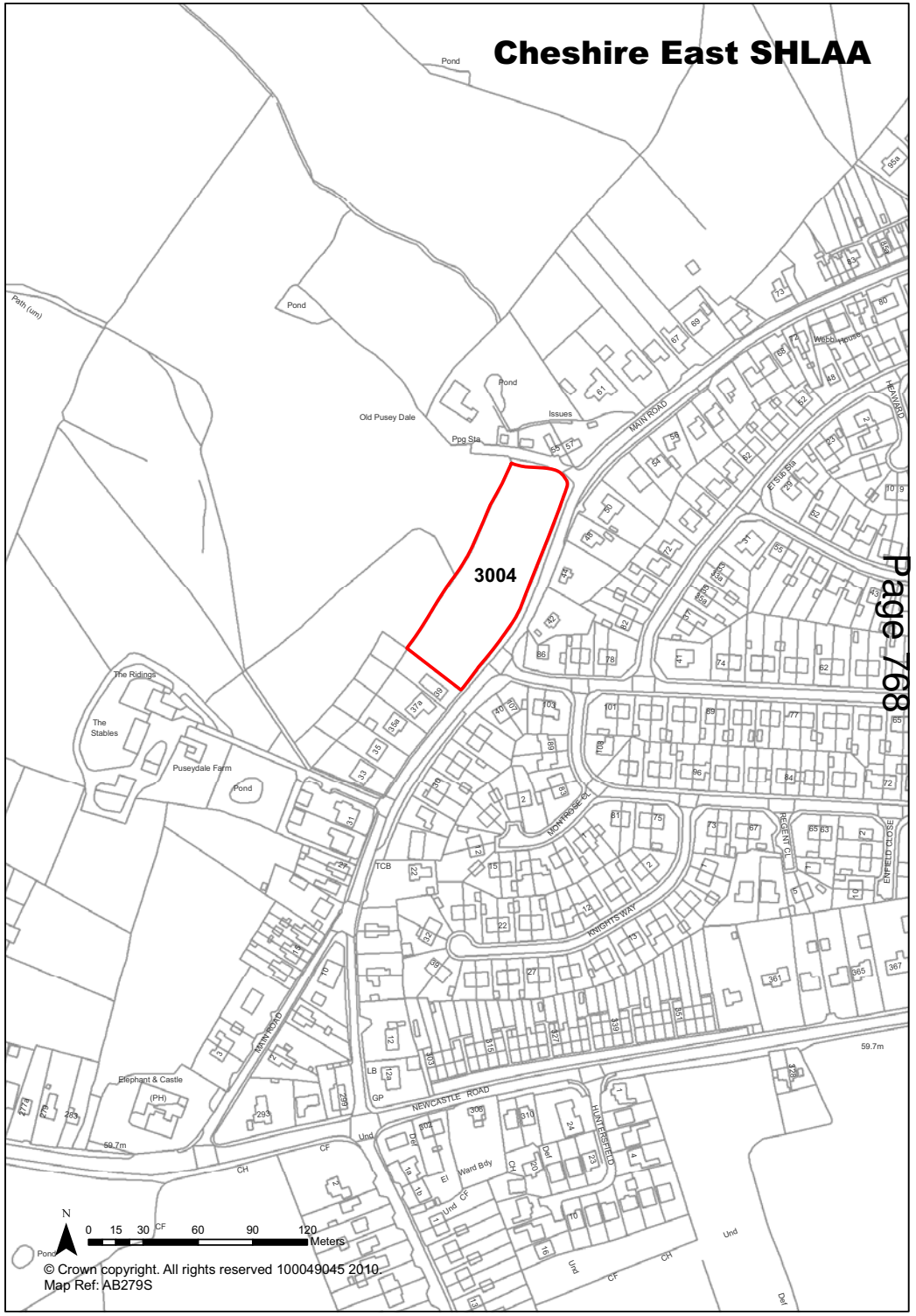


Ref 3004 Site Address Site at Main Road, Shavington

Town / Rural	Shavington - Edge / Extension	**Easting** 369499	**Northing** 351581

Site Description	Undeveloped land
Character of Area	Grassed area, with some shrubs and mature tree.
Surrounding Land Uses	Residential and open countryside
Physical Constraints	TPO 101 on the site. Located on potential contaminated site.
Policy Restrictions	Outside Settlement Boundary within Green Gap (NE.4)
Managing Constraints	Retention of trees. Consultation with Contaminated Land Officer. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	Site is considered sustainable.
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	0.46
Potential Capacity	14
Potential Net Capacity	14
Potential Density	30.43
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	14
Years 11-15	0



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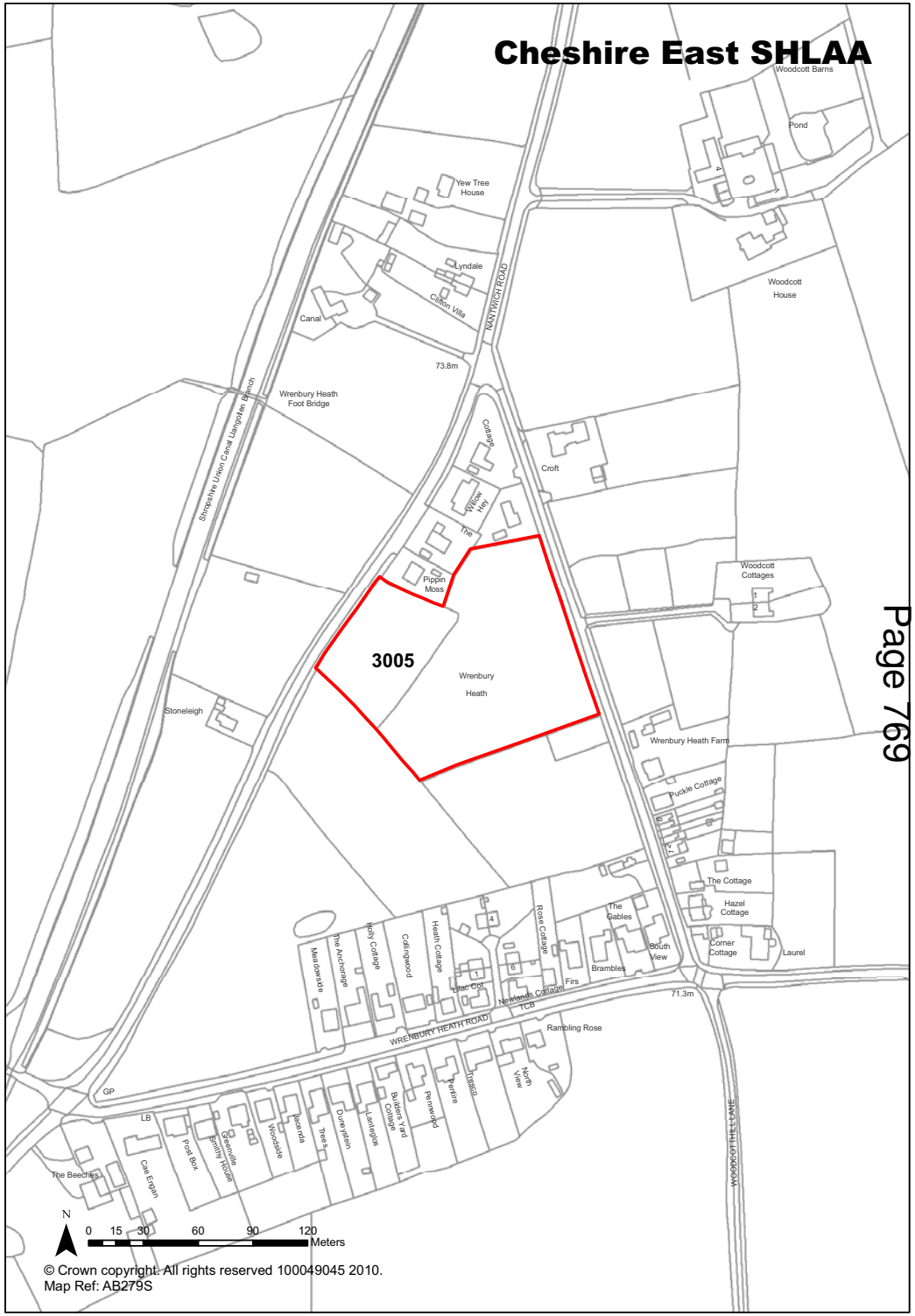
Map Ref: AB279S

Ref 3005 Site Address Wrenbury Heath

Town / Rural	Rural	**Easting** 360664	**Northing** 348325
Site Description	Agriculture	**Site Size Net (Ha)**	1.23
Character of Area	Open countryside	**Potential Capacity**	37
Surrounding Land Uses	Open countryside and some residential	**Potential Net Capacity**	37
Physical Constraints	Trees and hedges to boundaries. Overhead lines across site.		
Policy Restrictions	Open countryside.	**Potential Density**	30.08
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Overhead lines may need to be moved.	**Determination of Capacity**	Density multiplier
Sustainability	Site is not considered sustainable.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information	x	**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



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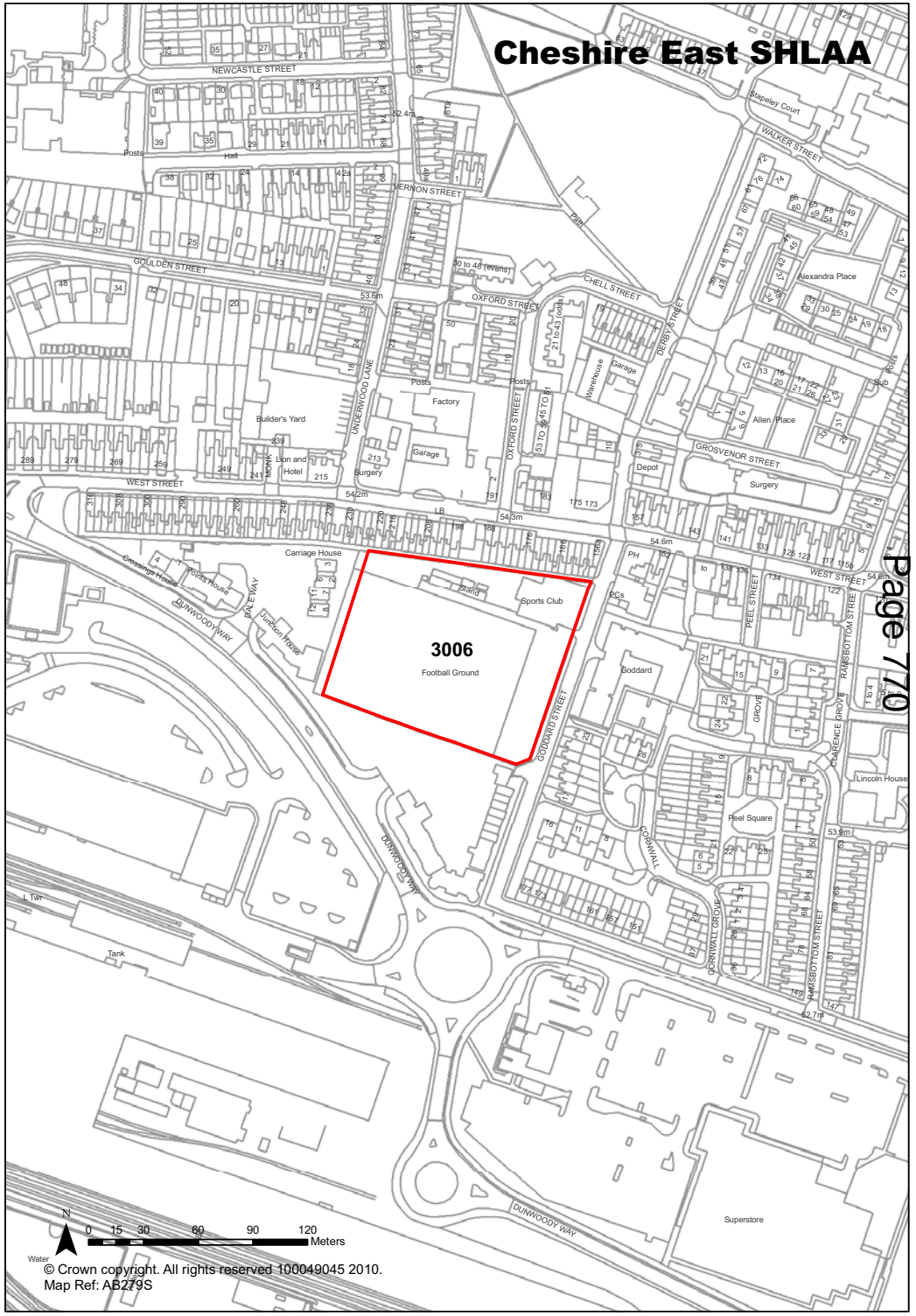
Map Ref: AB279S

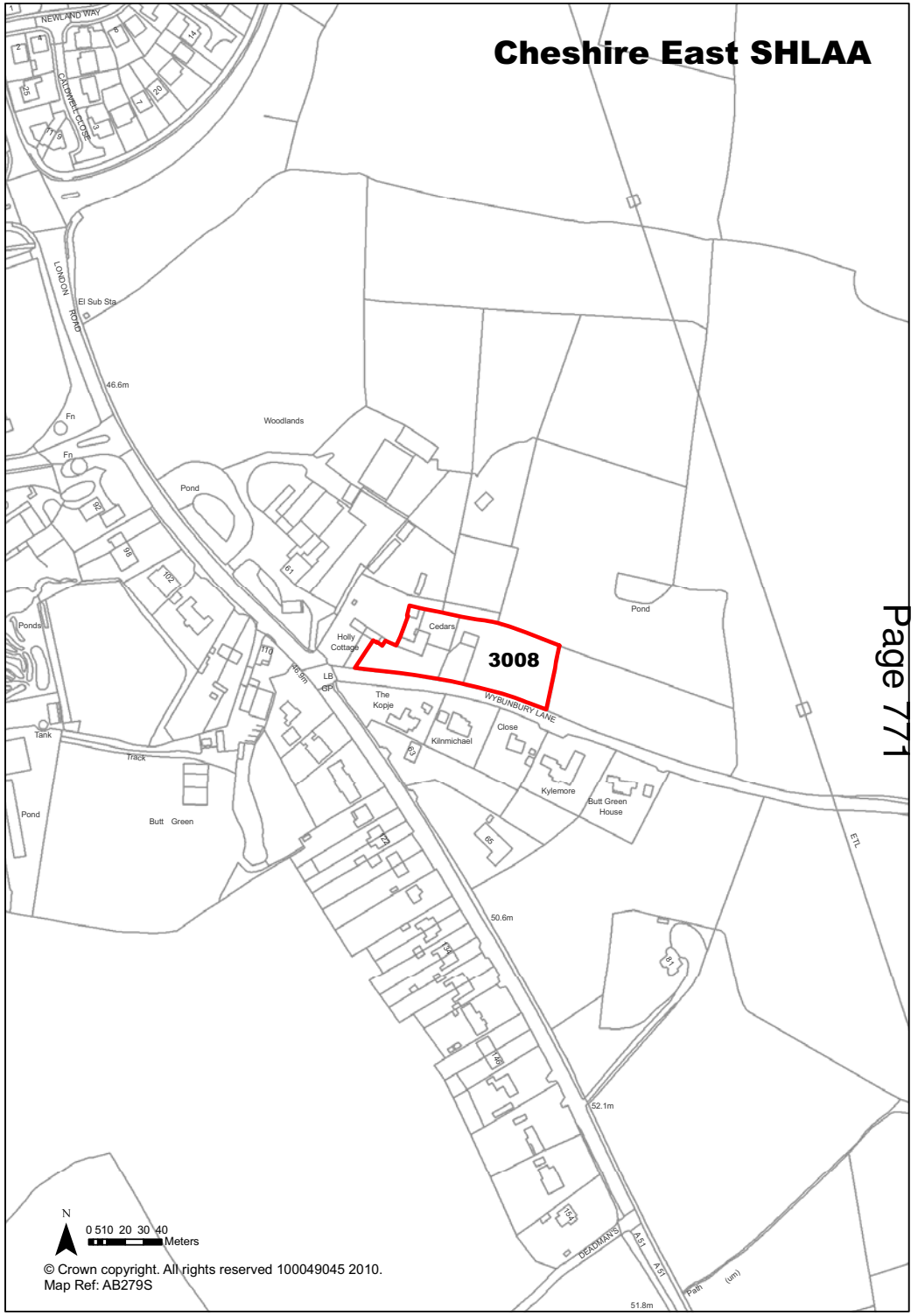
Ref 3006 Site Address Goddard Street, Crewe

Town / Rural	Crewe	**Easting** 369538	**Northing** 356137
Site Description	Disused football pitch, very overgrown, fenced off. Associated with LMR sports and social club.	**Site Size Net (Ha)**	1.14
Character of Area	Predominantly residential area, close to West Street.	**Potential Capacity**	35
Surrounding Land Uses	Some terraced properties and some industrial / retail etc. Adj, to new housing.	**Potential Net Capacity**	35
Physical Constraints	Located on potential contaminated site. Potential air quality issues.		
Policy Restrictions	Football pitch is protected under RT.1	**Potential Density**	30.7
Managing Constraints	Suitable if pitches are provided as substitute and if affordable housing provision met. Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Site is considered sustainable.		
Accessibility	Access is possible	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	35
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



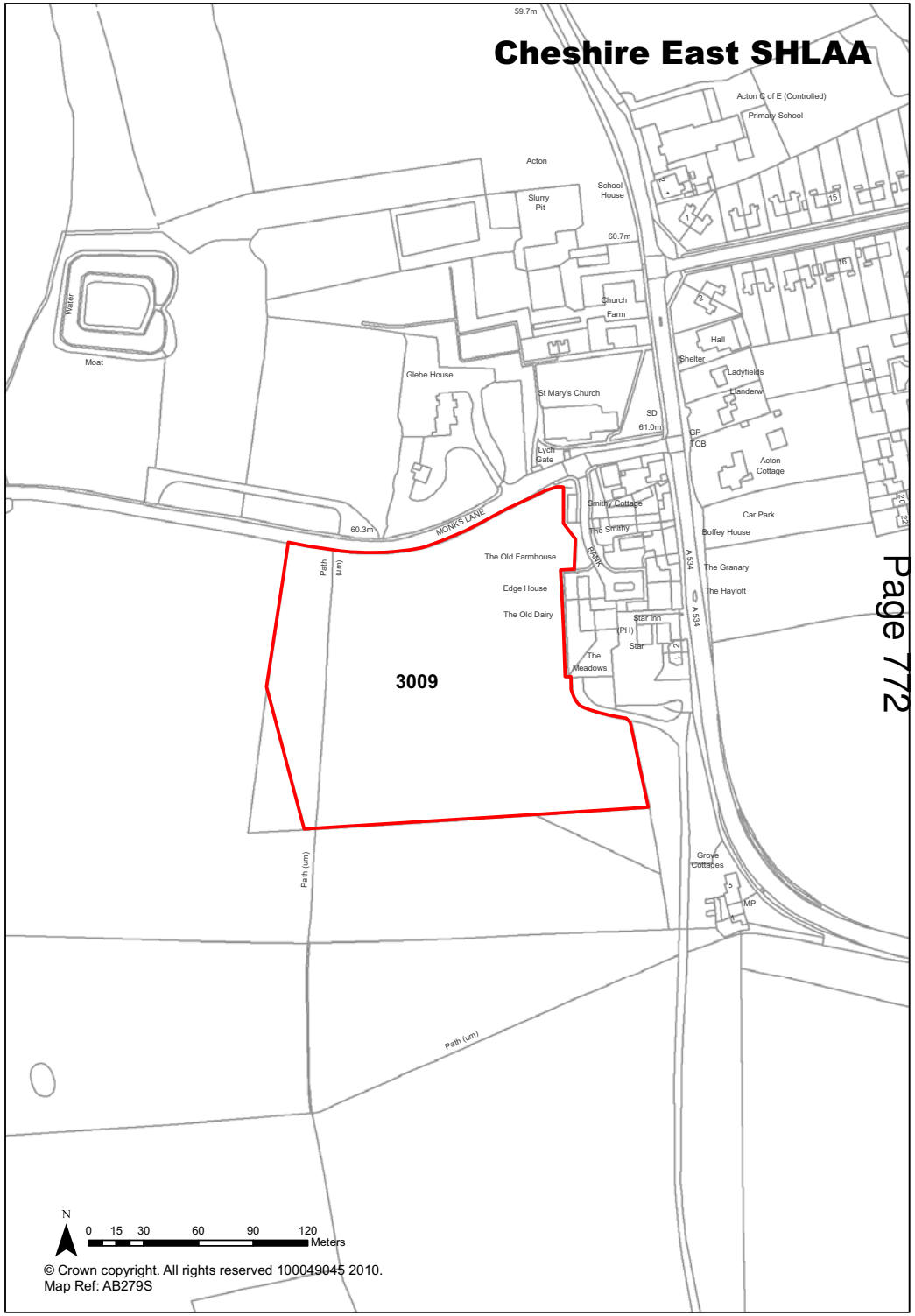
Ref 3008 **Site Address** The Cedars, Wybunbury Lane, Nantwich

Town / Rural	Nantwich - Edge / Extension	**Easting** 366866	**Northing** 351331
Site Description	Domestic garden / Paddock	**Site Size Net (Ha)**	0.34
Character of Area	Low density rural fringe. Ribbon of housing extends further east to the south of Wybunbury Lane.	**Potential Capacity**	10
Surrounding Land Uses	Adjacent to the settlement boundary. Outside Green Gap.	**Potential Net Capacity**	10
Physical Constraints	Well defined hedge line would need to be retained. Potential air quality issues.		
Policy Restrictions	Open countryside.	**Potential Density**	30.3
Managing Constraints	Air quality assessment may be required (size of development and proximity to AQMA). Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Bus route on London Road		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



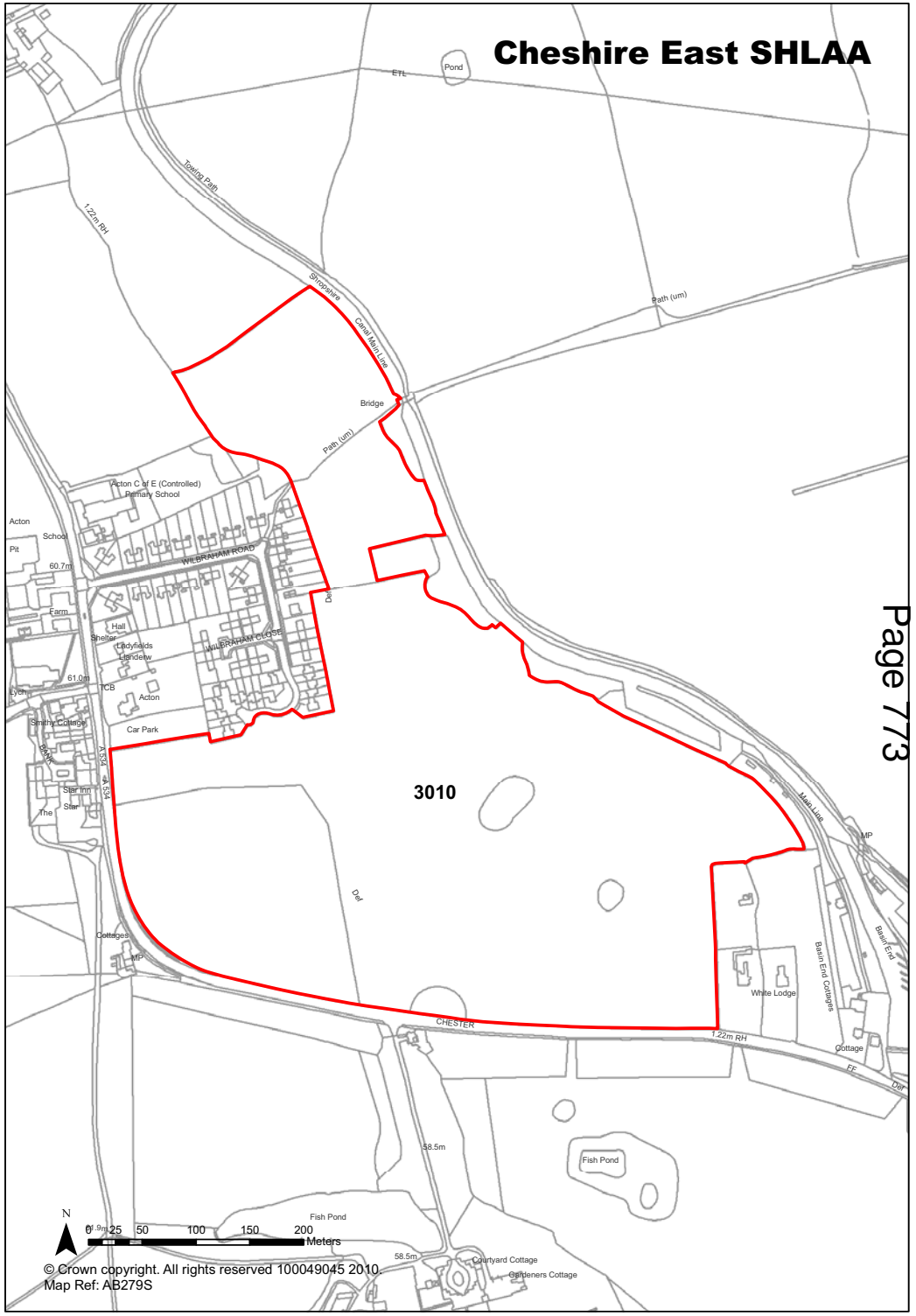
Ref 3009 Site Address Parcel 1 - Land off Monks Lane, Acton

Town / Rural	Rural	**Easting** 363098	**Northing** 352945
Site Description	Agriculture	**Site Size Net (Ha)**	2.68
Character of Area	Open countryside - forming the setting to the village.	**Potential Capacity**	95
Surrounding Land Uses	Acton village lies to the north and east.	**Potential Net Capacity**	95
Physical Constraints	Size of development suggested, highway access, conservation area issues. Located on potential contaminated site.		
Policy Restrictions	Open Countryside	**Potential Density**	35.32
Managing Constraints	Consultation with Contaminated Land Officer. Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Bus route on Chester Road.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information	The eastern part of the site has been rejected at 2 previous PLI's.	**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



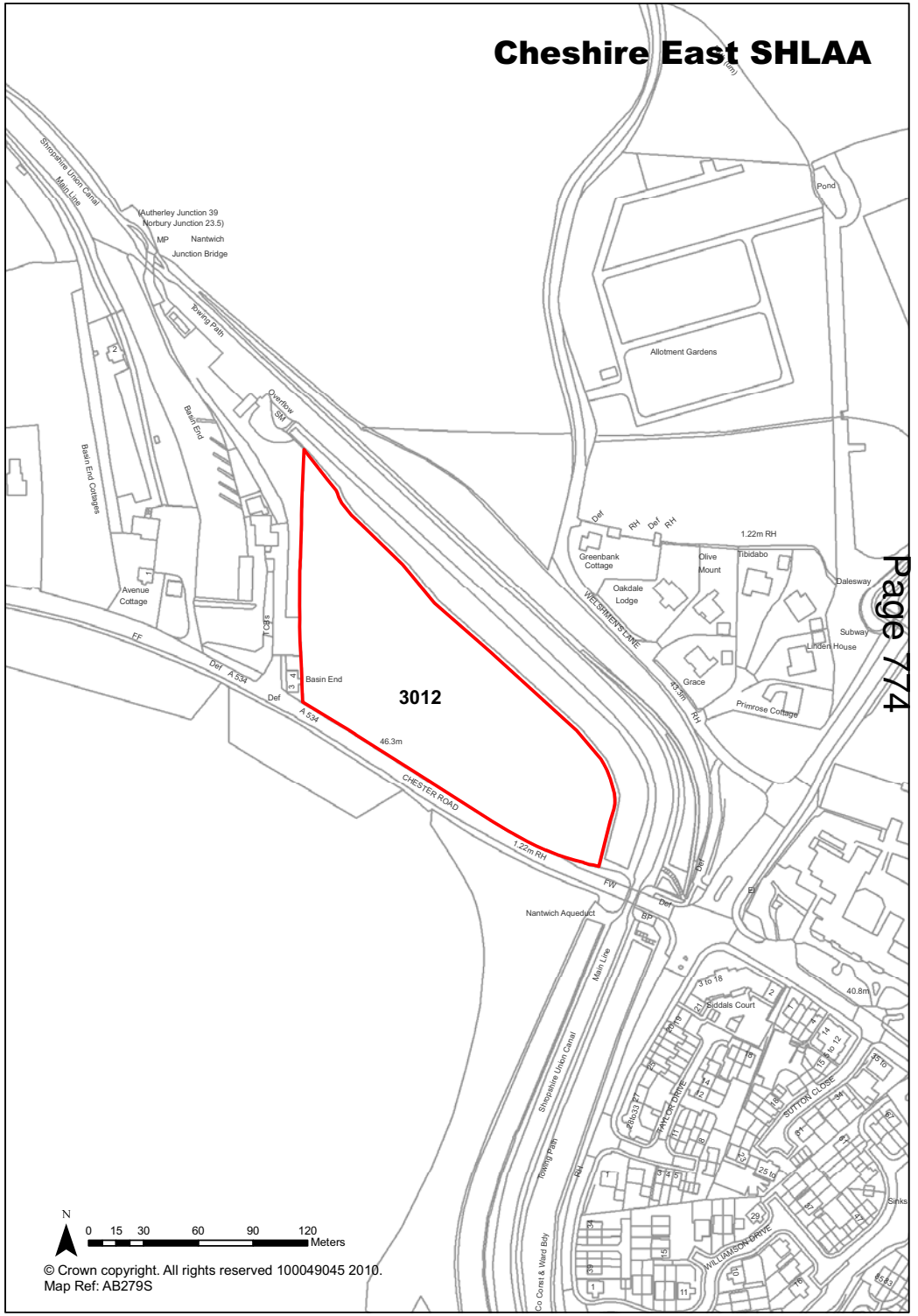
Ref 3010 Site Address Parcel 2 - Land between canal and Chester Road, Acton

Town / Rural	Rural	**Easting** 363533	**Northing** 352999
Site Description	Agriculture	**Site Size Net (Ha)**	20.72
Character of Area	Open countryside, virtually parkland.	**Potential Capacity**	622
Surrounding Land Uses	The village of Acton to the north west. The Shropshire Union canal to the east.	**Potential Net Capacity**	622
Physical Constraints	Scale of proposed development. Part of the historic battle of Nantwich sites, Local Plan policy BE.17. Located on potential contaminated site. Potential air quality issues.		
Policy Restrictions	BE.17	**Potential Density**	30.02
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Transport Assessment likely to be required.	**Determination of Capacity**	Density multiplier
Sustainability	Bus route on Chester Road.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 3012 Site Address Parcel 4 - Land off Chester Road, Acton

Town / Rural	Rural	**Easting** 364096	**Northing** 352691
Site Description	Agriculture	**Site Size Net (Ha)**	1.65
Character of Area	Rural	**Potential Capacity**	50
Surrounding Land Uses	Shropshire Union canal to the north, Marina to the west, Chester Road to the south.	**Potential Net Capacity**	50
Physical Constraints	Trees and hedges to boundary.		
Policy Restrictions	Subject to policy NE.4 - the land is allocated for recreation / tourism in connection with the Nantwich Canal Basin.	**Potential Density**	30.3
Managing Constraints	Greenfield part of site - surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consideration of biodiversity value of the site.	**Determination of Capacity**	Density multiplier
Sustainability	Bus route on Chester Road.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

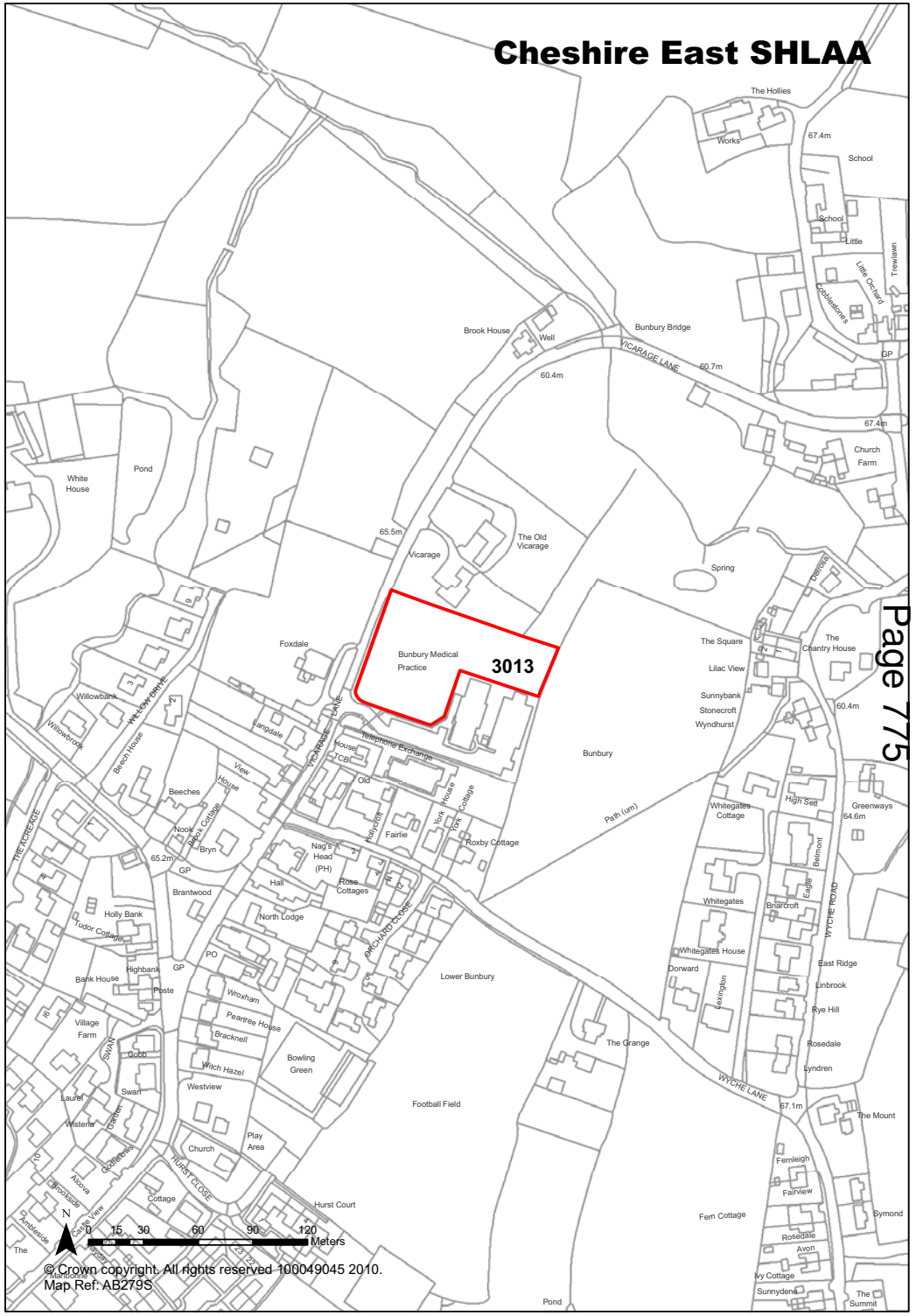


Ref	3013	Site Address	Parcel 1 - Higher Bunbury, Vicarage Lane, Bunbury

Town / Rural	Bunbury - Edge / Extension	**Easting**	356619
		Northing	357965

Site Description	Pasture in front of and between the new health centre and the Vicarage.
Character of Area	Rural village edge
Surrounding Land Uses	Residential (Vicarage in its own grounds). New Health Centre to the rear of the site.
Physical Constraints	Highway access. Views out towards the Church would be affected.
Policy Restrictions	Open Countryside
Managing Constraints	Access issues to be discussed with Highways. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	Close proximity to new health centre.
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	0.44
Potential Capacity	14
Potential Net Capacity	14
Potential Density	31.82
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0

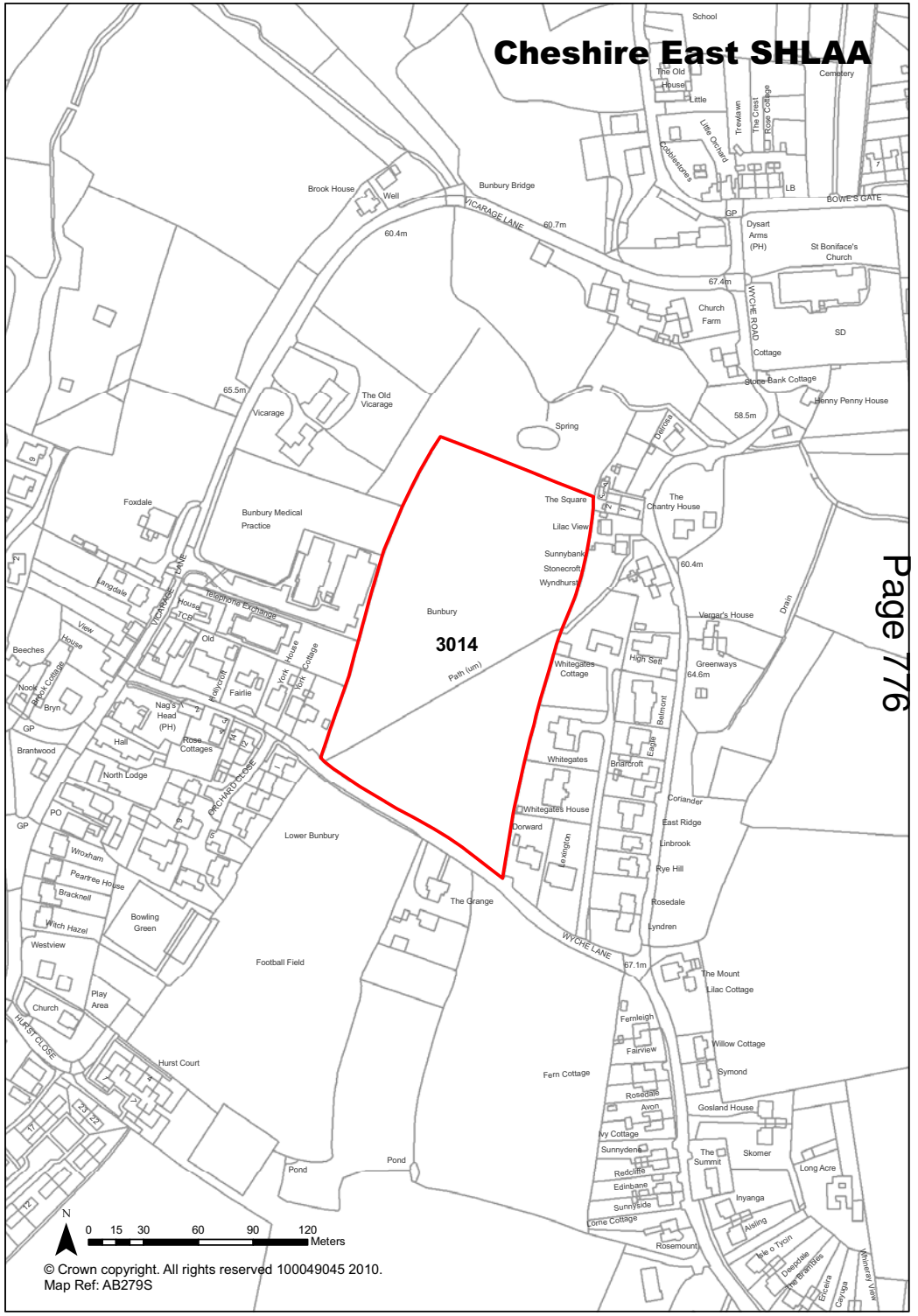


Ref	3014	Site Address	Parcel 2 - Higher Bunbury. Wyche Lane, Bunbury

Town / Rural	Bunbury - Edge / Extension	**Easting**	356715
		Northing	357895

Site Description	Agricultural pasture
Character of Area	Open land. Long views out towards Bunbury Church. Recreation ground to the south.
Surrounding Land Uses	This is an important open space, separating Upper and Lower Bunbury. Residential use marks the eastern boundary.
Physical Constraints	Access would be problematic
Policy Restrictions	Open Countryside
Managing Constraints	Access issues to be discussed with Highways. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	Close proximity to new health centre.+
Accessibility	Access to be discussed with Highways.
Other Information	The Bunbury Village Design Statement aims to retain this side as open land.
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	2.1
Potential Capacity	63
Potential Net Capacity	63
Potential Density	30
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



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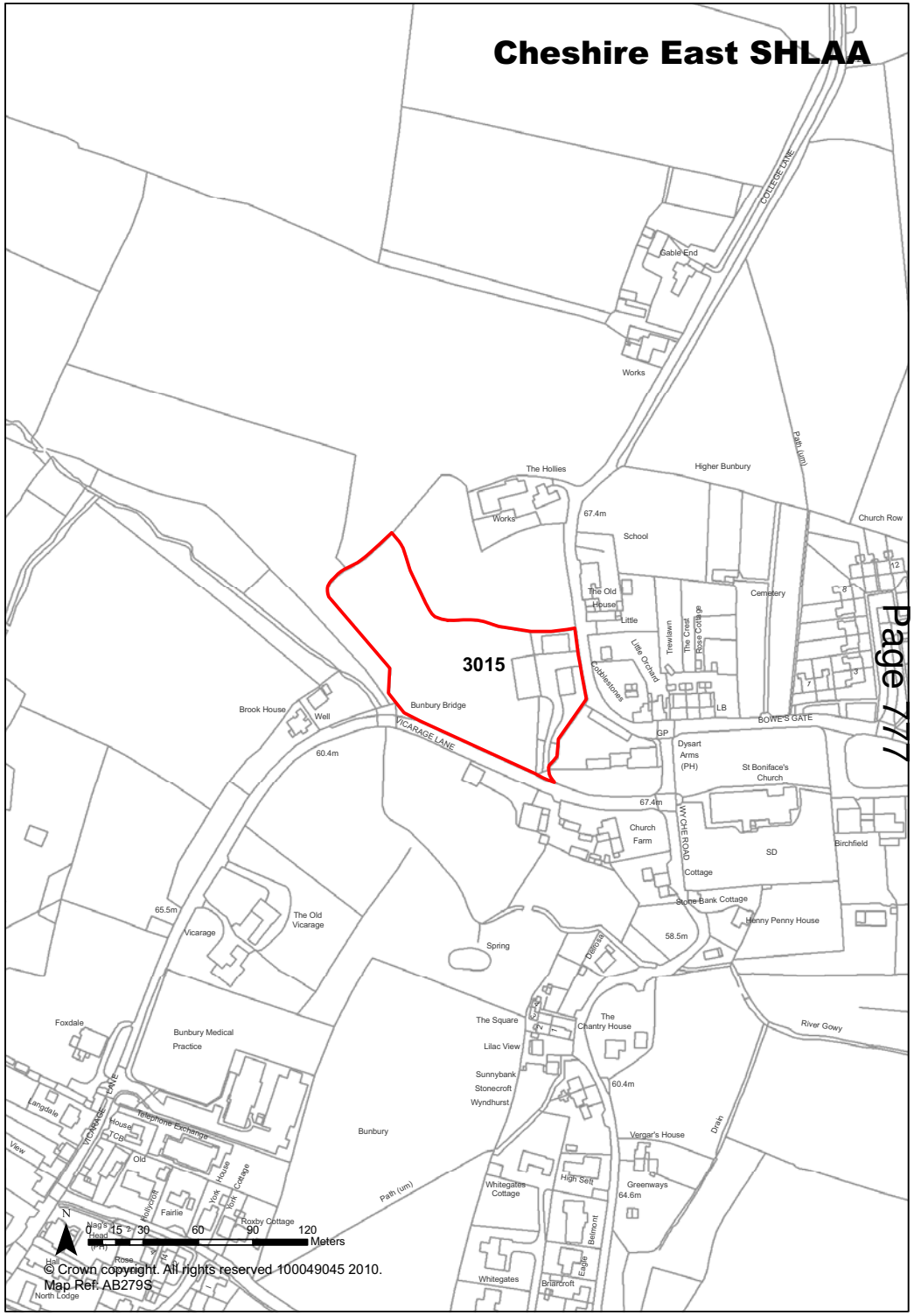
Map Ref: AB279S

Ref	3015	Site Address	Parcel 3 - Higher Bunbury. Vicarage Lane / College Lane.

Town / Rural	Bunbury - Edge / Extension	**Easting**	356754
		Northing	358169

Site Description	Farm buildings fronting College Lane. Pasture land to the west
Character of Area	Very prominent position in the approach to Higher Bunbury.
Surrounding Land Uses	Open countryside and some residential.
Physical Constraints	Scale, impact on Conservation Area.
Policy Restrictions	Open countryside
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	Site is not considered sustainable.
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	0.86
Potential Capacity	26
Potential Net Capacity	26
Potential Density	30.23
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0

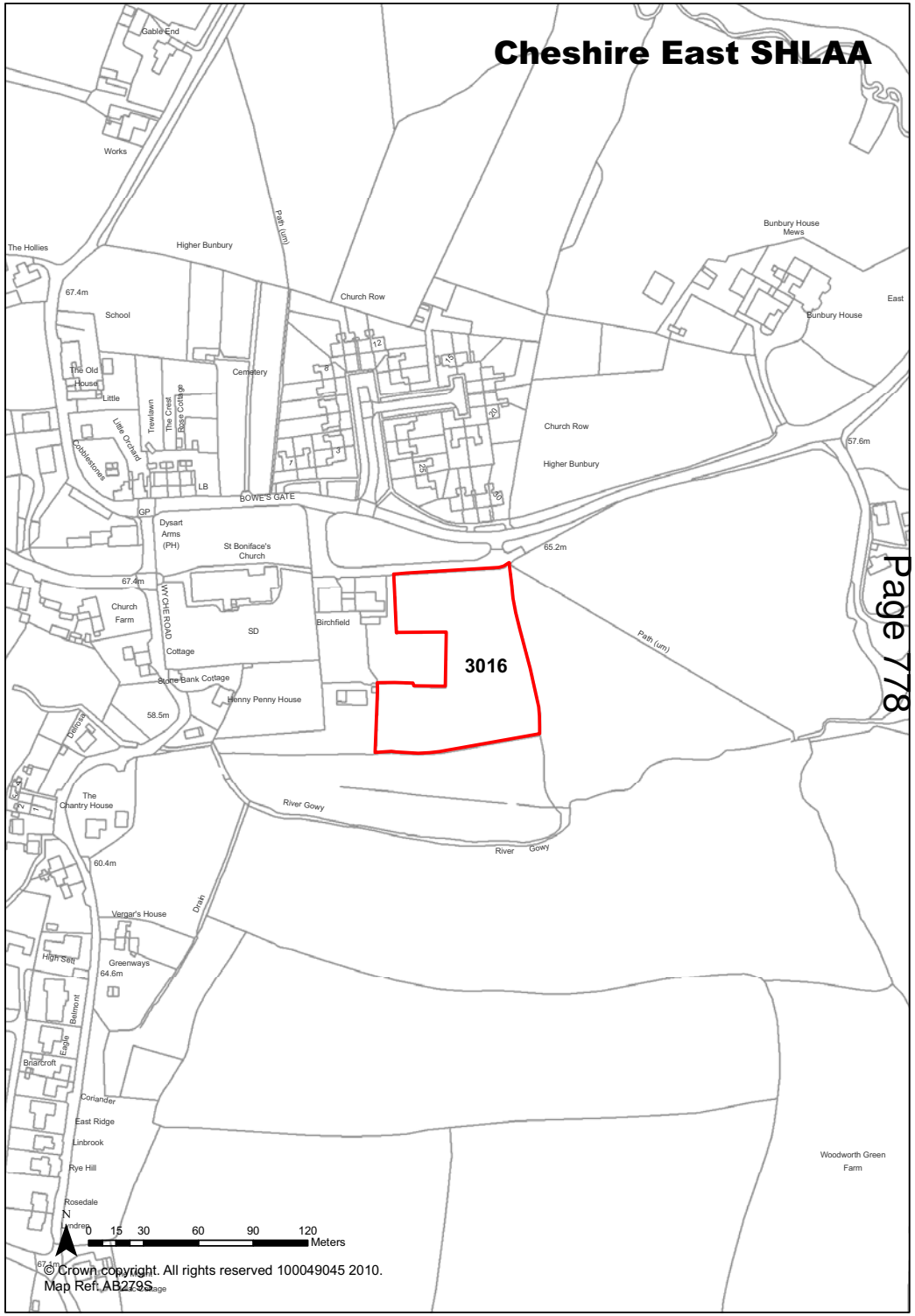


Ref	3016	Site Address	Parcel 4 - Higher Bunbury, Bowes Gate Road

Town / Rural	Bunbury - Edge / Extension	**Easting**	357036
		Northing	358047

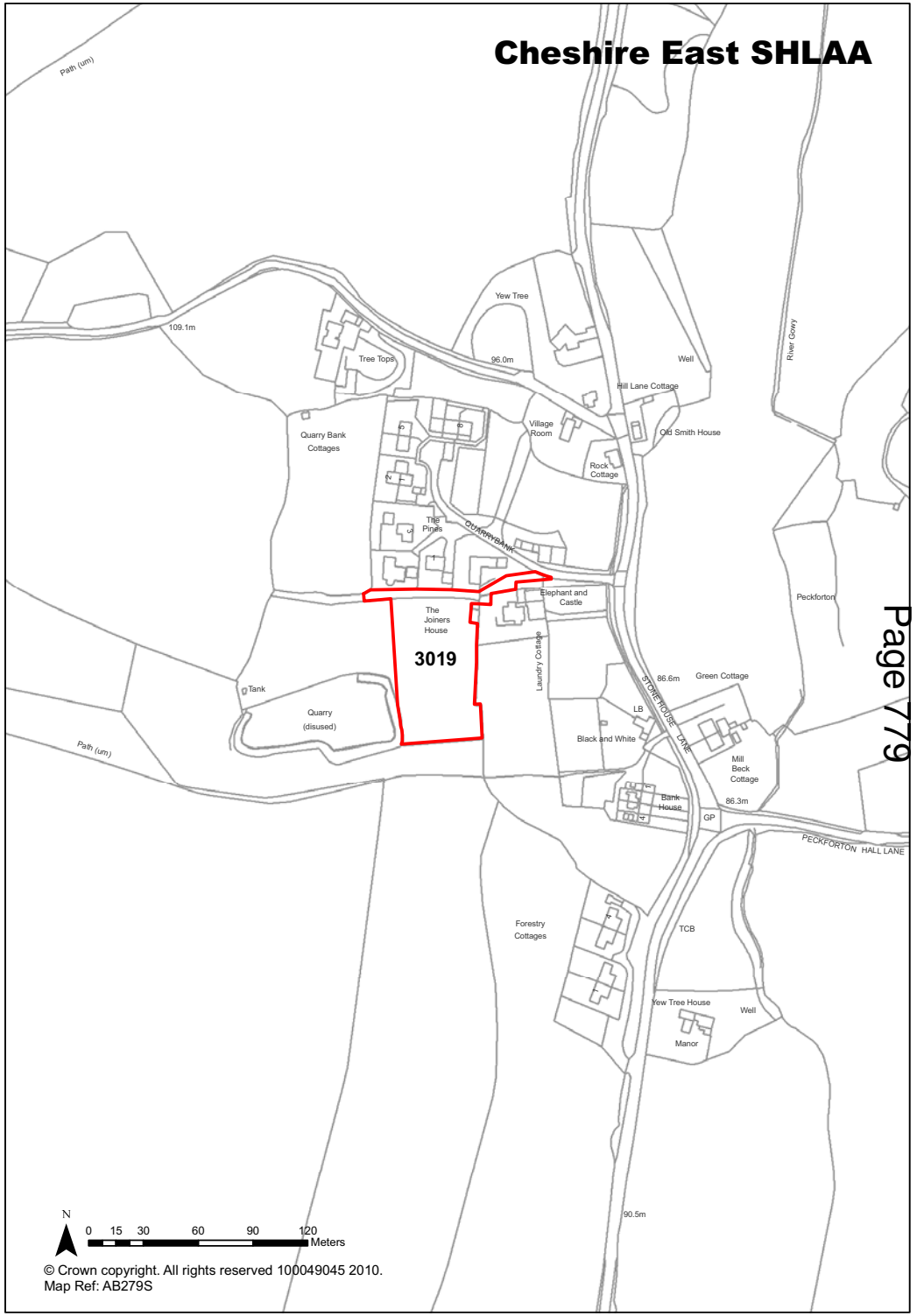
Site Description	Agricultural
Character of Area	Village edge - long views out to the south east.
Surrounding Land Uses	Residential to the north. The former Doctors Surgery to the west. Open countryside to the south and east.
Physical Constraints	Prominent site, currently well screened hedge / mature trees on the northern boundary. Access would be via a lay by.
Policy Restrictions	Open countryside
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	Site is not considered sustainable.
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	0.65
Potential Capacity	20
Potential Net Capacity	20
Potential Density	30.77
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



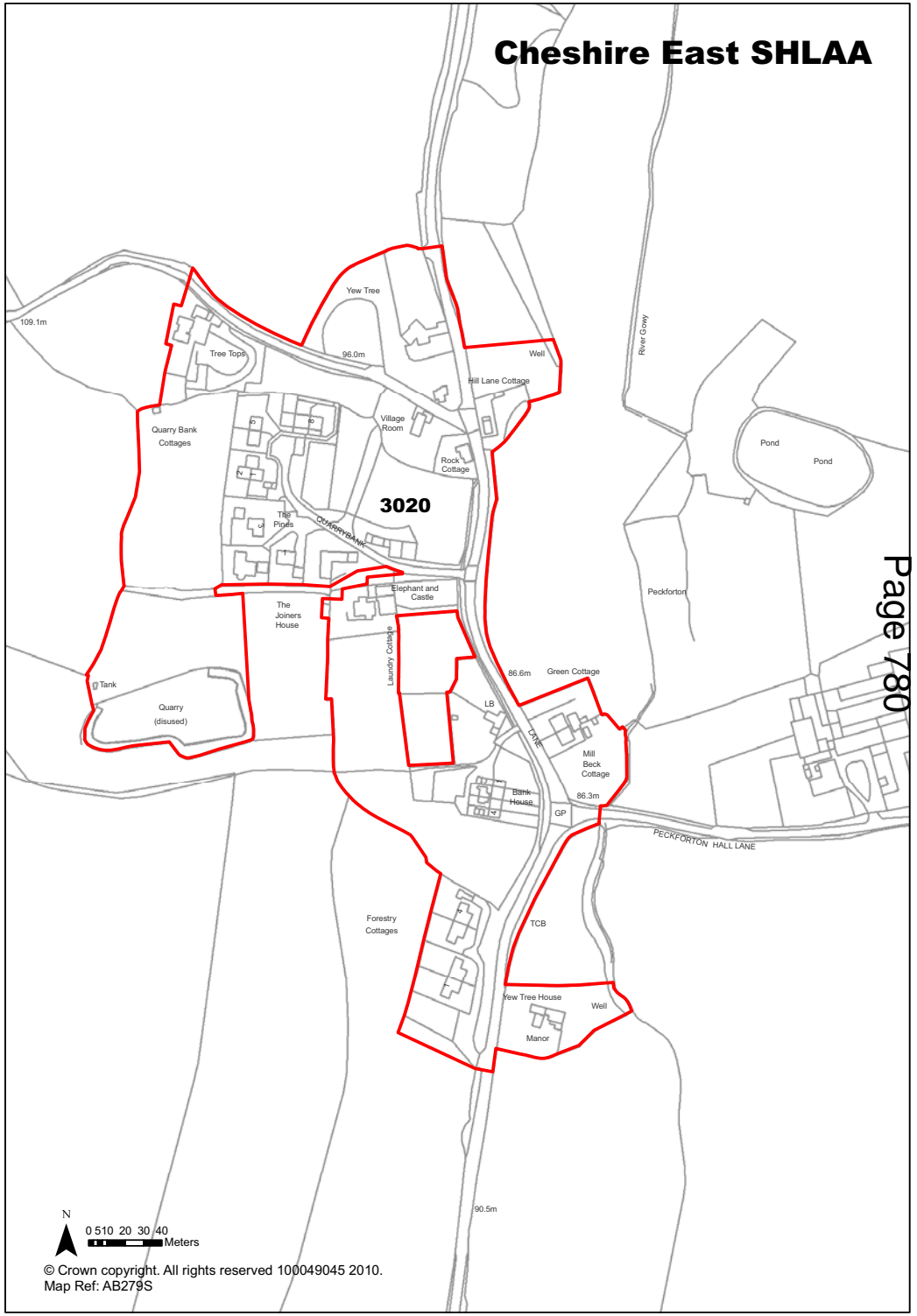
Ref 3019 Site Address Parcel 3 - Peckforton Village

Town / Rural	Rural	**Easting** 353723	**Northing** 356556
Site Description	Agriculture	**Site Size Net (Ha)**	0.39
Character of Area	Open countryside	**Potential Capacity**	12
Surrounding Land Uses	Open countryside and some residential	**Potential Net Capacity**	12
Physical Constraints	Located on potential contaminated site. Trees to edges of site. Areas of woodland adjacent.		
Policy Restrictions	Open countryside	**Potential Density**	30.77
Managing Constraints	Consultation with Contaminated Land Officer. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consideration of potential biodiversity value of site.	**Determination of Capacity**	Density multiplier
Sustainability	Site is not considered sustainable.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information	x	**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 3020 Site Address Parcel 4 - Peckforton Village

Town / Rural	Rural	**Easting** 353768	**Northing** 356571
Site Description	Open countryside and residential properties	**Site Size Net (Ha)**	7.15
Character of Area	Open countryside	**Potential Capacity**	215
Surrounding Land Uses	Open countryside	**Potential Net Capacity**	215
Physical Constraints	Located on potential contaminated site.	**Potential Density**	30.13
Policy Restrictions	Open countryside	**Determination of Capacity**	Density multiplier
Managing Constraints	Consultation with Contaminated Land Officer. Transport Assessment likely to be required.		
Sustainability	Bus route on Stone House Lane and Peckforton Hall Lane		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

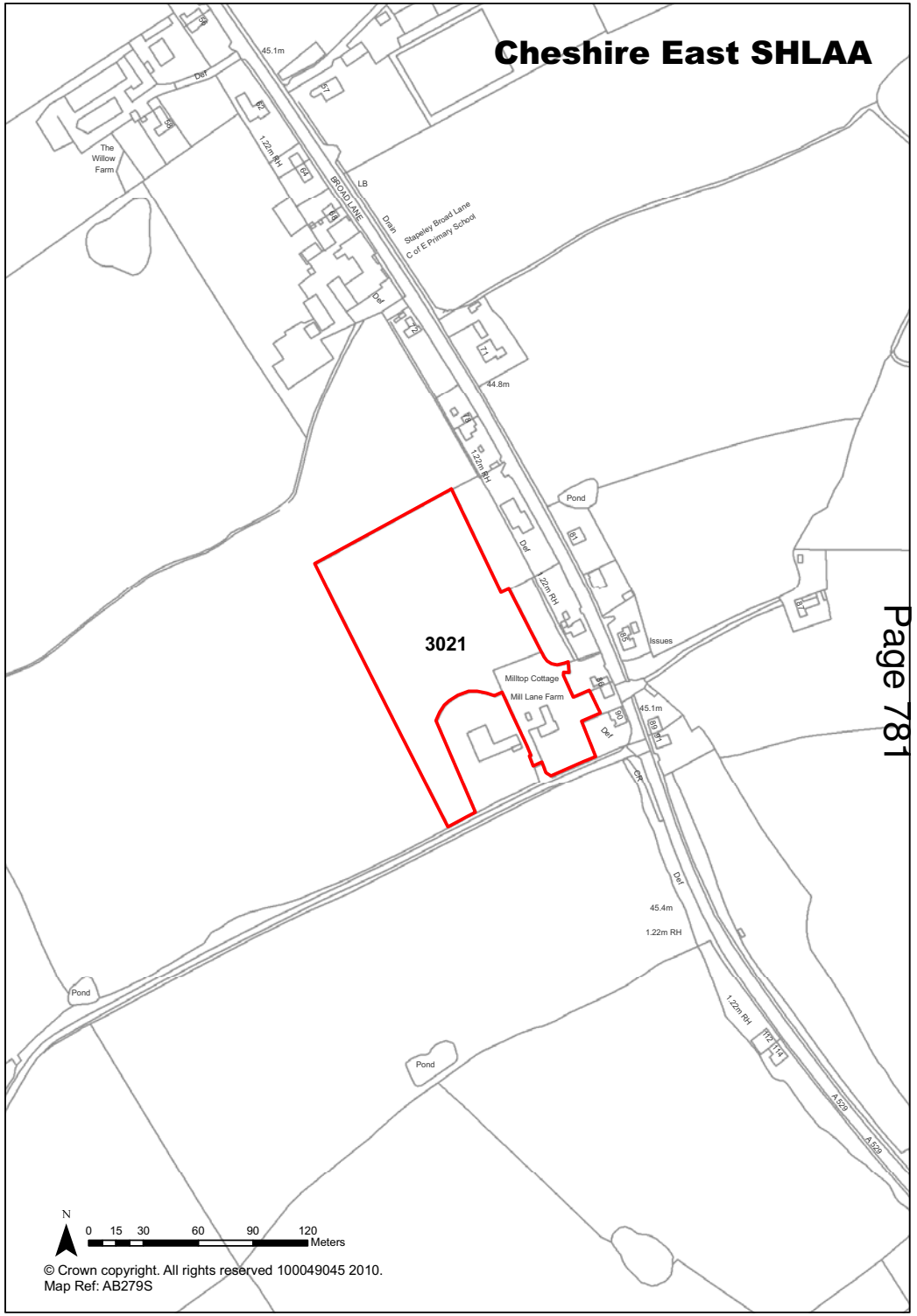


Ref	3021	Site Address	Land off A529 Audlem Road, Stapeley (Mill Lane Farm)

Town / Rural	Rural	**Easting**	366473
		Northing	350266

Site Description	Agricultural fields surrounding farm
Character of Area	Open countryside
Surrounding Land Uses	Open countryside and some residential
Physical Constraints	Located on potential contaminated site. Buildings on site.
Policy Restrictions	Open countryside
Managing Constraints	Consultation with Contaminated Land Officer. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	Bus route on Broad Lane, Primary School on Broad Lane.
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Marginal / Uncertain
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	1.22
Potential Capacity	37
Potential Net Capacity	37
Potential Density	30.33
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



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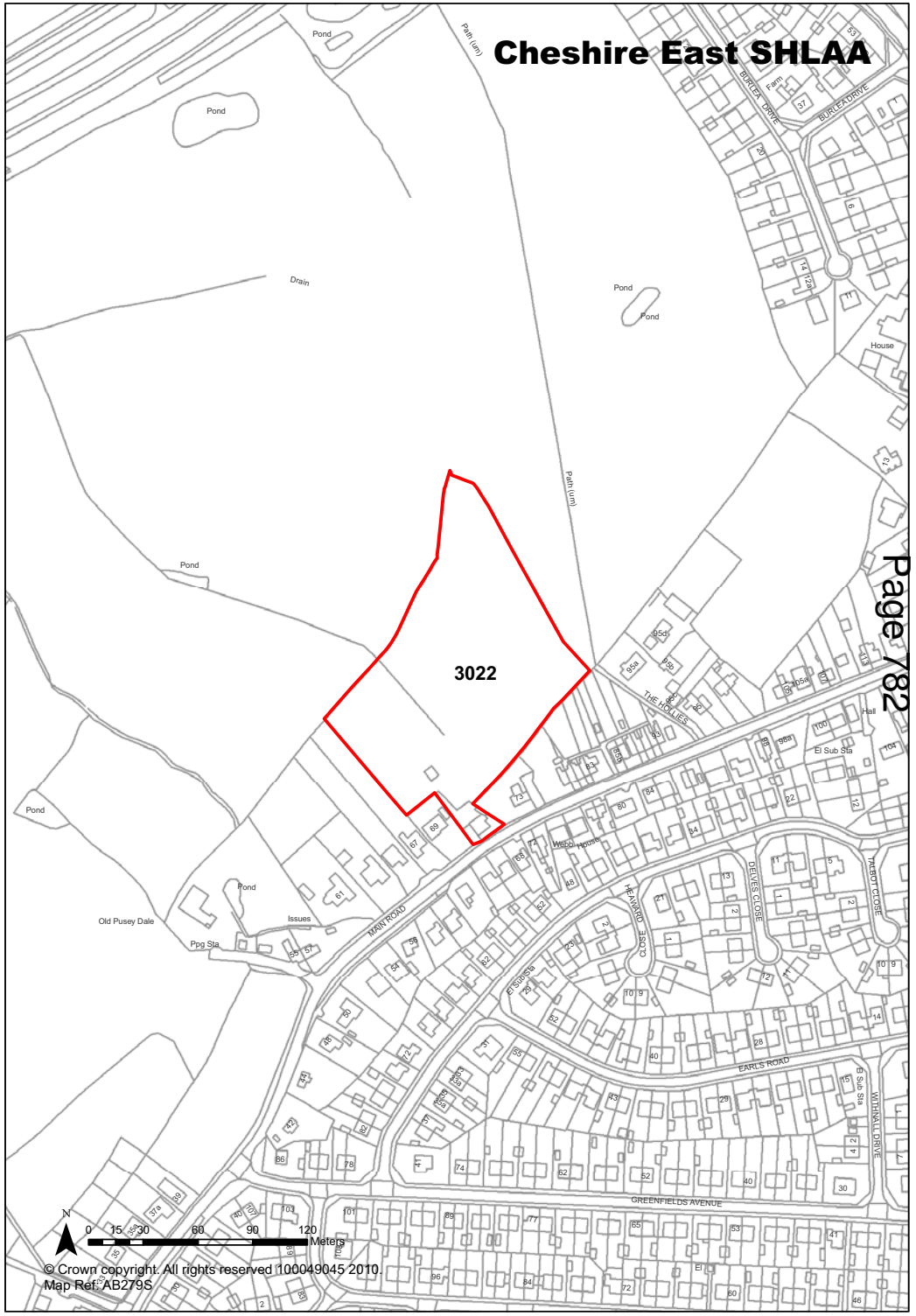
Map Ref: AB279S

Ref	3022	Site Address	Land to rear of 71 Main Road, Shavington

Town / Rural	Shavington - Edge / Extension	**Easting**	369624
		Northing	351803

Site Description	Paddock
Character of Area	Edge of settlement
Surrounding Land Uses	Residential and open countryside.
Physical Constraints	Trees and hedges to boundaries. Residential property at front of site. Access could be problematic.
Policy Restrictions	Open coutntryside.
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	Bus route on Main Road.
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	1.36
Potential Capacity	41
Potential Net Capacity	41
Potential Density	30.15
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	41
Years 11-15	0

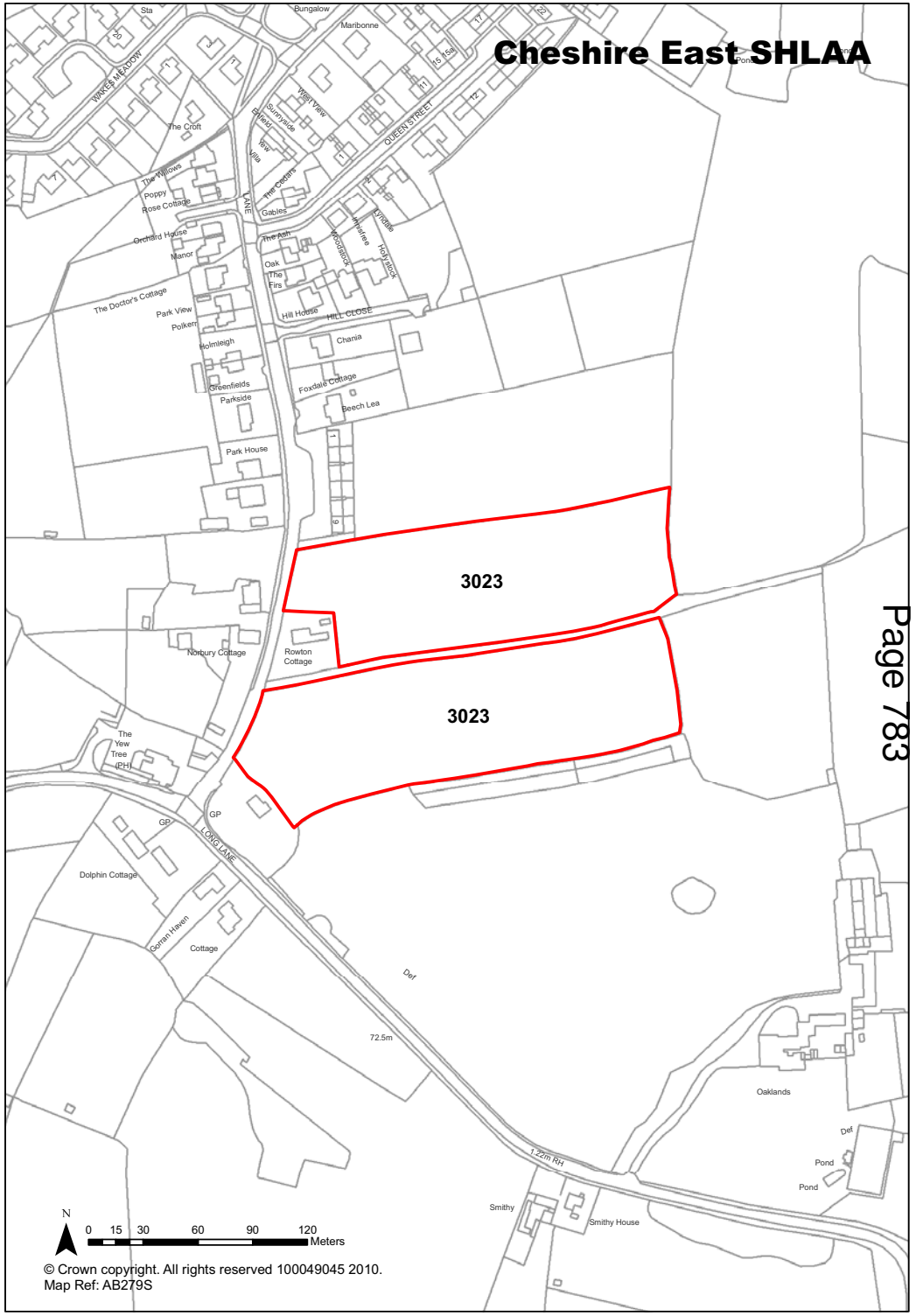


Ref 3023 Site Address Land at Oaklands House, Bunbury Lane, Bunbury

Town / Rural	Bunbury - Edge / Extension	**Easting** 356477	**Northing** 357282

Site Description	Agricultural grazing land
Character of Area	Rural, edge of village
Surrounding Land Uses	Open countryside to all sides apart from ribbon of development to the west.
Physical Constraints	Scale of development. Question of future of the field to the immediate north.
Policy Restrictions	Open Countryside
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	Bus route on Bunbury Lane.
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Marginal / Uncertain
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

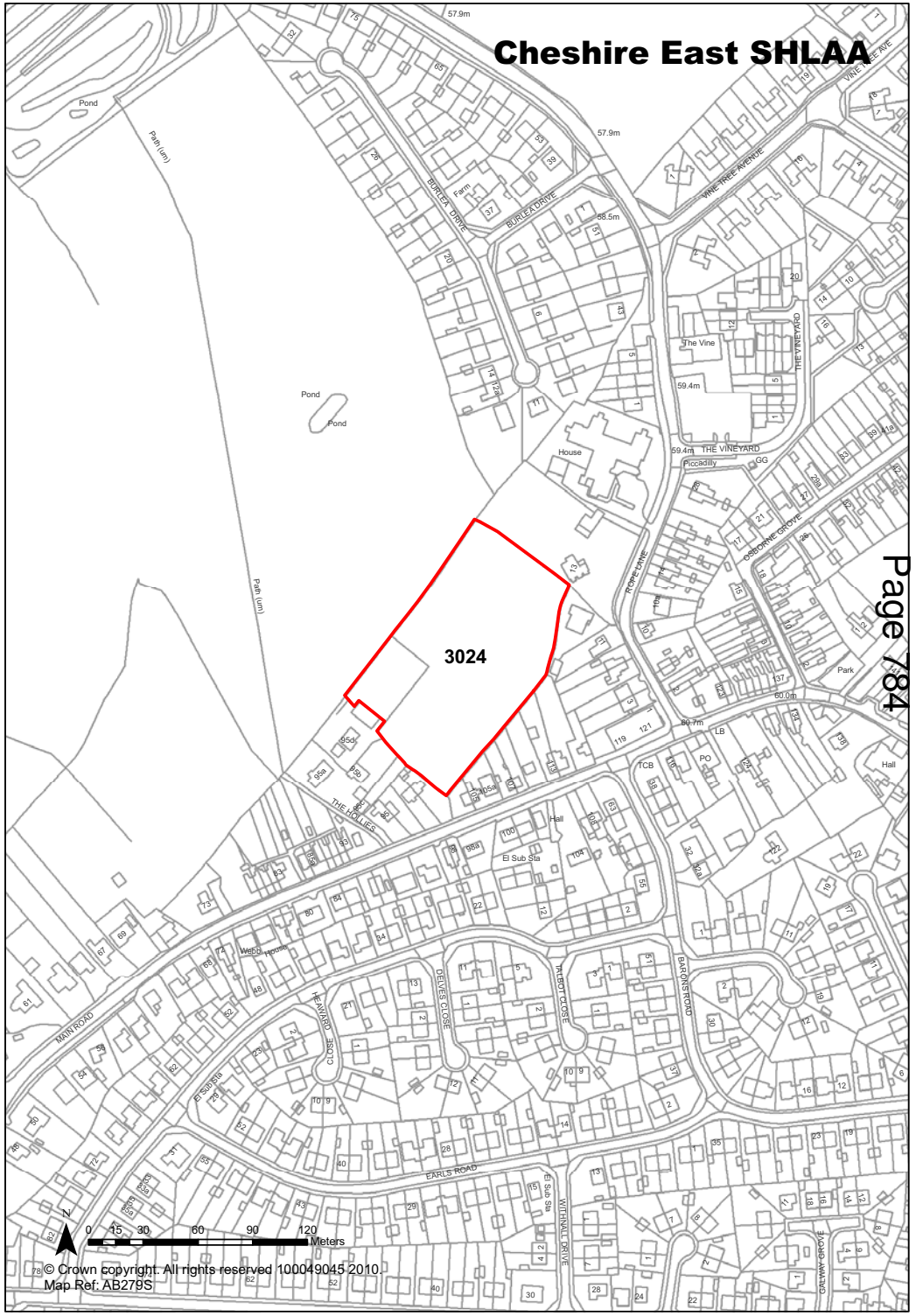
Site Size Net (Ha)	2.87
Potential Capacity	87
Potential Net Capacity	87
Potential Density	30.31
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



Ref 3024 Site Address Land at Holly Berry House, 95D Main Road, Shavington

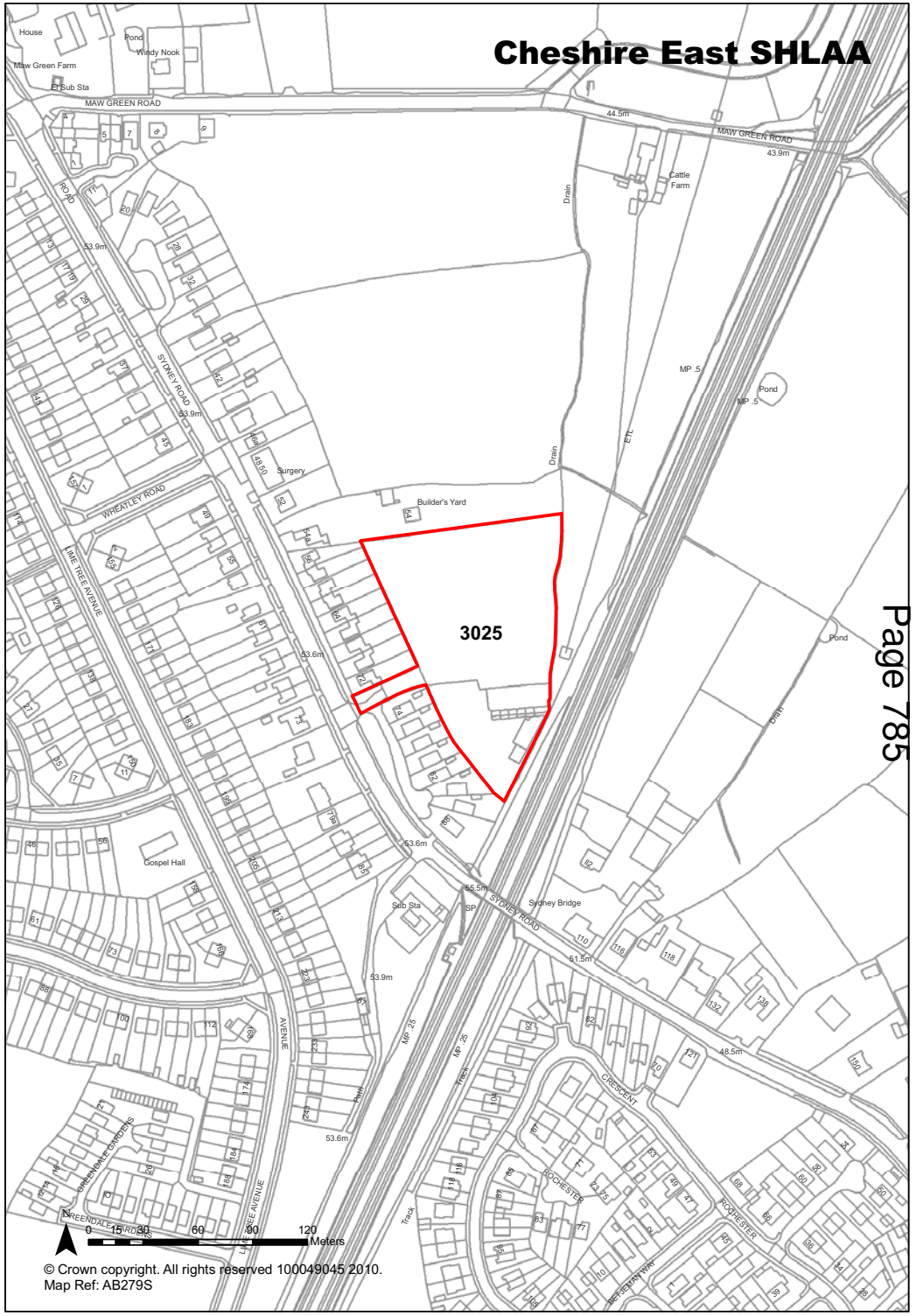
Town / Rural	Shavington - Edge / Extension	**Easting** 369798	**Northing** 351872

Site Description	Paddock, grazing land	**Site Size Net (Ha)**	0.97
Character of Area	Edge of Shavington, very open feeling within the site.	**Potential Capacity**	30
Surrounding Land Uses	Open countryside, existing housing and gardens back onto the area.	**Potential Net Capacity**	30
Physical Constraints	Access, TPOs adjacent to the site. Narrow roads in proximity to the site.		
Policy Restrictions	NE.4 Green Gap, outside settlement boundary, TPOs on adjacent site.	**Potential Density**	30.93
Managing Constraints	Retention of trees. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Site is considered sustainable.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information	NE.4 Green Gap	**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	30
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 3025 Site Address Land rear of 56-86 Sydney Road, Crewe

Town / Rural	Crewe - Edge / Extension	**Easting** 371628	**Northing** 356797
Site Description	Vacant, formerly agricultural	**Site Size Net (Ha)**	1.07
Character of Area	Edge of settlement	**Potential Capacity**	35
Surrounding Land Uses	Residential, railway and builders yard	**Potential Net Capacity**	35
Physical Constraints	Trees and hedges to boundary. Railway adjacent. Located within 250m of landfill.		
Policy Restrictions	Part open countryside.	**Potential Density**	32.71
Managing Constraints	Traffic Statement required for this development and any application may need its TS to be judged against the Crewe Area Traffic Model held by CEC. Consultation with Contaminated Land Officer. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Based on Developer Information.
Sustainability	Sustainable location with reasonable accessibility		
Accessibility	Some upgrade to sustainable links would be required from this development. Section 106, S278 and S38 agreements may be required.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	35
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

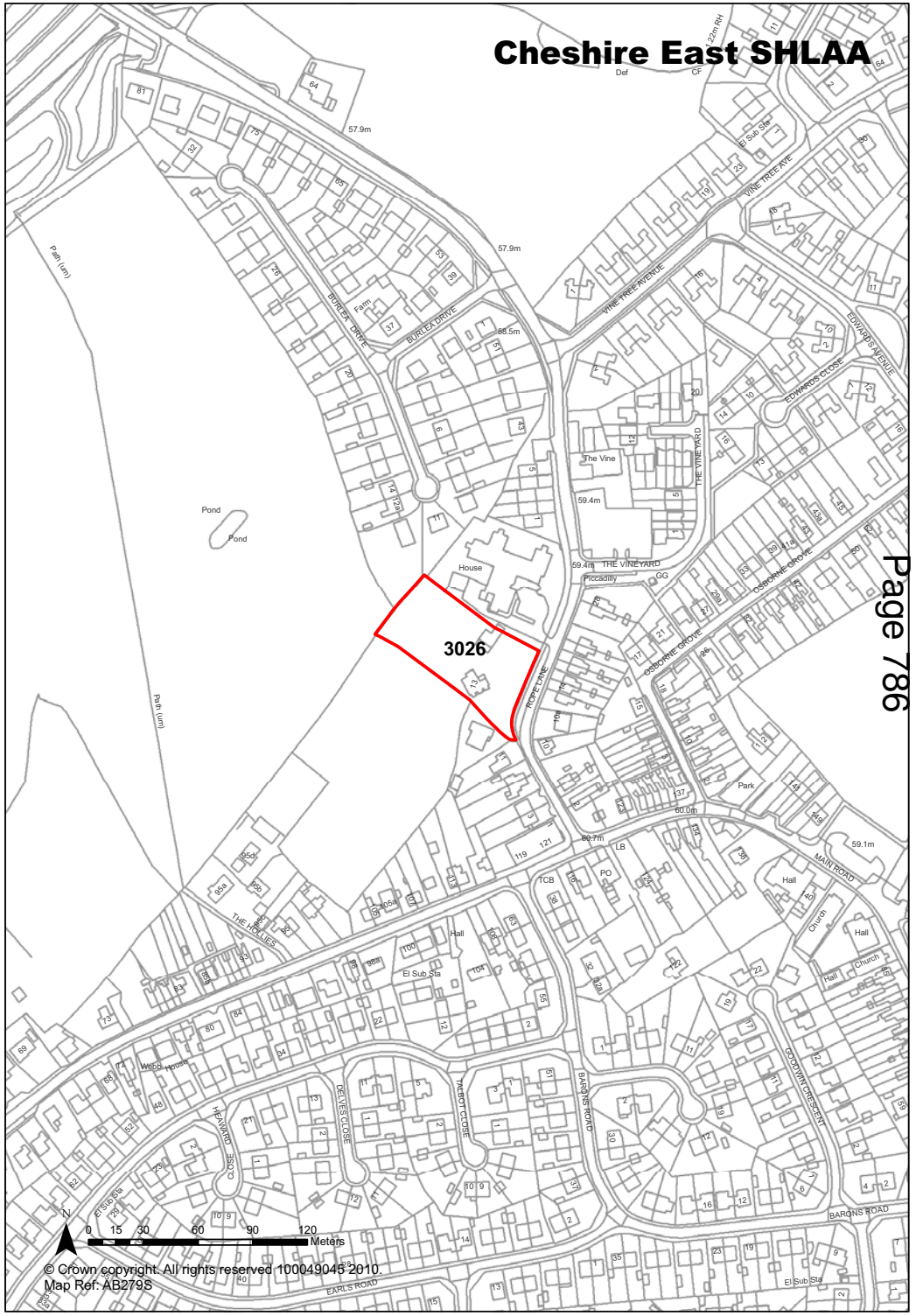


Ref 3026 Site Address Shavington Villa, Rope Lane, Shavington

Town / Rural	Shavington	**Easting** 369851	**Northing** 351938

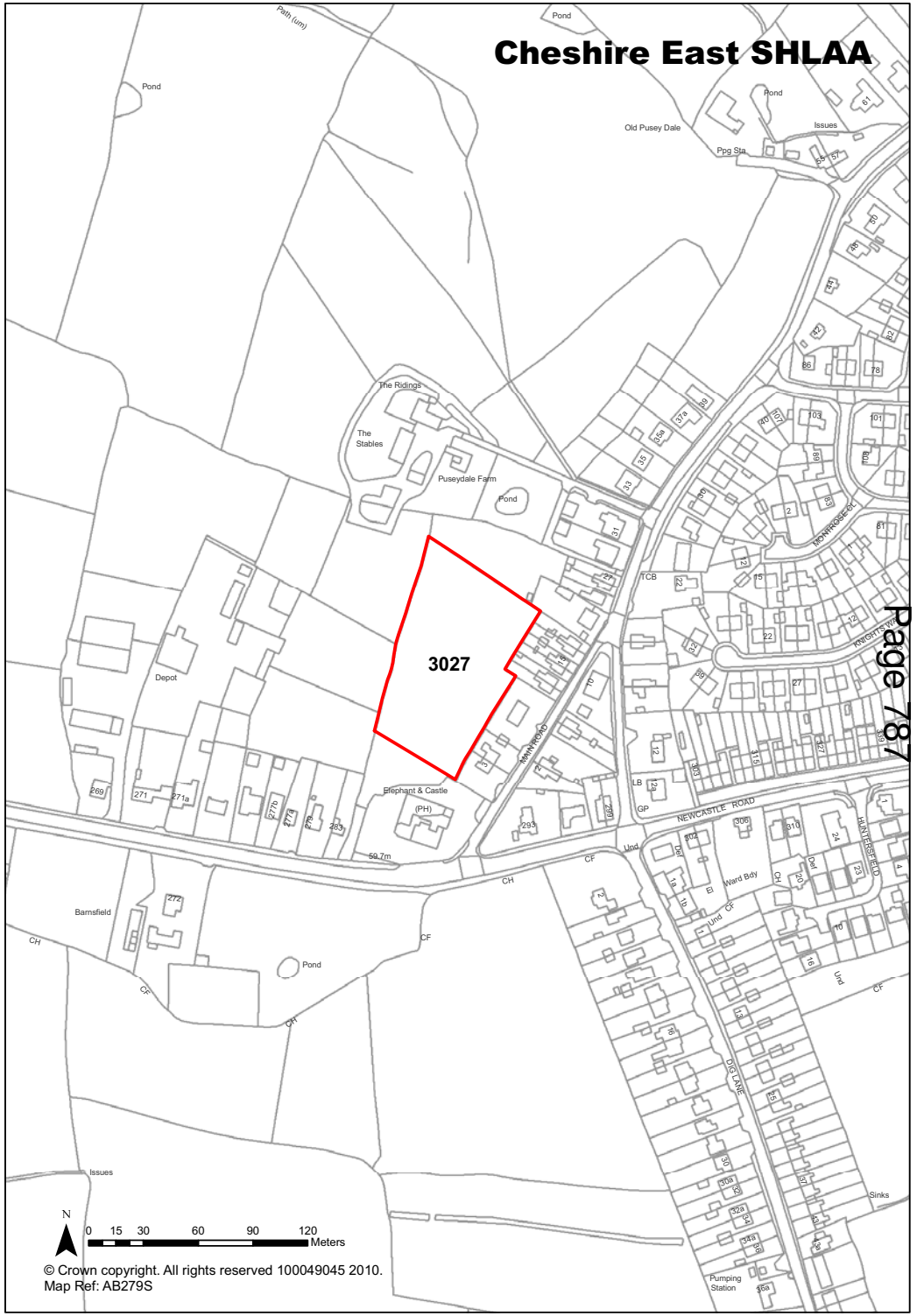
Site Description	House and garden.
Character of Area	Generally residential.
Surrounding Land Uses	Generally residential, some grassland to south west.
Physical Constraints	TPO 101-223
Policy Restrictions	With the settlement zone line.
Managing Constraints	Retention of trees.
Sustainability	Site is considered sustainable.
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Mixed
Suitability	Suitable - with policy change
Availability	Available
Achievability	Achievable
Deliverability	Deliverable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	0.34
Potential Capacity	11
Potential Net Capacity	11
Potential Density	32.35
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	11
Years 6-10	0
Years 11-15	0



Ref 3027 **Site Address** Land at The Elephant & Castle Public House, 289 Newcastle Road, Shavington

Town / Rural	Shavington - Edge / Extension	**Easting** 369331	**Northing** 351376
Site Description	Field adj. to Pub	**Site Size Net (Ha)**	0.66
Character of Area	Residential and countryside	**Potential Capacity**	20
Surrounding Land Uses	Residential, Public House and agricultural land	**Potential Net Capacity**	20
Physical Constraints	None known.		
Policy Restrictions	Outside Settlement Boundary within Green Gap (NE.4)	**Potential Density**	30.3
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Bus route on Newcastle Road.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	20
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 3028 Site Address Land adjoining The View, Haslington

Town / Rural	Haslington - Edge / Extension	**Easting**	373746
Northing	356701		

Site Description	Agricultural
Character of Area	Open countryside
Surrounding Land Uses	Primary school to the south, cricket club to the north. Edge of settlement location.
Physical Constraints	Proximity of school and the cricket club. Located within 250m of landfill.
Policy Restrictions	Open Countryside
Managing Constraints	Consultation with Contaminated Land Officer. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	Adjacent to the Dingle Primary School.
Accessibility	Access is possible.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	1.28
Potential Capacity	39
Potential Net Capacity	39
Potential Density	30.47
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	39
Years 11-15	0

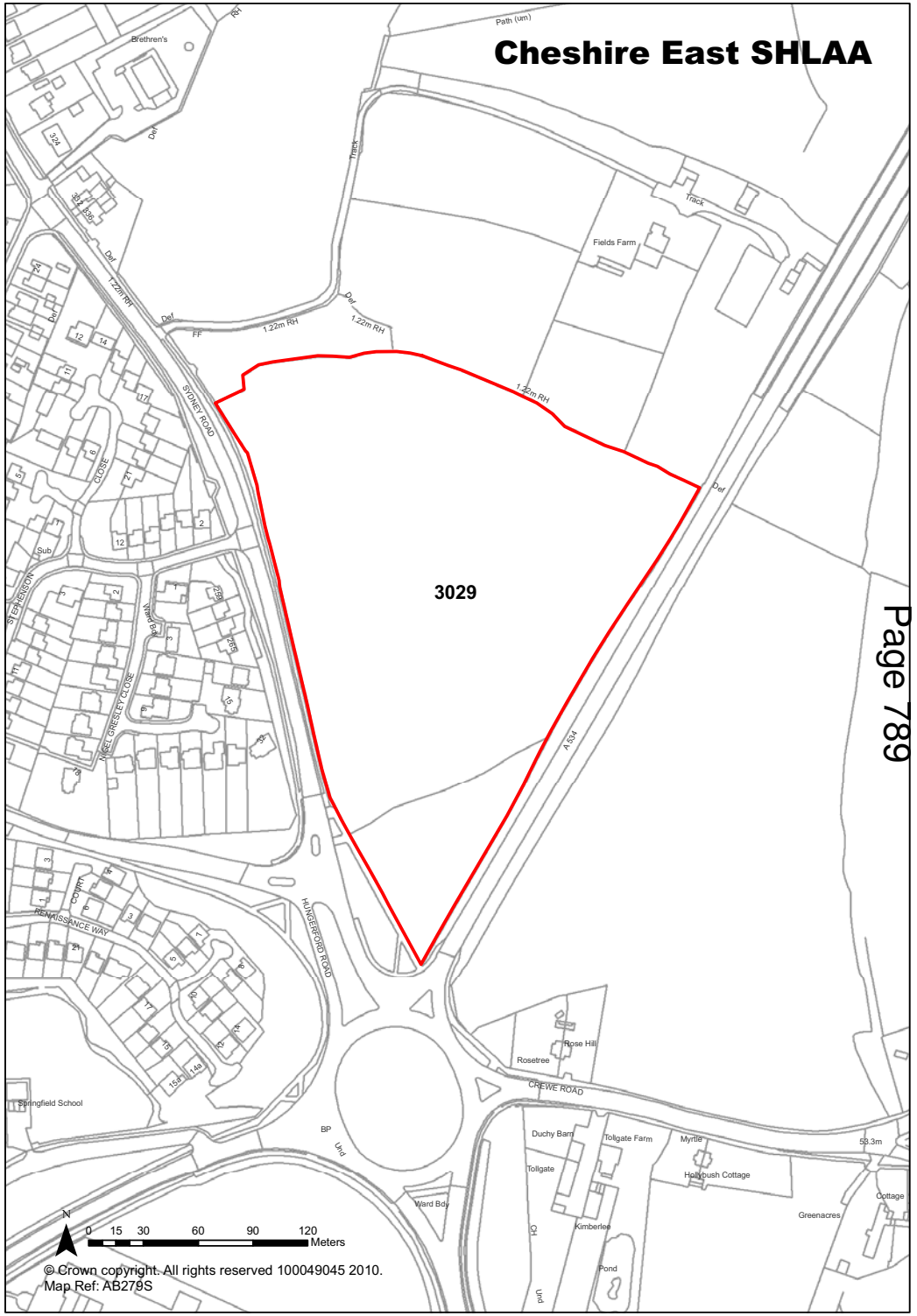


Ref 3029 **Site Address** Land off the A534, North of Crewe Green roundabout.

Town / Rural Crewe - Edge / Extension **Easting** 372366 **Northing** 355671

Site Description	Agricultural pasture
Character of Area	Rural, edge of settlement
Surrounding Land Uses	Residential to the west, employment and major roundabout to the south. Haslington Bypass forms the eastern boundary.
Physical Constraints	Located within 250m of landfill. Potential air quality issues.
Policy Restrictions	NE.4 Green Gap.
Managing Constraints	Some upgrade to sustainable links would be required from this development. Crewe Green roundabout is heavily congested and other local highway concerns would require a draft TA pre-application. Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	Greenfield site, but considered to be sustainably located.
Accessibility	Access is possible. Section 106, S278 and S38 agreements required.
Other Information	PLI objection in 2002.
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	4.64
Potential Capacity	140
Potential Net Capacity	140
Potential Density	30.17
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	90
Years 11-15	50

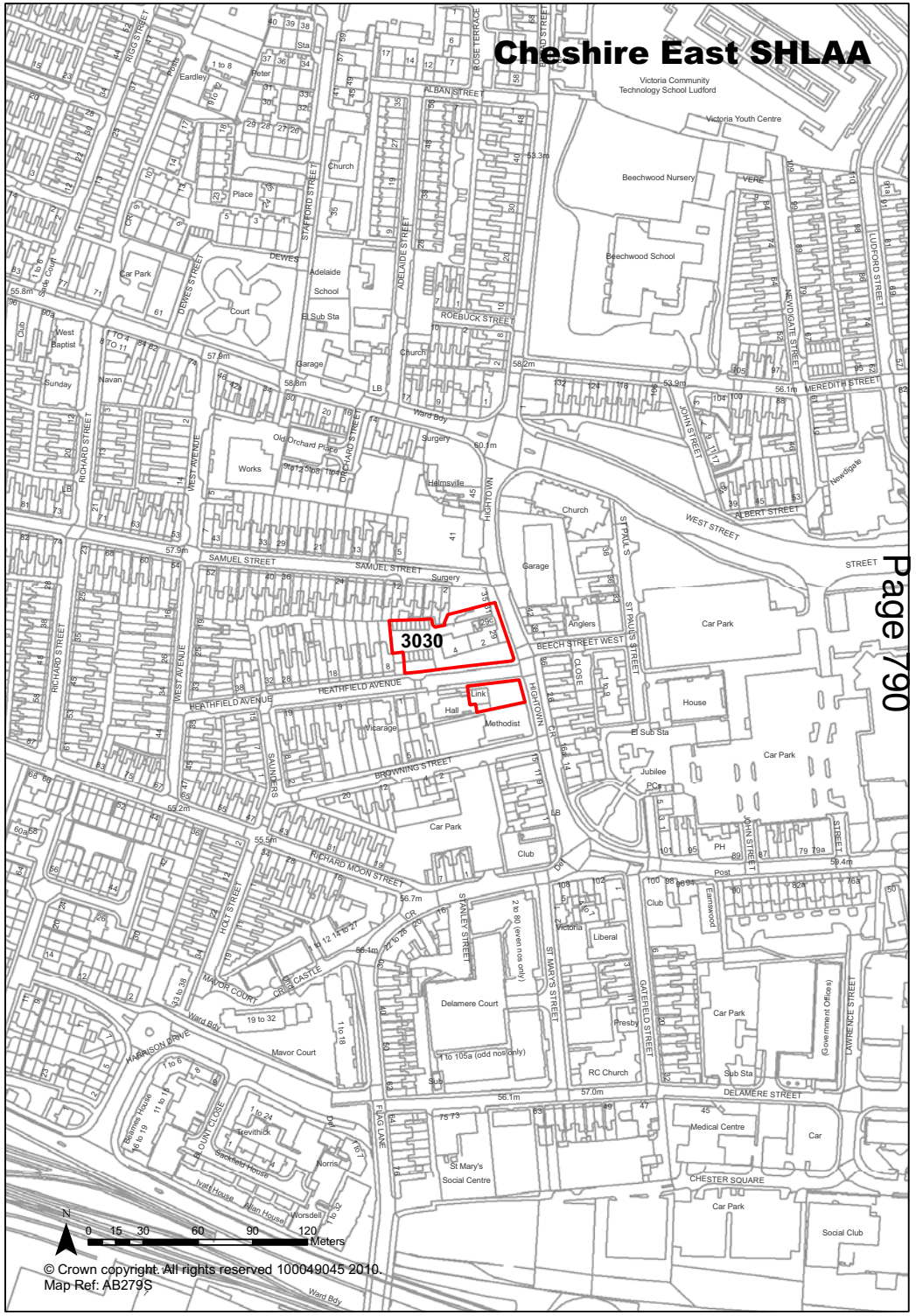


Ref	3030	Site Address	Land at 2 & 4 Heathfield Avenue & 29, 29A & 31 Hightown, Crewe

Town / Rural	Crewe	**Easting**	370113
		Northing	355956

Site Description	Underused land
Character of Area	Generally reisdential
Surrounding Land Uses	Residential and Church
Physical Constraints	Buildings on site. Parking area on site.
Policy Restrictions	Within Crewe SZL.
Managing Constraints	Consideration of existing buildings when redeveloping site.
Sustainability	Site is considered sustainable
Accessibility	Access is possible
Other Information	
Brownfield / Greenfield	Brownfield
Suitability	Suitable
Availability	Available
Achievability	Achievable
Deliverability	Deliverable
Development Progress	Awaiting S106
Application Number:	P09/0014

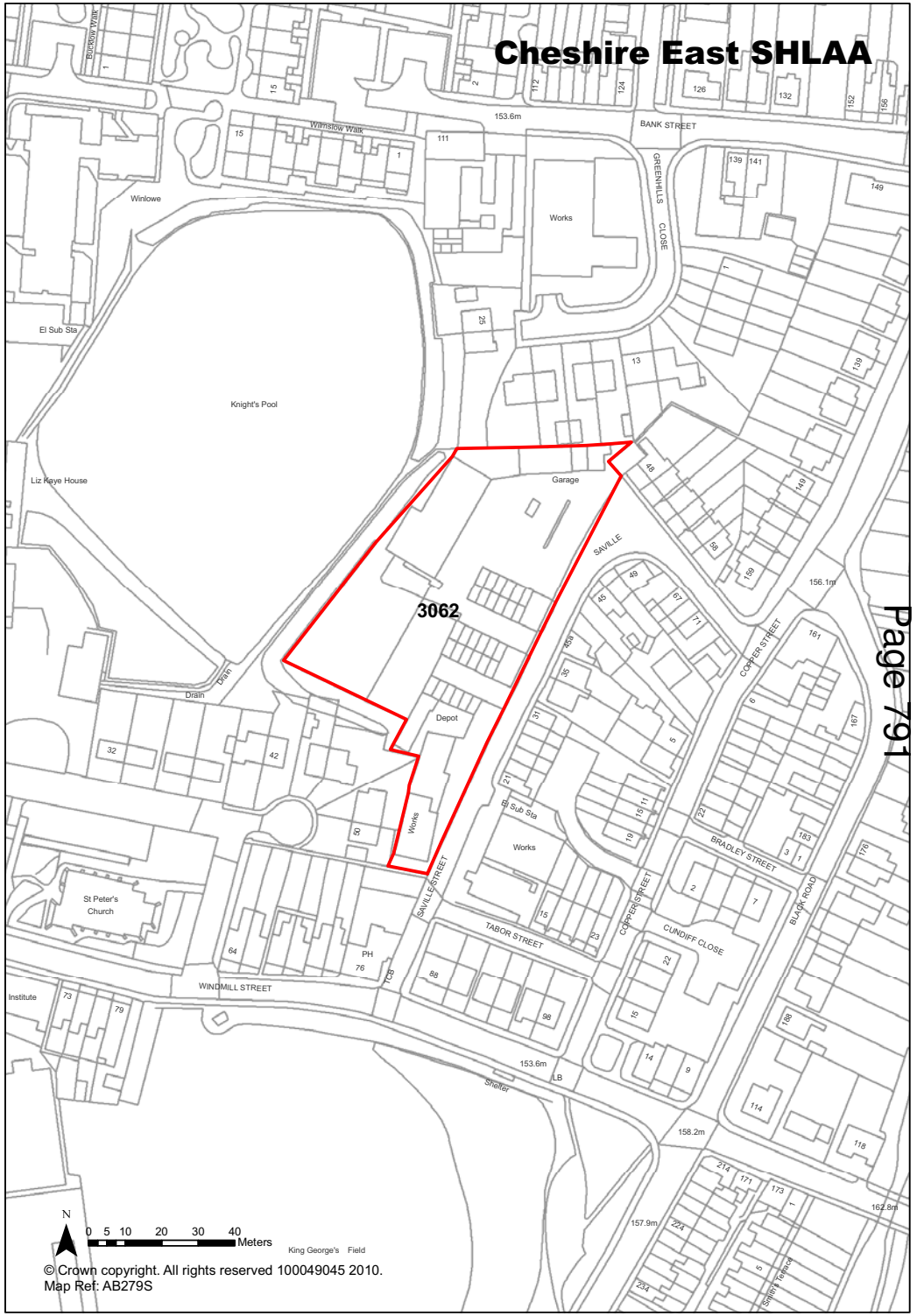
Site Size Net (Ha)	0.21
Potential Capacity	35
Potential Net Capacity	35
Potential Density	166.7
Determination of Capacity	Based on current planning application
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	35
Years 6-10	0
Years 11-15	0



Ref 3062 Site Address Saville St Garage & Workshop, Macclesfield

Town / Rural	Macclesfield	**Easting** 392333	**Northing** 373034

Site Description	In active use, garage part may become available sooner than the rest of the site	**Site Size Net (Ha)**	0.5
Character of Area	Predominantly Residential	**Potential Capacity**	20
Surrounding Land Uses	Predominantly Residential, Existing Open Space, Existing Employment Area	**Potential Net Capacity**	20
Physical Constraints	Actively used - Cornerstone garages, Autospeed, BK forktrucks,well-used locked garages, access ok, site overlooks Knights Pool, potential contamination and air quality issues. Access ok		
Policy Restrictions	Predominantly Residential	**Potential Density**	40
Managing Constraints	Noise mitigation to reduce impact of surrounding employment usage. Site Contamination Assessment to identify extent of contamination and remediation required. Consultation with Contaminated Land Officer. Air quality assessment may be required (proximity to AQMA).	**Determination of Capacity**	Density multiplier - Sustainable location
Sustainability	Site is considered sustainable		
Accessibility	Access is possible	**Total Completions**	0
Other Information	Part of site available.	**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available - Medium Term	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	20
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

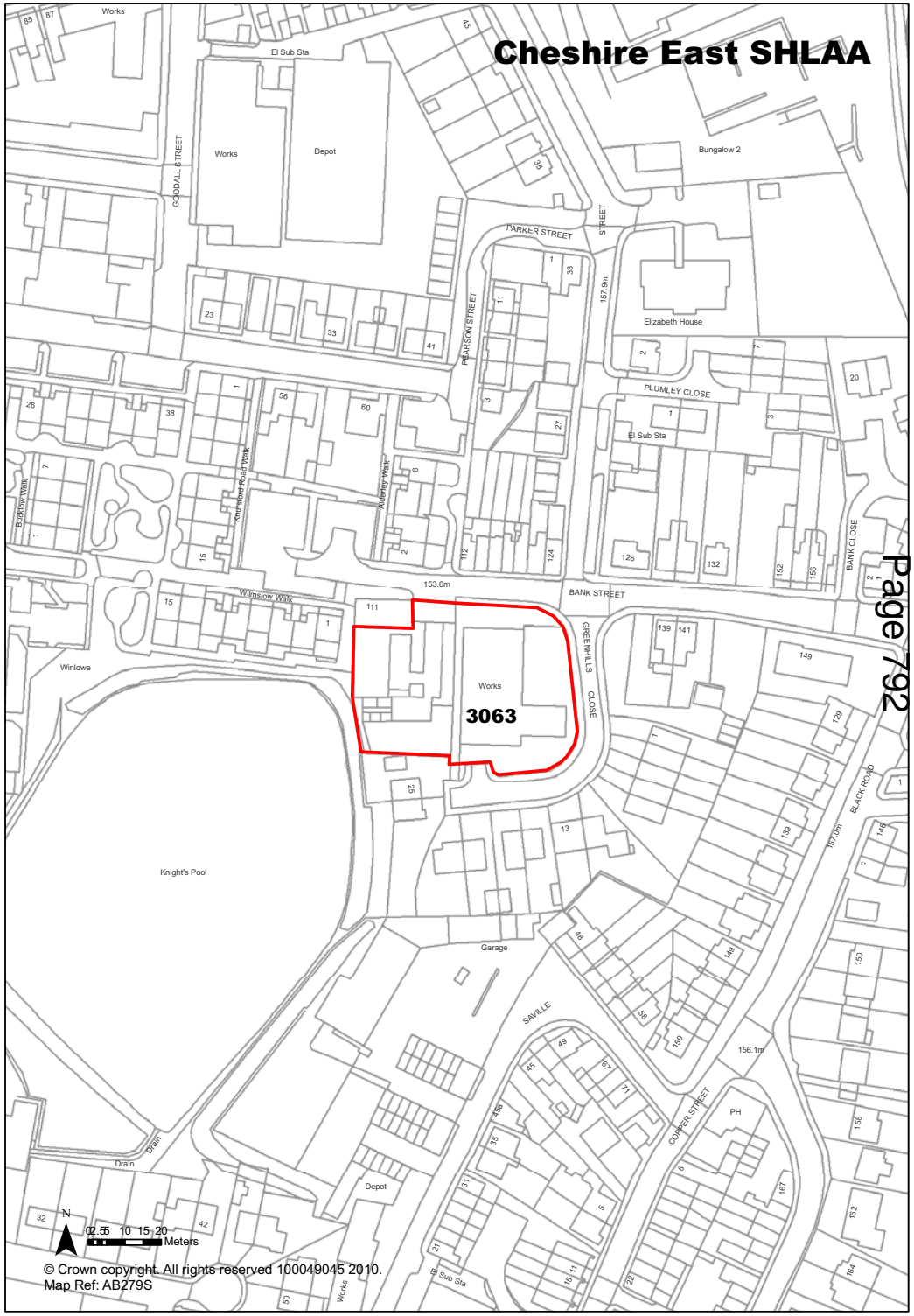


Ref	3063	Site Address	Bank Street Works, Grenhills Close, Macclesfield

Town / Rural	Macclesfield	**Easting**	392361
Northing	373129		

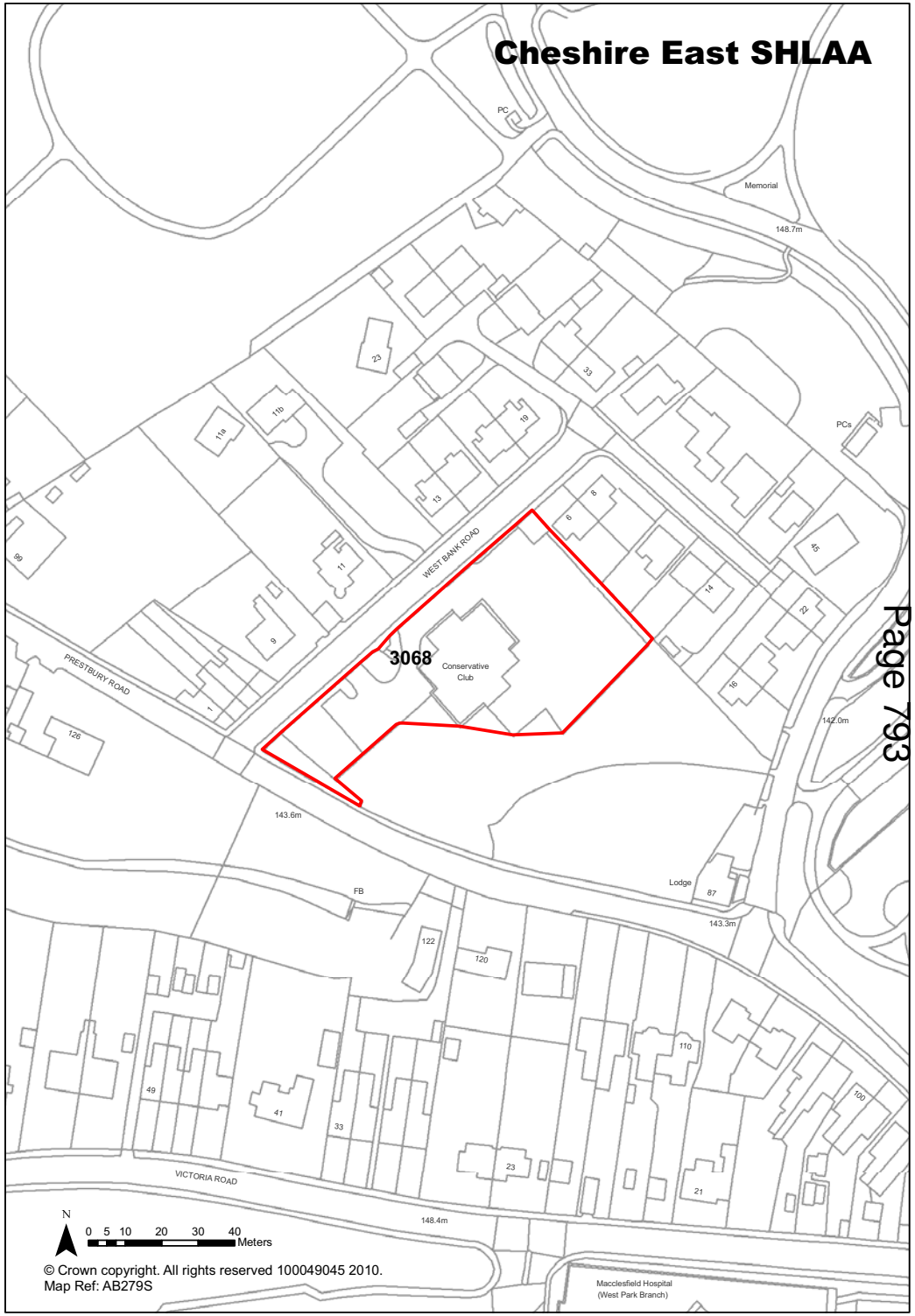
Site Description	Vacant buildings - to let, RSL interest
Character of Area	Predominantly Residential
Surrounding Land Uses	Predominantly Residential, Existing Open Space
Physical Constraints	Former Stanley Press Holings Ltd - now for let Greenhams Commercial Western bdg; DTZ Debenham Tie Leung Eastern premises, modern bdgs, 2 storey in height terms, Greenhills Close is at a slightly lower level. Located on potential contaminated site. Potential air quality issues.
Policy Restrictions	Within Macclesfield
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (proximity to AQMA).
Sustainability	Site is considered sustainable
Accessibility	Access is possible
Other Information	
Brownfield / Greenfield	Brownfield
Suitability	Suitable
Availability	Available
Achievability	Achievable
Deliverability	Deliverable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	0.24
Potential Capacity	10
Potential Net Capacity	10
Potential Density	41.67
Determination of Capacity	Density multiplier - Sustainable location
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	10
Years 6-10	0
Years 11-15	0



Ref 3068 Site Address Conservative Club, West Bank Road, Macclesfield

Town / Rural	Macclesfield	**Easting** 390794	**Northing** 374180
Site Description	Conservative Club	**Site Size Net (Ha)**	0.36
Character of Area	Residential	**Potential Capacity**	10
Surrounding Land Uses	Predominantly Residential, Existing Open space, Conservation Area	**Potential Net Capacity**	10
Physical Constraints	Site in use, 1-2 storey bdg, 2 car parks either side, extensive land, good access, minimal overlooking, Trees (TPO) adj		
Policy Restrictions	Identified as Predominantly Residential	**Potential Density**	30.56
Managing Constraints	Sympathetic design to character of area: natural and human.	**Determination of Capacity**	Density multiplier
Sustainability			
Accessibility	Access is possible.	**Total Completions**	0
Other Information	Bus stop within 300m. Post office within 1000m. Medical facilities within 650m. Primary school within 1400m. Open space within 100m.	**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	10
Deliverability	Deliverable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

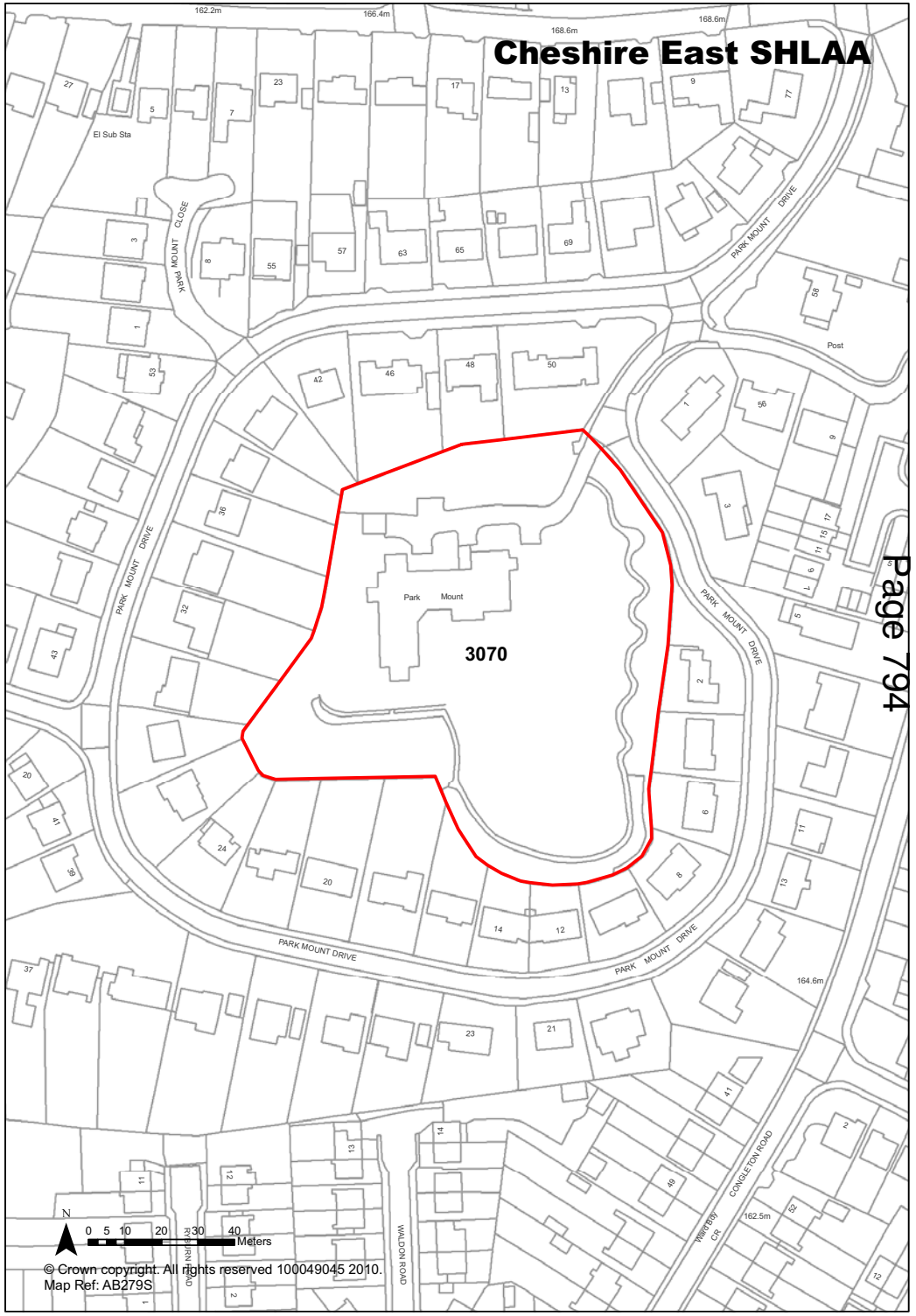


Ref 3070 **Site Address** Park Mount Nursing Home, Park Mount Drive, Macclesfield

Town / Rural Macclesfield **Easting** 390487 **Northing** 372573

Site Description	In use - Nursing home
Character of Area	Residential
Surrounding Land Uses	Predominantly Residential, Existing Open Space
Physical Constraints	Large treed area (TPOs), 2 storey bdg, extensive gardens, bdg in use, flat land, potential access issues (1 lane entry into the property, surrounded by 1 & 2 storey bdgs. Potential air quality issues.
Policy Restrictions	Identified as Predominantly Residential
Managing Constraints	Resolve access issues: Highways Agency. Consider conversion of exisiting building. Sympathetic design to natural environment. Air quality assessment may be required (proximity to AQMA).
Sustainability	Bus route on Congleton Road and Ivy Lane but not adjacent to site.
Accessibility	Access issues to be resolved through consultation with the Highway Agency
Other Information	Bus stop within 220m. Post office within 1200m. Medical facilities within 1000m. Primary school within 700m. Open space within 650m.
Brownfield / Greenfield	Brownfield
Suitability	Suitable
Availability	Not Available
Achievability	Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	1.0
Potential Capacity	30
Potential Net Capacity	30
Potential Density	30
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



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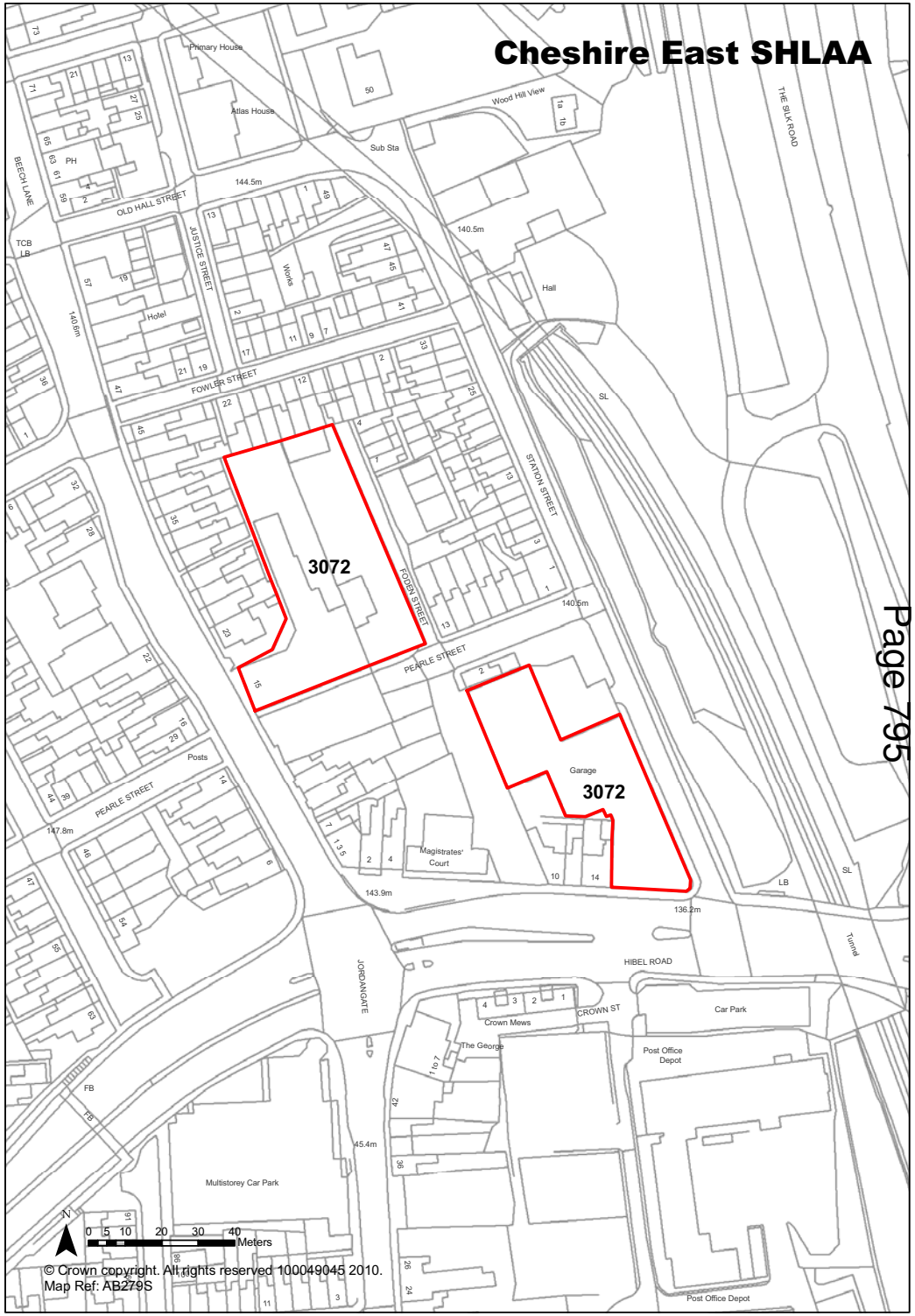
Map Ref: AB279S

Ref 3072 **Site Address** Culvers Garage, Hibel Road, Macclesfield

Town / Rural Macclesfield **Easting** 391719 **Northing** 374122

Site Description	Site in active use as a car garage/showroom. Pearle St - Cyprotex & Station St - RRG Macclesfield Toyota Group and Residential	**Site Size Net (Ha)**	0.38
Character of Area	Residential & commercial uses.	**Potential Capacity**	12
Surrounding Land Uses	Predominantly Residential and railway.	**Potential Net Capacity**	12
Physical Constraints	Pearle St - Cyprotex - modern building - carparking to S & E - access from Pearle St; levels change sloping downhill towards Station St; Station st site - modern buildings, access ok, car park to N. Located within 250m of landfill.		
Policy Restrictions	Within the settlement boundary of Macclesfield and a predominantly residential area.	**Potential Density**	31.58
Managing Constraints	Flood Risk Assessment - Flood Alleviation if required. Levelling of site. Consultation with Contaminated Land Officer.	**Determination of Capacity**	Density multiplier
Sustainability			
Accessibility	Access is possible	**Total Completions**	0
Other Information	Bus stop within 110m. Post office within 1500m. Medical facilities within 250m. Primary school within 1400m. Open space within 220m.	**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	12
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



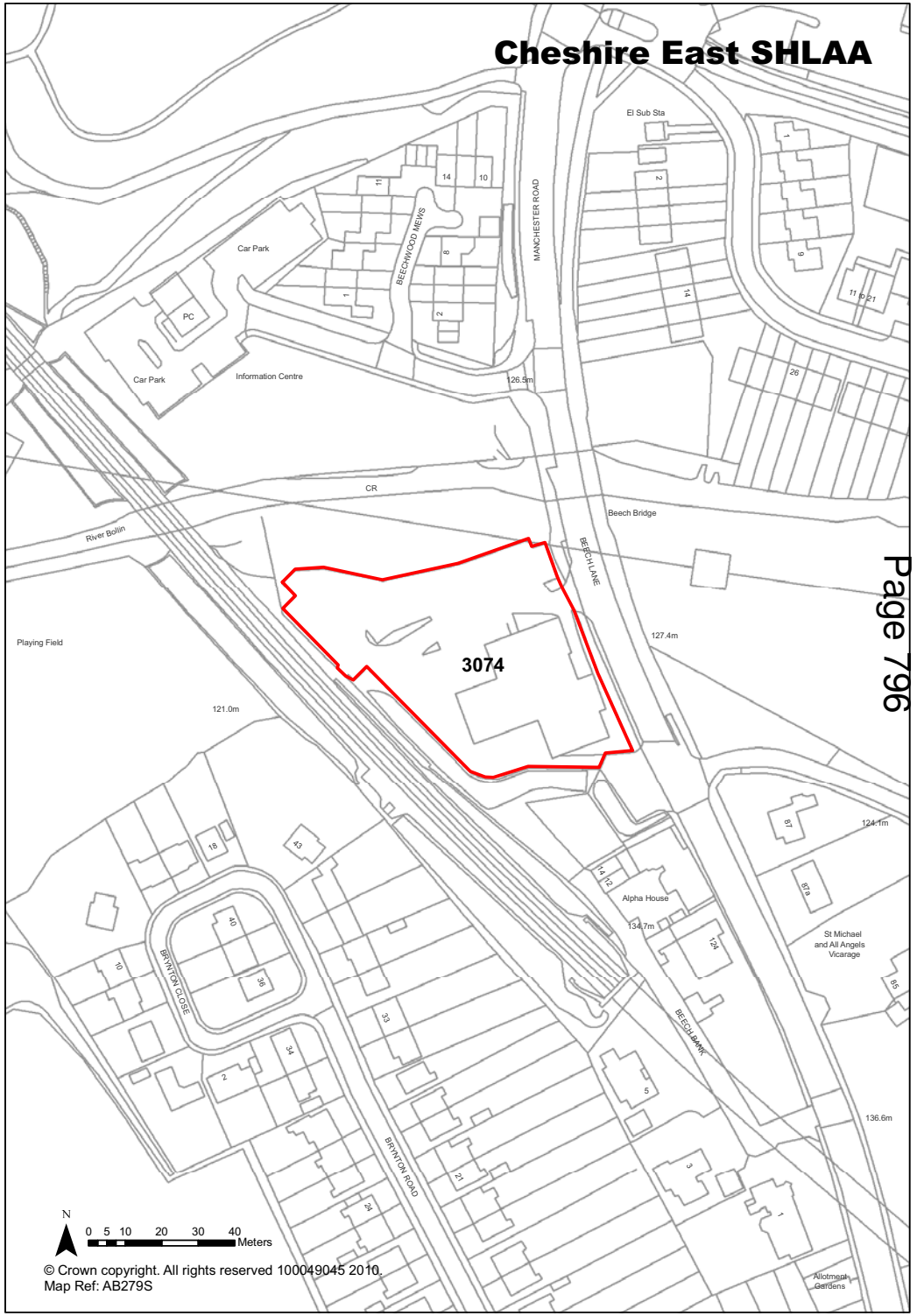
Ref	3074	Site Address	Former Links Garage, Beech Lane, Macclesfield

Town / Rural	Macclesfield	**Easting**	391485
Northing	374496		

Site Description	Vacant car showroom and land.
Character of Area	Residential, open space.
Surrounding Land Uses	Residential, existing open space and railway.
Physical Constraints	Flood zone 1 - little or no risk. 1-2 storey bdg, 1 storey equiv in height to 2 storey bdg, several outbdgs, site vacant, car parking area, access off Beech Lane - fast moving traffic, minimal risk of overlooking, fairly large plot, Riverside Park to N, railway to W in cutting. Located on potential contaminated site. Potential noise issues. Trees and hedges to boundary. Site appears generally flat.
Policy Restrictions	Within the settlement boundary of Macclesfield. Identified as Predominantly Residential.
Managing Constraints	Flood Risk Assessment - Flood Alleviation if required. Sympathetic design to respect the character of the area, both human and natural. Ensure design causes no overlooking issues. Contact highways agency regarding access issues. Consultation with Contaminated Land Officer. PPG24 noise assessment required (rail noise). Consideration of biodoversity.
Sustainability	Site is within walking distance of bus stops and open space.
Accessibility	Access issues to be resolved through consultation with the Highway Agency.
Other Information	Bus stop within 50m. Post office within 1400m. Medical facilities within 700m. Primary school within 1400m. Open space within 60m.
Brownfield / Greenfield	Brownfield
Suitability	Suitable
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	0.38
Potential Capacity	12
Potential Net Capacity	12
Potential Density	31.58
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	12
Years 11-15	0

Cheshire East SHLAA - Update January 2013

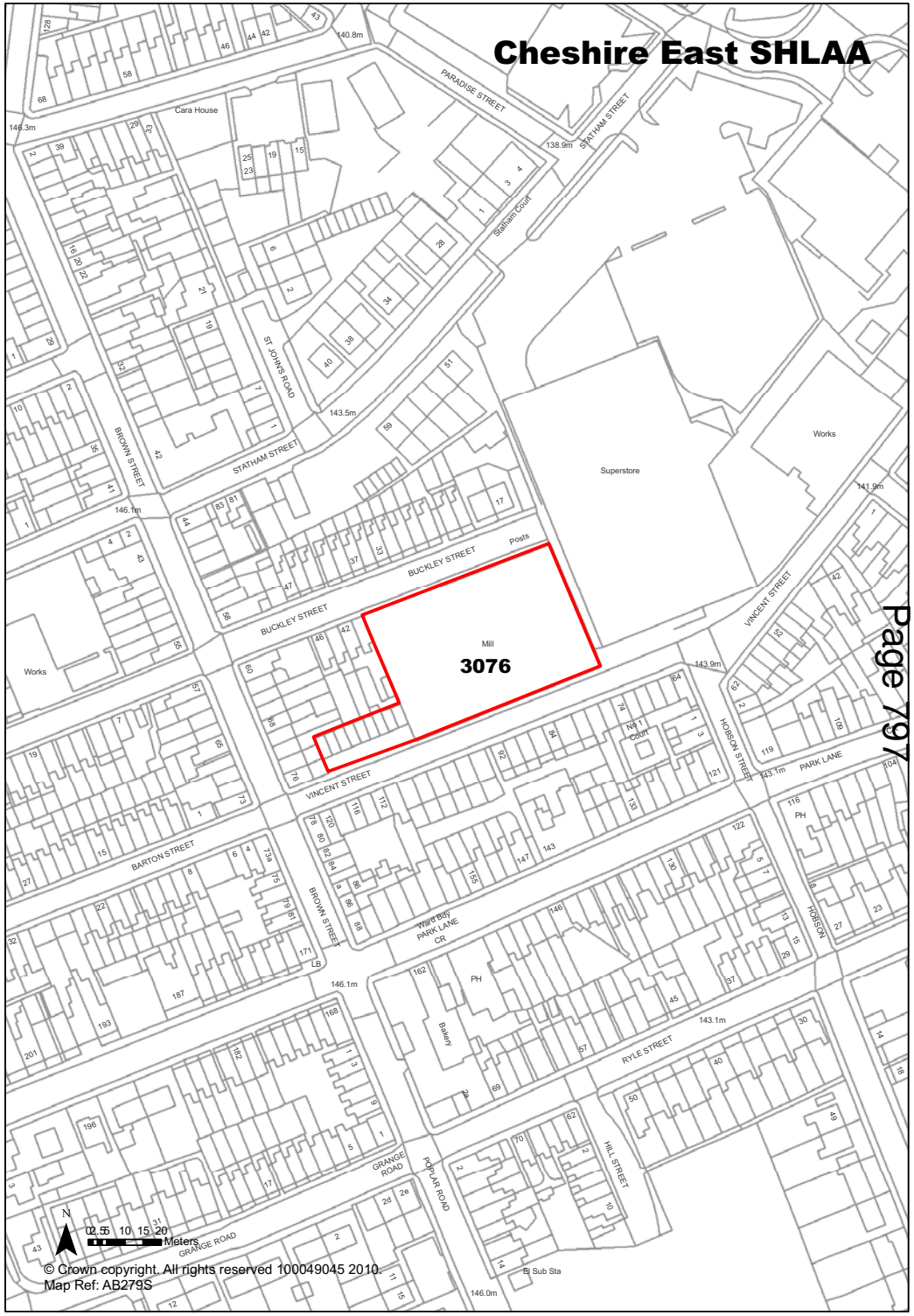


Ref 3076 Site Address Augustus Mill, Buckley Street, Macclesfield

Town / Rural Macclesfield **Easting** 391529 **Northing** 373069

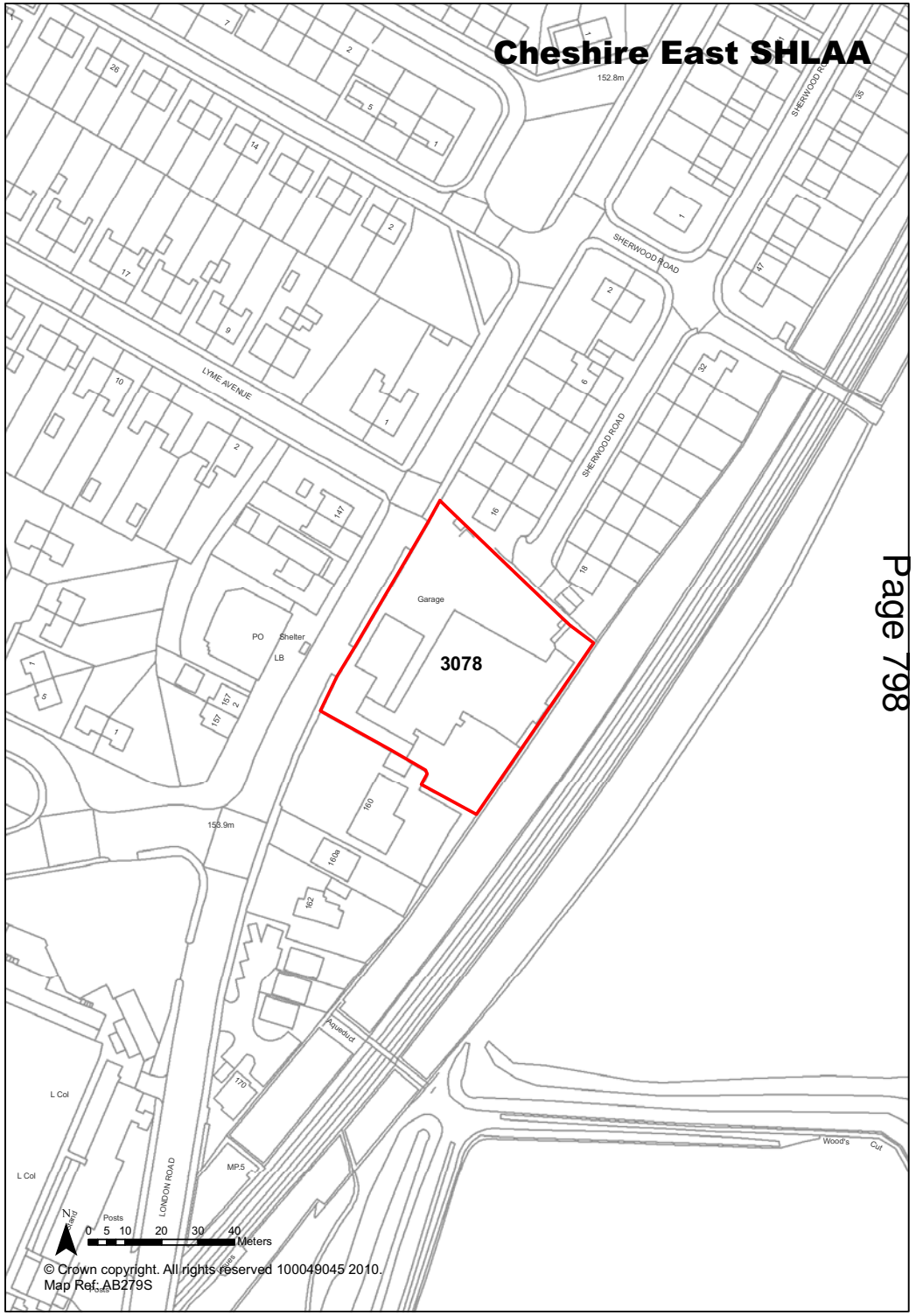
Site Description	In use for industrial/commercial.
Character of Area	Mixed use.
Surrounding Land Uses	Commercial and residential.
Physical Constraints	Flood zone 1 - little or no risk. Buildings on site. Located on potential contaminated site. Potential air quality issues. Tree on site. Levels appear flat.
Policy Restrictions	Within Macclesfield settlement boundary and partially an area of archaeological potential.
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (proximity to AQMA). Consideration of biodoversity and historic environment.
Sustainability	Sustainable location.
Accessibility	Access is possible.
Other Information	
Brownfield / Greenfield	Brownfield
Suitability	Suitable
Availability	Marginal / Uncertain
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	0.23
Potential Capacity	10
Potential Net Capacity	10
Potential Density	43.48
Determination of Capacity	Density multiplier - Sustainable location
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	10
Years 11-15	0



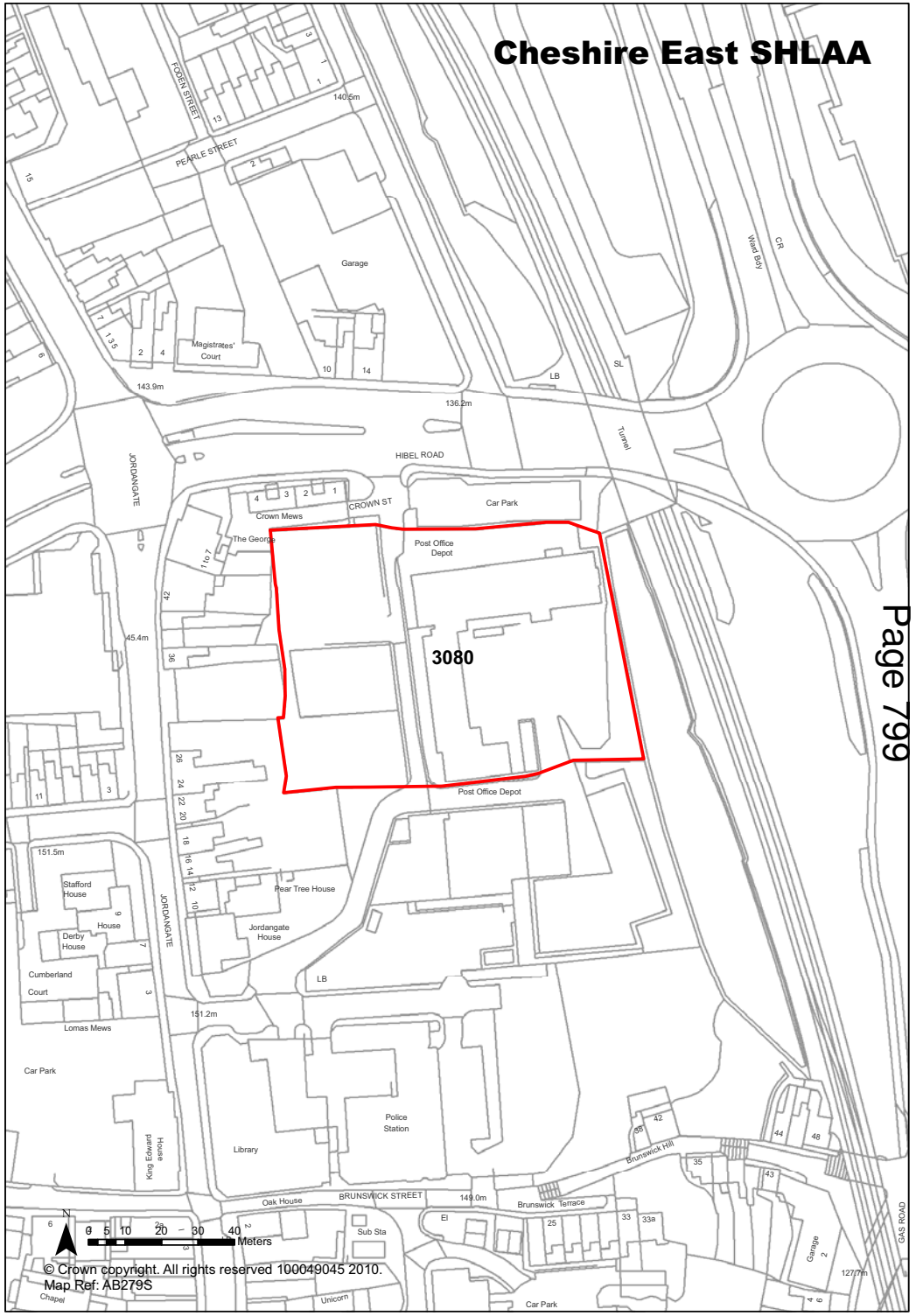
Ref 3078 Site Address Garage, London Road, Macclesfield

Town / Rural	Macclesfield	**Easting** 391762	**Northing** 371900
Site Description	Vehicle repairs garage with car parking.	**Site Size Net (Ha)**	0.33
Character of Area	Residential.	**Potential Capacity**	10
Surrounding Land Uses	Predominantly residential and railway.	**Potential Net Capacity**	10
Physical Constraints	Flood zone 1 - little or no risk. Railway to rear, 2 storey residential adj, views to hills. Located on potential contaminated site. Potential air quality issues. Site appears flat. Trees and shrubs to boundary. Buildings and hardstanding on site.		
Policy Restrictions	Within the settlement boundary of Macclesfield.	**Potential Density**	30.58
Managing Constraints	Design sympathetic to surrounding natural environment. Noise mitigation incorporated into housing design. Consultation with Contaminated Land Officer. Air quality assessment may be required (proximity to AQMA). Consideration of biodiveristy.	**Determination of Capacity**	Density multiplier
Sustainability	Site is considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information	Bus stop within 60m. Post office within 60m. Medical facilities within 1600m. Primary school within 630m. Open space within 500m.	**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Not Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



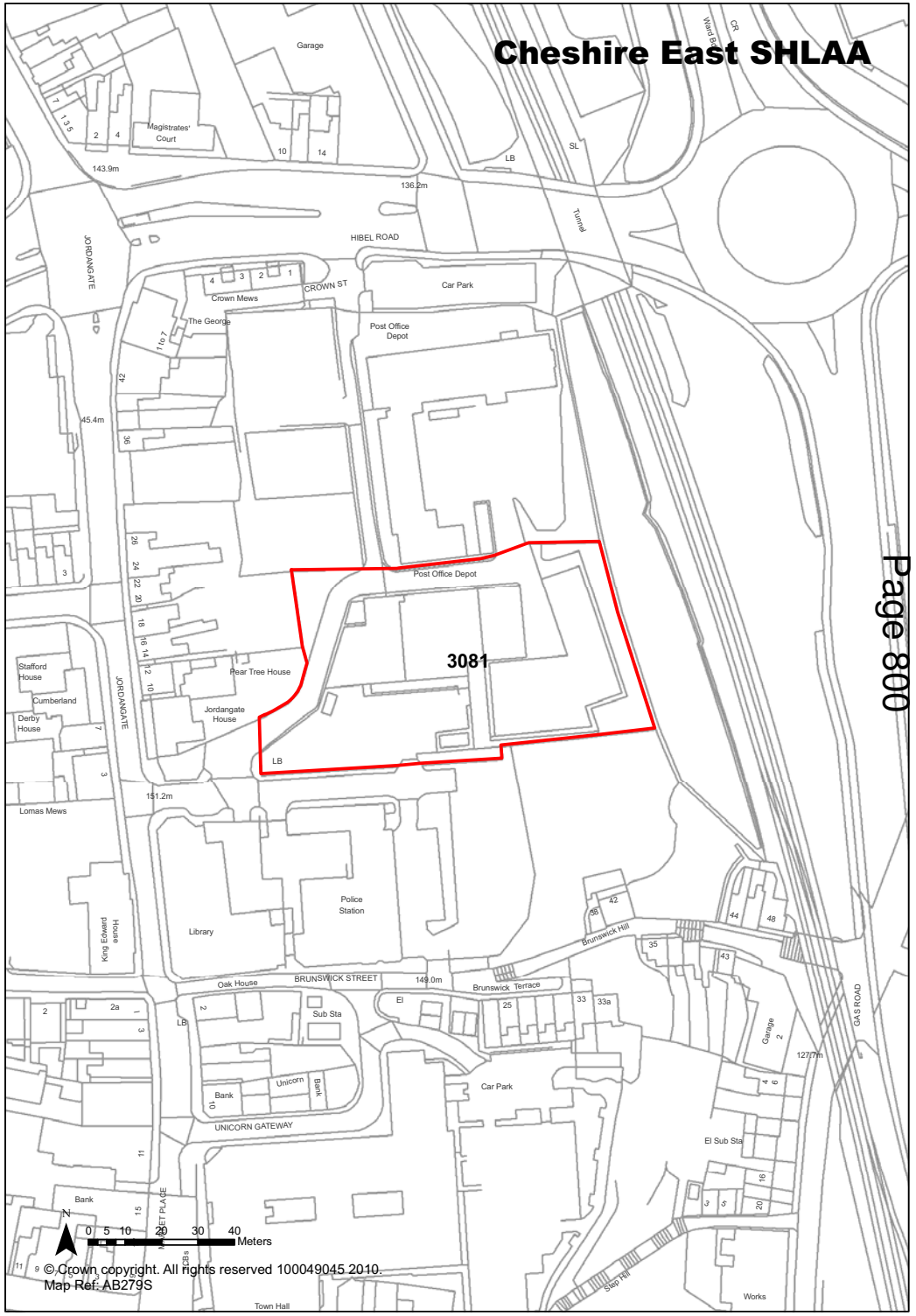
Ref 3080 **Site Address** British Telecom Centre, Jordangate, Macclesfield

Town / Rural	Macclesfield	**Easting** 391799	**Northing** 373999
Site Description	In use as offices.	**Site Size Net (Ha)**	0.65
Character of Area	Commercial and new housing adjacent.	**Potential Capacity**	20
Surrounding Land Uses	Predominantly Residential, Existing Car Park, Existing Open Space.	**Potential Net Capacity**	20
Physical Constraints	Flood zone 1 - little or no risk. Busy road, tall 4 storey building, very prominent site with views to the hills, level changes - goes uphill from Hibel road to Jordangate and towards the P.O.; car park on frontage to Hibel Road. Located within 250m of landfill. Trees to boundary. Adjacent to a Conservation Area.		
Policy Restrictions	Within the settlement boundary of Macclesfield and a mixed use area.	**Potential Density**	30.77
Managing Constraints	Flood Risk Assessment - Flood Alleviation if required. Sympathetic design to complement and enhance the character of the area. Consultation with Contaminated Land Officer. Consideration of the setting of the Conservation Area and of biodoversity.	**Determination of Capacity**	Density multiplier
Sustainability	Site is considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information	Bus stop within 90m. Post office within 500m. Medical facilities within 180m. Primary school within 1200m. Open space within 200m.	**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 3081 **Site Address** Post Office Depot, Jordangate, Macclesfield

Town / Rural	Macclesfield	**Easting** 391799	**Northing** 373926
Site Description	In use as offices.	**Site Size Net (Ha)**	0.51
Character of Area	Commercial.	**Potential Capacity**	16
Surrounding Land Uses	Residential, existing car park, existing open space, railway.	**Potential Net Capacity**	16
Physical Constraints	Flood zone 1 - little or no risk. Fairly level site but slopes down to N, surrounded by car parking, good views to hills, access OK, prominent site Located on potential contaminated site. Located adjacent to a Conservation Area and an area of archaeological potential. Trees to boundary.		
Policy Restrictions	Within the settlement boundary of Macclesfield and a mixed use area.	**Potential Density**	31.56
Managing Constraints	Flood Risk Assessment - Flood Alleviation if required. Levelling of site required. Consultation with Contaminated Land Officer. Consideration of setting of Conservation Area and of biodiversity.	**Determination of Capacity**	Density multiplier
Sustainability	Site is considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information	Bus stop within 140m. Post office within 500m. Medical facilities within 130m. Primary school within 1100m. Open space within 60m.	**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Not Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 3082 Site Address Warehouse, Samuel Street, Macclesfield

Town / Rural	Macclesfield	**Easting** 391712	**Northing** 373235
Site Description	In use as a storage warehouse.	**Site Size Net (Ha)**	0.51
Character of Area	Commercial with silk museums opposite.	**Potential Capacity**	16
Surrounding Land Uses	Existing Open Space, Redevelopment Site, Secondary Shopping Area, Conservation Area. Mixed Use Area, Predominantly Residential, Mixed Use Regeneration Area.	**Potential Net Capacity**	16
Physical Constraints	Flood zone 1 - little or no risk. None in particular but part of comprehensive town centre redevelopment for department store etc. Located on potential contaminated site. Potential air quality issues. Site is of no apparent biodiversity value. Site appears flat. Buildings on site.		
Policy Restrictions	Within the settlement boundary of Macclesfield, an area of archaeological potential and a redevelopment site.	**Potential Density**	31.13
Managing Constraints	Flood Risk Assessment - Flood Alleviation if required. Sympethetic design to complement and enhance existing character. Consultation with Contaminated Land Officer. Air quality assessment may be required (proximity to AQMA).	**Determination of Capacity**	Density multiplier
Sustainability	Site is considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information	Bus stop within 140m. Post office within 500m. Medical facilities within 130m. Primary school within 1100m. Open space within 60m.	**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Not Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

Cheshire East SHLAA - Update January 2013



Ref	3084	Site Address	Brake Brothers, off Hurdsfield Road, Macclesfield

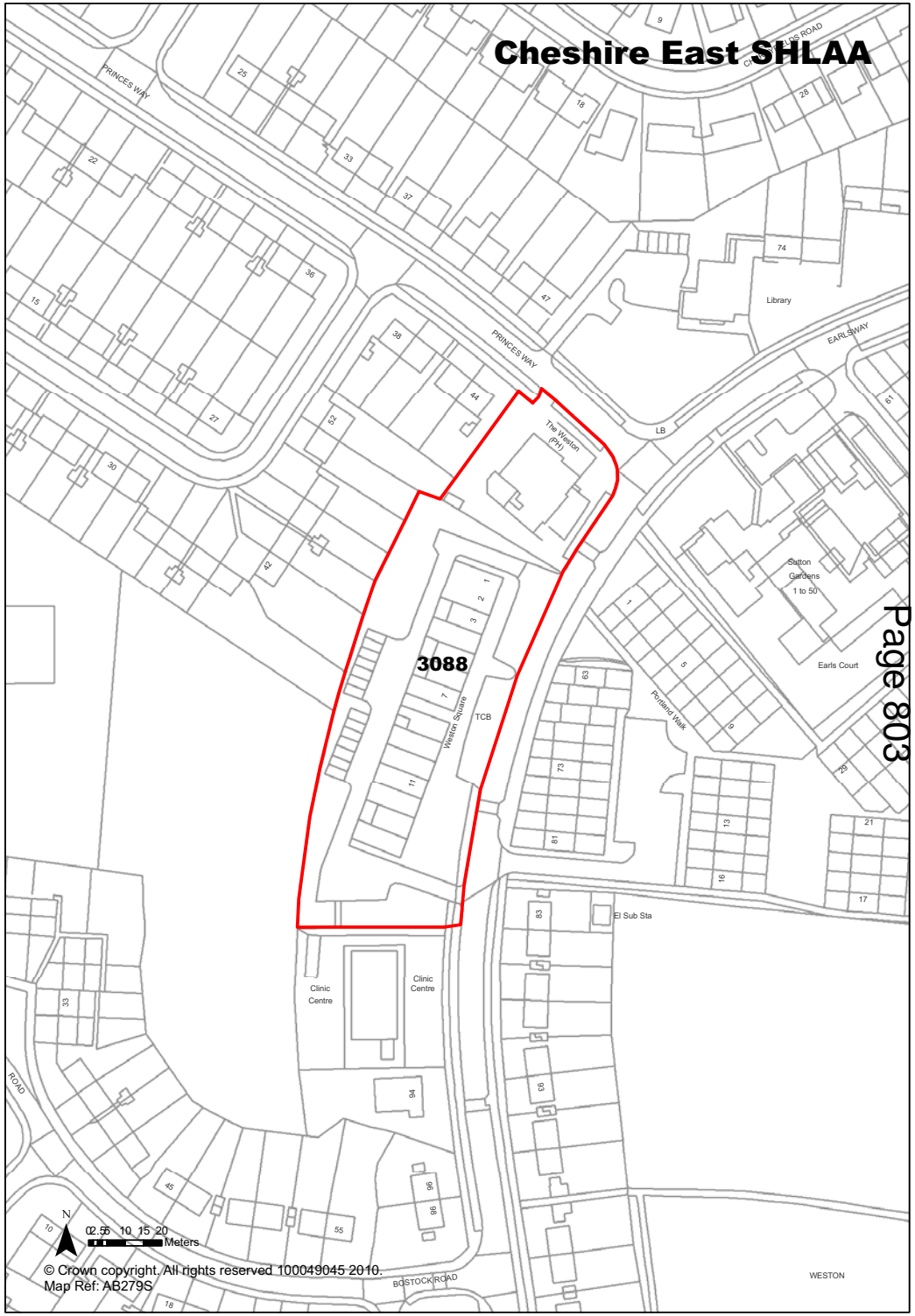
Town / Rural Macclesfield **Easting** 392130 **Northing** 374149

Site Description	Employment - Brake Brothers.	**Site Size Net (Ha)**	0.48
Character of Area	Residential.	**Potential Capacity**	20
Surrounding Land Uses	Predominantly Residential, Employment Area.	**Potential Net Capacity**	20
Physical Constraints	Flood zone 2 - medium risk. Brakes Catering & Howden joinery, modern buildings, access from rear rather than off main road, bollards across Brocklehurst Ave, Harry Lawson Court adj. Located on potential contaminated site. Trees on site. Site appears generally flat.		
Policy Restrictions	Within the settlement boundary of Macclesfield. Predominantly Residential.	**Potential Density**	41.67
Managing Constraints	Consultation with Contaminated Land Officer. Consideration of biodiversity and flood risk with the production of a Flood Risk Assessment.	**Determination of Capacity**	Density multiplier - sustainable development
Sustainability	Site is considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information	Bus Stop within 160m, Post Office within 810m, medical facilities within 800m, Primary School within 800m, Open Space within 350m	**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Not Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



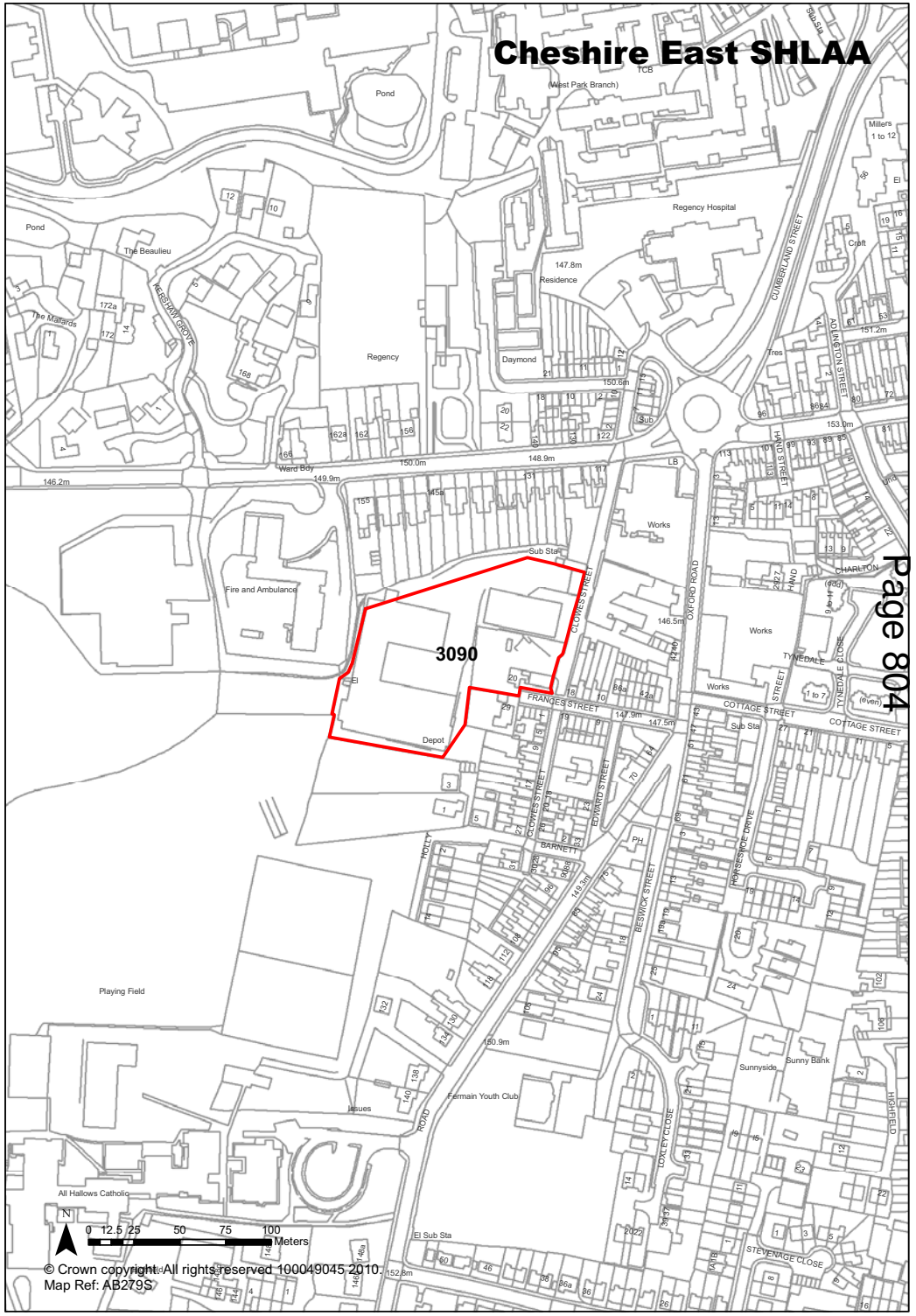
Ref 3088 Site Address Weston Square, Earlsway, Macclesfield

Town / Rural	Macclesfield	**Easting** 389518	**Northing** 373289
Site Description	In use for retail but some vacant shops.	**Site Size Net (Ha)**	0.3
Character of Area	Residential, clinic adj and library nearby.	**Potential Capacity**	12
Surrounding Land Uses	Predominantly Residential, Shopping Area, Existing Open Space.	**Potential Net Capacity**	12
Physical Constraints	Flood zone 1 - little or no risk. Well used shops but some vacant premises; 2 storey - could take 3. Trees and shrubs to boundary.		
Policy Restrictions	Within the settlement boundary of Macclesfield. Existing Shopping Area.	**Potential Density**	40
Managing Constraints	Consideration of biodiversity.	**Determination of Capacity**	Density multiplier - sustainable development
Sustainability	Site is considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information	Bus Stop within 90m, Post Office within 660m, medical facilities within 800m, Primary School within 400m, Open Space within 160m	**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	12
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 3090 Site Address Clowes Street (Gradus), Macclesfield

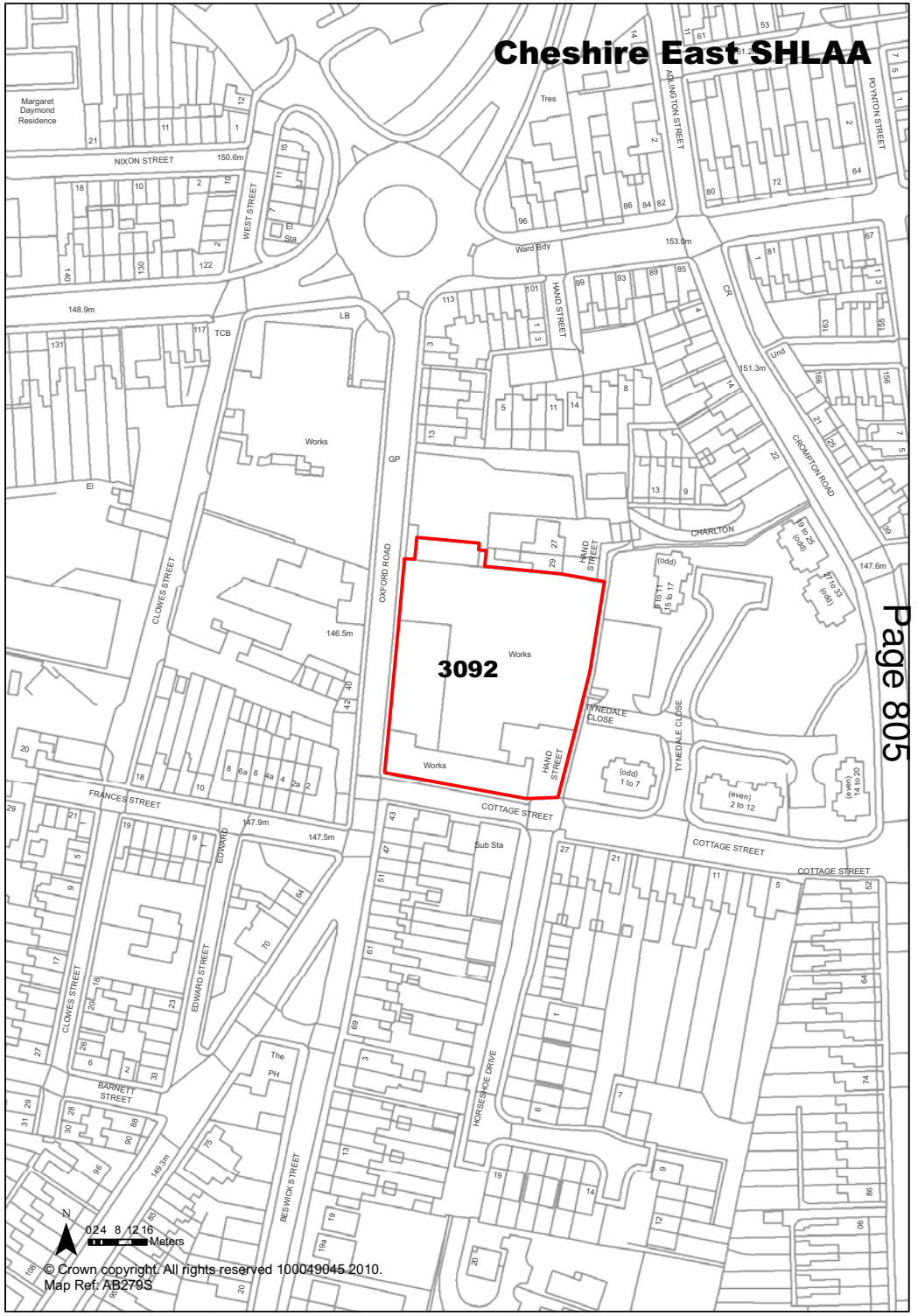
Town / Rural	Macclesfield	**Easting** 390777	**Northing** 373543
Site Description	In use for industrial/commercial.	**Site Size Net (Ha)**	1.08
Character of Area	Fire & ambulance station adj, residential, commercial.	**Potential Capacity**	33
Surrounding Land Uses	Mixed Use Area, Predominantly Residential, Existing Open Space	**Potential Net Capacity**	33
Physical Constraints	Flood zone 1 - little or no risk. Severe level changes - stream/valley. Active use - Gradus Accessories; modern buildings and areas of OS/some trees & car parking; large site. Located on potential contaminated site. Potential air quality issues.		
Policy Restrictions	Within the settlement boundary of Macclesfield. A mixed use area in the Local Plan.	**Potential Density**	30.56
Managing Constraints	Flood Risk Assessment - Flood Alleviation if required. Levelling of site. Consultation with Contaminated Land Officer. Air quality assessment may be required (close to area of concern). Consideration of biodiversity.	**Determination of Capacity**	Density multiplier
Sustainability	Site is considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information	Bus stop within 150m. Post office within 1000m. Medical facilities within 700m. Primary school within 470m. Open space within 75m.	**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Not Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 3092 **Site Address** Oxford Road Mill, Oxford Road, Macclesfield

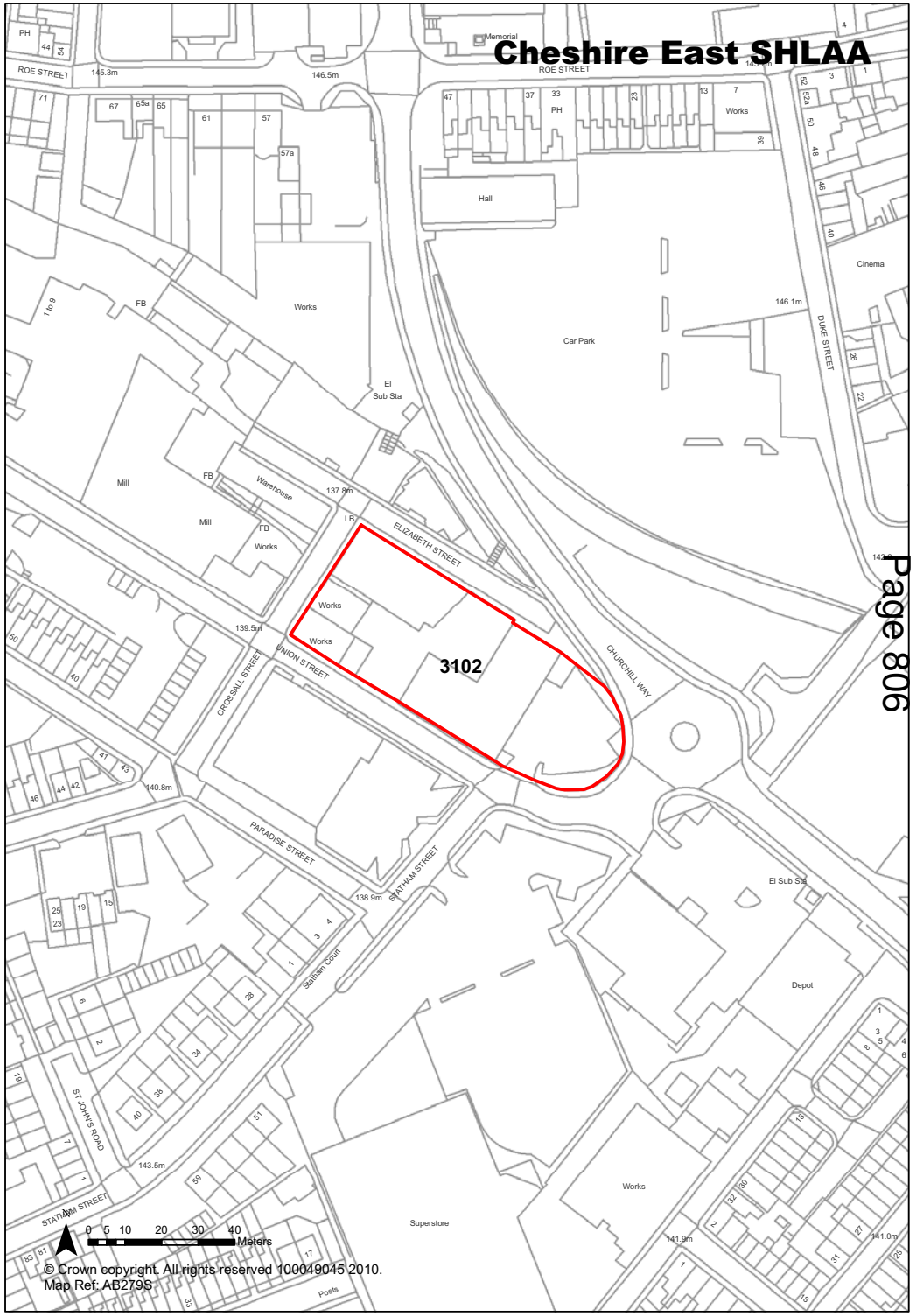
Town / Rural	Macclesfield	**Easting** 390949	**Northing** 373560

Site Description	Vacant mill site - sold subj to contract.	**Site Size Net (Ha)**	0.3
Character of Area	Residential, commercial.	**Potential Capacity**	12
Surrounding Land Uses	Mixed Use Area, Predominantly Resdiential.	**Potential Net Capacity**	12
Physical Constraints	Flood zone 1 - little or no risk. Old 4 storey mill, Monk Furniture separate building on Cottage St. Located on potential contaminated site. Footpath to part of site boundary. Site levels appear flat. No apparent biodiversity value on site.		
Policy Restrictions	Within the settlement boundary of Macclesfield. Mixed Use Area.	**Potential Density**	40
Managing Constraints	Consultation with Contaminated Land Officer. Consideration of footpath.	**Determination of Capacity**	Density multiplier - sustainable development
Sustainability	Site is considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information	Bus Stop within 190m, Post Office within 750m, medical facilities within 740m, Primary School within 400m, Open Space within 290m	**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	12
Deliverability	Deliverable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



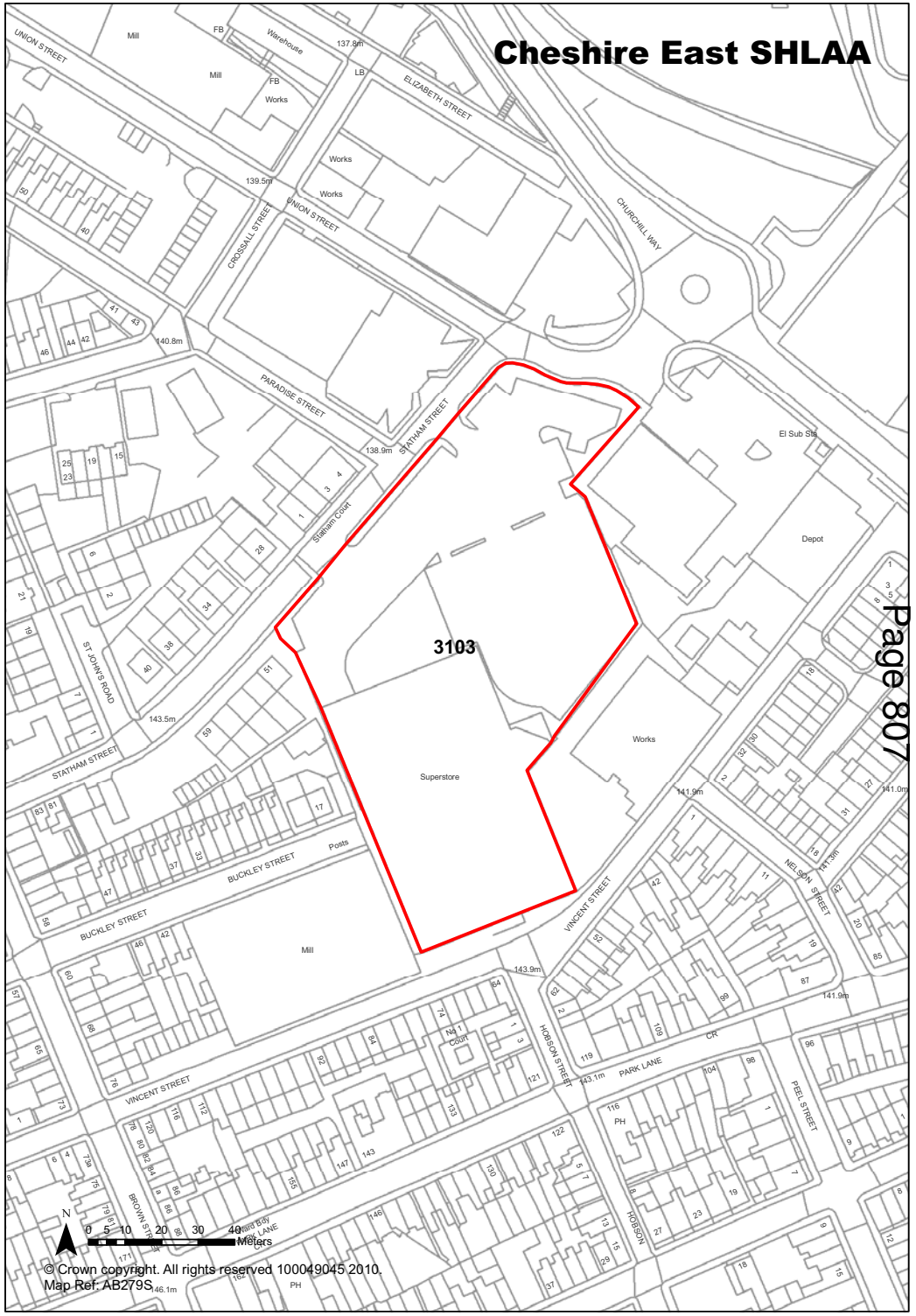
Ref 3102 **Site Address** Land at Union Street / Elizabeth Street, Macclesfield

Town / Rural	Macclesfield	**Easting** 391584	**Northing** 373259
Site Description	In use for commercial.	**Site Size Net (Ha)**	0.32
Character of Area	Commercial.	**Potential Capacity**	10
Surrounding Land Uses	Mixed Use Area, Predominantly Residential, Existing Open Space.	**Potential Net Capacity**	10
Physical Constraints	Flood zone 1 - little or no risk. Active use; new flats opposite, access ok. Located on potential contaminated site Potential air quality issues. Site appears flat. Shrubs on site.		
Policy Restrictions	Within the settlement boundary of Macclesfield and an area of archaeological potential. Identified as a Mixed Use Area.	**Potential Density**	31.25
Managing Constraints	Sympathetic design to respect the character of the area. Consultation with Contaminated Land Officer. Air quality assessment may be required (proximity to AQMA). Consideration of biodiversity.	**Determination of Capacity**	Density multiplier
Sustainability	Site is considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information	Bus stop within 180m. Post office within 360m. Medical facilities within 300m. Primary school within 560m. Open space within 65m.	**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Not Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 3103 Site Address B&Q, Statham Street, Macclesfield

Town / Rural	Macclesfield	**Easting** 391568	**Northing** 373107
Site Description	In use as a DIY store.	**Site Size Net (Ha)**	0.92
Character of Area	Residential and commercial.	**Potential Capacity**	28
Surrounding Land Uses	Mixed Use Area, Predominantly Residential, Redevelopment Site, Existing Open Space.	**Potential Net Capacity**	28
Physical Constraints	Flood zone 1 - little or no risk. Site had to be deep piled - sand; relocation of active use needed. Access ok. Located on potential contaminated site. Potential air quality issues. Sloping site. Trees and shrubs on site. Public footpath to rear of site.		
Policy Restrictions	Within the settlement boundary of Macclesfield and an area of archaeological potential. Identified as a Mixed Use Area	**Potential Density**	30.43
Managing Constraints	Sympathetic design to respect the character of the area. Deep piled foundation may be required (utilise existing). Consultation with Contaminated Land Officer. Air quality assessment may be required (proximity to AQMA). Consideration of biodiversity and footpath.	**Determination of Capacity**	Density multiplier
Sustainability	Site is considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information	Bus stop within 300m. Post office within 500m. Medical facilities within 360m. Primary school within 530m. Open space within 180m.	**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Not Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

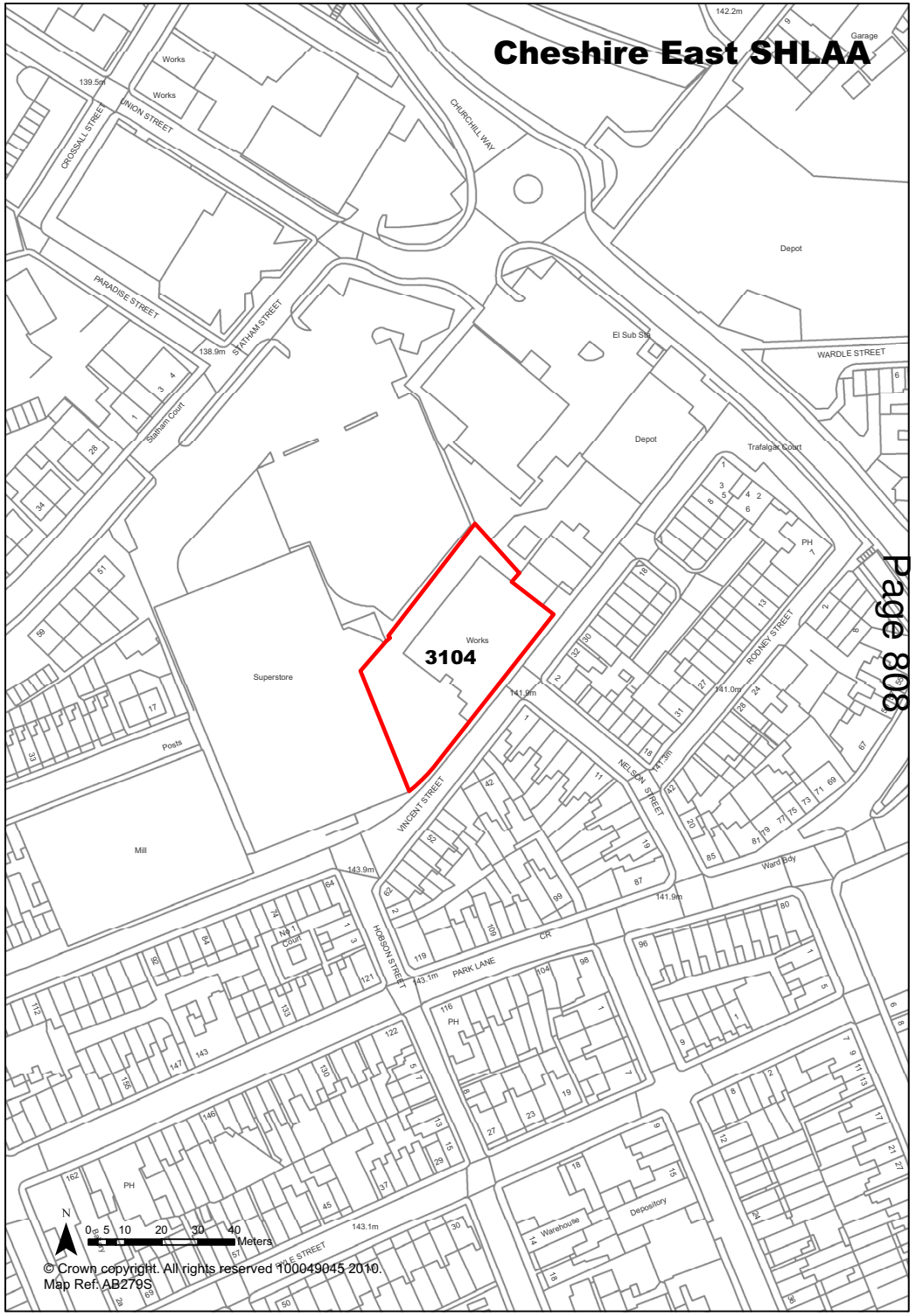


Ref 3104 Site Address VINCENT MILL, VINCENT STREET, MACCLESFIELD

Town / Rural Macclesfield **Easting** 391620 **Northing** 373122

Site Description	In use - Joinery workshop with both 1 and 2 storey buildings.
Character of Area	Mixed use area including residential development.
Surrounding Land Uses	Mixed use area including residential development.
Physical Constraints	Located on potential contaminated site. Potential air quality issues. Slight drop in site from south to north. Buildings on site. Mobile phone mast on site. Culvert under site.
Policy Restrictions	Mixed Use Area.
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (proximity to AQMA). Removal / relocation of phone mast. Relocation of existing business. Consideration of nearby Listed Building.
Sustainability	In close proximity to the town centre.
Accessibility	Access to be discussed with Highways.
Other Information	x
Brownfield / Greenfield	Brownfield
Suitability	Suitable
Availability	Available
Achievability	Achievable
Deliverability	Deliverable
Development Progress	Outline Permission
Application Number:	12/0290M

Site Size Net (Ha)	0.18
Potential Capacity	17
Potential Net Capacity	17
Potential Density	94.44
Determination of Capacity	Based on current permission
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	17
Years 6-10	0
Years 11-15	0

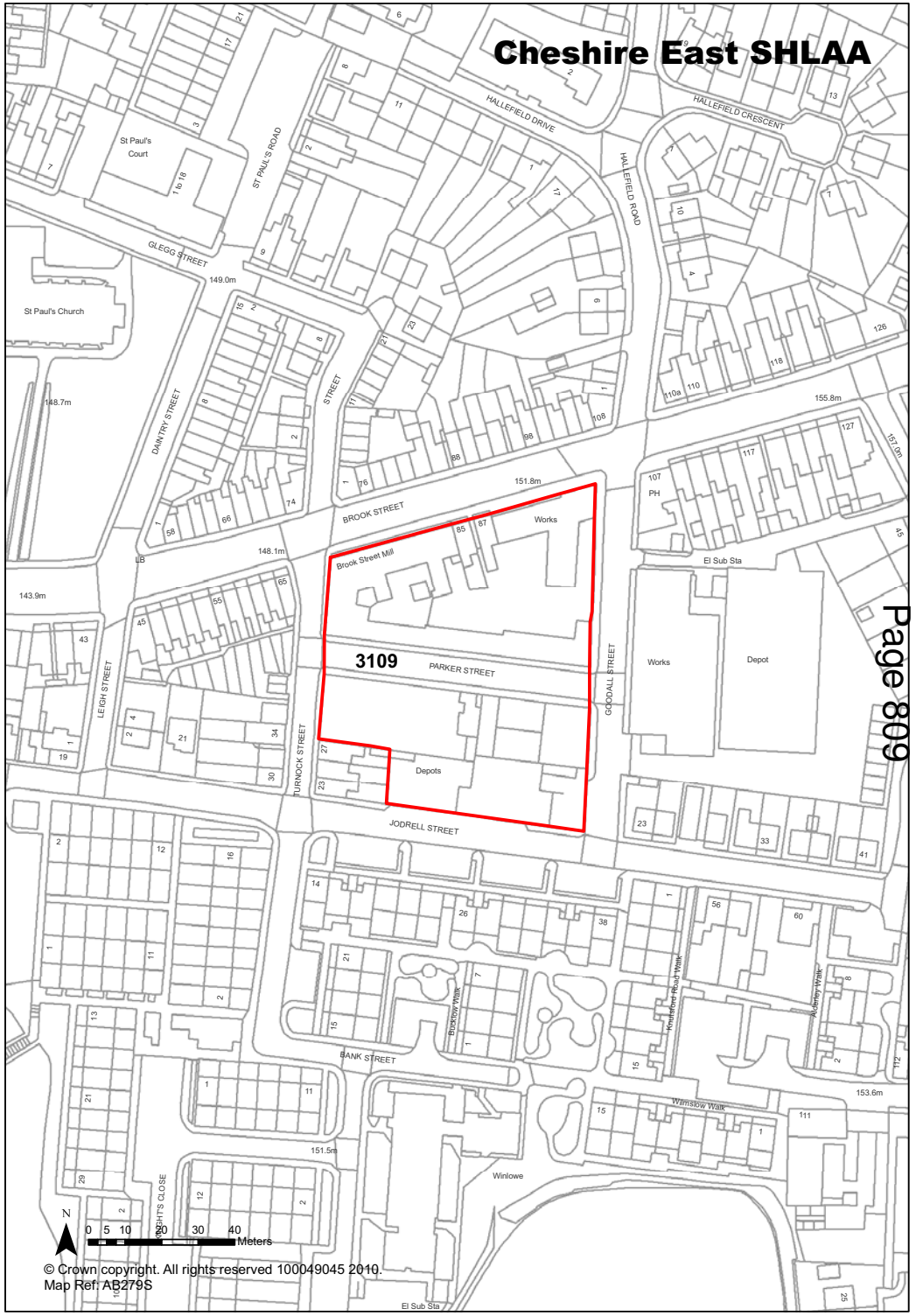


Ref 3109 **Site Address** Land at Brook Street / Parker Street / Jodrell Street, Macclesfield

Town / Rural Macclesfield **Easting** 392231 **Northing** 373285

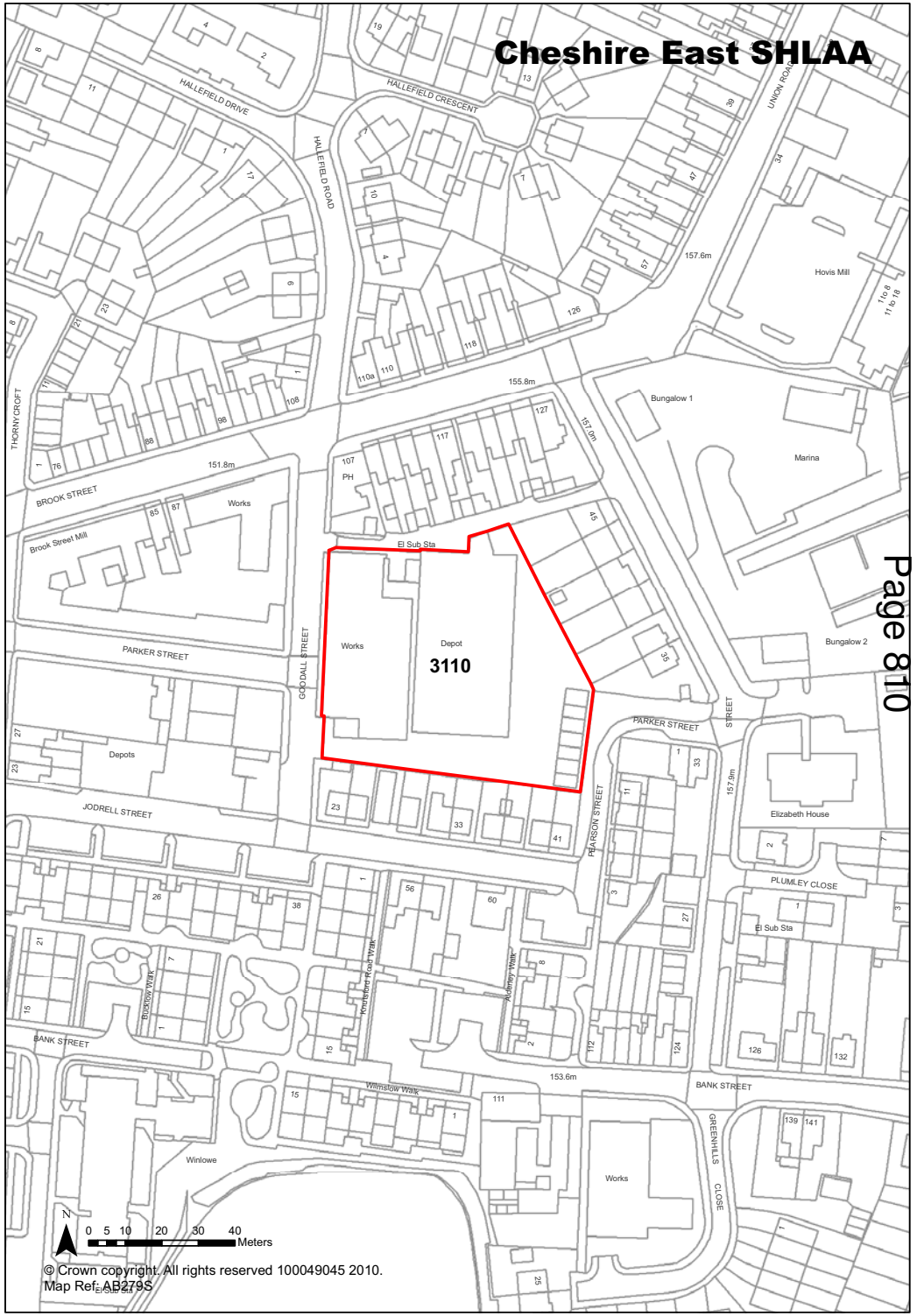
Site Description	In use in part, vacant premises to rear - variety of uses - garages, scaffolding hire, Sign Co (Arrow), Brookside Engineering.
Character of Area	Residential and commercial.
Surrounding Land Uses	Mixed Use Area, Predominantly Residential, Existing Open Space.
Physical Constraints	Flood zone 1 - little or risk. Brook Street frontage - 3 storey brick mill to W, res in middle, garage to E - to rear of garage Mill - boarded up 2nd floor; southern part of site maj 2 storey brick bdgs - variety of uses - garages, scaffolding hire, Sign Co (Arrow), Brookside Engineering. Located on potential contaminated site. Potential air quality issues. Site appears generally flat. Site has no apparent biodiversity value. Building on site.
Policy Restrictions	Within the settlement boundary of Macclesfield. Identified as a Mixed Use Area.
Managing Constraints	Conversion/Sympathetic design required. Consultation with Contaminated Land Officer. Air quality assessment may be required (proximity to AQMA).
Sustainability	Site is considered sustainable.
Accessibility	Access is possible.
Other Information	x
Brownfield / Greenfield	Brownfield
Suitability	Suitable
Availability	Not Available
Achievability	Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	0.56
Potential Capacity	17
Potential Net Capacity	17
Potential Density	30.36
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



Ref 3110 Site Address Land at Goodall Street, Macclesfield

Town / Rural	Macclesfield	**Easting** 392301	**Northing** 373273
Site Description	In use for industrial and commercial.	**Site Size Net (Ha)**	0.42
Character of Area	Residential and commercial.	**Potential Capacity**	13
Surrounding Land Uses	Residential and commercial.	**Potential Net Capacity**	13
Physical Constraints	Flood zone 1 - little or no risk. 2 storey brick building, JP exhausts, rear (N) access to houses, footpath from cul-de-sac to rear (E), overlooking could be an issue. Located on potential contaminated site. Potential air quality issues. Trees on site. Levels appear generally flat.		
Policy Restrictions	Within the settlement boundary of Macclesfield. Identified as a Mixed Use Area.	**Potential Density**	30.95
Managing Constraints	Sympathetic design to respect the character of the area and to mitigate overlooking issue. Consultation with Contaminated Land Officer. Air quality assessment may be required (proximity to AQMA). Consdieratin of biodoversity.	**Determination of Capacity**	Density multiplier
Sustainability	Site is considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information	Bus stop within 350m. Post office within 470m. Medical facilities within 470m. Primary school within 680m. Open space within 170m.	**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Not Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 3111 Site Address Land to rear of EARS Garage, Buxton Road, Macclesfield

Town / Rural Macclesfield **Easting** 392499 **Northing** 373642

Site Description	In use as an informal car park.
Character of Area	Residential & commercial.
Surrounding Land Uses	Residential, commercial and canal.
Physical Constraints	Flood zone 1 - little or no risk. Narrow boat hire for canal, access difficult need to go through EARs Garage site & off main road opposite junction, retaining wall to W, canal conservation area, adj EARs garage allocated site in LP. Located on potential contaminated site. Potential air quality issues. Trees and hedges to boundary. Site appears flat.
Policy Restrictions	Within the settlement boundary of Macclesfield. Identified as a Mixed Use Area. Conservation Area. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Adjacent to a housing proposal.
Managing Constraints	Site assembly. Sympathetic design to respect the character of the area. Assess access issues through consultation with Highway Agency. Consultation with Contaminated Land Officer. Air quality assessment may be required (proximity to AQMA). Consideration of Conservation Area setting. Consideration of biodiversity.
Sustainability	Site is considered sustainable.
Accessibility	Access issues to be resolved through consultation with the Highway Agency
Other Information	Bus stop within 290m. Post office within 1200m. Medical facilities within 470m. Primary school within 460m. Open space within 170m.
Brownfield / Greenfield	Mixed
Suitability	Suitable
Availability	Available
Achievability	Achievable
Deliverability	Deliverable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	0.5
Potential Capacity	20
Potential Net Capacity	20
Potential Density	40
Determination of Capacity	Density multiplier - sustainable development
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	20
Years 6-10	0
Years 11-15	0

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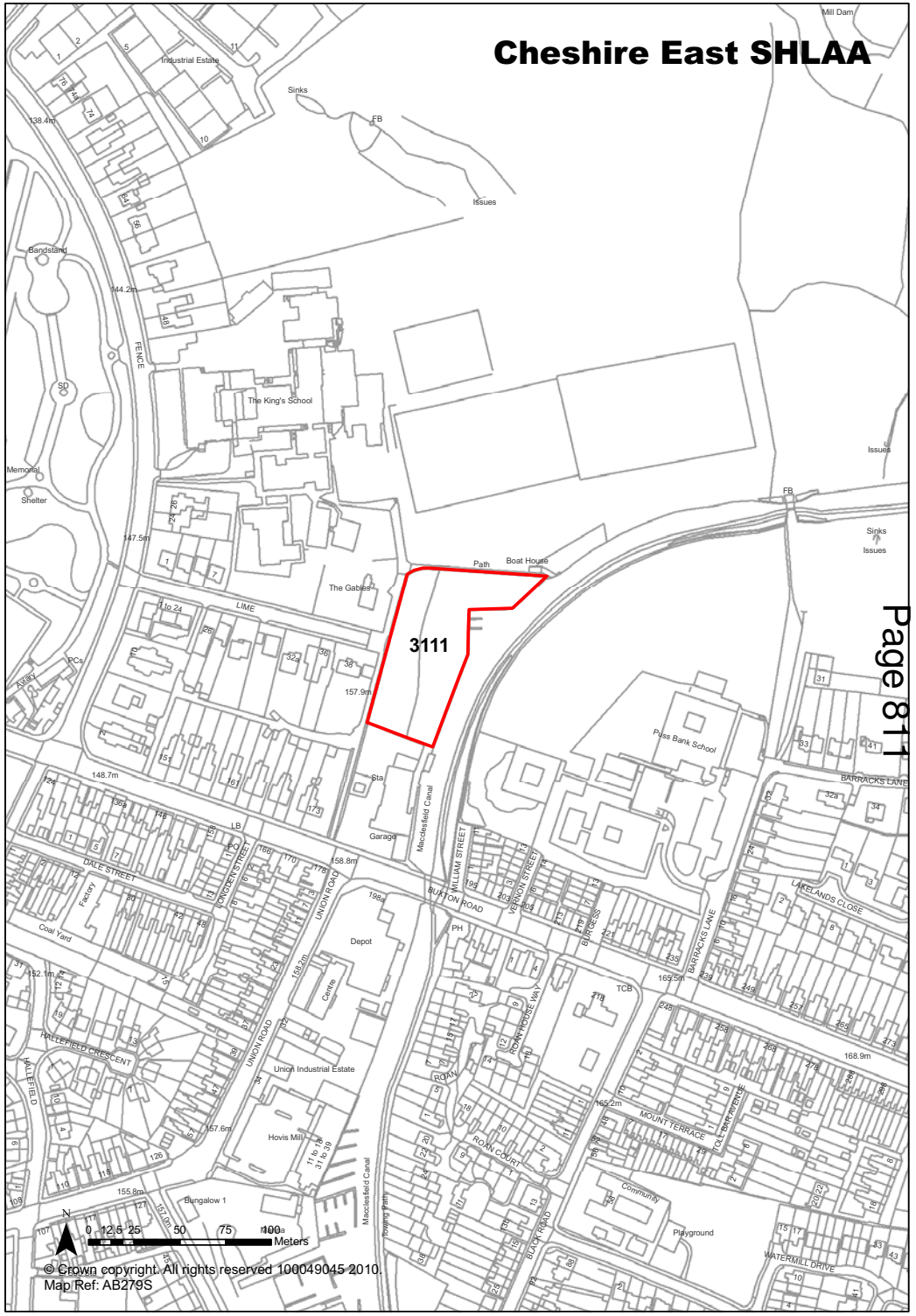

Ref 3113 **Site Address** Land at Black Lane, Macclesfield

Town / Rural	Macclesfield	**Easting** 391962	**Northing** 374333
Site Description	Mainly vacant commercial site; part of site being cleared.	**Site Size Net (Ha)**	3.41
Character of Area	Tescos to W &S, Residential to E	**Potential Capacity**	103
Surrounding Land Uses	Predominantly Residential, Mixed Use Areas, Existing Open Space, Existing Employment Area.	**Potential Net Capacity**	103
Physical Constraints	Part of site within flood zone 2 - medium risk. Gas Cooling towers to S, site partly derelict, located directly on landfill, old mill buildings in poor repair, adj River Bollin - flooding issues but opportunity for imrovements along Bollin. Potential air quality issues. Trees to boundary and on site. Pylon on site. Levels appear generally flat.		
Policy Restrictions	Within the settlement boundary of Macclesfield. Identified as an Employment Area.	**Potential Density**	30.21
Managing Constraints	Flood Risk Assessment - Flood Alleviation if required. Site Contamination Assessment to identify extent of contamination and remediation required. Consultation with Contaminated Land Officer. Draft TA with full accessibility study and travel plan framework prior to application process. Air quality assessment may be required (size of development). Consideration of biodiversity and pylon.	**Determination of Capacity**	Density multiplier
Sustainability	Site is considered sustainable.		
Accessibility	Access is possible	**Total Completions**	0
Other Information	Site is subject to a current application for retail development. (08/0409P) Bus stop within 430m. Post office within 1100m. Medical facilities within 650m. Primary school within 900m. Open space within 240m.	**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Not Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0

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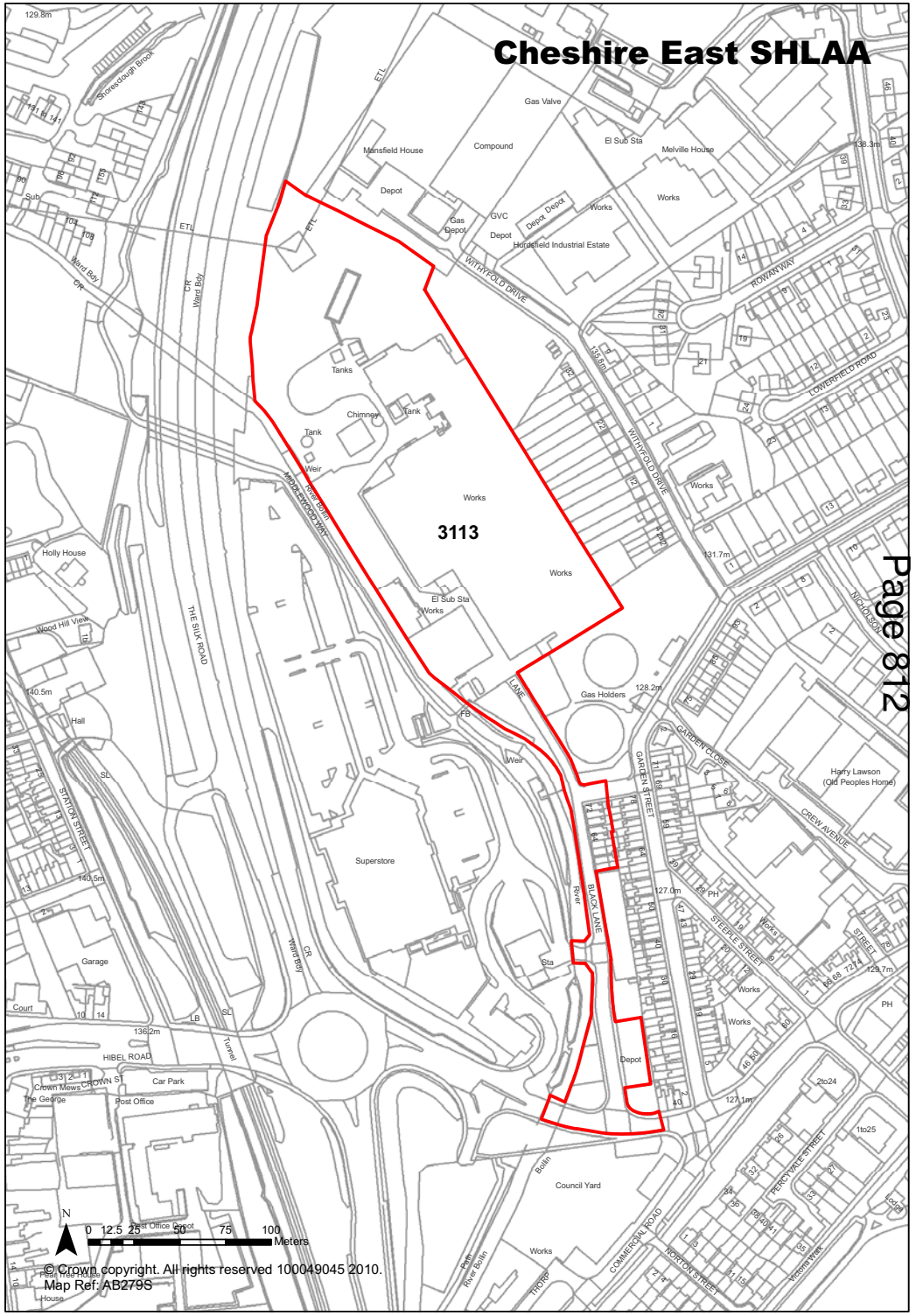

Ref 3113 Site Address Land at Black Lane, Macclesfield

Development Progress SHLAA Site **Years 11-15** 0

Application Number:

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Ref 3114 Site Address Haulage Depot, Gunco Lane, Macclesfield

Town / Rural	Macclesfield	**Easting** 392237	**Northing** 372606
Site Description	Haulage Depot.	**Site Size Net (Ha)**	2.45
Character of Area	Commercial to W, residential to S, canal to E.	**Potential Capacity**	124
Surrounding Land Uses	Existing employment Area, Existing Open Space, Macclesfield canal, Predominatly Residential and open countryside.	**Potential Net Capacity**	124
Physical Constraints	Flood zone 1 - little or no risk. Site at a lower level than the canal- retaining wall issues. Large level site - container storage, vehicule storage & parking, some bdgs, access poor off Bryons Lane - on-street parking on corner - not so bad from N, careful design needed adj canal. Located on potential contaminated site. Potential air quality issues. Trees to boundary.		
Policy Restrictions	Within the settlement boundary of Macclesfield. Identified as an Existing Employment Area. Adajacent to Conservation Area.	**Potential Density**	50.61
Managing Constraints	Flood Risk Assessment - Flood Alleviation if required. Access issues to be resolved through consultation with Highways. Drat TA with full accessibility study and travel plan framework prior to application process. Consultation with Contaminated Land Officer. Air quality assessment may be required (proximity to AQMA). Consideration of setting of Conservation Area. Consideration of biodiversity.	**Determination of Capacity**	Based on current application
Sustainability	Site is considered sustainable.		
Accessibility	Access issues to be resolved through consultation with Highways. The Highways Agency may require an assessment of traffic generation and impact on trunk road network.	**Total Completions**	0
Other Information	Bus stop within 300m. Post office within 850m. Medical facilities within 1200m. Primary school within 540m. Open space within 160m. Site has permission for the erection of 124 dwellings.	**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0

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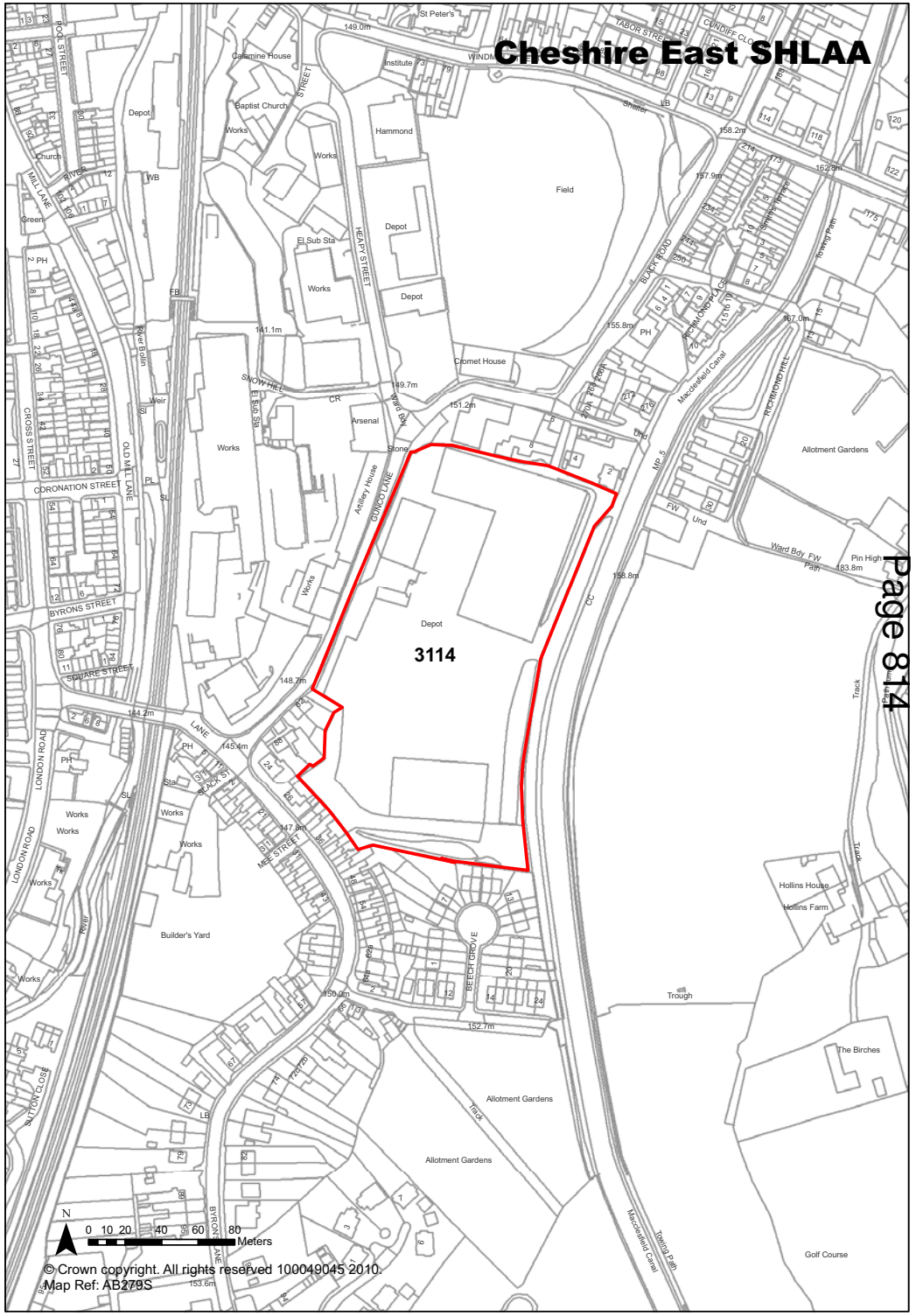

Ref 3114 Site Address Haulage Depot, Gunco Lane, Macclesfield

Suitability	Suitable
Availability	Available
Achievability	Achievable
Deliverability	Deliverable
Development Progress	Under Construction
Application Number:	10/0832M

Current Year	30
Years 1-5	94
Years 6-10	0
Years 11-15	0

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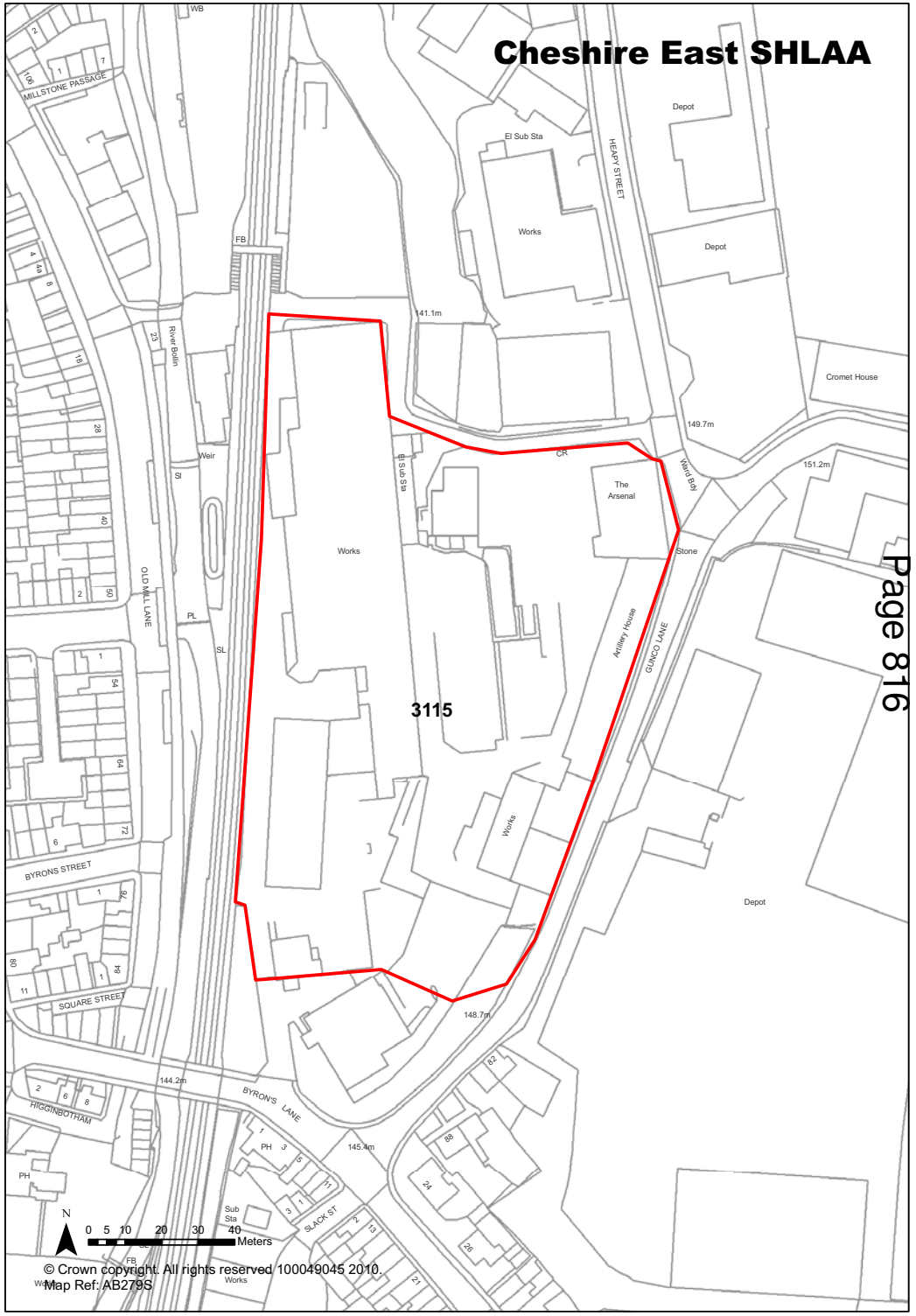
Ref 3115 Site Address BAS House, Gunco Lane / Byrons Lane Employment Area

Town / Rural	Macclesfield	**Easting** 392163	**Northing** 372679
Site Description	Commercial.	**Site Size Net (Ha)**	1.57
Character of Area	Commercial, railway to W,	**Potential Capacity**	48
Surrounding Land Uses	Existing Employment Area.	**Potential Net Capacity**	48
Physical Constraints	Part of site within flood zone 2 - medium risk. Within inicative flood risk area. Adjacent to an area of archaeological potnetial. Levels change - sloping E to W, variety of commercial uses, 2 storey brick bdg Gunco Ln - TW Robinson wholesale, larger buildings to rear fronting railway, complex site, located on potential contaminated site. Accesss to E part of site from Byrons Lane; W access off Gunco lane. Potential air quality issues. Trees on site.		
Policy Restrictions	Within the settlement boundary of Macclesfield. Identified as an Existing Employment Area.	**Potential Density**	30.57
Managing Constraints	Flood Risk Assessment - Flood Alleviation if required. Incorporate noise mitigation into housing plans. Site Contamination Assessment to identify extent of contamination and remediation required. Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development and proximity to AQMA). Consideration of biodiversity.	**Determination of Capacity**	Density multiplier
Sustainability	Site is considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information	Bus stop within 300m. Post office within 850m. Medical facilities within 1200m. Primary school within 540m. Open space within 160m.	**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Not Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

Cheshire East SHLAA - Update January 2013

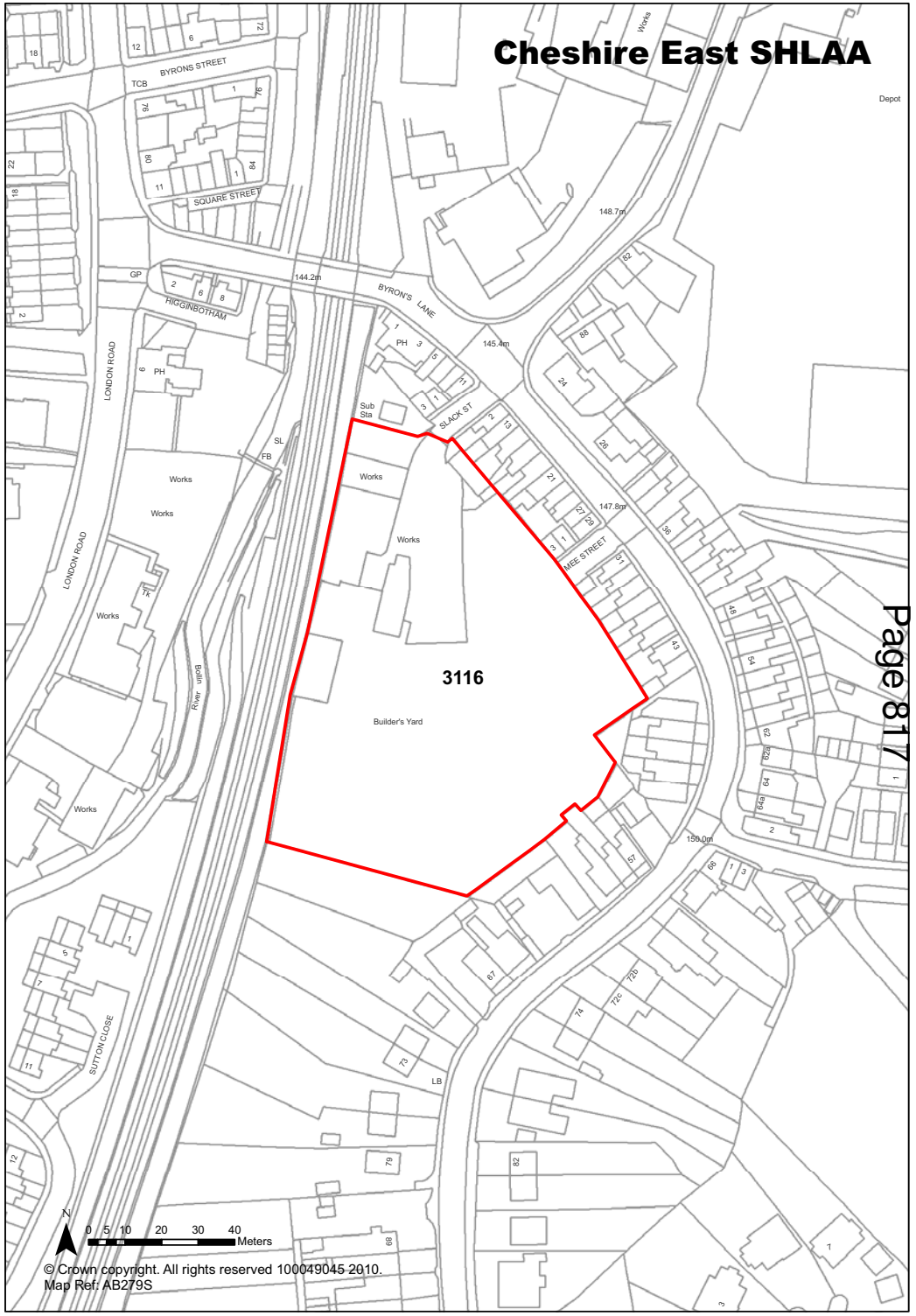


Ref	3116	Site Address	Slack Street Employment Area, Macclesfield

Town / Rural	Macclesfield	**Easting**	392106
Northing	372468		

Site Description	Commercial.
Character of Area	Residential, railway in cutting to W.
Surrounding Land Uses	Existing Employment Area, Predominatly Residential.
Physical Constraints	Part of site within flood zone 2 - medium risk. Access poor, potential overlooking issues, close proximity to railway, large level site, currently in use - variety of industrial/commercial uses. Located on potential contaminated site. Potential air quality issues. Trees to boundary. Buildings on site. Levels are generally flat.
Policy Restrictions	Within the settlement boundary of Macclesfield. Identified as an Existing Employment Area
Managing Constraints	Flood Risk Assessment - Flood Alleviation if required. Incorporate noise mitigation into housing plans. Site Contamination Assessment to identify extent of contamination and remediation required. Consultation with Contaminated Land Officer. Air quality assessment may be required (proximity to AQMA). Consideration of biodiversity.
Sustainability	Site is considered sustainable.
Accessibility	Access is possible.
Other Information	Bus stop within 70m. Post office within 1000m. Medical facilities within 1000m. Primary school within 450m. Open space within 110m.
Brownfield / Greenfield	Brownfield
Suitability	Suitable
Availability	Not Available - long term prospect
Achievability	Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	0.8
Potential Capacity	24
Potential Net Capacity	24
Potential Density	30
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0

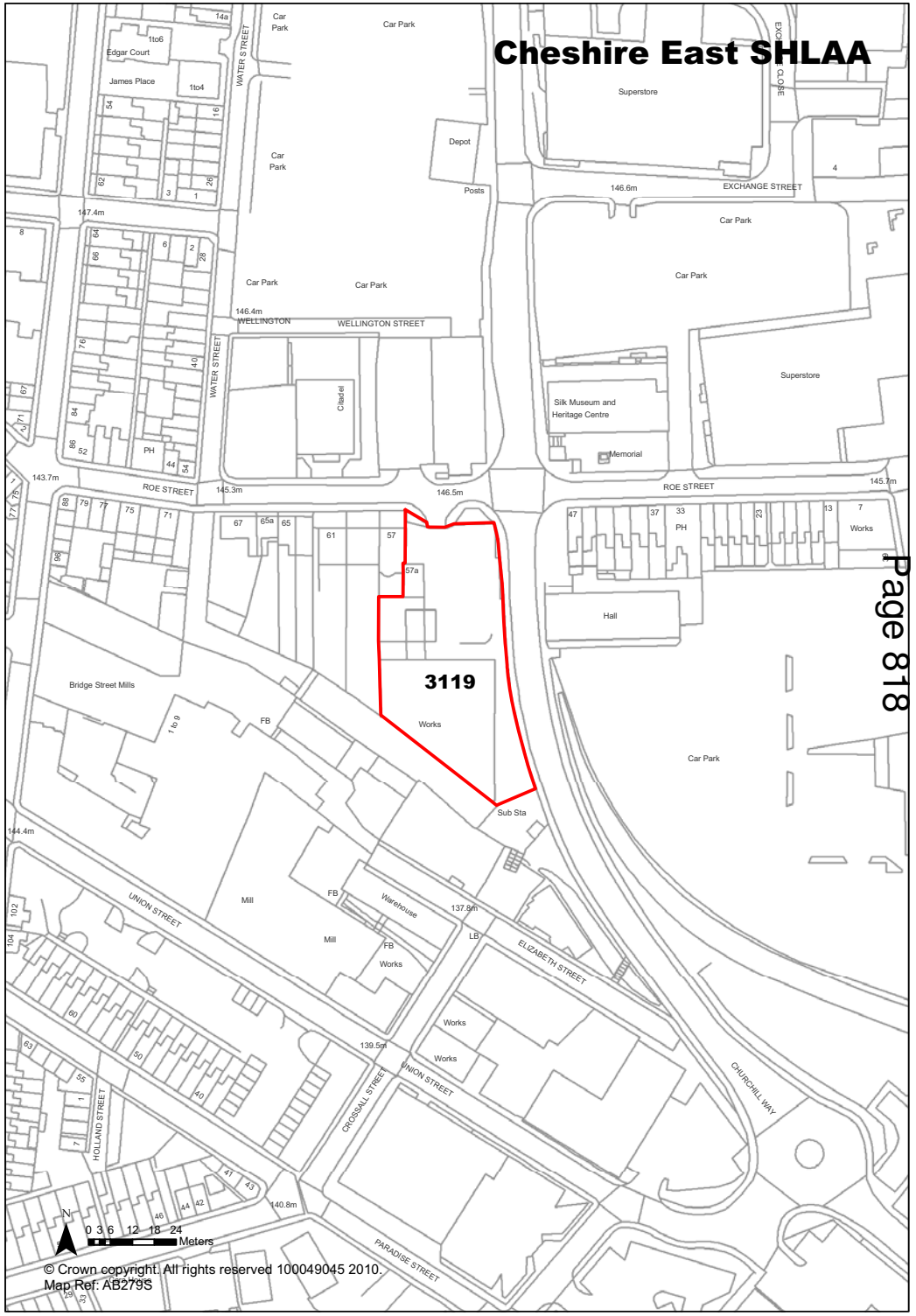


Ref	3119	Site Address	Sutton Castings, Roe Street, Macclesfield

Town / Rural	Macclesfield	**Easting**	391544
		Northing	373375

Site Description	Va buildings and land, RSL interest
Character of Area	Residential & commercial
Surrounding Land Uses	Archaelogical Potential, Mixed Use Areas, Conservation Area, Existing Open Space, Predominantly Residential, Proposed Car Park, Shopping Redevelopment Area
Physical Constraints	Vacant premises - King Sturge agent, site slopes down to S, access off Roe St could be difficult nr junction. Located on potential contaminated site. Potential air quality issues.
Policy Restrictions	Archaelogical Potential, Mixed Use Areas, Conservation Area
Managing Constraints	Consideration of historic environment. Access issues to be discussed with highways. Consultation with Contaminated Land Officer. Air quality assessment may be required (proximity to AQMA).
Sustainability	Site is considered sustainable
Accessibility	Access issues to be discussed with highways.
Other Information	Bus Stop within 110m, Post Office within 270m, medical facilities within 470m, Primary School within 920m, Open Space within 90m
Brownfield / Greenfield	Brownfield
Suitability	Suitable
Availability	Available
Achievability	Achievable
Deliverability	Deliverable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	0.28
Potential Capacity	12
Potential Net Capacity	12
Potential Density	42.86
Determination of Capacity	Density multiplier - sustainable development
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	12
Years 6-10	0
Years 11-15	0



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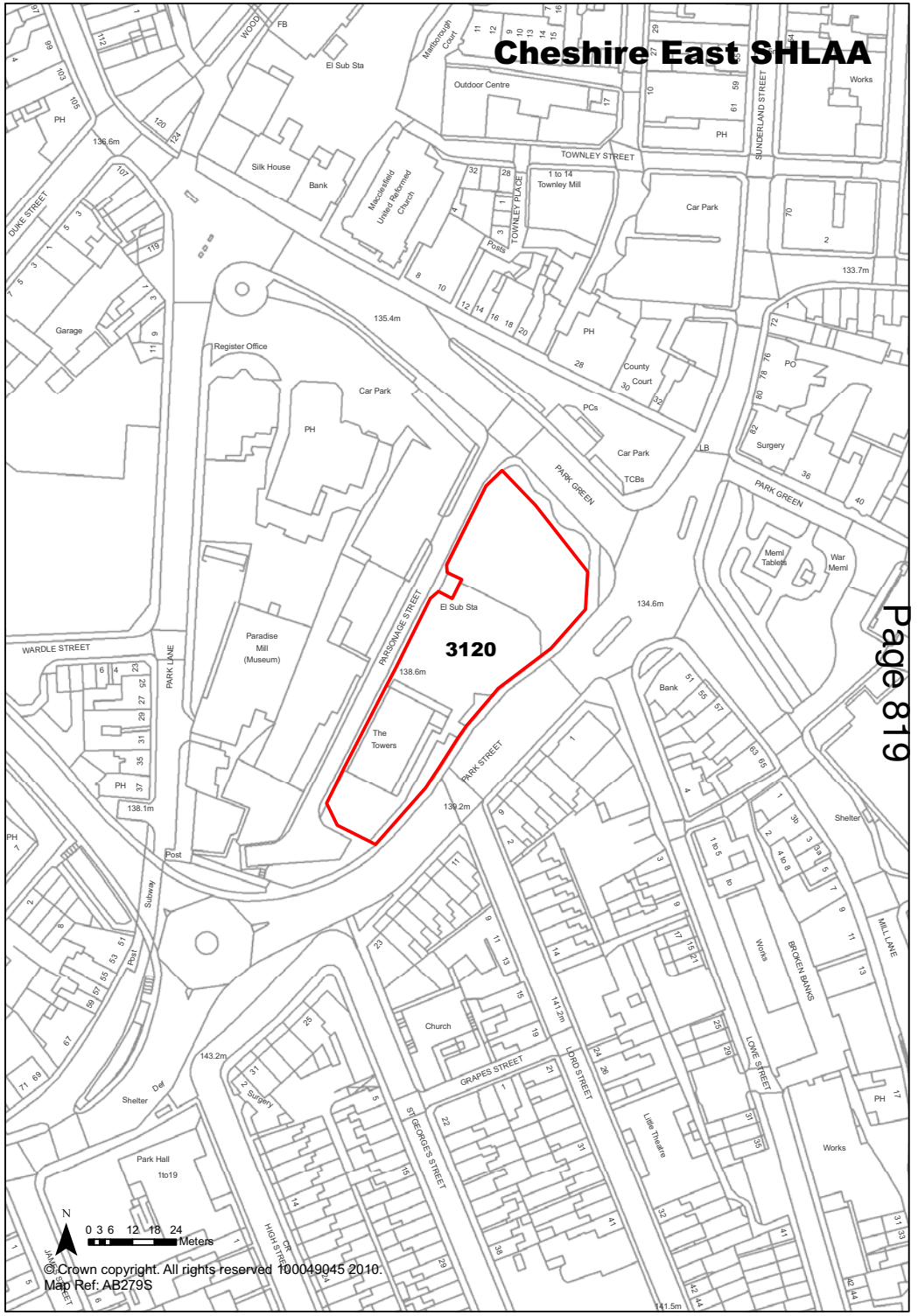
Map Ref: AB279S

Ref	3120	Site Address	London & Manchester House, Macclesfield

Town / Rural	Macclesfield	**Easting**	391821
		Northing	373179

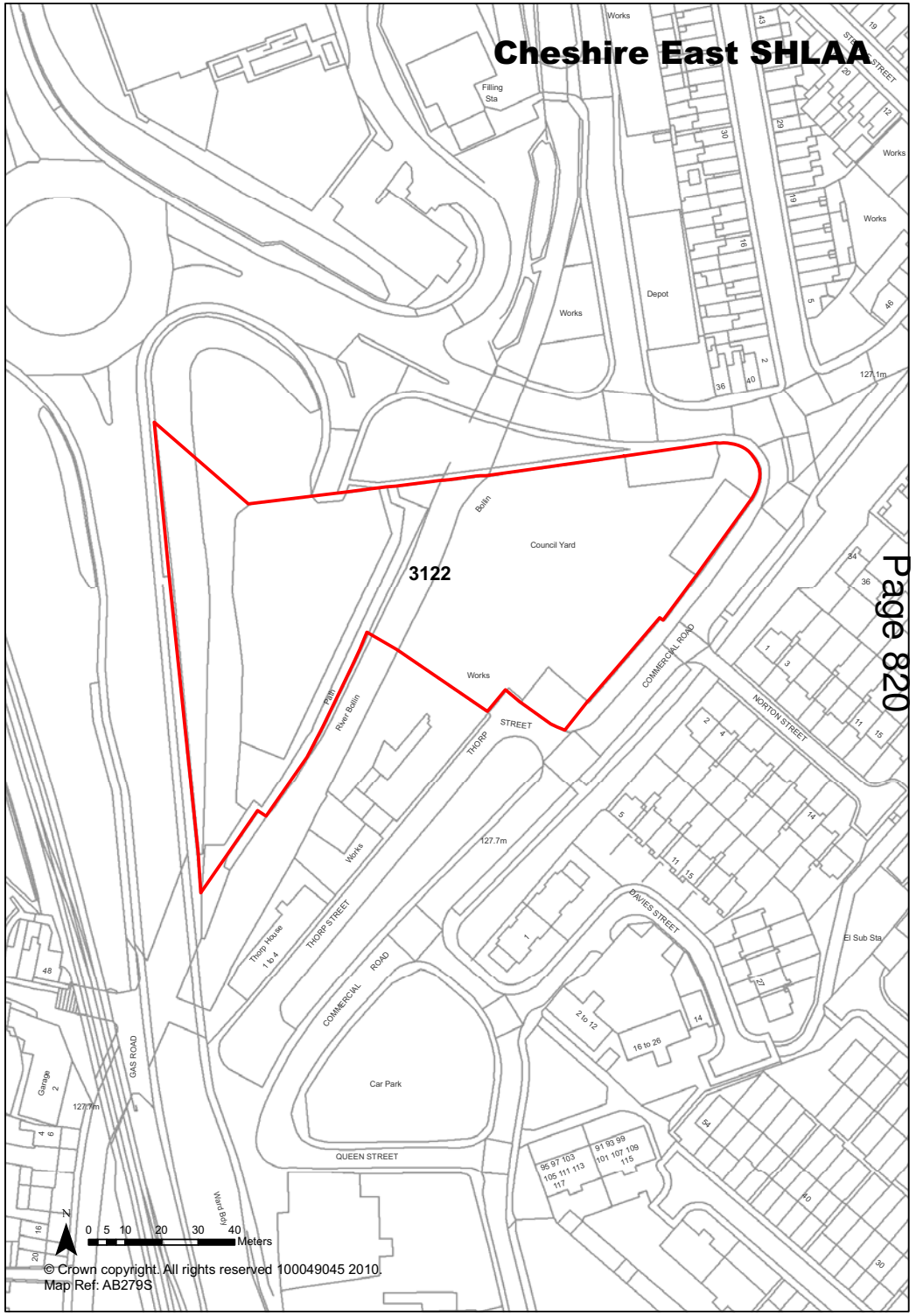
Site Description	In use
Character of Area	Museums to W, residential to E, TC uses to N
Surrounding Land Uses	Mixed use Regeneration area, residential
Physical Constraints	Large area of OS overgrown, car park, modern 1960s building, site looking tatty, access ok near busy junction. Located on potential contaminated site. Potential air quality issues.
Policy Restrictions	Mixed use Regeneration area.
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (proximity to AQMA).
Sustainability	Site is considered sustainable
Accessibility	Access is possible
Other Information	Bus Stop within 10m, Post Office within 130m, medical facilities within 130m, Primary School within 920m, Open Space within 90m
Brownfield / Greenfield	Brownfield
Suitability	Suitable
Availability	Marginal / Uncertain
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	0.29
Potential Capacity	12
Potential Net Capacity	12
Potential Density	41.38
Determination of Capacity	Density multiplier - sustainable development
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	12
Years 11-15	0



Ref 3122 **Site Address** Council depot, Commercial Road, Macclesfield

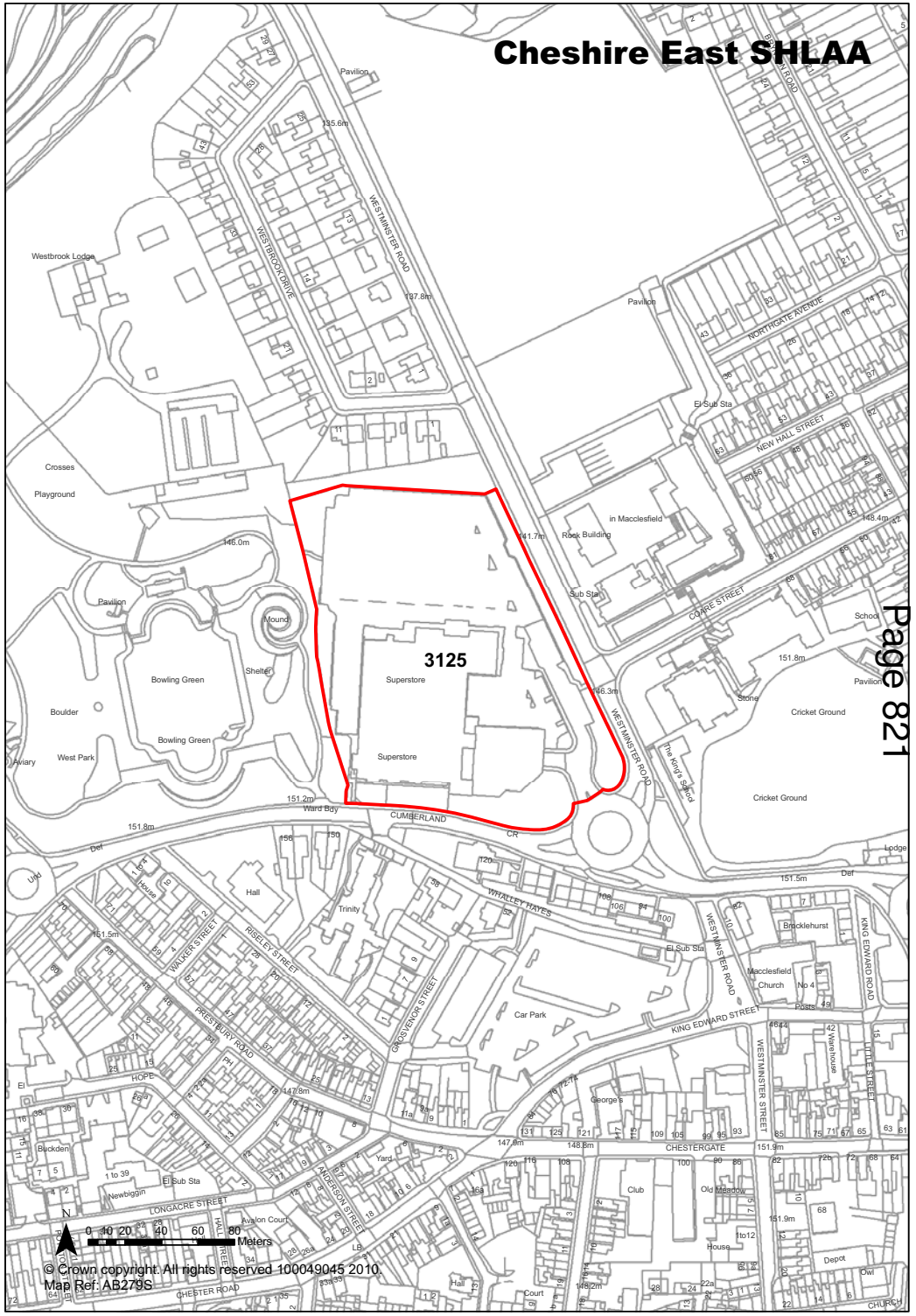
Town / Rural	Macclesfield	**Easting** 392017	**Northing** 373964
Site Description	In use - Council depot	**Site Size Net (Ha)**	0.46
Character of Area	Commercial and residential	**Potential Capacity**	14
Surrounding Land Uses	Existing Employment Area, Predominatly Residential, Mixed use	**Potential Net Capacity**	14
Physical Constraints	Part of site is within flood zones 2 and 3 - medium to high rsik. Bollin divides site, but river is in cutting, western part used for recycling, eastern part for vehicules, Located directly on landfill. Access ok. Greenway through site. Trees on site and to boundary. Site appears flat.		
Policy Restrictions	Within settlement boundary of Macclesfield. Mixed use area in the Local Plan.	**Potential Density**	30.43
Managing Constraints	Flood Risk Assessment - Flood Alleviation if required. Site Contamination Assessment to identify extent of contamination and remediation required. Incorporate noise mitigation into design. Consultation with Contaminated Land Officer. Consideration of flood risk and production of a Flood Risk Assessment. Consideration of greenway.	**Determination of Capacity**	Density multiplier
Sustainability	Site is considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information	Bus stop within 230m. Post office within 650m. Medical facilities within 440m. Primary school within 1000m. Open space within 150m.	**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Not Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 3125 **Site Address** Sainsburys, Cumberland Street, Macclesfield

Town / Rural	Macclesfield	**Easting** 391275	**Northing** 374038

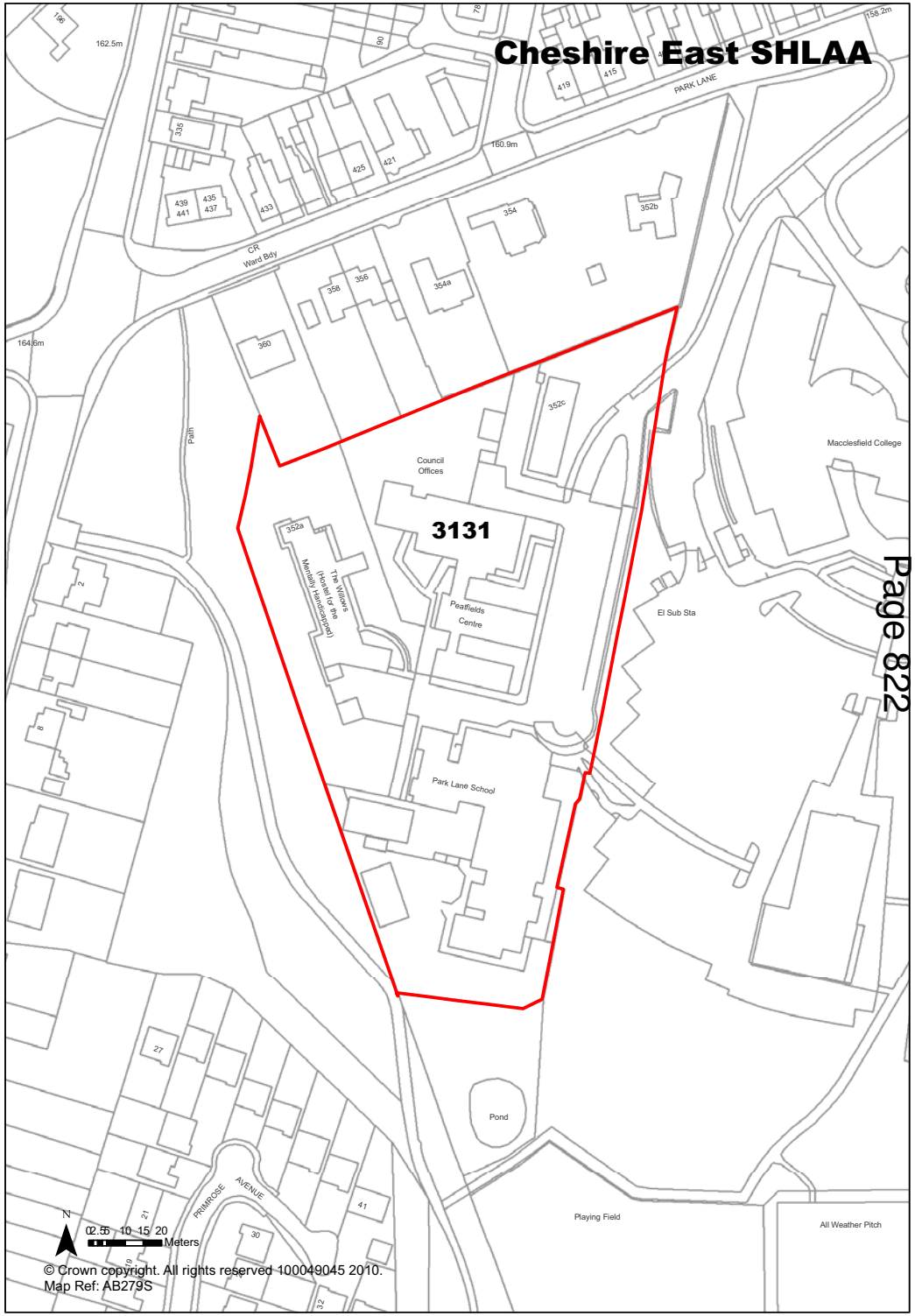
Site Description	Superstore and car park.	**Site Size Net (Ha)**	2.42
Character of Area	Generally residential.	**Potential Capacity**	73
Surrounding Land Uses	West Park, residential, School.	**Potential Net Capacity**	73
Physical Constraints	Flood zone 1 - little or no risk. Located on potential contaminated site. Potential air quality issues. Site is flat. Trees to boundary. Building and hardstanding on site.		
Policy Restrictions	Within Macclesfield settlement boundary.	**Potential Density**	30.17
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development and close to area of concern). Consideration of biodiversity.	**Determination of Capacity**	Density multiplier
Sustainability	Site is considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information	x	**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Not Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 3131 Site Address The Willows, Park Lane, Macclesfield

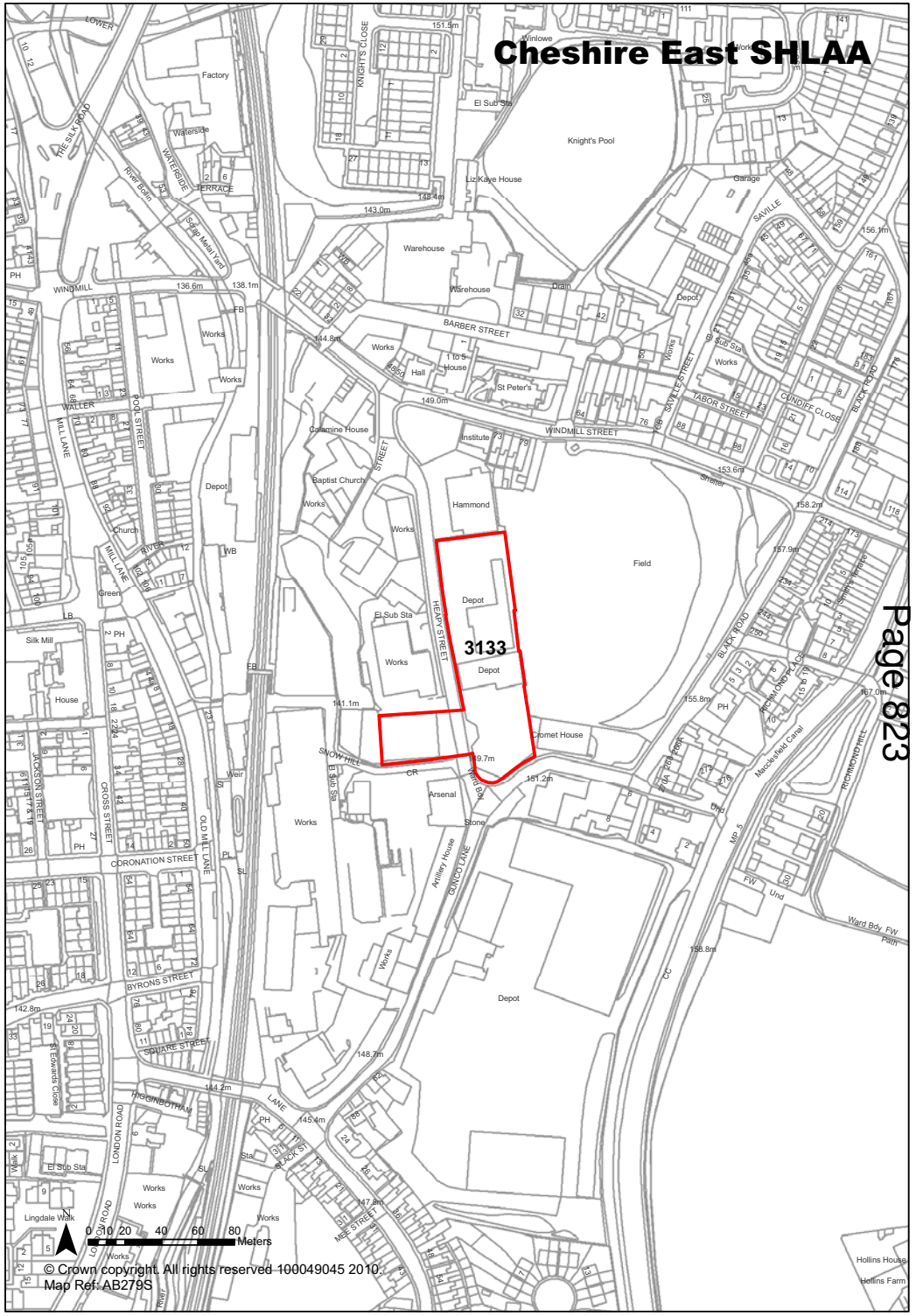
Town / Rural	Macclesfield	**Easting** 390738	**Northing** 372678

Site Description	Underused institutional.	**Site Size Net (Ha)**	0.3
Character of Area	School/college adj, residential & open space	**Potential Capacity**	12
Surrounding Land Uses	School Buildings - open space	**Potential Net Capacity**	12
Physical Constraints	Flood zone 1 - little or no risk. Property adj linear park vacant & boarded up - the Willows, rest of site Park Lane Special School may become surplus to requirements - 60s/70s 2 storey buildings & car parking, access may be tricky along college site. Hedges and trees on site and to boundary. Site appears flat.		
Policy Restrictions	Within the settlement boundary of Macclesfield. Existing Open Space.	**Potential Density**	40
Managing Constraints	Possible conversion. Sympathetic design to respect the rest of the area. Consideration of biodiversity.	**Determination of Capacity**	Density multiplier - sustainable development
Sustainability	Site is considered sustainable		
Accessibility	Access is possible	**Total Completions**	0
Other Information	Bus Stop within 110m, Post Office within 1100m, medical facilities within 810m, Primary School within 930m, Open Space within 650m	**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	12
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



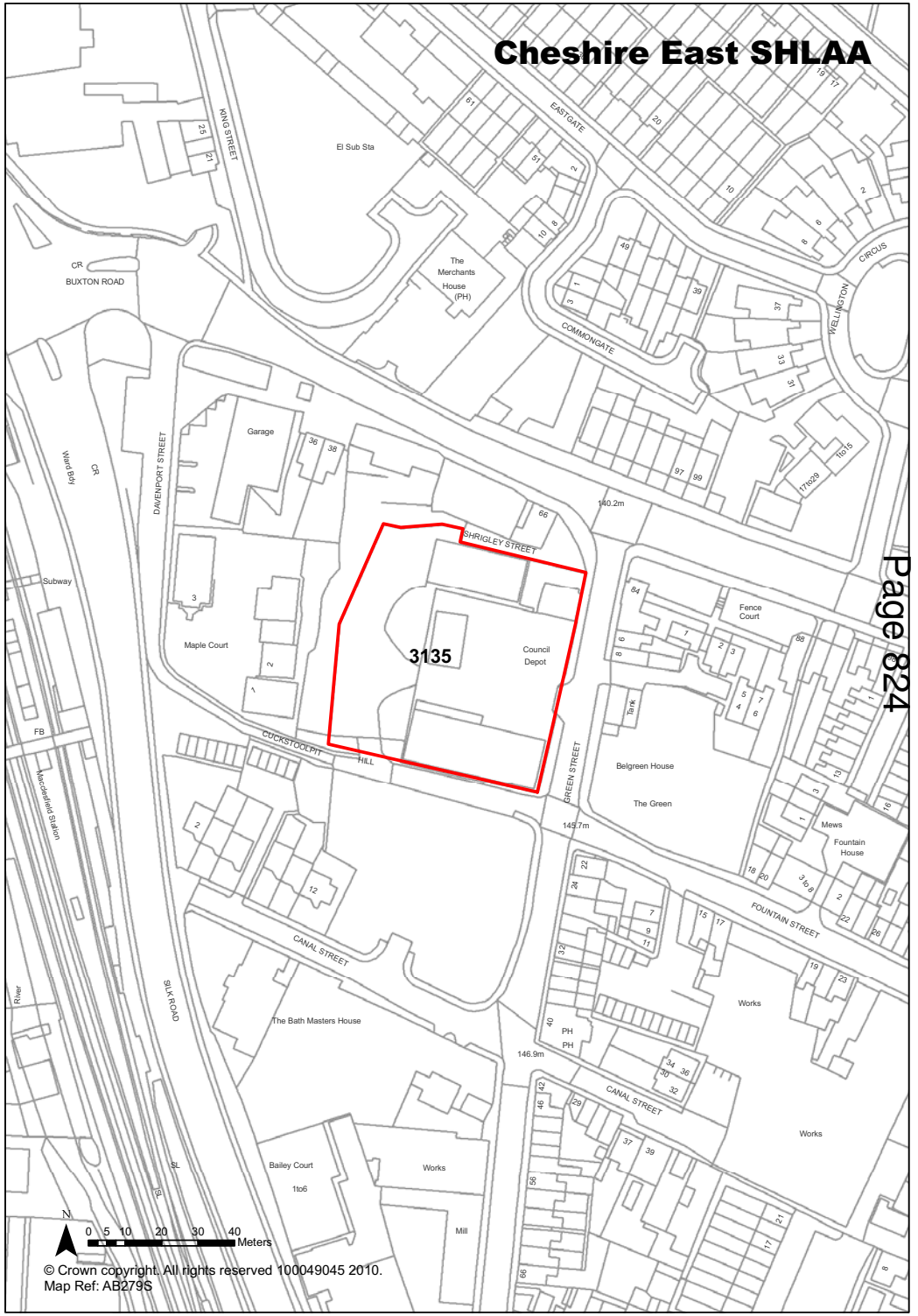
Ref 3133 **Site Address** Whittakers, Heapy Street, Macclesfield

Town / Rural	Macclesfield	**Easting** 392209	**Northing** 372810
Site Description	In use for commercial.	**Site Size Net (Ha)**	0.7
Character of Area	Commercial. Open space to E, residential to N.	**Potential Capacity**	28
Surrounding Land Uses	Employment, open space, residential.	**Potential Net Capacity**	28
Physical Constraints	Flood zone 1 - little or no risk. Proximity to King George's playing field, storage uses, garaging, modern building to W other side of the road - could be good mixed scheme - design imp close to park. Located on potential contaminated site. Potential air quality issues. Trees to part of boundary. Sloping site (part of site lower than the road).		
Policy Restrictions	Within settlement boundary of Macclesfield. Identified as an Existing Employment Area and is within an area of archaeologicl potential.	**Potential Density**	40
Managing Constraints	Sympethetic design to complement the existing character of the area: human and natural. Noise mitigation incorporated into design. Consultation with Contaminated Land Officer. Air quality assessment may be required (proximity to AQMA). Consideration of biodiversity.	**Determination of Capacity**	Density multiplier - sustainable development
Sustainability	Site is considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information	Bus stop within 160m. Post office within 670m. Medical facilities within 670m. Primary school within 700m. Open space within 60m.	**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	28
Deliverability	Deliverable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 3135 Site Address Green Street Depot, Macclesfield

Town / Rural	Macclesfield	**Easting** 392085	**Northing** 373609
Site Description	Depot.	**Site Size Net (Ha)**	0.42
Character of Area	Commercial, residential, open space to South.	**Potential Capacity**	17
Surrounding Land Uses	Mixed use, residential, open space	**Potential Net Capacity**	17
Physical Constraints	Flood zone 1 - little or no risk. New Towns Yard - Peaks & Plains Housing, Stone wall southern boundary/building, level changes to Buxton Road - slopes down, access off Green Street along Cuckstool Pit Hill, located on potential contaminated site. Potential air quality issues. Trees to part of boundary. Sloping site.		
Policy Restrictions	Within the settlement boundary of Macclesfield. Mixed use area in the Local Plan.	**Potential Density**	40.48
Managing Constraints	Levelling of site. Site Contamination Assessment to identify extent of contamination and remediation required. Consultation with Contaminated Land Officer. Air quality assessment may be required (proximity to AQMA). Consideration of biodiversity.	**Determination of Capacity**	Density multiplier - sustainable development
Sustainability	Site is considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information	Bus stop within 280m. Post office within 250m. Medical facilities within 250m. Primary school within 820m. Open space within 210m.	**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	17
Deliverability	Deliverable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

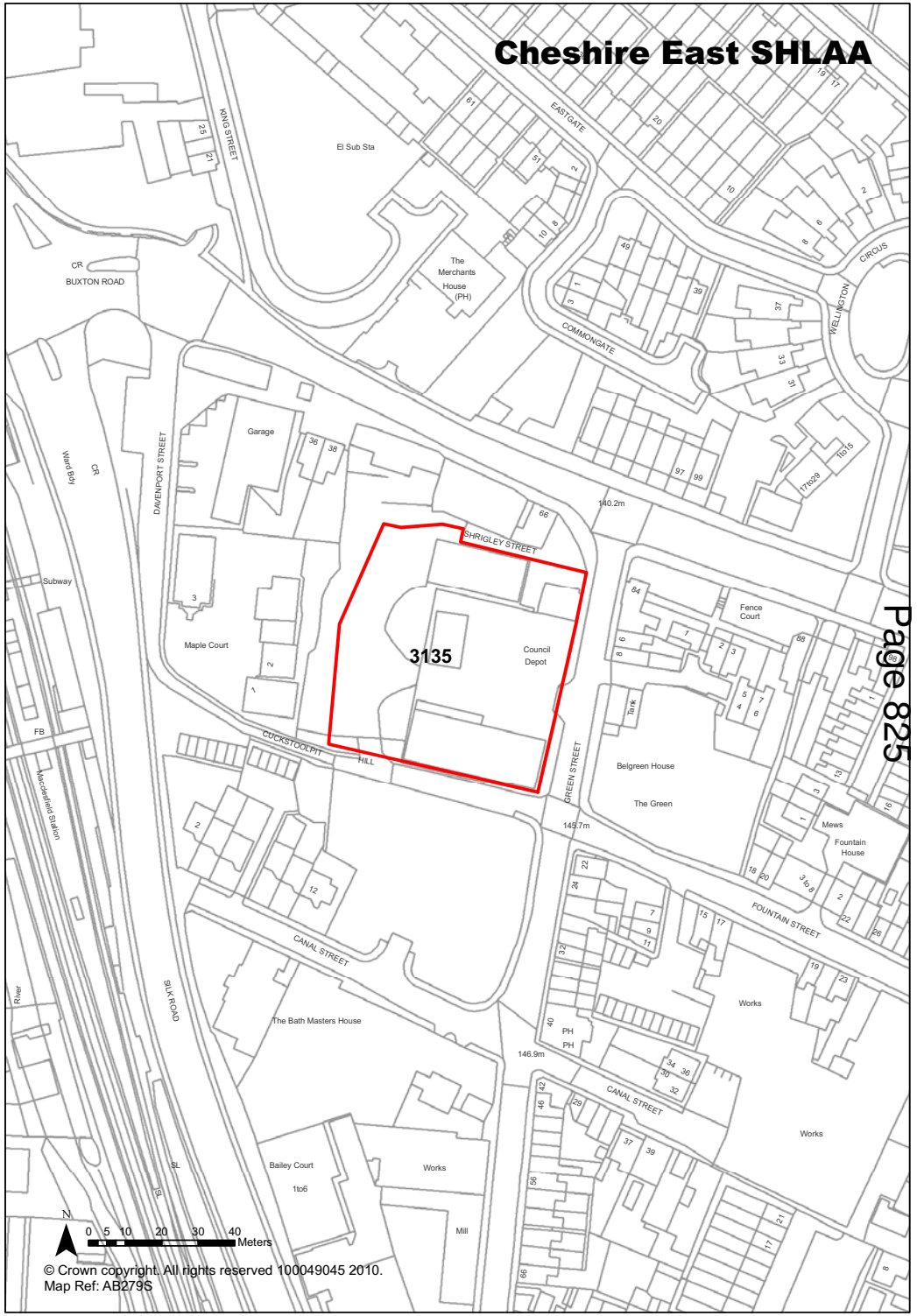


Ref 3136 **Site Address** Priors Hill Children's Centre, Kennedy Avenue, Macclesfield

Town / Rural Macclesfield **Easting** 389712 **Northing** 374451

Site Description	Childrens home (CCC property review).
Character of Area	Residential, open space.
Surrounding Land Uses	Residential, open space, local shopping.
Physical Constraints	Flood zone 1 - little or no risk. Building on site. Trees to boundary. Site appears flat.
Policy Restrictions	Wthin the settlement boundary of Macclesfield.
Managing Constraints	Consideration of biodiversity.
Sustainability	Site is considered sustainable.
Accessibility	Access is possible.
Other Information	Bus stop within 210m. Post office within 175m. Medical facilities within 890m. Primary school within 240m. Open space within 210m.
Brownfield / Greenfield	Brownfield
Suitability	Suitable
Availability	Available
Achievability	Achievable
Deliverability	Deliverable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	0.77
Potential Capacity	31
Potential Net Capacity	31
Potential Density	40.26
Determination of Capacity	Density multiplier - sustainable development
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	31
Years 6-10	0
Years 11-15	0

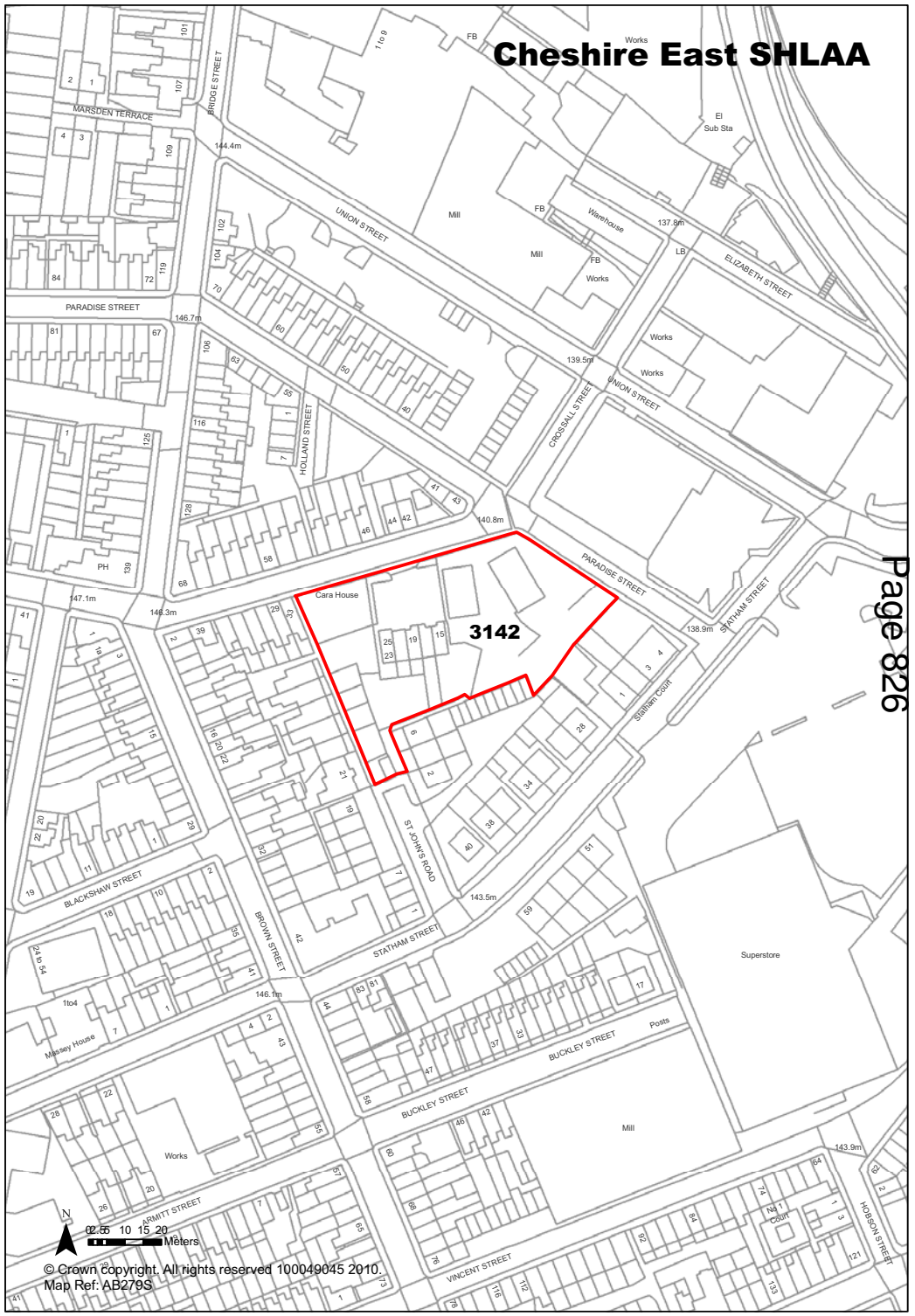


Ref	3142	Site Address	Land between Statham Street and Crossall Street, Macclesfield

Town / Rural	Macclesfield	**Easting**	391505
		Northing	373210

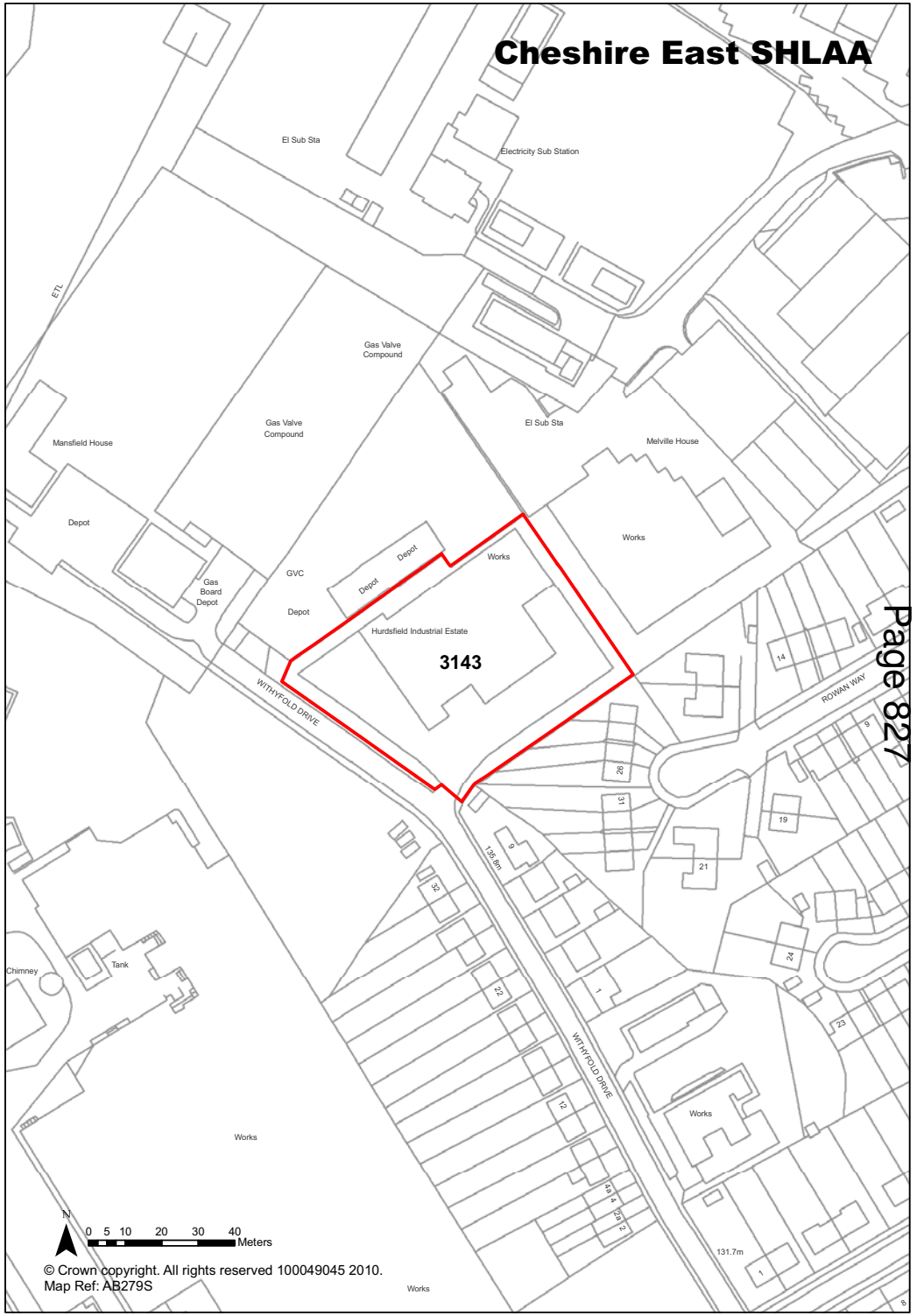
Site Description	B8 use currently
Character of Area	Residential / commercial
Surrounding Land Uses	Residential / commercial
Physical Constraints	Design needs to respect surrounding uses. Located on potential contaminated site. Potential air quality issues.
Policy Restrictions	x
Managing Constraints	Design needs to respect surrounding uses. Consultation with Contaminated Land Officer. Air quality assessment may be required (proximity to AQMA).
Sustainability	Site is considered sustainable
Accessibility	
Other Information	Bus stop within 380m, Post Office within 550m, medical facilities within 550m, Primary School within 600m, Open Space within 200m.
Brownfield / Greenfield	Brownfield
Suitability	Suitable
Availability	Not Available
Achievability	Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	0.3
Potential Capacity	12
Potential Net Capacity	12
Potential Density	40
Determination of Capacity	Density multiplier - sustainable development
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



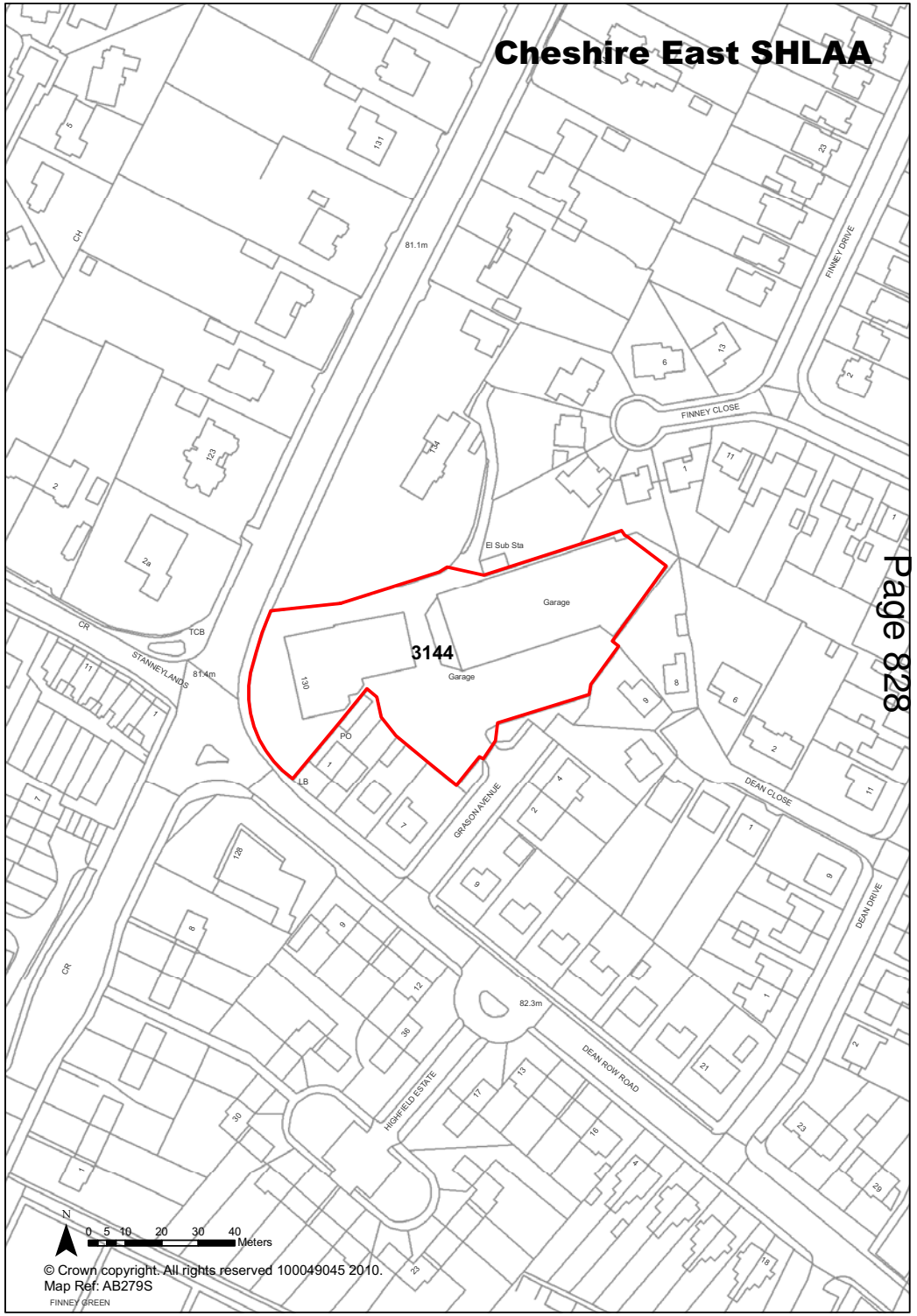
Ref 3143 Site Address CFC House, Withyfold Drive, Macclesfield

Town / Rural	Macclesfield	**Easting** 392030	**Northing** 374478
Site Description	Commercial.	**Site Size Net (Ha)**	0.39
Character of Area	Commercial.	**Potential Capacity**	12
Surrounding Land Uses	Commercial.	**Potential Net Capacity**	12
Physical Constraints	Flood zone 1 - little or no risk. Access issues. Adjacent to employment area. Impact on adjacent residential area. Located within 250m of landfill. Trees to boundary. Site appears flat.		
Policy Restrictions	Within settlement boundary of Macclesfield.	**Potential Density**	30.77
Managing Constraints	Access issues to be discussed with highways. Sympathetic design to respect existing housing development. Consultation with Contaminated Land Officer. Consideration of biodiversity.	**Determination of Capacity**	Density multiplier
Sustainability	Site is considerd sustinable.		
Accessibility	Access issues to be discussed with highways.	**Total Completions**	0
Other Information	Bus stop within 420m, Post Office within 1100m, medical facilities within 1000m, Primary School within 790m, Open Space within 580m.	**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available - Medium Term	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	12
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



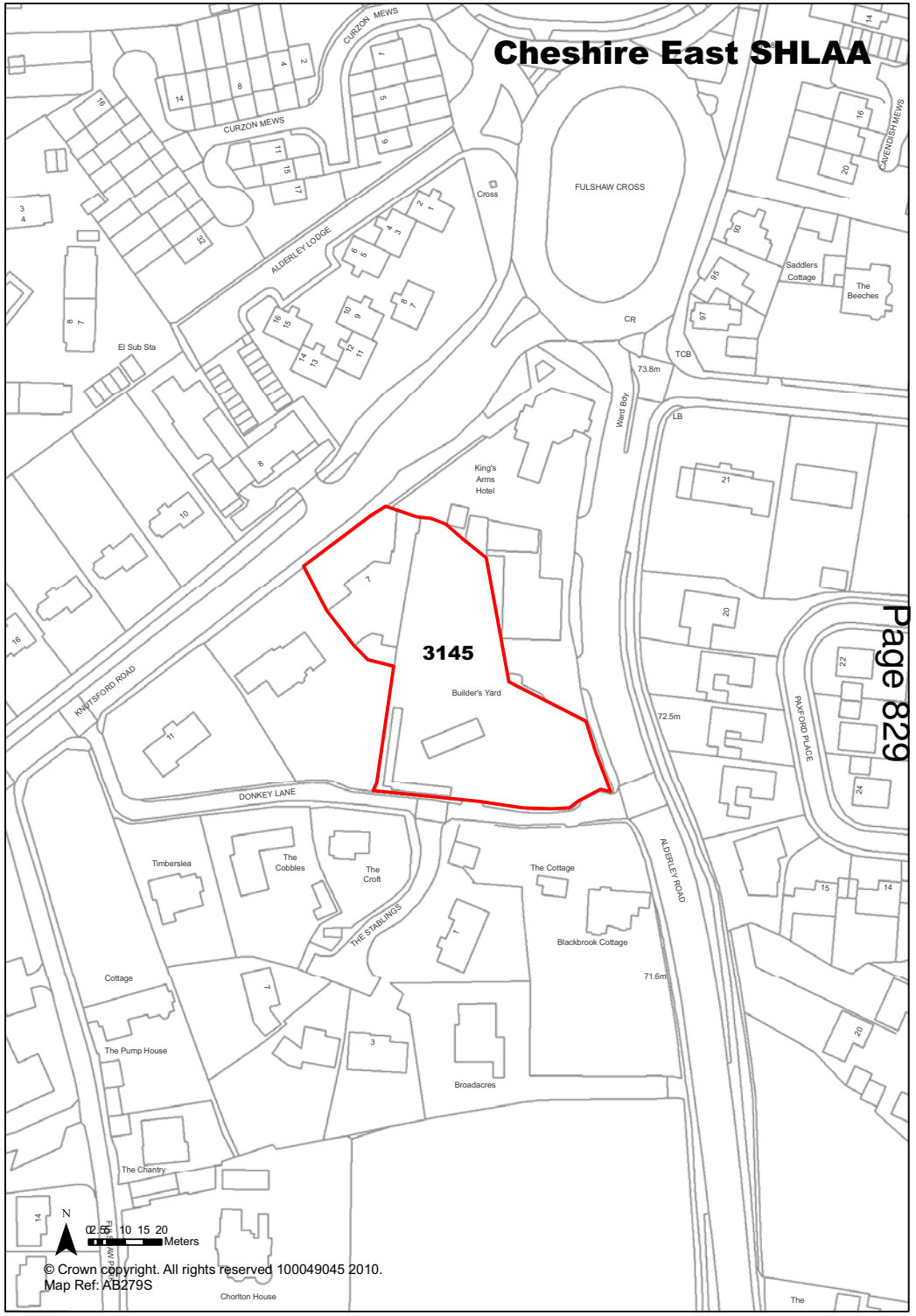
Ref 3144 Site Address Manchester Road, Grason Avenue, Wilmslow

Town / Rural	Wilmslow	**Easting** 385317	**Northing** 382500
Site Description	In use as a car showroom and garage.	**Site Size Net (Ha)**	0.5
Character of Area	Stone cottage adj to N & take-away adj to S; residential mainly, wine warehouse opp	**Potential Capacity**	15
Surrounding Land Uses	Predominantly Residential.	**Potential Net Capacity**	15
Physical Constraints	Flood zone 1 - little or no risk. Trees N boundary; access off main road or Grason Ave; located on potential contaminated site. Levels appear flat.		
Policy Restrictions	Within the settlement boundary of Wilmslow. Adjacent to a low density housing area.	**Potential Density**	30
Managing Constraints	Site Contamination Assessment to identify extent of contamination and remediation required. Consideration of biodiversity. Retain trees if possible. Consultation with Contaminated Land Officer.	**Determination of Capacity**	Density multiplier
Sustainability	Site is considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information	Bus stop within 160m. Post office within 2000m. Medical facilities within 1200m. Primary school within 900m. Open space within 560m.	**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Not Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 3145 Site Address Donkey Lane, Wilmslow

Town / Rural	Wilmslow	**Easting** 384231	**Northing** 380324
Site Description	In use - incr site to incl 2 adj houses Timber Yard & Royles Cycles/Predominantly Residential	**Site Size Net (Ha)**	0.35
Character of Area	Residential	**Potential Capacity**	14
Surrounding Land Uses	Predominantly Residential	**Potential Net Capacity**	14
Physical Constraints	Well used timber yard and local business/cycle shop; access off busy main roads. Located on potential contaminated site.		
Policy Restrictions		**Potential Density**	31.43
Managing Constraints	Site assembly (adjacent properties). Resolve access issues: Highways Agency. Design sympathetic to natural environment. Consultation with Contaminated Land Officer.	**Determination of Capacity**	Density multiplier - Sustainable location
Sustainability	Site is considered sustainable.		
Accessibility	Resolve access issues: Highways Agency	**Total Completions**	0
Other Information	Bus stop within 100m. Post office within 600m. Medical facilities within 420m. Primary school within 500m. Open space within 300m.	**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Not Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref	3146	Site Address	Peacock Farm, Wilmslow Road, Handforth

Town / Rural	Handforth	**Easting**	385608
Northing	384311		

Site Description	Vacant land. Site cleared and boarded
Character of Area	Residential.
Surrounding Land Uses	Predominantly Residential, Shopping Area, open countryside, Proposed Road.
Physical Constraints	Flood zone 1 - little or no risk. Access off busy main road; site cleared and boarded; surrounded by low rise housing, odd tree; high rise may not be appropriate. Site appears flat.
Policy Restrictions	Within the settlement boundary of Handforth. Site is identified as predominantly residential.
Managing Constraints	Resolve access isues through consultation with Highways Agency. Sympathetic design to manage overlooking issues. Consideration of biodiversity.
Sustainability	Site is considered sustainable.
Accessibility	Resolve access issues through consultation with Highways Agency.
Other Information	Bus stop within 230m. Post office within 740m. Medical facilities within 410m. Primary school within 760m. Open space within 190m.
Brownfield / Greenfield	Brownfield
Suitability	Suitable
Availability	Available
Achievability	Achievable
Deliverability	Deliverable
Development Progress	Full Permission
Application Number:	11/0770M

Site Size Net (Ha)	0.32
Potential Capacity	13
Potential Net Capacity	13
Potential Density	40.63
Determination of Capacity	Based on current permission
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	13
Years 6-10	0
Years 11-15	0

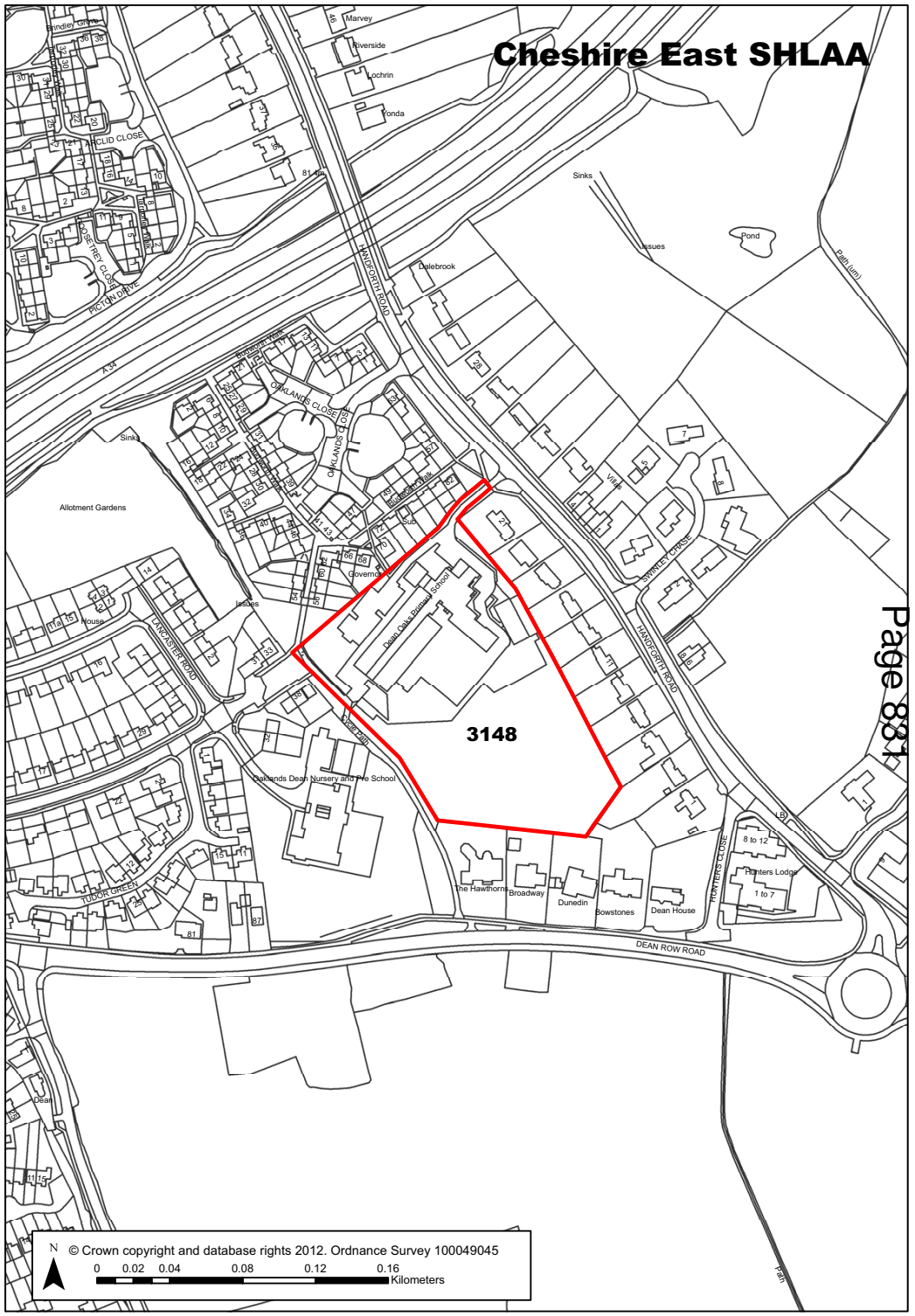


Ref 3148 **Site Address** Dean Row School, Tudor Road, Wilmslow (Wilmslow surplus school)

Town / Rural Wilmslow **Easting** 386429 **Northing** 382120

Site Description	In use but surplus site. School Buildings and open space.
Character of Area	Residential.
Surrounding Land Uses	Residential and open countryside.
Physical Constraints	Flood zone 1 - little or no risk. Open space and building footprint issues, access ok, football pitch at Dean Row, trees to rear of Oaklands Located within 250m of landfill. Site appears flat.
Policy Restrictions	Within settlement boundary of Wilmslow. Existing open space.
Managing Constraints	Retain trees. Consideration of biodiversity. Consultation with Contaminated Land Officer. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	Site is considered sustainable.
Accessibility	Access is possible.
Other Information	Bus stop within 170m. Post office within 2500m. Medical facilities within 2000m. Primary school within 100m. Open space within 80m.
Brownfield / Greenfield	Mixed
Suitability	Suitable
Availability	Available
Achievability	Achievable
Deliverability	Deliverable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	1.7
Potential Capacity	21
Potential Net Capacity	21
Potential Density	21
Determination of Capacity	Based on current permission.
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	21
Years 6-10	0
Years 11-15	0



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Ref	3156	Site Address	Redesmere Day Centre, Redesmere Road, Handforth

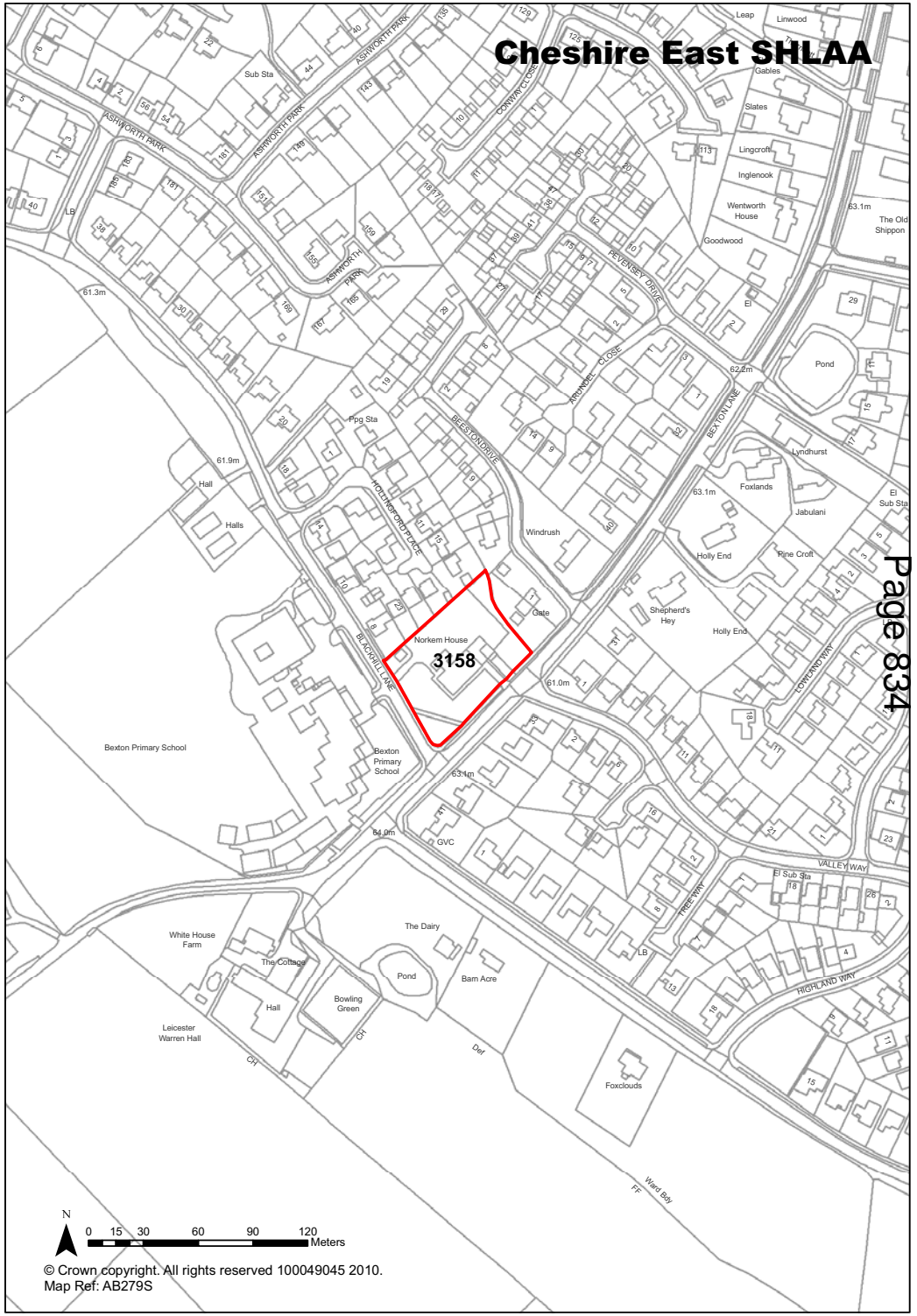
Town / Rural	Handforth	**Easting**	385789
		Northing	384155

Site Description	Former school - CCC property review.	**Site Size Net (Ha)**	0.7
Character of Area	Residential.	**Potential Capacity**	28
Surrounding Land Uses	Residential.	**Potential Net Capacity**	28
Physical Constraints	Flood zone 1 - little or no risk. Former infant school converted to day centre. Part of CCC property review. Located on potential contaminated site. Trees to boundary. Site appears flat. Building on site.		
Policy Restrictions	Within the settlement boundary of Handforth. Site identified as open space. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Potential Density**	40
Managing Constraints	Consultation with Contaminated Land Officer. Consideration of biodiversity.	**Determination of Capacity**	Density multiplier - sustainable development
Sustainability	Site is considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information	Bus stop within 130m. Post office within 760m. Medical facilities within 515m. Primary school within 780m. Open space within 250m.	**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	28
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



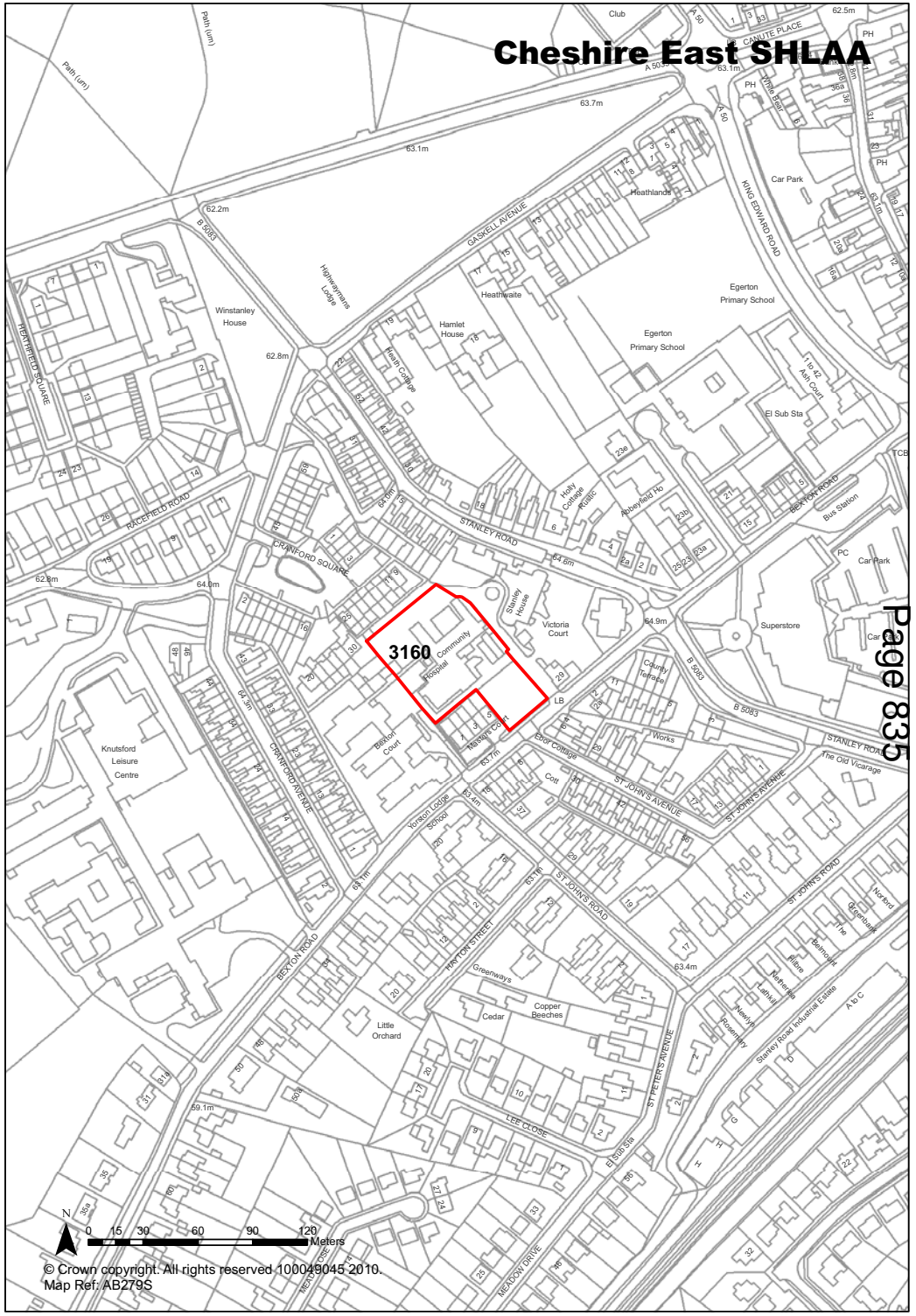
Ref 3158 Site Address Norkem House, Bexton Lane, Knutsford

Town / Rural	Knutsford	**Easting** 375062	**Northing** 377470
Site Description	Employment site in use.	**Site Size Net (Ha)**	0.37
Character of Area	Open countryside and residential	**Potential Capacity**	12
Surrounding Land Uses	Predominantly residential and school.	**Potential Net Capacity**	12
Physical Constraints	Flood zone 1 - little or no risk. Mature trees along road frontage - two with TPO, plus another TPO within site. Relationship to two storey adj houses. Slightly sloping site. In use. MBC maintaining landscaping to Blackhill Lane/Bexton Lane corner. Located on potential contaminated site.		
Policy Restrictions	Identified as predominantly residential. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Potential Density**	32.43
Managing Constraints	Retain trees. Design to ensure no overlooking issues. Consultation with Contaminated Land Officer. Consideration of biodiversity.	**Determination of Capacity**	Density multiplier
Sustainability	Site is considered sustainable.		
Accessibility	Access is possible	**Total Completions**	0
Other Information	Bus stop within 80m. Post office within 1300m. Medical facilities within 1000m. Primary school within 100m. Open space within 300m.	**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Not Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 3160 Site Address Rest of Cranford Hospital Site, Bexton Road, Knutsford

Town / Rural	Knutsford	**Easting** 374857	**Northing** 378401
Site Description	Part of Cranford Hospital Site	**Site Size Net (Ha)**	0.5
Character of Area	Residential - single, two and 3 storey, community care uses - day facilities.	**Potential Capacity**	20
Surrounding Land Uses	Predominantly Residential, Existing Open Space, Shopping Area, Existing Car Park, Conservation Area	**Potential Net Capacity**	20
Physical Constraints	Flood zone 1 - little or no risk. Relationship to adjoining community care and residential uses. Access to Stanley House. Located on potential contaminated site. Potential air quality issues. Trees and shrubs on site. Levels appear generally flat.		
Policy Restrictions	Site identified as Predominantly Residential, and adjacent to a Conservation Area.	**Potential Density**	40
Managing Constraints	Sympathetic design to complement the character of area. Consultation with Contaminated Land Officer. Air quality assessment may be required (proximity to AQMA). Consideration of biodiversity.	**Determination of Capacity**	Density multiplier - sustainable development
Sustainability	Site is considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information	Bus Stop within 200m, Post Office within 380m, medical facilities within 550m, Primary School within 330m, Open Space within 420m	**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	20
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

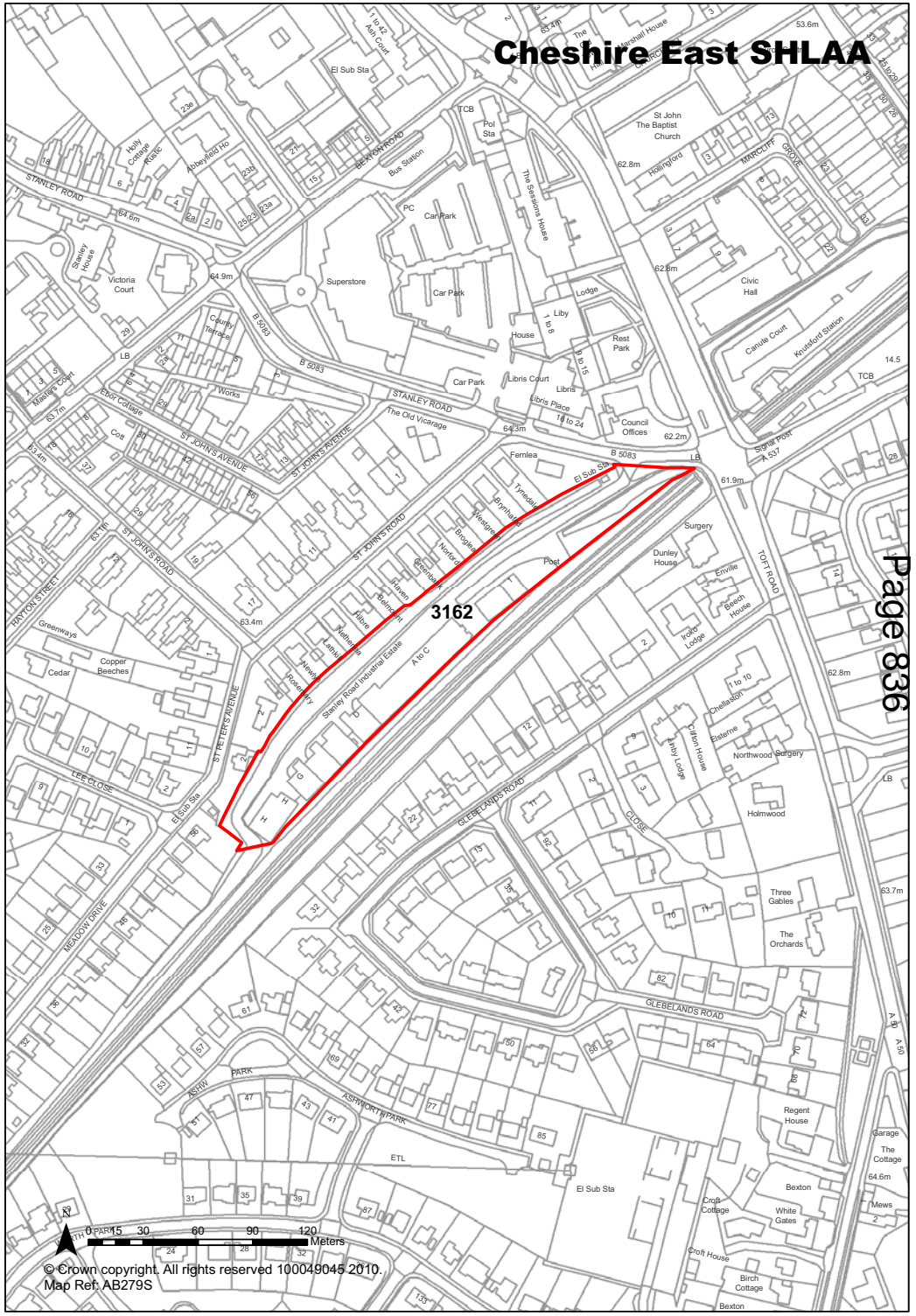


Ref	3162	Site Address	Stanley Road Trading Estate, Stanley Road, Knutsford

Town / Rural	Knutsford	**Easting**	375080
		Northing	378202

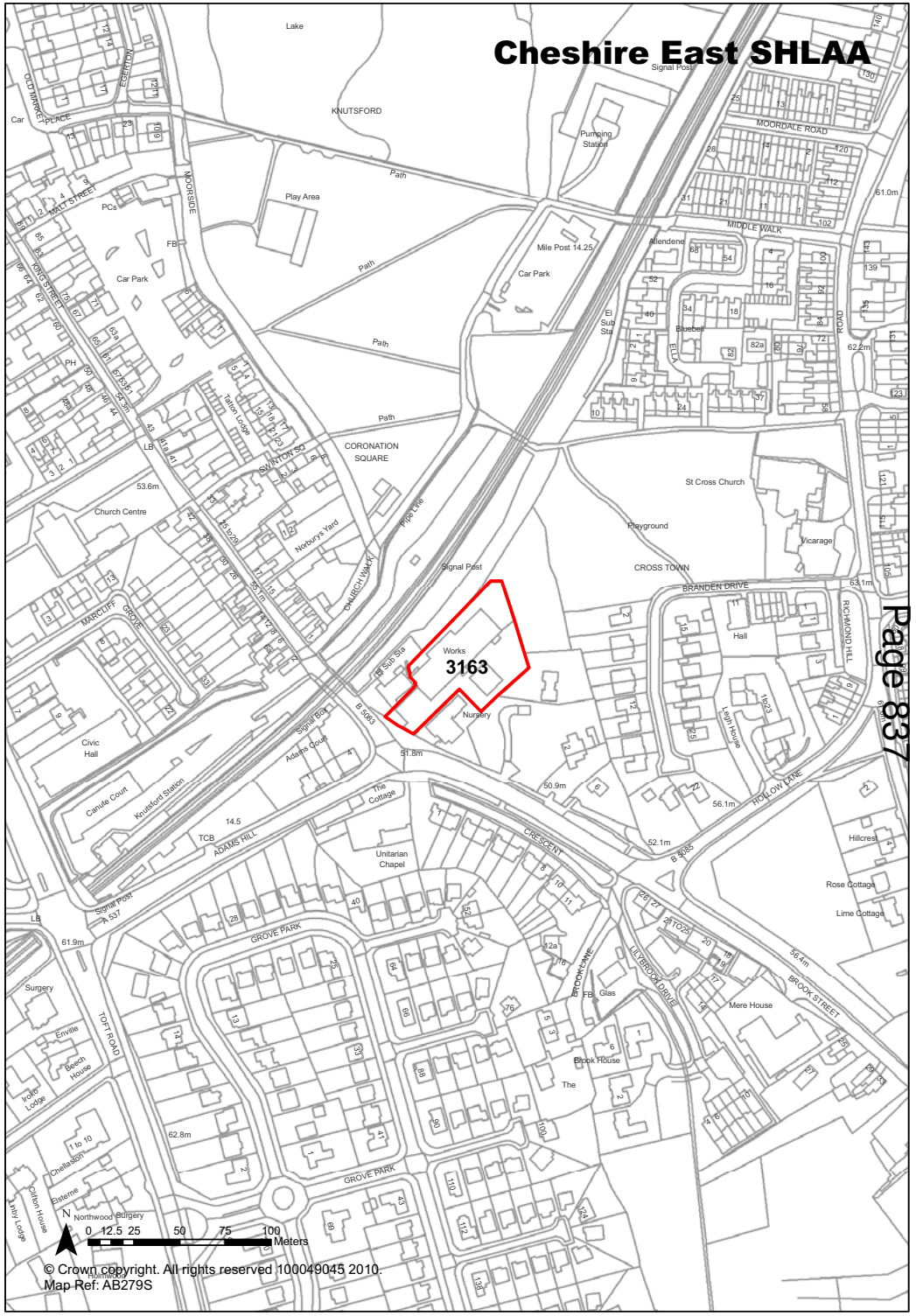
Site Description	In use employment site.
Character of Area	Generally residential.
Surrounding Land Uses	Generally residential.
Physical Constraints	Flood zone 1 - little or no risk. Well used industrial estate, poor environment, narrow site. Located on potential contaminated site. Potential air quality and noise issues. Trees on site. Levels appear flat.
Policy Restrictions	Within the settlement boundary of Knutsford. Site identified as existing employment.
Managing Constraints	Landscaping utilised to improve surrounding area. Noise mitigation incorporated into the design. Consultation with Contaminated Land Officer. Air quality assessment may be required (proximity to AQMA). PPG24 noise assessment required (rail noise). Consideration of biodiversity.
Sustainability	Site is considered sustainable.
Accessibility	Access is possible.
Other Information	Bus stop within 230m. Post office within 450m. Medical facilities within 300m. Primary school within 550m. Open space within 450m.
Brownfield / Greenfield	Brownfield
Suitability	Suitable
Availability	Marginal / Uncertain
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	0.57
Potential Capacity	23
Potential Net Capacity	23
Potential Density	40.35
Determination of Capacity	Density multiplier - sustainable development
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	23
Years 11-15	0



Ref 3163 Site Address Larmuth Works, Brook Street, Knutsford

Town / Rural	Knutsford	**Easting** 375456	**Northing** 378458
Site Description	In use as an existing Employment Area	**Site Size Net (Ha)**	.31
Character of Area	Road junction, railway line, commercial/employment. Conservation area	**Potential Capacity**	13
Surrounding Land Uses	Mixed use, open space, residential	**Potential Net Capacity**	13
Physical Constraints	Flood zone 1 - little or no risk. Listed building immediately adj to south east - currently a childrens nursery. Car shop to immediate nw. Railway line at higher level to north west. Access/ junction issues. Sloping site. Located on potential contaminated site. Potential air quality and noise issues. Trees to boundary.		
Policy Restrictions	Within the settlement boundary of Knutsford. Identified as an existing employment area.	**Potential Density**	41.94
Managing Constraints	Conversion emphasised. Land assembly. Landscaping to create visual barrier. Access issues managed through consultation with Highway Agency. Noise mitigation incorporated into design. Consultation with Contaminated Land Officer. Air quality assessment may be required (proximity to AQMA). PPG24 noise assessment required (rail noise). Consideration of biodiversity.	**Determination of Capacity**	Density multiplier - sustainable development
Sustainability	Site is considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information	Bus stop within 130m. Post office within 380m. Medical facilities within 340m. Primary school within 630m. Open space within 100m.	**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	13
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 3166 Site Address Ilfords, Illford Way, Mobberley

Town / Rural	Mobberley	**Easting** 378089	**Northing** 380232
Site Description	Industrial site in use, part vacant and part under utilised.	**Site Size Net (Ha)**	7.9
Character of Area	Residential and open countryside.	**Potential Capacity**	237
Surrounding Land Uses	Residential, sports ground and open countryside.	**Potential Net Capacity**	237
Physical Constraints	Part of site within flood zone 2 - medium risk. Buildings on site. Site partially in use. Located within 250m of landfill. Potential air quality issues. Footpaths through site. Trees to boundary. Slightly sloping site. Proximity to Wastewater Treatment Plant.		
Policy Restrictions	Within the settlement bounadry of Mobberley. Identified as an existing employment area. Site is adjacent to a conservation area.	**Potential Density**	30
Managing Constraints	Removal of existing employment uses and existing buildings. Consultation with Contaminated Land Officer. Draft TA with full accessibility study and travel plan framework likely to be required prior to application process. Air quality assessment may be required (size of development). Consideration of Conservation Area setting and accommodation or relocation of footpaths. Consideration of flood risk and production of a Flood Risk Assessment. Likely to require a buffer between site and Wastewater Treatment plant. Main incoming sewer to the Wasterwater Treatment plant runs through the site and has an easement.	**Determination of Capacity**	Density multiplier
Sustainability	Site is within walking distance of bus stops.		
Accessibility	Access is possible. The Highways Agency may require assessment of traffic generation and impact on trunk road network.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available	**Current Year**	0

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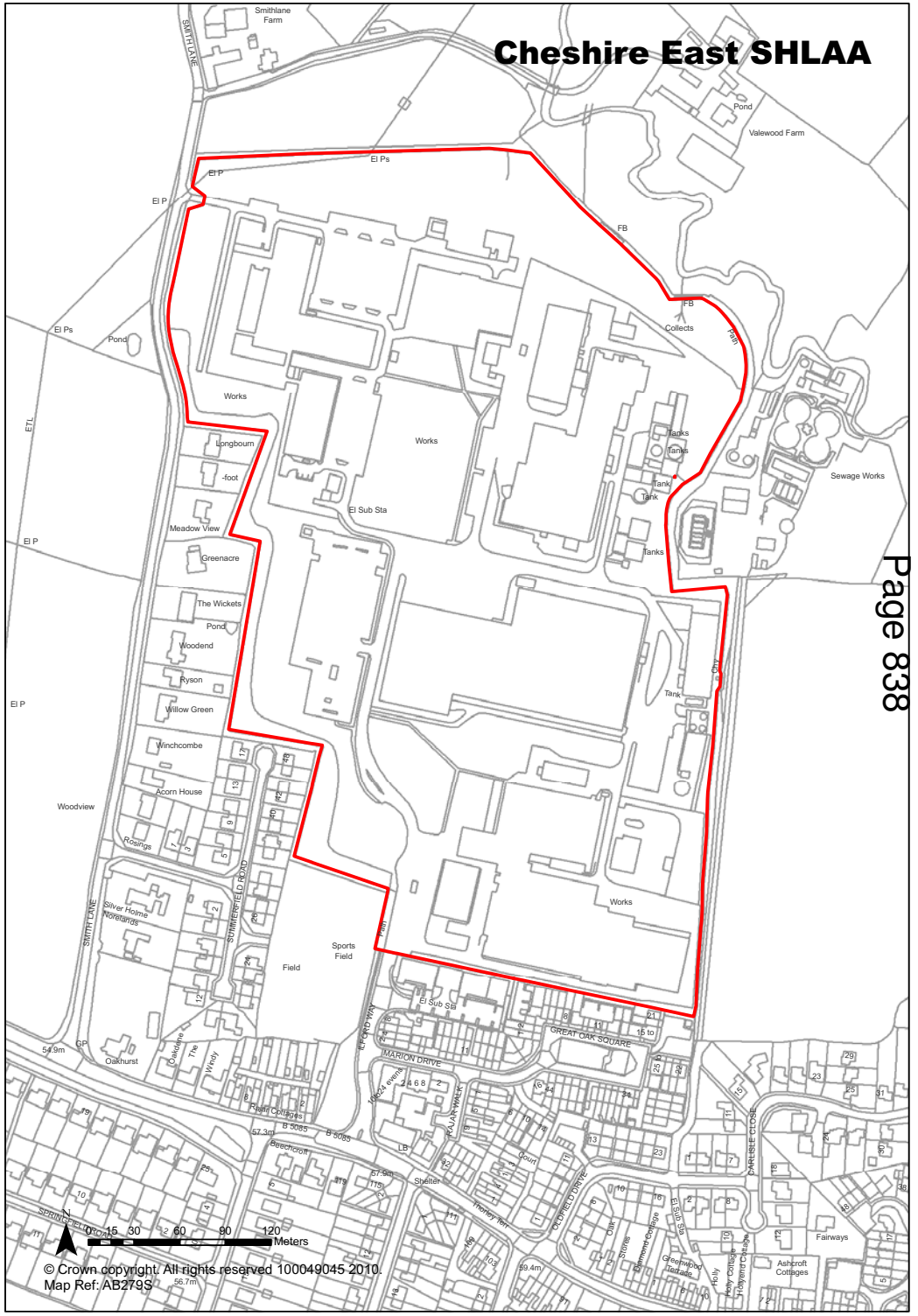

Ref 3166 Site Address Ilfords, Illford Way, Mobberley

Achievability	Achievable	**Years 1-5**	125
Deliverability	Deliverable	**Years 6-10**	112
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

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Ref 3170 Site Address Vernon Lodge, Weller Avenue, Poynton

Town / Rural	Poynton	**Easting** 391918	**Northing** 382776
Site Description	Sheltered accommodation for the elderly that no longer meets current requirements and is to be demolished.	**Site Size Net (Ha)**	0.37
Character of Area	Generally residential.	**Potential Capacity**	30
Surrounding Land Uses	Residential	**Potential Net Capacity**	-7
Physical Constraints	Flood zone 1 - little or no risk. Buildings and trees on site. Levels appear generally flat.		
Policy Restrictions	Site is within the settlement boundary of Poynton. Predominantly residential.	**Potential Density**	81.08
Managing Constraints	Removal of current use and related buildings. Consdeiration of biodiversity.	**Determination of Capacity**	Current permission
Sustainability	Site is considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information	Site owned by Cheshire Peaks and Plains	**Losses Completed**	37
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available	**Current Year**	15
Achievability	Achievable	**Years 1-5**	15
Deliverability	Deliverable	**Years 6-10**	0
Development Progress	Under Construction	**Years 11-15**	0
Application Number:	10/2589M		



Ref 3171 **Site Address** Chelford Farm Supplies, Knutsford Road, Chelford

Town / Rural	Chelford	**Easting** 381147	**Northing** 374925
Site Description	Farm supplies shop.	**Site Size Net (Ha)**	0.32
Character of Area	Residential and open countryside.	**Potential Capacity**	21
Surrounding Land Uses	Predominantly residential, open countryside, existing employment area.	**Potential Net Capacity**	21
Physical Constraints	Flood zone 1 - little or no risk. Acess ok but off busy road, new housing adj, various buildings on site. Located on potential contaminated site. Potential air quality issues. Trees to boundary. Site appears generally flat.		
Policy Restrictions	Identified as predominantly residential within the Local Plan and is within the settlement boundary of Chelford.	**Potential Density**	41.26
Managing Constraints	Noise mitigation to reduce impact of surrounding employment usage. Resolve access issues through consultation with Highways Agency. Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Consideration of biodiversity.	**Determination of Capacity**	Density multiplier - Sustainable location
Sustainability	Site is considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information	Bus stop within 110m. Shops within 100m. Post office within 300m. Medical facilities within 300m. Primary school within 200m. Open space within 300m.	**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Not Available - long term prospect	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	21
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 3172 **Site Address** Irlams / Stobarts, Knutsford Road, Chelford

Town / Rural	Chelford	**Easting** 381276	**Northing** 374813
Site Description	In use for distribution centre.	**Site Size Net (Ha)**	1.7
Character of Area	Residential & commercial, open countryside to south	**Potential Capacity**	50
Surrounding Land Uses	Open countryside, residential, employment	**Potential Net Capacity**	50
Physical Constraints	Flood zone 1 - little or no risk. Access probably ok but off busy road but active haulage company at moment (James Irlam), modern industrial buildings & large areas for parking of vehicules and containers. Located on potential contaminated site. Potential air quality and noise issues. Trees to boundary. Site appears generally flat.		
Policy Restrictions	Currently identified as an existing employment area within the settlement boundary of Chelford.	**Potential Density**	30
Managing Constraints	Noise mitigation incorporated into design if required. Site Contamination Assessment to identify extent of contamination and remediation required. Transport Assessment with full accessibility study and travel plan framework likely to be required prior to application process. Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). PPG24 noise assessment required (rail noise). Consideration of biodiversity.	**Determination of Capacity**	Density multiplier
Sustainability	Site is considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information	Bus stop within 90m. Post office within 70m. Medical facilities within 310m. Primary school within 400m. Open space	**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	50
Deliverability	Deliverable	**Years 6-10**	0
Development Progress	Awaiting S106	**Years 11-15**	0
Application Number:	10/3239M		

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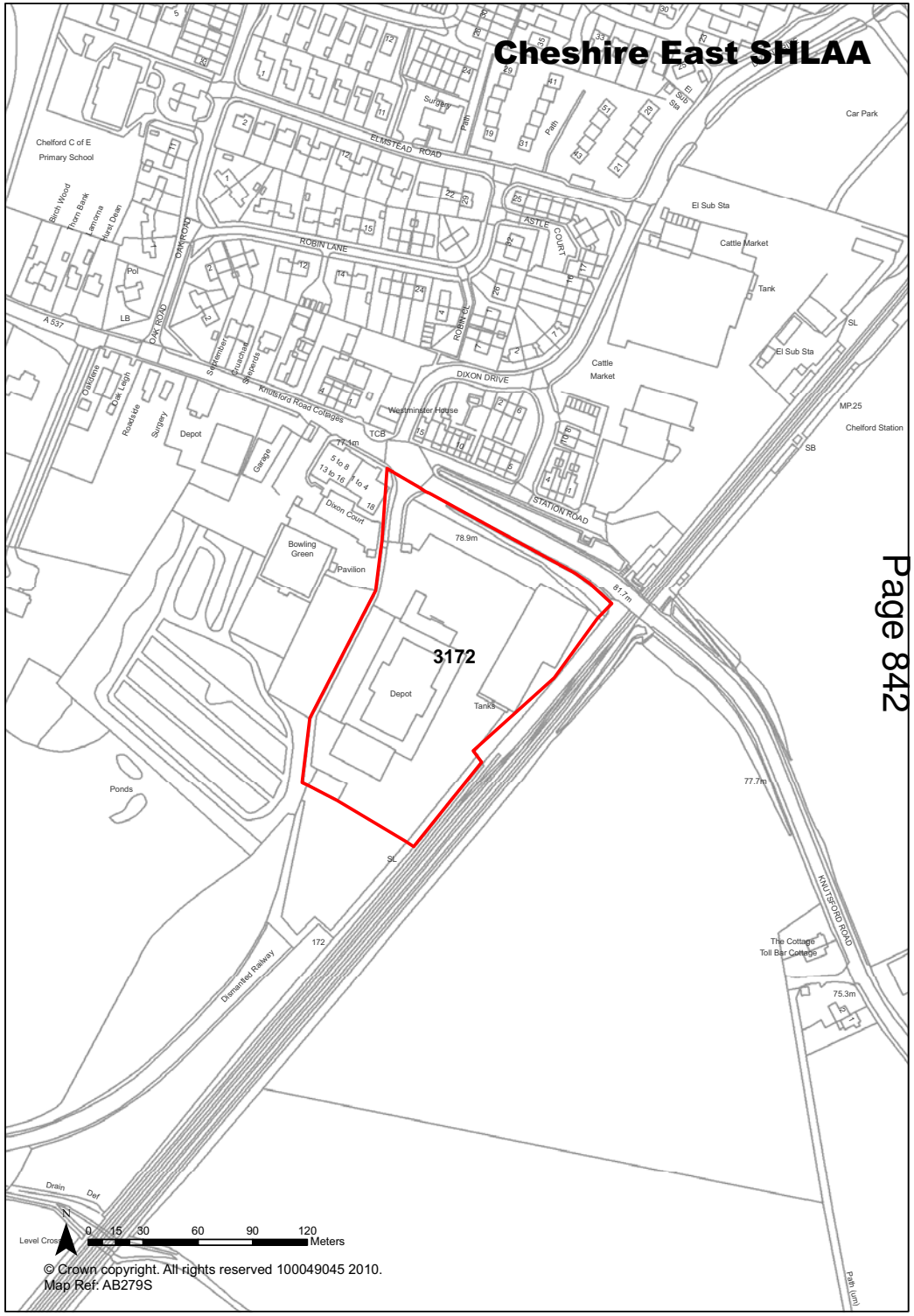
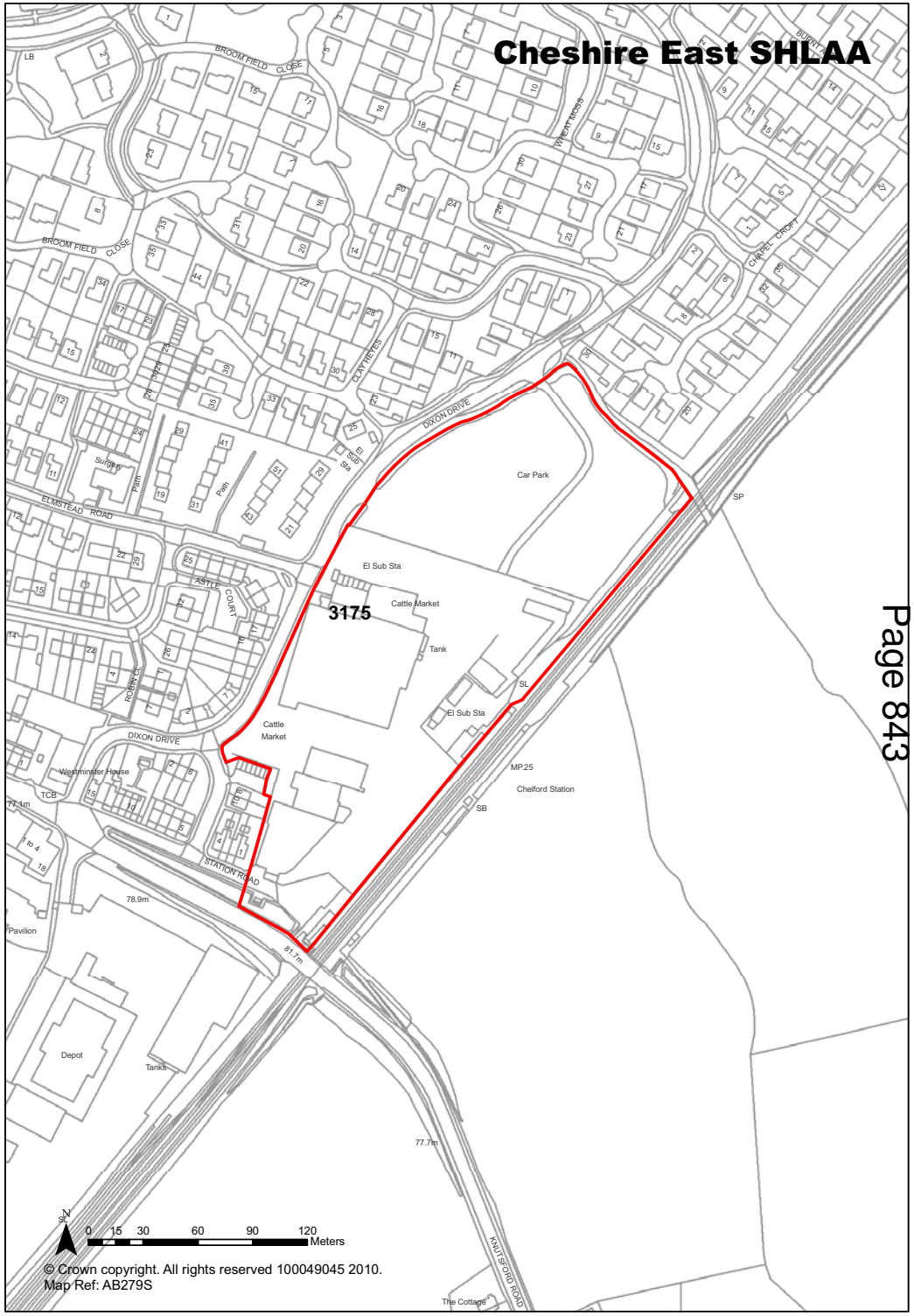


Ref	3175	**Site Address**	Chelford Cattle Market & Car Park, Dixon Drive, Chelford

Town / Rural	Chelford	**Easting**	381450
		Northing	375040

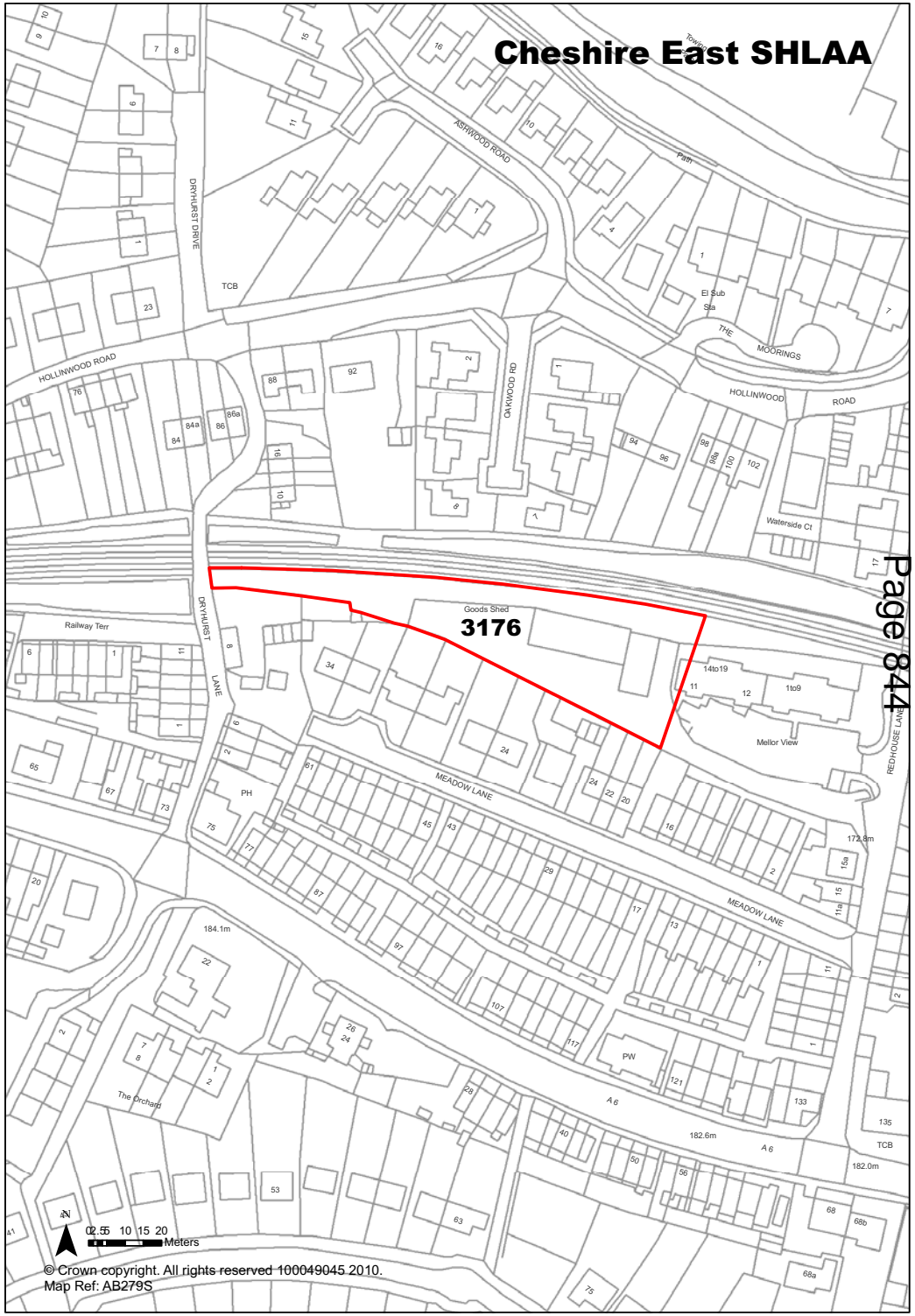
Site Description	Cattlemarket. Employment Area and Car Park
Character of Area	Residential to west, railway and open countryside to east
Surrounding Land Uses	Residential, open countryside, employment.
Physical Constraints	Flood zone 1 - little or no risk. Existing cattle market and car park would need to be relocated - existing valuable resource for the agricultural community. Located on potential contaminated site. Potential air quality issues. Trees on site. Levels appear generally flat.
Policy Restrictions	Currently identified as an existing employment area within the settlement bundary of Chelford.
Managing Constraints	Provision of alternative employment land within the locality. Consultation with Contaminated Land Officer. Transport Assessment required with full accessibility study and travel plan framweork prior to application process. Air quality assessment may be required (size of development). Consideration of biodiversity.
Sustainability	Site is considered sustainable.
Accessibility	Access is possible.
Other Information	Site in use but owners wish to relocate
Brownfield / Greenfield	Brownfield
Suitability	Suitable
Availability	Available
Achievability	Achievable
Deliverability	Deliverable
Development Progress	Awaiting S106
Application Number:	10/3448M

Site Size Net (Ha)	3.7
Potential Capacity	86
Potential Net Capacity	86
Potential Density	23.24
Determination of Capacity	Based on current application.
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	86
Years 6-10	0
Years 11-15	0



Ref 3176 Site Address Moortop Garage, Redhouse Lane, Disley

Town / Rural	Disley	**Easting** 398023	**Northing** 384829
Site Description	Garage - In use, RSL interest	**Site Size Net (Ha)**	0.25
Character of Area	Residential to N; railway line to S; recent residential flats devt to E	**Potential Capacity**	10
Surrounding Land Uses	Predominantly Residential, Existing Employment Area, Existing Open Space, Green Belt	**Potential Net Capacity**	10
Physical Constraints	Part sloping site, part level with railway line and lower than bungalows to south. Garage still in use utilising stone and brick buildings. Narrow access to site off Redhouse Lane. Trees along boundaries. Located on potential contaminated site. Potential air quality issues.		
Policy Restrictions	x	**Potential Density**	40
Managing Constraints	Noise mitigation incorporated into housing design: empolyment and railway. Levelling of site. Access issues resolved. Consultation with Contaminated Land Officer. Air quality assessment may be required (proximity to AQMA).	**Determination of Capacity**	Density multiplier - Sustainable location
Sustainability	x		
Accessibility	x	**Total Completions**	0
Other Information	Bus stop within 180m. Post office within 520m. Medical facilities within 720m. Primary school within 400m. Open space within 250m.	**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	10
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

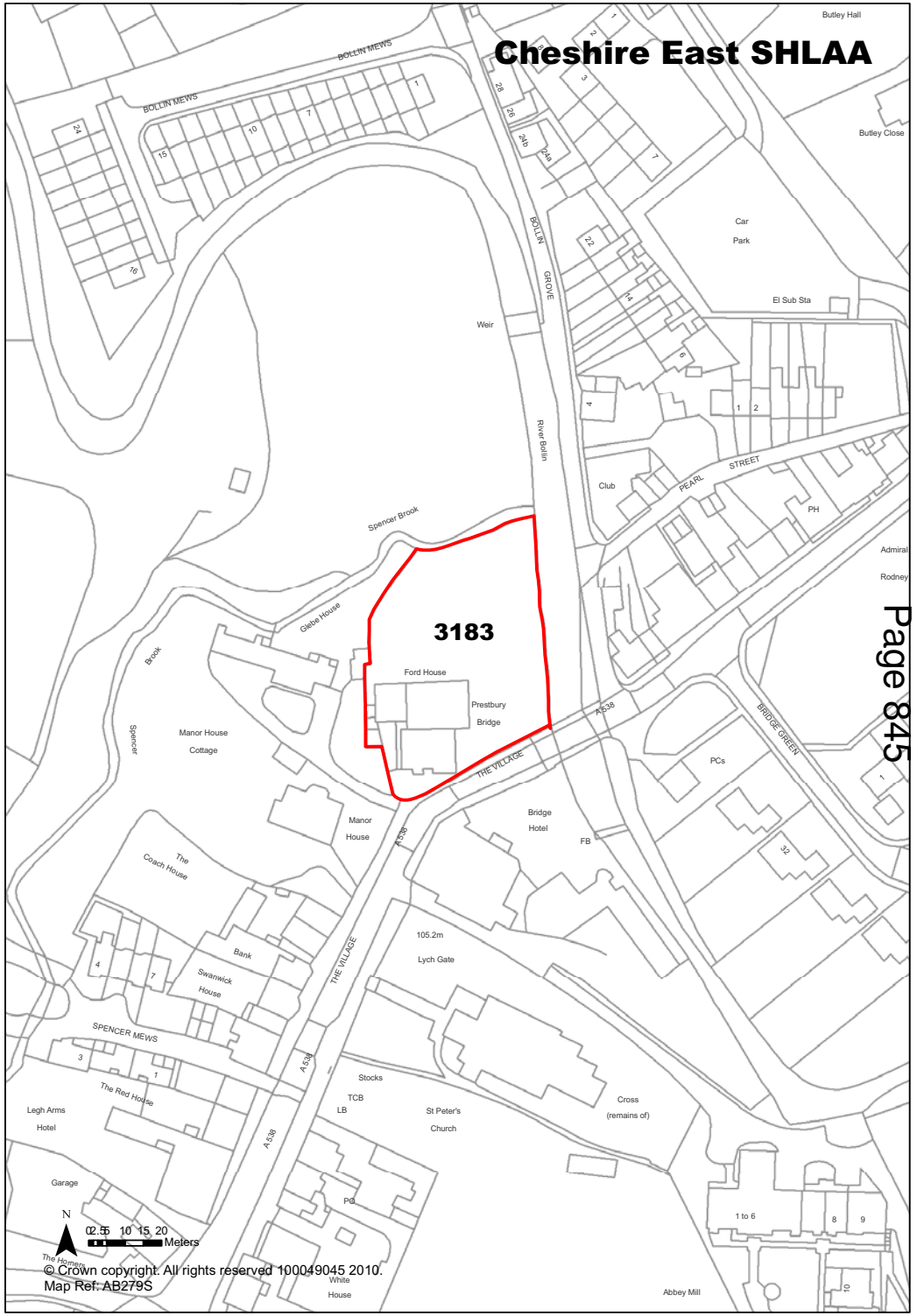


Ref	3183	Site Address	Ford House, The Village, Prestbury, Macclesfield

Town / Rural	Prestbury	**Easting**	390045
		Northing	377019

Site Description	Va - structural problems
Character of Area	Residential, OS, commercial
Surrounding Land Uses	Residential, open space, flood risk
Physical Constraints	Flood plain issues, highway access problems, trees on site, extensive curtilage, pleasant bdg, sustainable location
Policy Restrictions	
Managing Constraints	Flood Risk Assessment - Flood Alleviation if required. Access issues addressed through consultation with the Highways Agency. Retain trees.
Sustainability	Site is considered sustainable.
Accessibility	Access issues to be overcome.
Other Information	Bus stop within 80m. Post office within 140m. Medical facilities within 420m. Primary school within 930m. Open space within 650m.
Brownfield / Greenfield	Brownfield
Suitability	Suitable
Availability	Available
Achievability	Achievable
Deliverability	Deliverable
Development Progress	Full Permission
Application Number:	11/0107M

Site Size Net (Ha)	0.28
Potential Capacity	11
Potential Net Capacity	11
Potential Density	39.29
Determination of Capacity	Based on current permission
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	11
Years 6-10	0
Years 11-15	0

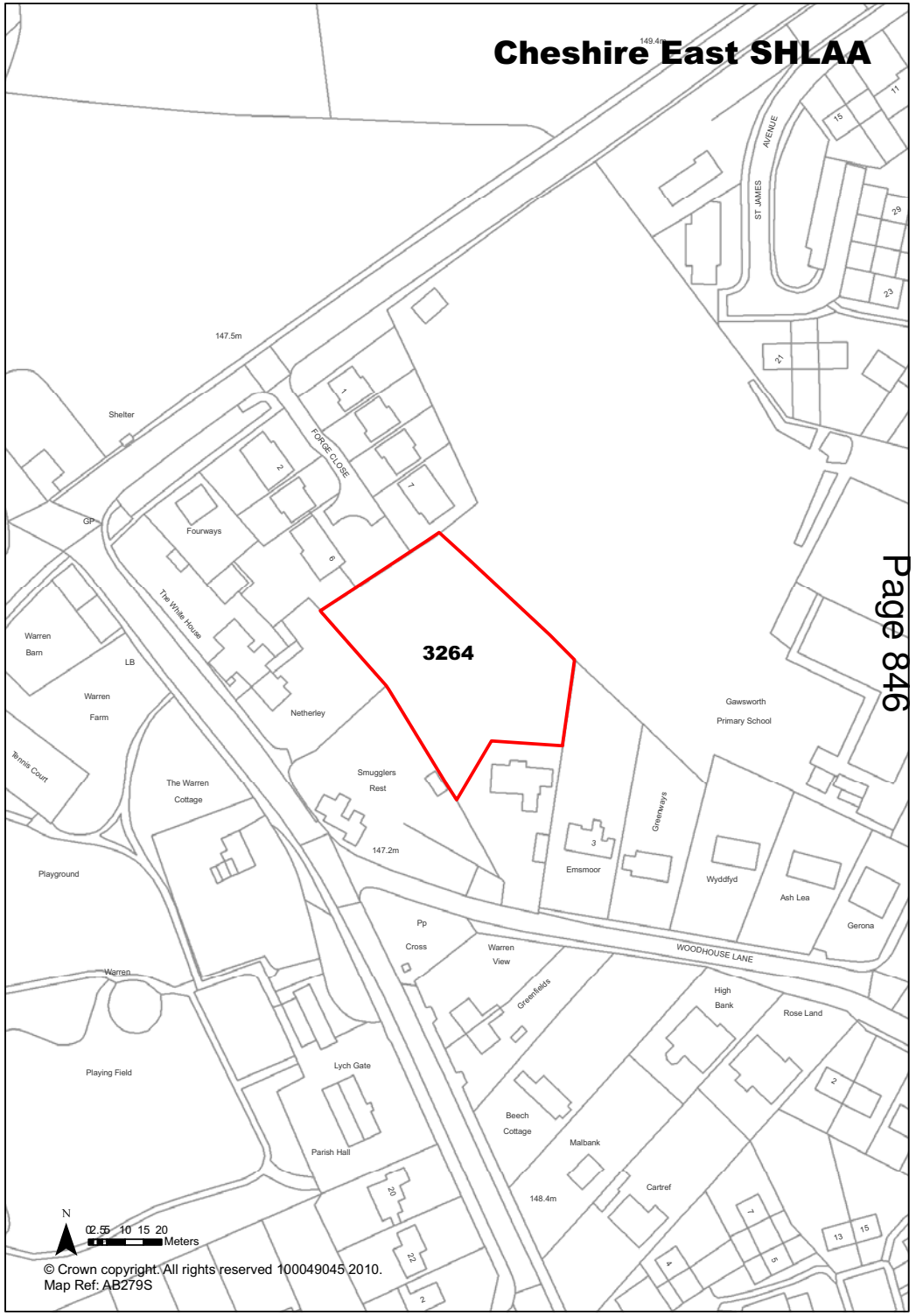


Ref	3264	Site Address	Remainder of Smithy Garage Site, Macclesfield

Town / Rural	Rural	**Easting**	388852
		Northing	370509

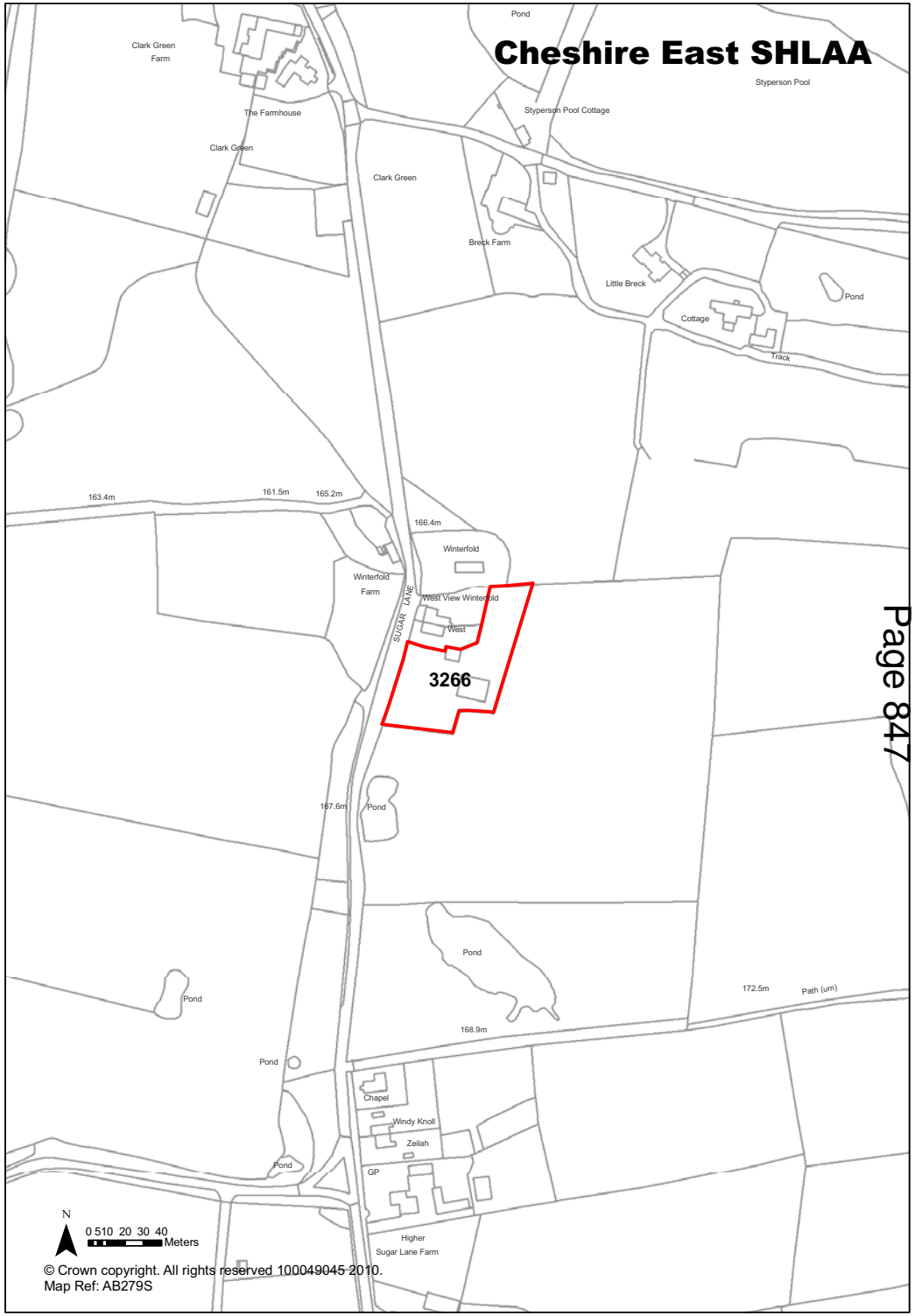
Site Description	x
Character of Area	Residential and open countryside uses
Surrounding Land Uses	Open countryside and Area of Special County Value
Physical Constraints	Access may be a problem
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Managing Constraints	x
Sustainability	Green Belt site, but considered to be sustainably located.
Accessibility	
Other Information	Bus stop within 280m. Post office within 250m. Medical facilities within 200m. Primary school within 300m. Open space within 200m.
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Marginal / Uncertain
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	0.26
Potential Capacity	11
Potential Net Capacity	11
Potential Density	42.47
Determination of Capacity	Density multiplier - Sustainable location
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	11
Years 11-15	0



Ref 3266 Site Address Sugar Lane, Adlington

Town / Rural	Rural	**Easting** 393083	**Northing** 379246
Site Description	Hardstanding and storage building.	**Site Size Net (Ha)**	0.31
Character of Area	Open countryside.	**Potential Capacity**	10
Surrounding Land Uses	Open countryside.	**Potential Net Capacity**	10
Physical Constraints	Flood zone 1 - little or no risk. Building on site. Hardstanding and storage of vehicles. Site appears generally flat. Overhead lines. Site appears to be in commercial use. Located on potential contaminated site. Ponds in close proximity to site. Trees to boundary.		
Policy Restrictions	Area of Special County Value, Green Belt, Conservation Area adjacent to site.	**Potential Density**	30.3
Managing Constraints	Consideration of landscape value. Consideration of historic environment. Consultation with Contaminated Land Officer. Consideration of biodoversity with production of a Protected Species survey.	**Determination of Capacity**	Density multiplier
Sustainability	Site is not considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information	Bus stop within 360m. Post office within 710m. Medical facilities within 1100m. Primary school within 1050m. Open space within 70m.	**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 3267 **Site Address** Land North of Beech Road, Alderley Edge

Town / Rural Alderley Edge - Edge / Extension **Easting** 384785 **Northing** 379303

Site Description	Grassland.
Character of Area	Open countryside and residential.
Surrounding Land Uses	Residential, railway and open countryside.
Physical Constraints	Part of site within flood zones 2 and 3 - medium to high risk. Water course to western edge. Trees on site. Trees and hedges to boundaries. Located within 250m of landfill. Potential air quality and noise issues. Footpaths crossing site and along part of site boundary. Whitehall Brook crosses site. Leve;ls appear generally flat.
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Small part of site is an existing playing field.
Managing Constraints	Consideration of biodiversity value of site in relation to trees, hedges and watercourse. Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). PPG24 noise assessment required (rail noise). Consideration of flood risk and production of a Flood Risk Assessment. Consideration of accommodation or relocation of footpath.
Sustainability	Site is considered sustainably located.
Accessibility	Access is possible.
Other Information	Bus stop within 230m. Post office within 710m. Medical facilities within 1100m. Primary school within 700m. Open space within 210m.
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Available - site owned by developer
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	10.88
Potential Capacity	327
Potential Net Capacity	327
Potential Density	30.01
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	125
Years 11-15	202

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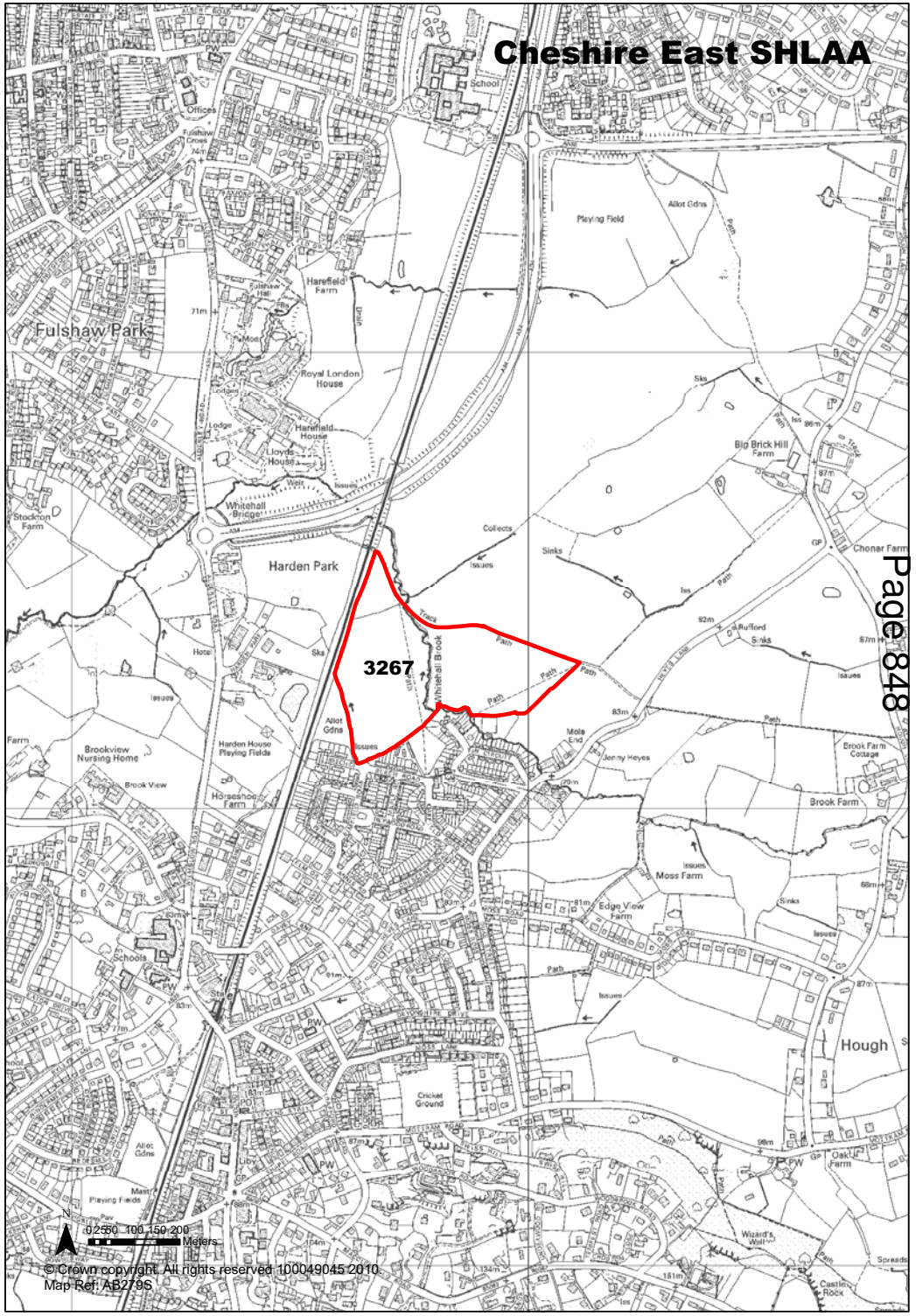
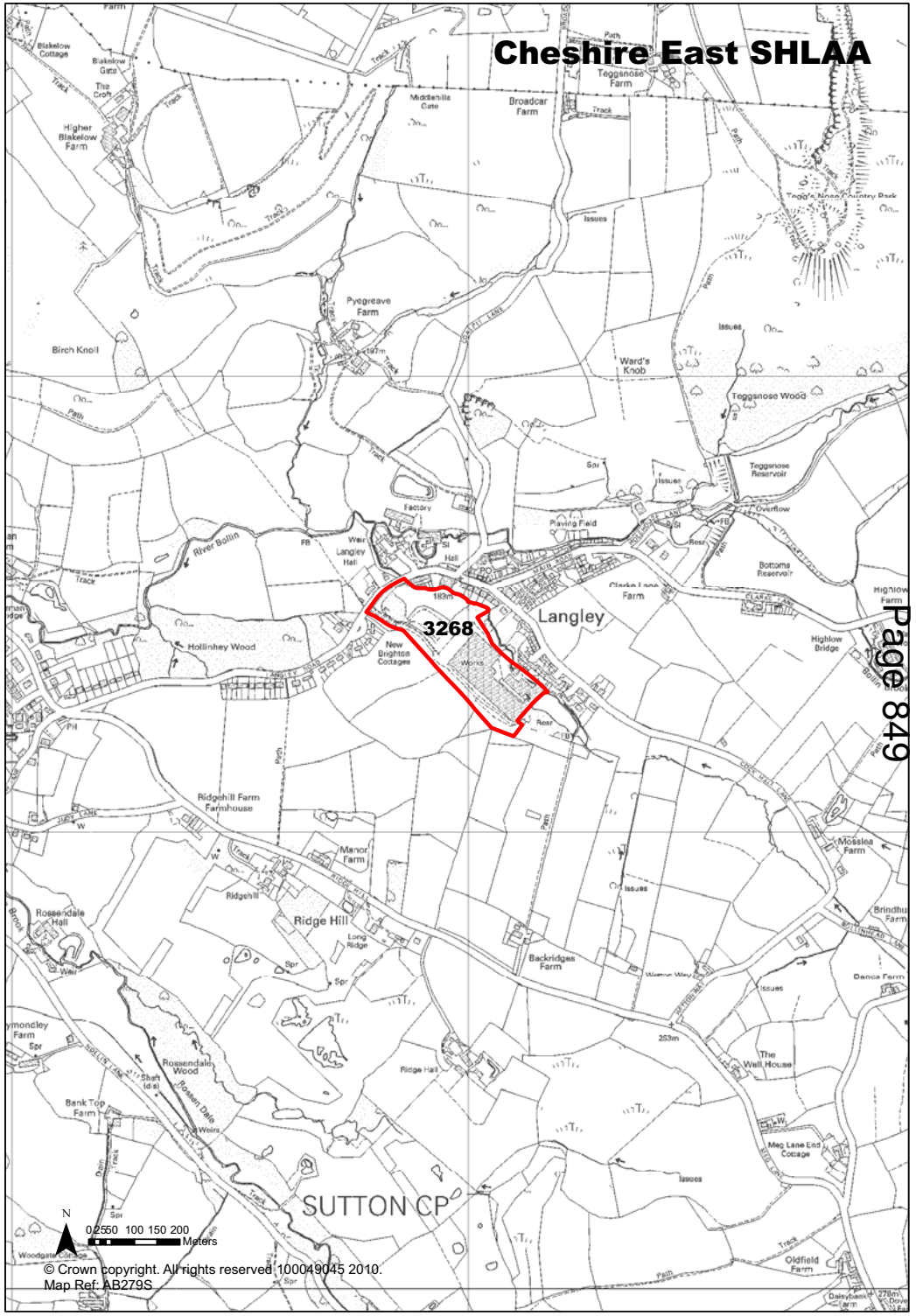


Ref	3268	Site Address	Langley Works, Cock Hall Lane, Langley (Reiter Scraggs part 2)

Town / Rural	Rural	**Easting**	393984
		Northing	371397

Site Description	Commercial and industrial building.
Character of Area	Open countryside and residential.
Surrounding Land Uses	Open countrsyide, reservoir and residential.
Physical Constraints	Flood zone 1 - little or no risk. Langley Works F. Harding Site - Buildings on site. Located within 250m of landfill. Trees to boundary. Site levels appear generally flat.
Policy Restrictions	Green Belt. Site is a major developed site in the Green Belt.
Managing Constraints	Consultation with Contaminated Land Officer. Consideration of biodiveristy.
Sustainability	Site is within walking distance of bus stops.
Accessibility	Access should be possible.
Other Information	Bus stop within 230m. Post office within 2100m. Medical facilities within 4000m. Primary school within 1900m. Open space within 150m.
Brownfield / Greenfield	Brownfield
Suitability	Suitable
Availability	Available
Achievability	Achievable
Deliverability	Deliverable
Development Progress	Awaiting S106
Application Number:	11/2340M

Site Size Net (Ha)	5.39
Potential Capacity	77
Potential Net Capacity	77
Potential Density	14.29
Determination of Capacity	Mixed use development therefore lower density of residential development proposed.
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	77
Years 6-10	0
Years 11-15	0

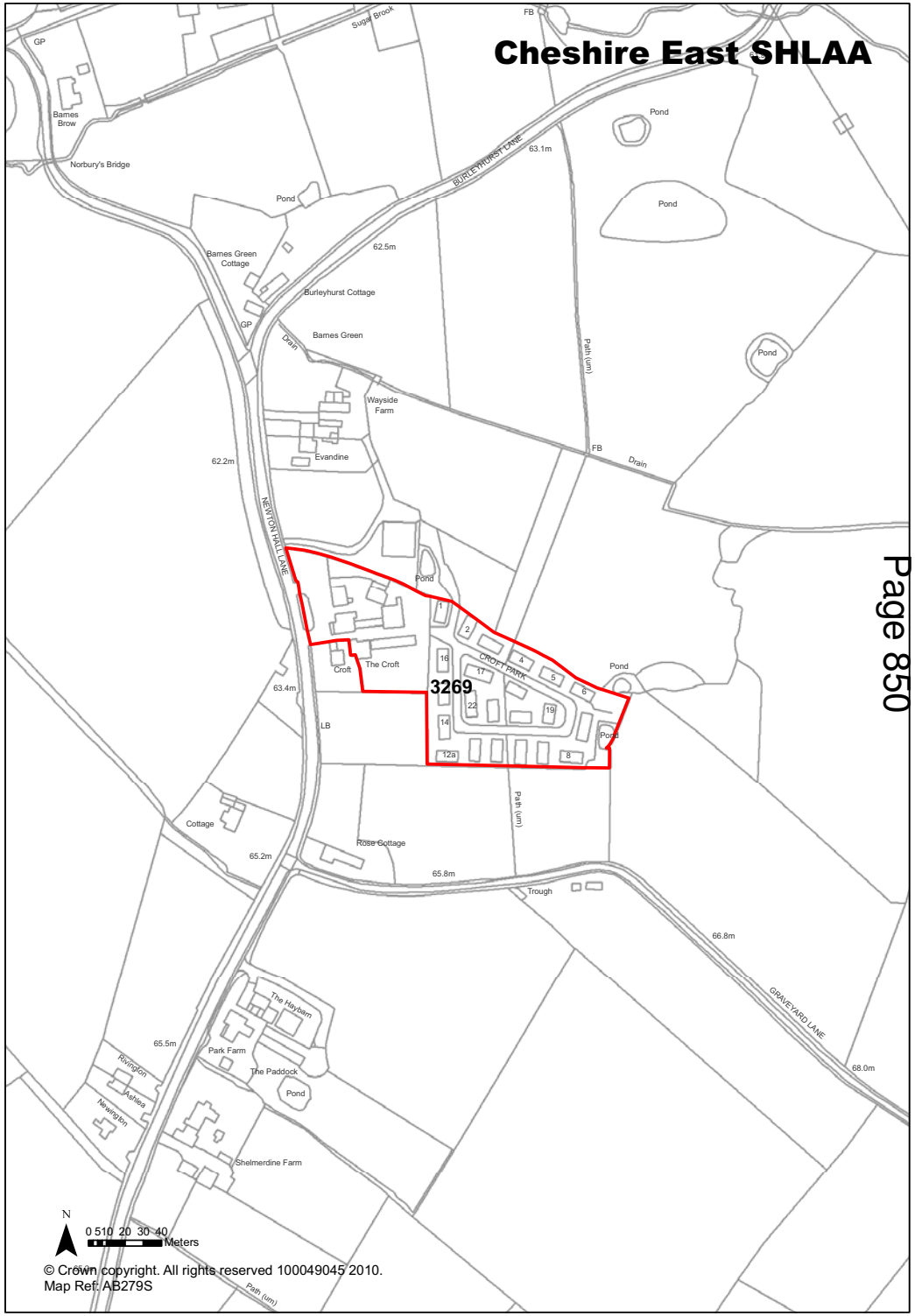


Ref	3269	Site Address	Croft Garage, Newton Hall Lane, Mobberley

Town / Rural	Rural	**Easting**	380572
		Northing	380404

Site Description	Formerly a petrol filling station and vehicle repair garage. 1 existing dwelling on site. Caravan Park to the rear.
Character of Area	Open countryside.
Surrounding Land Uses	Open countryside.
Physical Constraints	Flood zone 1 - little or no risk. SBI adjacent. Potential for Great Crested Newts and Bats on site. Public right of Way across site. Trees and buildings on site. Located on potential contaminated site. Levels appear generally flat.
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Managing Constraints	Surveys required for Great Crested Newts and Bats. Consultation with Contaminated Land Officer. Consideration of accommodatioon/relocation of footpath.
Sustainability	Site is not considered sustainable.
Accessibility	Access is possible.
Other Information	Bus stop within 400m. Post office within 2500m. Medical facilities within 4500m. Primary school within 2200m. Open space within 200m.
Brownfield / Greenfield	Mixed
Suitability	Not Suitable
Availability	Marginal / Uncertain
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	1.07
Potential Capacity	33
Potential Net Capacity	33
Potential Density	30.84
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0

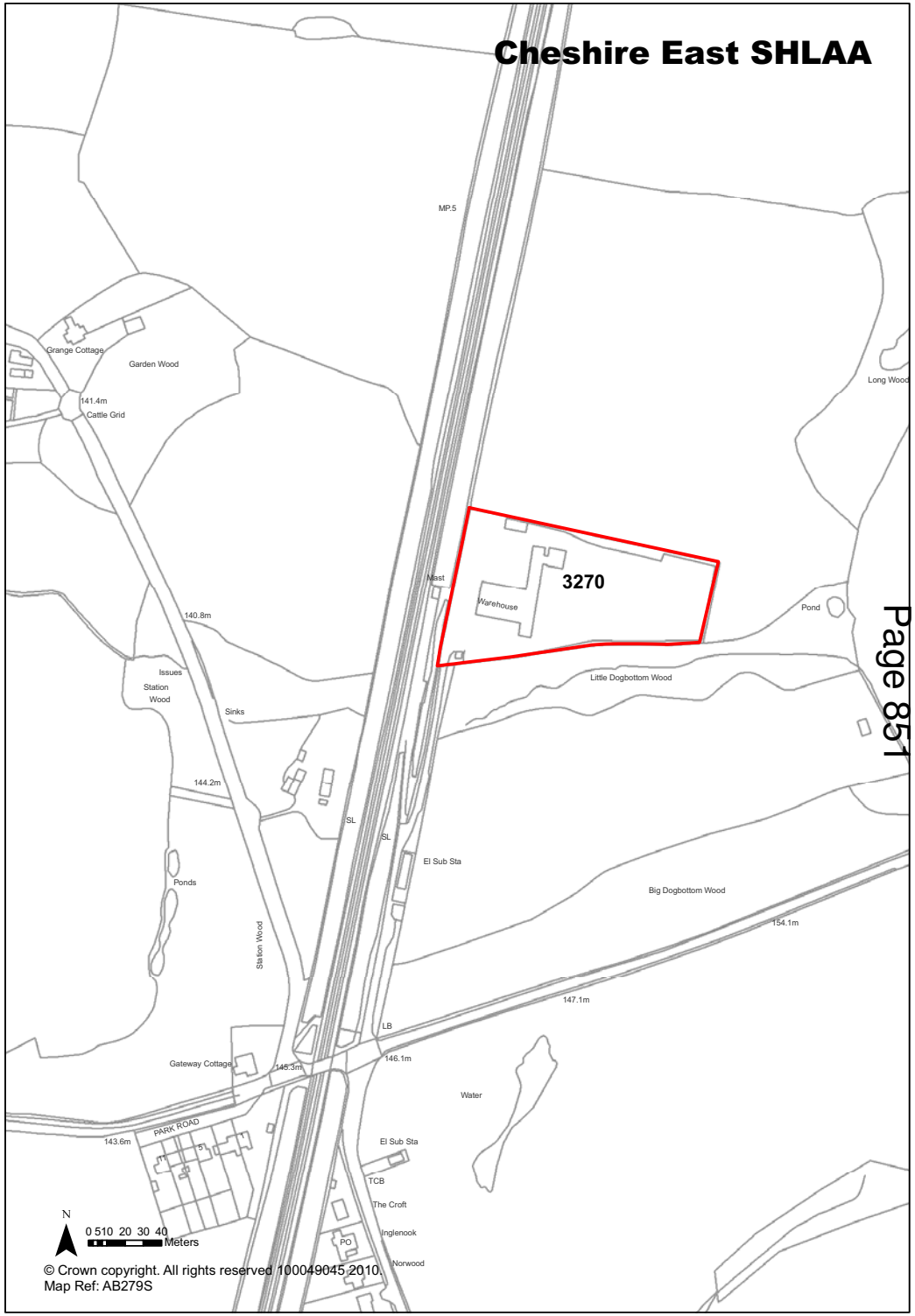


Ref 3270 Site Address The Tileries, Station Road, North Rode

Town / Rural Rural **Easting** 390172 **Northing** 367086

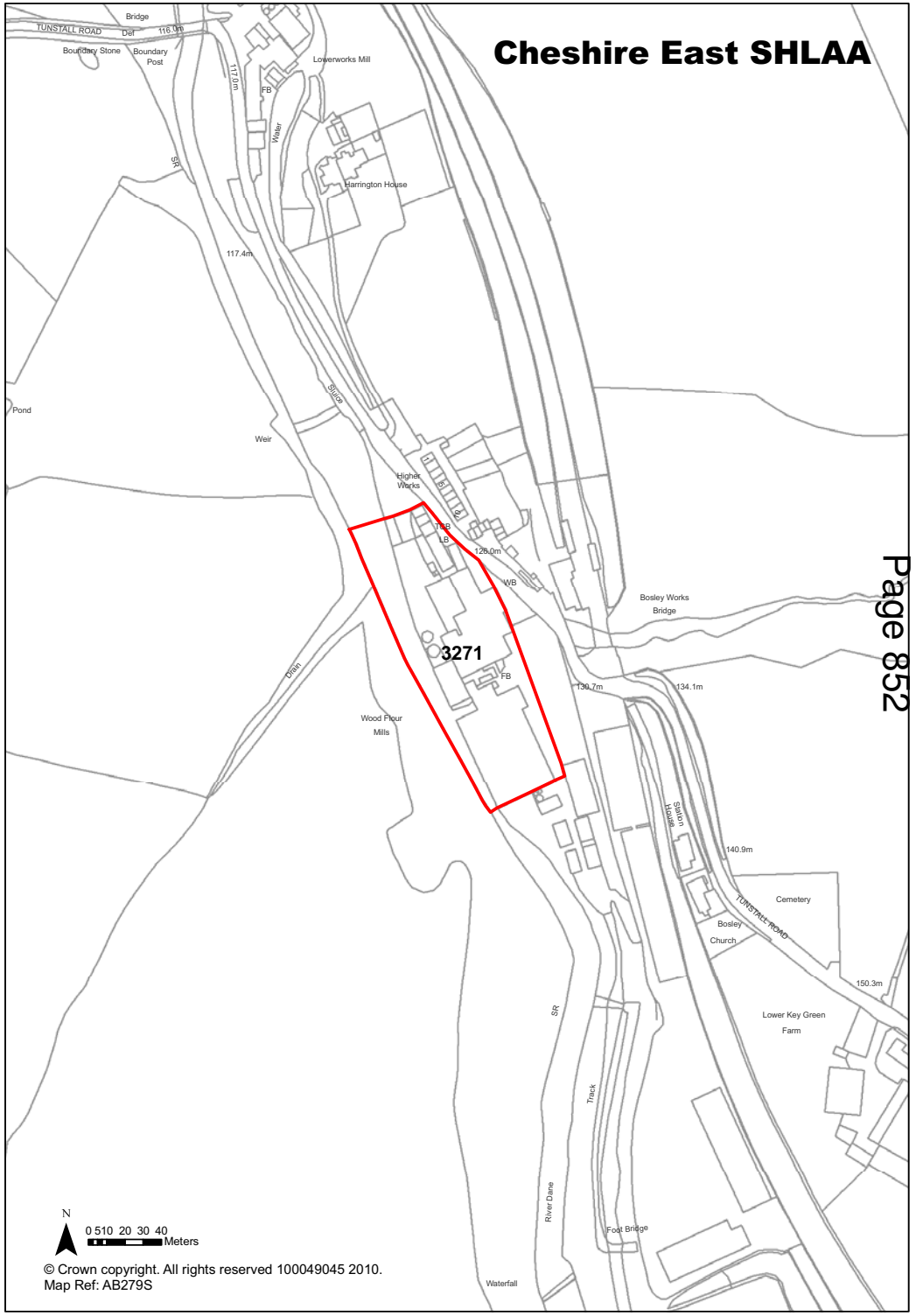
Site Description	Industrial - haulage company.
Character of Area	Open countryside.
Surrounding Land Uses	Open countryside and railway.
Physical Constraints	Flood zone 1 - little or no risk. Access along narrow track. Located on potential contaminated site. Potential noise issues. Trees to boundary.
Policy Restrictions	Open Countryside.
Managing Constraints	Consultation with Contaminated Land Officer. PP24 noise assessment required (rail noise). Consulatation with Highways to address access issues. Consideration of biodivesity.
Sustainability	Site is not considered sustainable.
Accessibility	Access would need to be addressed through discussions with highways.
Other Information	Bus stop within 1400m. Post office within 1200m. Medical facilities within 7500m. Primary school within 3100m. Open space within 150m.
Brownfield / Greenfield	Brownfield
Suitability	Not Suitable
Availability	Marginal / Uncertain
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	0.9
Potential Capacity	27
Potential Net Capacity	27
Potential Density	30
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



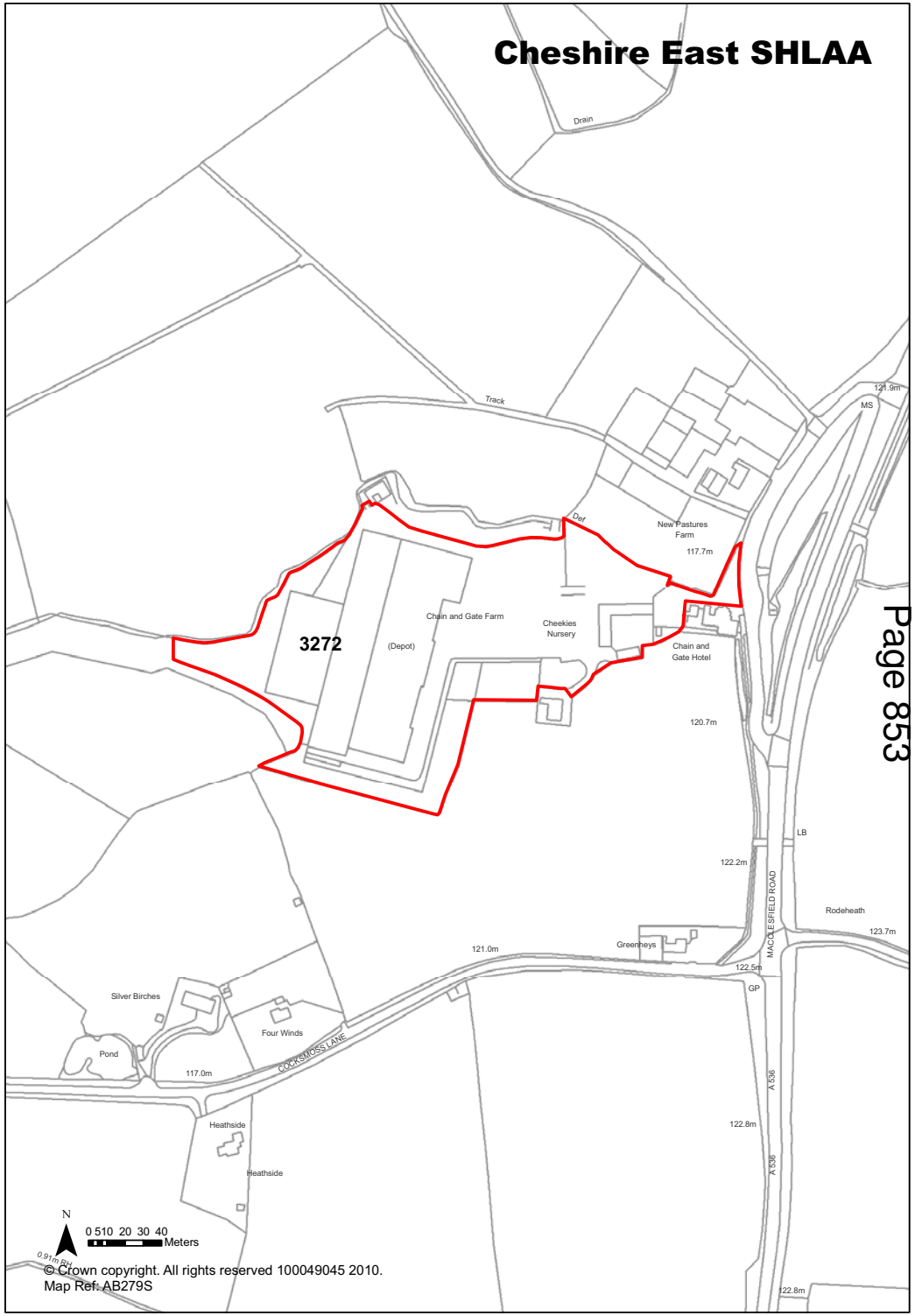
Ref 3271 Site Address Wood Treatment Works, Tunstall Road, Bosley

Town / Rural	Rural	**Easting** 391365	**Northing** 364750
Site Description	Industrial.	**Site Size Net (Ha)**	0.91
Character of Area	Open countryside.	**Potential Capacity**	28
Surrounding Land Uses	Open countryside.	**Potential Net Capacity**	28
Physical Constraints	Part of site is within flood zone 3 - high risk. Very narrow site between River Dane and minor road, potential flooding and contamination issues. Trees to boundary. Part of site is at a lower level than the road.		
Policy Restrictions	Open Countryside, within a site of Nature Conservation Importance and area of special county value.	**Potential Density**	30.77
Managing Constraints	Consideration of flood risk and production of a Flood Risk Assessment. Consultation with Contaminated Land Officer. Consideration of biodiversity.	**Determination of Capacity**	Density multiplier
Sustainability	Site is not in a sustainable location.		
Accessibility	Access would need to be discussed with highways.	**Total Completions**	0
Other Information	Bus stop within 1000m. Post office within 3600m. Medical facilities within 5500m. Primary school within 1900m. Open space within 200m.	**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 3272 Site Address Chain & Gate Estate, Macclesfield Road, Gawsworth

Town / Rural	Rural	**Easting** 387346	**Northing** 367275
Site Description	Industrial and nursery.	**Site Size Net (Ha)**	2.44
Character of Area	Open Countryside.	**Potential Capacity**	74
Surrounding Land Uses	Open countryside and public house.	**Potential Net Capacity**	74
Physical Constraints	Flood zone 1 - little or no risk. Buildings on site. Hardstanding and car park on site. Trees to the boundary. Site is generally flat. Located on potential contaminated site. Within Jodrell Bank consultation zone.		
Policy Restrictions	Open Countryside.	**Potential Density**	30.33
Managing Constraints	Removal of existing buildings. Consultation with Contaminated Land Officer and Jodrell Bank. Consideration of biodiversity.	**Determination of Capacity**	Density multiplier
Sustainability	Site is not considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information	Bus stop within 400m. Post office within 4300m. Medical facilities within 4800m. Primary school within 4100m. Open space within 180m.	**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

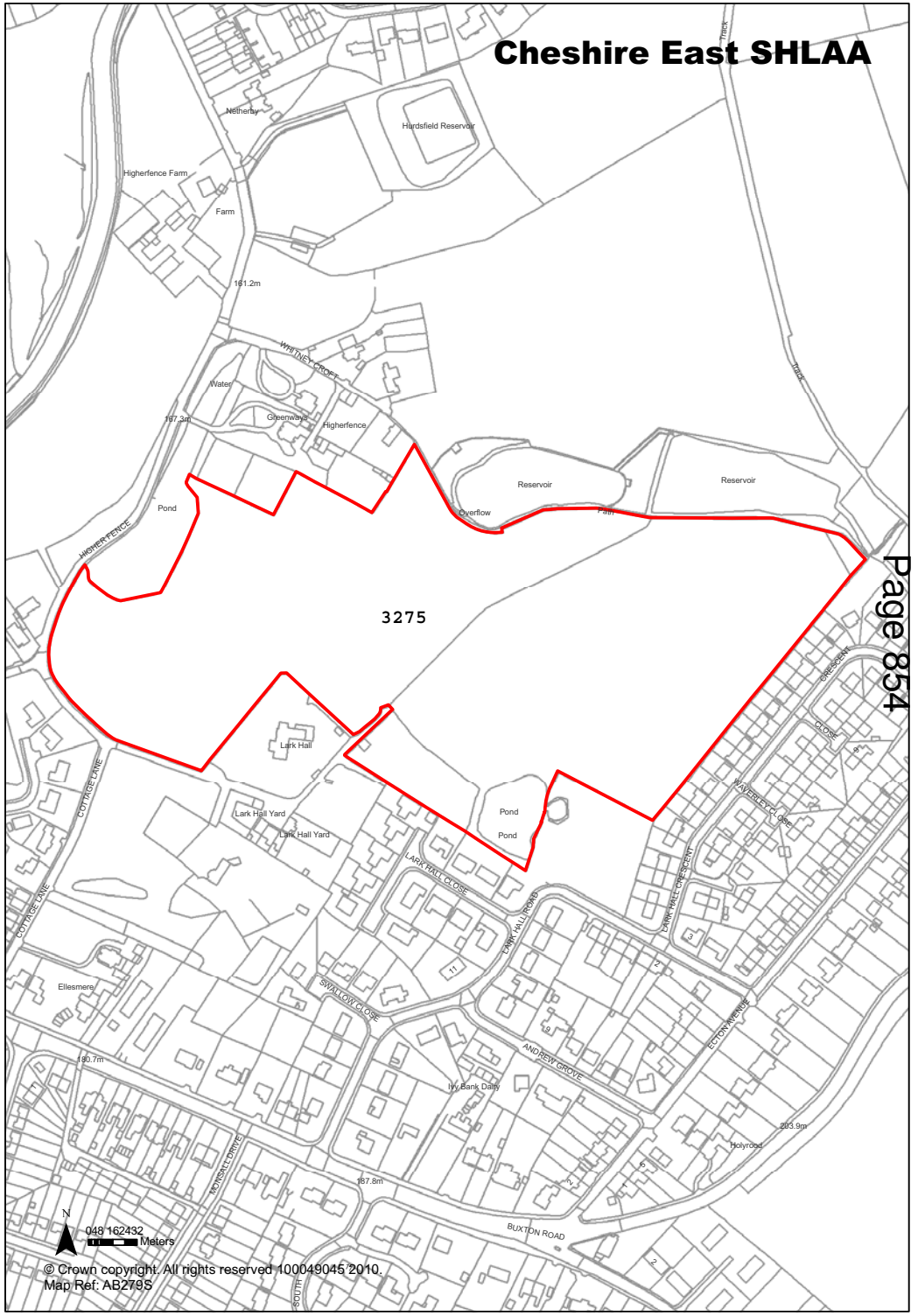


Ref 3275 Site Address Land adjoining Lark Hall, Macclesfield

Town / Rural	Macclesfield - Edge / Extension	**Easting**	393163
Northing	373620		

Site Description	Grassland.
Character of Area	Residential and open countryside.
Surrounding Land Uses	Residential and open countryside.
Physical Constraints	Flood zone 1 - little or no risk. Trees on site and to boundary. Several large ponds / resevoirs adjacent to the site. Pond on site to south of site. Undulating site. Located within 250m of landfill. Potential air quality issues. Footpath along part of site boundary.
Policy Restrictions	Green Belt and within an area of special county value. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Managing Constraints	Consideration of biodiversity value of the site, particularly due to trees and ponds and productionof a Protected Species survey. Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development or proximity to AQMA). Consideration of footpath.
Sustainability	Greenfield site is sustainably located.
Accessibility	Access is possible.
Other Information	Site put forward at Issues & Options Stage Bus stop within 400m. Post office within 1700m. Medical facilities within 2000m. Primary school within 600m. Open space within 180m.
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	7.89
Potential Capacity	237
Potential Net Capacity	237
Potential Density	30.05
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	125
Years 11-15	112



Ref 3276 Site Address Land east of Longridge (Parcel 1), Knutsford

Town / Rural	Knutsford - Edge / Extension	**Easting** 376983	**Northing** 378814
Site Description	Grassland.	**Site Size Net (Ha)**	11
Character of Area	Residential and open countryside.	**Potential Capacity**	330
Surrounding Land Uses	Open countryside.	**Potential Net Capacity**	330
Physical Constraints	Part of site within flood zones 2 and 3 - medium to high risk. Ponds on site. Path through site. Adjacent to a brook. Trees on site. Located within 250m of landfill. Potential air quality issues. Undulating site.		
Policy Restrictions	Green Belt. Contains a Nature Conservation Priority Area and a proposed site for a playing field. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Potential Density**	30
Managing Constraints	Consultation with Contaminated Land Officer. Consideration of biodiversity value of site and production of a Protected Species survey. Air quality assessment may be required (size of development). Consideration of accommodation/relocation of footpath. Consideration of flood risk and production of a Flood Risk Assessment.	**Determination of Capacity**	Density multiplier
Sustainability	Site could access services from Longridge.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information	Site put forward at Issues & Options Stage. Bus stop within 400m. Post office within 720m. Medical facilities within 690m. Primary school within 1700m. Open space within 180m.	**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	125
Development Progress	SHLAA Site	**Years 11-15**	205
Application Number:			

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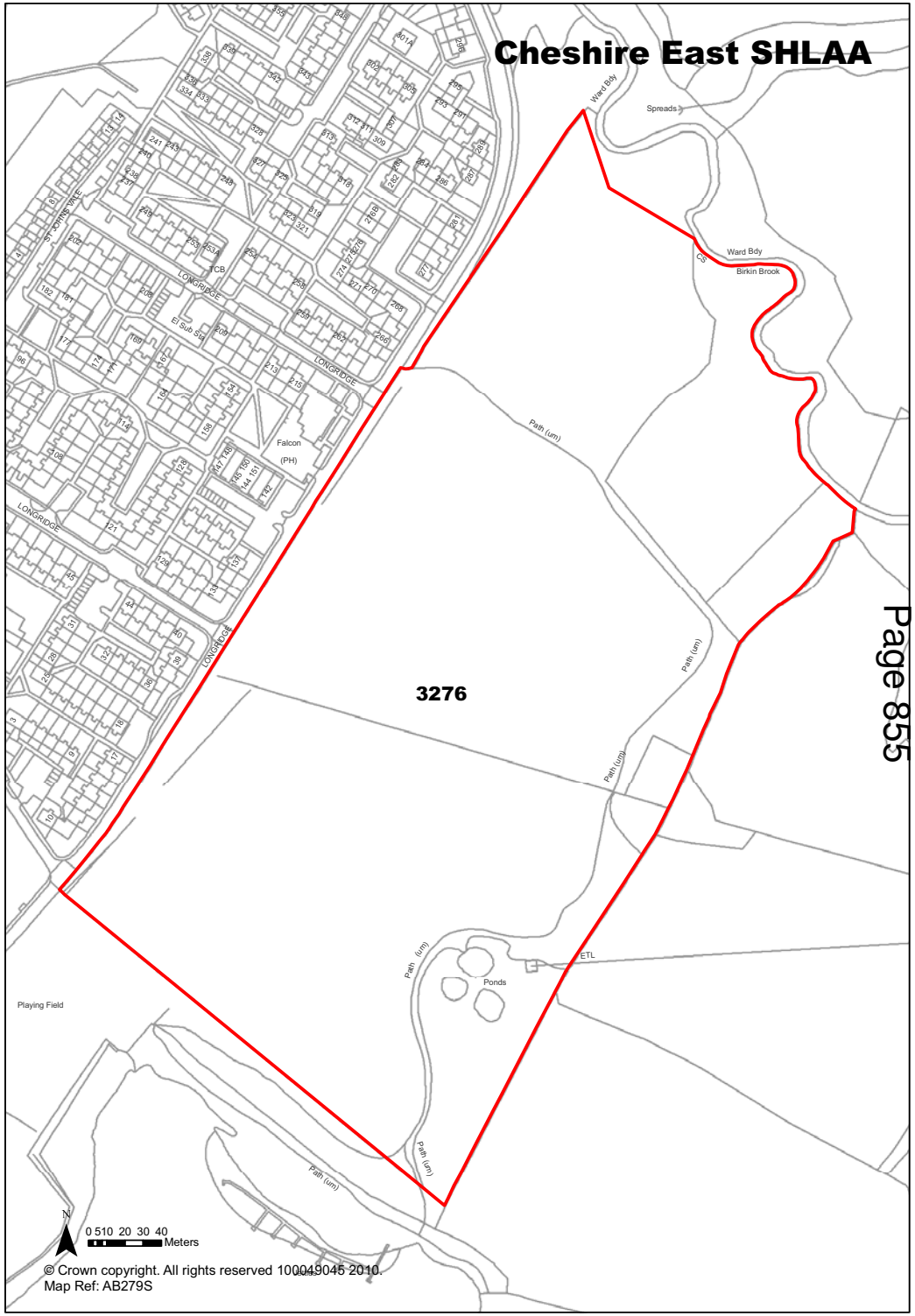

Ref 3277 **Site Address** Land to the east of Wilmslow (off Dean Row Road)

Town / Rural Wilmslow - Edge / Extension **Easting** 386565 **Northing** 381884

Site Description	Open countryside / agricultural, grazing land.
Character of Area	Residential and countryside.
Surrounding Land Uses	Residential and open countryside.
Physical Constraints	Flood zone 1 - little or no risk. Trees and hedges on site. Pond on site. Located on potential contaminated site. Potential air quality issues. Building on site and footpath crossing site. Levels appear generally flat.
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Managing Constraints	Consultation with Contaminated Land Officer. Draft TA with full accessibility study and travel plan framework is likely to be required prior to application process. Air quality assessment may be required (size of development). Consideration of biodiversity and production of a Protected Species survey. Consideration of accommodation/relocation of footpath.
Sustainability	x
Accessibility	Access is possible. The Highways Agency may ask for an assessment of their strategic road network.
Other Information	Site put forward at Issues & Options Stage. Bus stop within 140m. Post office within 2400m. Medical facilities within 2500m. Primary school within 400m. Open space within 240m.
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	15.87
Potential Capacity	476
Potential Net Capacity	476
Potential Density	30
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	125
Years 11-15	250

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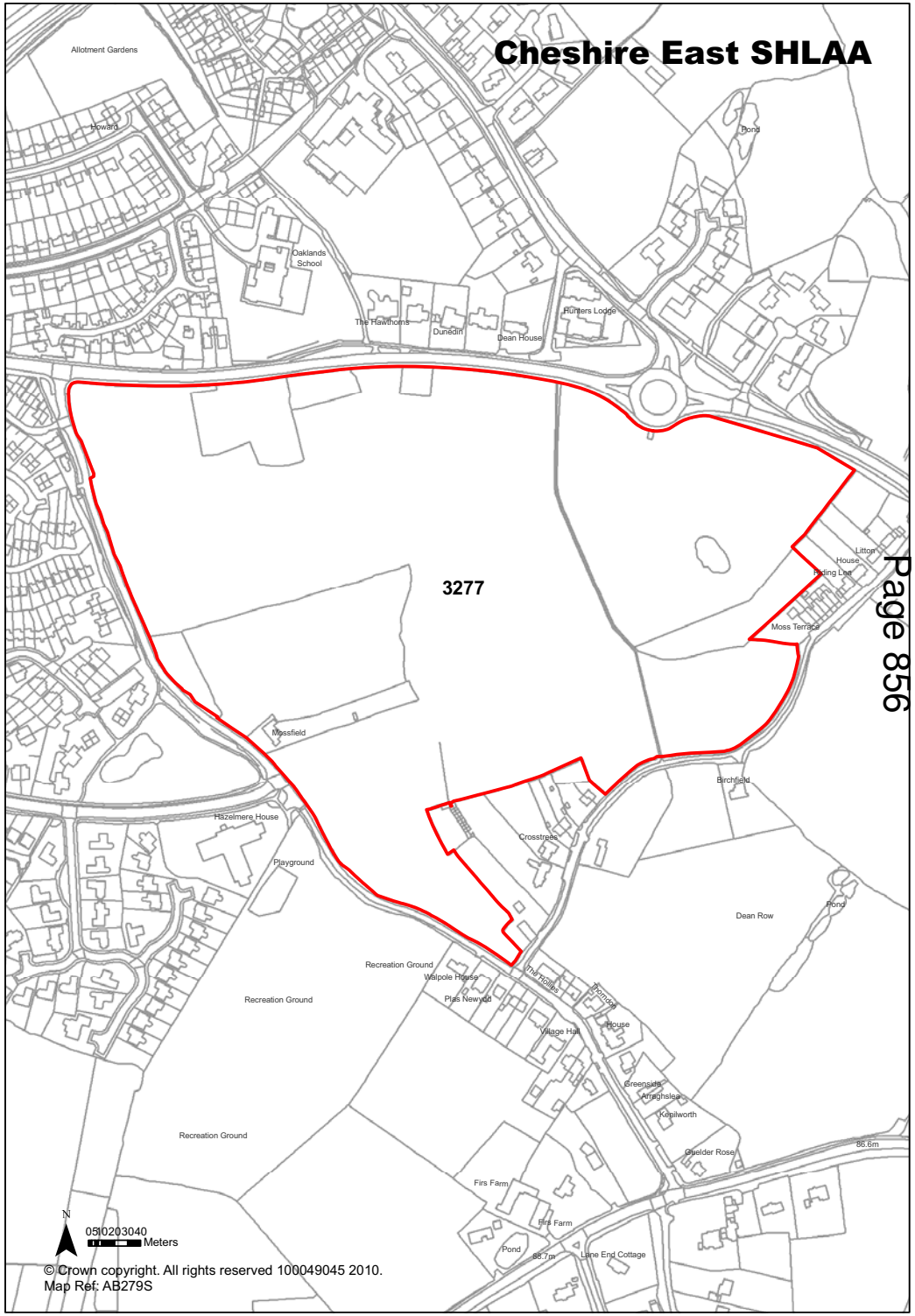
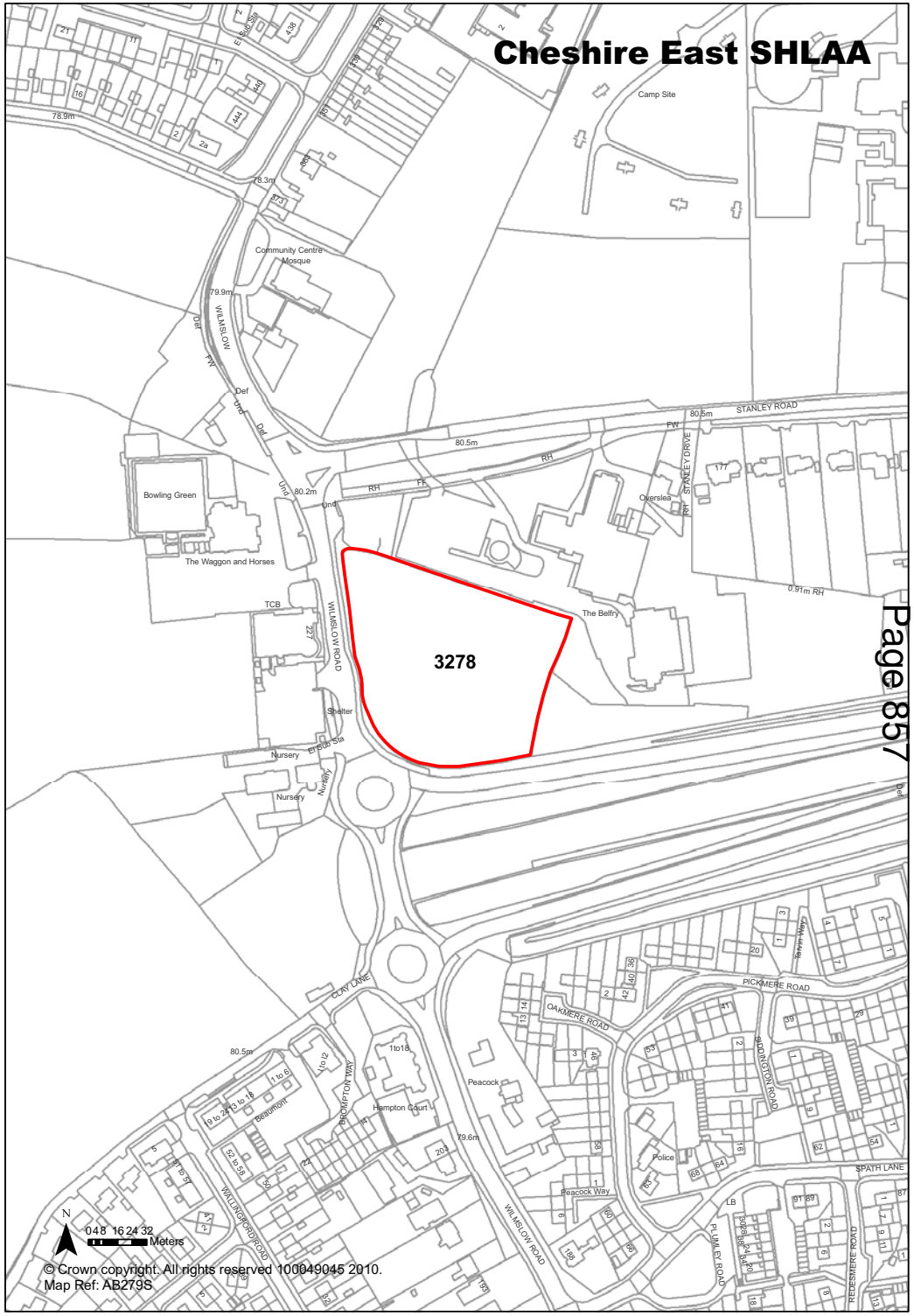


Ref	3278	Site Address	Land to the east of Wilmslow Road, Handforth (junction of A555 & B5358)

Town / Rural	Handforth - Edge / Extension	**Easting**	385573
		Northing	384558

Site Description	Grassland.
Character of Area	Edge of town.
Surrounding Land Uses	Open countryside / pub / hotel / road network.
Physical Constraints	Flood zone 1 - little or no risk. Trees and hedges to boundary. Site appears generally flat.
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Managing Constraints	Access to be discussed with highways. Consideration of biodiversity.
Sustainability	Green Belt, considered to be sustainably located.
Accessibility	Access to be discussed with highways.
Other Information	Site put forward at Issues & Options Stage Bus stop within 140m. Post office within 1100m. Medical facilities within 730m. Primary school within 730m. Open space within 260m.
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	1.02
Potential Capacity	31
Potential Net Capacity	31
Potential Density	30.39
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	31
Years 11-15	0

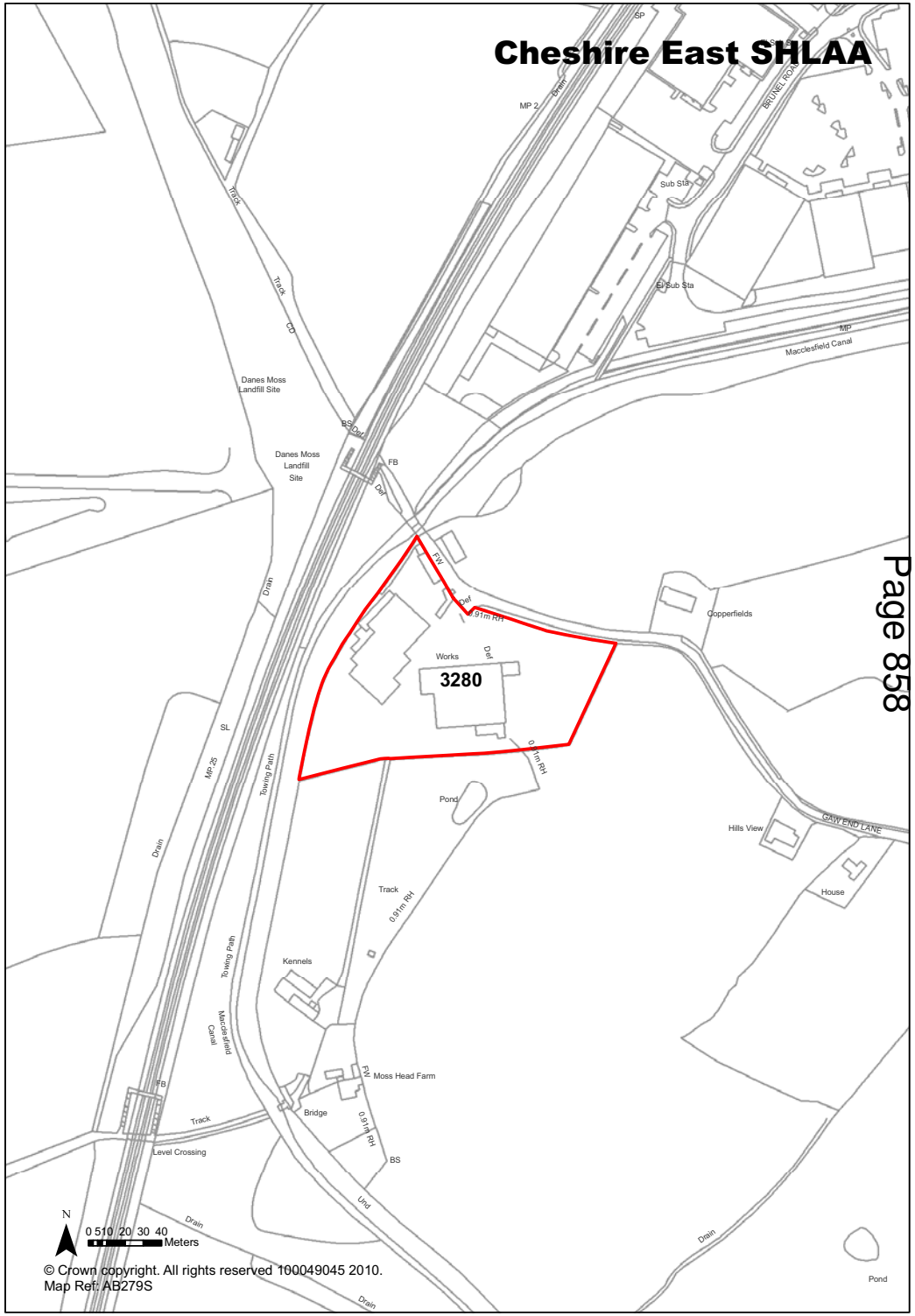


Ref	3280	Site Address	Land to south of Gaw End Lane, Macclesfield

Town / Rural Macclesfield - Edge / Extension **Easting** 391108 **Northing** 370869

Site Description	Commercial uses.
Character of Area	Open countryside, industrial to north.
Surrounding Land Uses	Open countryside.
Physical Constraints	Flood zone 1 - little or no risk. Adjacent to canal and railway. Located within 250m of landfill. Footpath through site. Levels appear generally flat. Site is generally at a lower level than the road. Trees to boundaries.
Policy Restrictions	Green Belt. Within an area of special county value. Adjacent to macclesfield canal and part of site is within the Macclesfield Canal Conservation Area.
Managing Constraints	Consultation with Contaminated Land Officer. PPG24 noise assessment required (rail noise). Consideration of accommodation/relocation of footpath and the setting of the Conservation Area.
Sustainability	Site is not considered sustainable.
Accessibility	Access is possible.
Other Information	Bus stop within 580m. Post office within 1700m. Medical facilities within 6400m. Primary school within 1600m. Open space within 190m.
Brownfield / Greenfield	Brownfield
Suitability	Not Suitable
Availability	Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	1.22
Potential Capacity	37
Potential Net Capacity	37
Potential Density	30.4
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0

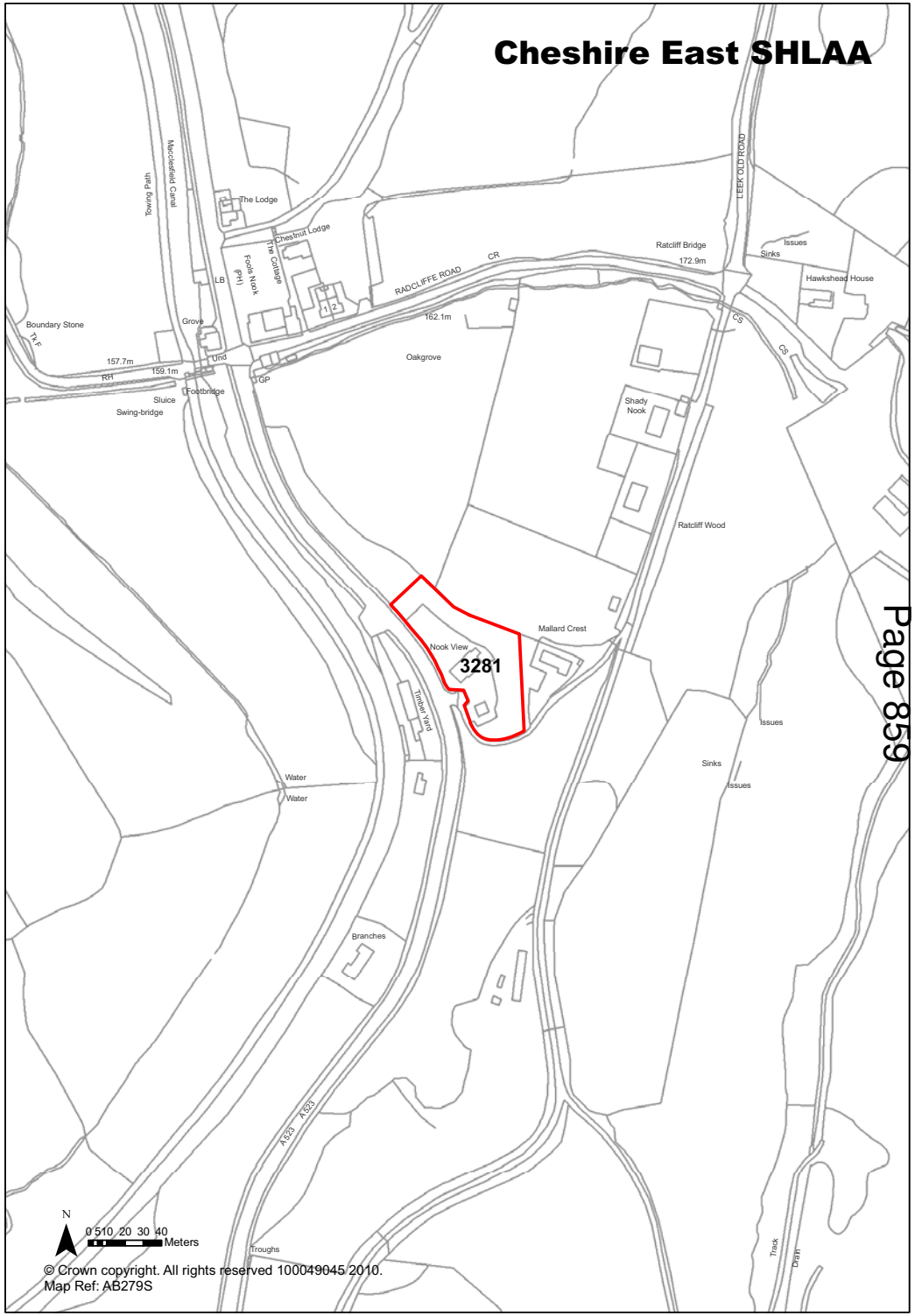


Ref 3281 Site Address Nook View, London Road, Macclesfield

Town / Rural	Macclesfield - Edge / Extension	**Easting**	391844
		Northing	369254

Site Description	Residential dwelling and garden.
Character of Area	Open countryside.
Surrounding Land Uses	Open countryside.
Physical Constraints	Flood zone 1 - little or no risk. Located within 250m of landfill. Buildings and hardstanding on site. Trees and shrubs on site. Steep change in levels.
Policy Restrictions	Open countryside, area of special county value and within the Macclesfield Canal Conservation Area. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Managing Constraints	Consultation with Contaminated Land Officer. Consdideration of Conservation Area
Sustainability	Site is not considered sustainable.
Accessibility	Access is potentially problematic.
Other Information	Bus stop within 250m. Post office within 2670m. Medical facilities within 3500m. Primary school within 2700m. Open space within 300m.
Brownfield / Greenfield	Mixed
Suitability	Not Suitable
Availability	Available
Achievability	Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	0.32
Potential Capacity	10
Potential Net Capacity	10
Potential Density	31.5
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0

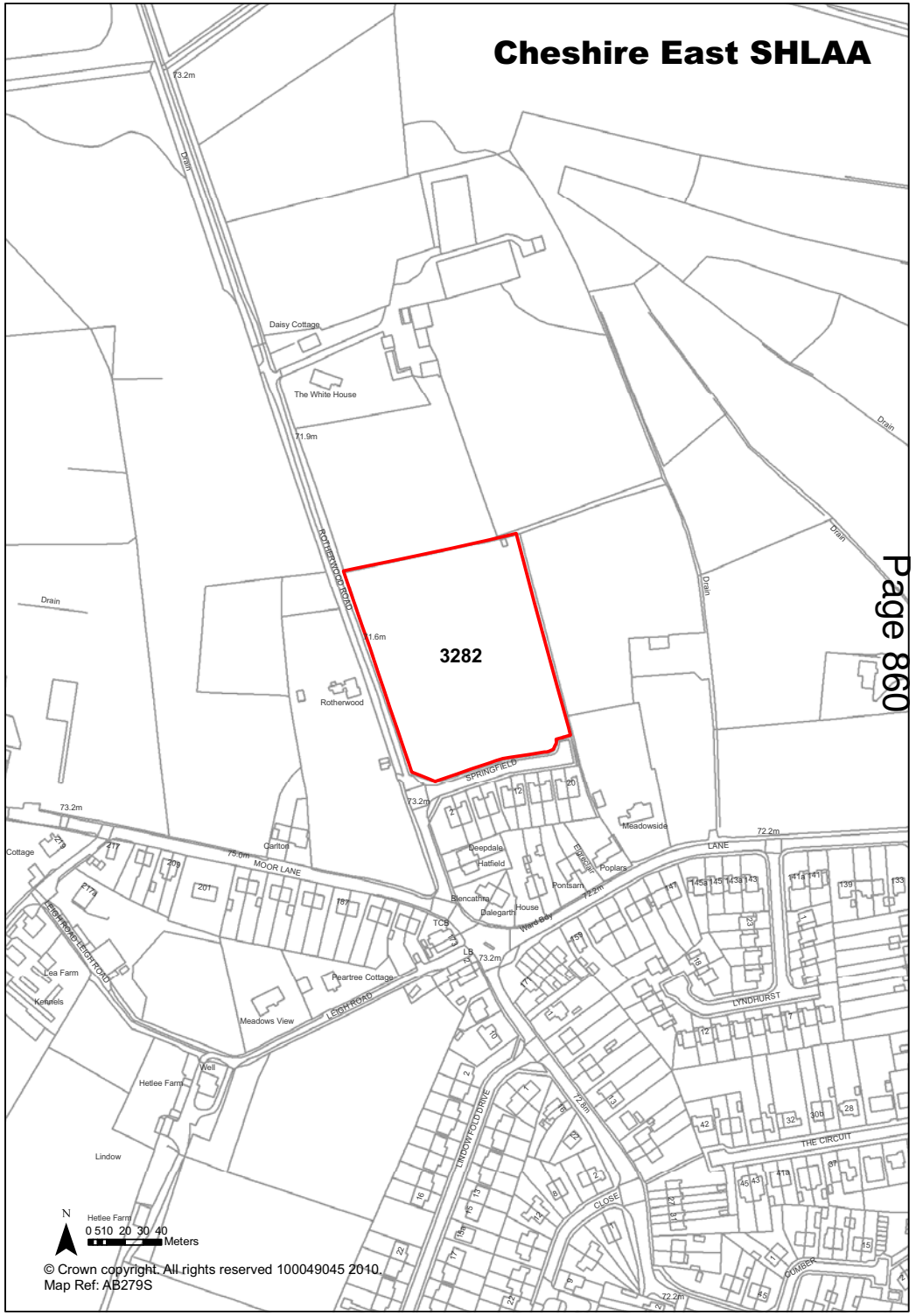


Ref 3282 Site Address Land at Rotherwood Road, Moor Lane, Wilmslow

Town / Rural	Wilmslow - Edge / Extension	**Easting**	382708
		Northing	380302

Site Description	Grassland.
Character of Area	Open countryside, residential
Surrounding Land Uses	Open countryside.
Physical Constraints	Flood zone 1 - little or no risk. Located within 250m of landfill. Trees and shrubs on site and to boundaries. Site levels appear generally flat. Restricted byway adjacent to part of site boundary.
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Managing Constraints	Consultation with Contaminated Land Officer. Consideration of biodiversity.
Sustainability	Site is within walking distance of bus stops.
Accessibility	Access is possible.
Other Information	Bus stop within 120m. Post office within 1400m. Medical facilities within 1800m. Primary school within 1200m. Open space within 540m.
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	1.1
Potential Capacity	30
Potential Net Capacity	30
Potential Density	30
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0

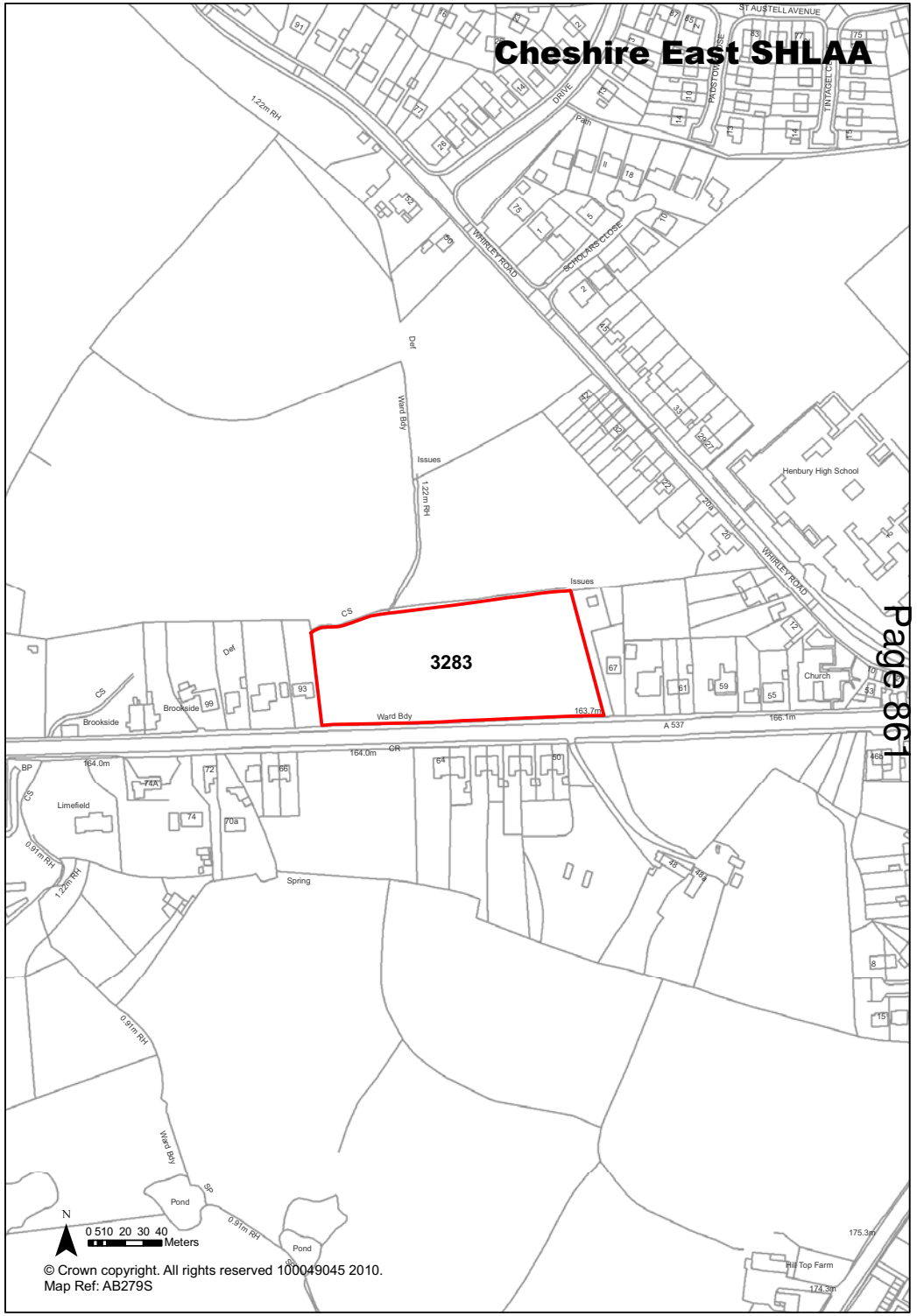


Ref	3283	Site Address	Land off Chelford Road, Broken Cross, Macclesfield

Town / Rural	Macclesfield - Edge / Extension	**Easting**	388870
		Northing	373639

Site Description	Grassland.
Character of Area	Open countryside, residential.
Surrounding Land Uses	Residential and open countryside.
Physical Constraints	Flood zone 1 - Little or no risk. Trees on site. Trees and hedges to boundary. Levels appear genrally flat.
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Managing Constraints	Consideration of biodiversity.
Sustainability	Site is considered sustainably located.
Accessibility	Access is possible.
Other Information	Bus stop within 170m. Post office within 470m. Medical facilities within 700m. Primary school within 750m. Open space within 400m.
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	0.93
Potential Capacity	28
Potential Net Capacity	28
Potential Density	30.1
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	30
Years 11-15	0



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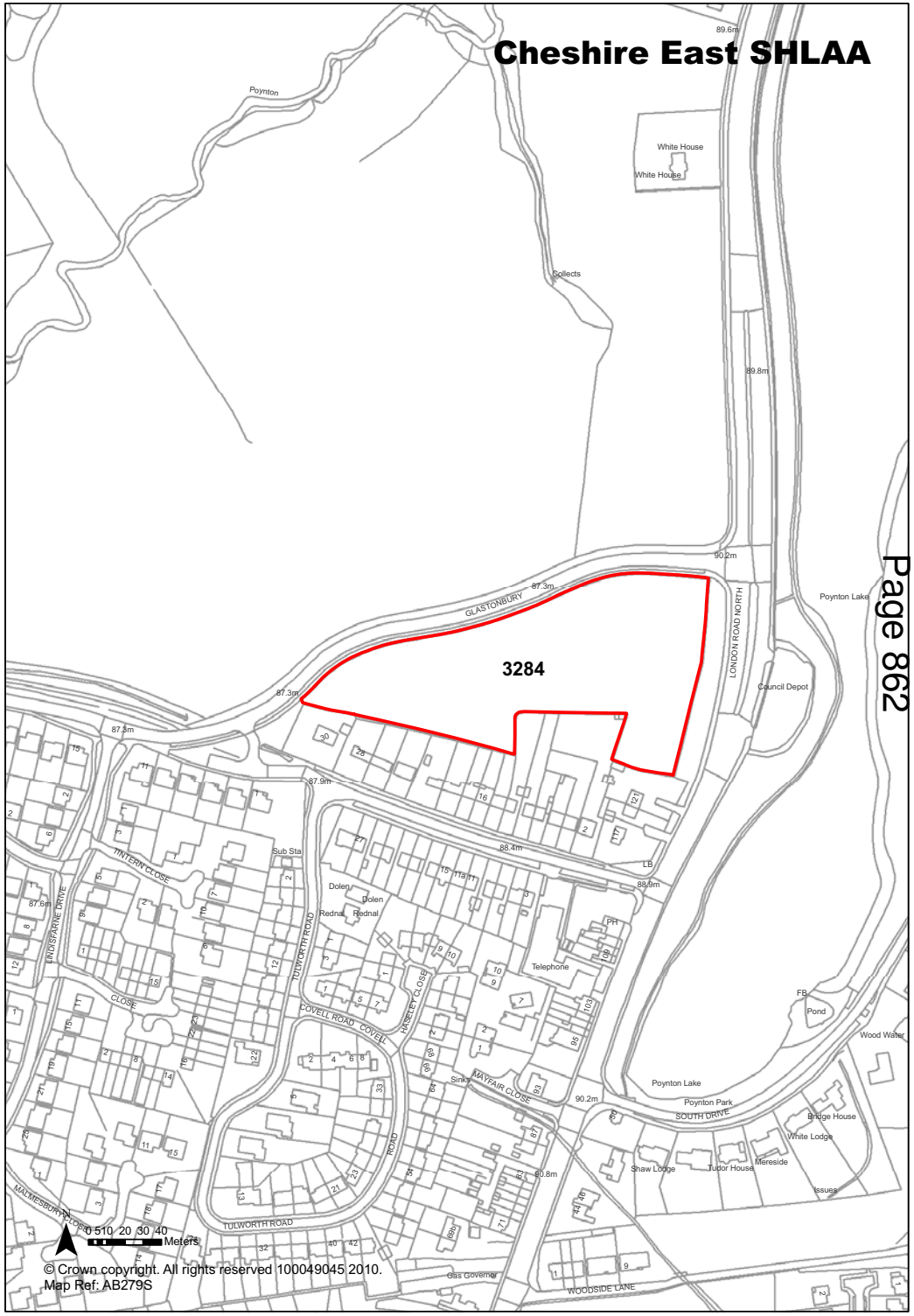
Map Ref: AB279S

Ref 3284 Site Address Land off Glastonbury Drive, Poynton

Town / Rural	Poynton - Edge / Extension	**Easting** 392109	**Northing** 384222

Site Description	Grassland.
Character of Area	Open countryside, residential.
Surrounding Land Uses	Open countryside (proposed playing field) and residential.
Physical Constraints	Flood zone 1 - little or no risk. Trees on site. Overgrown scrub. Site appears generally flat.
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Managing Constraints	Consideration of biodiversity.
Sustainability	Site is considered sustainably located.
Accessibility	Access should be possible.
Other Information	Bus stop within 410m. Post office within 1000m. Medical facilities within 1200m. Primary school within 900m. Open space within 200m.
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Marginal / Uncertain
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

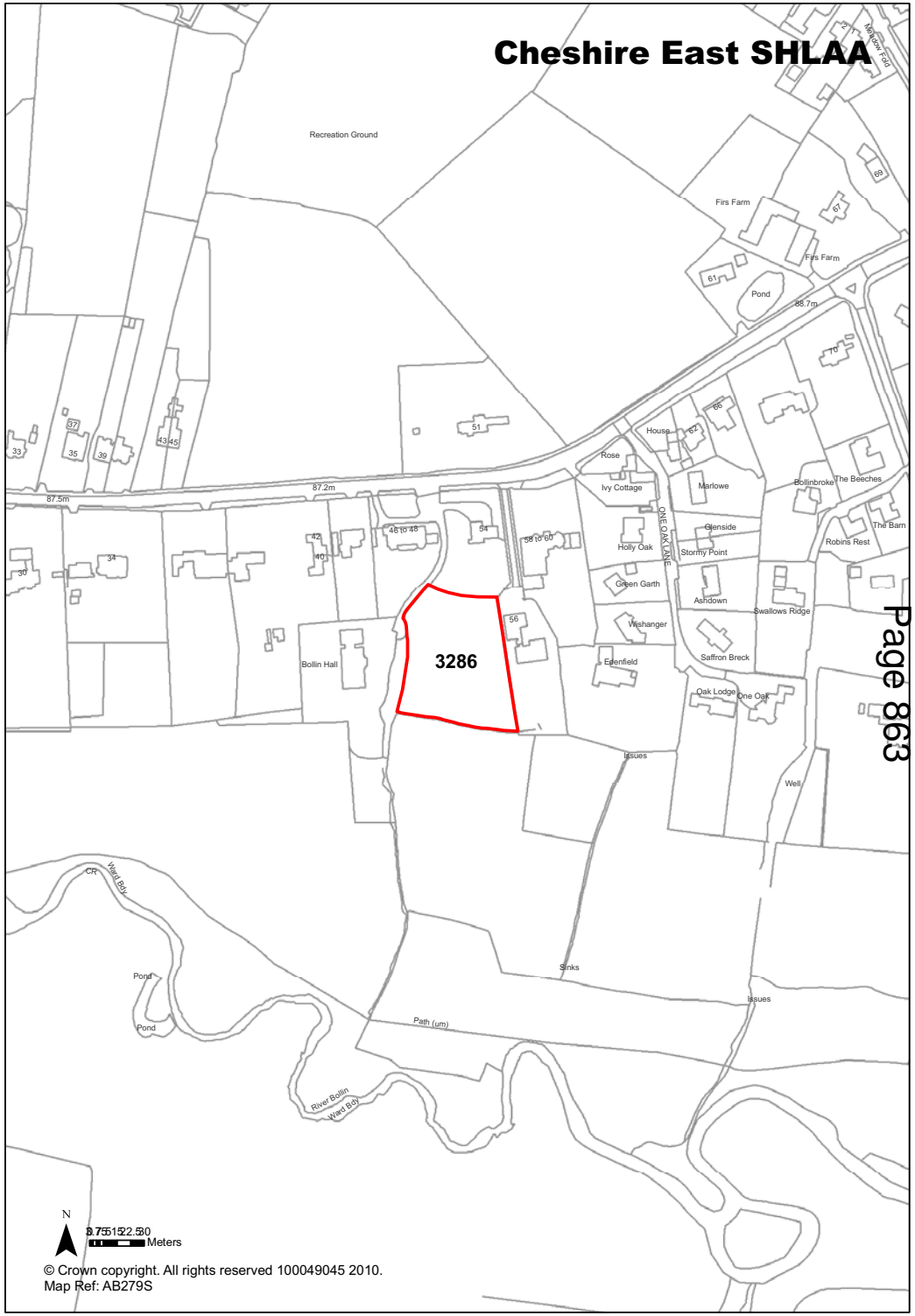
Site Size Net (Ha)	1.35
Potential Capacity	30
Potential Net Capacity	30
Potential Density	30
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	30
Years 11-15	0



Ref	3286	Site Address	Land at Ferring Lodge, Adlington Road, Wilmslow

Town / Rural	Wilmslow - Edge / Extension	**Easting**	386445 **Northing** 381176

Site Description	Residential garden.	**Site Size Net (Ha)**	0.39
Character of Area	Open countryside, residential.	**Potential Capacity**	12
Surrounding Land Uses	Open space and residential.	**Potential Net Capacity**	12
Physical Constraints	Flood zone 1 - little or no risk. Woodland on site. Access issues. Slightly sloping site.		
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Potential Density**	30.77
Managing Constraints	Consideratyion of biodiversity. Consultation with Highways to address access issues.	**Determination of Capacity**	Density multiplier
Sustainability	Site is not considered sustainable.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information	Bus stop within 1350m. Post office within 2500m. Medical facilities within 2900m. Primary school within 1500m. Open space within 410m.	**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

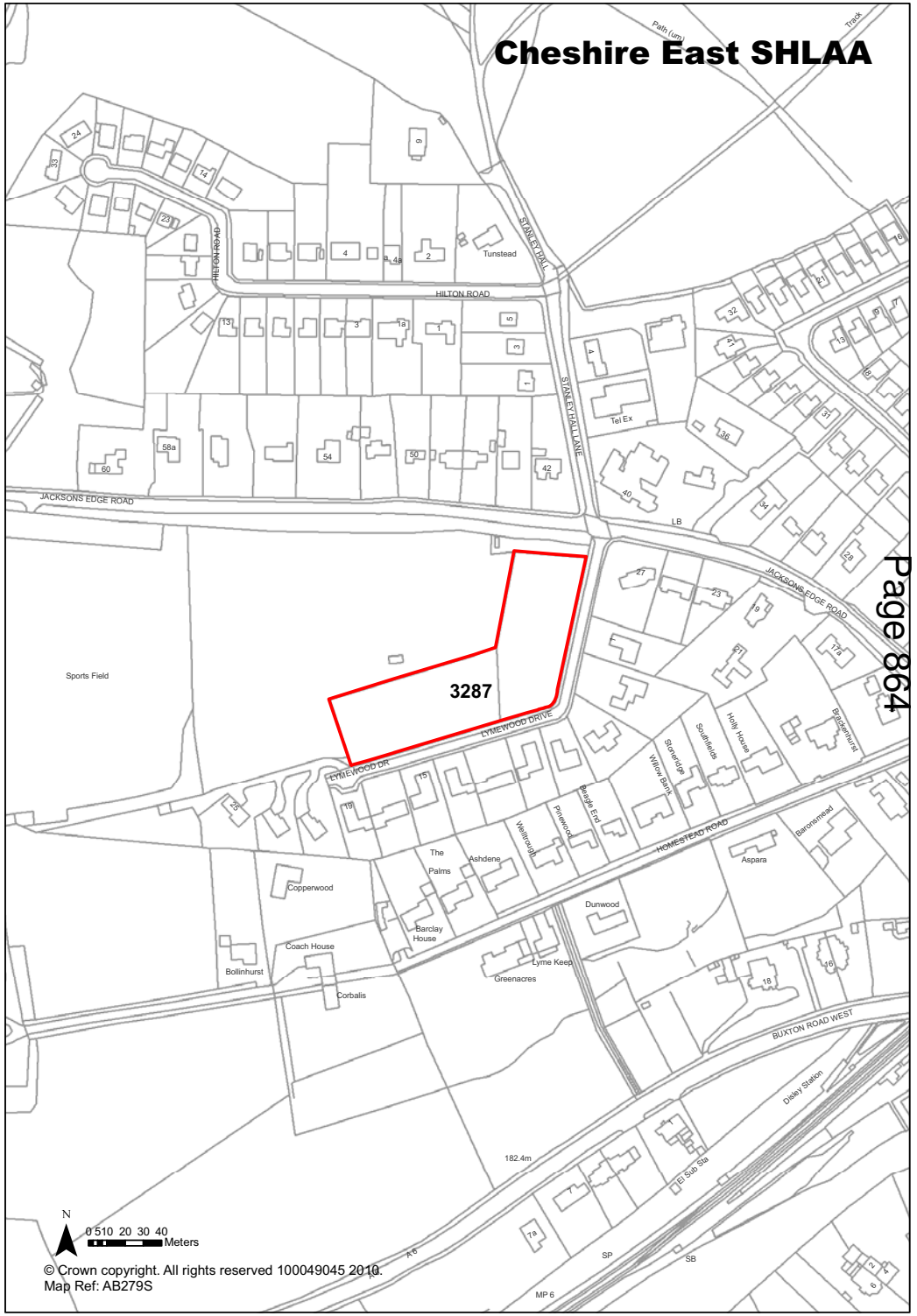


Ref 3287 Site Address Land off Lymewood Drive, Disley

Town / Rural	Disley - Edge / Extension	**Easting** 397044	**Northing** 384814

Site Description	Grassland.
Character of Area	Open countryside, residential
Surrounding Land Uses	Open countryside and residential.
Physical Constraints	Flood zone 1 - little or no risk. Site appears generally flat. Potential air quality issues. Trees on site and to boundary.
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Managing Constraints	Air quality assessment may be required (proximity to AQMA). Consideration of biodiversity.
Sustainability	Green Belt site, considered to be sustainably located.
Accessibility	Access is possible.
Other Information	Bus stop within 650m. Post office within 790m. Medical facilities within 790m. Primary school within 1000m. Open space within 200m.
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	0.67
Potential Capacity	21
Potential Net Capacity	21
Potential Density	30
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	21
Years 11-15	0



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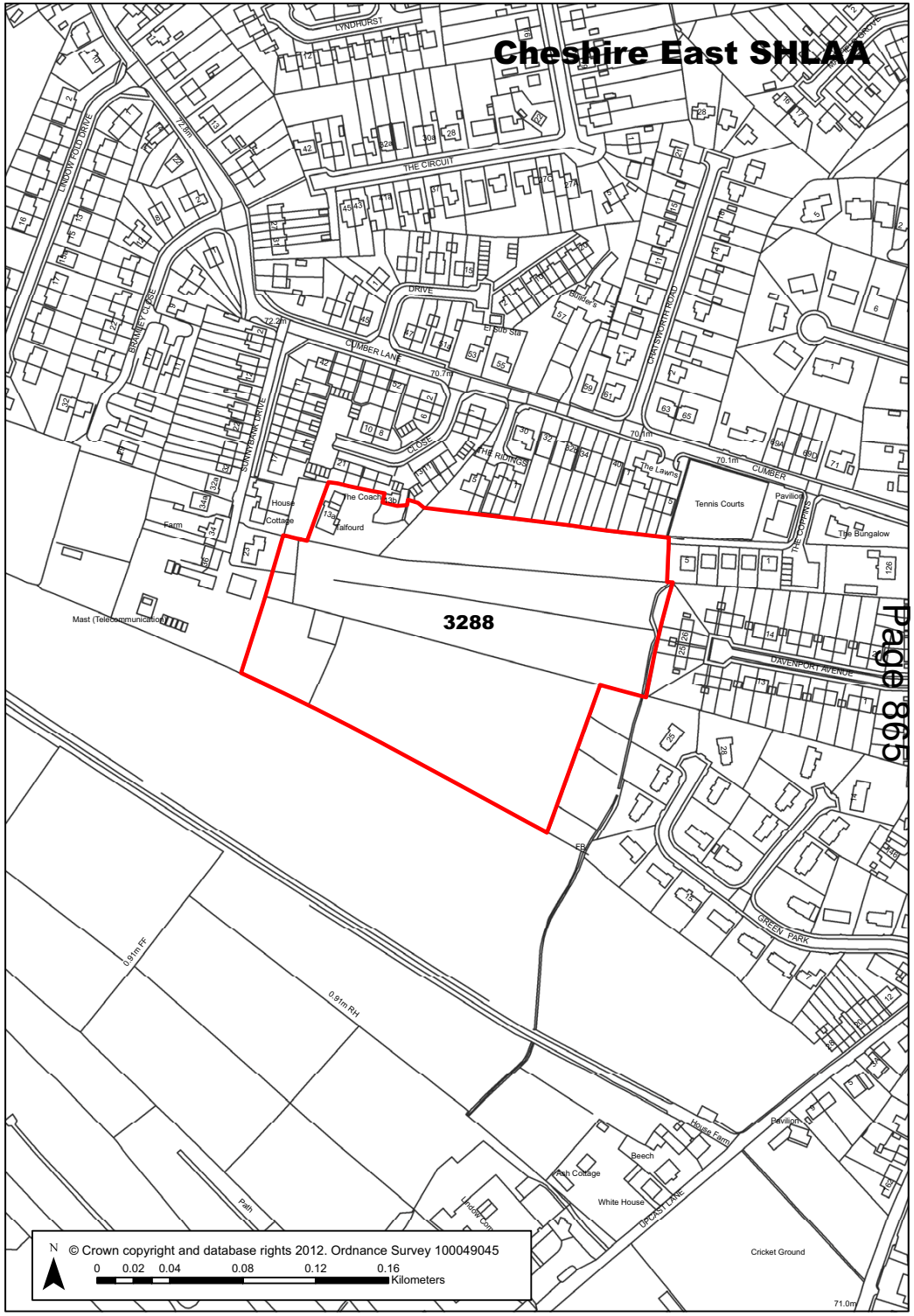
Map Ref: AB279S

Ref	3288	Site Address	Land to the rear of Cumber Lane, Wilmslow

Town / Rural	Wilmslow - Edge / Extension	**Easting**	382930
		Northing	379795

Site Description	Grassland.
Character of Area	Opne countryside, residential
Surrounding Land Uses	Open countryside.
Physical Constraints	Site is predominantly flat. Flood Zone 1 - little or no risk. Trees and hedges to field boundaries within the site. Access issues. Potential air quality issues.
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Managing Constraints	Consideration of biodiversity value of trees and hedges on site. Access issues to be discussed with highways. Air quality assessment may be required (size of development).
Sustainability	Site is considered sustainably located.
Accessibility	Access issues to be discussed with highways. Access may need to be taken through site 3289.
Other Information	Bus stop within 290m. Post office within 1600m. Medical facilities within 2100m. Primary school within 850m. Open space within 120m.
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

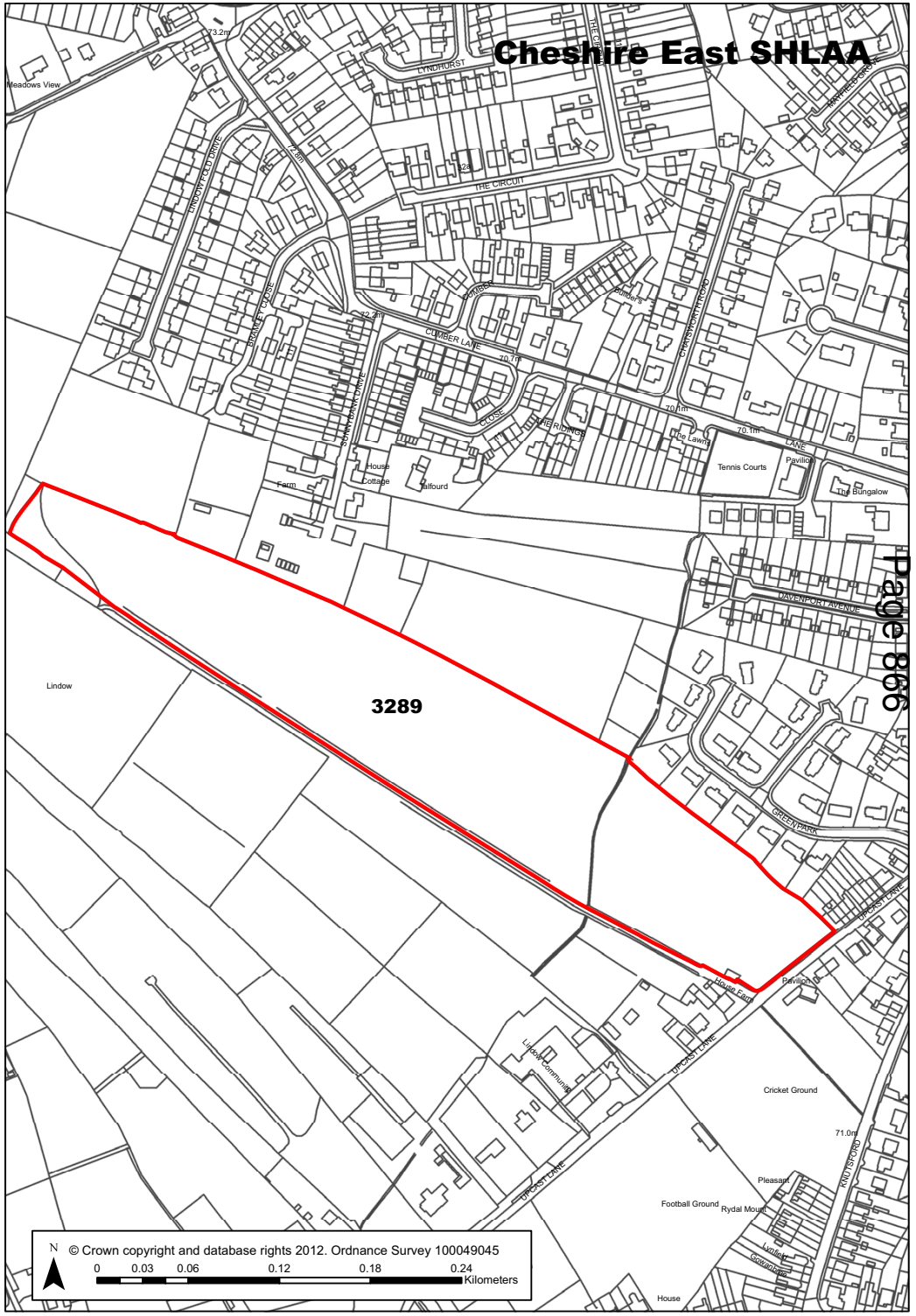
Site Size Net (Ha)	2.60
Potential Capacity	79
Potential Net Capacity	79
Potential Density	30.31
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	79
Years 11-15	0



Ref 3289 Site Address Land off Upcast Lane, Wilmslow

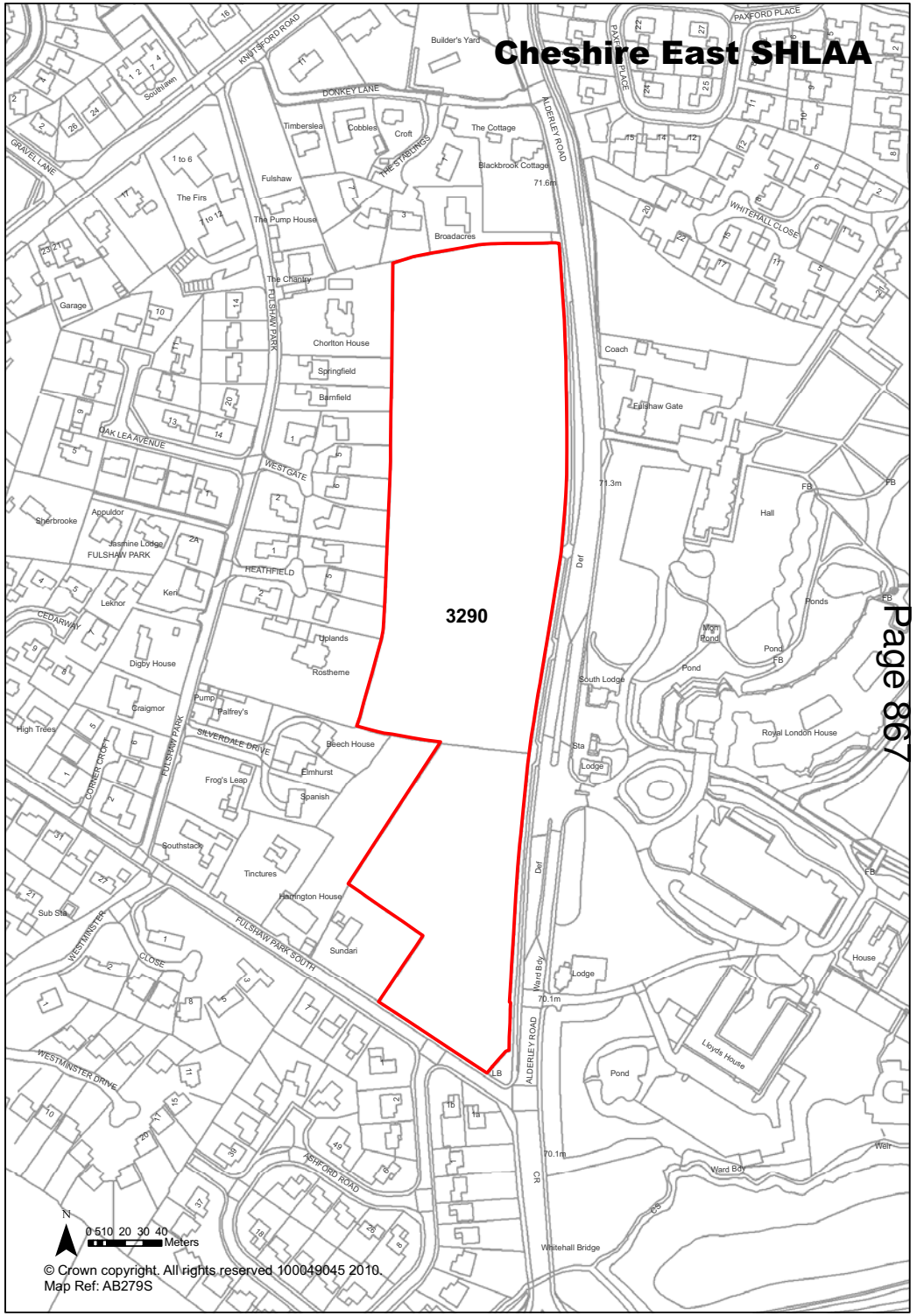
Town / Rural	Wilmslow - Edge / Extension	**Easting** 382872	**Northing** 379670

Site Description	Agricultural / Grassland.	**Site Size Net (Ha)**	4.6
Character of Area	Open countryside, residential	**Potential Capacity**	163
Surrounding Land Uses	Open countryside.	**Potential Net Capacity**	163
Physical Constraints	Flood zone 1 - little or no risk. Trees and hedges on field boundaries. Site appears generally flat. Located within 250m of landfill. Potential air quality issues. Footpath adjacent to part of site boundary.		
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Potential Density**	30.02
Managing Constraints	Consultation with Contaminated Land Officer. Draft TA with full accessibility stidy and travel plan framework likely to be required prior to application process. Air quality assessment may be required (size of development). Consideration of biodiversity.	**Determination of Capacity**	Density multiplier
Sustainability	Site is considered to be sustainably located.		
Accessibility	Access to be discussed with highways. Significant traffic generation and impact at the M56 motorway unlikely, however, all sites coming forward through the LDF will need to be tested together at a strategic level.	**Total Completions**	0
Other Information	Bus stop within 290m. Post office within 1600m. Medical facilities within 2100m. Primary school within 850m. Open space within 120m.	**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	90
Development Progress	SHLAA Site	**Years 11-15**	73
Application Number:			



Ref 3290 **Site Address** Land off Alderley Road, Wilmslow

Town / Rural	Wilmslow - Edge / Extension	**Easting** 384245	**Northing** 380015
Site Description	Grassland site.	**Site Size Net (Ha)**	3.65
Character of Area	Residential, employment.	**Potential Capacity**	110
Surrounding Land Uses	Residential, highway, commercial.	**Potential Net Capacity**	110
Physical Constraints	Flood zone 1 - little or no risk. Trees on site. Trees and hedges to boundary. Site is generally flat with a very slight undulation to the south. Located within 250m of landfill.		
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Potential Density**	30.07
Managing Constraints	Consultation with Contaminated Land Officer. Draft TA with full accessibility study and travel plan framework prior to application process. Consideration of biodiversity.	**Determination of Capacity**	Density multiplier
Sustainability	Site is considered to be sustainably located.		
Accessibility	Access is possible. Significant traffic generation and impact on the M56 motorway is unlikely, however, all sites coming forward through the LDF process will need to be tested together at a strategic level.	**Total Completions**	0
Other Information	Bus stop within 210m. Post office within 1100m. Medical facilities within 900m. Primary school within 900m. Open space within 800m.	**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	90
Development Progress	SHLAA Site	**Years 11-15**	20
Application Number:			

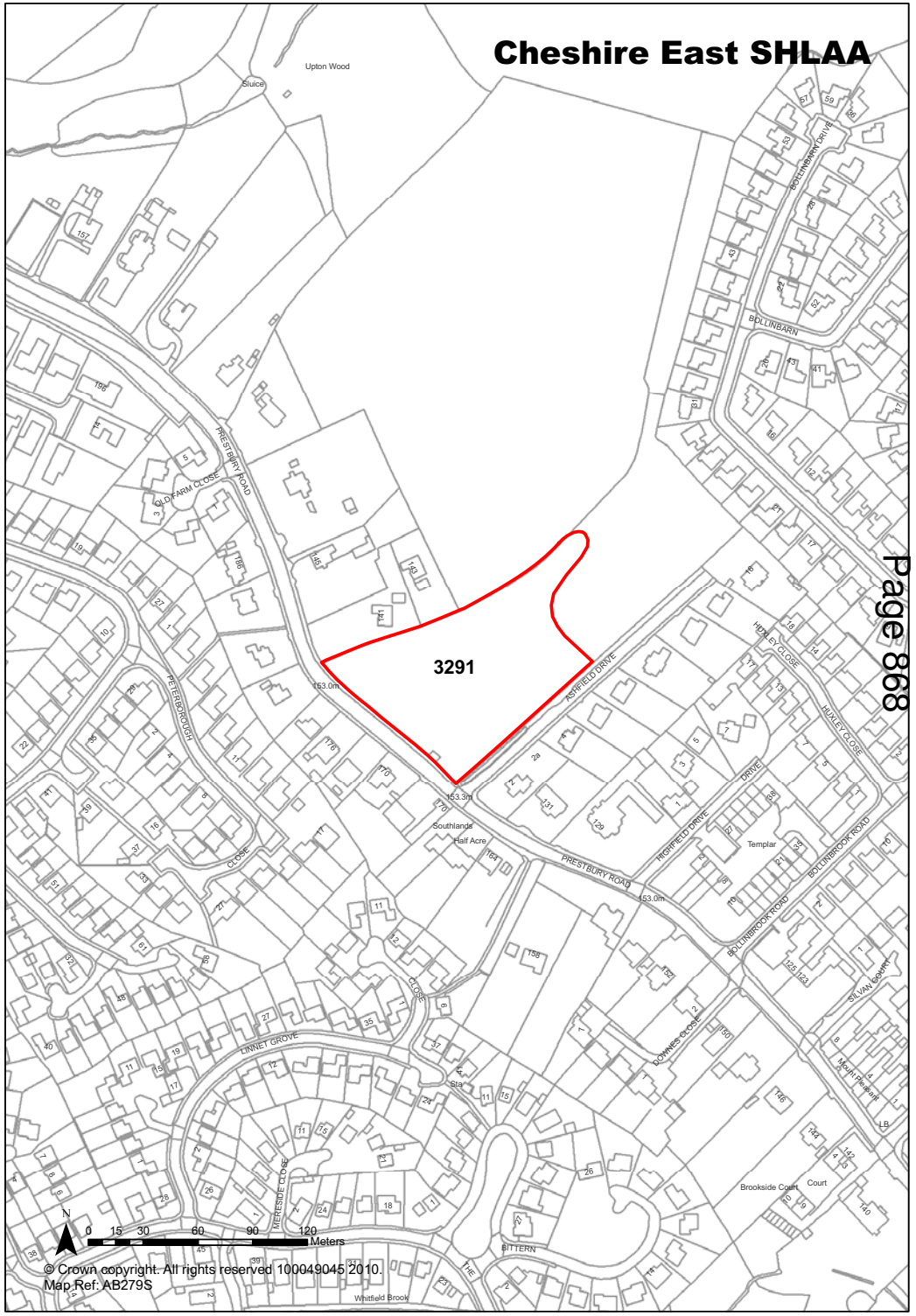


Ref	3291	Site Address	Land north of Prestbury Road, Macclesfield

Town / Rural	Macclesfield - Edge / Extension	**Easting**	390323
		Northing	374561

Site Description	Grassland.
Character of Area	Residential and open countryside.
Surrounding Land Uses	Residential and open countryside.
Physical Constraints	Flood zone 1 - little or no risk. Trees and hedges on boundary. Pond on site. Levels appear generally flat.
Policy Restrictions	Green Belt and area of special county value. Adjacent to a Conservation Area. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Managing Constraints	Consideration of biodiversity and production of a Proected Species survey. Consideration of the setting of the Conservation Area.
Sustainability	Site is within walking distance of bus stops.
Accessibility	Access is possible.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

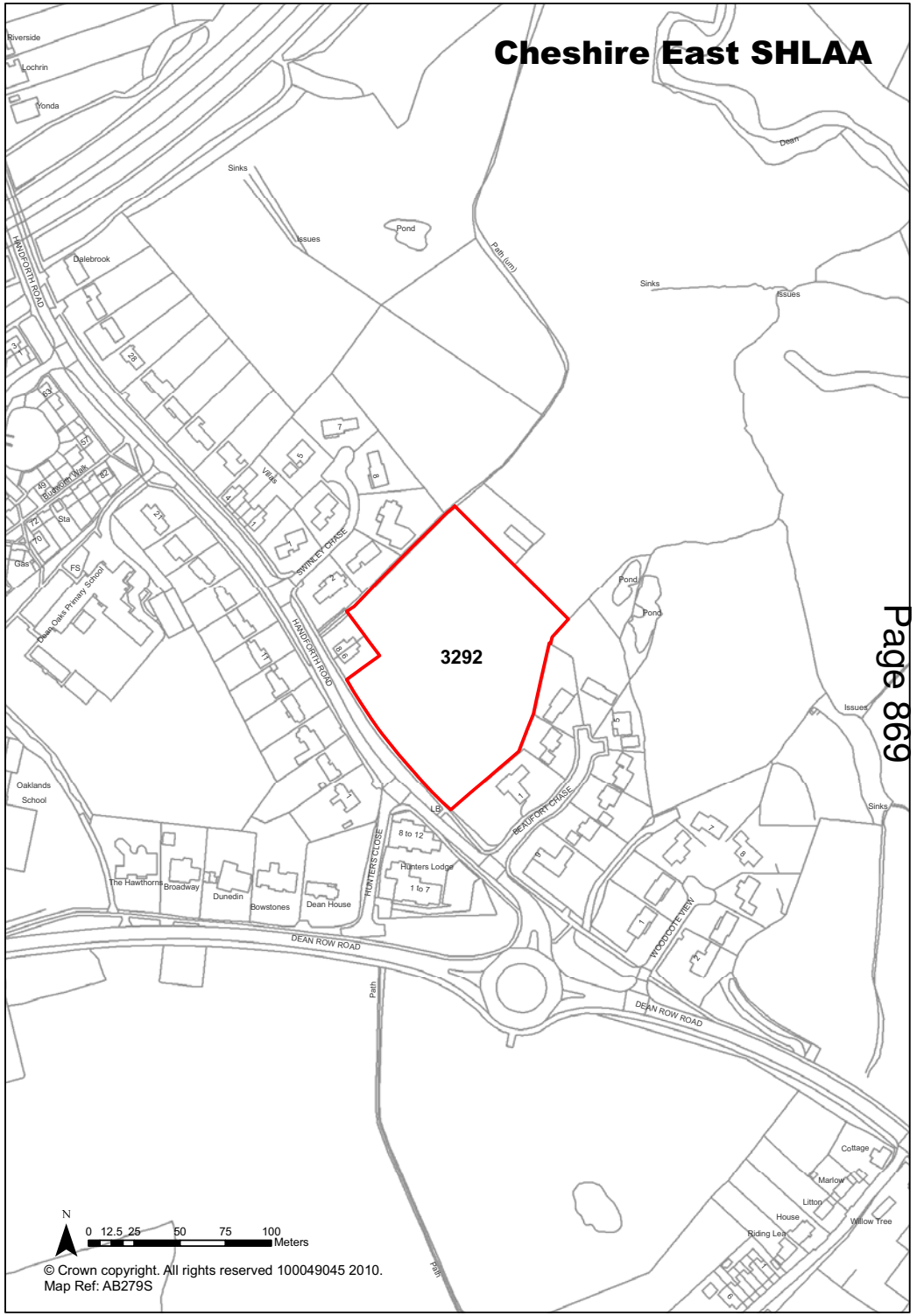
Site Size Net (Ha)	0.88
Potential Capacity	27
Potential Net Capacity	27
Potential Density	30.64
Determination of Capacity	Density mulitplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	27
Years 11-15	0



Ref	3292	Site Address	Land east of 6 Handforth Road, Wilmslow

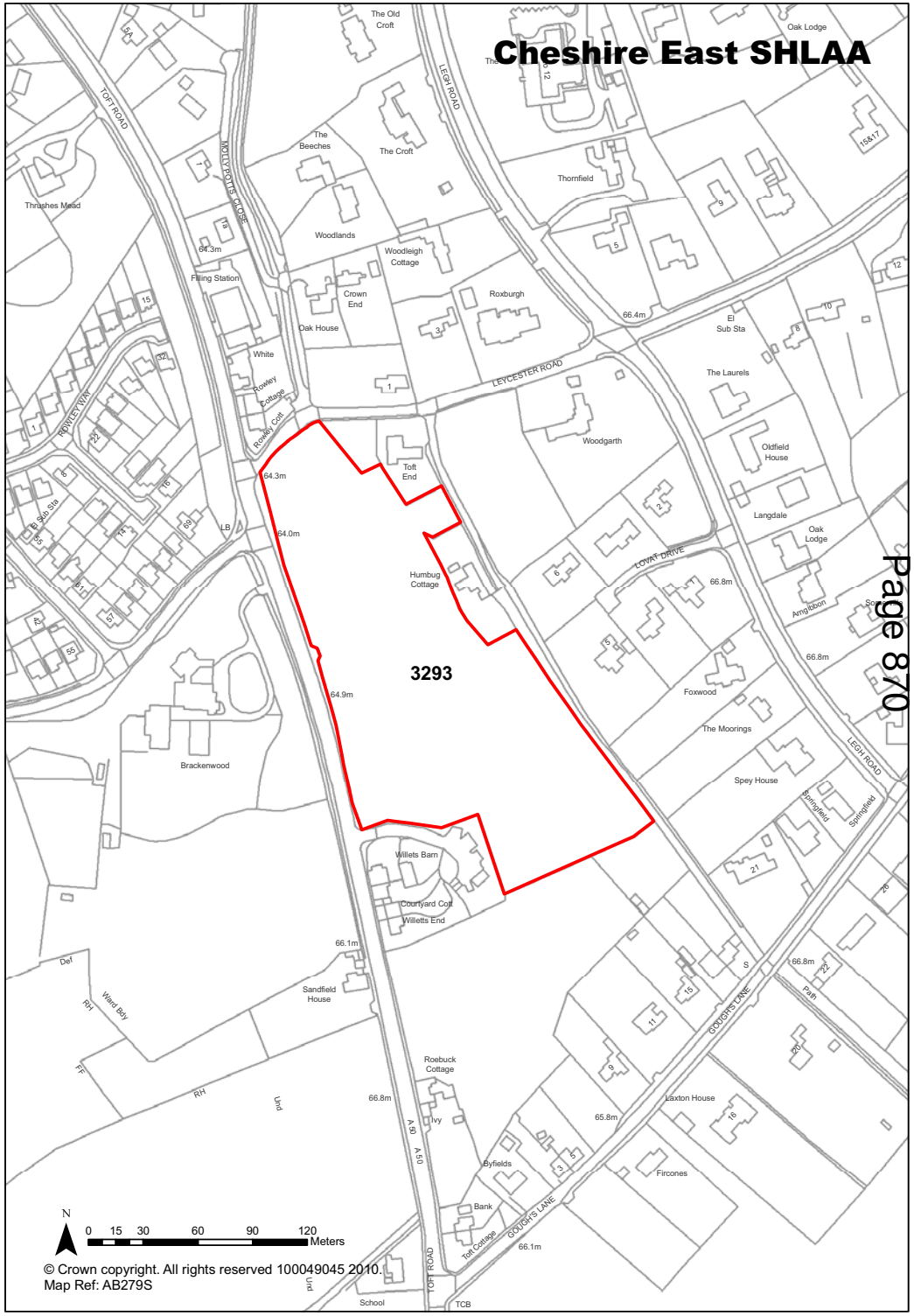
Town / Rural	Wilmslow - Edge / Extension	**Easting**	386686
		Northing	382211

Site Description	Grassland site	**Site Size Net (Ha)**	1.18
Character of Area	Residential and open countryside	**Potential Capacity**	36
Surrounding Land Uses	Residential and open countryside	**Potential Net Capacity**	36
Physical Constraints	Access / Footpath through site. Located within 250m of landfill. Site appears generally flat. Trees and hedges to boundary.		
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Potential Density**	30.53
Managing Constraints	Consultation with Contaminated Land Officer. Consideration of biodiversity and footpath.	**Determination of Capacity**	Density multiplier
Sustainability	Site is located within walkimng distance of bus stops and a primary school.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Not Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	36
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 3293 Site Address Land north east of Toft Road, Knutsford

Town / Rural	Knutsford - Edge / Extension	**Easting** 375777	**Northing** 377254
Site Description	Grassland.	**Site Size Net (Ha)**	2.48
Character of Area	Residential and open countryside.	**Potential Capacity**	75
Surrounding Land Uses	Residential and open countryside.	**Potential Net Capacity**	75
Physical Constraints	Flood zone 1 - little or no risk. Trees and hedges to boundary. Potential air quality issues. Footpath adjacent to part of site boundary. Site appears generally flat.		
Policy Restrictions	Green Belt and located within a Conservation Area. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Potential Density**	30.28
Managing Constraints	Air quality assessment may be required (size of development). Consideration of biodiversity, sett8ing the Conservation Area and footpath.	**Determination of Capacity**	Density multiplier
Sustainability	Greenfield site is not considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	75
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

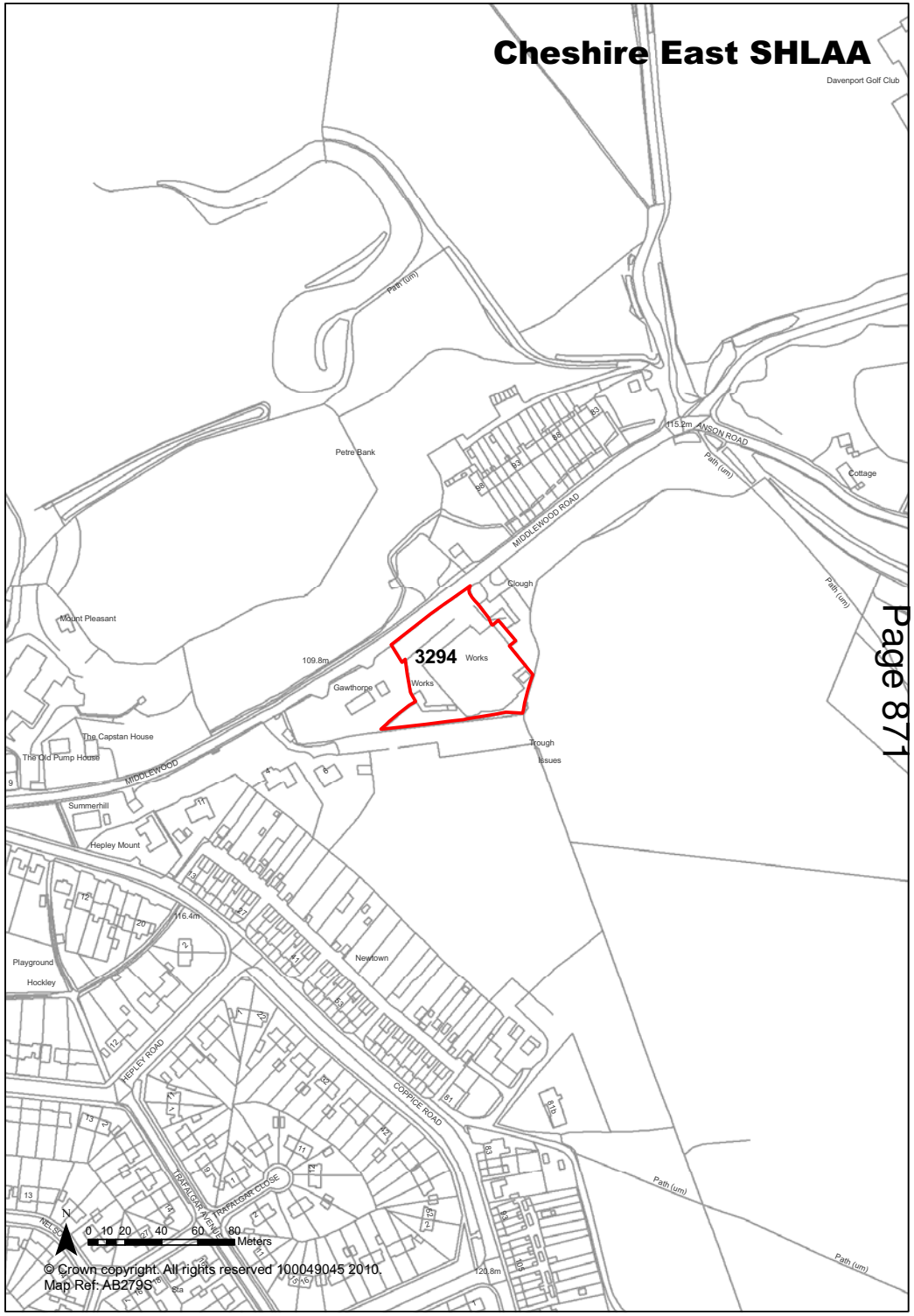


Ref 3294 **Site Address** Clough Works, Middlewood Road, Poynton

Town / Rural Poynton - Edge / Extension **Easting** 393346 **Northing** 383504

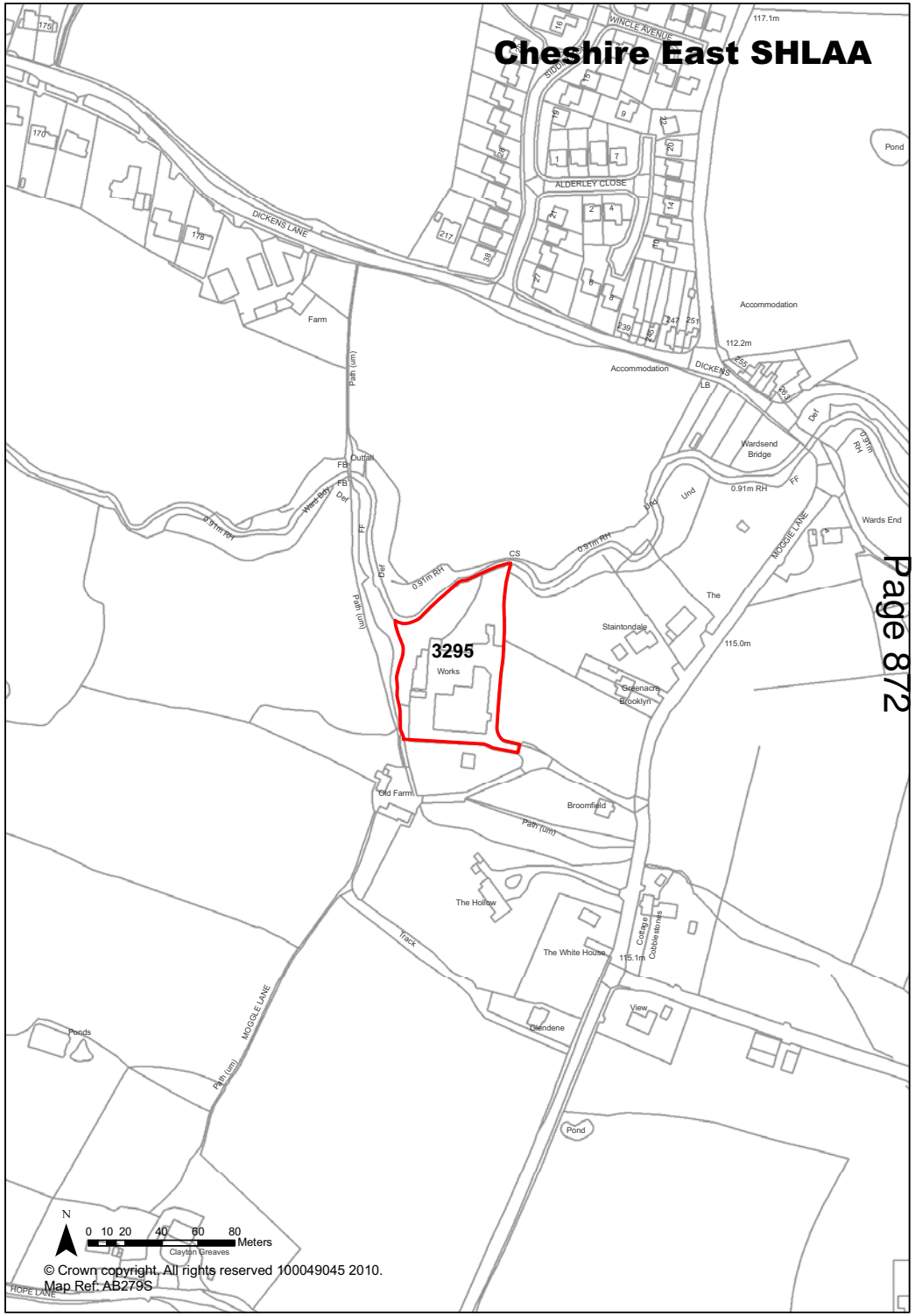
Site Description	Existing employment.
Character of Area	Open countryside.
Surrounding Land Uses	Open countryside.
Physical Constraints	Flood zone 1 - little or no risk. Trees to boundary. Buildings on site. Located within 250m of landfill. Slightly sloping site.
Policy Restrictions	Green Belt.
Managing Constraints	Consultation with Contaminated Land Officer. Consideration of biodiversity.
Sustainability	Site is within walking distance of bus stops.
Accessibility	Access is possible.
Other Information	
Brownfield / Greenfield	Brownfield
Suitability	Suitable - with policy change
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	0.38
Potential Capacity	12
Potential Net Capacity	12
Potential Density	31.58
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	12
Years 11-15	0



Ref 3295 Site Address Garage, Moggie Lane, Adlington

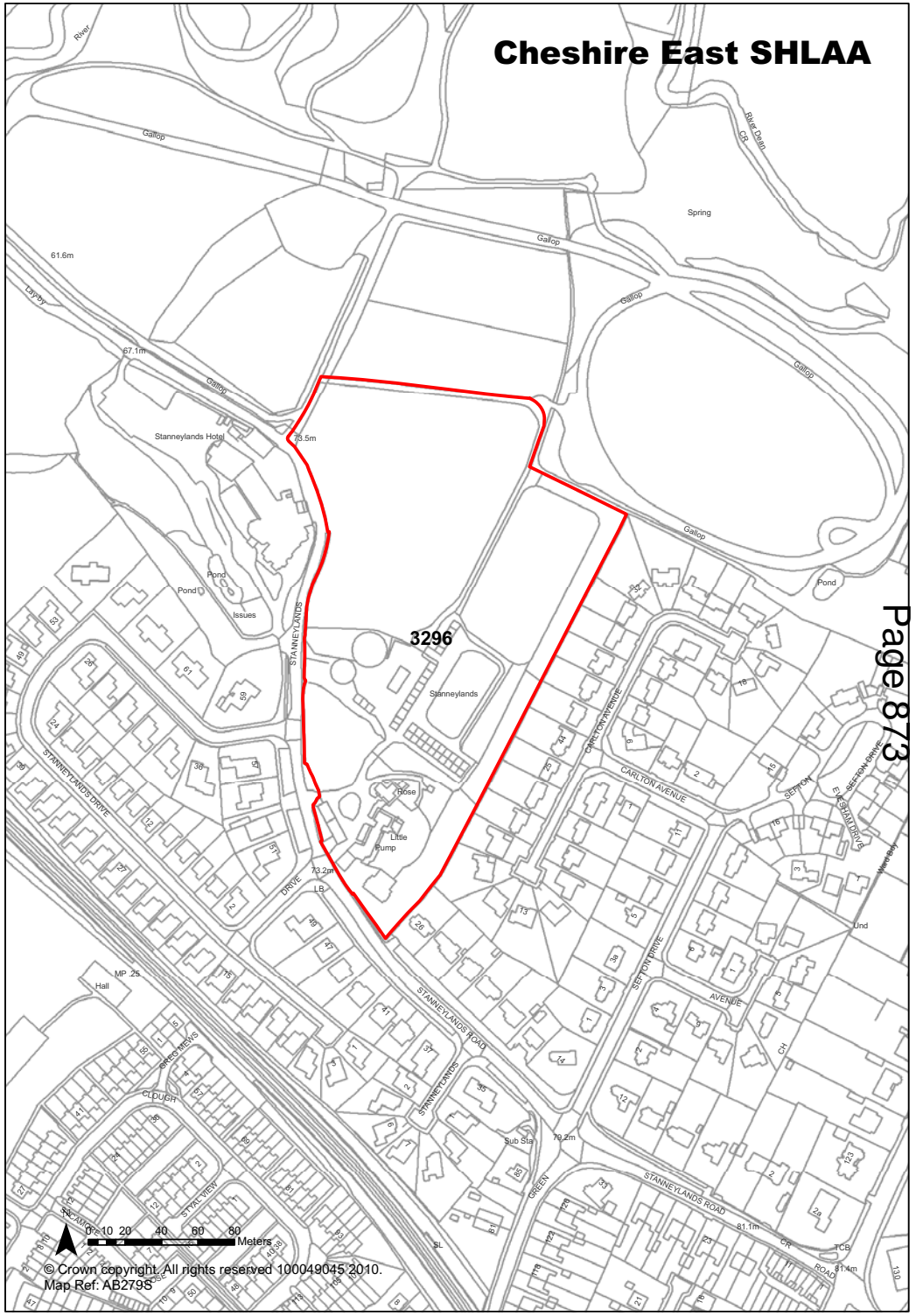
Town / Rural	Rural	**Easting** 392885	**Northing** 382393
Site Description	Former garage site.	**Site Size Net (Ha)**	0.47
Character of Area	Open countryside.	**Potential Capacity**	14
Surrounding Land Uses	Open countryside and Poynton Brook.	**Potential Net Capacity**	14
Physical Constraints	Small part of site within flood zones 2 and 3 - medium to high risk. Buildings on site. Located within 250m of landfill. Trees on site. Slightly sloping site.		
Policy Restrictions	Green Belt.	**Potential Density**	30.03
Managing Constraints	Consultation with Contaminated Land Officer. Consideration of biodiversity and flood risk with production of a Flood Risk Assessment.	**Determination of Capacity**	Density multiplier
Sustainability	Site is not considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 3296 Site Address Land at Stanneylands Road, Wilmslow

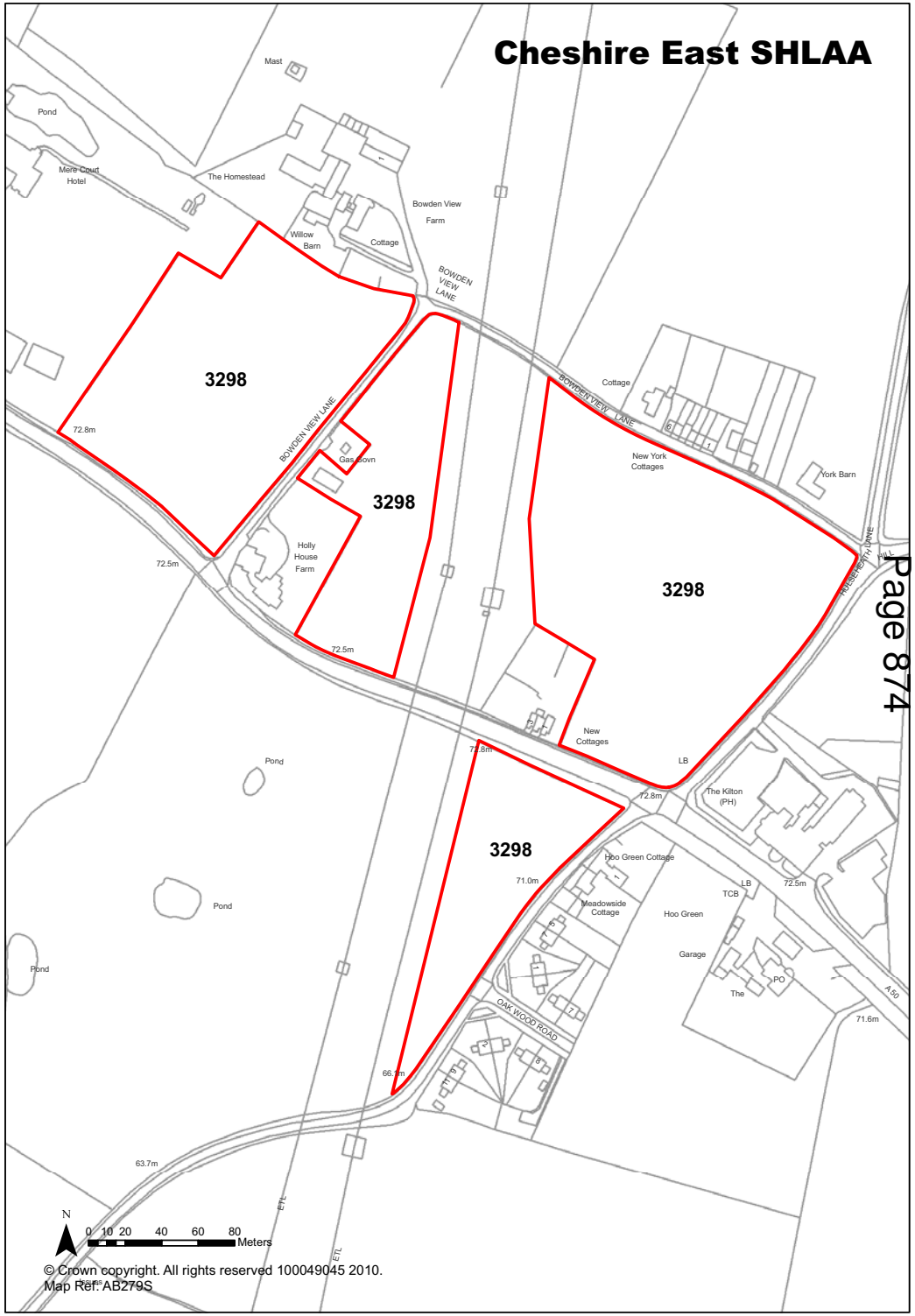
Town / Rural	Wilmslow - Edge / Extension	**Easting** 385118	**Northing** 383031

Site Description	Residential and gardens.	**Site Size Net (Ha)**	16.97
Character of Area	Residential and open countryside.	**Potential Capacity**	103
Surrounding Land Uses	Residential and open countryside.	**Potential Net Capacity**	103
Physical Constraints	Flood zone 1 - little or no risk. Buildings on site, trees and hedges on site. Potential air quality issues. Slight slope to site.		
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Potential Density**	30.07
Managing Constraints	Draft TA with full accessibility study and travel plan framework likely to be required prior to application process. Air quality assessment may be required (size of development). Consideration of biodiversity.	**Determination of Capacity**	Density multiplier
Sustainability	Greenfield site is sustainably located.		
Accessibility	Access is possible. Significant traffic generation and impact at the M56 motorway is unlikely but all sites coming forward through the LDF will need to be tested together at a strategic level.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	90
Development Progress	SHLAA Site	**Years 11-15**	13
Application Number:			



Ref 3298 Site Address Land at Hoo Green, Mere

Town / Rural	Rural	**Easting** 371750	**Northing** 382875
Site Description	Grassland. Site is split into several sections around the A50.	**Site Size Net (Ha)**	5.82
Character of Area	Open countryside.	**Potential Capacity**	175
Surrounding Land Uses	Open countryside and some residential	**Potential Net Capacity**	175
Physical Constraints	Flood zone 1 - little or no risk. Trees and field boundaries on edge of site, there are pylons splitting the site. Potential air quality and noise issues). Ponds in close proximity to site. Levels appear generally flat.		
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Potential Density**	30.05
Managing Constraints	Air quality assessment may be required (size of development or proximity to AQMA). PPG24 noise assessment likely (road traffic noise). Consideration of pylons and biodiversity with production of a Protected Species survey.	**Determination of Capacity**	Density multiplier
Sustainability	Site is no considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

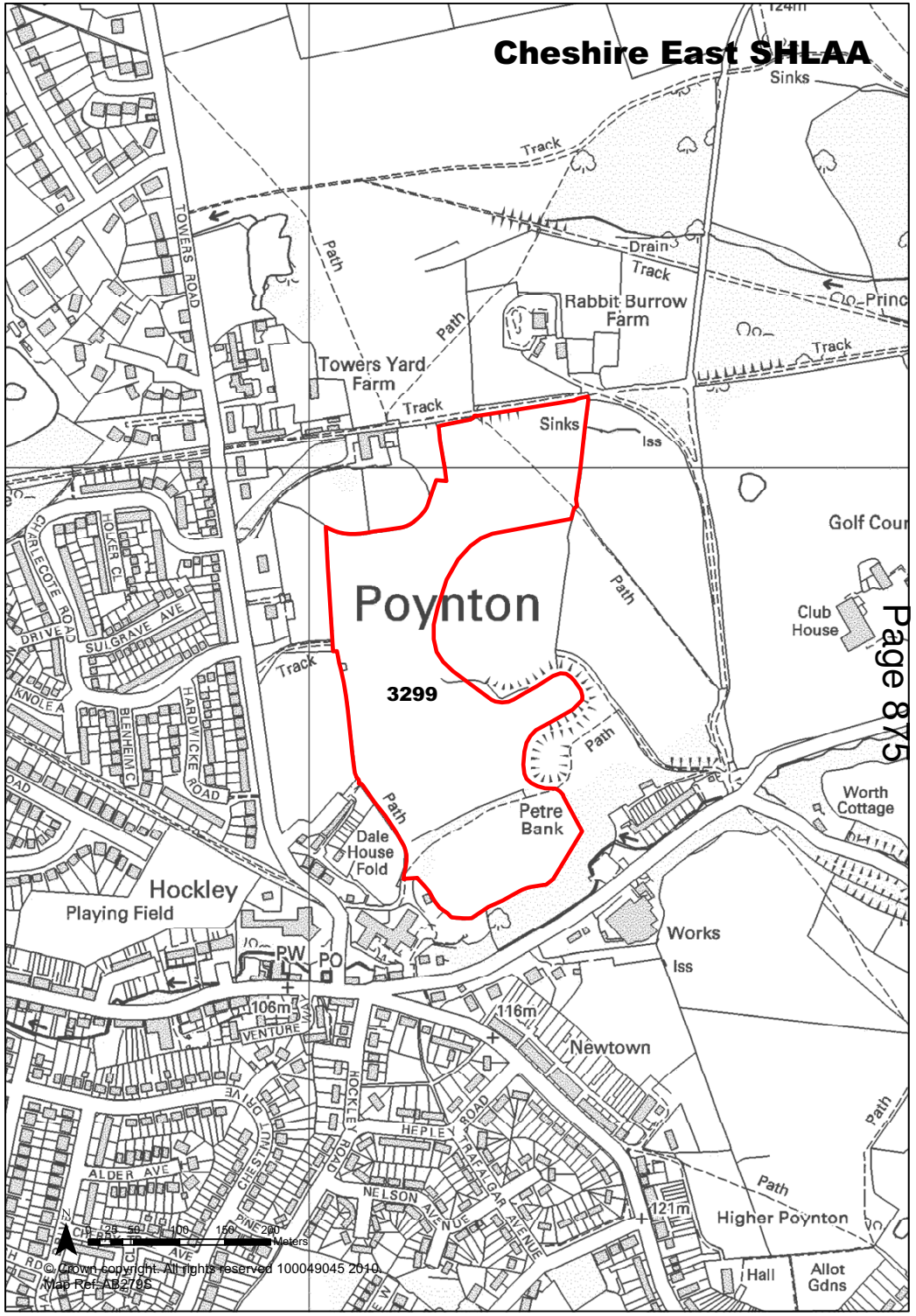


Ref	3299	Site Address	Land at Towers Farm, Towers Road, Poynton

Town / Rural	Poynton - Edge / Extension	**Easting**	393162
		Northing	383790

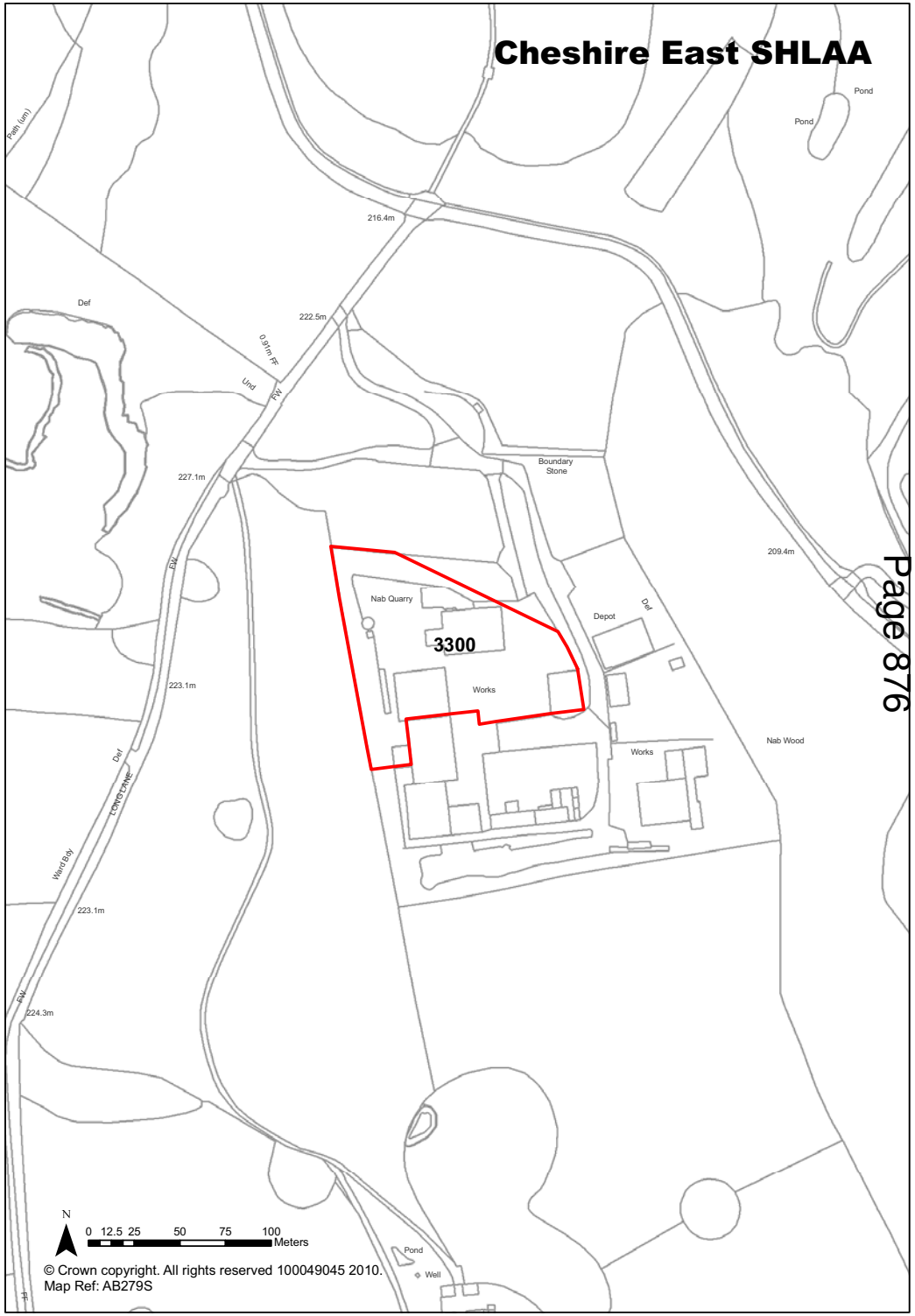
Site Description	Grassland.
Character of Area	Residential and open countryside.
Surrounding Land Uses	Residential and open countryside.
Physical Constraints	Flood zone 1 - little or no risk. Land slopes upwards from west to east, with some more significant changes of level within site. Trees and hedges to some site boundaries. Located directly on landfill. Potential air quality issues. Footpath croosing part of site.
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Consideration of biodiversity and accommodation/relocation of footpath.
Sustainability	Bus route on Park Lane
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	8.85
Potential Capacity	266
Potential Net Capacity	266
Potential Density	30.08
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



Ref 3300 Site Address Nab Works, Long Lane, Pott Shrigley

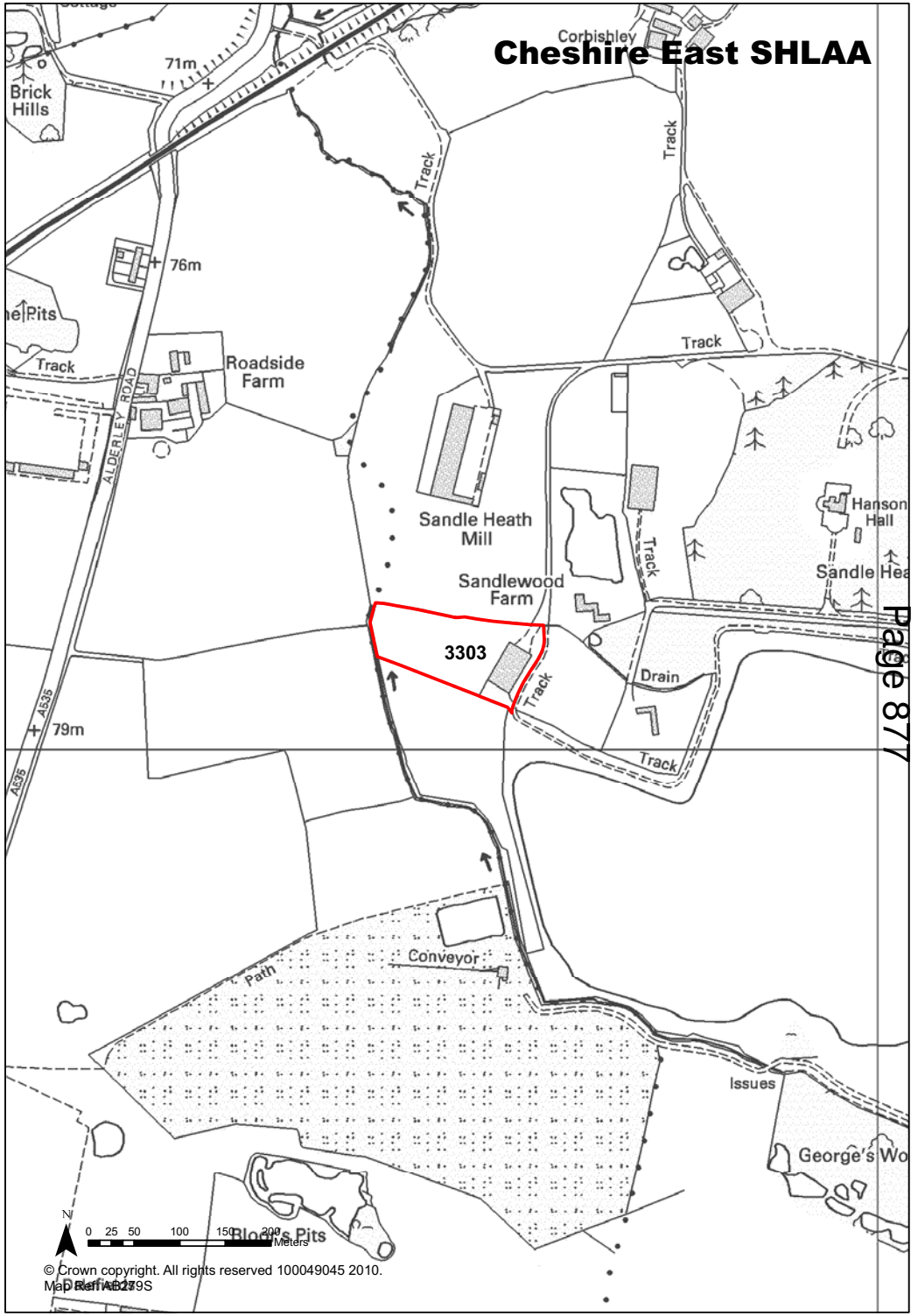
Town / Rural	Rural	**Easting** 393780	**Northing** 379367
Site Description	Industrial and Commercial	**Site Size Net (Ha)**	0.96
Character of Area	Quarry and open countryside.	**Potential Capacity**	29
Surrounding Land Uses	Quarry and open countryside.	**Potential Net Capacity**	29
Physical Constraints	Flood zone 1 - little or no risk. Potential contamination issues. Buildings and trees on site. Access issues. Site appears generally flat.		
Policy Restrictions	Green Belt, Area of Special County Value for Landscape. Abutting the Peak District National Park and a Conservation Area.	**Potential Density**	30.22
Managing Constraints	Access issues addressed through consultation with Highways. Consultation with Contaminated Land Officer. Consideration of biodiversity.	**Determination of Capacity**	Density multiplier
Sustainability	Site is not considered sustainable.		
Accessibility	Access issues addressed through consultation with the Highways	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref	3303	Site Address	Land south of Sandle Heath Mill, Bollington Lane, Nether Alderley

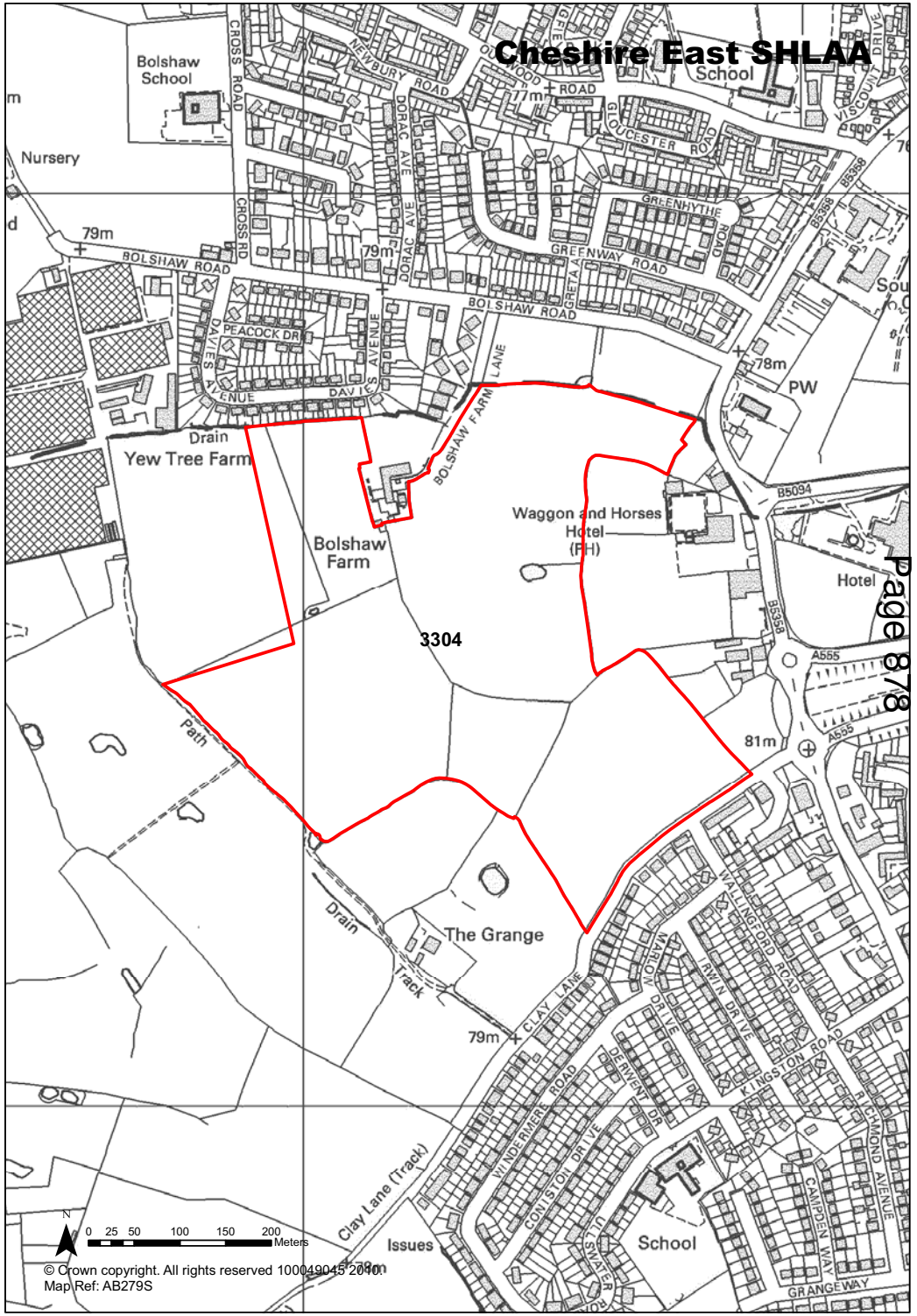
Town / Rural	Rural	**Easting**	382543 **Northing** 375108

Site Description	Former munitions sheds.	**Site Size Net (Ha)**	1.33
Character of Area	Open countryside.	**Potential Capacity**	40
Surrounding Land Uses	Open countryside.	**Potential Net Capacity**	40
Physical Constraints	Flood zone 1 - little or no risk. Located on potential contaminated site. Potential air quality issues. Trees on site. Site appears generally flat.		
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Potential Density**	30.01
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Consideration of biodiversity. Consultation with Highways to address access issues.	**Determination of Capacity**	Density multiplier
Sustainability	Greenfield site is not considered to be sustainable.		
Accessibility	Access is potnetially problematic.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 3304 **Site Address** Bolshaw Farm, Clay Lane, Handforth

Town / Rural	Handforth - Edge / Extension	**Easting** 385177	**Northing** 384509
Site Description	Agricultural land	**Site Size Net (Ha)**	19.31
Character of Area	Residential and open countryside.	**Potential Capacity**	580
Surrounding Land Uses	Residential, golf club and open countryside.	**Potential Net Capacity**	580
Physical Constraints	Flood zone 1 - little or no risk. Located on potential contaminated site. Potential air quality issues. Proposed road through the site. Ponds, trees and hedges on site. Undulating site.		
Policy Restrictions	Green Belt, part of site safeguarded for a new road development. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Potential Density**	30.03
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Consideratio of biodiversity and production of a Protected Species survey.	**Determination of Capacity**	Density multiplier
Sustainability	Site is within walking distance of bus stops, a primary school and medical centre.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

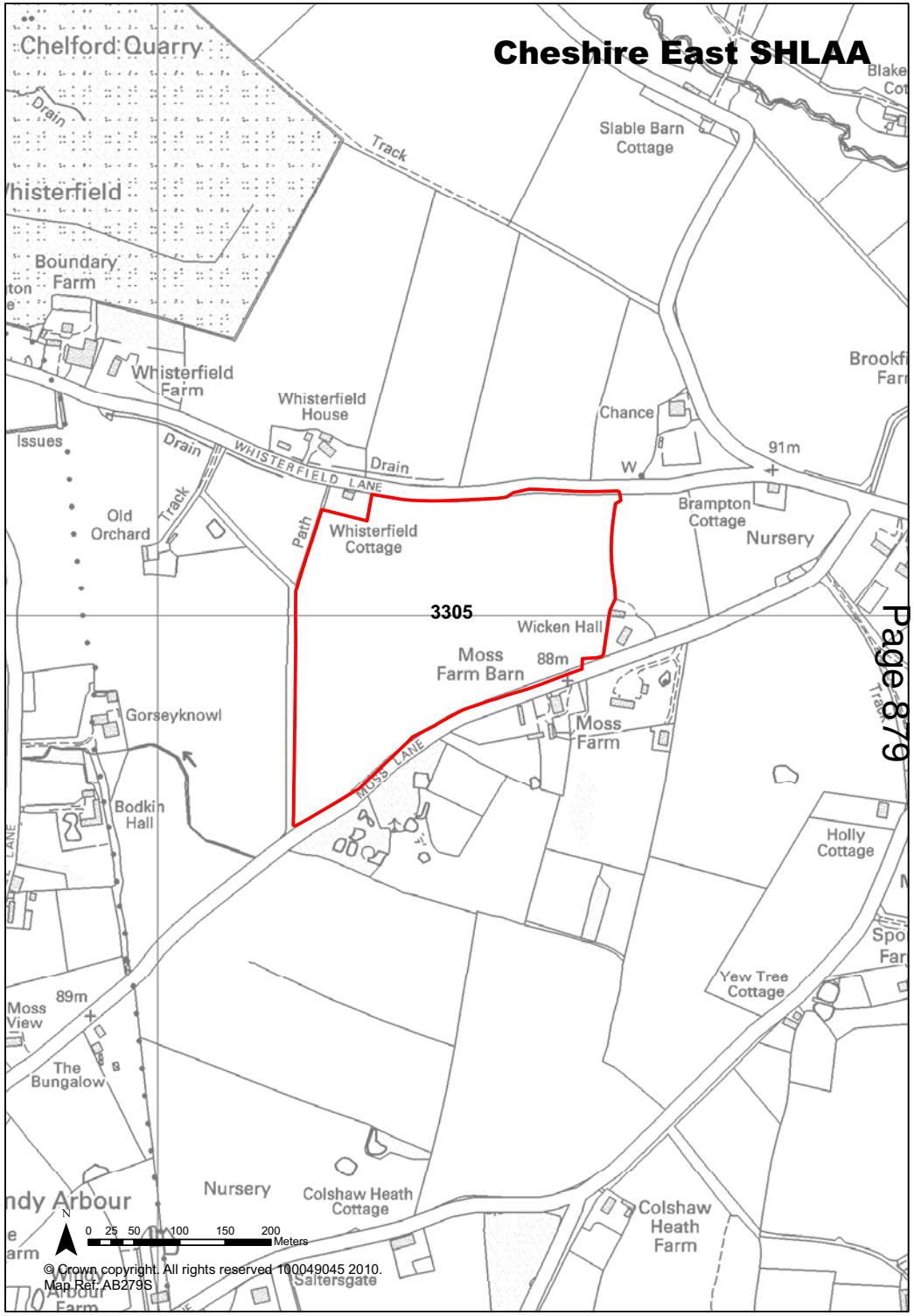


Ref	3305	Site Address	Land to south of Whisterfield Lane, Siddington

Town / Rural	Rural	**Easting**	383307
		Northing	370994

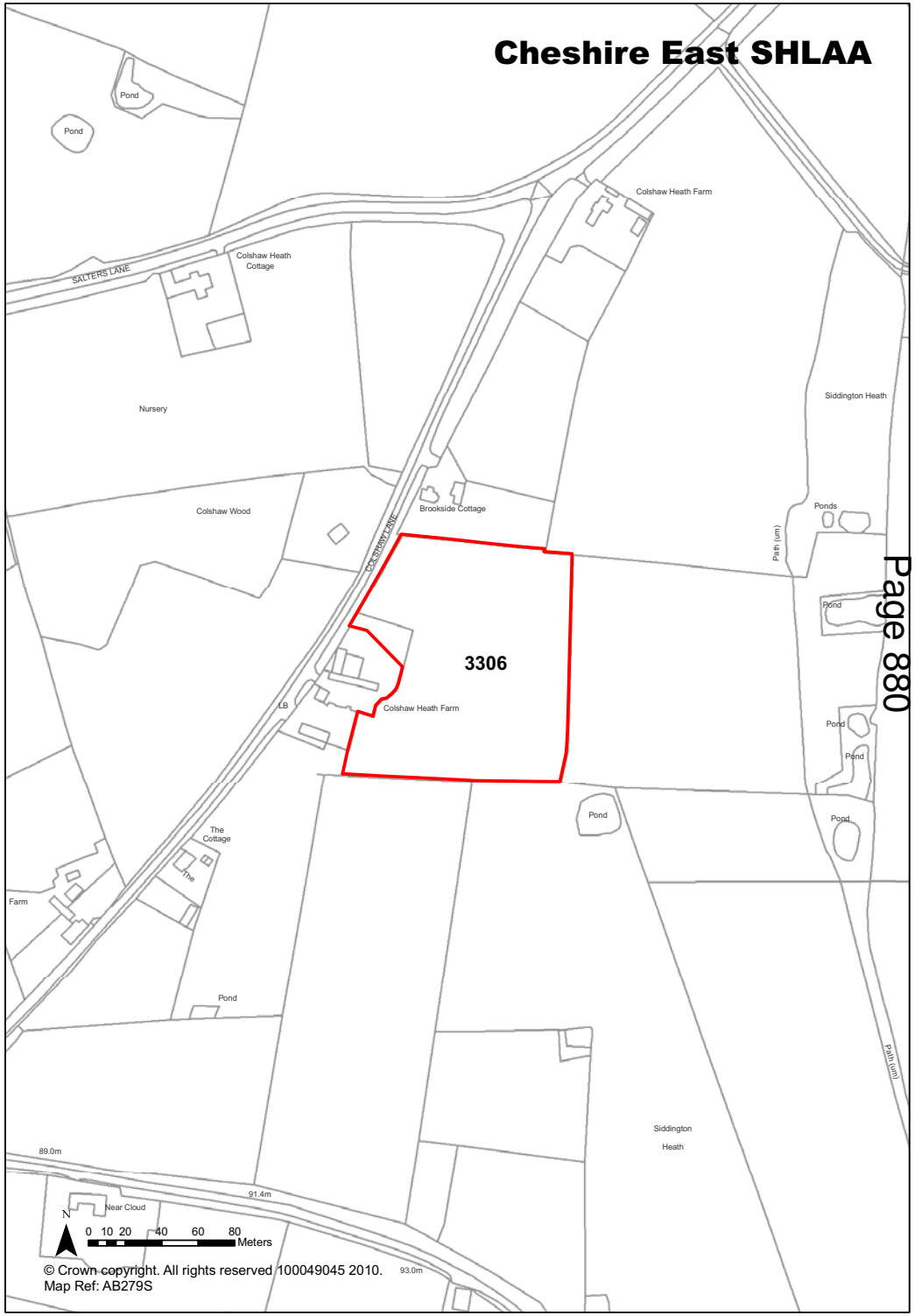
Site Description	Agricultural land.
Character of Area	Open countryside.
Surrounding Land Uses	Open countryside.
Physical Constraints	Flood zone 1 - little or no risk. Trees and hedges to site boundary. Located on potential contaminated land. Potential air quality issues. Within Jodrell Bank consultation zone. Site levels appear generally flat.
Policy Restrictions	Open Countryside. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Managing Constraints	Consultation with Contaminated Land Officer and Jodrell Bank. Air quality assessment may be required (size of development). Consideraration of biodiversity.
Sustainability	Site is not considered sustainable.
Accessibility	Access is possible.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	8.57
Potential Capacity	258
Potential Net Capacity	258
Potential Density	30.1
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



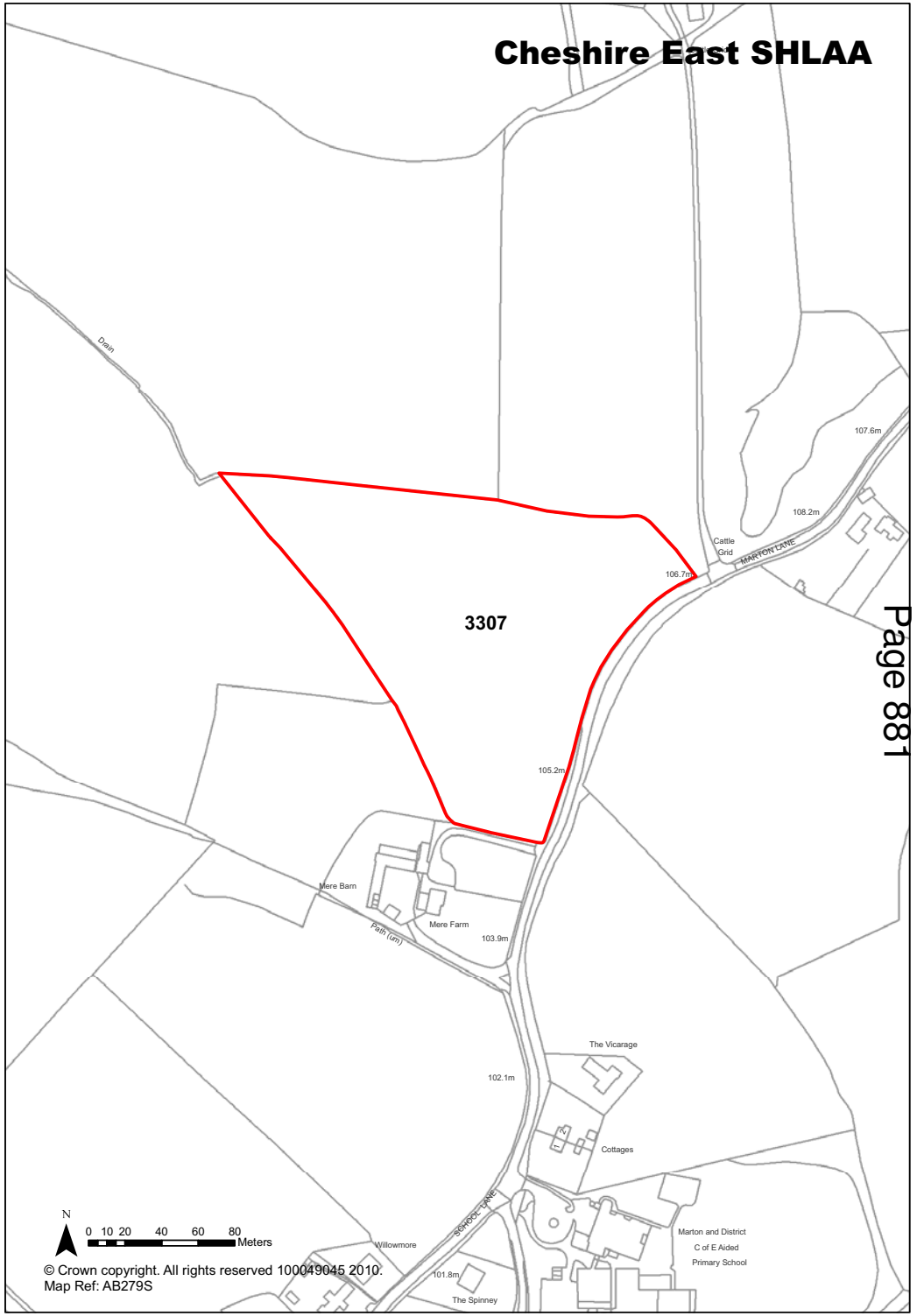
Ref 3306 **Site Address** Land to east of Colshaw Lane, Siddington Heath

Town / Rural	Rural	**Easting** 383422	**Northing** 370106
Site Description	Agricultural land.	**Site Size Net (Ha)**	1.39
Character of Area	Open Countryside.	**Potential Capacity**	42
Surrounding Land Uses	Open countryside and farm buildings.	**Potential Net Capacity**	42
Physical Constraints	Flood zone 1 - little or no risk. Trees and hedges to site boundaries. Ponds in close proximity to site. Within Jodrell Bank consultation zone. Site appears generally flat.		
Policy Restrictions	Open Countryside. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Potential Density**	30.11
Managing Constraints	Consultation with Jodrell Bank. Consideration of biodiversity and production of a Protected Species survey.	**Determination of Capacity**	Density multiplier
Sustainability	Greenfield site is not sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 3307 Site Address Land to west of Marton Lane, Marton

Town / Rural	Rural	**Easting** 385112	**Northing** 368778
Site Description	Agricultural land	**Site Size Net (Ha)**	2.56
Character of Area	Open countryside	**Potential Capacity**	77
Surrounding Land Uses	Agricultural land / Open countryside	**Potential Net Capacity**	77
Physical Constraints	Flood zone 1 - little or no risk. Within Jodrell Bank consultation zone. Slightly sloping site.		
Policy Restrictions	Open countryside. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Potential Density**	30.07
Managing Constraints	Consultation with Jodrell Bank. Consideration of biodiversity.	**Determination of Capacity**	Density multiplier
Sustainability	Greenfield site is within walking distance of a primary school and bus stops.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

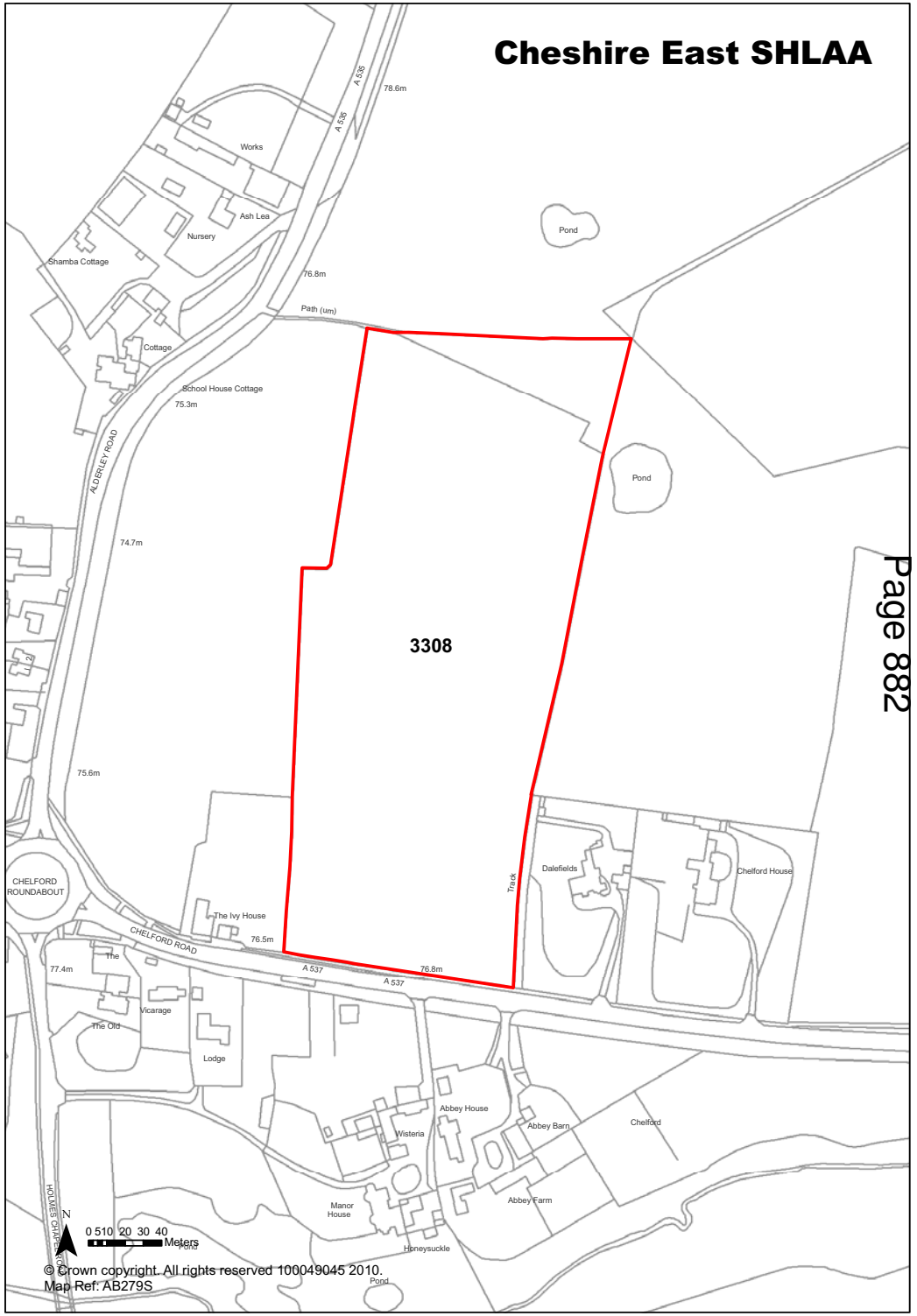


Ref 3308 **Site Address** Land to west of Dalefields, Astle Estate, Chelford Road, Chelford

Town / Rural Chelford - Edge / Extension **Easting** 382048 **Northing** 374481

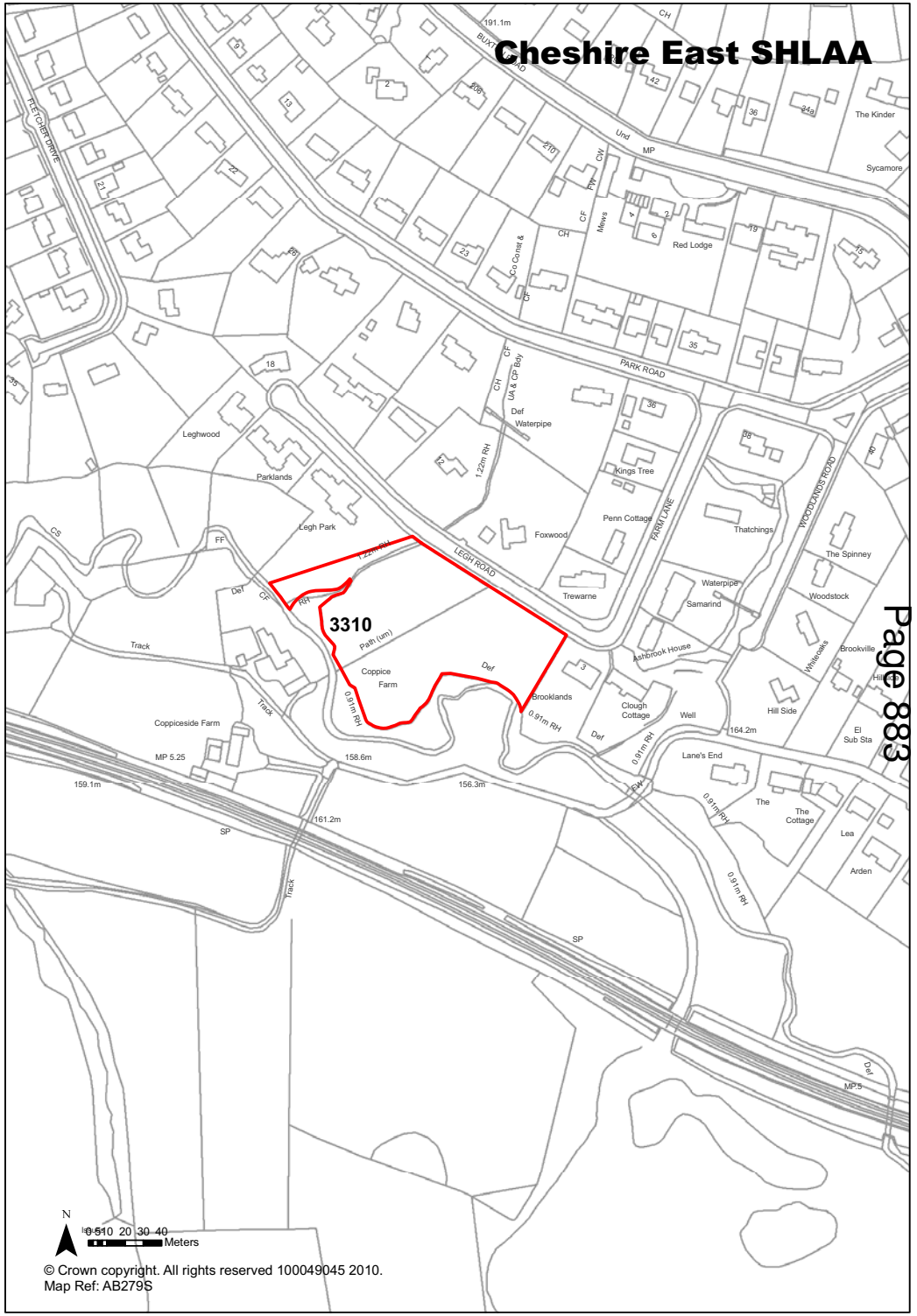
Site Description	Agricultural land.
Character of Area	Open countryside.
Surrounding Land Uses	Open countryside, but also some residential.
Physical Constraints	Flood zone 1 - little or no risk. Trees and hedges to some boundaries. Located on potential contaminated site. Potential air quality issues. Ponds in close proximity to site. Overhead wires adjacent to boundary. Slightly sloping site.
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Consideration of biodiversity and production of a Protected Species survey.
Sustainability	Greenfield site is within walking distance of bus stops, local shop and post office.
Accessibility	Access to be discussed with highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Available
Achievability	Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	4.77
Potential Capacity	144
Potential Net Capacity	144
Potential Density	30.16
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



Ref 3310 Site Address Land at Legh Road, Disley

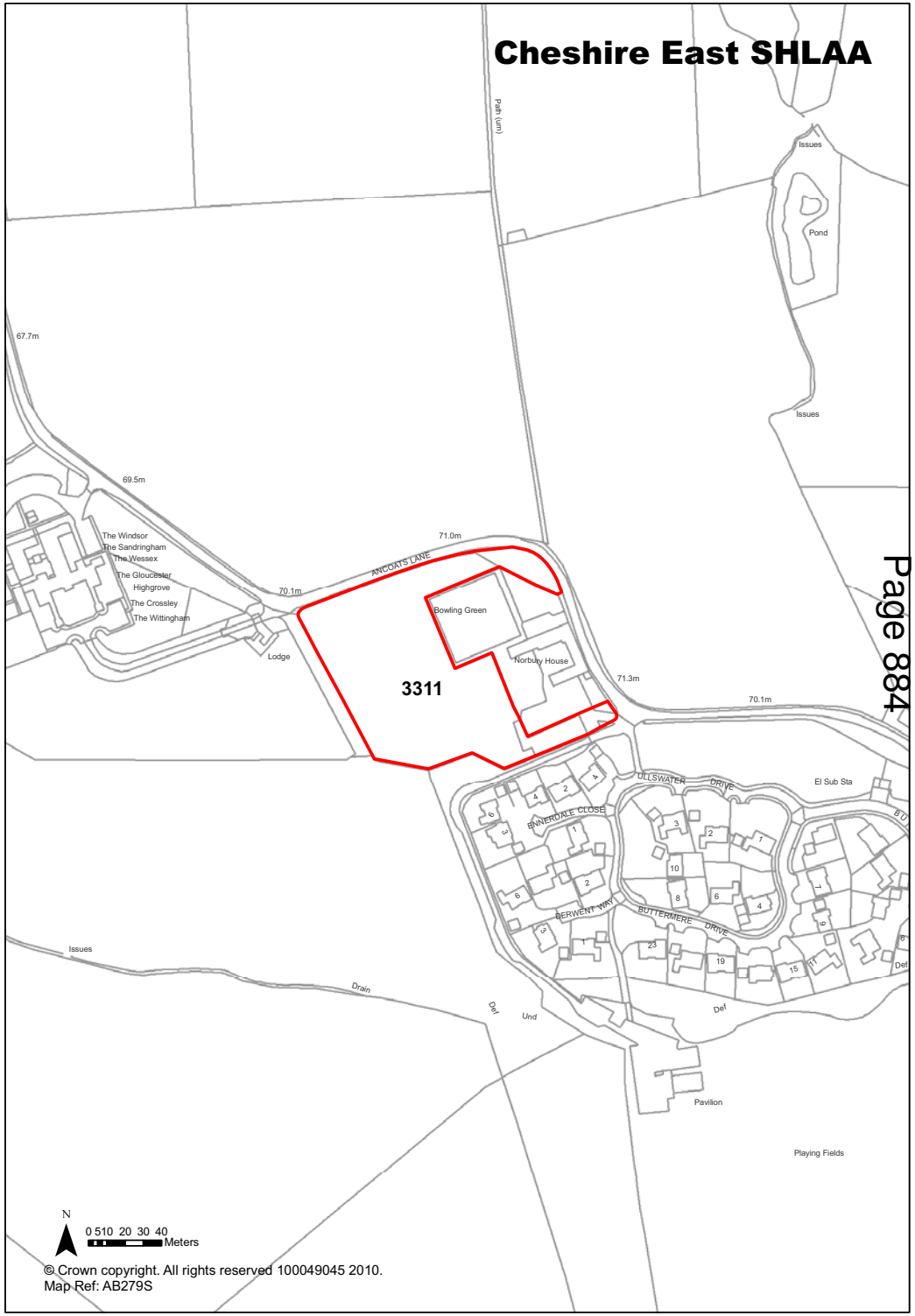
Town / Rural	Rural	**Easting** 396093	**Northing** 384597
Site Description	Grassland.	**Site Size Net (Ha)**	0.87
Character of Area	Residential and open countryside.	**Potential Capacity**	27
Surrounding Land Uses	Residential and open countryside.	**Potential Net Capacity**	27
Physical Constraints	Flood zones 2 and 3 - medium to high risk. Indicative flood risk area. Overhead lines. Site slopes away from road. Trees and woodland adjacent to / on boundary of the site. Path through site. Sloping site.		
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Potential Density**	31.03
Managing Constraints	Consideration to path through site. Consideration and appropriate action taken regarding overhead lines. Consideration of nature conservation issues in relation to surrounding woodland.	**Determination of Capacity**	Density multiplier
Sustainability	Greenfield site is within walking distance of bus stops.		
Accessibility	Access to be discussed with highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	27
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref	3311	Site Address	Land at former social club, Ancoats Road, Great Warford

Town / Rural	Rural	**Easting**	380750 **Northing** 377451

Site Description	Former car parking and open space.	**Site Size Net (Ha)**	0.97
Character of Area	Residential and agricultural.	**Potential Capacity**	30
Surrounding Land Uses	Residential and agricultural.	**Potential Net Capacity**	30
Physical Constraints	Flood zone 1 - little or no risk. Site is generally flat. Hedges to boundary. Slightly narrow access road. Located on potential contaminated site.		
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Potential Density**	30.98
Managing Constraints	Consultation with Contaminated Land Officer. Consideration of biodiversity.	**Determination of Capacity**	Density multiplier
Sustainability	Greenfield site is not considered sustainable.		
Accessibility	Access may require discussion with highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	30
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

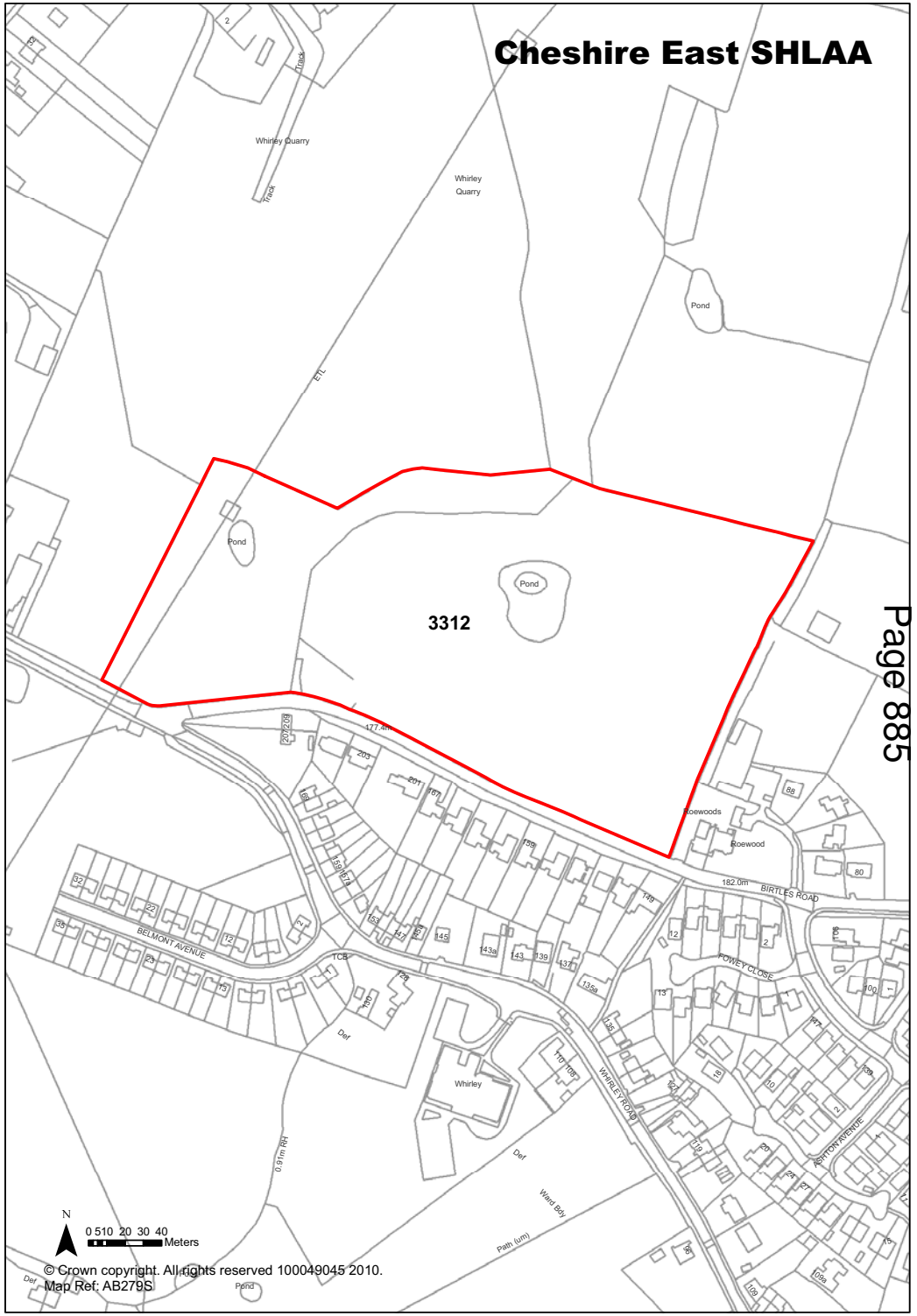


Ref	3312	Site Address	Land to west of Roewoods Farm, Birtles Road, Henbury

Town / Rural	Macclesfield - Edge / Extension	**Easting**	388564 **Northing** 374400

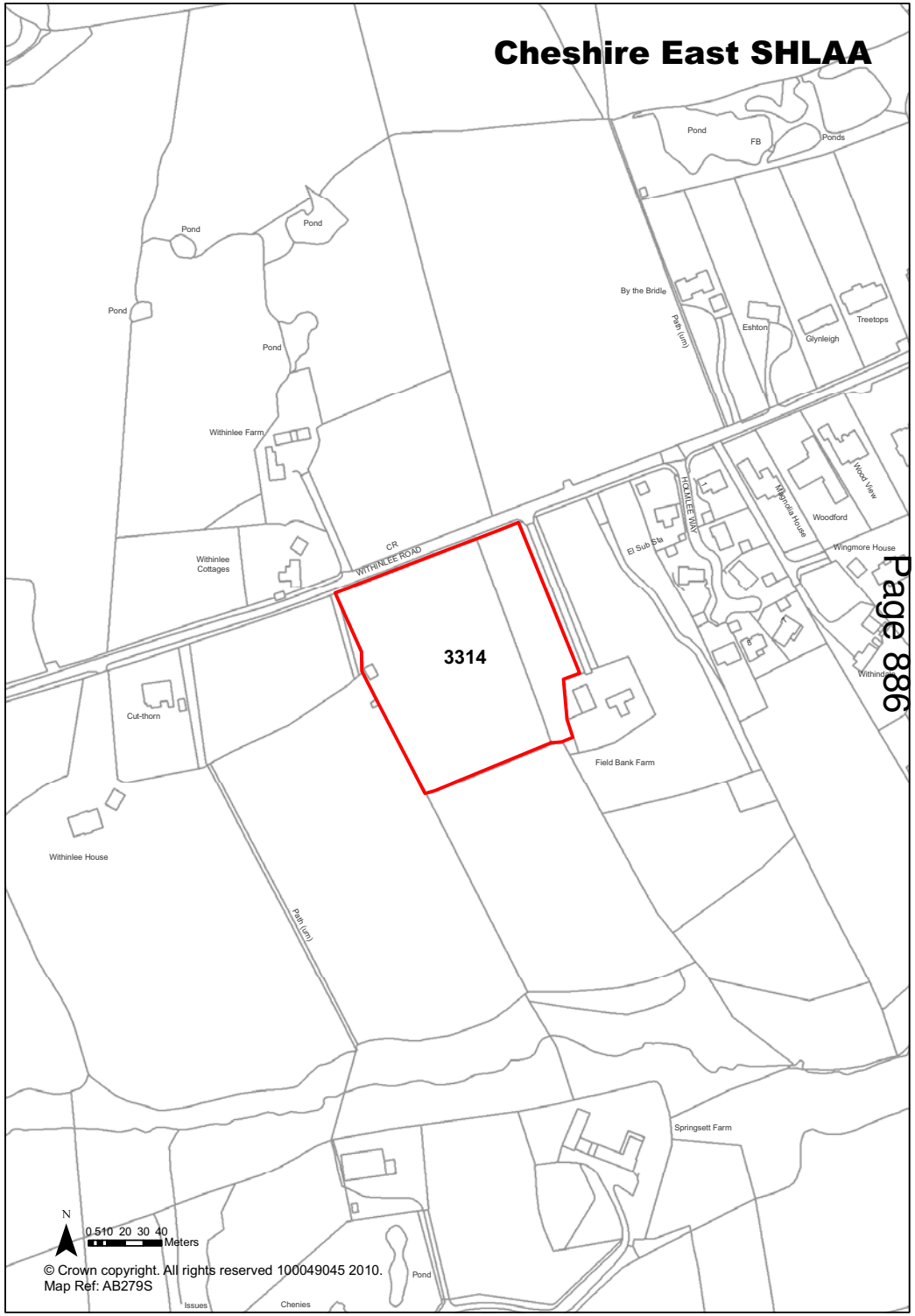
Site Description	Agricultural land.
Character of Area	Open countryside.
Surrounding Land Uses	Open countryside.
Physical Constraints	Flood zone 1 - little or no risk. Trees and hedges on field boundaries. Pond on site. Sand pit adjacent to site to the north. Located directly on landfill. Potential air quality issues. Undulating site.
Policy Restrictions	Green Belt
Managing Constraints	Consideration of biodiversity / nature conservation value of ponds, trees and hedges of site. Production of a Protected Species survey. Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development).
Sustainability	Greenfield site is within walking distance of bus stops and a primary school.
Accessibility	Access is possible.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	4.93
Potential Capacity	148
Potential Net Capacity	148
Potential Density	30.02
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



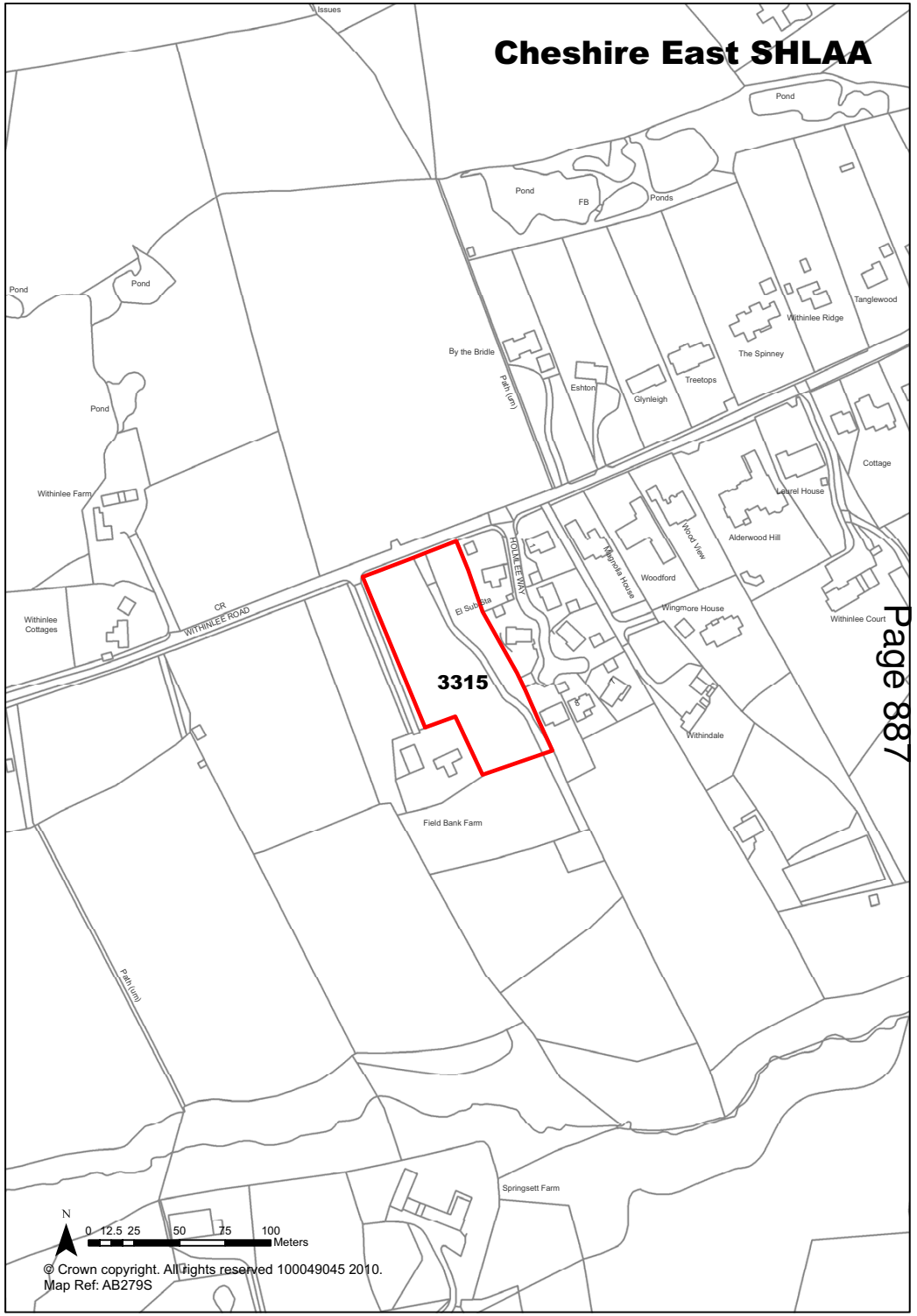
Ref 3314 **Site Address** Land to west of Field Bank Farm, Withinlee Road, Prestbury

Town / Rural	Prestbury - Edge / Extension	**Easting** 388457	**Northing** 376785
Site Description	Grassland	**Site Size Net (Ha)**	1.24
Character of Area	Open countryside.	**Potential Capacity**	38
Surrounding Land Uses	Open countryside.	**Potential Net Capacity**	38
Physical Constraints	Flood zone 1 - little or no risk.Trees and hedges to some boundaries. Proximity to Field Bank Farm. Slight slope to site.		
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Potential Density**	30.69
Managing Constraints	Consideration of biodiversity.	**Determination of Capacity**	Density multiplier
Sustainability	Greenfield site.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	38
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 3315 **Site Address** Land to east of Field Bank Farm, Withinlee Road, Prestbury

Town / Rural	Prestbury - Edge / Extension	**Easting** 388533	**Northing** 376825
Site Description	Grassland.	**Site Size Net (Ha)**	0.63
Character of Area	Open countryside.	**Potential Capacity**	19
Surrounding Land Uses	Open countryside.	**Potential Net Capacity**	19
Physical Constraints	Flood zone 1 - little or no risk. Trees and hedges to boundary and within site. Overhead lines to boundary. Site appears generally flat.		
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Potential Density**	30.16
Managing Constraints	Consideration of biodiversity and overhead lines.	**Determination of Capacity**	Density multiplier
Sustainability	Greenfield site.		
Accessibility	Access to be discussed with highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	19
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

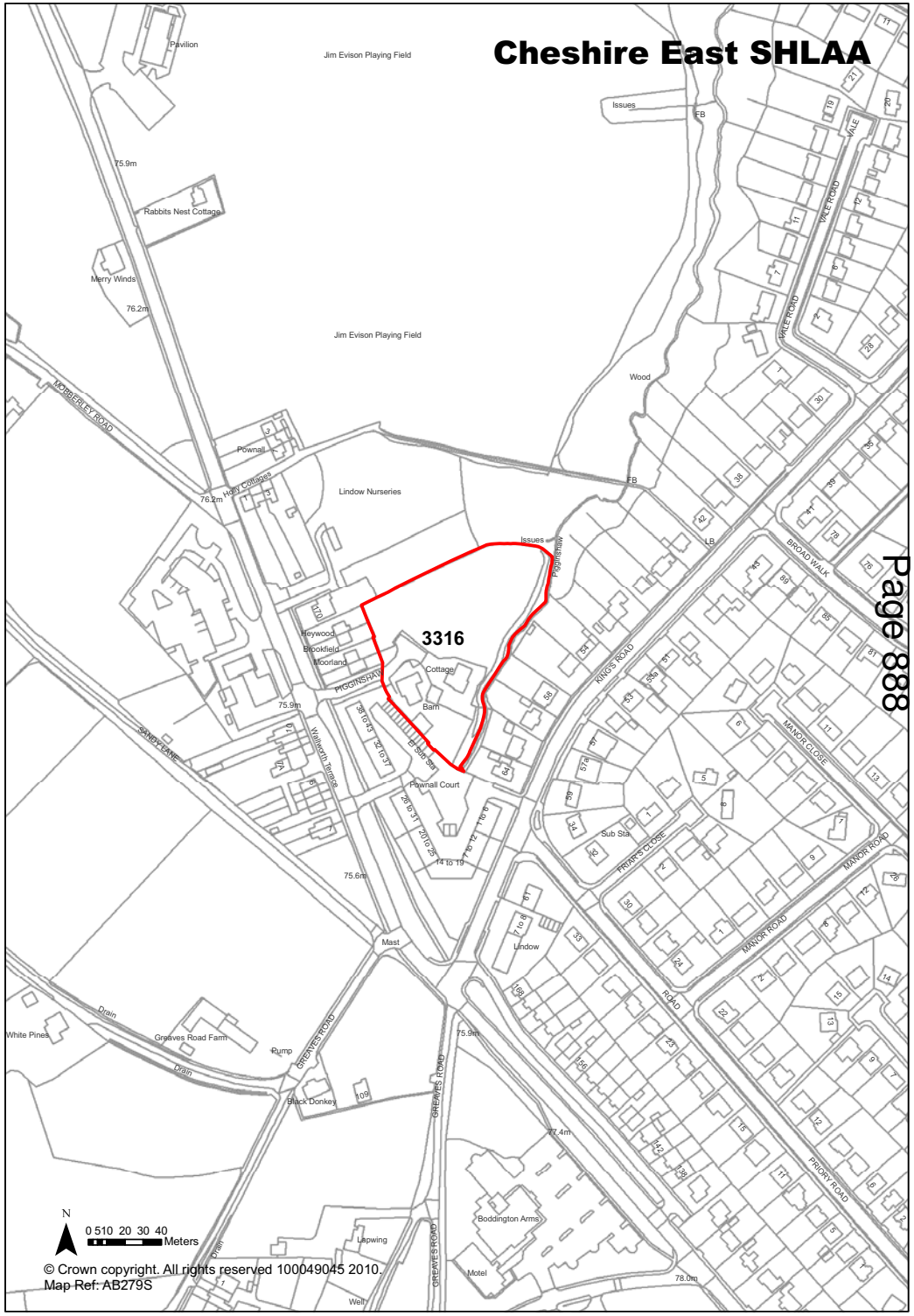


Ref 3316 **Site Address** Land at Pigginshaw, Altrincham Road, Wilmslow

Town / Rural Wilmslow - Edge / Extension **Easting** 383285 **Northing** 381785

Site Description	Mix of buildings and grassland.
Character of Area	Residential and rural
Surrounding Land Uses	Residential and open countryside.
Physical Constraints	Flood zone 1 - little or no risk. Buildings and trees on site. Brook to edge of site. Located on potential contaminated site. Slight slope to site.
Policy Restrictions	Green Belt and area of special county value. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Managing Constraints	Consultation with Contaminated Land Officer. Consideration of biodiversity.
Sustainability	Site is considered to be sustainably located.
Accessibility	Access is possible.
Other Information	
Brownfield / Greenfield	Mixed
Suitability	Suitable - with policy change
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

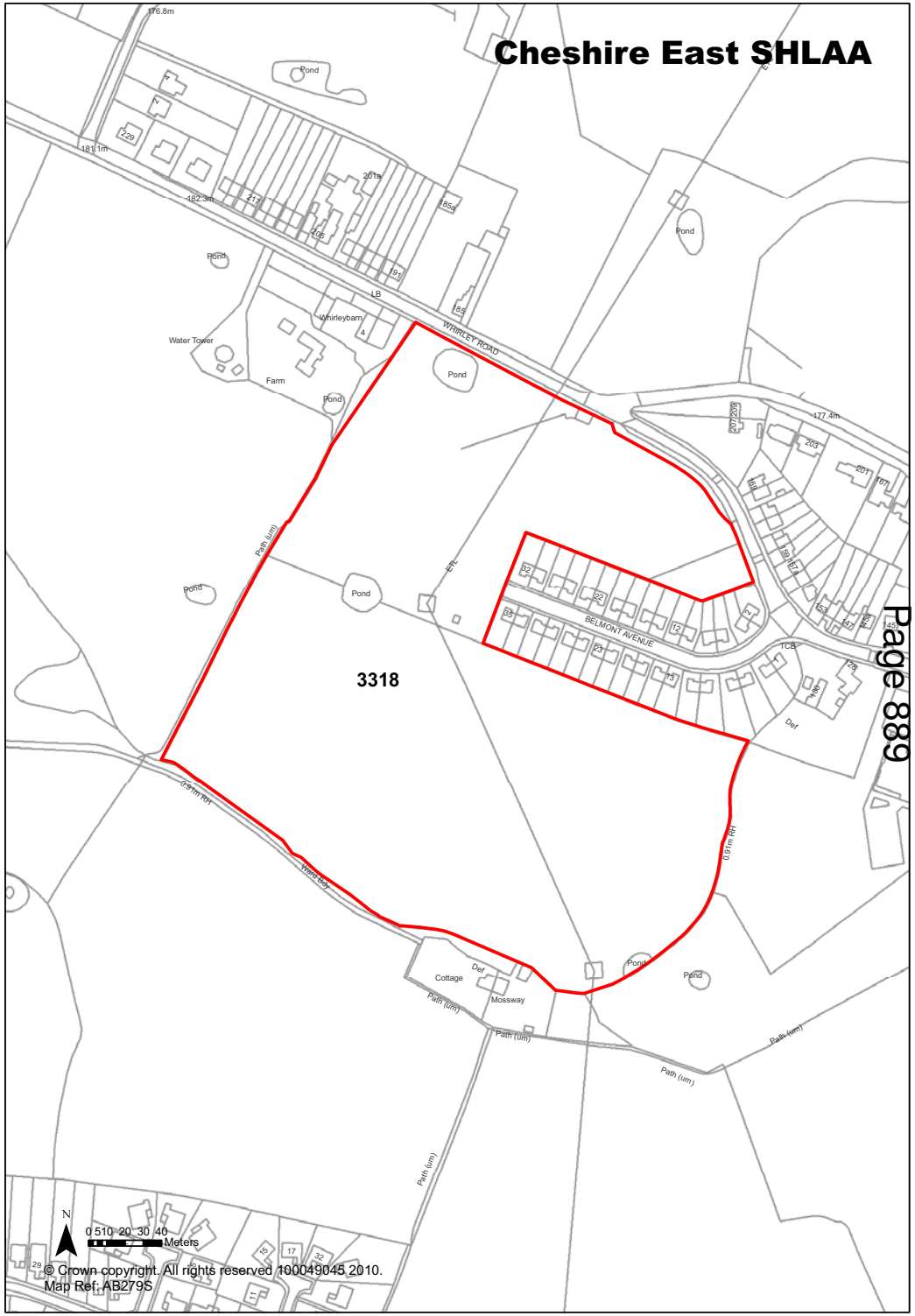
Site Size Net (Ha)	0.71
Potential Capacity	22
Potential Net Capacity	22
Potential Density	30.99
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	22
Years 11-15	0



Ref	3318	Site Address	Land surrounding Belmont Avenue, Henbury

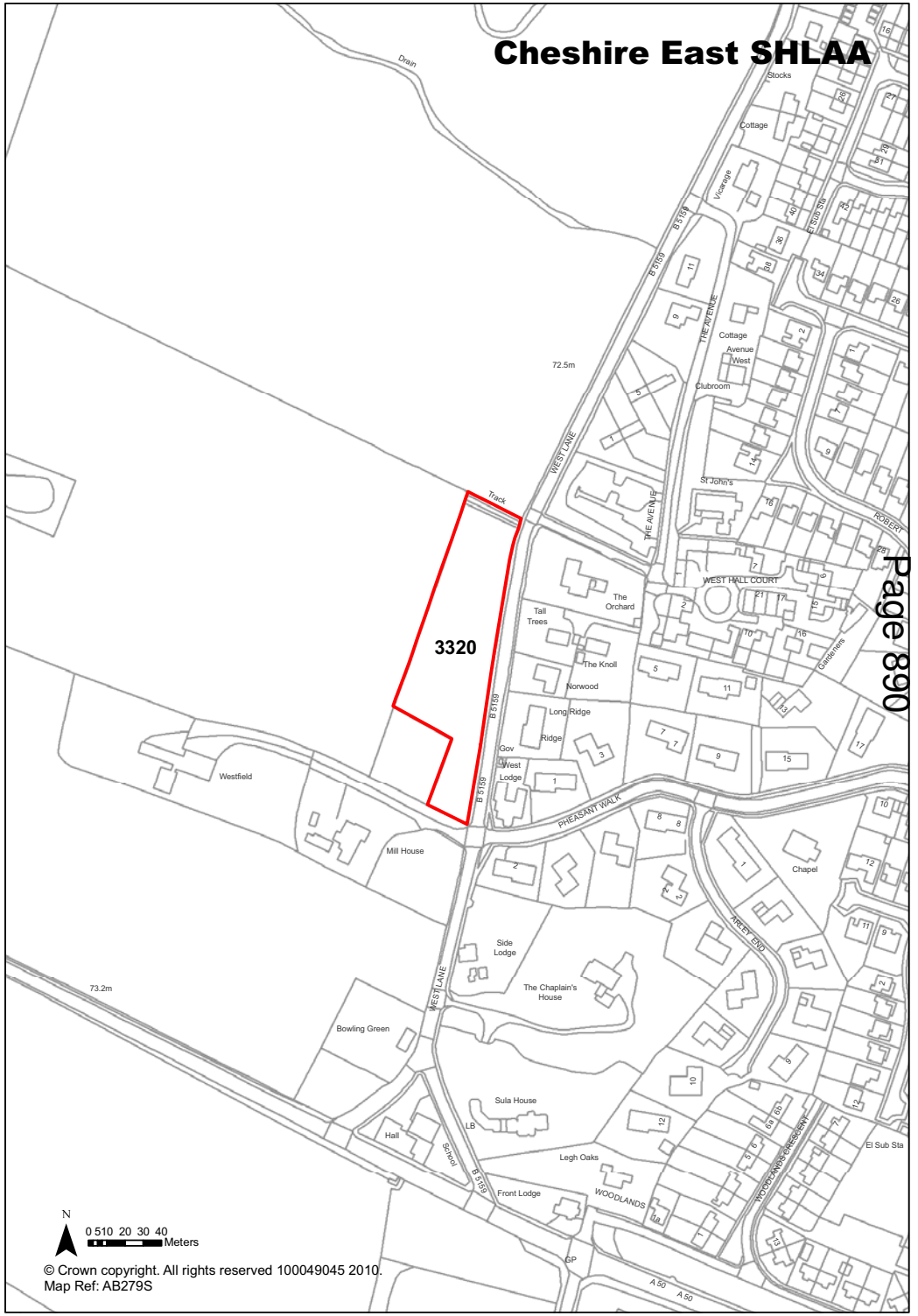
Town / Rural	Macclesfield - Edge / Extension	**Easting**	388317
Northing	374200		

Site Description	Agricultural land	**Site Size Net (Ha)**	6.72
Character of Area	Generally countryside with limited area of residential.	**Potential Capacity**	202
Surrounding Land Uses	Open countryside and residential	**Potential Net Capacity**	202
Physical Constraints	Flood zone 1 - little or no risk. Trees on site. Trees and hedges to field boundaries. Ponds on site. Located within 250m of landfill. Potential air quality issues. Overhead pylons crossing site. Undulating site. Footpath along part of site boundary.		
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Potential Density**	30.08
Managing Constraints	Consideration of trees and hedges and any biodiversity value of ponds. Production of a Protected Species survey. Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Consideration of overhad pylons and footpath.	**Determination of Capacity**	Density multiplier
Sustainability	Site is within walking distance of bus stops and primary school.		
Accessibility	Access is possible	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 3320 Site Address Land to west of West Lane, High Legh

Town / Rural	Rural	**Easting** 369885	**Northing** 384040
Site Description	Grassland.	**Site Size Net (Ha)**	0.59
Character of Area	Open countryside.	**Potential Capacity**	18
Surrounding Land Uses	Open countryside.	**Potential Net Capacity**	18
Physical Constraints	Flood zone 1 - little or no risk. Trees to edge of southern part of site. Trees and hedges to boundaries. Overhead lines crossing site. Levels are generally flat.		
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Potential Density**	30.41
Managing Constraints	Consideration of biodiversity and overhead powerlines.	**Determination of Capacity**	Density multiplier
Sustainability	Site is within walking distance of bus stops and a local school.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

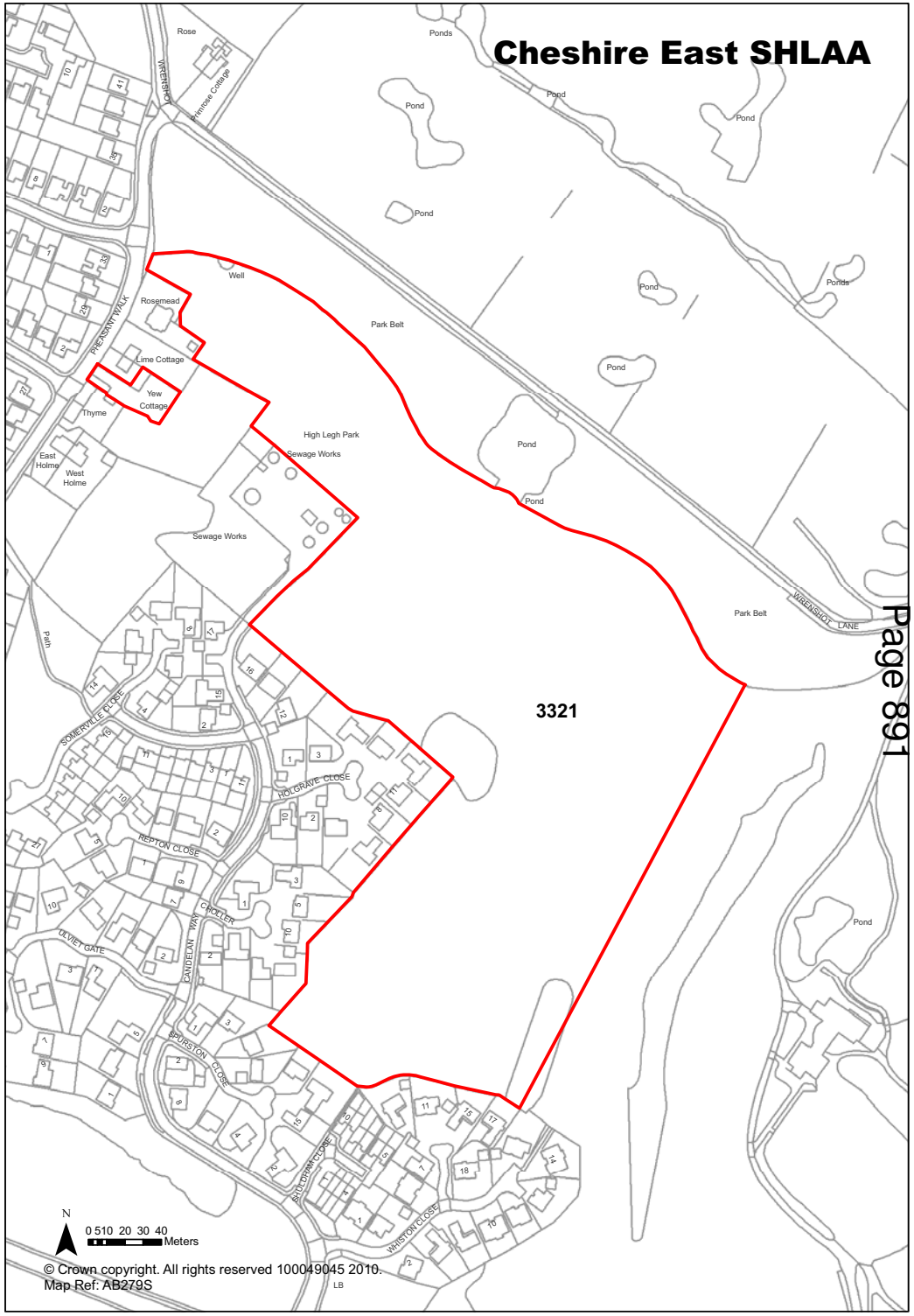


Ref	3321	Site Address	Land to west of Pheasant Walk, High Legh

Town / Rural	Rural	**Easting**	370504
		Northing	383880

Site Description	Grassland.
Character of Area	Open countryside and residential.
Surrounding Land Uses	Open countryside and residential.
Physical Constraints	Flood zone 1 - little or no risk. Trees on site. Trees and hedges to some boundaries. Sewage works and pond adjacent to site. Located on potential contaminated site. Potential air quality issues. Footpath adjacent to site. Undulating site.
Policy Restrictions	Green Belt and historic parkland. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required. Consideration of biodiversity and production of a Protected Species survey. Consultation with Highways to address access issues.
Sustainability	Site is within walking distance of bus stops and a primary school.
Accessibility	Acces is potentially problematic.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

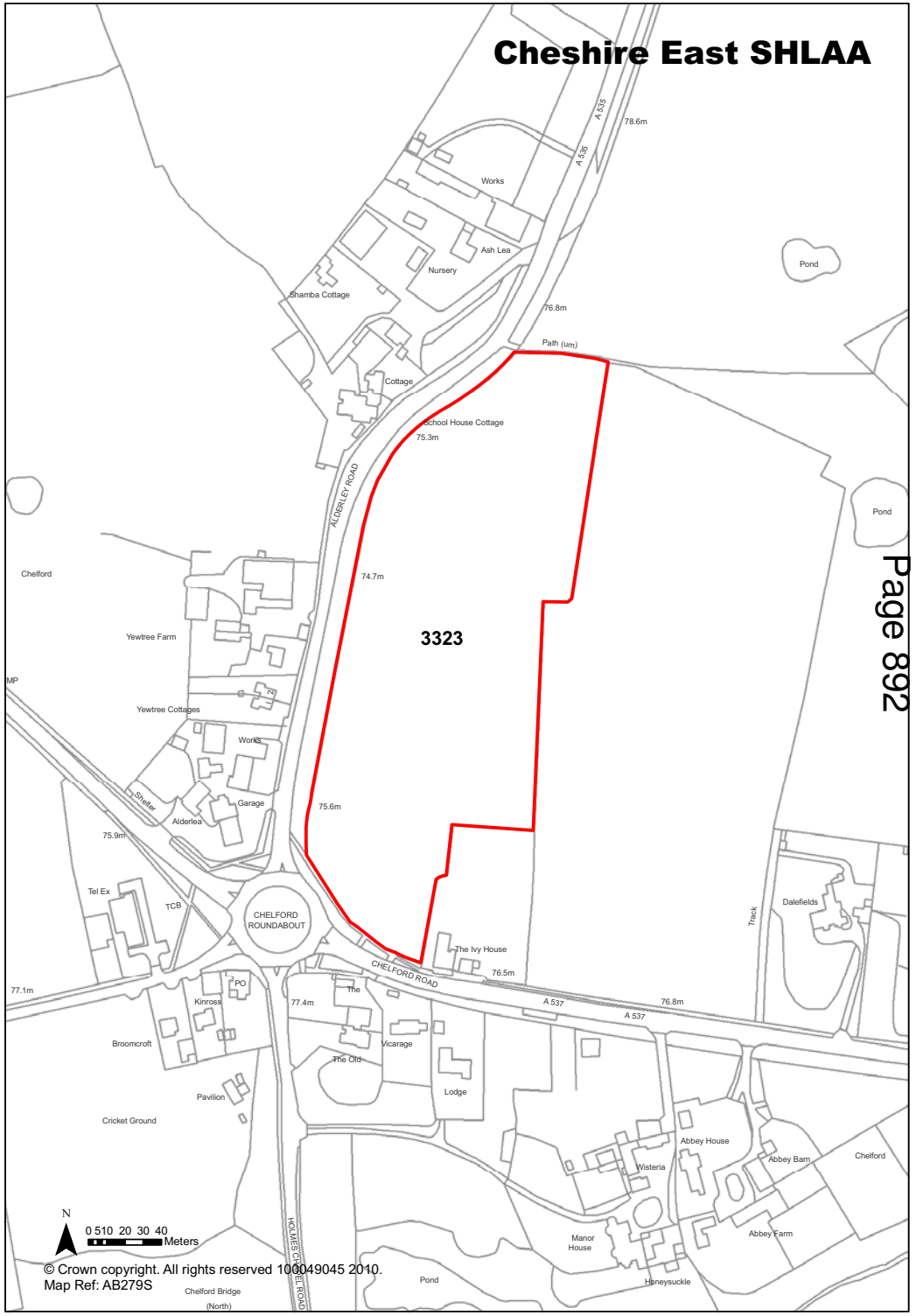
Site Size Net (Ha)	6.53
Potential Capacity	196
Potential Net Capacity	196
Potential Density	30.03
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



Ref	3323	Site Address	Land north of Chelford Road, Astle Estate, Chelford

Town / Rural	Chelford - Edge / Extension	**Easting**	381922 **Northing** 374503

Site Description	Agricultural land.	**Site Size Net (Ha)**	3.24
Character of Area	Open countryside.	**Potential Capacity**	98
Surrounding Land Uses	Open countryside, but also petrol station and residential.	**Potential Net Capacity**	98
Physical Constraints	Flood zone 1 - little or no risk. Trees and hedges to boundaries. Potential air quality issues. Overhead powerlines adjacent to boundary. Undulating site.		
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Potential Density**	30.27
Managing Constraints	Air quality assessment may be required (size of development). Consideration of biodiversity and overhead lines.	**Determination of Capacity**	Density multiplier
Sustainability	Site is within walking distance of a bus stop, local shop and post office.		
Accessibility	Access may be possible	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

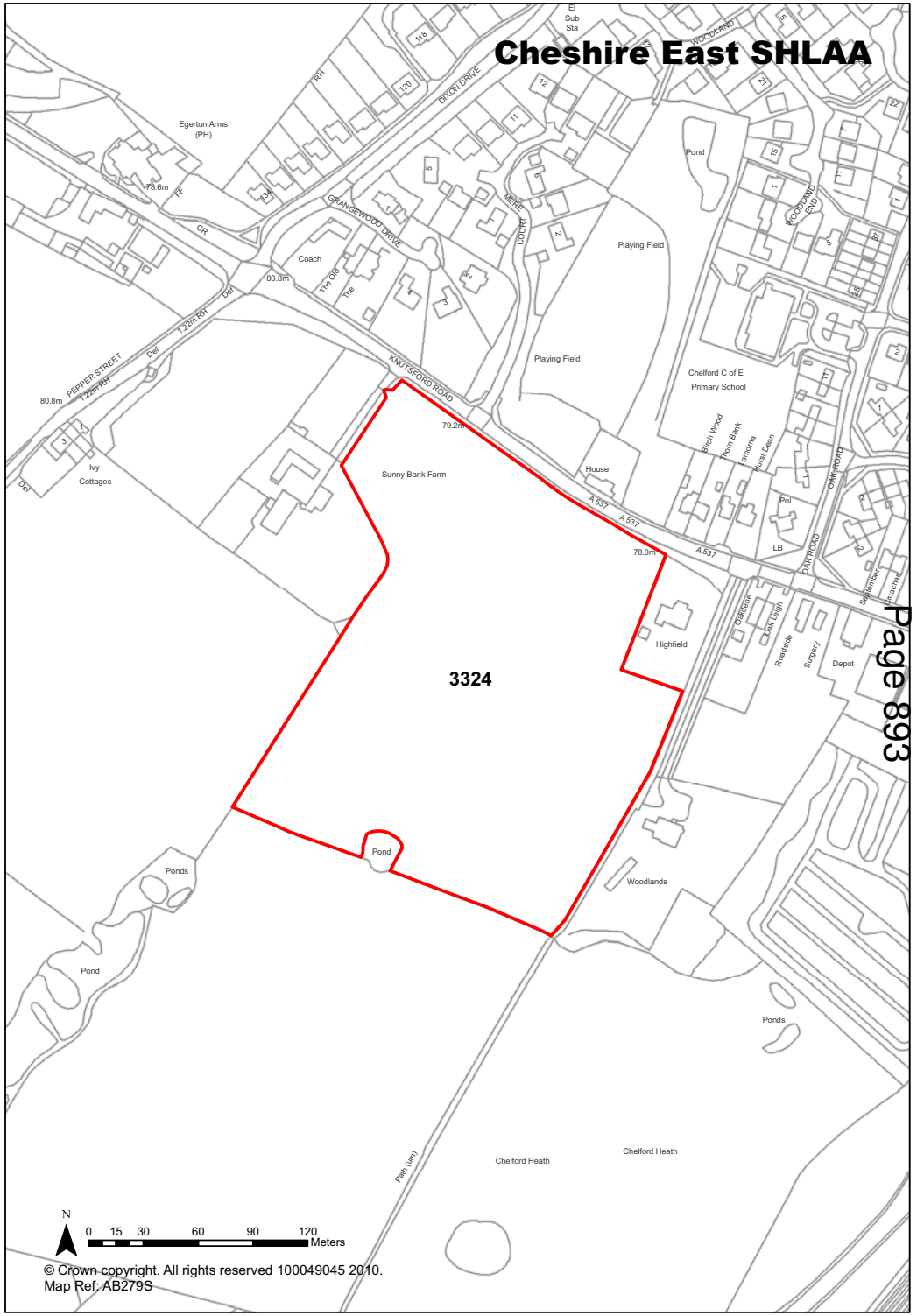


Ref 3324 **Site Address** Land to west of Highfield, Astle Estate, Knutsford Road, Chelford

Town / Rural Chelford - Edge / Extension **Easting** 380924 **Northing** 374919

Site Description	Agricultural land.
Character of Area	Open countryside.
Surrounding Land Uses	Open countryside and some residential.
Physical Constraints	Flood zone 1 - little or no risk. Trees and hedges to site boundary. Located on potential contaminated site. Potential air quality issues. Ponds in close proximity to site. Undulating site.
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Consideration of biodiversity and production of a a Protected Species survey.
Sustainability	Site is within walking distance of bus stops, railway station and doctors surgery.
Accessibility	Access is possible.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	4.14
Potential Capacity	125
Potential Net Capacity	125
Potential Density	30.22
Determination of Capacity	Density mulitplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	90
Years 11-15	35



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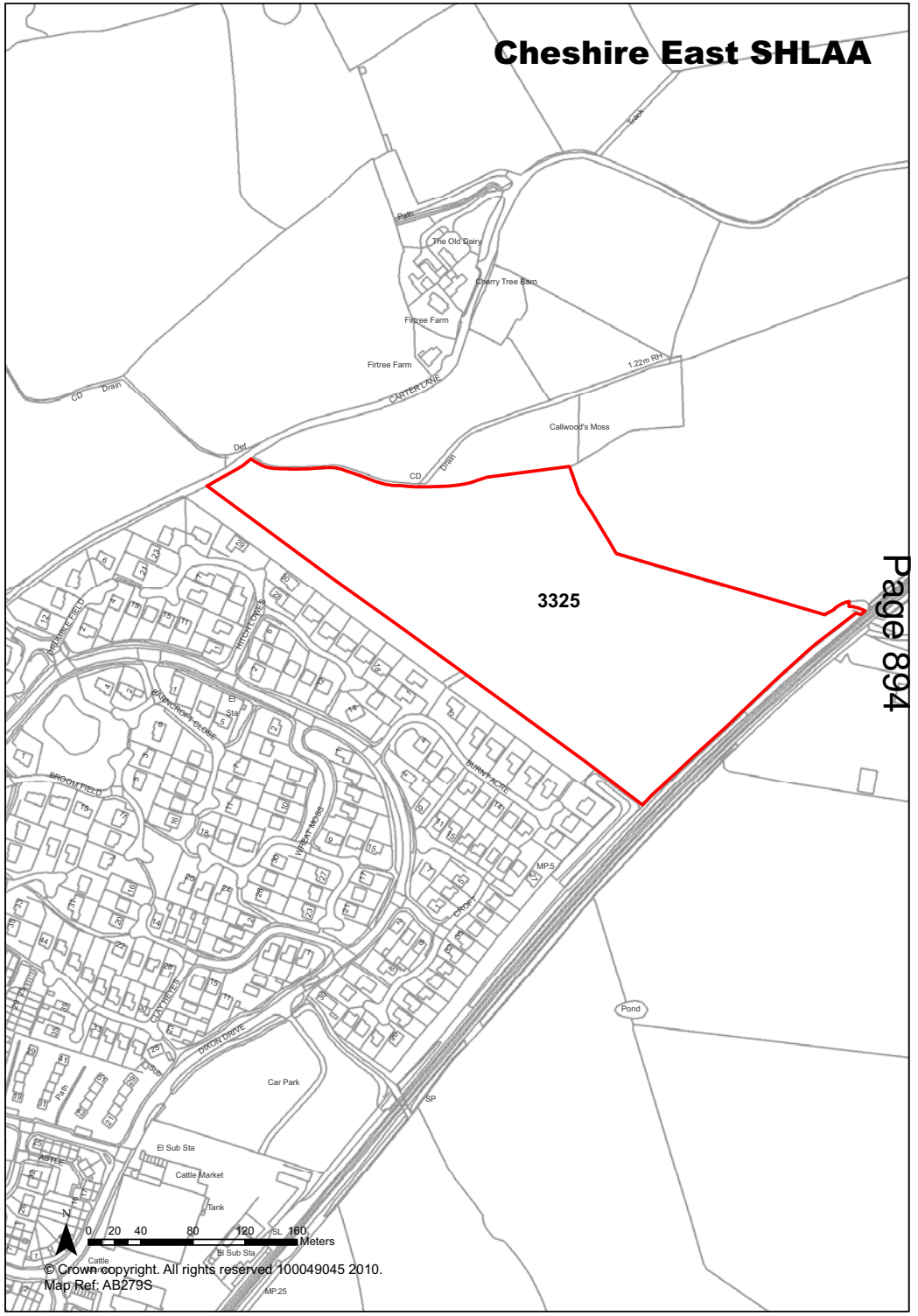
Map Ref: AB279S

Ref 3325 **Site Address** Land south east of Carter Lane, Astle Estate, Chelford

Town / Rural Chelford - Edge / Extension **Easting** 381693 **Northing** 375467

Site Description	Agricultural land.
Character of Area	Open countryside and residential.
Surrounding Land Uses	Open countryside and residential.
Physical Constraints	Flood zone 1 - little or no risk.Trees and hedges to boundary, woodland areas adjacent to site to south and north. Adjacent to the railway and area of open space. Located on potential contaminated site. Potential air quality and noise issues. Footpath along part of site boundary. Slight change in site levels.
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Managing Constraints	Noise considerations. Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). PPG24 noise assessment required (rail noise). Considerayion of biodoversity and footpath.
Sustainability	Site is within walking distance of bus stops, a railway station and doctors surgery.
Accessibility	Access is possible.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

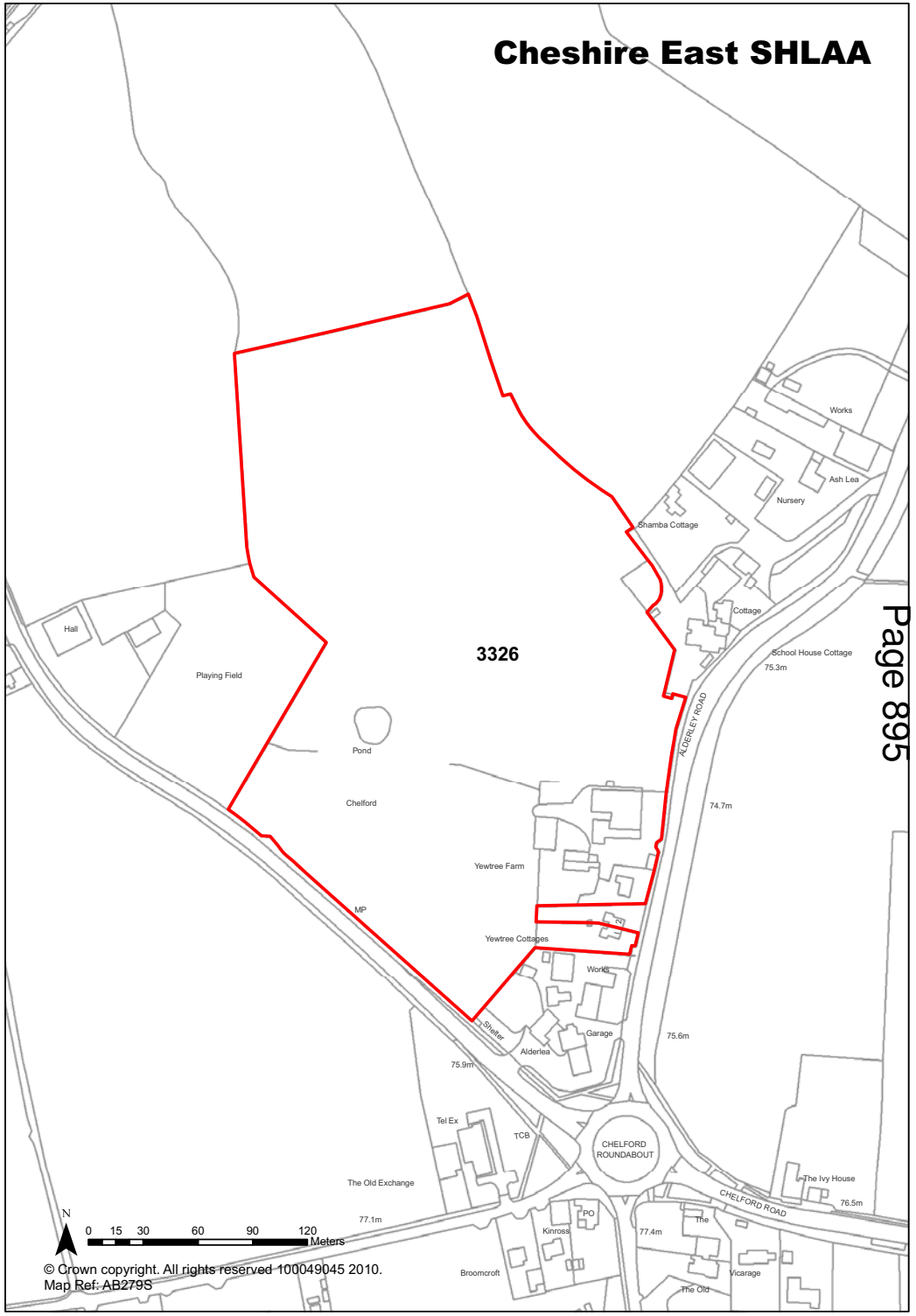
Site Size Net (Ha)	5.56
Potential Capacity	167
Potential Net Capacity	167
Potential Density	30.03
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	90
Years 11-15	77



Ref 3326 **Site Address** Land incorporating Yew Tree Farm, Astle Estate, Alderley Road, Chelford

Town / Rural	Chelford - Edge / Extension	**Easting** 381730	**Northing** 374621

Site Description	Grassland / agricultural.	**Site Size Net (Ha)**	6.64
Character of Area	Open countryside with some rural enterprise and residential development.	**Potential Capacity**	200
Surrounding Land Uses	Open countryside, petrol station, residential and commercial.	**Potential Net Capacity**	200
Physical Constraints	Flood zone 1 - little or no risk. Trees and hedges to boundaries. Pond on site. Located on potential contaminated site. Potential air quality issues. Levels are generally flat. Overhead lines crossing site. Buildings on site.		
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Potential Density**	30.13
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Considertaion of biodiveristy with production of a Protected Species survey. Consisderation of overhead powerlines.	**Determination of Capacity**	Density multiplier
Sustainability	Site is located within walking distance of bus stops and the railway station.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

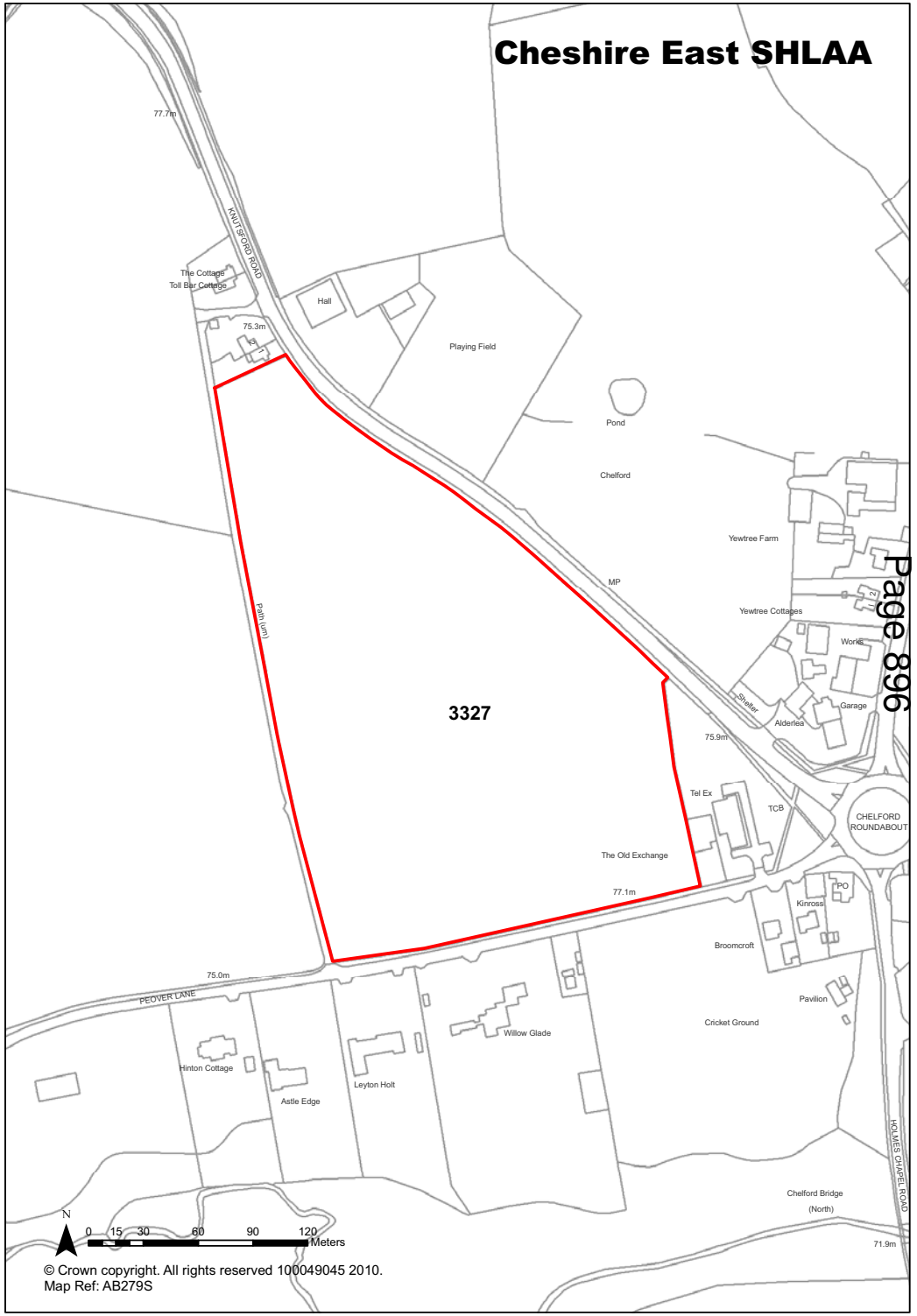


Ref 3327 **Site Address** Land to north of Peover Lane, Astle Estate, Chelford

Town / Rural Chelford - Edge / Extension **Easting** 381585 **Northing** 374418

Site Description	Agricultural land.
Character of Area	Open countryside.
Surrounding Land Uses	Open countryside and residential.
Physical Constraints	Flood zone 1 - little or no risk. Trees and hedges to boundaries. Located on potential contaminated site. Potential air quality issues. Footpath adjacent to site. Overhead powerlines crossing site. Levels appear generally flat.
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development).
Sustainability	Site is within walking distance of a railway station and bus stops. Considerayion of footpath and overhead powerlines.
Accessibility	Access is possible.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Available
Achievability	Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	5.2
Potential Capacity	156
Potential Net Capacity	156
Potential Density	30
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0

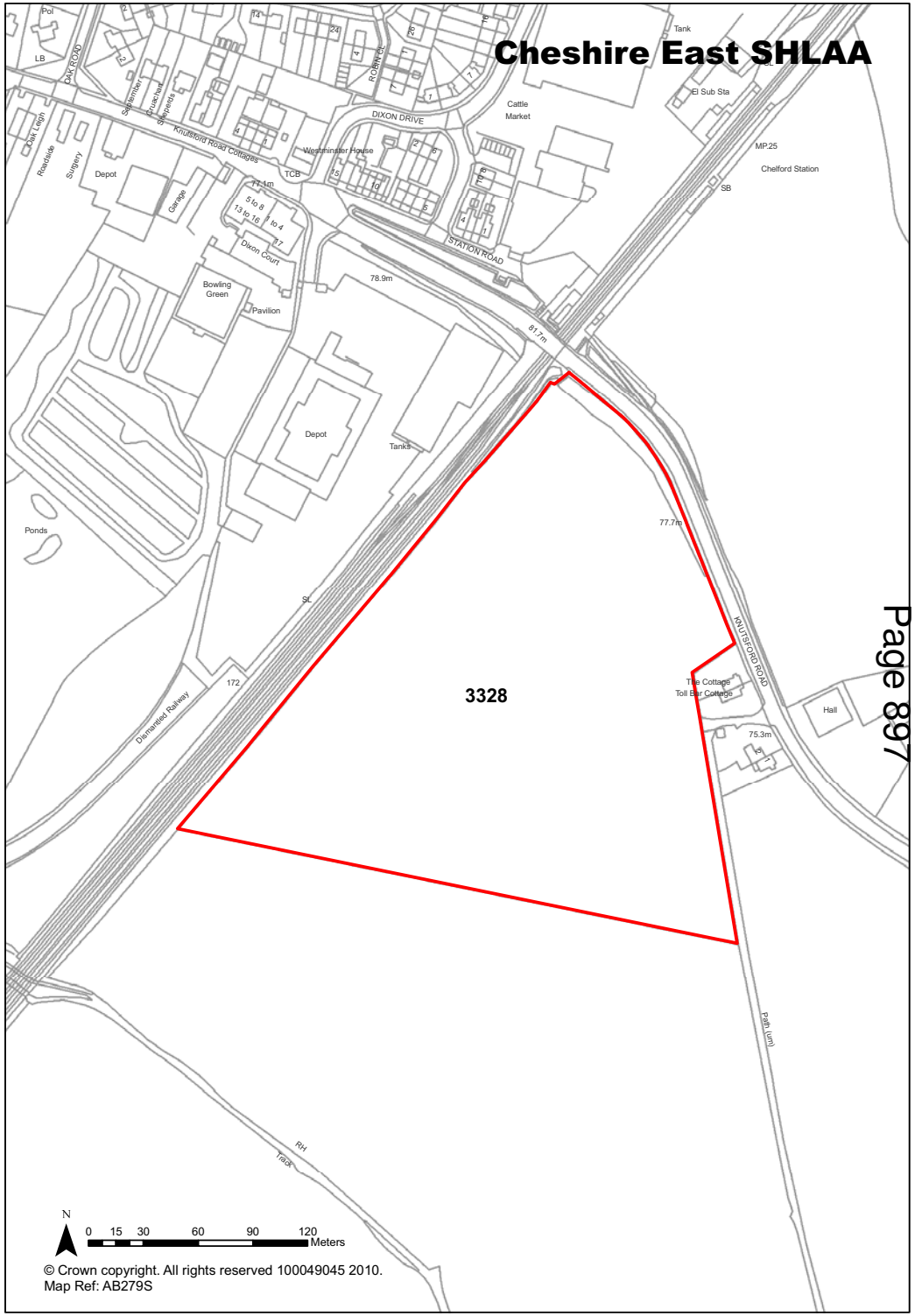


Ref 3328 **Site Address** Land to west of Toll Bar Cottage, Astle Estate, Knutsford Road, Chelford

Town / Rural Chelford - Edge / Extension **Easting** 381350 **Northing** 374642

Site Description	Agricultural land.
Character of Area	Open countryside, adjacent to Chelford.
Surrounding Land Uses	Open countryside and railway.
Physical Constraints	Flood zone 1 - little or no risk. Trees on site, trees and hedges to boundary. Located on potential contaminated site. Potential air quality issues. Overhead powerlines crossing site. Levels appear generally flat.
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Managing Constraints	Noise considerations from railway. Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Considerationof biodivesity and overhead powerlines.
Sustainability	Site is locayed within close proximity to the railway station and is within walking distance of bus stops and a doctors surgery.
Accessibility	Access is possible.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

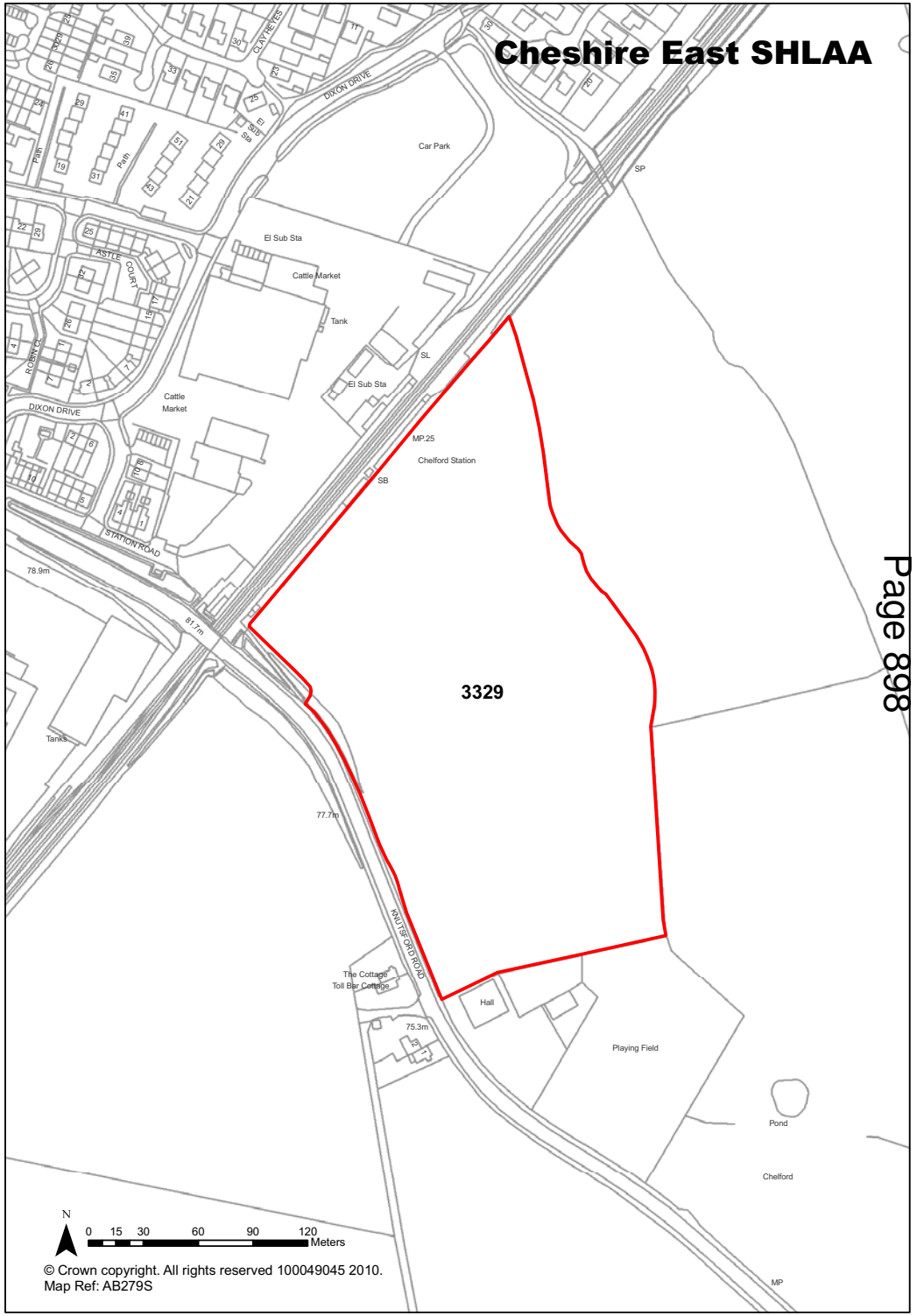
Site Size Net (Ha)	5.27
Potential Capacity	159
Potential Net Capacity	159
Potential Density	30.17
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	90
Years 11-15	69



Ref 3329 **Site Address** Land to south east of Chelford Railway Station, Astle Estate, Knutsford Road,

Town / Rural	Chelford - Edge / Extension	**Easting** 381520	**Northing** 374804

Site Description	Agricultural land	**Site Size Net (Ha)**	4.68
Character of Area	Open countryside, adjacent to Chelford.	**Potential Capacity**	141
Surrounding Land Uses	Open countryside, railway and station	**Potential Net Capacity**	141
Physical Constraints	Flood zeon 1 - little or no risk. Railway to western boundary. Trees and hedges on boundary. Potential air quality issues. Overhead powerlines crossing site. Slightly undulating site.		
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Potential Density**	30.12
Managing Constraints	Noise considerations from railway. Air quality assessment may be required (size of development). Consideration of biodiversity and overhead lines.	**Determination of Capacity**	Density multiplier
Sustainability	Site is located in close proximity to the railway station and is within walking distance of a doctors surgery and bus stops.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	90
Development Progress	SHLAA Site	**Years 11-15**	51
Application Number:			

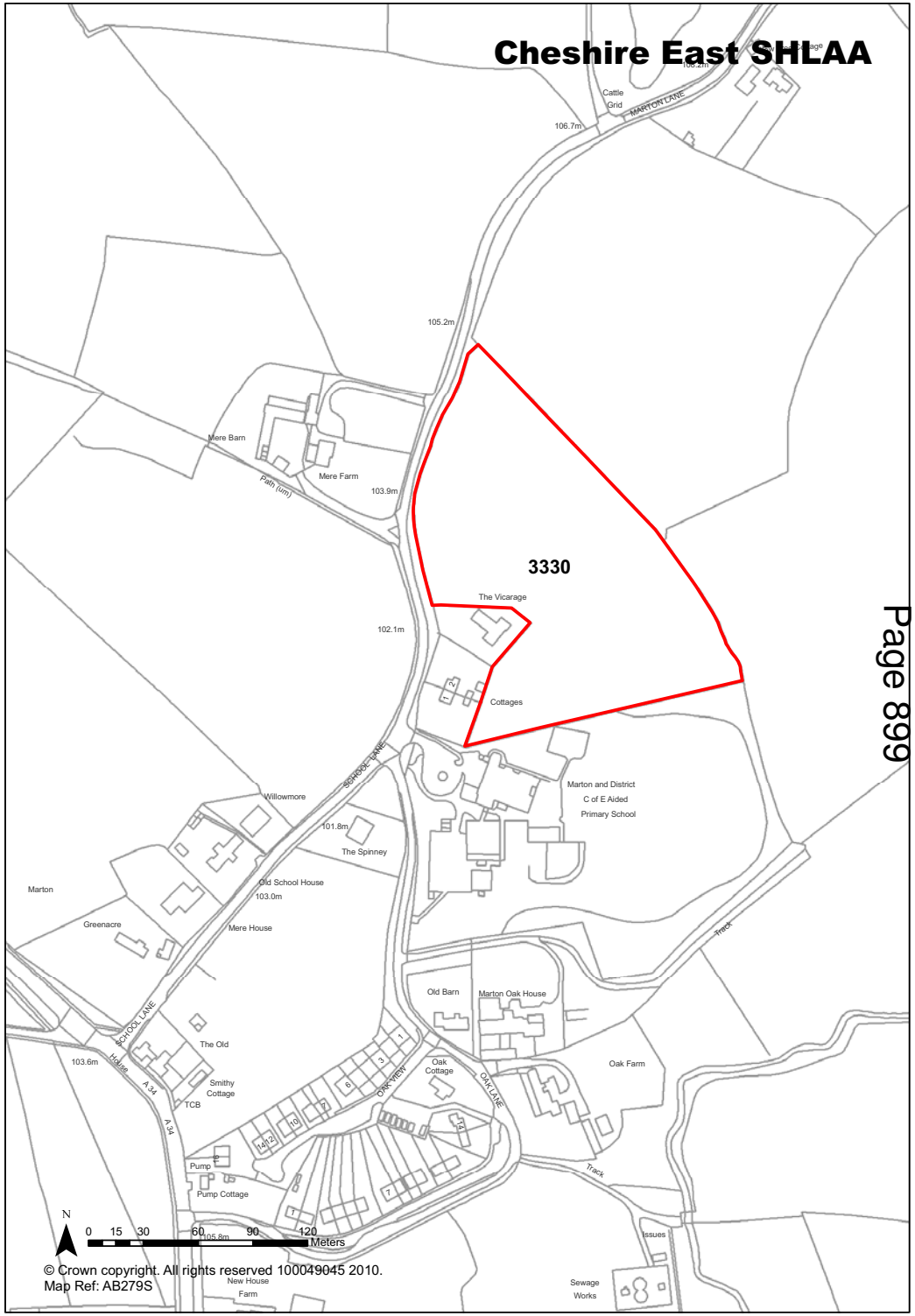


Ref 3330 **Site Address** Land to north of Marton Primary School, School Lane, Marton

Town / Rural Rural **Easting** 385217 **Northing** 368564

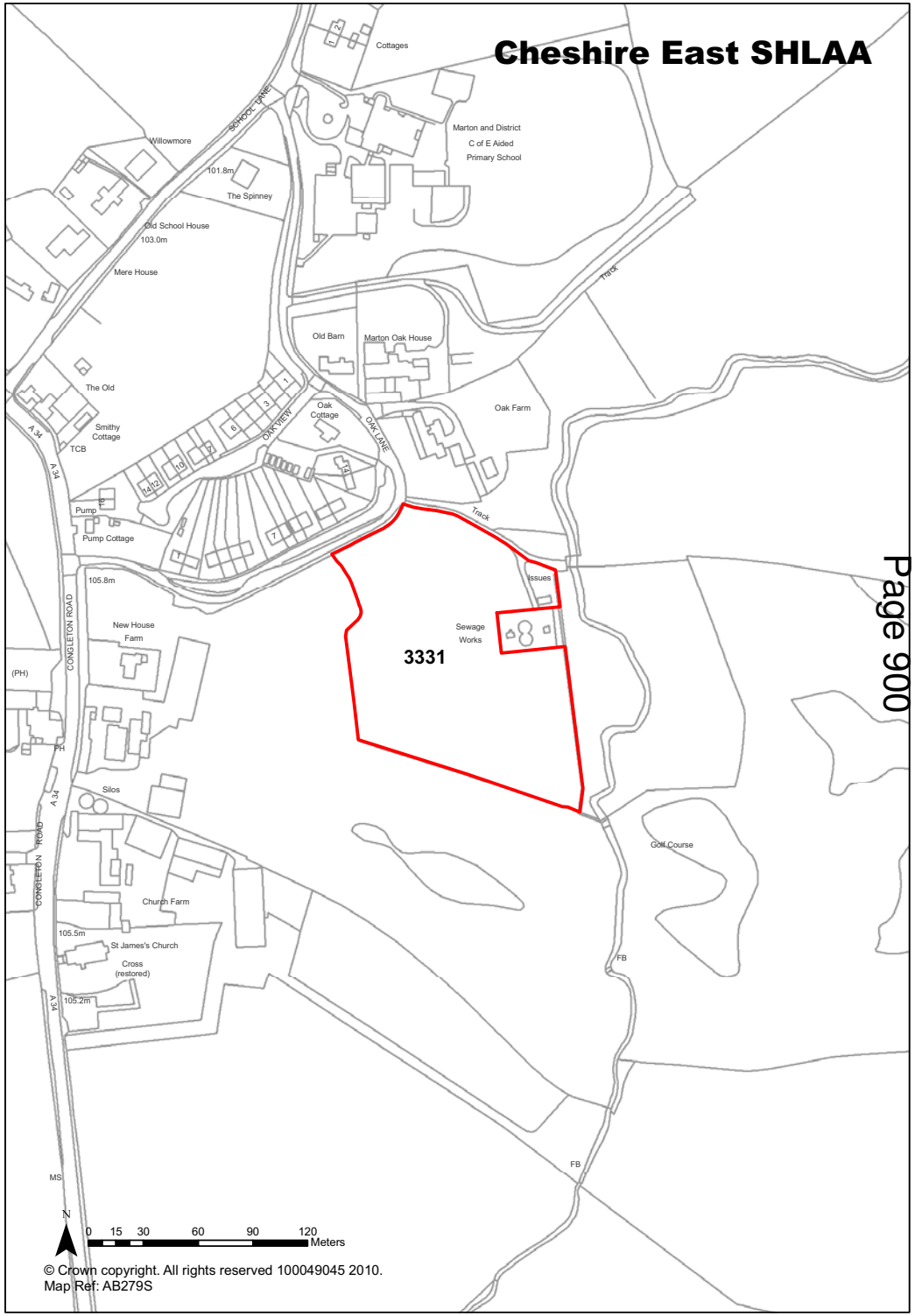
Site Description	Agricultural land.
Character of Area	Open countryside.
Surrounding Land Uses	Open countryside and a primary school.
Physical Constraints	Trees and hedges to site boundary. Within Jodrell Bank consultation zone. Undulating site.
Policy Restrictions	Open countryside. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Managing Constraints	Consultation with Jodrell Bank and consideration of biodiversity.
Sustainability	Site is within walking distance of bus stops and a primary school
Accessibility	Access is possible.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	2.05
Potential Capacity	62
Potential Net Capacity	62
Potential Density	30.23
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



Ref 3331 Site Address Land to south of Oak Lane, Marton

Town / Rural	Rural	**Easting** 385228	**Northing** 368156
Site Description	Agricultural land.	**Site Size Net (Ha)**	1.49192
Character of Area	Open countryside.	**Potential Capacity**	45
Surrounding Land Uses	Open countryside and sewerage works.	**Potential Net Capacity**	45
Physical Constraints	Flood zone 1 - little or no risk. Trees and hedges to site boundary. Located on potential contaminated site. Within Jodrell Bank consultation zone. Sloping site.		
Policy Restrictions	Open countryside. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Potential Density**	30.16
Managing Constraints	Consultation with Contaminated Land Officer and Jodrell Bank. Consideration of biodiversity and sewerage works.	**Determination of Capacity**	Density multiplier
Sustainability	Site is within walking distance of bus stops and primary school.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



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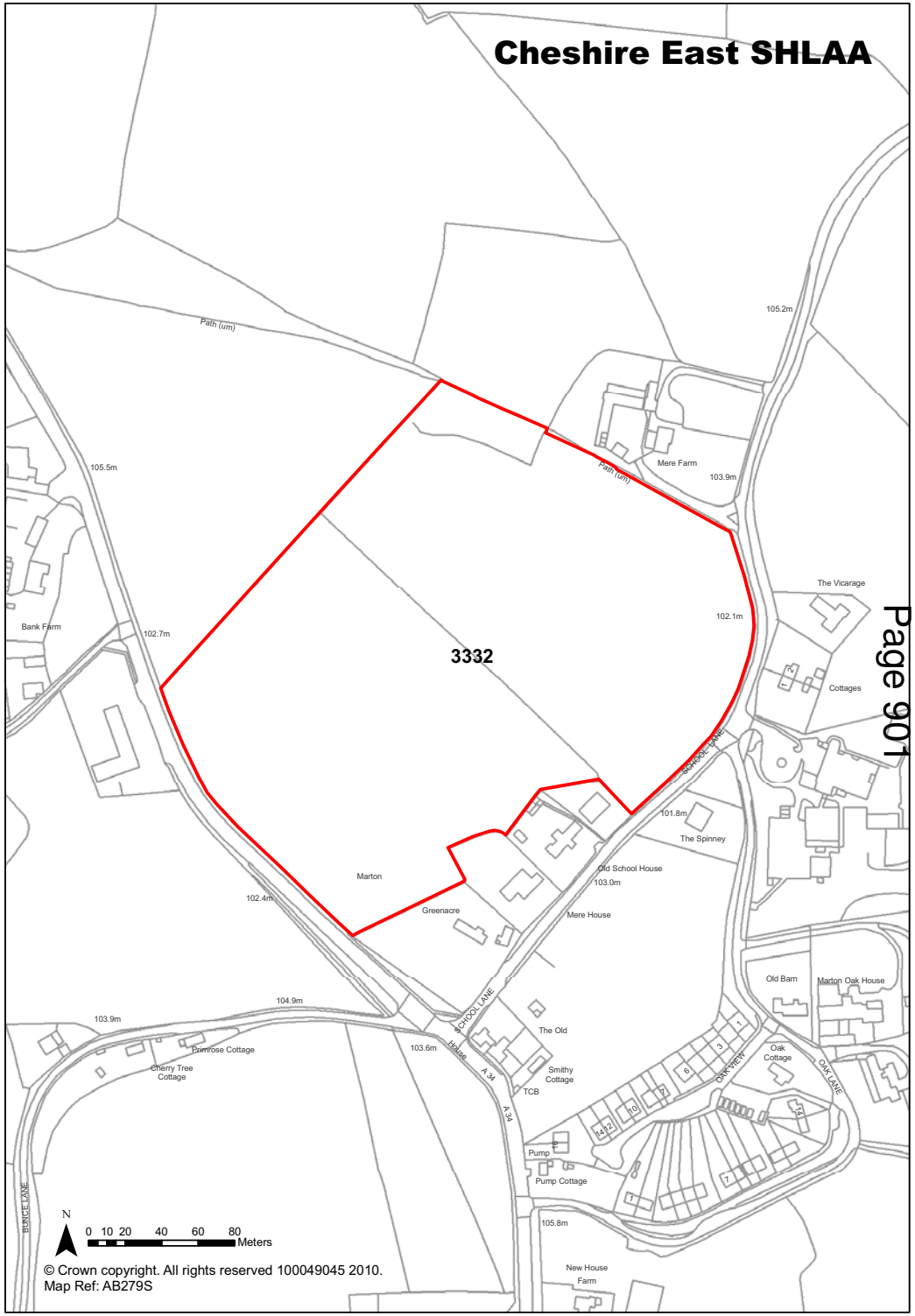
Map Ref: AB279S

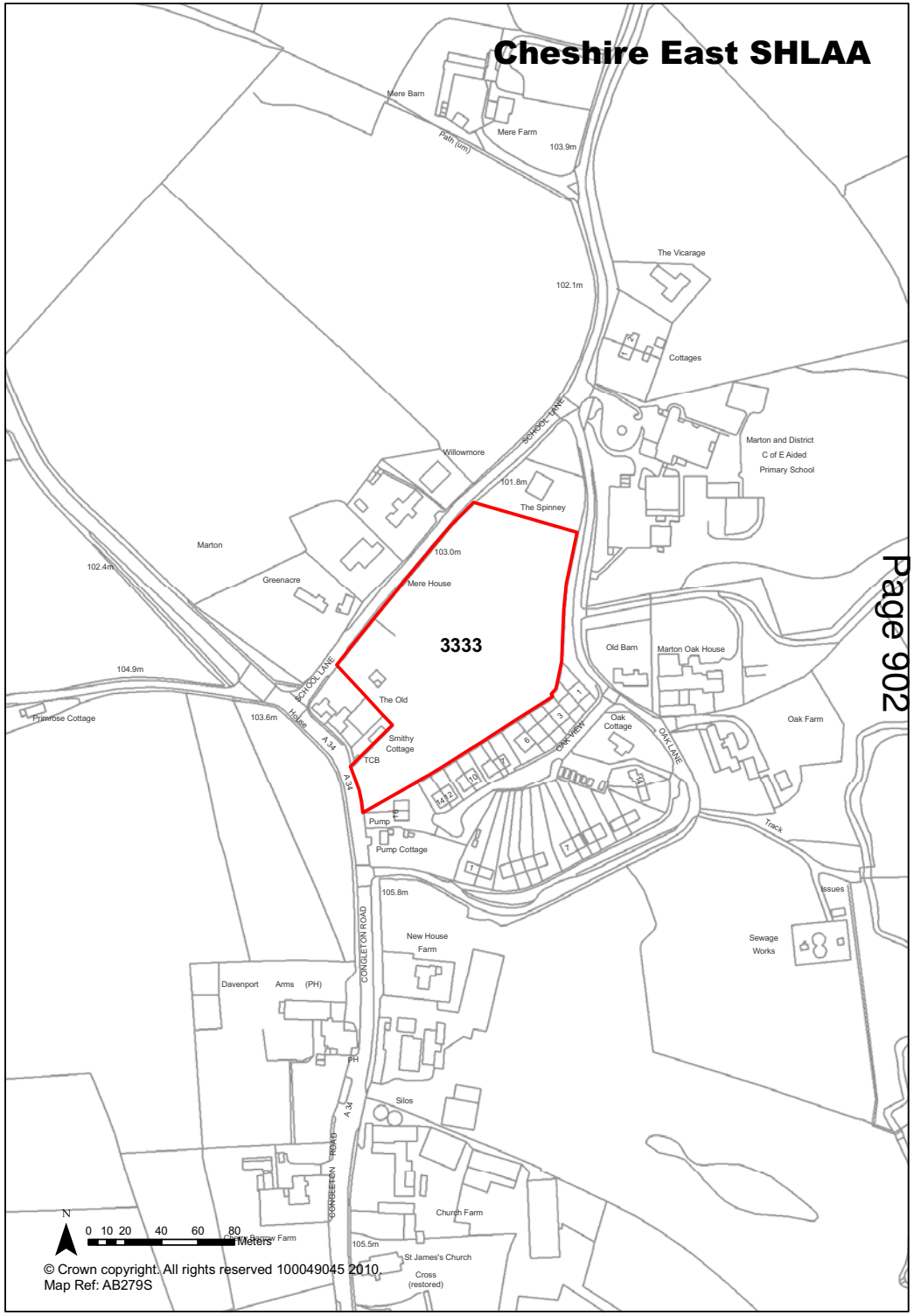
Ref 3332 Site Address Land to west of School Lane, Marton

Town / Rural	Rural	**Easting** 384980	**Northing** 368508
Site Description	Agricultural land.	**Site Size Net (Ha)**	5.81
Character of Area	Open countryside and residential.	**Potential Capacity**	175
Surrounding Land Uses	Open countryside and some residential.	**Potential Net Capacity**	175
Physical Constraints	Flood zone 1 - little or no risk. Trees and hedges on field boundaries. Potential air quality issues. Within Jodrell Bank consultation zone. Overhead lines on site. Levels are undulating.		
Policy Restrictions	Open countryside. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Potential Density**	30.14
Managing Constraints	Air quality assessment may be required (size of development). Consideration of biodiveristy and overhead powerlines.	**Determination of Capacity**	Density multiplier
Sustainability	Site is within walking distance of bus stops and a primary school.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 3333 Site Address Land to east of School Lane, Marton

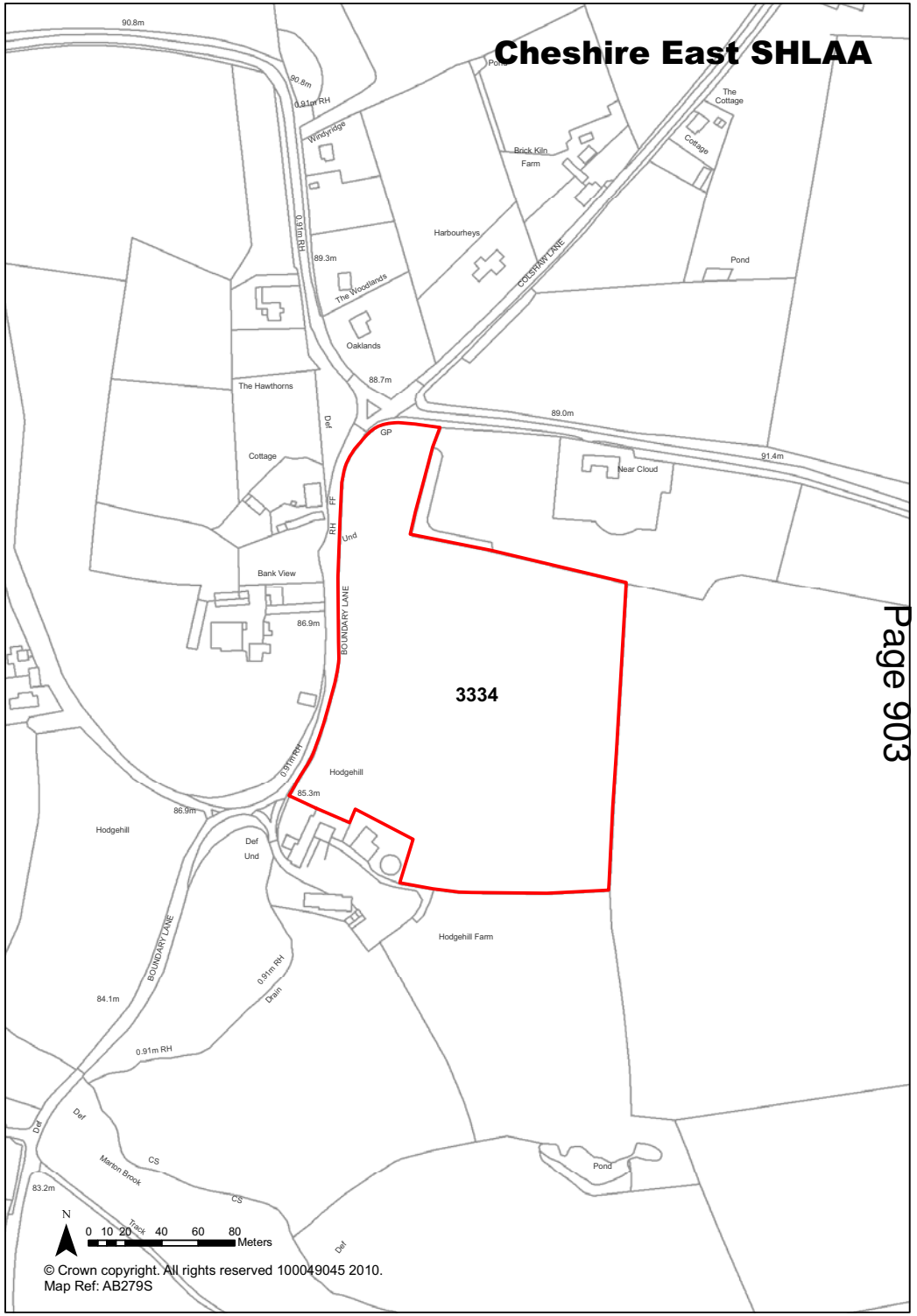
Town / Rural	Rural	**Easting** 385068	**Northing** 368332
Site Description	Grassland.	**Site Size Net (Ha)**	1.28
Character of Area	Residential.	**Potential Capacity**	39
Surrounding Land Uses	Residential.	**Potential Net Capacity**	39
Physical Constraints	Flood zone 1 - little or no risk. Trees on site. A building on site. Located on potential contaminated site. Within Jodrell Bank consultation zone. Overhead line to boundary. Undulating site.		
Policy Restrictions	Open countryside. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Potential Density**	30.49
Managing Constraints	Consultation with Contaminated Land Officer and Jodrell Bank. Consideration of biodiversity.	**Determination of Capacity**	Density multiplier
Sustainability	Site is within walking distance of bus stops and a primary school.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref	3334	Site Address	Land east of Boundary Lane, Siddington Heath

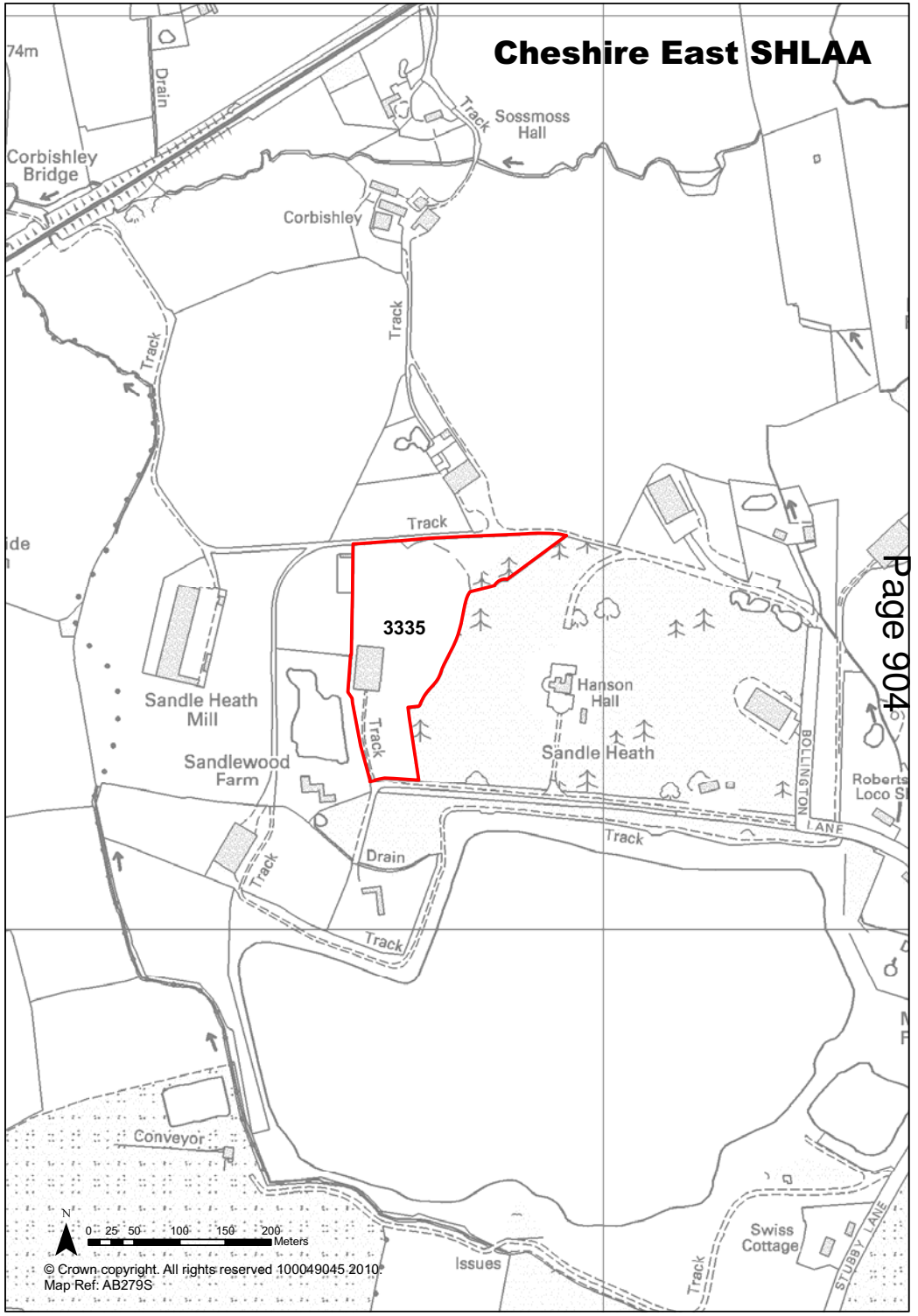
Town / Rural	Rural	**Easting**	383141 **Northing** 369685

Site Description	Agricultural land.	**Site Size Net (Ha)**	3.05
Character of Area	Open countryside.	**Potential Capacity**	92
Surrounding Land Uses	Open countryside and farm buildings.	**Potential Net Capacity**	92
Physical Constraints	Flood zone 1 - little or no risk. Trees and hedges to site boundaries. Located on potential contaminated site. Within Jodrell Bank consultation zone.		
Policy Restrictions	Open countryside. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Potential Density**	30.19
Managing Constraints	Consultation with Contaminated Land Officer and Jodrell Bank. Consideration of biodiversity.	**Determination of Capacity**	Density multiplier
Sustainability	Greenfield site is not considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 3335 Site Address Land to east of Sandle Hill Mill, Bollington Lane, Nether Alderley

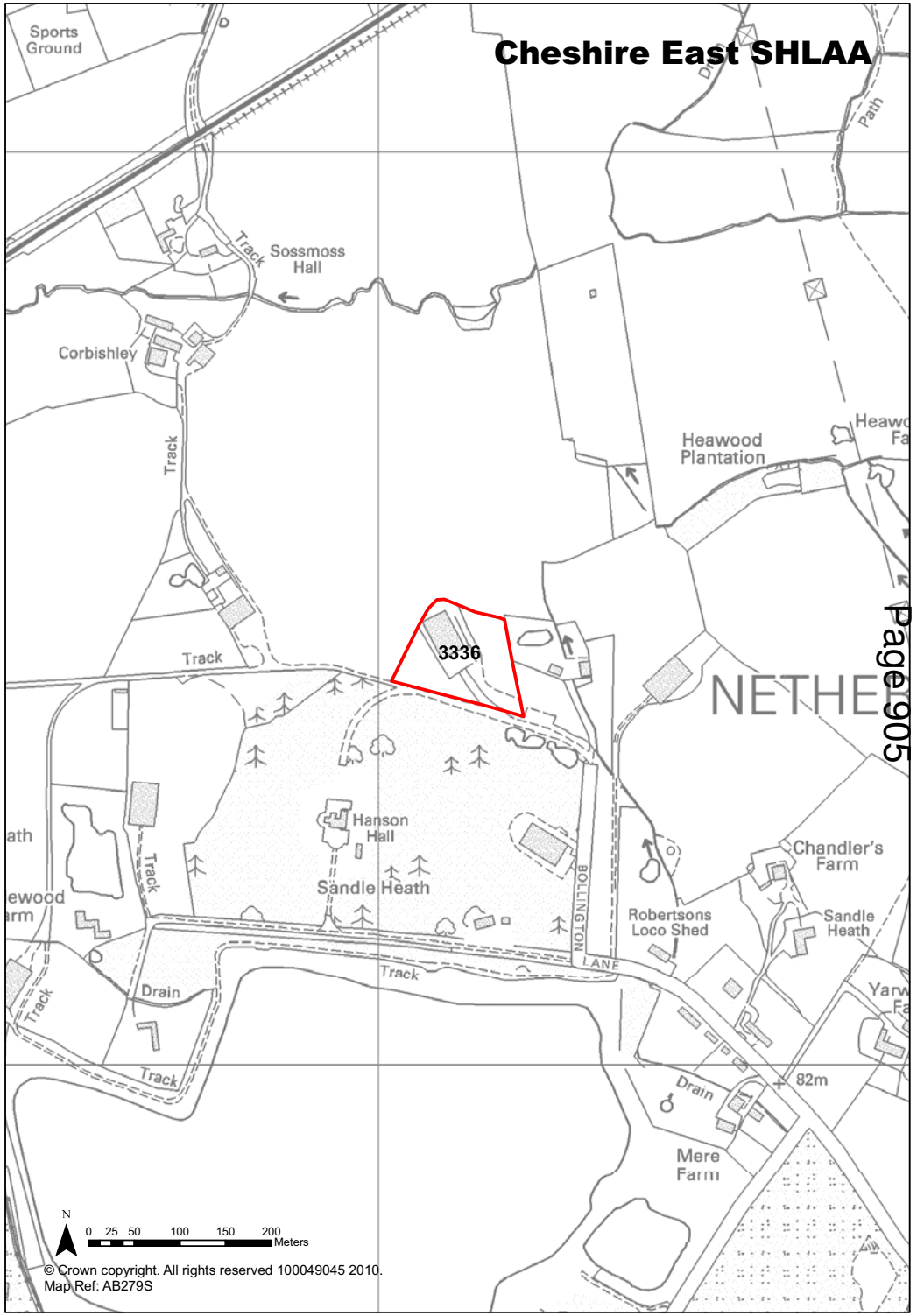
Town / Rural	Rural	**Easting** 382795	**Northing** 375329
Site Description	Former munitions sheds	**Site Size Net (Ha)**	2.93
Character of Area	Open countryside.	**Potential Capacity**	88
Surrounding Land Uses	Open countryside.	**Potential Net Capacity**	88
Physical Constraints	Flood zone 1 - little or no risk. Located on potential contaminated site. Potential air quality issues. Trees and building on site. Levels appear generally flat. Water body in close proximity to site.		
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Potential Density**	30.05
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Consideration of biodiversity and production of a Protected Species survey.	**Determination of Capacity**	Density multiplier
Sustainability	Site is not considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 3336 **Site Address** Land to north west of Bollington Lane, Nether Alderley

Town / Rural Rural **Easting** 383091 **Northing** 375444

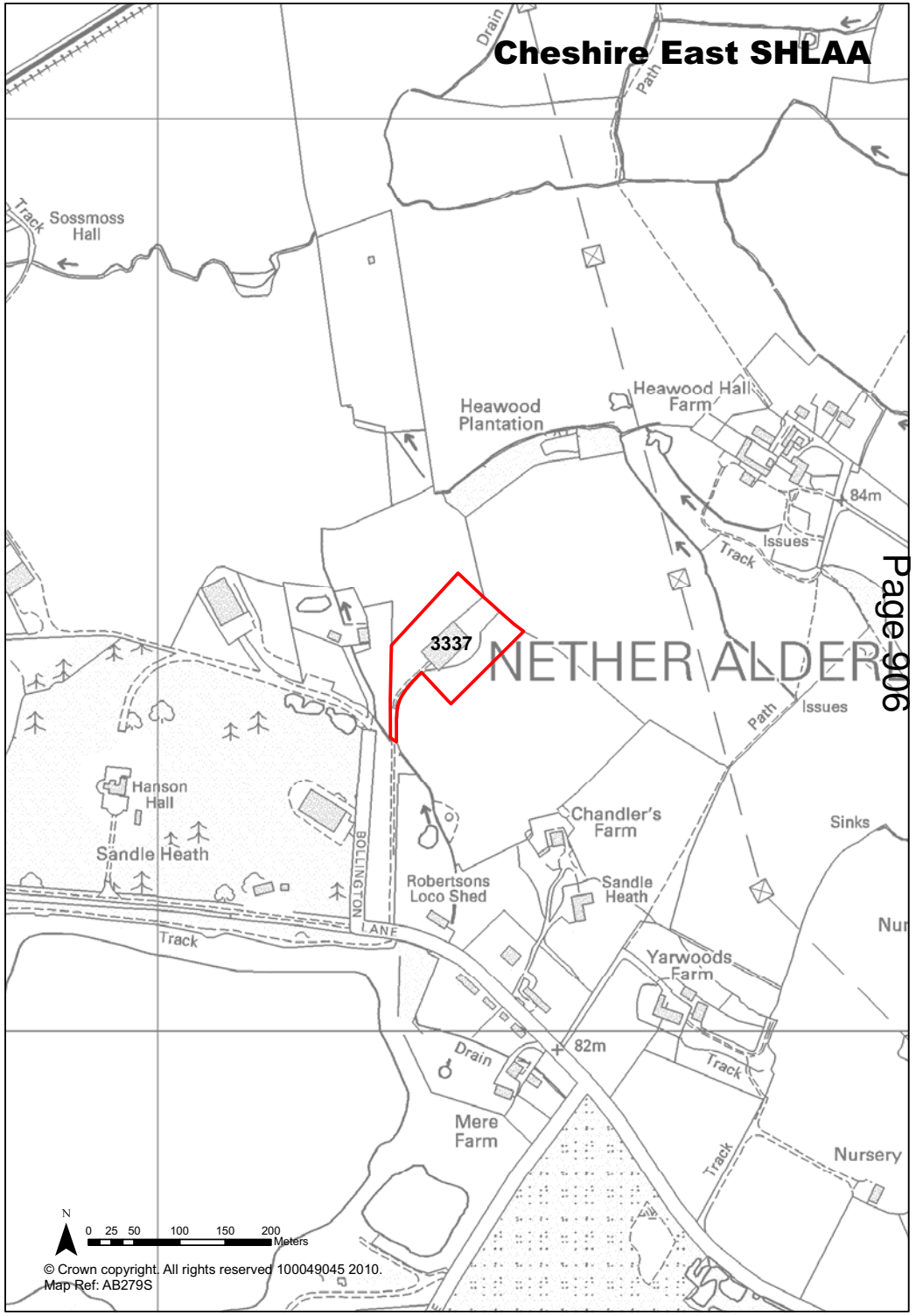
Site Description	Former munitions sheds.	**Site Size Net (Ha)**	1.13
Character of Area	Open countryside.	**Potential Capacity**	34
Surrounding Land Uses	Open countryside.	**Potential Net Capacity**	34
Physical Constraints	Flood zone 1 - little or no risk. Located on potential contaminated site. Potential air quality issues. Trees and building on site. Site levels appear generally flat.		
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Potential Density**	30.13
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Consideration of biodiversity.	**Determination of Capacity**	Density multiplier
Sustainability	Site is not considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref	3337	Site Address	Land to north east of Bollington Lane, Nether Alderley

Town / Rural	Rural	**Easting**	383320 **Northing** 375423

Site Description	Former munitions sheds	**Site Size Net (Ha)**	1.16
Character of Area	Open countryside.	**Potential Capacity**	35
Surrounding Land Uses	Open countryside.	**Potential Net Capacity**	35
Physical Constraints	Flood zone 1 - little or no risk. Located on potential contaminated site. Potential air quality issues. Slight slope to site. Trees and building on site.		
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Potential Density**	30.17
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Consideration of biodiveristy.	**Determination of Capacity**	Density multiplier
Sustainability	Site is not considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

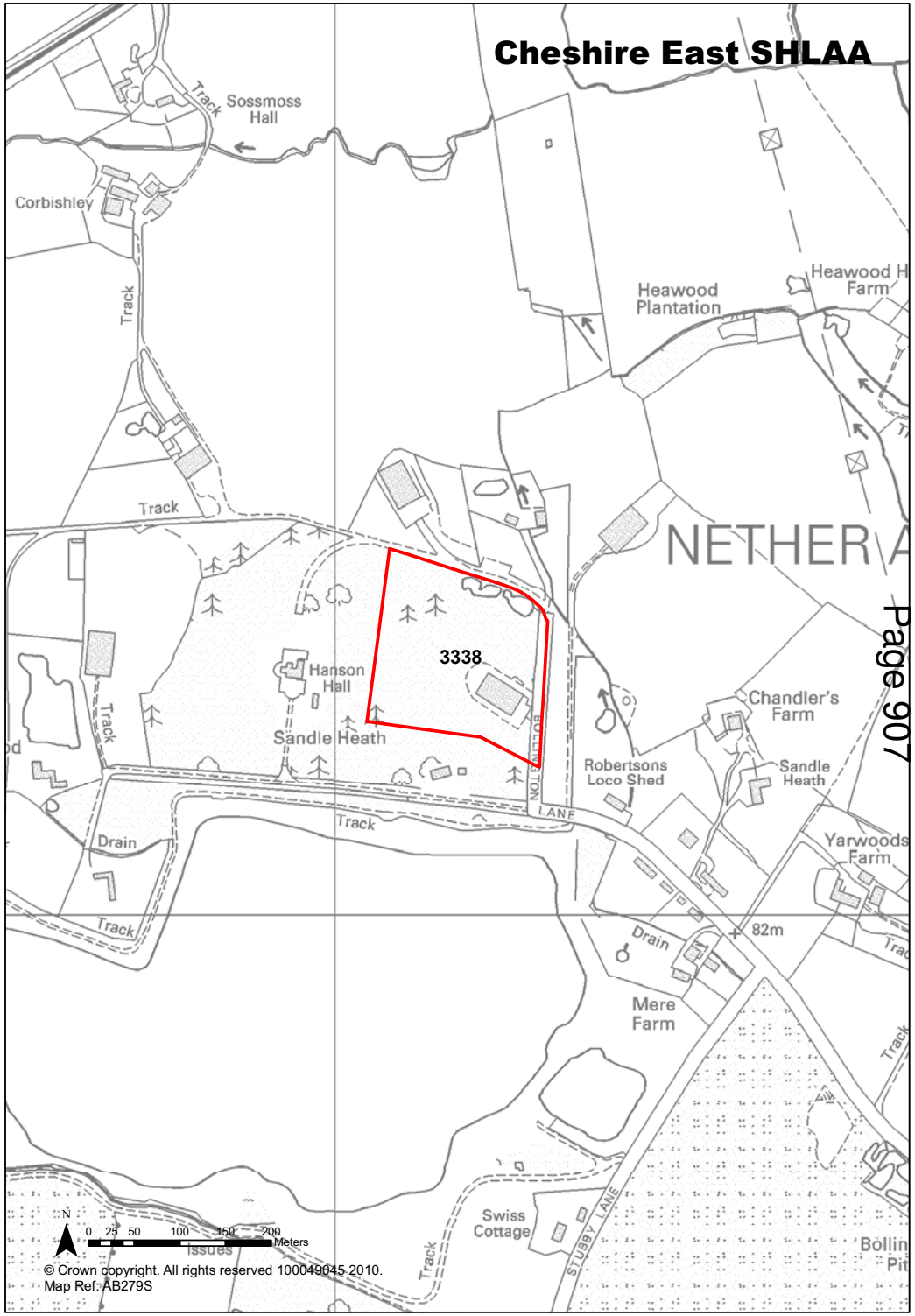


Ref	3338	Site Address	Land to west of Bollington Lane, Nether Alderley

Town / Rural	Rural	**Easting**	383137
		Northing	375281

Site Description	Former munitions sheds.
Character of Area	Open countryside.
Surrounding Land Uses	Open countryside.
Physical Constraints	Flood zone 1 - little or no risk. Located on potential contaminated site. Potential air quality issues. Trees on site. Levels appear generally flat. Building on site.
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Consideration of biodiversity.
Sustainability	Site is not considered sustainable.
Accessibility	Access is possible.
Other Information	
Brownfield / Greenfield	Mixed
Suitability	Not Suitable
Availability	Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	3.3
Potential Capacity	99
Potential Net Capacity	99
Potential Density	30
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



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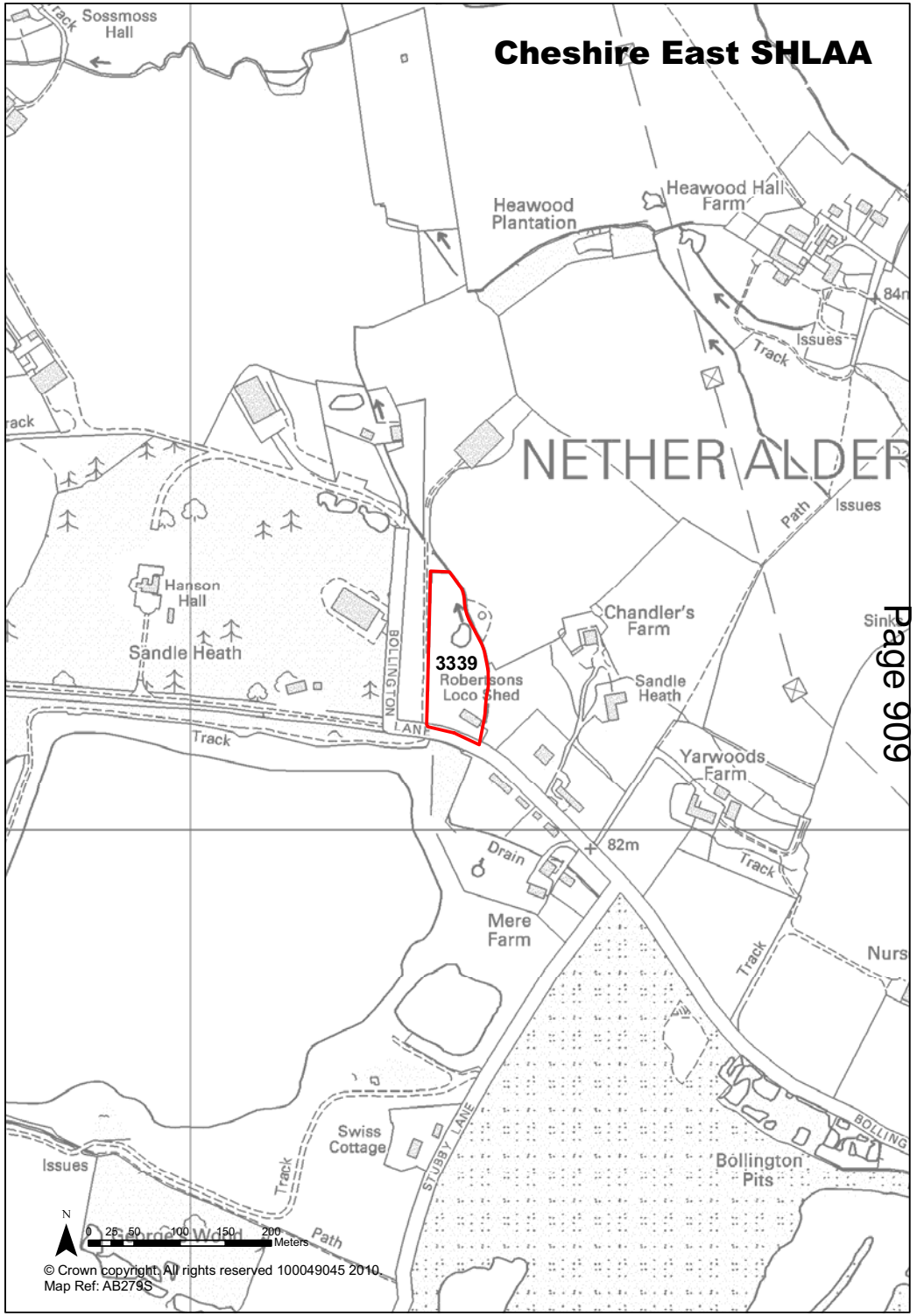
Ref	3339	Site Address	Land to north of Bollington Lane, Nether Alderley

Town / Rural	Rural	**Easting**	383289 **Northing** 375181

Site Description	Former munitions sheds.	**Site Size Net (Ha)**	0.94
Character of Area	Open countryside.	**Potential Capacity**	29
Surrounding Land Uses	Open countryside.	**Potential Net Capacity**	29
Physical Constraints	Flood zone 1 - little or no risk. Located on potential contaminated land. Potential air quality issues. Pond and trees on site. Levels appear generally flat. Building on site.		
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Potential Density**	30.71
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Consideration of biodiversity and production of a Protected Species survey.	**Determination of Capacity**	Density multplier
Sustainability	Site is not considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

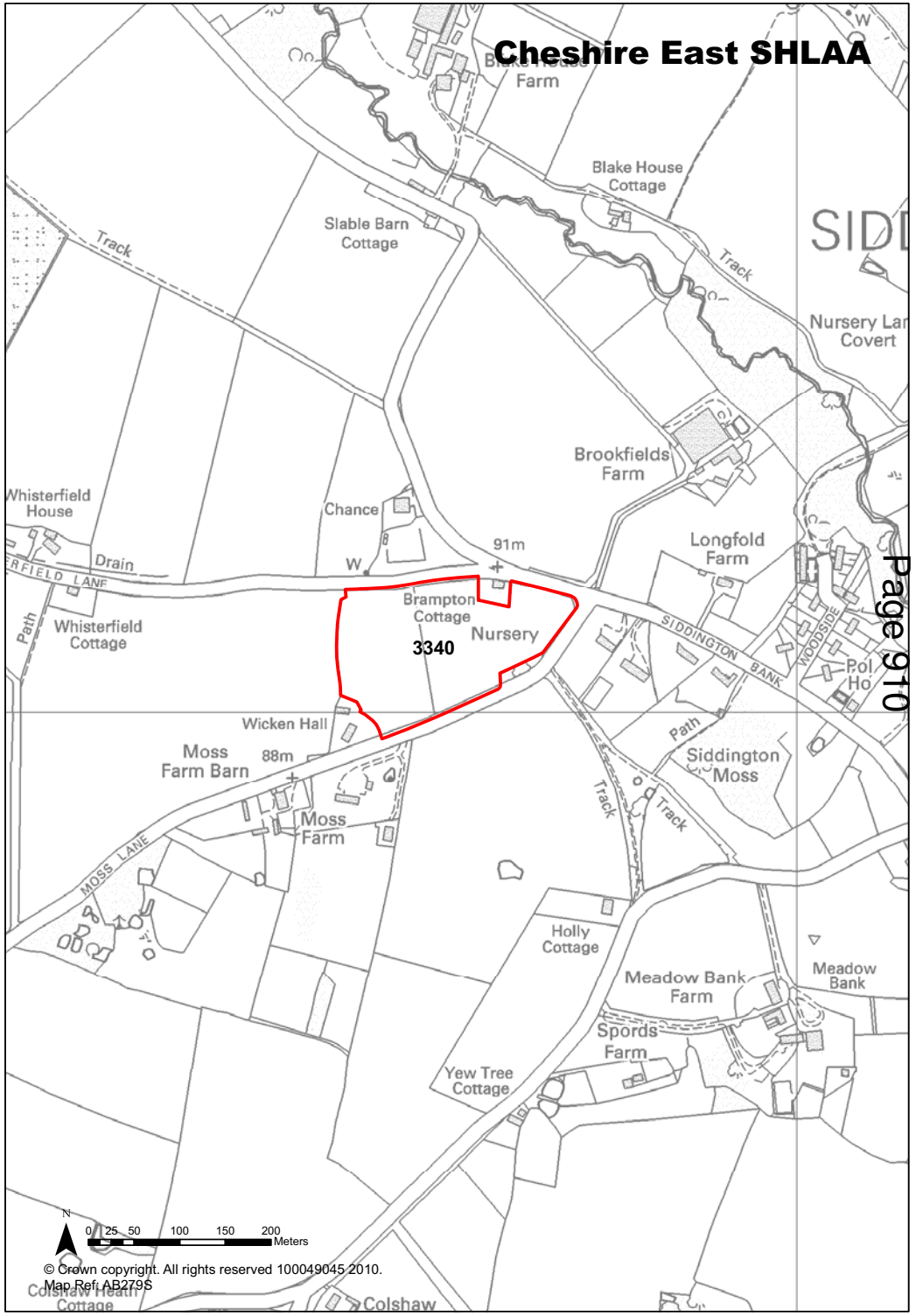


Ref	3340	Site Address	Land to south of Whisterfield Lane, Siddington

Town / Rural	Rural	**Easting**	383607
		Northing	371072

Site Description	Agricultural land.
Character of Area	Open countryside.
Surrounding Land Uses	Open countryside and farm buildings.
Physical Constraints	Flood zone 1 - little or no risk. Trees and hedges to site boundary. Located on potential contaminated site. Within Jodrell Bank consultation zone. Undulating site. Overhead powerlines to boundary.
Policy Restrictions	Open Countryside. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Managing Constraints	Consultation with Contaminated Land Officer and Jodrell Bank. Consideration of biodiversity and overhead lines.
Sustainability	Greenfield site is not considered sustainable.
Accessibility	Access is possible.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

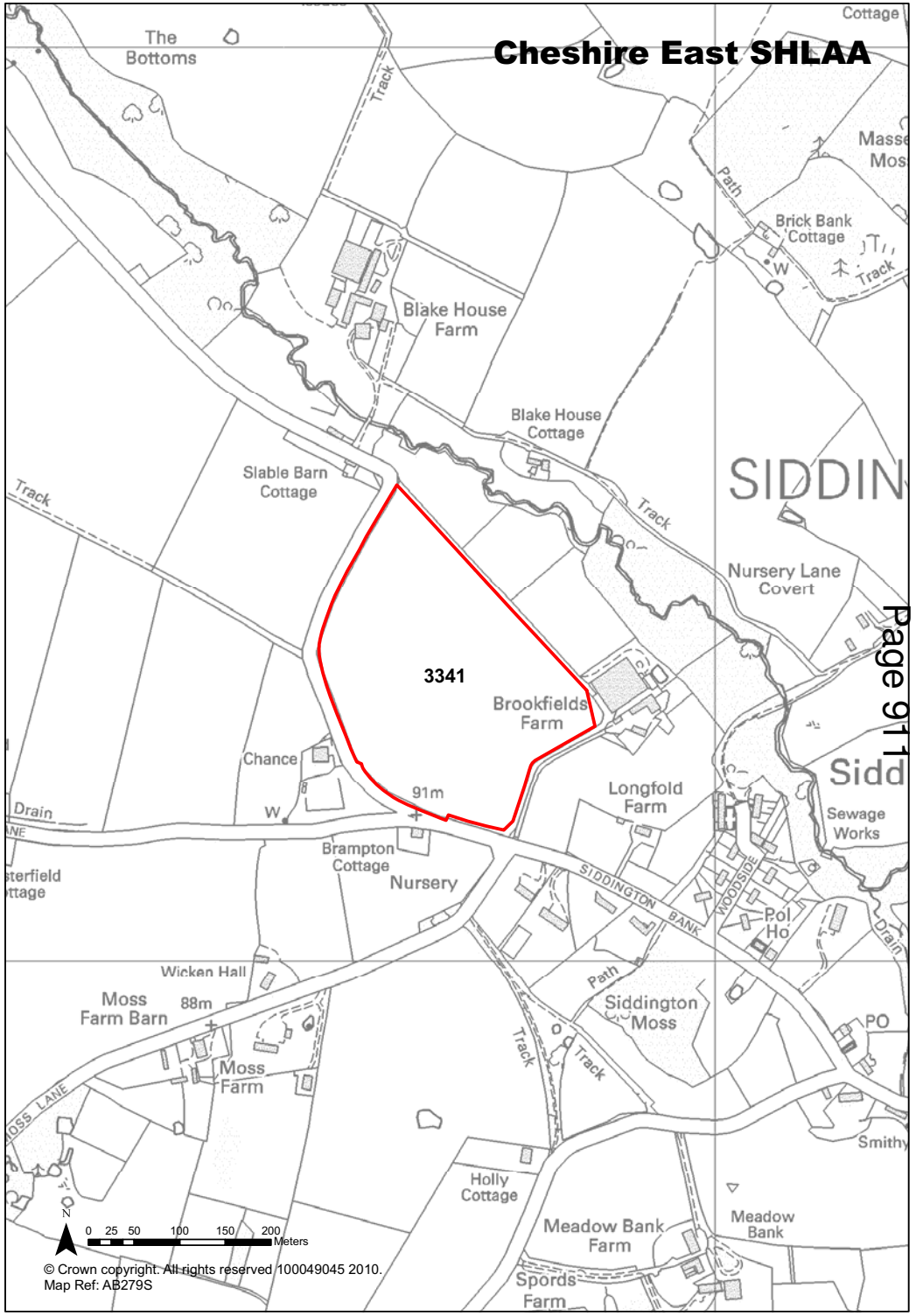
Site Size Net (Ha)	2.99
Potential Capacity	90
Potential Net Capacity	90
Potential Density	30.14
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



Ref	3341	Site Address	Land to west of Brookfields Farm, Chelford Road, Siddington

Town / Rural	Rural	**Easting**	383701 **Northing** 371311

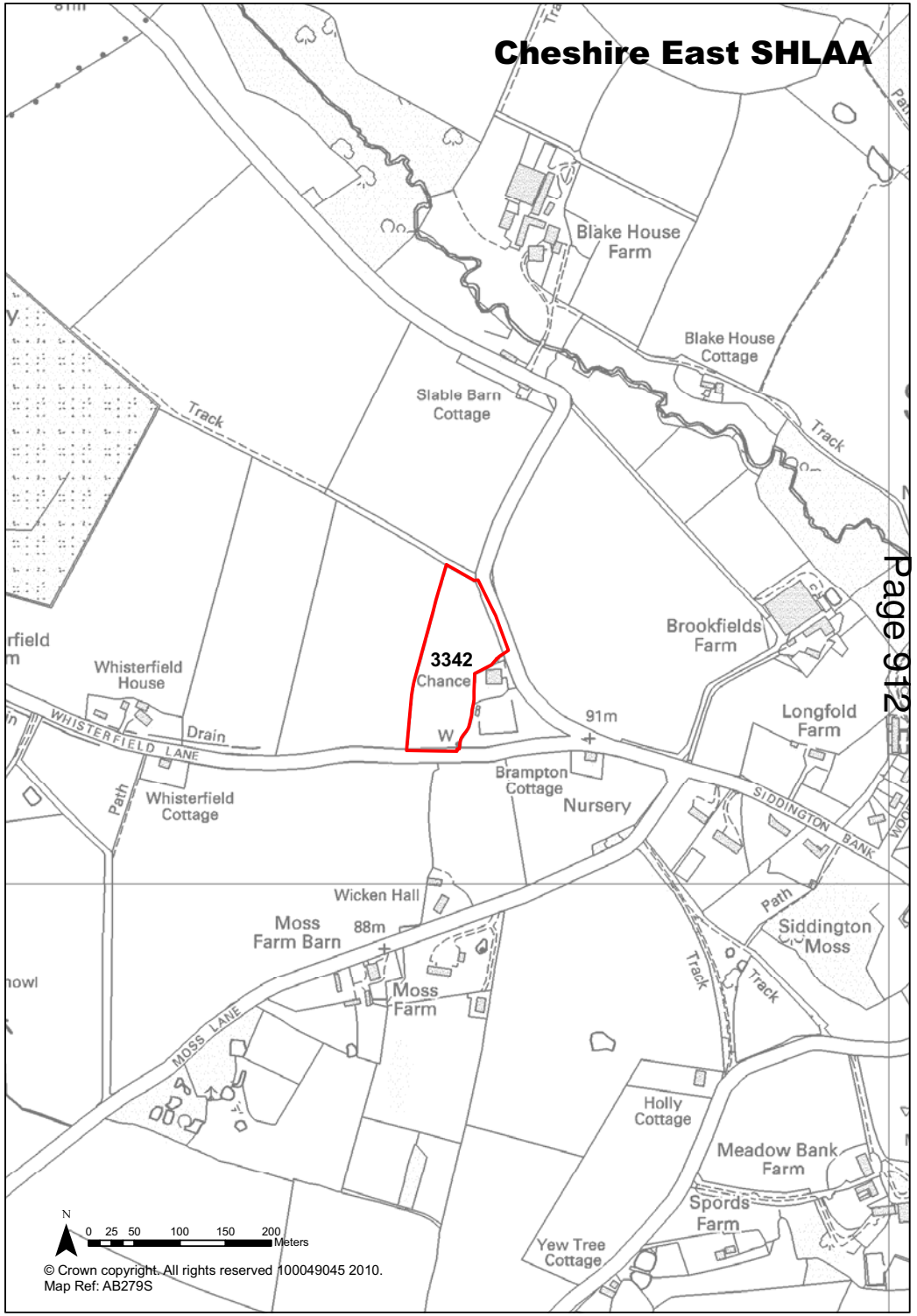
Site Description	Agricultural land	**Site Size Net (Ha)**	6.56
Character of Area	Open countryside.	**Potential Capacity**	197
Surrounding Land Uses	Open countryside.	**Potential Net Capacity**	197
Physical Constraints	Flood zone 1 - little or no risk. Within Jodrell Bank consultation zone. Potential air quality issues. Slight slope to site. Hedges to boundary. Trees on site.		
Policy Restrictions	Green Belt and area of special county value. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Potential Density**	30.04
Managing Constraints	Air quality assessment may be required (size of development). Consultation with Jodrell Bank. Consideration of biodiveristy.	**Determination of Capacity**	Density multiplier
Sustainability	Greenfield site is not considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref	3342	Site Address	Land to north of Whisterfield Lane, Siddington

Town / Rural Rural **Easting** 383523 **Northing** 371239

Site Description	Agricultural land.	**Site Size Net (Ha)**	1.31
Character of Area	Open countryside.	**Potential Capacity**	40
Surrounding Land Uses	Open countryside and farm buildings.	**Potential Net Capacity**	40
Physical Constraints	Flood zone 1 - little or no risk. Within Jodrell Bank consultation zone. Footpath to boundary. Trees, hedges and overhead powerlines to boundary. Sloping site.		
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Potential Density**	30.57
Managing Constraints	Consultation with Jodrell Bank. Consideration of biodoversity, footpath and overhead powerlines.	**Determination of Capacity**	Density multiplier
Sustainability	Greenfield site is not considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

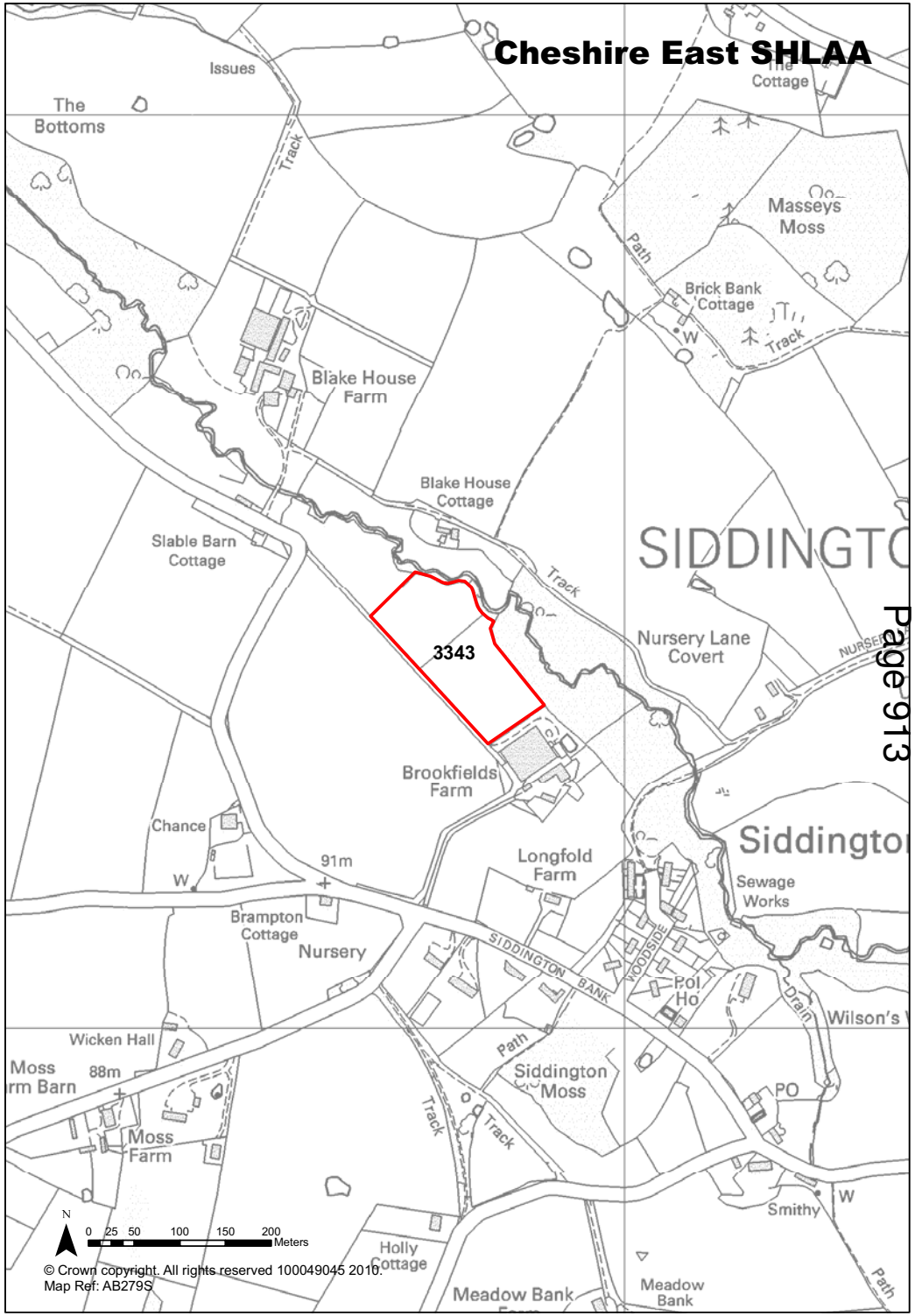


Ref	3343	Site Address	Land to north west of Brookfields Farm, Chelford Road, Siddington

Town / Rural	Rural	**Easting**	383818
		Northing	371411

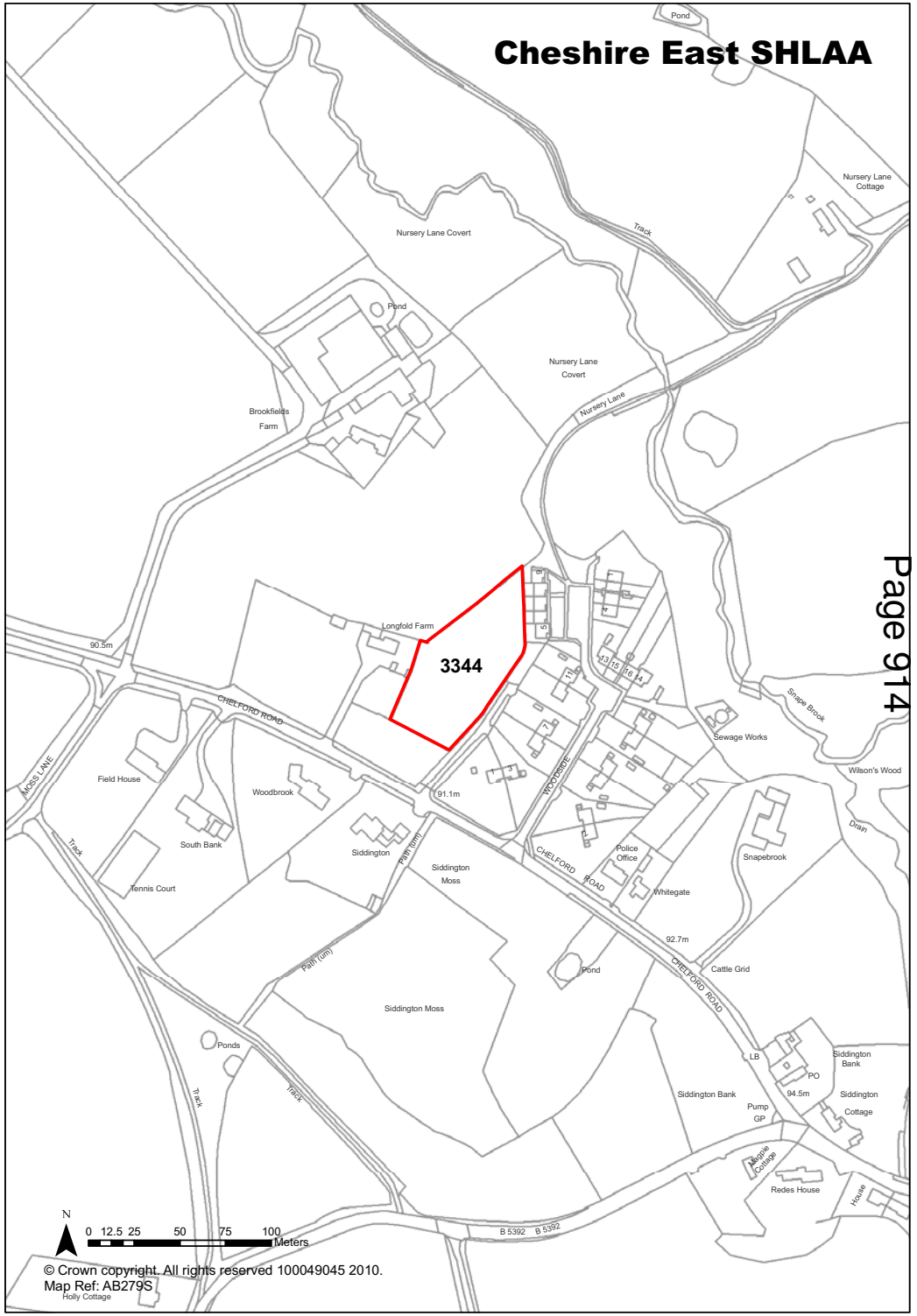
Site Description	Agricultural land.
Character of Area	Open countryside.
Surrounding Land Uses	Woodland and farm buildings.
Physical Constraints	Part of site within flood zones 2 and 3 - medium to high risk. Trees on site, woodland to the north of the site. Within Jodrell Bank consultation zone. Undulating site.
Policy Restrictions	Green Belt and area of special county value.
Managing Constraints	Consultation with Jodrell Bank. Consideration of biodiveristy and flood risk with production of a Flood Risk Asessment.
Sustainability	Greenfield site is not considered sustainable.
Accessibility	Access is possible.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	1.65
Potential Capacity	50
Potential Net Capacity	50
Potential Density	30.23
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



Ref 3344 **Site Address** Land to east of Longfold Farm, Chelford Road, Siddington

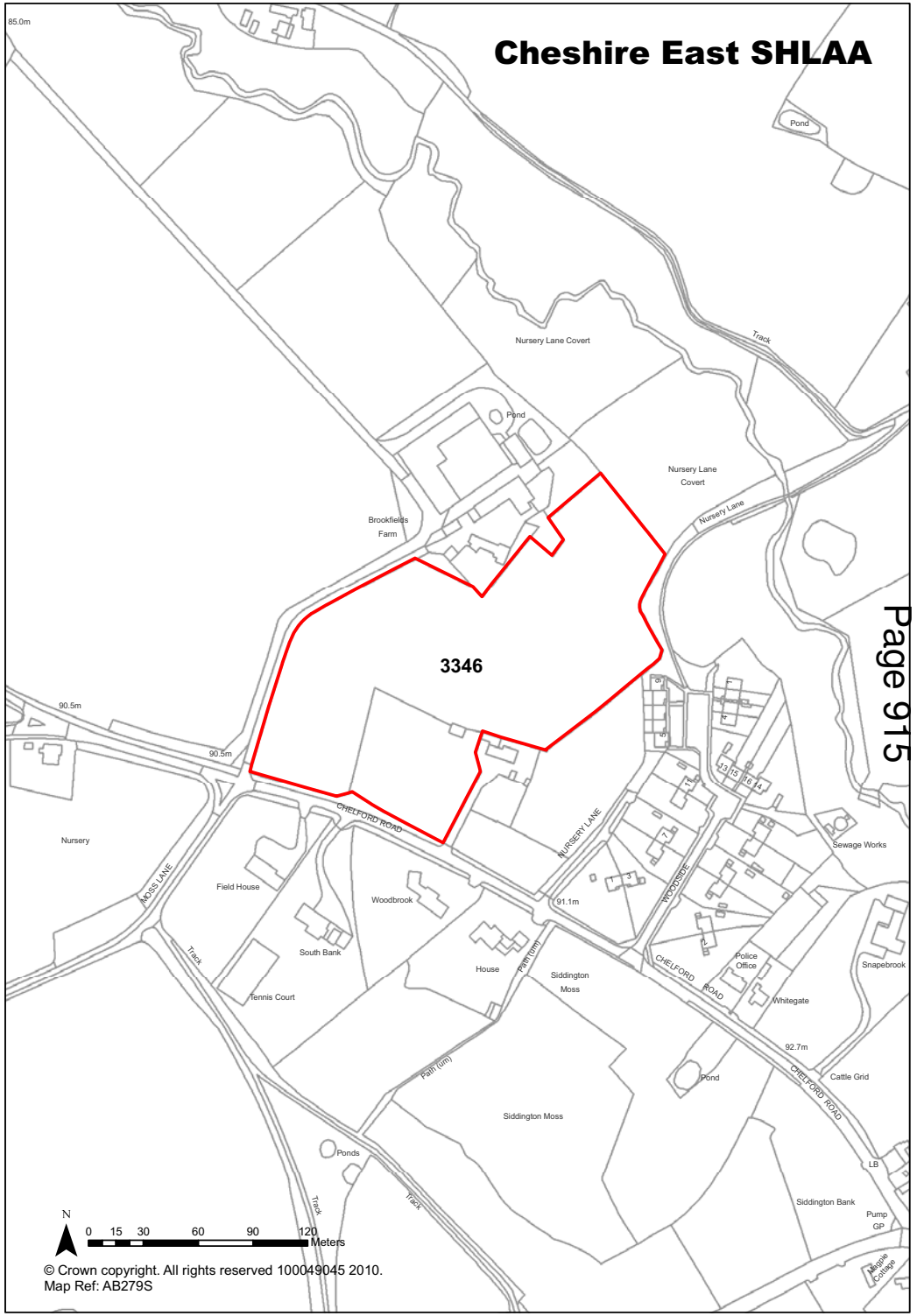
Town / Rural	Rural	**Easting** 383966	**Northing** 371128
Site Description	Grassland	**Site Size Net (Ha)**	0.38
Character of Area	Residential and open countryside	**Potential Capacity**	12
Surrounding Land Uses	Residential and open countryside	**Potential Net Capacity**	12
Physical Constraints	Flood zone 1 - little or no risk. Trees to south and east and on boundary. Within Jodrell Bank consultation zone. Footpath adjacent. Levels appear generally flat.		
Policy Restrictions	Green Belt and area of special county value. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Potential Density**	31.72
Managing Constraints	Consultation with Jodrell Bank. Consideration of biodiversity and footpath.	**Determination of Capacity**	Density multiplier
Sustainability	Greenfield site is not considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref	3346	Site Address	Land to north west of Nursery Lane, Siddington

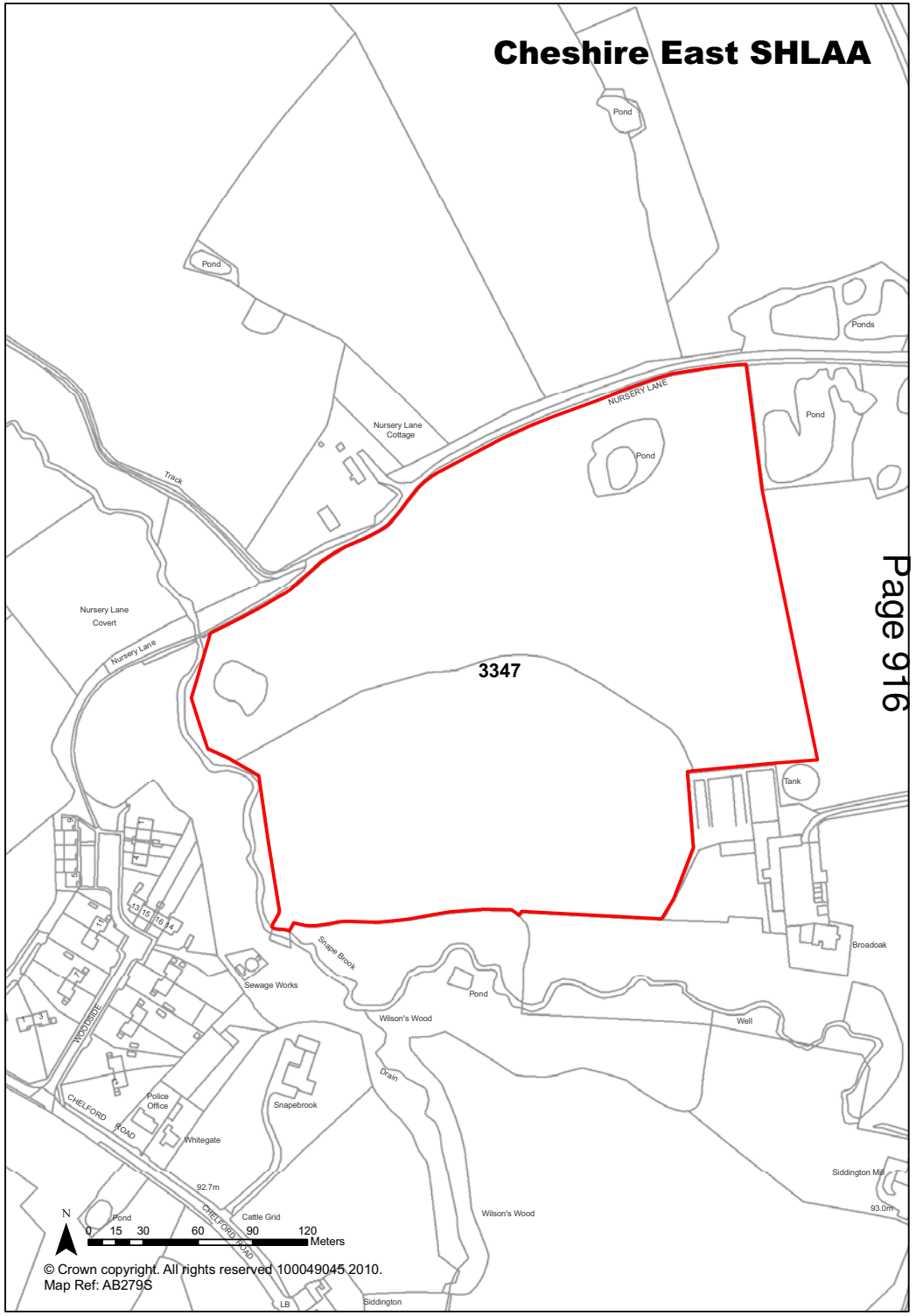
Town / Rural	Rural	**Easting**	383899 **Northing** 371188

Site Description	Open countryside	**Site Size Net (Ha)**	2.35
Character of Area	Open countryside and residential	**Potential Capacity**	71
Surrounding Land Uses	Open countryside and some residential	**Potential Net Capacity**	71
Physical Constraints	Flood zone 1 - little or no risk. Woodland to north of site. Within Jodrell Bank consultation zone. Overhead pylons crossing site and adjacent to boundary. Hedges and trees to boundary. Site levels appear generally flat.		
Policy Restrictions	Green Belt and area of special county value. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Potential Density**	30.21
Managing Constraints	Consultation with Jodrell Bank. Consideration of biodoversity and overhead powerlines.	**Determination of Capacity**	Density multiplier
Sustainability	Greenfield site is not considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



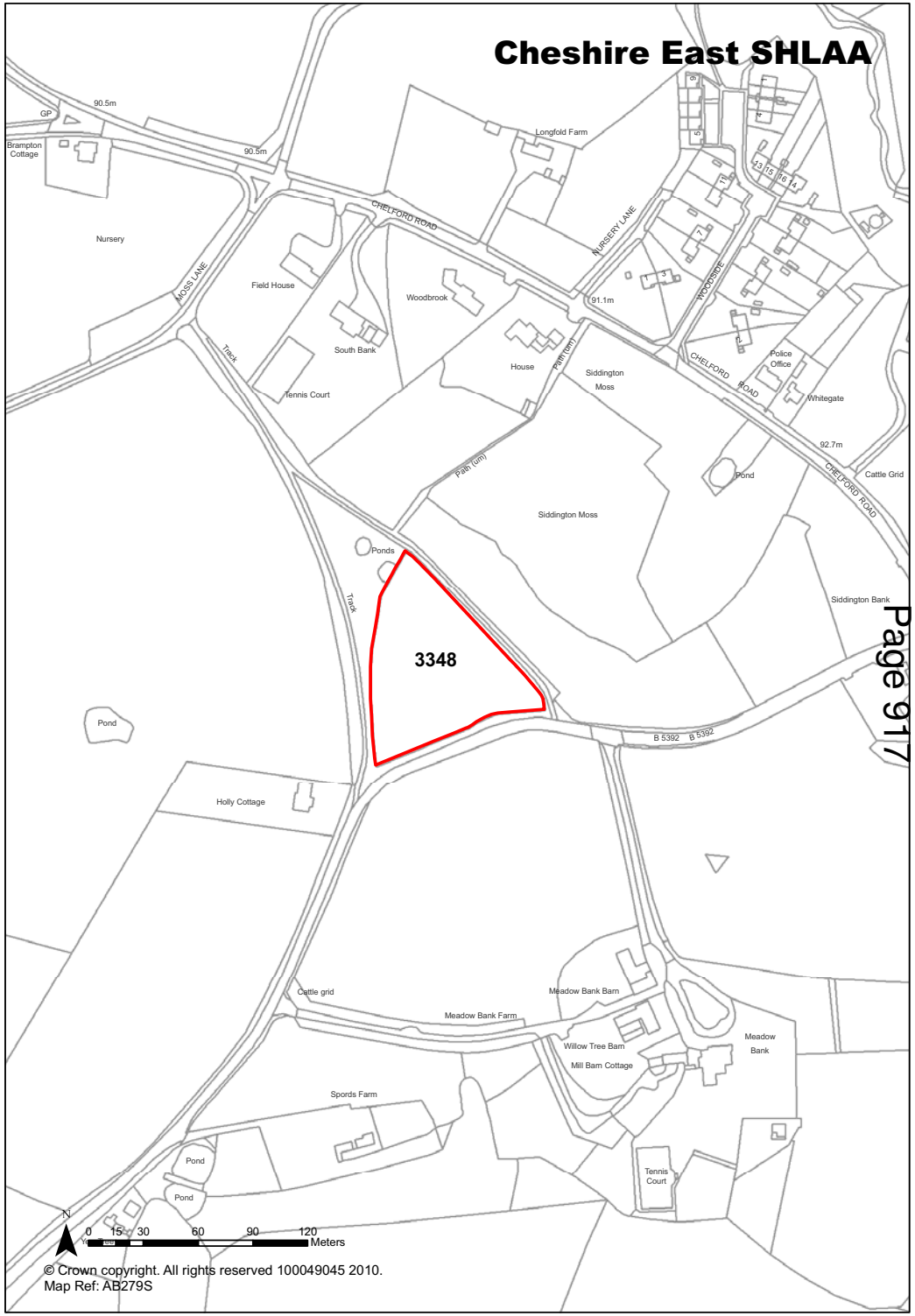
Ref 3347 Site Address Land south of Nursery Lane, Siddington

Town / Rural	Rural	**Easting** 384255	**Northing** 371261
Site Description	Grassland.	**Site Size Net (Ha)**	7.04
Character of Area	Open countryside	**Potential Capacity**	212
Surrounding Land Uses	Open countryside	**Potential Net Capacity**	212
Physical Constraints	Part of site within flood zones 2 and 3 - medium to high risk. Trees and ponds on site. Potential air quality issues. Within Jodrell Bank consultation zone. Undulating site.		
Policy Restrictions	Green Belt and an area of special county value. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Potential Density**	30.1
Managing Constraints	Air quality assessment may be required (size of development). Consultation with Jodrell Bank and consideration of biodiversity with production of a Protected Species survey. Consideration of flood risk and production of a Flood Risk Assessment.	**Determination of Capacity**	Density multiplier
Sustainability	Greenfield site is not considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



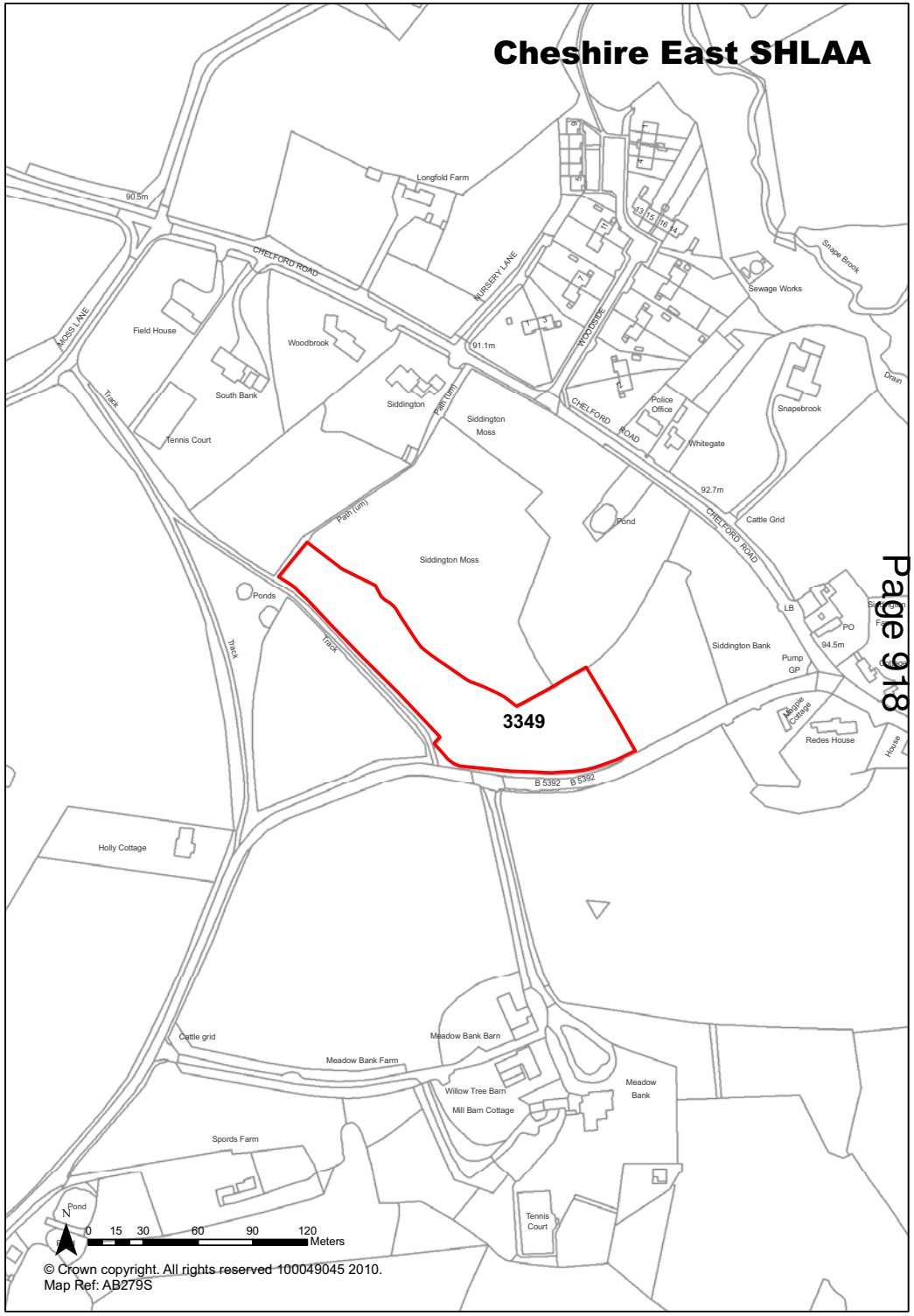
Ref 3348 Site Address Land to north of B5392, Siddington

Town / Rural	Rural	**Easting** 383865	**Northing** 370857
Site Description	Grassland.	**Site Size Net (Ha)**	0.61
Character of Area	Open countryside.	**Potential Capacity**	19
Surrounding Land Uses	Open countryside.	**Potential Net Capacity**	19
Physical Constraints	Flood zone 1 - little or no risk. Trees to west of site and hedges to boundary. Within Jodrell Bank consultation zone. Ponds in close proximity to site. Restricted byway bordering site on 2 sides. Undulating site		
Policy Restrictions	Open countryside. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Potential Density**	31.31
Managing Constraints	Consultation with Jodrell Bank. Consideration of biodiversity and production of a Protected Species survey.	**Determination of Capacity**	Density multplier
Sustainability	Greenfield site is not considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



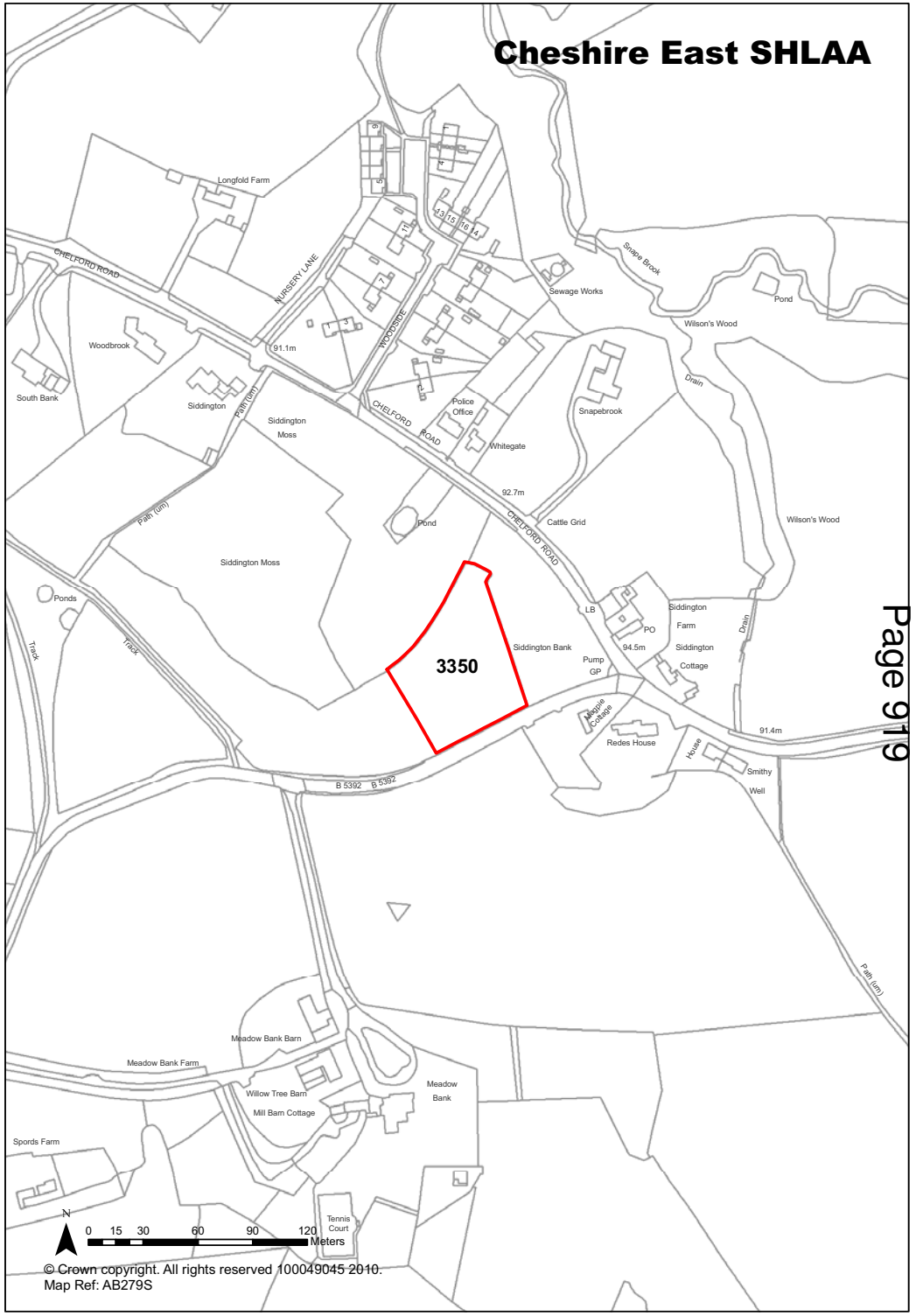
Ref 3349 Site Address Land north of B5392, Siddington

Town / Rural	Rural	**Easting** 383946	**Northing** 370871
Site Description	Grassland	**Site Size Net (Ha)**	0.76
Character of Area	Open countryside	**Potential Capacity**	23
Surrounding Land Uses	Open countryside	**Potential Net Capacity**	23
Physical Constraints	Flood zone 1 - little or no risk. Trees present and hedges to boundary. Within Jodrell Bank consultation zone. Undulating site. Ponds in close proximity to site. Restricted byway adjacent to site.		
Policy Restrictions	Open countryside. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Potential Density**	30.29
Managing Constraints	Consultation with Jodrell Bank and consideration of biodiversity with productionof a Protected Species survey. Consideration of byway.	**Determination of Capacity**	Density multiplier
Sustainability	Greenfield site is not considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



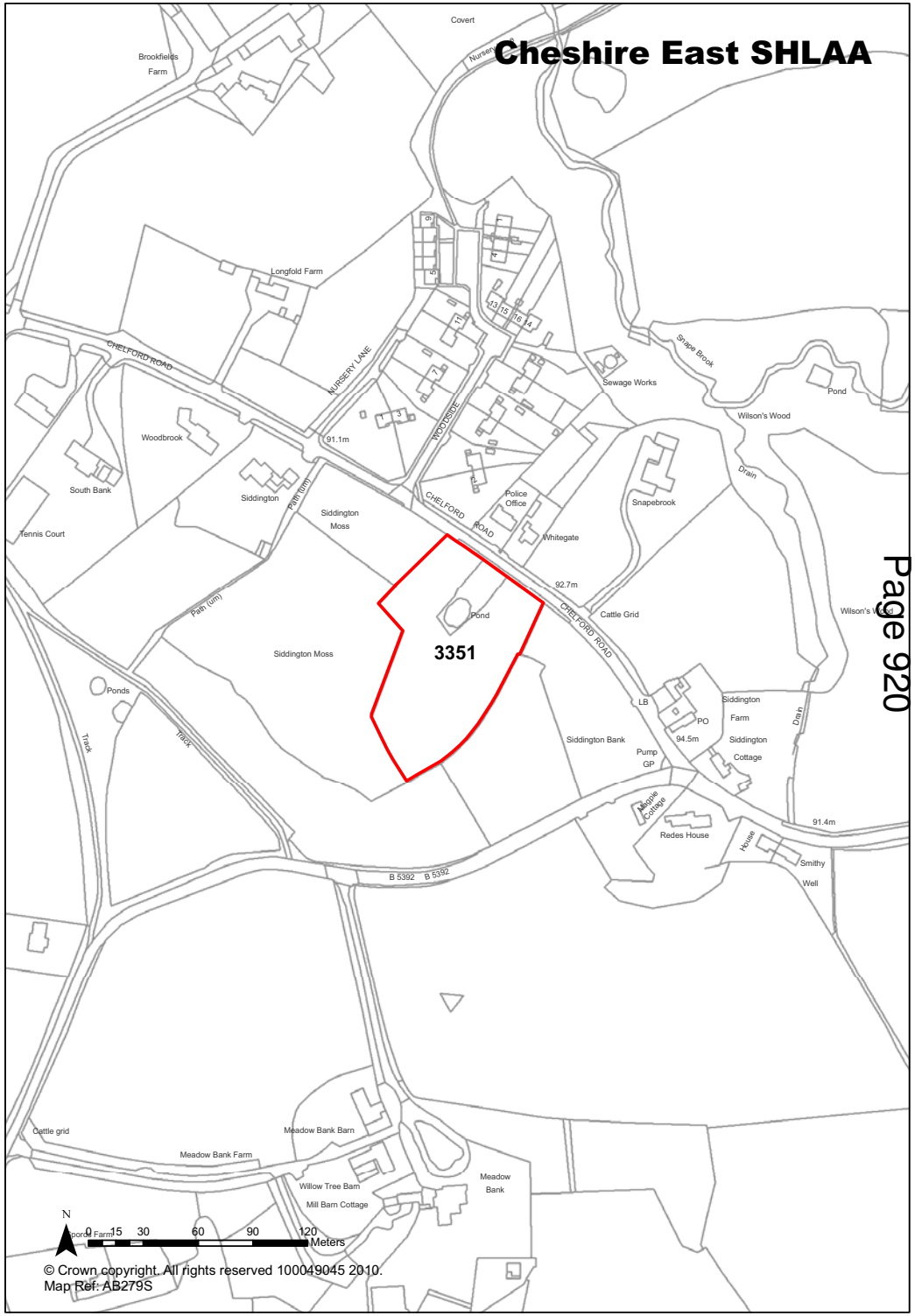
Ref 3350 Site Address Land north of B5392, Siddington

Town / Rural	Rural	**Easting** 384054	**Northing** 370884
Site Description	Grassland	**Site Size Net (Ha)**	0.43
Character of Area	Open countryside.	**Potential Capacity**	13
Surrounding Land Uses	Open countryside.	**Potential Net Capacity**	13
Physical Constraints	Flood zone 1 - little or no risk. Trees to northern boundary and hedges to southern boundary. Within Jodrell Bank consultation zone. Undulating site.		
Policy Restrictions	Open Countryside. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Potential Density**	30.39
Managing Constraints	Consultation with Jodrell Bank and considerationof biodiversity.	**Determination of Capacity**	Density multiplier
Sustainability	Greenfield site is not considered sustainable.		
Accessibility	Acces is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 3351 Site Address Land wets of Chelford Road, Siddington

Town / Rural	Rural	**Easting** 384018	**Northing** 370942
Site Description	Grassland.	**Site Size Net (Ha)**	0.73
Character of Area	Open countryside.	**Potential Capacity**	22
Surrounding Land Uses	Open countryside and woodland.	**Potential Net Capacity**	22
Physical Constraints	Flood zone 1 - little or no risk. Woodland to south and west of site. Trees to eastern boundary. Pond on site. Within Jodrell Bank consultation zone. Undulating site.		
Policy Restrictions	Open countryside. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Potential Density**	30.24
Managing Constraints	Consultation with Jodrell Bank. Consideration of biodoversity and production of a Protected Species survey.	**Determination of Capacity**	Density multiplier
Sustainability	Greenfield site is not considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

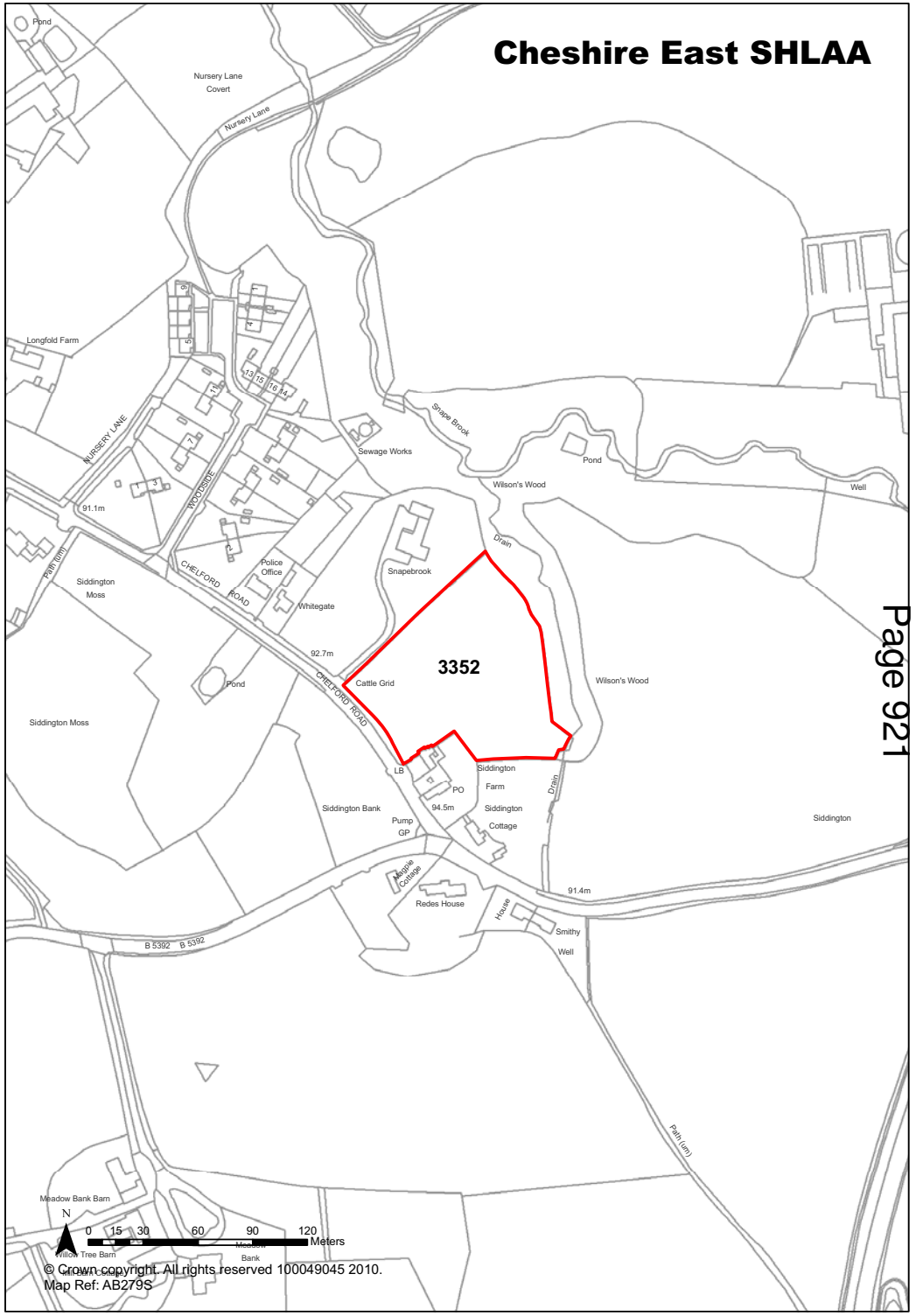


Ref	3352	Site Address	Land to east of Chelford Road, Siddington

Town / Rural	Rural	**Easting**	384161
		Northing	370967

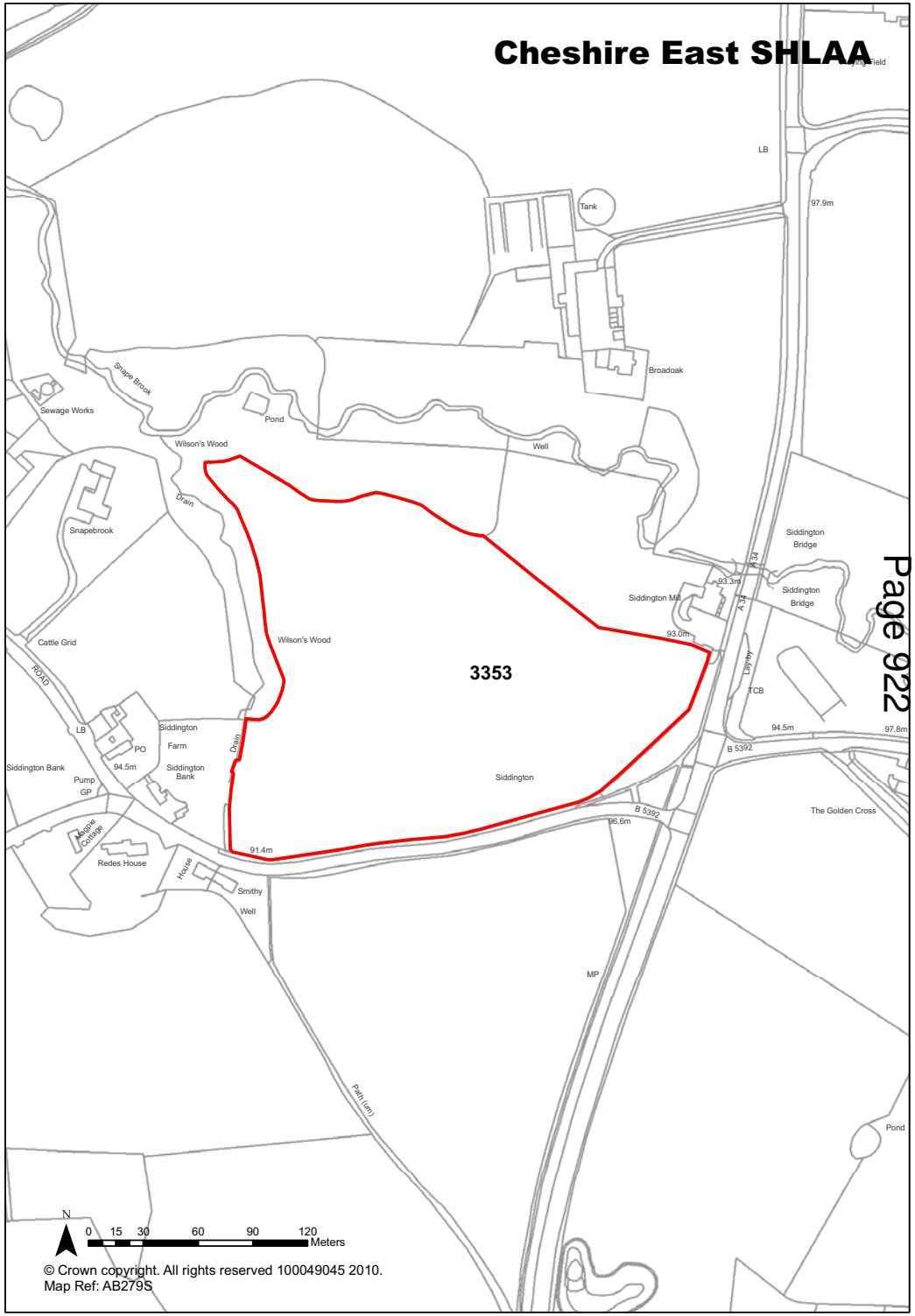
Site Description	Grassland.
Character of Area	Open countryside.
Surrounding Land Uses	Woodland and a couple of houses.
Physical Constraints	Flood zone 1 - little or no risk. Woodland to north and east of site. Within Jodrell Bank consultation zone. Site appears generally flat. Overhead lines adjacent to site.
Policy Restrictions	Green Belt and area of special county value. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Managing Constraints	Consultation with Jodrell Bank and consideration of biodiversity. Consideration of overhead lines.
Sustainability	Greenfield site is not considered sustainable.
Accessibility	Access is possible.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	0.83
Potential Capacity	25
Potential Net Capacity	25
Potential Density	30.2
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



Ref 3353 Site Address Land north of Salters Lane, Siddington

Town / Rural	Rural	**Easting** 384313	**Northing** 370942
Site Description	Grassland.	**Site Size Net (Ha)**	3.57
Character of Area	Open countryside.	**Potential Capacity**	108
Surrounding Land Uses	Open countryside.	**Potential Net Capacity**	108
Physical Constraints	Flood zone 1 - little ro no risk. Woodland to north and west of site. Located on potential contaminated site and within Jodrell Bank consultation zone. Undulating site.		
Policy Restrictions	Green Belt and an area of special county value. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Potential Density**	30.26
Managing Constraints	Consultation with Contaminated Land Officer and Jodrell Bank. Consideration of biodiversity.	**Determination of Capacity**	Density multiplier
Sustainability	Greenfield site is not considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



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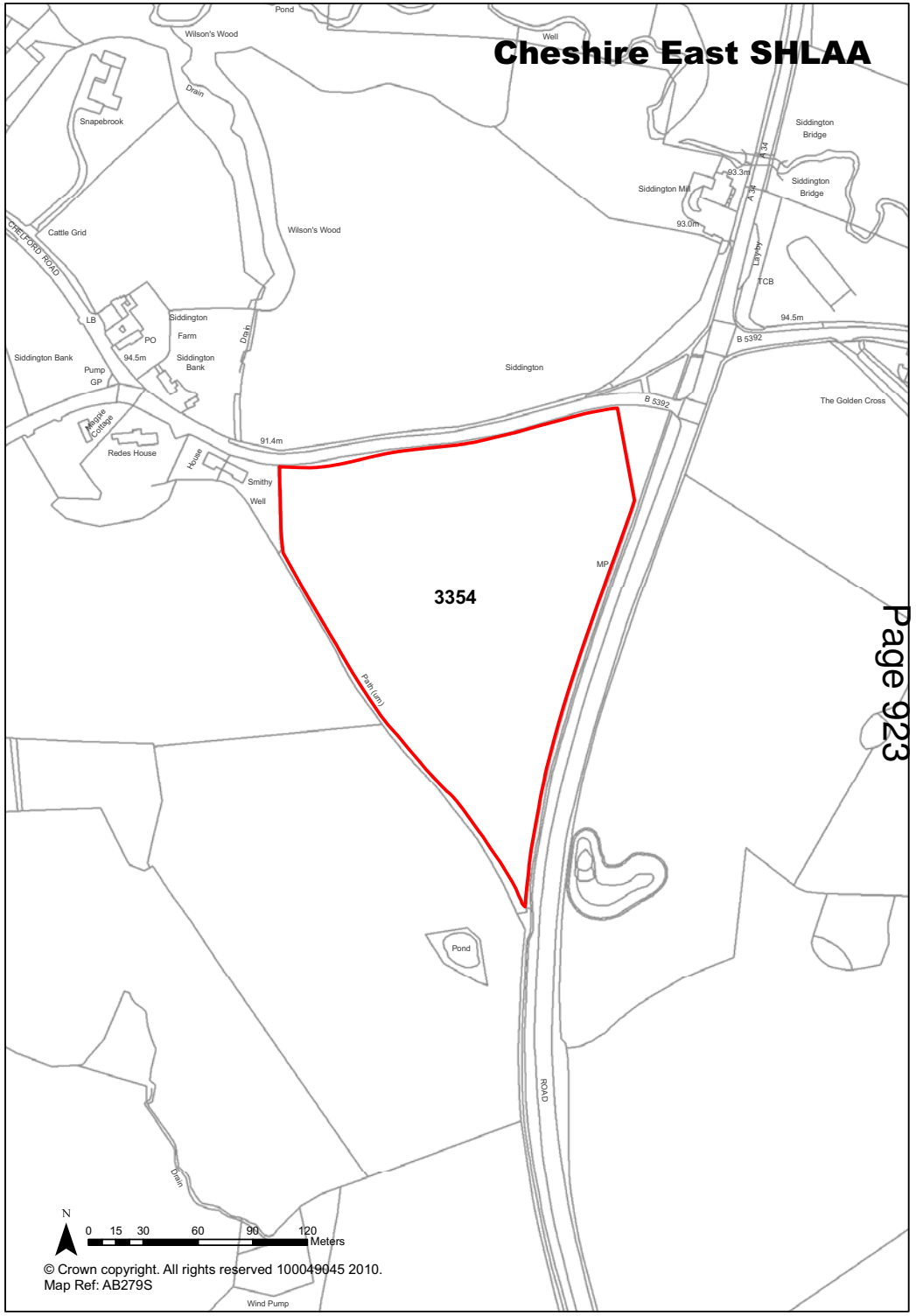
Ref 3354 Site Address Land south of Salters Lane, Siddington

Town / Rural	Rural	**Easting** 384331	**Northing** 370763
Site Description	Grassland.	**Site Size Net (Ha)**	2.87
Character of Area	Open countryside.	**Potential Capacity**	86
Surrounding Land Uses	Open countryside.	**Potential Net Capacity**	86
Physical Constraints	Flood zone 1 - little or no risk. Trees and hedges on the boundary. Located on potential contaminated site. Within Jodrell Bank consultation zone. Footpath located adjacent to site. Undulating site.		
Policy Restrictions	Open countryside. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Potential Density**	30
Managing Constraints	Consultation with Contaminated Land Officer and Jodrell Bank. Consideration of biodiveristy and footpath.	**Determination of Capacity**	Density multiplier
Sustainability	Greenfield site is not considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



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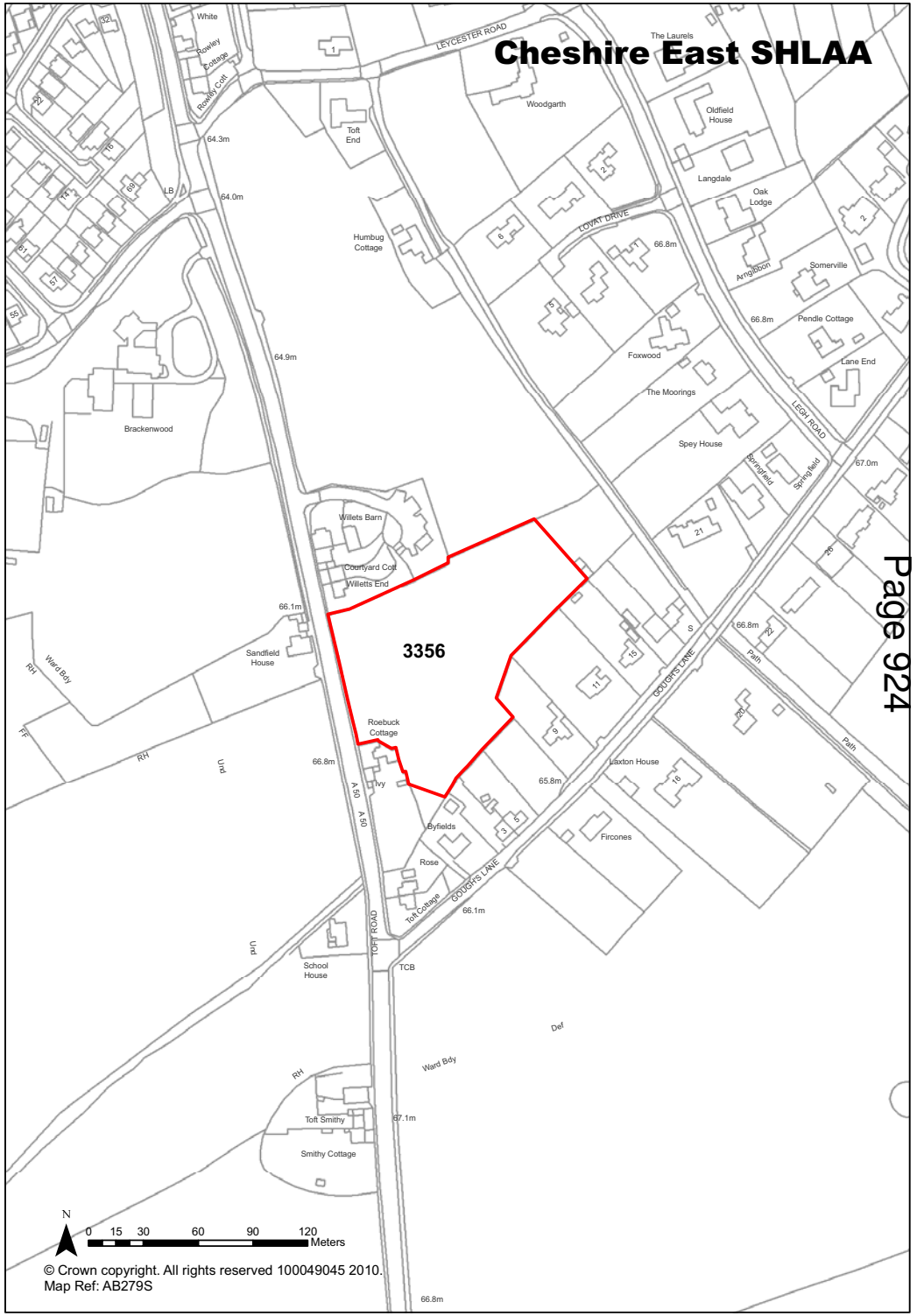
Map Ref: AB279S

Ref 3356 Site Address Land north east of Toft Road, Knutsford

Town / Rural	Knutsford - Edge / Extension	**Easting** 375817	**Northing** 377084
Site Description	Grassland	**Site Size Net (Ha)**	1.11
Character of Area	Residential and open countryside	**Potential Capacity**	34
Surrounding Land Uses	Residential and hotel and open countryside	**Potential Net Capacity**	34
Physical Constraints	Flood zone 1 - little or no risk. Trees and hedges to boundary. Potential air quality issues. Undulating site.		
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Potential Density**	30.59
Managing Constraints	Air quality assessment may be required (size of development). Consideration of biodiveristy.	**Determination of Capacity**	Density multiplier
Sustainability	Site is not considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	34
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

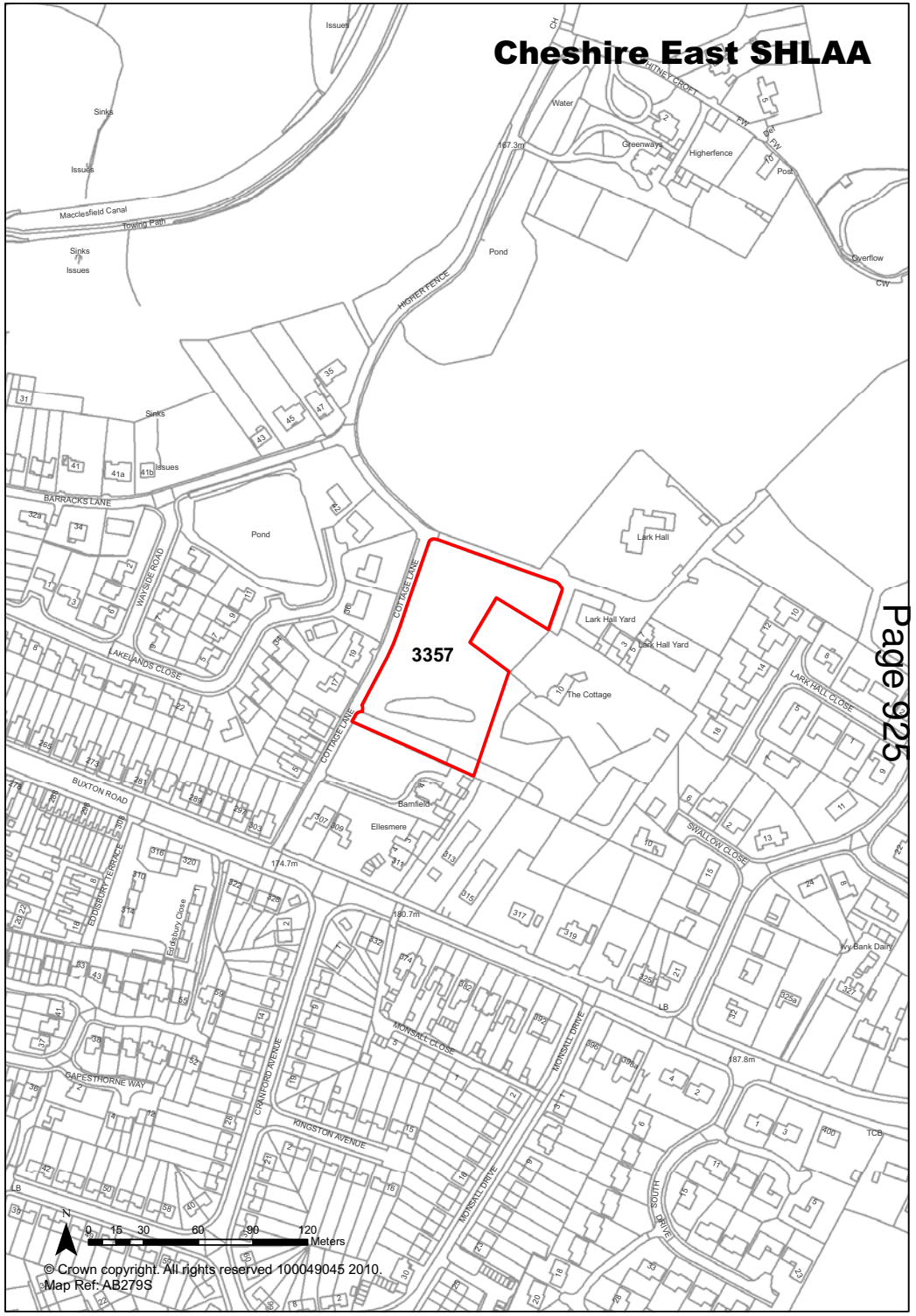


Ref	3357	Site Address	Land adjoining Lark Hall, Cottage Lane, Macclesfield

Town / Rural	Macclesfield - Edge / Extension	**Easting**	392946
		Northing	373487

Site Description	Vacant grassland.
Character of Area	Residential & open countryside.
Surrounding Land Uses	Residential and open countryside
Physical Constraints	Flood zone 1 - little or no risk. Located on potential contaminated site. Potential air quality issues. Trees on site. Undulating site.
Policy Restrictions	Green Belt and area of special county value. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (proximity to AQMA). Consideration of biodiversity.
Sustainability	Greenfield site is sustainably located.
Accessibility	Access is possible.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	0.71
Potential Capacity	22
Potential Net Capacity	22
Potential Density	31.04
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	22
Years 11-15	0



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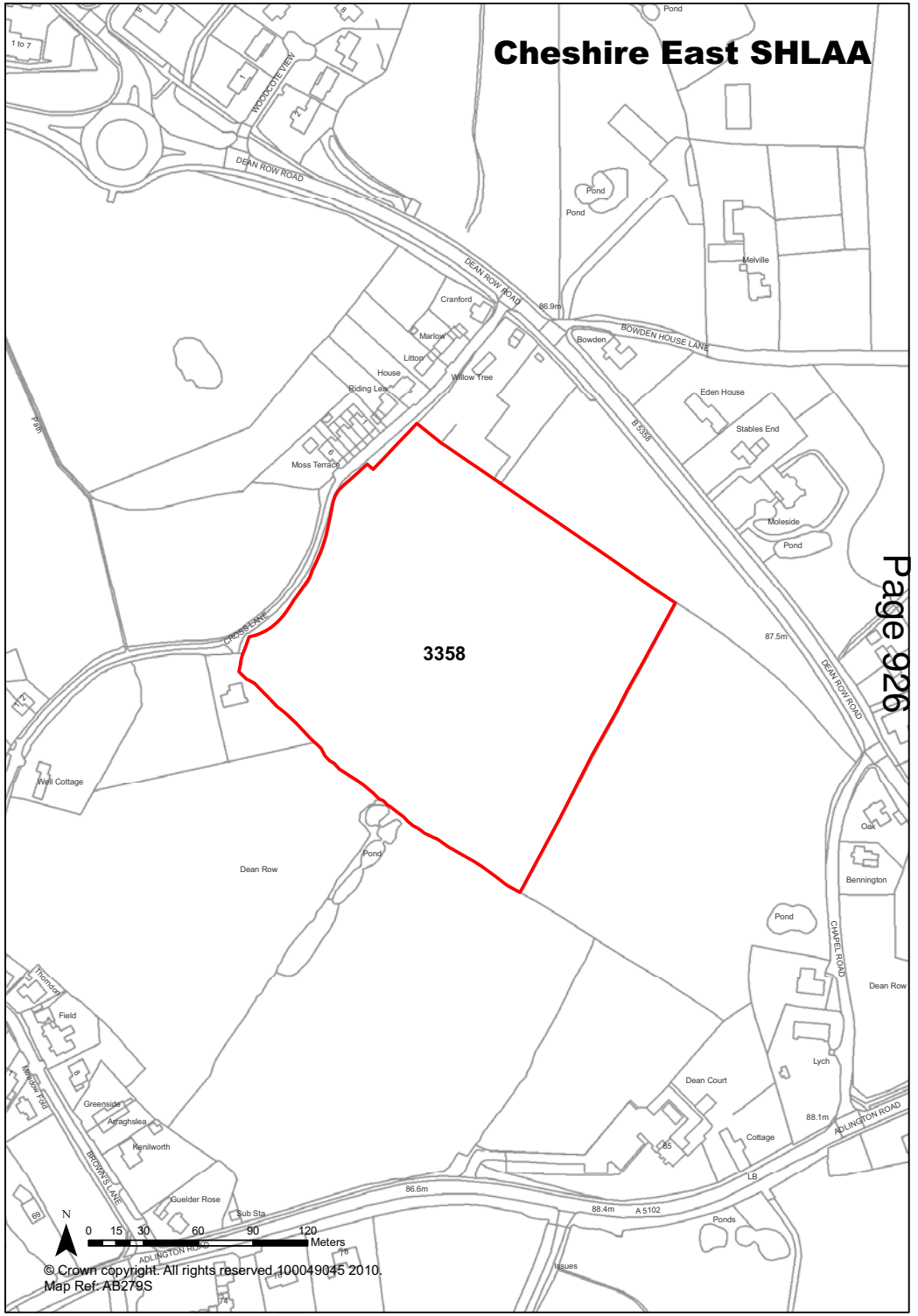
Map Ref: AB279S

Ref	3358	Site Address	Land to the east of Cross Lane, Wilmslow

Town / Rural	Wilmslow - Edge / Extension	**Easting**	386907
		Northing	381751

Site Description	Grazing land.
Character of Area	Open countryside
Surrounding Land Uses	Residential and open countryside.
Physical Constraints	Flood zone 1 - little or no risk. Located on potential contaminated site. Trees and hedges to boundary. Overhead lines crossing site. Ponds adjacent to site. Levels appear generally flat.
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Managing Constraints	Consultation with Contaminated Land Officer. Considerationof overhead lines and biodiversity with production of a Protected Species survey.
Sustainability	Greenfield site is not considered sustainable.
Accessibility	Access is possible.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	3.07
Potential Capacity	93
Potential Net Capacity	93
Potential Density	30.29
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	90
Years 11-15	3



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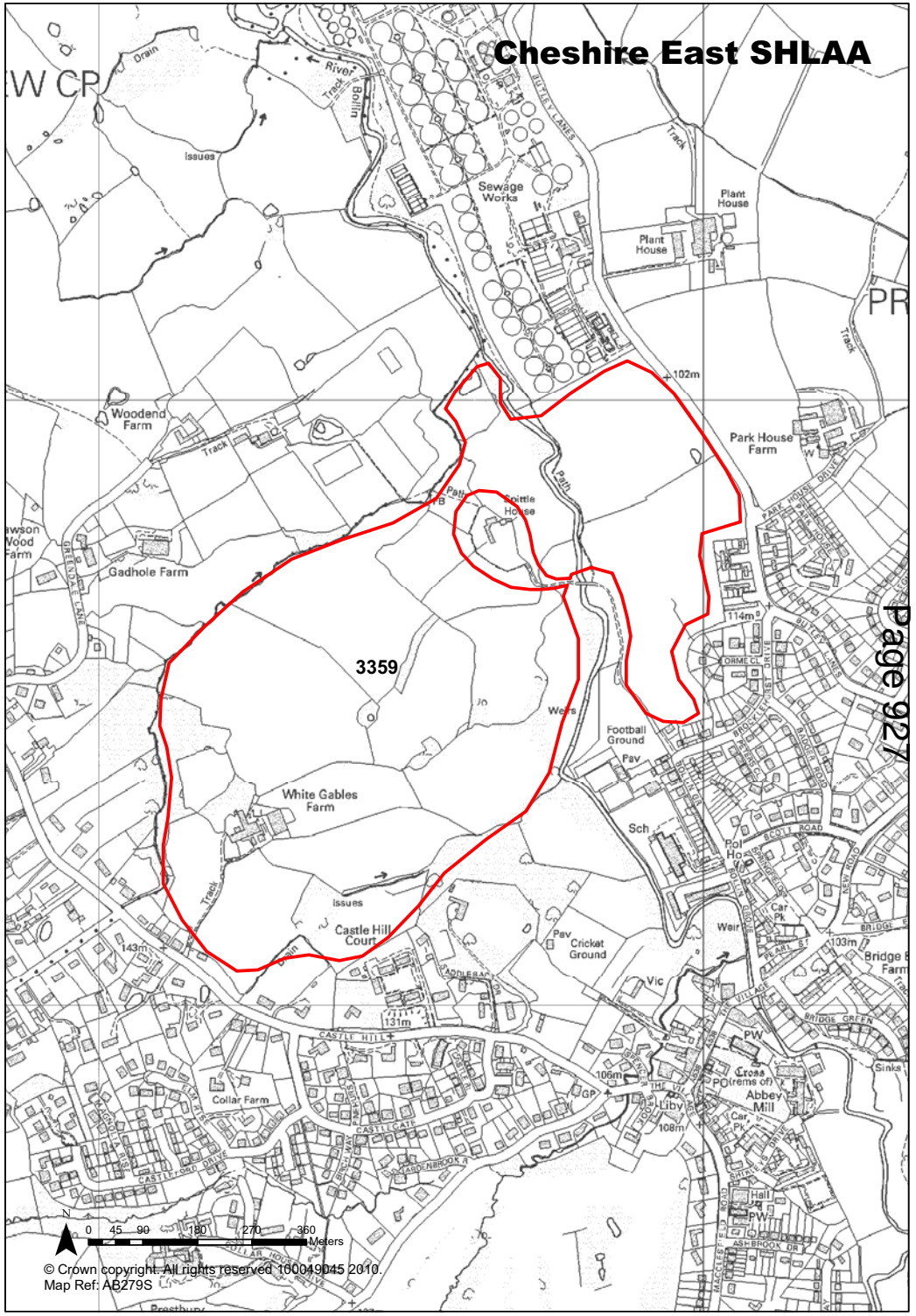
Map Ref: AB279S

Ref	3359	Site Address	Land surrounding White Gables Farm, Castle Hill, Prestbury

Town / Rural	Prestbury - Edge / Extension	**Easting**	389539
		Northing	377547

Site Description	Agricultural land.
Character of Area	Open countryside.
Surrounding Land Uses	Open countryside.
Physical Constraints	Part of site within flood zone 3. Trees and hedges to field boundaries, proximity to sewage works. Located on potential contaminated site. Potential air quality issues. Located in close proximity to a Scheduled Monument and a flood risk area. Pond and buildings on site. Sloping to site.
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Consideration of Scheduled Monument and flood risk with production of a Flood Risk Assessment. Consideration of biodiversity with the productionof a Protected Species survey.
Sustainability	Site is not considered sustainable.
Accessibility	Access is possible.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	50
Potential Capacity	1500
Potential Net Capacity	1500
Potential Density	30
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



Ref 3361 Site Address Land at Adlington Road, Bollington

Town / Rural	Bollington	**Easting** 393061	**Northing** 377969
Site Description	Commercial.	**Site Size Net (Ha)**	0.33
Character of Area	Generally residential.	**Potential Capacity**	14
Surrounding Land Uses	Residential and public footpath.	**Potential Net Capacity**	14
Physical Constraints	Part of the site within flood zone 2 - medium risk. Buildings on site. Located on potential contaminated site. Sloping site. Located adjacent to the Middlewood Way. Trees on site.		
Policy Restrictions	Located within the settlement boundary of Bollington within a Conservation Area and a predominantly residential area.	**Potential Density**	42.42
Managing Constraints	Consultation with Contaminated Land Officer. Consideration of biodiversity and flood risk and production of a Flood Risk Assessment. Considerationof the setting of the Conservation Area.	**Determination of Capacity**	Density multiplier - sustainable development
Sustainability	Site is considered sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	14
Deliverability	Deliverable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



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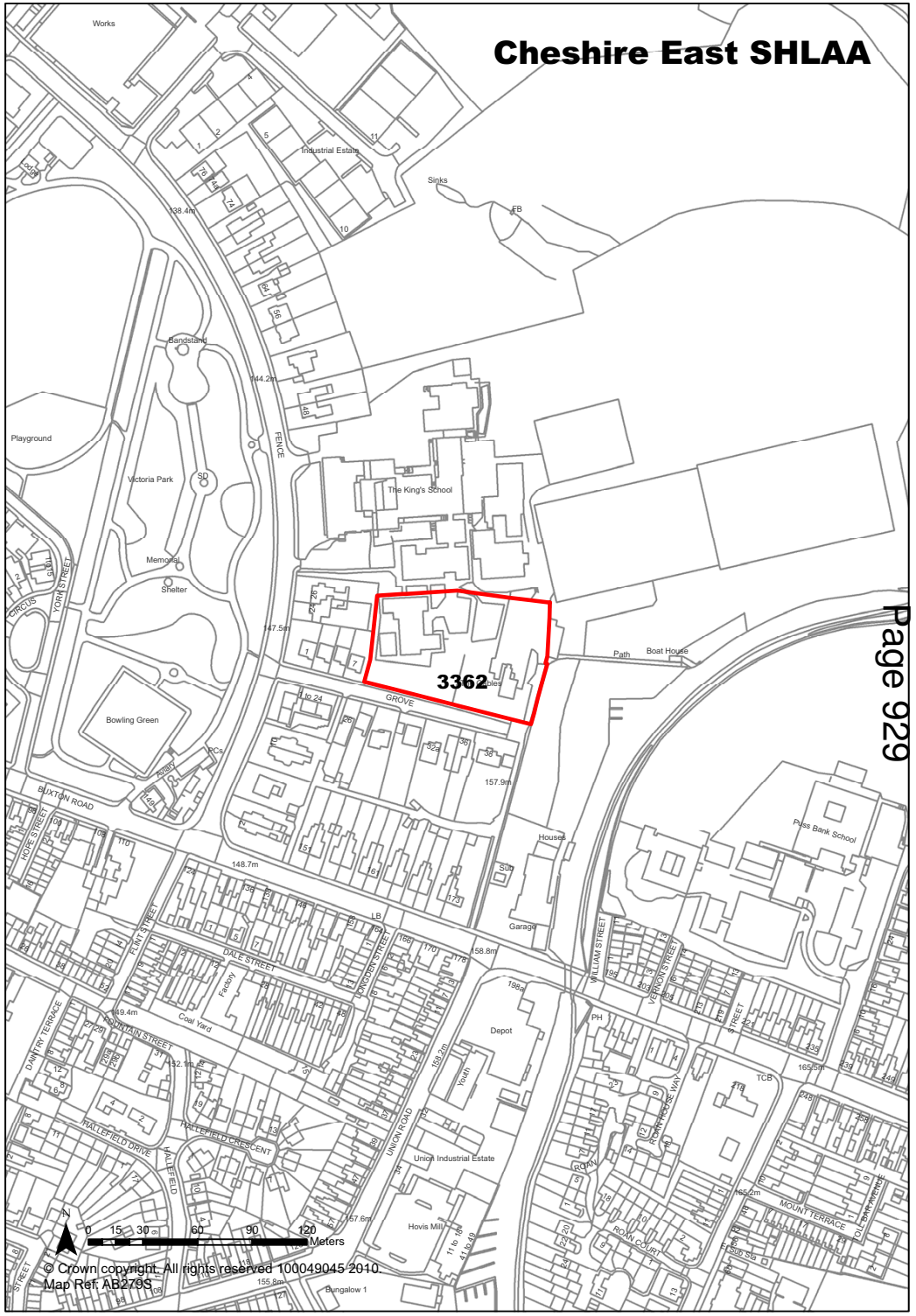
Ref 3362 Site Address Land at Lime Grove, Macclesfield

Town / Rural	Macclesfield	**Easting** 392435	**Northing** 373688

Site Description	Part of the Kings School.
Character of Area	Generally residential.
Surrounding Land Uses	Educational use and residential.
Physical Constraints	Flood zone 1- little or no risk. Buildings on site. Trees and hedges on site. Located on potential contaminated site. Potential air quality issues. Site appears flat.
Policy Restrictions	Site is located within the settlement boundary of Macclesfield in a predominantly residential area. Located adjacent to a Conservation Area. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (proximity to AQMA). Consideration of biodiversity and the setting of the Conservation Area.
Sustainability	Site is considered sustainable.
Accessibility	Access is possible
Other Information	Agents acting on behalf of The Kings School have highlighted that this site is not available now but that it is possible that part of all of it could be surplus to requirements within the LDF period.
Brownfield / Greenfield	Mixed
Suitability	Suitable
Availability	Available - Medium Term
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	0.56
Potential Capacity	31
Potential Net Capacity	31
Potential Density	30.39
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	31
Years 11-15	0

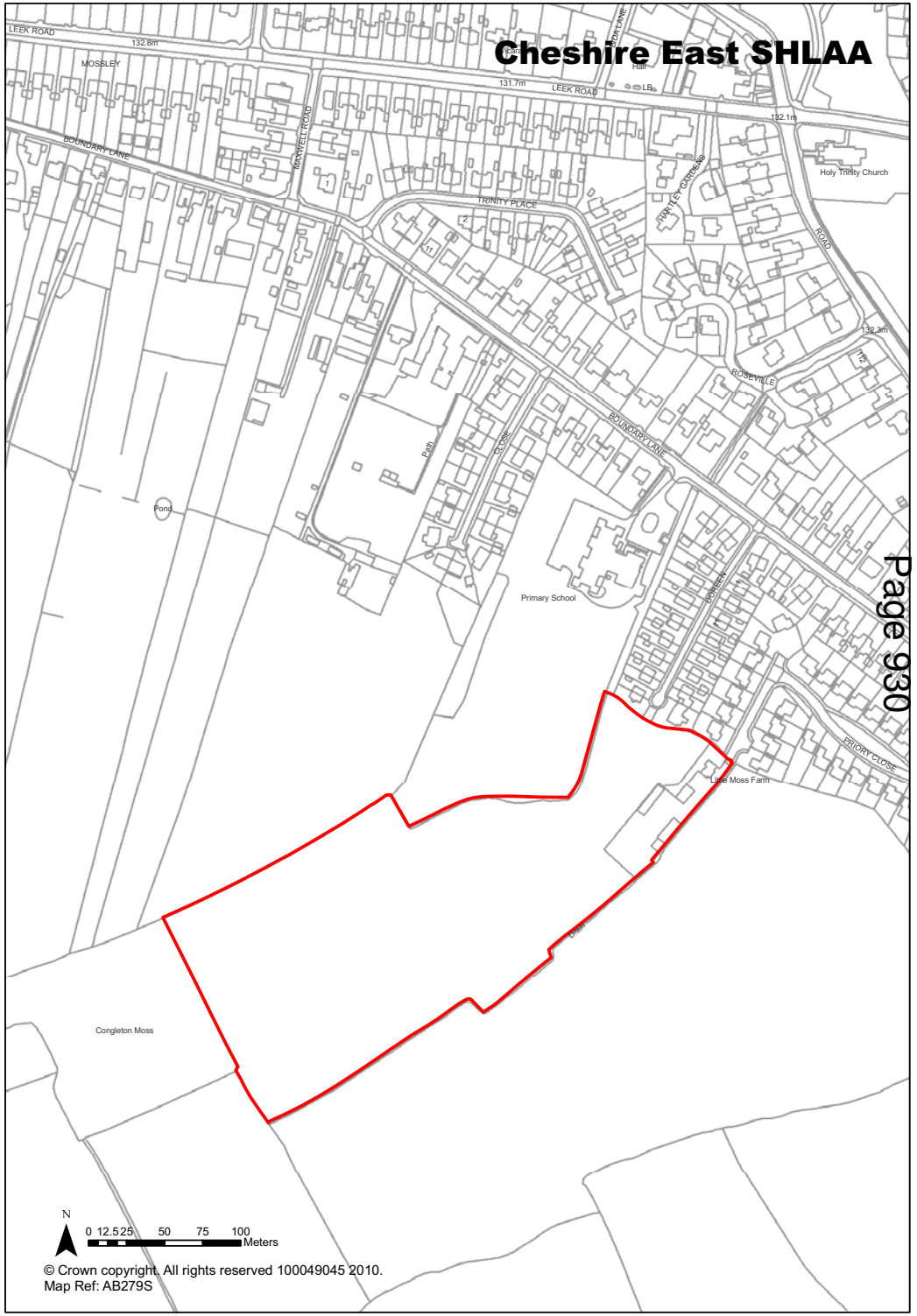


Ref	3367	Site Address	Land at Little Moss Farm, Priory Close, Congleton

Town / Rural	Congleton - Edge / Extension	**Easting**	387535
Northing	361321		

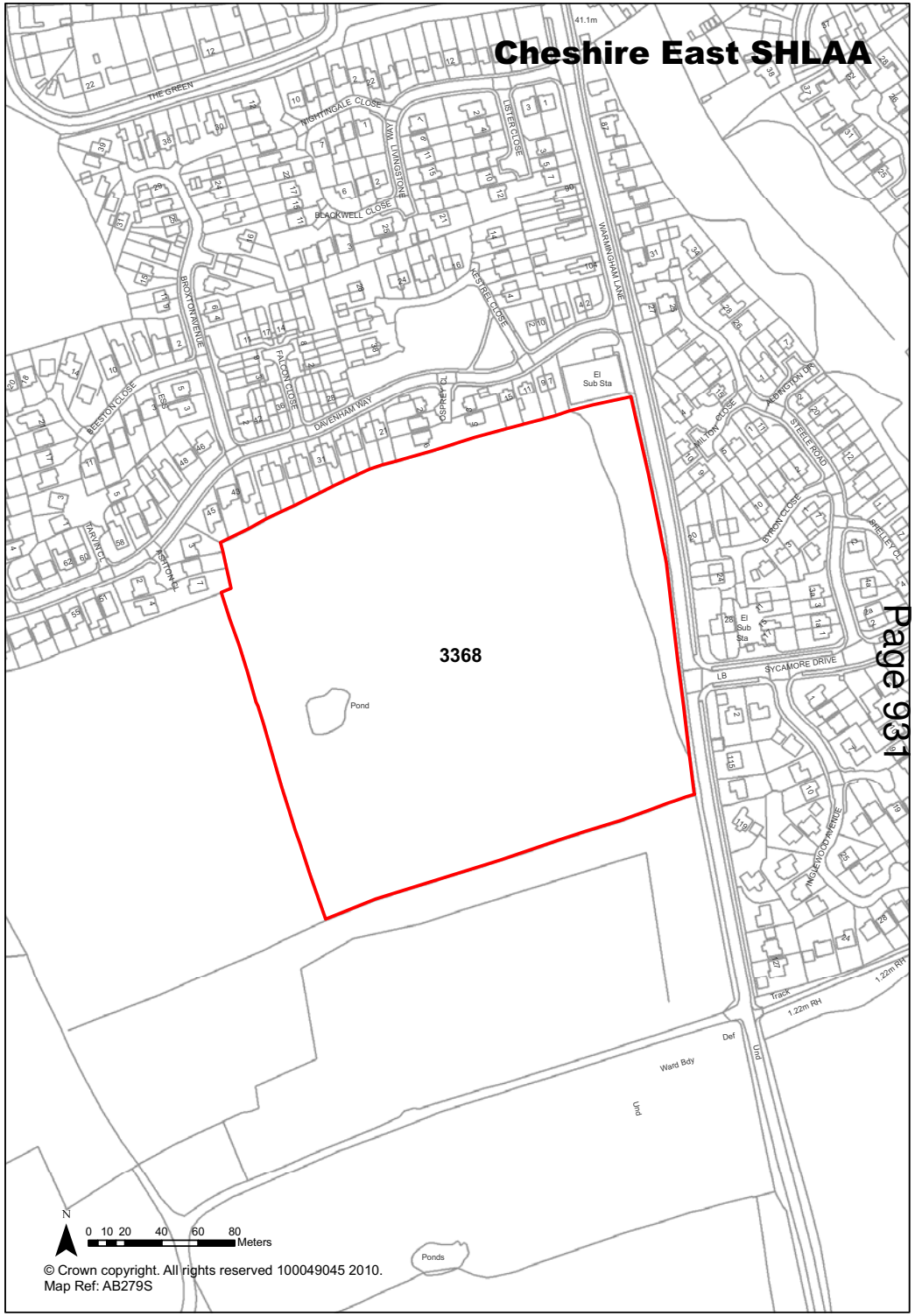
Site Description	Agricultural land and buildings and storage uses	**Site Size Net (Ha)**	4.34
Character of Area	Open countryside and residential.	**Potential Capacity**	65
Surrounding Land Uses	Open countryside. Residential. Primary School.	**Potential Net Capacity**	65
Physical Constraints	Flood zone 1 - little or no risk. Hedges to field boundaries and to boundaries of site. Potential air quality issues. Slightly undulating site. Farm buildings on site.		
Policy Restrictions	Green Belt and area of special control for adverts. Adjacent to Congleton Moss SBI.	**Potential Density**	14.96
Managing Constraints	Air quality assessment may be required (size of development or proximity to AQMA). Consideration of biodiversity.	**Determination of Capacity**	Density multiplier based on half of the site coming forward for housing development and other half for open space and biodiversity uses.
Sustainability	Greenfield site is within walking distance of bus stops and a local school.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information	Agent has states that it is the intention of the owner to develop half of the site for housing with the remainder of the site being given over for Public Open Space and the provision of a wildlife corridor.	**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

Cheshire East SHLAA - Update January 2013



Ref 3368 Site Address Land off Warmingham Lane, Middlewich

Town / Rural	Middlewich - Edge / Extension	**Easting** 370782	**Northing** 364305
Site Description	Agricultural land.	**Site Size Net (Ha)**	5.12
Character of Area	Open countryside, some residential to north	**Potential Capacity**	154
Surrounding Land Uses	Agricultural (grazing), residential to north	**Potential Net Capacity**	154
Physical Constraints	Electricity poles cross eastern side of site to an electricity substation adjoining site. Trees and hedgerows on field boundaries, ponds within site. The Strategic Highways Manager has concern over the capacity and standard of frontage network which is likely to need upgrade for necessary carriageway widening and provision of footways/cycleway. Potential air quality issues. Brine subsidence area. Slightly undulating site.		
Policy Restrictions	Open Countryside, area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Potential Density**	30.08
Managing Constraints	Site to include a significant proportion of open space and landscaping to mitiagte for potential impact on local area. The Strategic Highways Manager would recommend a draft TA with full accessibility study and travel plan framework prior to application process. Air quality assessment may be required (size of development). Consideration of overhead lines and biodiversity with production of a Protected Species survey. Consultation with Cheshire Brine Subsidence Compensation Board.	**Determination of Capacity**	Density multiplier
Sustainability			
Accessibility	Local and strategic highway network concerns to be discussed with Highways. Contribution to Middlewich Eastern by-pass required. Section 106, S278 and S38 agreements required.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		



Ref 3368 Site Address Land off Warmingham Lane, Middlewich

Availability	Available - site under option
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Current Year	0
Years 1-5	0
Years 6-10	90
Years 11-15	64

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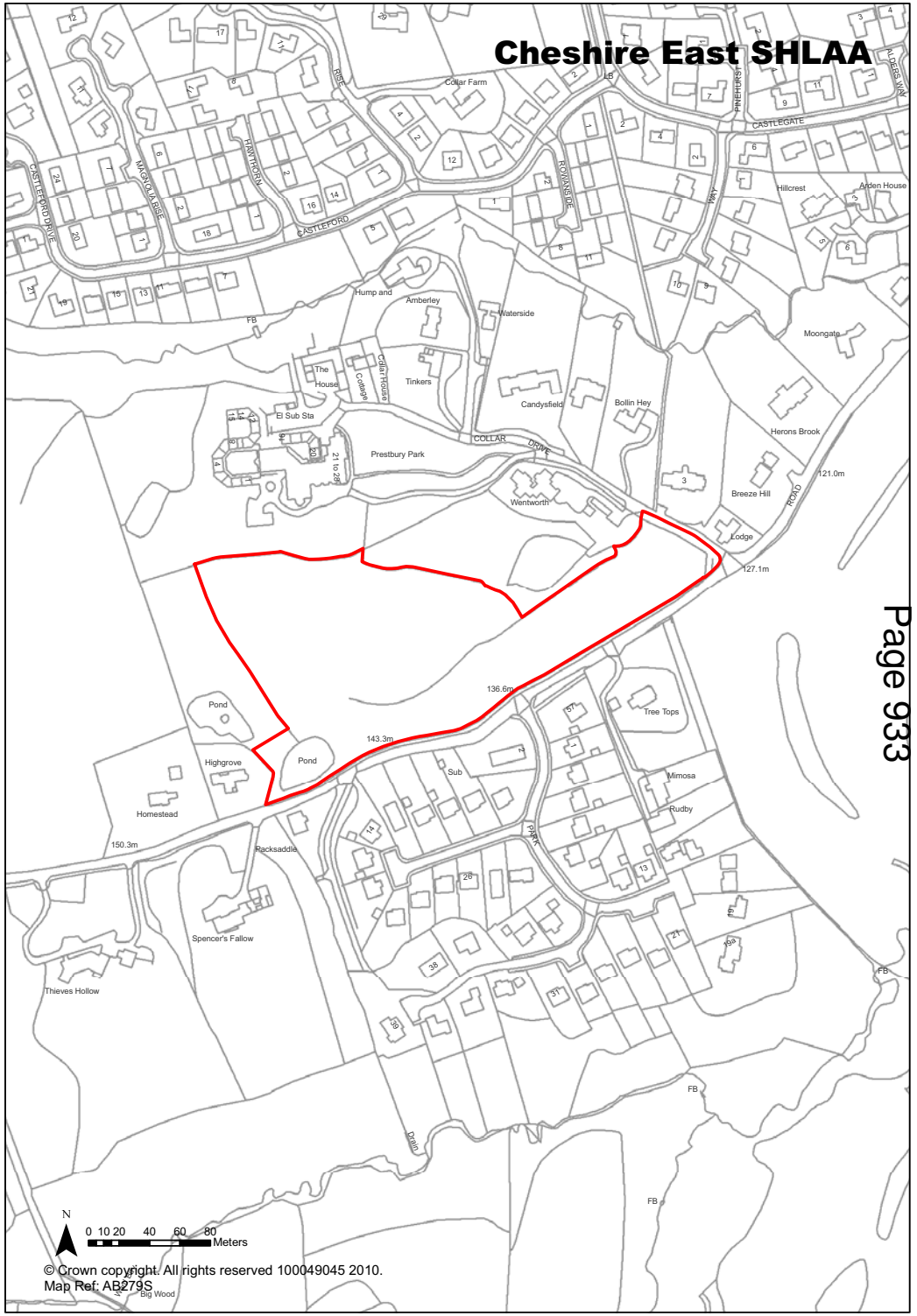
Ref	3372	Site Address	Land to north of Chelford Road, Prestbury

Town / Rural	Prestbury - Edge / Extension	**Easting**	389212
		Northing	376457

Site Description	Vacant grassland.
Character of Area	Residential and Open countryside
Surrounding Land Uses	Residential and Open countryside / Green Belt
Physical Constraints	Flood zone 1 - little or no risk. Pond on site. Trees on site and trees and hedges to boundary. Located on potential contaminated site. Undulating site. Pond on site.
Policy Restrictions	Green Belt, Area of Special County Value. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Managing Constraints	Consultation with Contaminated Land Officer. Consideration of biodoversity and production of a Protected Species survey.
Sustainability	Site is not considered sustainable.
Accessibility	Access is possible.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	2.82
Potential Capacity	85
Potential Net Capacity	85
Potential Density	30.14
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	85
Years 11-15	0

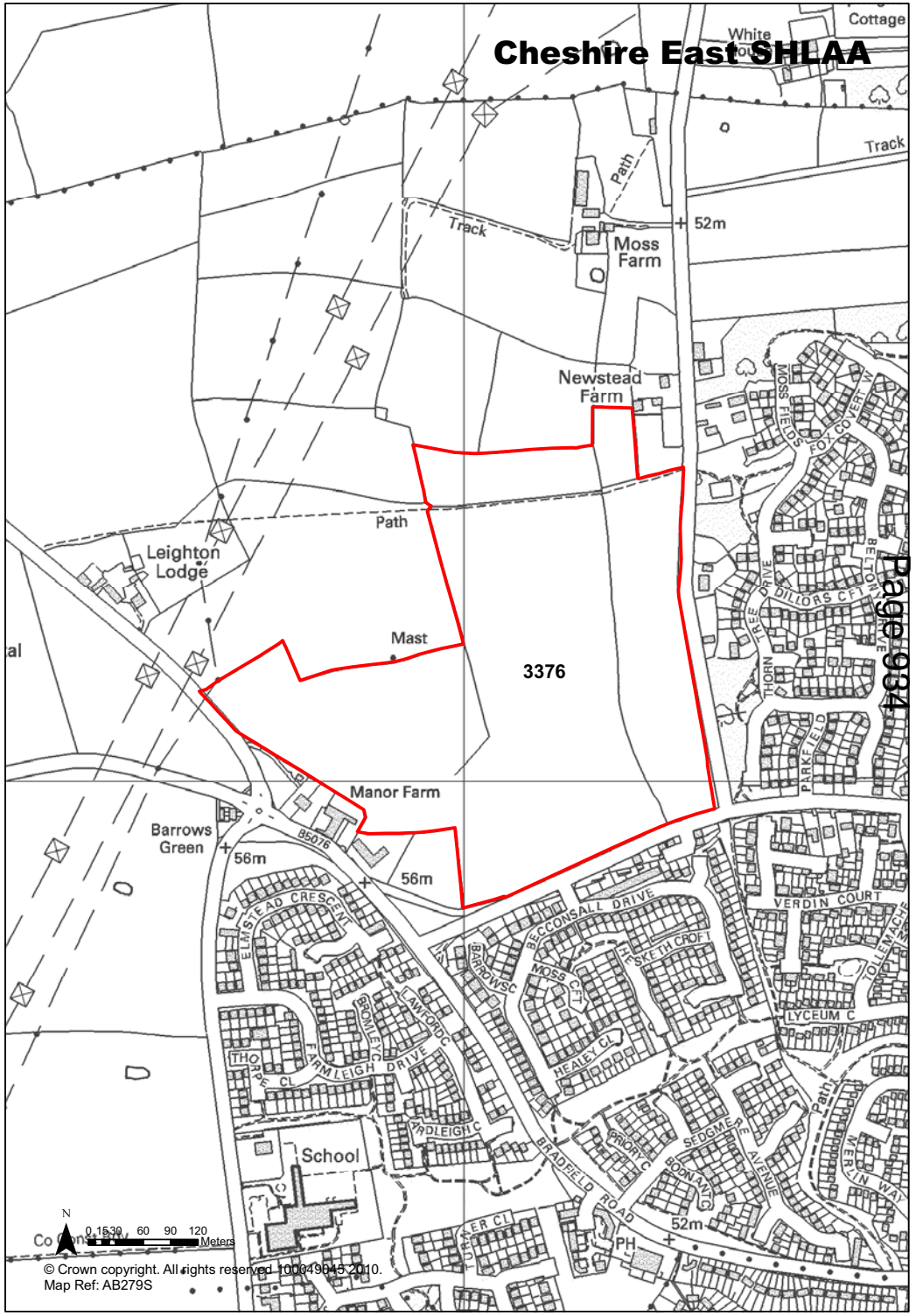


Ref 3376 Site Address Land north of Parkers Road, Leighton

Town / Rural	Crewe - Edge / Extension	**Easting** 369059	**Northing** 358102

Site Description	Agricultural land
Character of Area	Residential and open countryside
Surrounding Land Uses	Residential and open countryside
Physical Constraints	Flood zone 1- little or no risk. Small part of site located on potential contaminated site. Potential air quality issues. Footpath crossing through part of site. Trees and hedges on site. Levels appear generally flat.
Policy Restrictions	Open countryside and within NATs safeguarding zone.
Managing Constraints	Transport Assessment would be required. S106, S278 and S38 agreements may be required. Consultation with Contaminated Land Officer. Air quality assessment may be required. Consideration of biodoversity and accommodation/relocation of footpath. Surface water runoff should be calculated in accordance with Environment Agency guidelines.
Sustainability	Site within walking distance of a bus stop and hospital.
Accessibility	Consideration of traffic impact onto both the local and strategic highways infrastructure - discussion with highways required.
Other Information	Information provided by applicant as part of planning application has demonstrated that potential for contamination was limited to an infill pond and that there would be an insignificant increase in the level of pollutants in the air and no mitigation was required. A Transport Assessment has been submitted with the current planning application and mitigation measures agreed. The EIA suvbmitted with the current application demonstrates that the Great Crest Newts can be accommodated and that the footpath can be retain and upgraded.
Brownfield / Greenfield	Greenfield

Site Size Net (Ha)	14.84
Potential Capacity	400
Potential Net Capacity	400
Potential Density	26.95
Determination of Capacity	Developer Information.
Total Completions	0
Losses Completed	0
Remaining Losses	0



Ref 3376 Site Address Land north of Parkers Road, Leighton

Suitability	Suitable
Availability	Available
Achievability	Achievable
Deliverability	Deliverable
Development Progress	Awaiting S106
Application Number:	11/1879N

Current Year	0
Years 1-5	125
Years 6-10	250
Years 11-15	25

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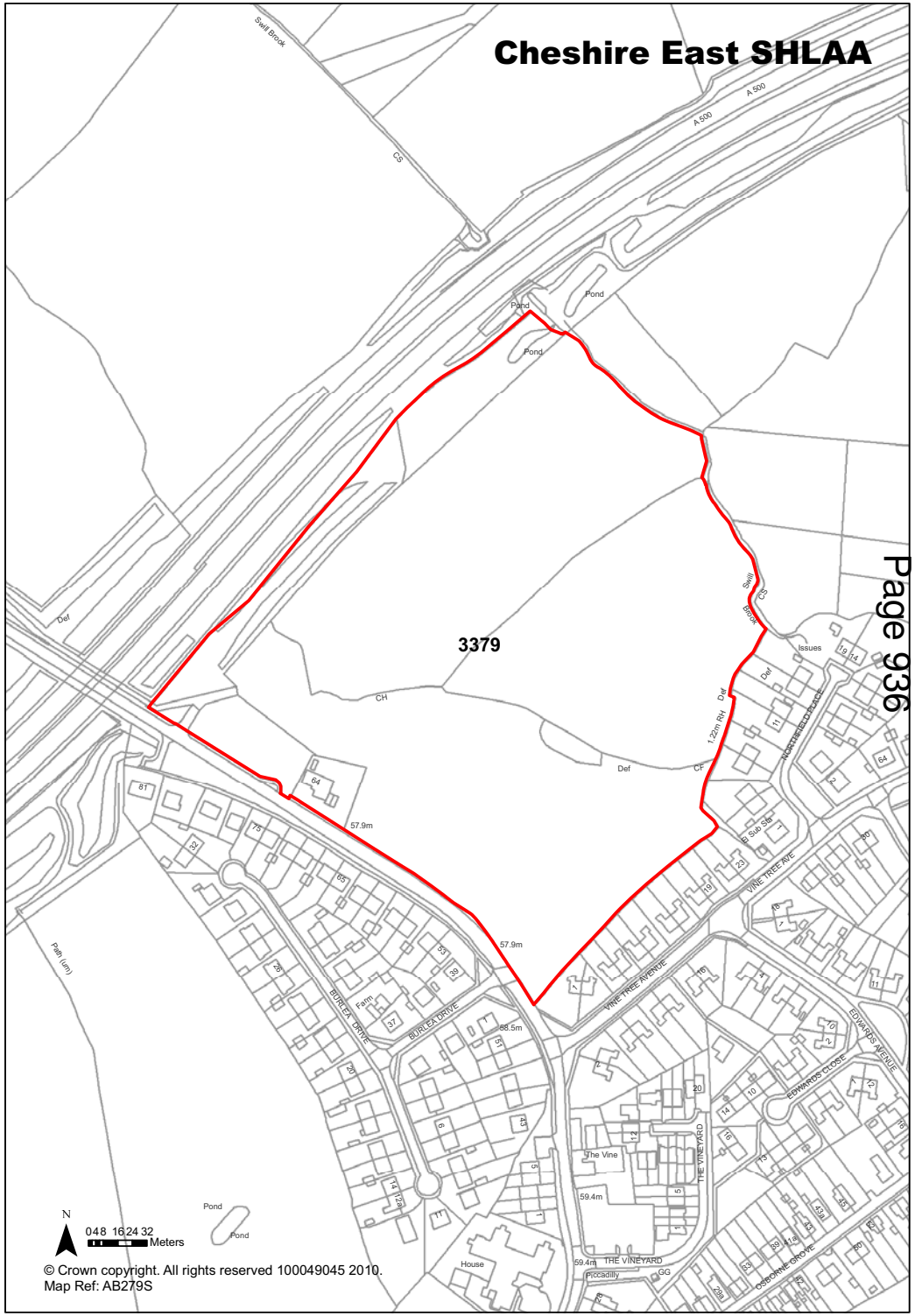
Ref 3379 Site Address Land off Rope Lane, Shavington

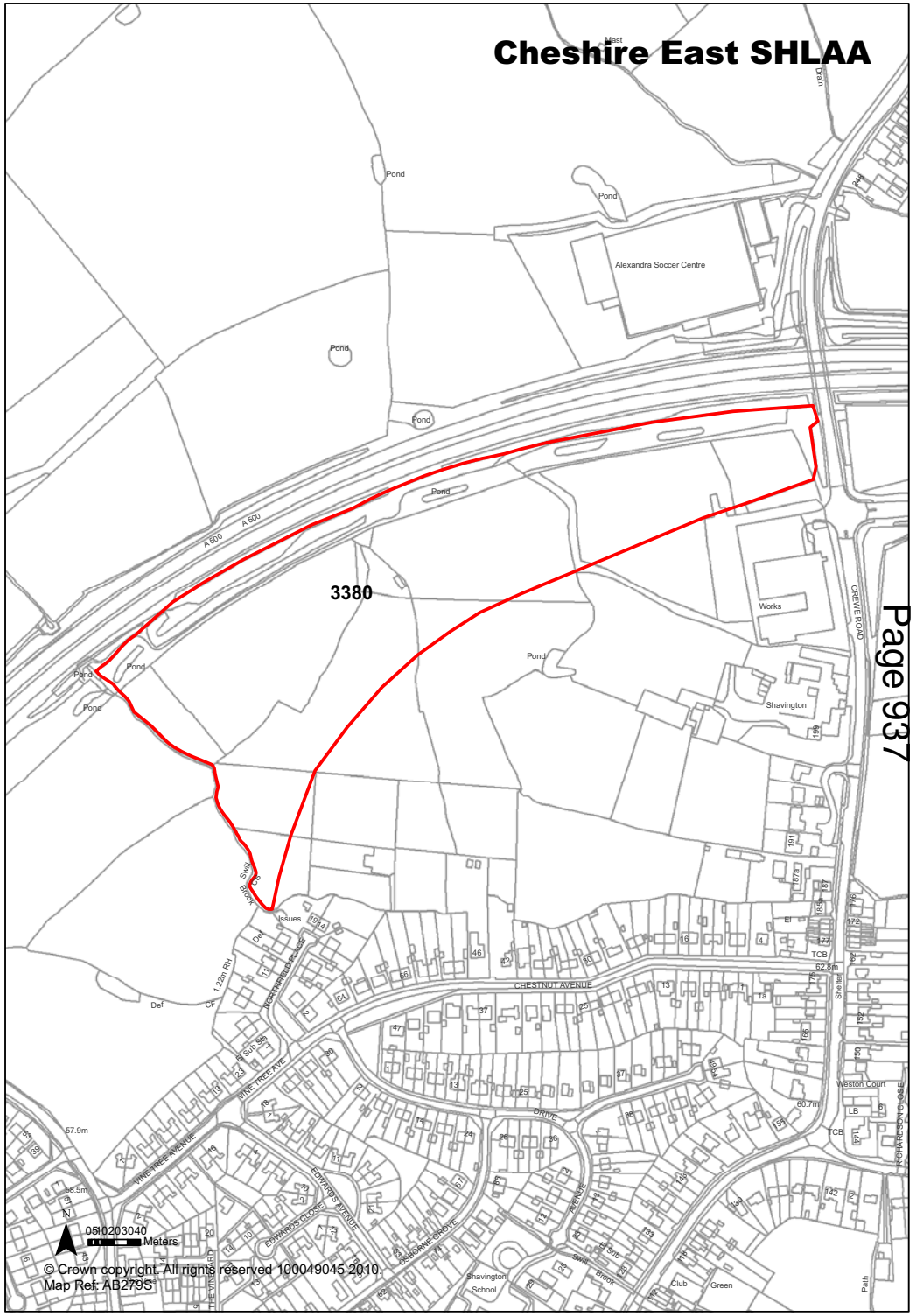
Town / Rural	Shavington - Edge / Extension	**Easting** 369871	**Northing** 352320
Site Description	Agricultural land	**Site Size Net (Ha)**	6.92
Character of Area	Open countryside and residential	**Potential Capacity**	208
Surrounding Land Uses	Open countryside, road, residential	**Potential Net Capacity**	208
Physical Constraints	Part of site within flood zones 2 and 3. Highway to edge of site. Located on potential contaminated site. Potential air quality and noise issues. Trees and hedges on site. Undulating site.		
Policy Restrictions	Green Gap and Open Countryside. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	30.06
Managing Constraints	Transport Assessment required. This development is likely to require financial contribution to the A500 link improvements to the M6. Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). PPG24 noise assessment required (road noise). Consideration of flood risk and production of a Flood Risk assessment. Consideration of biodiversity.	**Determination of Capacity**	Density multiplier
Sustainability	Site is within walking distance of a bus stop. Cycleway adjacent to site.		
Accessibility	This site would have an impact on the local and strategic highway infrastructure. S106, S278 and S38 are likely to be required.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available - site owned by developer	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	125
Development Progress	SHLAA Site - Awaiting Appeal Decision	**Years 11-15**	83
Application Number:	11/4549N		



Ref 3380 Site Address Land to the west of Crewe Road, Shavington

Town / Rural	Shavington - Edge / Extension	**Easting** 370138	**Northing** 352570

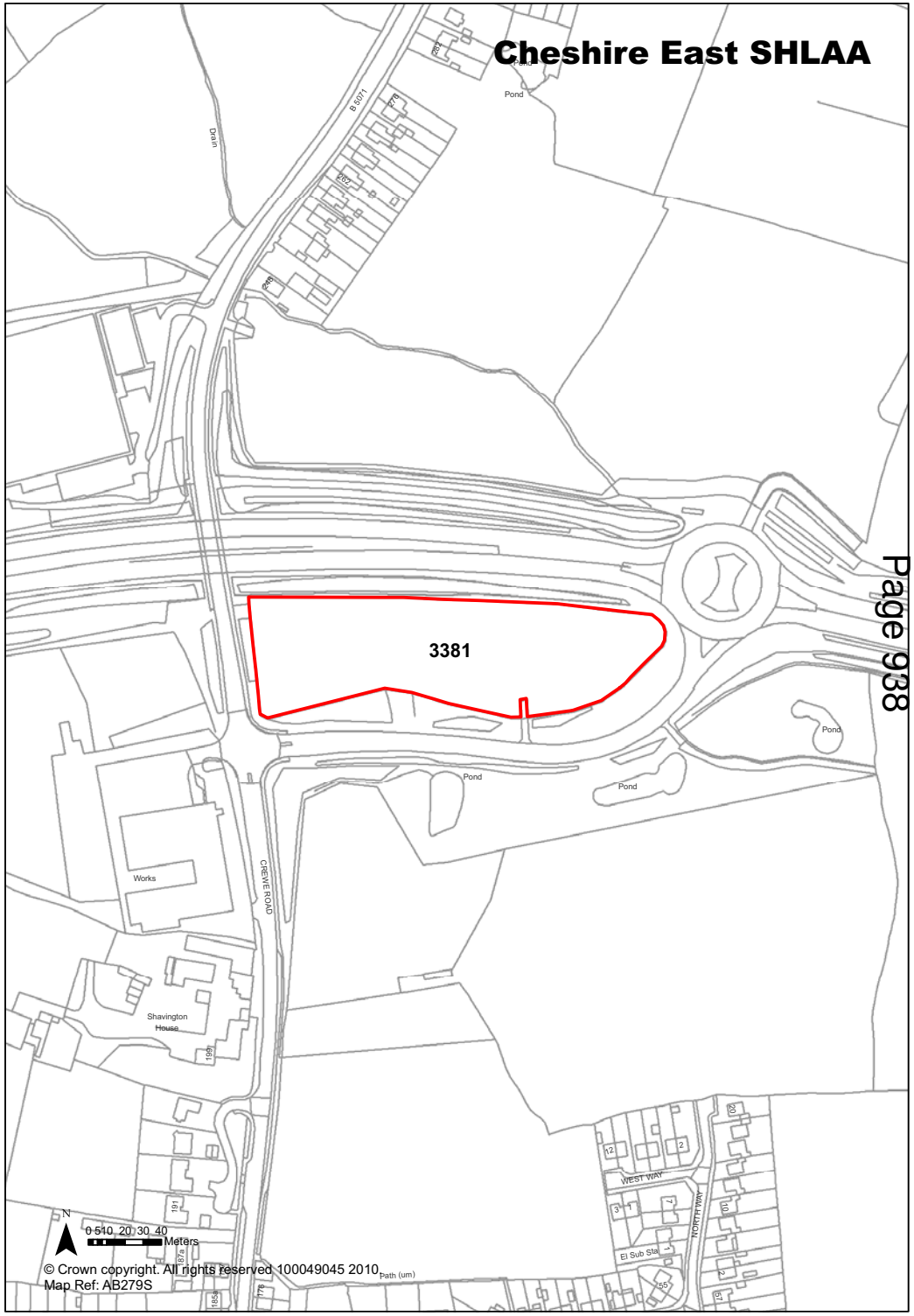
Site Description	Agricultural land	**Site Size Net (Ha)**	6.62
Character of Area	Open countryside, highway and residential	**Potential Capacity**	199
Surrounding Land Uses	Open countryside, highway and residential	**Potential Net Capacity**	199
Physical Constraints	Partof the site within flood zones 2 and 3. Highway to edge of site. Located on potential contaminated site. Potential air quality and noise issues. Trees, hedges and ponds on site. Undulating site.		
Policy Restrictions	Green Gap and Open Countryside. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	
Managing Constraints	Transport Assessment required. It is likely the development would need to provide financial contribution to the A500 link improvements to cater for development traffic. Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). PPG24 noise assessment required (road noise). Consideration of biodiversity and production of a Protected Species survey. Consideration of flood risk and production of a Flood Risk Assessment.	**Determination of Capacity**	Density multiplier
Sustainability	Site is within walking distance of a bus stop.		
Accessibility	Site would have an impact on the local and strategic highway infrastructure. S106, S278 and S38 agreements are likely to be required.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	90
Development Progress	SHLAA Site	**Years 11-15**	109
Application Number:			



Ref 3381 Site Address Crewe Road, Shavington.

Town / Rural	Shavington - Edge / Extension	**Easting** 370575	**Northing** 352684

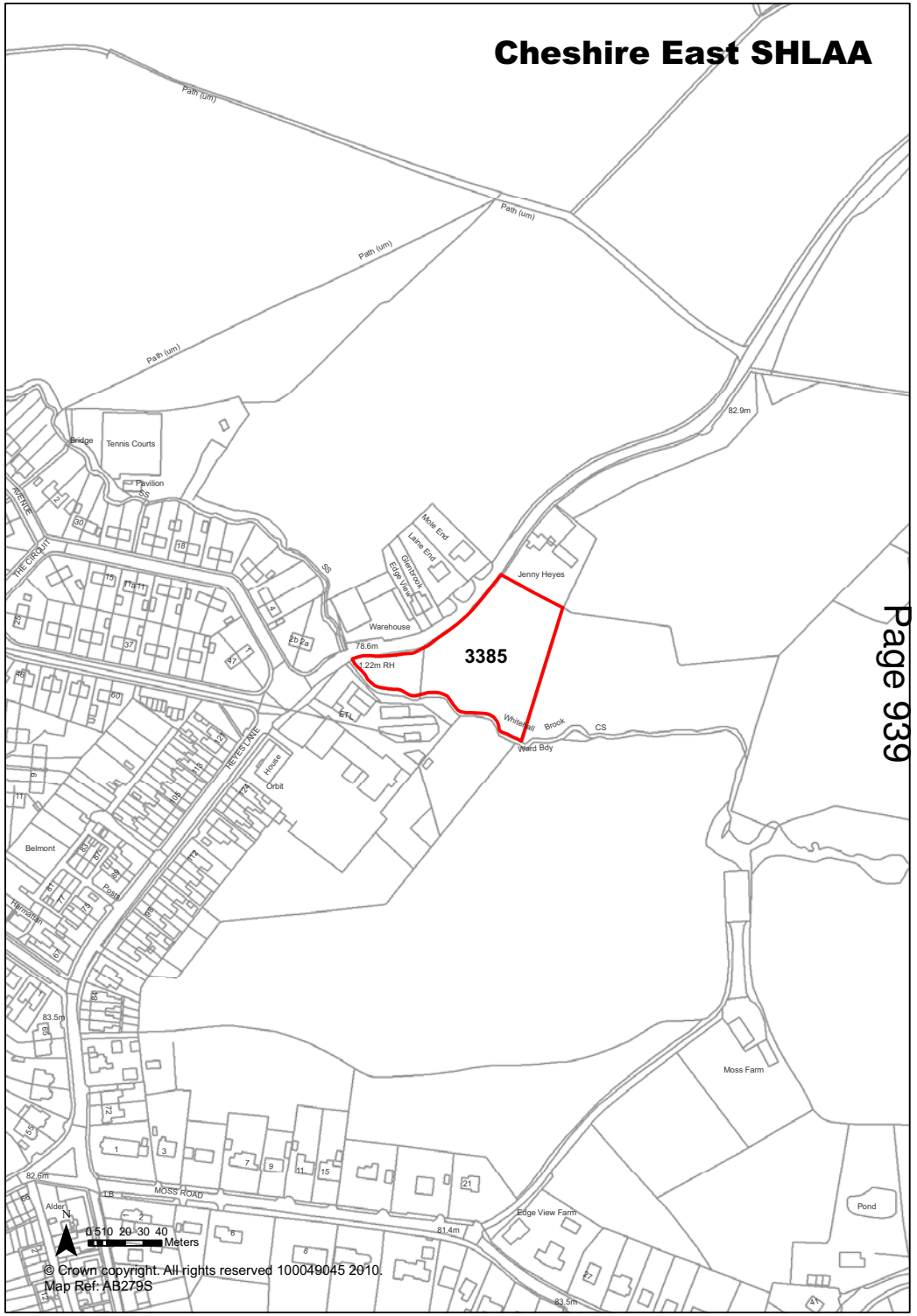
Site Description	Vacant grassland.	**Site Size Net (Ha)**	1.21
Character of Area	Open countryside.	**Potential Capacity**	37
Surrounding Land Uses	Open countryside and industry with the A500 to the north.	**Potential Net Capacity**	37
Physical Constraints	Flood zone 1 - little or no risk. Located on potential contaminated site. Trees on site. Levels appear generally flat. Possible noise issues fromthe A500.		
Policy Restrictions	Green Gap and open countryside. Surface water run off to be calculated in accordance with Environment Agency guidelines.	**Potential Density**	30.58
Managing Constraints	Consultation with Contaminated Land Officer. Consideration of biodiversity and flood risk with production of a Flood Risk Assessment.	**Determination of Capacity**	Density multiplier
Sustainability	Site is within walking distance of a bus stop.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref	3385	Site Address	Land to east of Heyes Lane, Alderely Edge

Town / Rural	Alderley Edge - Edge / Extension	**Easting**	385106	**Northing**	379067

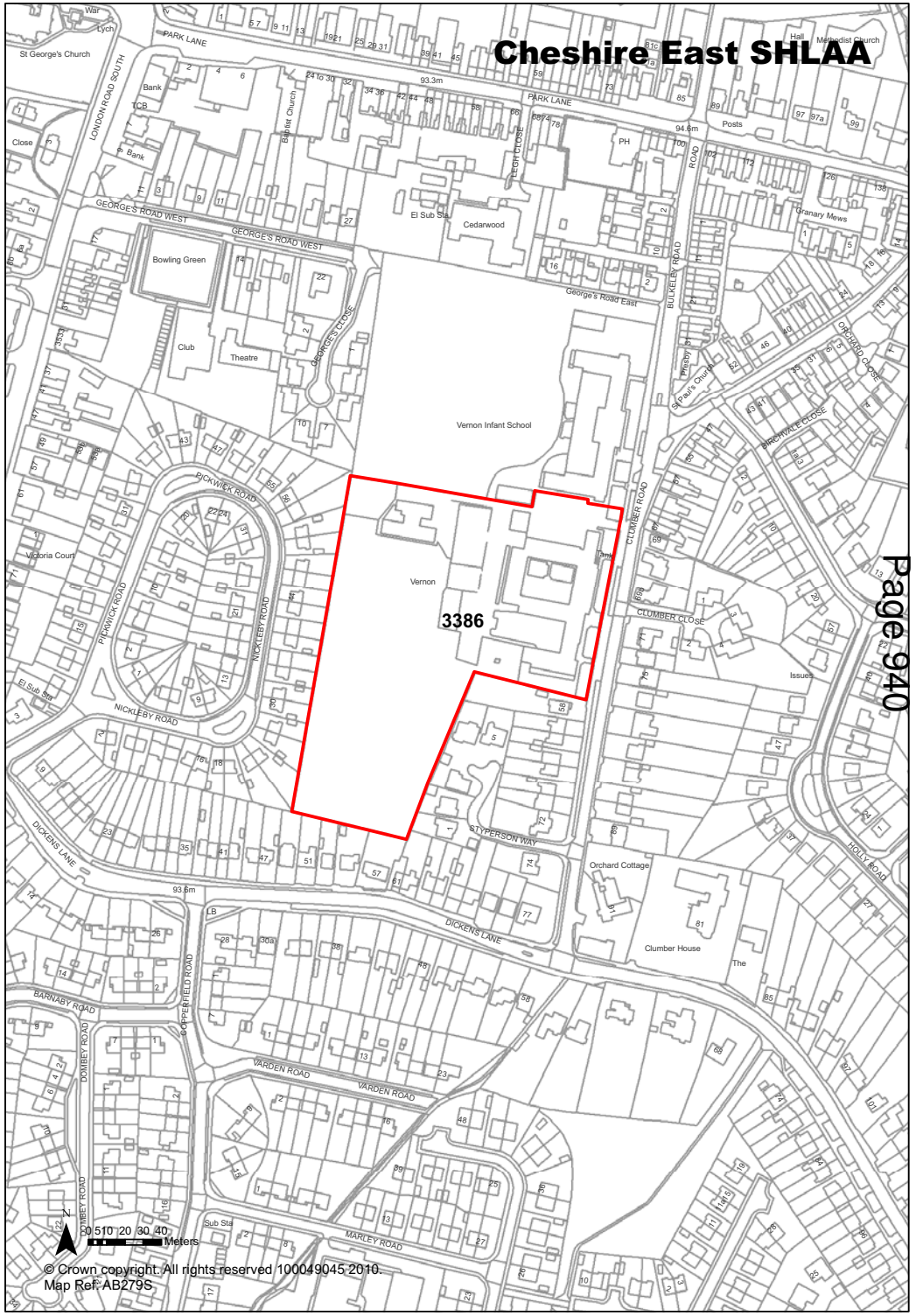
Site Description	Grassland.	**Site Size Net (Ha)**	0.46
Character of Area	Open Countryside.	**Potential Capacity**	14
Surrounding Land Uses	Residential and Open countryside.	**Potential Net Capacity**	14
Physical Constraints	Part of site lies within flood zones 2 and 3. Trees and hedges to boundary. Site appears generally flat. Located on potential contaminated land.		
Policy Restrictions	Green Belt. Surface water run off to be calculated in accordance with Environment Agency guidelines.	**Potential Density**	30.43
Managing Constraints	Consultation with Contaminated Land Officer. Consideration of flood risk and production of a Flood Riask Assessment. Considerationof biodoversity.	**Determination of Capacity**	Density mulitplier
Sustainability	Site is considered sustainable		
Accessibility	Access is possible.	**Total Completions**	0
Other Information	Bus stop within 230m. Post office within 710m. Medical facilities within 1100m. Primary school within 700m. Open space within 210m.	**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	14
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref	3386	Site Address	Remainder of site of Vernon County Infant School, Bulkeley Road, Poynton

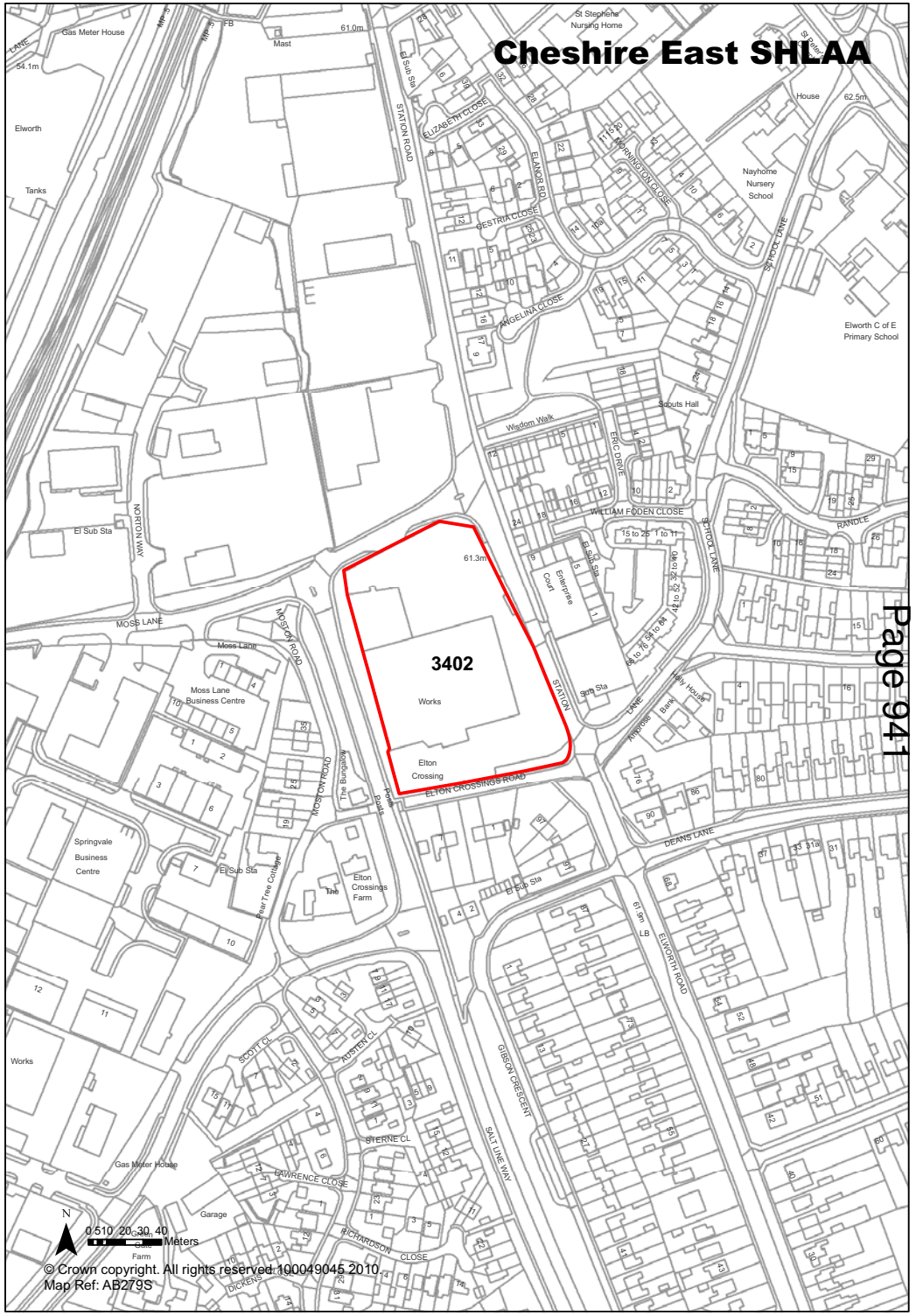
Town / Rural	Poynton	**Easting**	392128
		Northing	383247

Site Description	School buildings and open space	**Site Size Net (Ha)**	2.17
Character of Area	Residential	**Potential Capacity**	66
Surrounding Land Uses	Residential	**Potential Net Capacity**	66
Physical Constraints	Flood zone 1 - little or no risk. Level site. Landscaping to boundaries. Adjacent residential of 2 storeys. Access / relationship to Clumber Road / Bulkeley Road. Located on potential contaminated site. Site currently in use. Trees on site.		
Policy Restrictions	Existing Open Space. Surface water run off to be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Potential Density**	30.41
Managing Constraints	Consultation with Contaminated Land Officer. Consideration of biodoversity and replacement/relocation of open space and school.	**Determination of Capacity**	Density multiplier
Sustainability	Site is considered sustainable.		
Accessibility	Access is possible	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Suitable		
Availability	Not Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



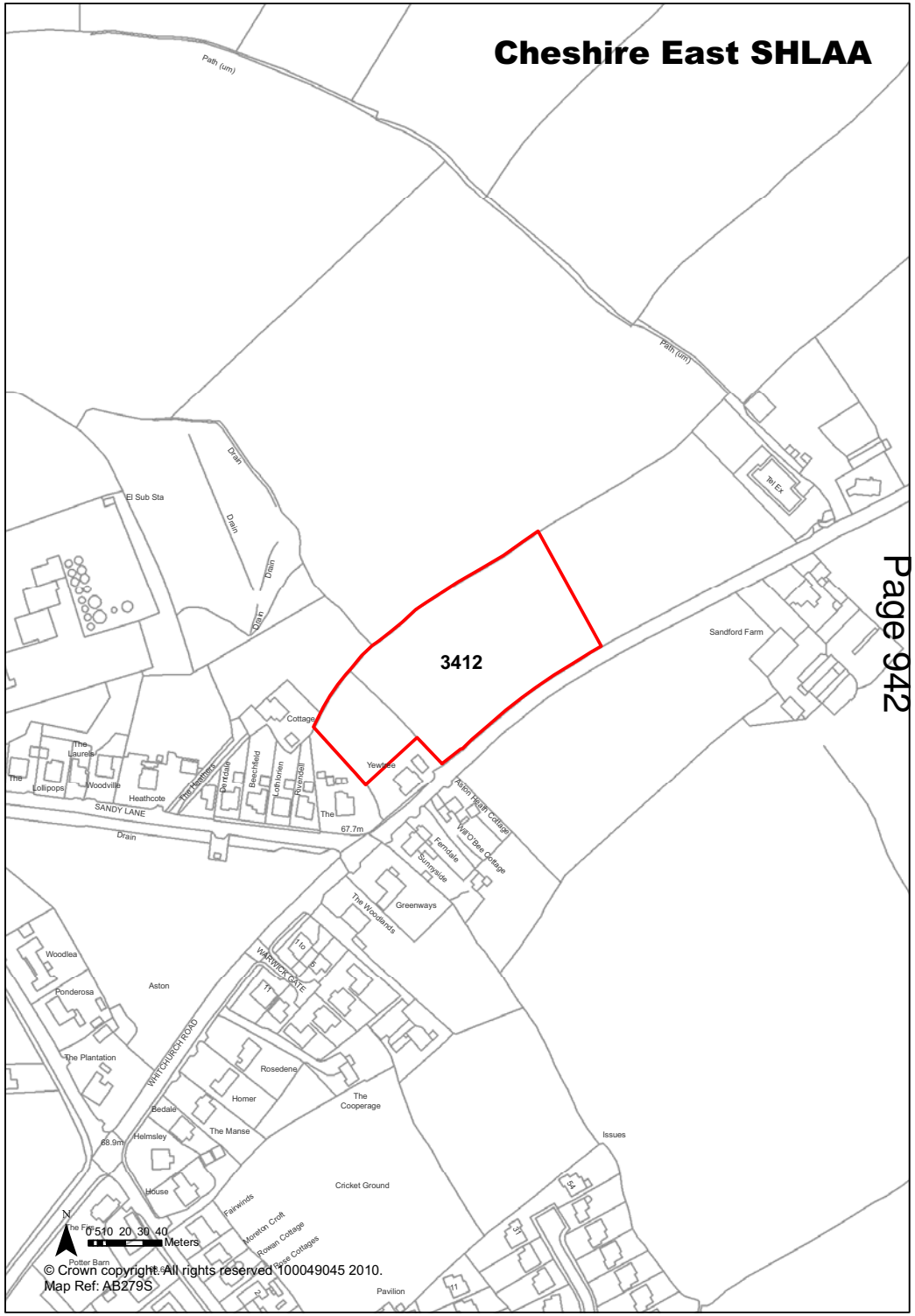
Ref 3402 Site Address Land at Moss Lane, Sandbach

Town / Rural	Sandbach	**Easting** 373845	**Northing** 361008
Site Description	Industrial unit and yard	**Site Size Net (Ha)**	1.2
Character of Area	Residential and commercial	**Potential Capacity**	48
Surrounding Land Uses	Residential and distribution	**Potential Net Capacity**	48
Physical Constraints	Flood zone 1 - little or no risk. Flat site. Building on site. Hardstanding on site. Building currently in short term use (approx. 18mths from July 2010). Within Albion Inorganic Chemicals outer consultation zone.		
Policy Restrictions	Within the SZL of Sandbach . Currently site is within employment use (E10).	**Potential Density**	40
Managing Constraints	Consideration of loss of employment site. Consideration of amenity of potential residents of new development.	**Determination of Capacity**	Density multiplier - sustainable development
Sustainability	Site is considered sustainable		
Accessibility	Access is possible	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	48
Deliverability	Deliverable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 3412 Site Address Land at Yew Tree House, Whitchurch Road, Aston, Nantwich

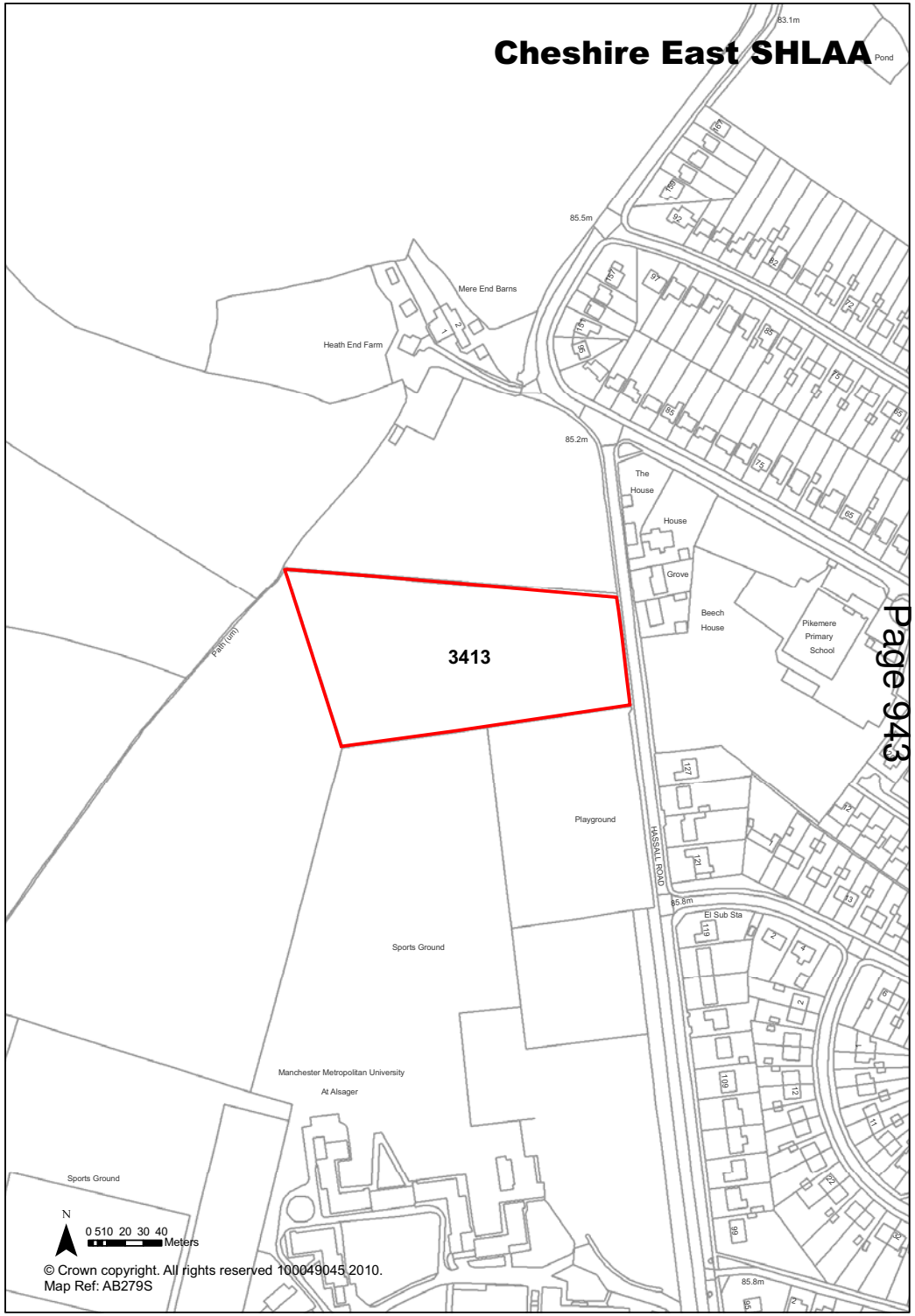
Town / Rural	Rural	**Easting** 361408	**Northing** 346805
Site Description	Grazing land	**Site Size Net (Ha)**	1.03
Character of Area	Open countryside and residential	**Potential Capacity**	31
Surrounding Land Uses	Open countryside and residential	**Potential Net Capacity**	31
Physical Constraints	Flood zone 1 - little or no risk. Trees and hedges to boundary. Site appears flat. Garden land to rear of dwelling (Yewtree). Yew Tree House is a listed building		
Policy Restrictions	Open Countryside. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	30.1
Managing Constraints	Access to be discussed with highways. Consideration of setting of listed building and biodiversity.	**Determination of Capacity**	Density multiplier
Sustainability	Site is not considered sustainable.		
Accessibility	Access to be discussed with highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	31
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref	3413	Site Address	Land north of MMU Campus, Hassall Road, Alsager

Town / Rural	Alsager - Edge / Extension	**Easting**	378544	**Northing**	356372

Site Description	Grassland	**Site Size Net (Ha)**	1.33
Character of Area	Open countryside, edge of settlement	**Potential Capacity**	40
Surrounding Land Uses	Open countryside, former MMU site, edge of settlement	**Potential Net Capacity**	40
Physical Constraints	Flood zone 1 - little or no risk. Path through site. Site appears generally flat. Trees and hedges to boundary. Located on potential contaminated site.		
Policy Restrictions	Open countryside and area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	30.08
Managing Constraints	Access to be discussed with highways. Potential biodiversity value of site. Consultation with Contaminated Land Officer. Considerationof accommodation/relocation of footpath.	**Determination of Capacity**	Density mulitplier
Sustainability	Site is located in close proximity to bus stops and within walking distance of a local school and playground.		
Accessibility	Access to be discussed with highways	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	40
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

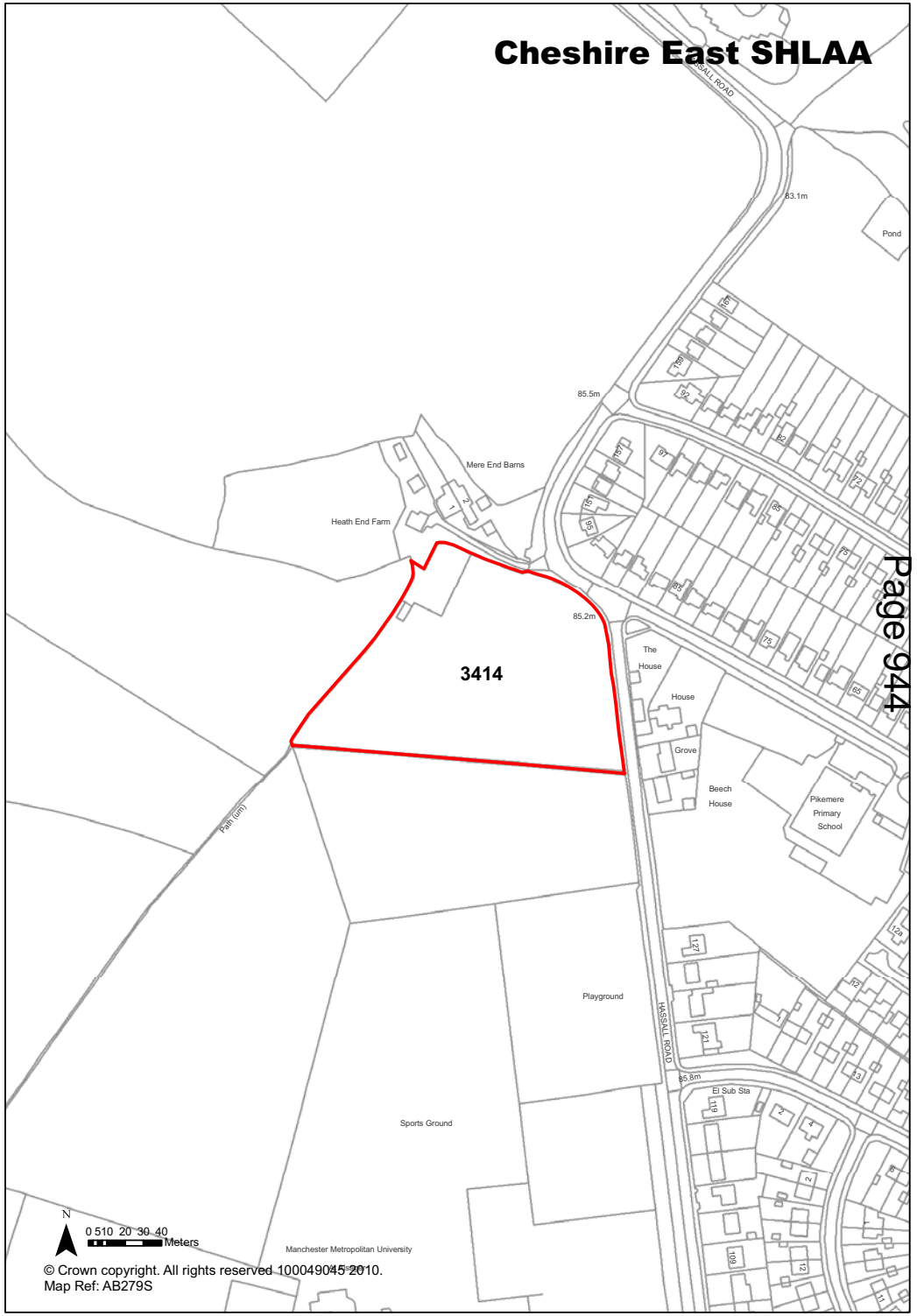


Ref	3414	Site Address	Land off Hassall Road (north of MMU site), Alsager

Town / Rural	Alsager - Edge / Extension	**Easting**	378553
		Northing	356457

Site Description	Agricultural / grazing land.
Character of Area	Open countryisde, edge of settlement.
Surrounding Land Uses	Open countryside.
Physical Constraints	Flood zone 1 - little or no risk. Overhead lines. Site appears generally flat. Trees (TPOs) and hedges to boundary. Located on potential contaminated site. Potential air quality issues. Public footpath adjacent to site.
Policy Restrictions	Open countryside and area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.
Managing Constraints	Access to be discussed with highways. Consultation with Contaminated Land Officer. Air quality assesment may be required (size of development). Consideration of biodiversity, public footpath and overhead lines.
Sustainability	Site is located in close proximity to bus stops and within walking distance of a local school and playground.
Accessibility	Access to be discussed with highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	1.47
Potential Capacity	45
Potential Net Capacity	45
Potential Density	30.61
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	45
Years 11-15	0

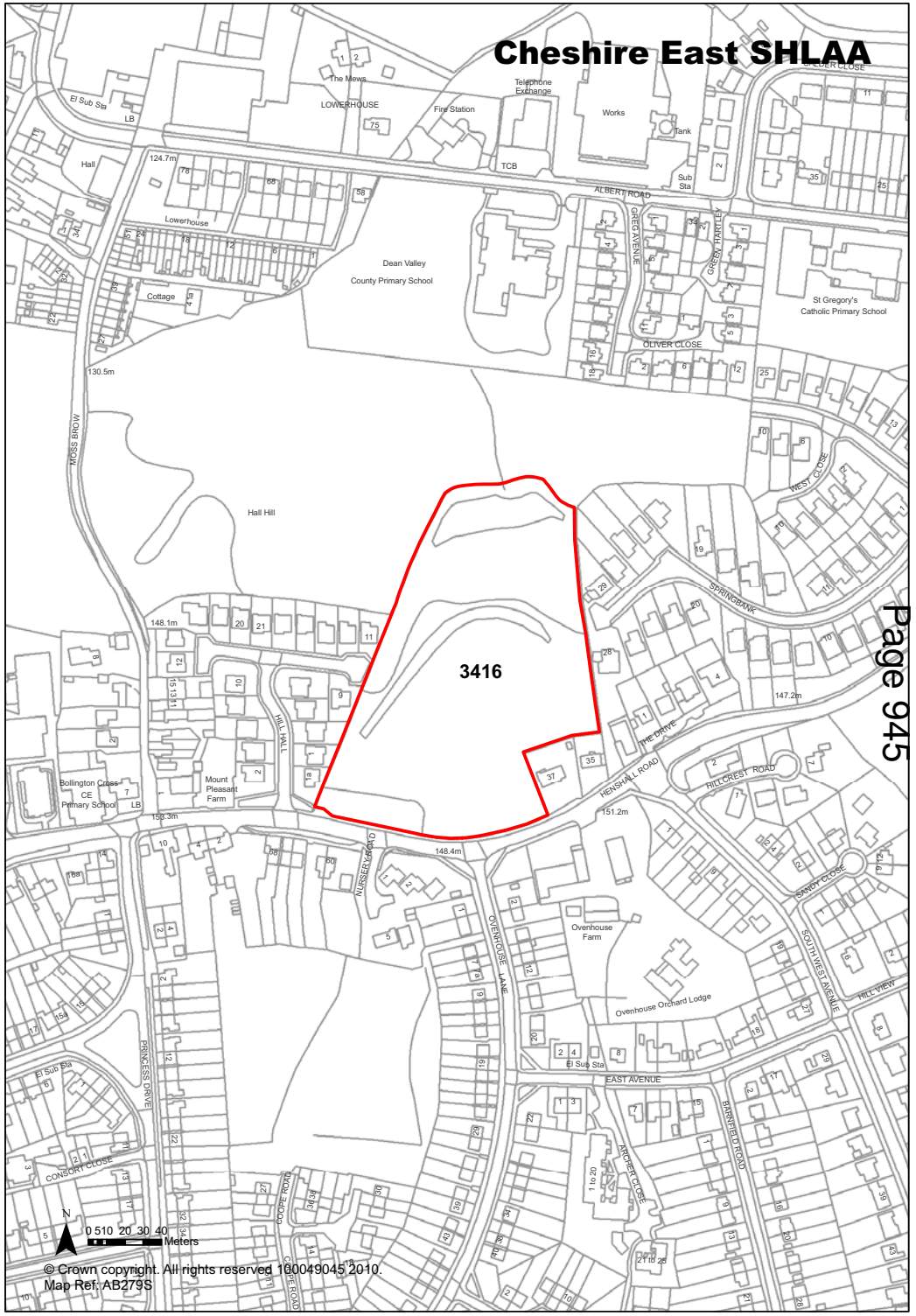


Ref 3416 Site Address Land off Henshall Road, Bollington

Town / Rural	Bollington - Edge / Extension	**Easting**	393192
Northing	377690		

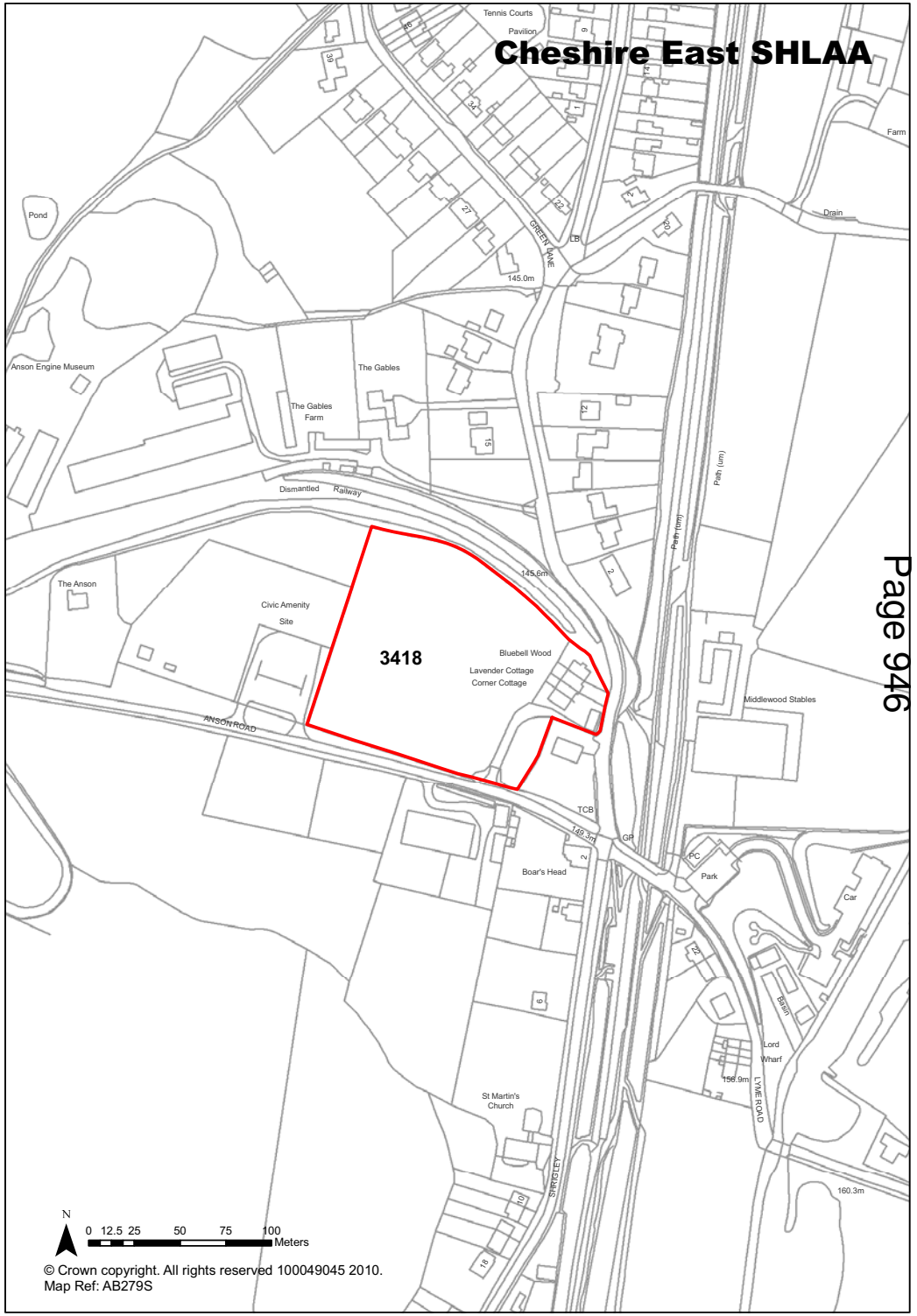
Site Description	Vacant grassland
Character of Area	Residential and open countryside
Surrounding Land Uses	Residential and open countryside
Physical Constraints	Flood zone 1 - little or no risk. Changes in level across site. Site is overgrown. Trees on site. Located directly on landfill.
Policy Restrictions	Nature conservation priority area. Green belt. TPOs. Surface water runoff should be calculated in accordance with Environment Agency guidelines. Proposed open space in Green Belt.
Managing Constraints	Nature value of site. Consideration of protected trees and biodoversity. Consultation with Contaminated Land Officer.
Sustainability	Site is located in close proximity to bus stops and is within walking distance of local schools.
Accessibility	Access is possible.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	2.01
Potential Capacity	61
Potential Net Capacity	61
Potential Density	30.35
Determination of Capacity	Density mulitplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



Ref 3418 Site Address Anson Road, Woodhouse Farm, Poynton

Town / Rural	Rural	**Easting** 394319	**Northing** 383471
Site Description	Grassland	**Site Size Net (Ha)**	1.45
Character of Area	Open countryside and residential	**Potential Capacity**	44
Surrounding Land Uses	Open countryside, residential, waste transfer station	**Potential Net Capacity**	44
Physical Constraints	Flood zone 1 - little or no risk. Well vegetated. Trees on site. Dwellings on site. Waste transfer station adjacent to the site. Located within 250m of landfill. Part of site appears to be lower than that of the road.		
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Potential Density**	30.26
Managing Constraints	Consultation with Contaminated Land Officer. Consideration of biodiversity.	**Determination of Capacity**	Density multiplier
Sustainability	Greenfield site is not considerered sustainable.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	44
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

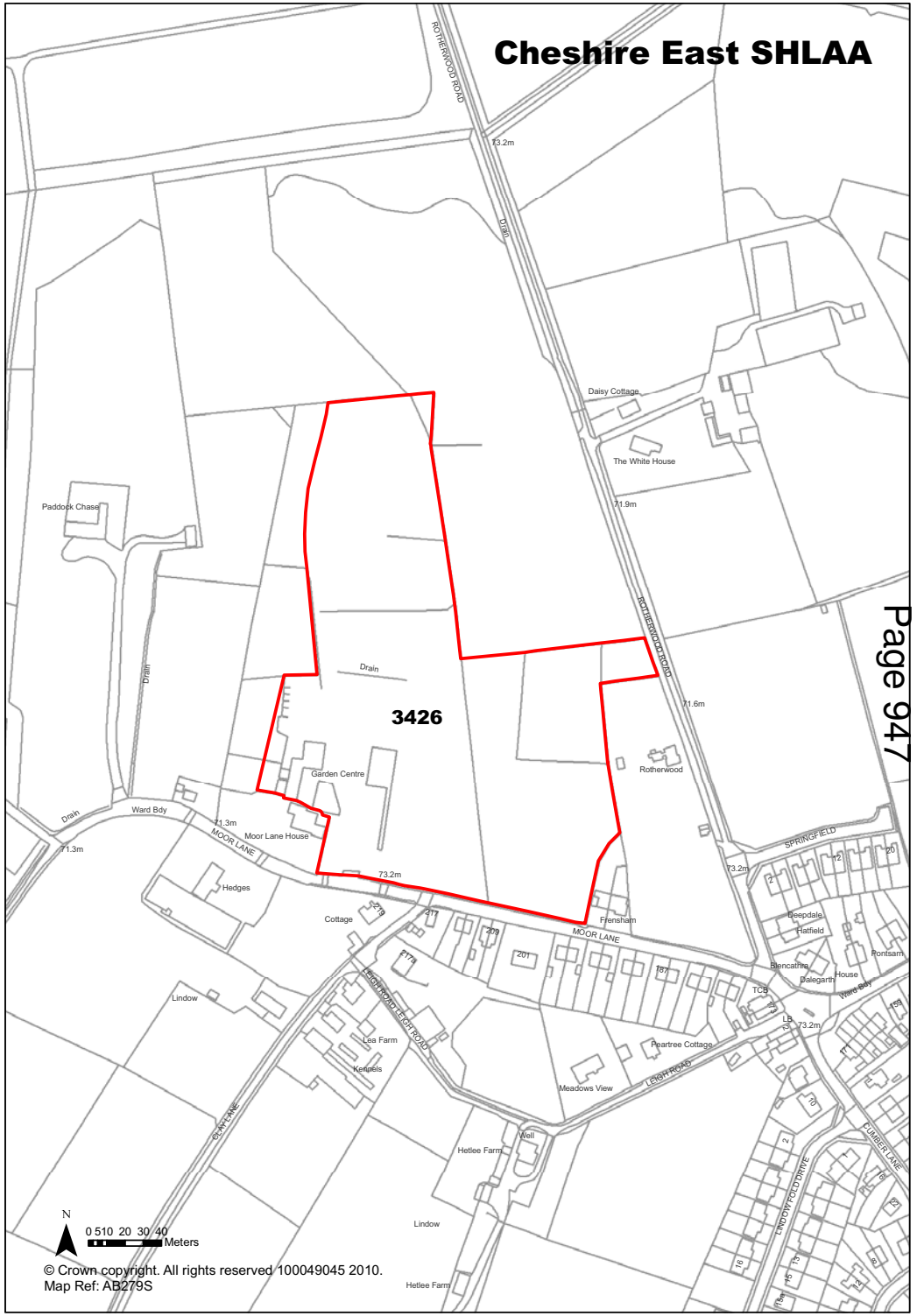


Ref	3426	Site Address	Ned Yates Garden Centre, Moor Lane, Wilmslow

Town / Rural	Wilmslow - Edge / Extension	**Easting**	382519
		Northing	380316

Site Description	Garden Centre
Character of Area	Open countryside and edge of settlement.
Surrounding Land Uses	Open countryside and residential
Physical Constraints	Buildings on site. Currently development appears in use, although owners will make site available if needed. Trees to boundary. Located within 250m of landfill.
Policy Restrictions	Green Belt
Managing Constraints	Consultation with Contaminated Land Officer.
Sustainability	x
Accessibility	Access is possible.
Other Information	
Brownfield / Greenfield	Mixed
Suitability	Suitable - with policy change
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	3.33
Potential Capacity	100
Potential Net Capacity	100
Potential Density	30.03
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	90
Years 11-15	10

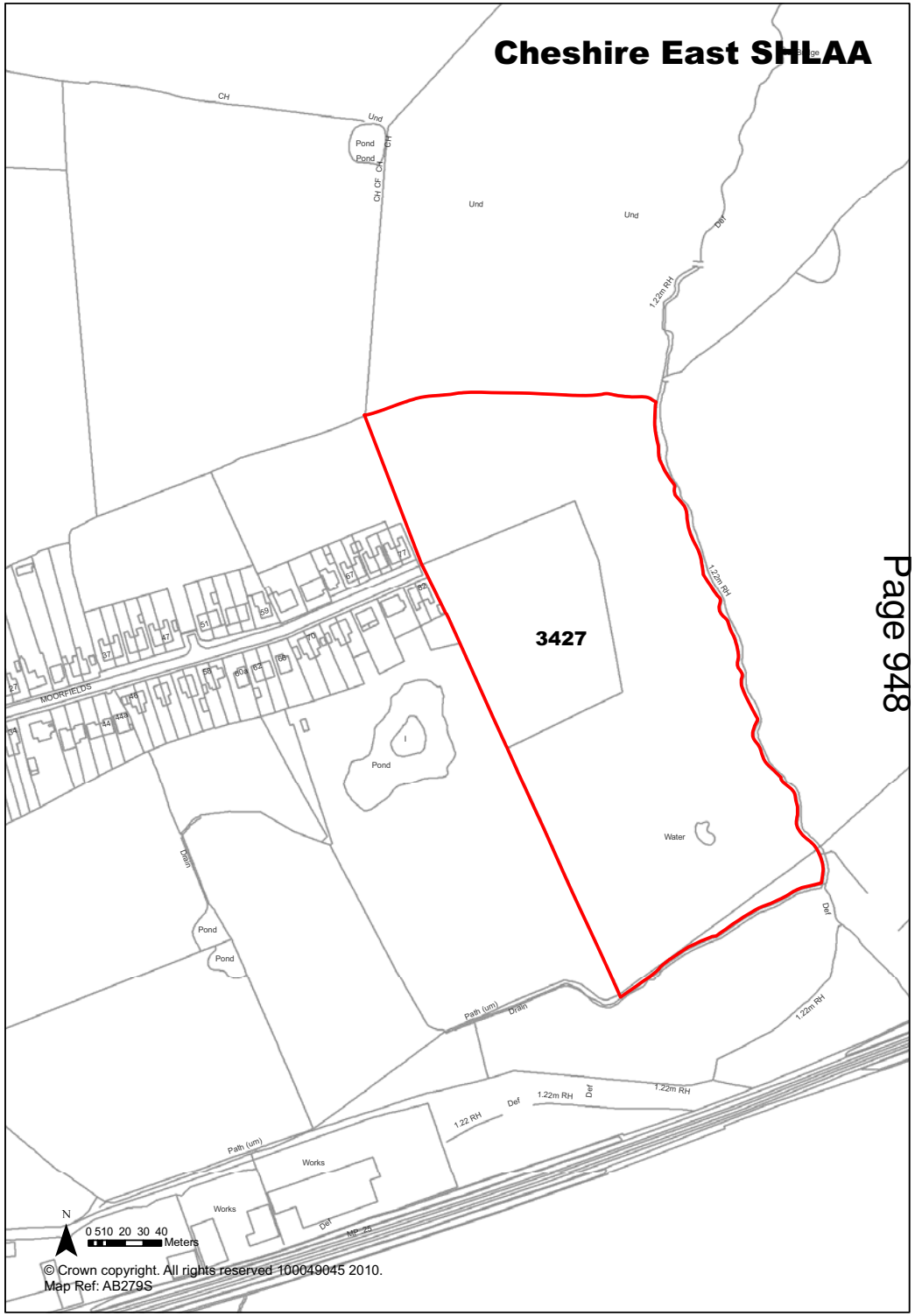


Ref 3427 Site Address Land off Moorfields, Willaston

Town / Rural	Crewe - Edge / Extension	**Easting** 368511	**Northing** 352724

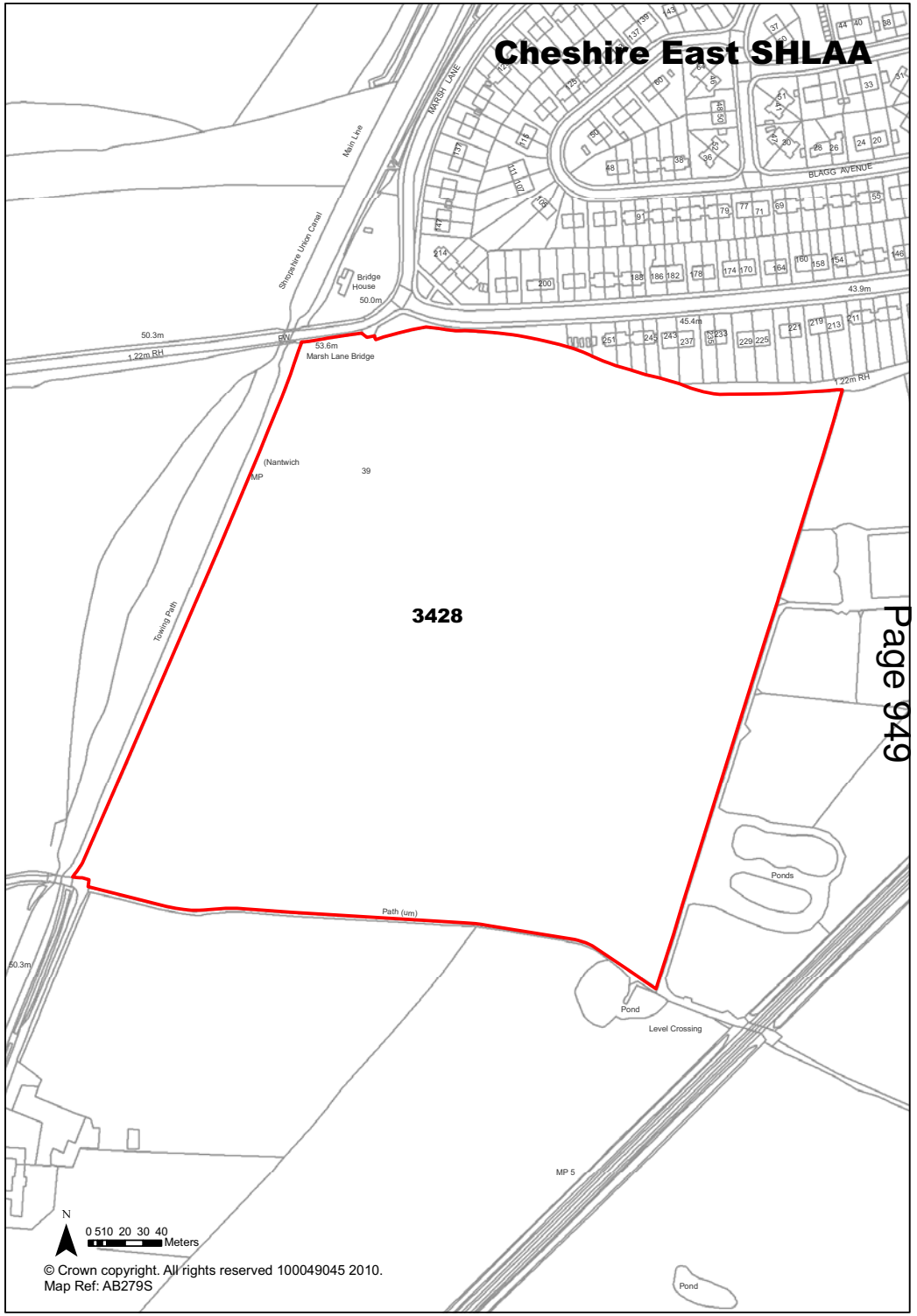
Site Description	Grassland
Character of Area	Open countryside
Surrounding Land Uses	Open countryside and residential
Physical Constraints	Trees and hedges to boundary. Located on potential contaminated site. Potential air quality issues.
Policy Restrictions	Green Gap
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development).
Sustainability	x
Accessibility	Access is possible.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	4.34
Potential Capacity	131
Potential Net Capacity	131
Potential Density	30.18
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	90
Years 11-15	41



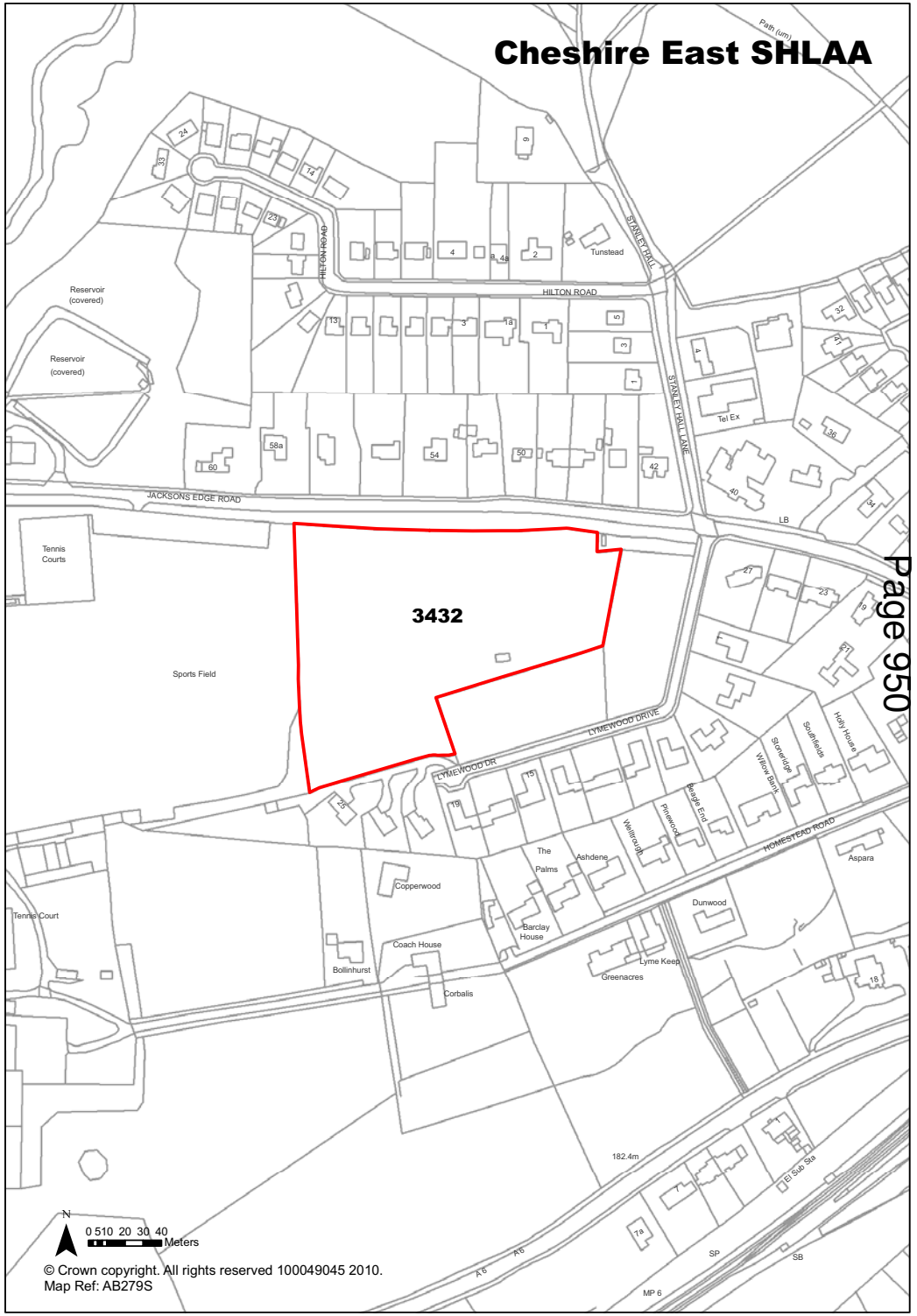
Ref 3428 Site Address Marsh Lane, Nantwich

Town / Rural	Nantwich - Edge / Extension	**Easting** 364214	**Northing** 351469
Site Description	Grassland	**Site Size Net (Ha)**	9.89
Character of Area	Open countryside and edge of settlement	**Potential Capacity**	297
Surrounding Land Uses	Open countryside and residential	**Potential Net Capacity**	297
Physical Constraints	Grassland, trees and hedges to boundary. Adjacent to the Shropshire Union Canal. Located on potential contaminated site. Potential air quality issues. Potential access issues.		
Policy Restrictions	Open countryside	**Potential Density**	30.03
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development).	**Determination of Capacity**	Density multiplier
Sustainability	Bus route on Queens Drive.		
Accessibility	Access would need to be discussed with highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available - site owned by developer	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



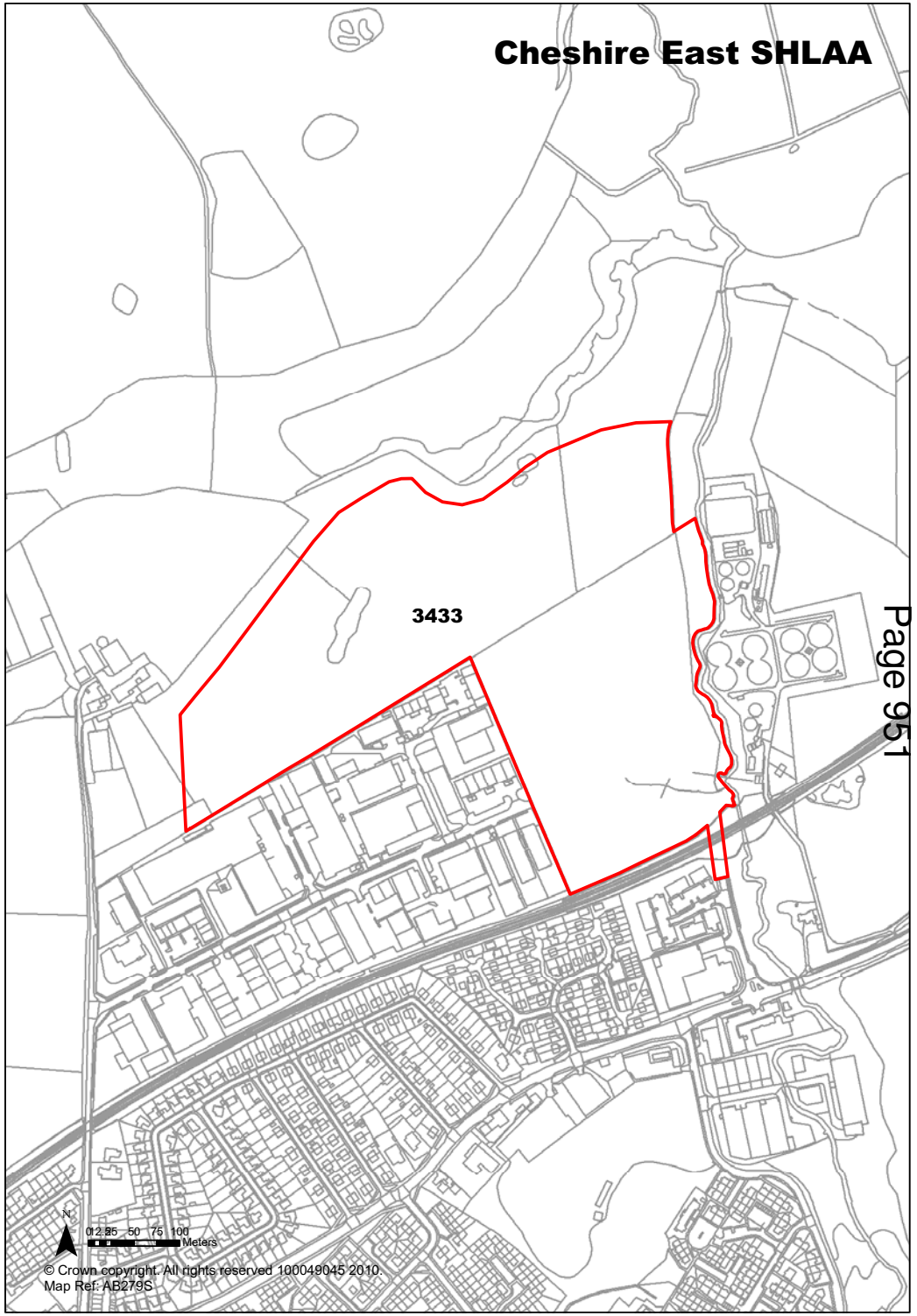
Ref 3432 **Site Address** Land off Jacksons Edge Road

Town / Rural	Disley - Edge / Extension	**Easting** 396961	**Northing** 384835
Site Description	Grassland	**Site Size Net (Ha)**	1.75
Character of Area	Generally residential	**Potential Capacity**	54
Surrounding Land Uses	Residential and sports pitches	**Potential Net Capacity**	54
Physical Constraints	Trees on site, hedges and trees to boundary. Lcoated within 250m of landfill. Potential air quality issues.		
Policy Restrictions	Green Belt	**Potential Density**	30
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (proximity to AQMA).	**Determination of Capacity**	Density multiplier
Sustainability	x		
Accessibility	Access is possible	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	54
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 3433 Site Address Parkgate extension, Knutsford

Town / Rural	Knutsford - Edge / Extension	**Easting** 376560	**Northing** 379852
Site Description	Grassland	**Site Size Net (Ha)**	17
Character of Area	Open countryside and industrial	**Potential Capacity**	350
Surrounding Land Uses	Woodland and industrial	**Potential Net Capacity**	350
Physical Constraints	Woodland to boundaries. Indutrial uses adjacent. Proximity to Wastewater Treatment Plant. Access issues, bridge over rail line. Located within 250m of landfill. Potential air quality and noise issues.		
Policy Restrictions	Employment commitment and allocation.	**Potential Density**	20.59
Managing Constraints	Access issues would need to be addressed and discussed with highways. Draft TA with full accessibility study and travel plan framework prior to application process. Biodiveristy considerations. Implications of adjacent uses would need to be considered. Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). PPG24 noise assessment required (rail noise). Buffer zone likely to be required to avoid conflict between site and waste water treatment plant.	**Determination of Capacity**	Density multiplier - on available part of site
Sustainability	x		
Accessibility	Access issues would need to be addressed and discussed with highways. The Highways Agency is likely to require assessent of traffic generation and impact on trunk road network.	**Total Completions**	0
Other Information	Potential for joint access to Wastewater Treatment plant.	**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - if can meet policy requireme		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	125
Development Progress	SHLAA Site	**Years 11-15**	225
Application Number:			

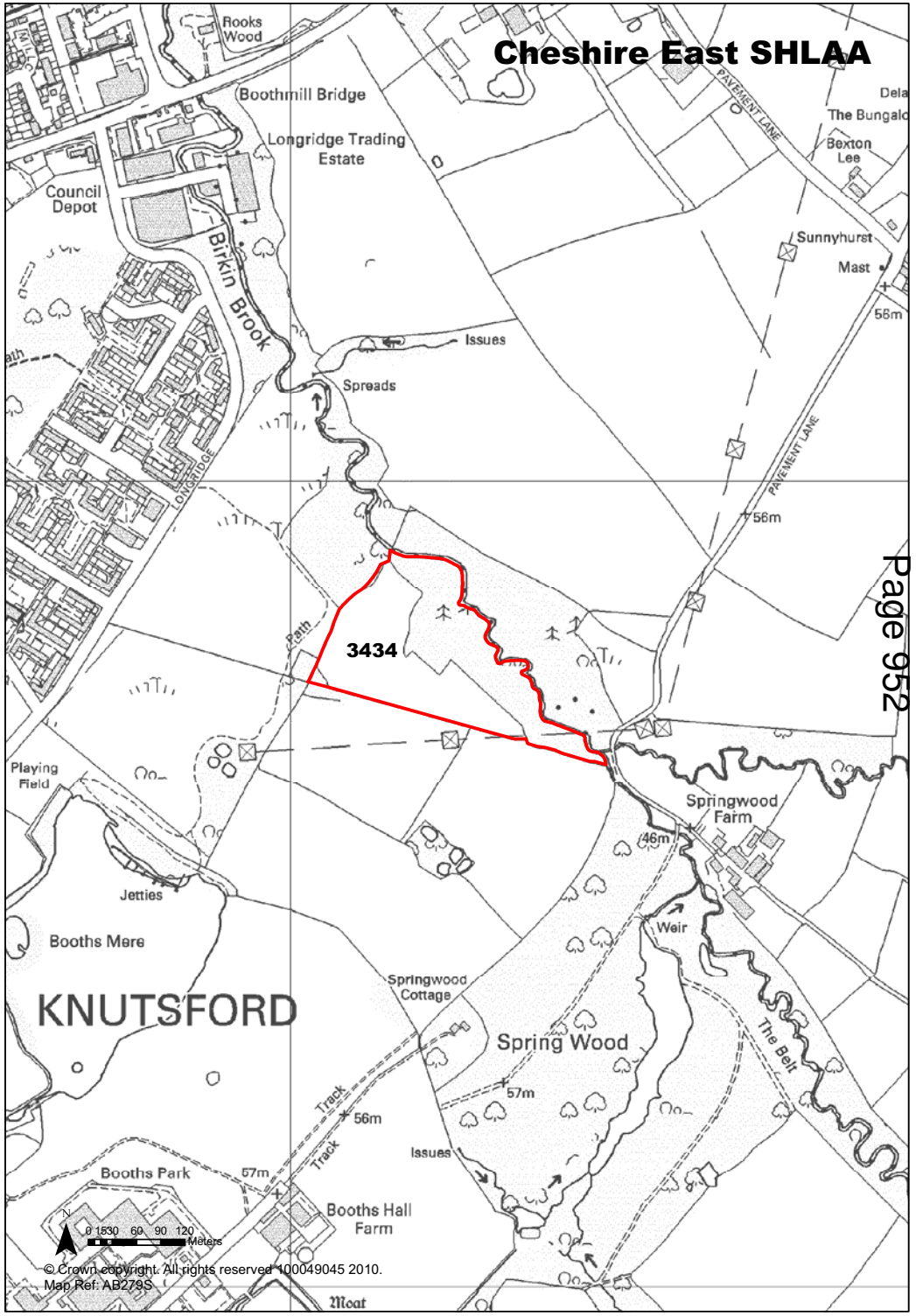


Ref	3434	Site Address	Land east of Longridge (Parcel 2), Knutsford

Town / Rural	Knutsford - Edge / Extension	**Easting**	377179
		Northing	378781

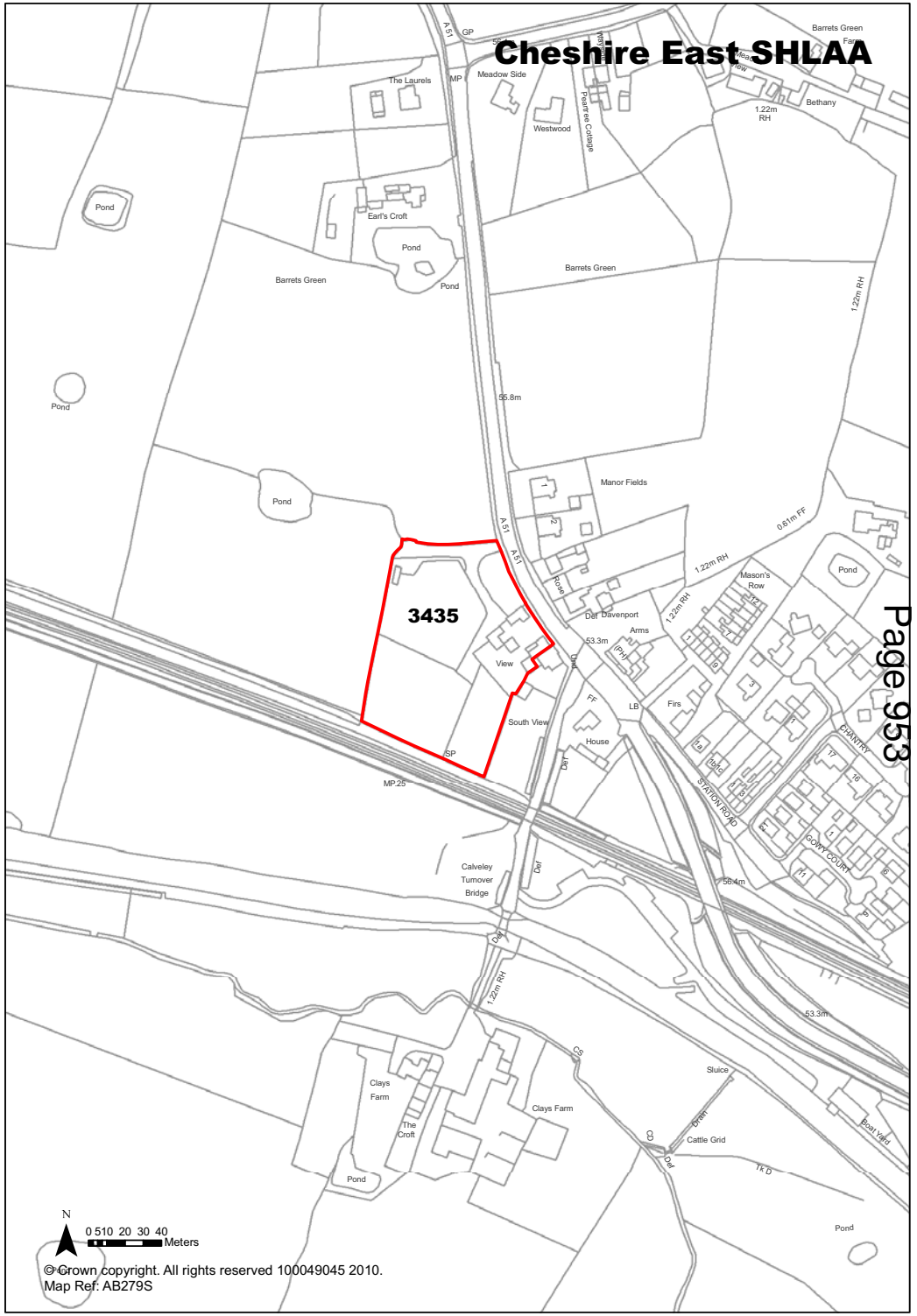
Site Description	Grassland and woodland
Character of Area	Open countryside
Surrounding Land Uses	Open countryside
Physical Constraints	Woodland on site. Trees on site. Access would need to be through site 3276. Potential air quality issues.
Policy Restrictions	Green Belt
Managing Constraints	Site currently designated as Green Belt. Consideration of biodiversity value of site. Air quality assessment may be required (size of development).
Sustainability	x
Accessibility	Access issues to be discussed with highways. Access to be taken through site 3276.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Marginal / Uncertain
Achievability	Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	4.06
Potential Capacity	90
Potential Net Capacity	90
Potential Density	30
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



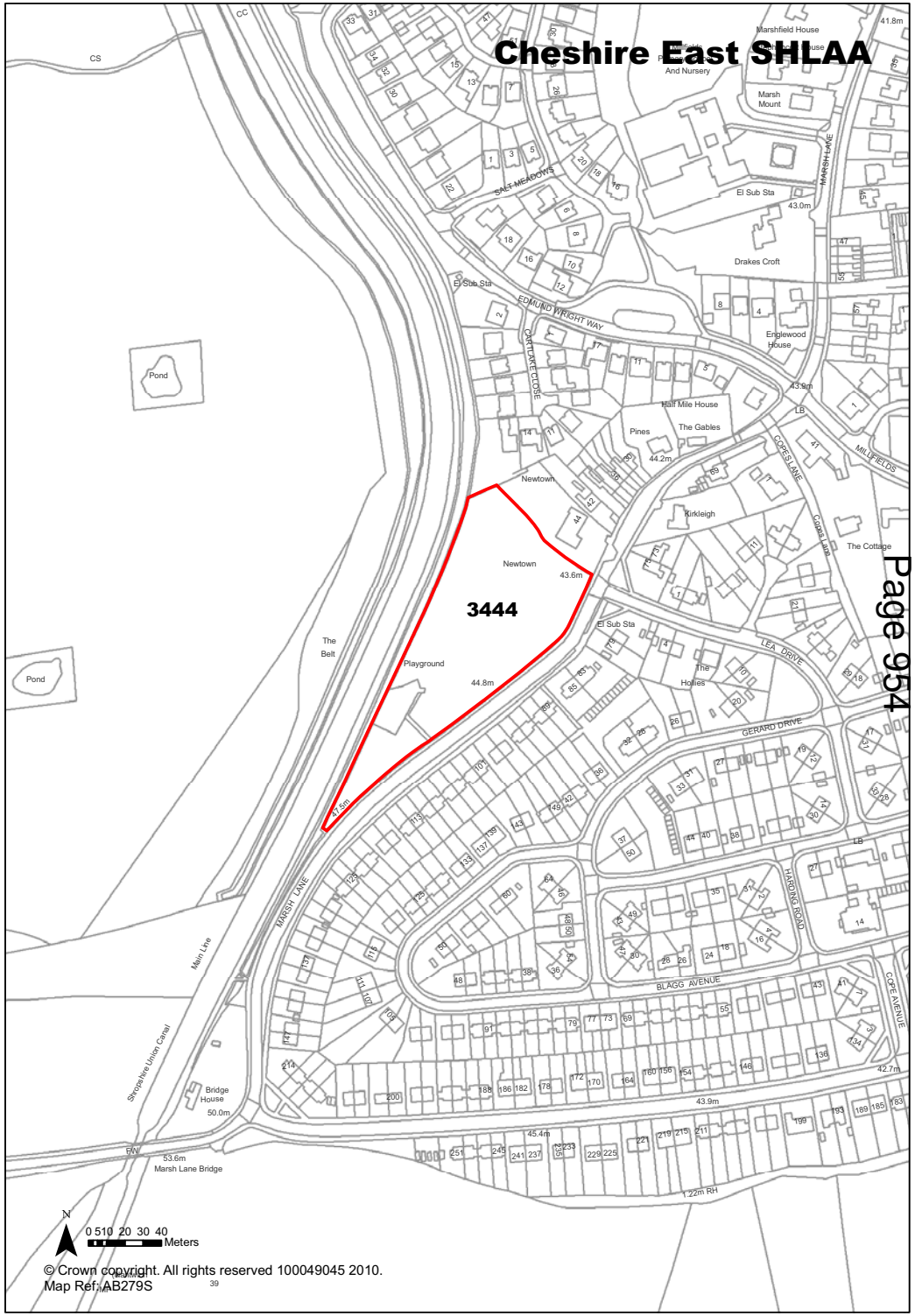
Ref 3435 Site Address Land at North View, Calveley

Town / Rural	Rural	**Easting** 359006	**Northing** 358943
Site Description	Dwelling, grazing land and equine pursuits	**Site Size Net (Ha)**	0.88
Character of Area	Open countryside and residential	**Potential Capacity**	27
Surrounding Land Uses	Open countryside and residential	**Potential Net Capacity**	27
Physical Constraints	Trees and hedges to boundaries. Property on site. Site appears flat. Overhead wires to edge of site. Located on potential contaminated site.		
Policy Restrictions	Open Countryside	**Potential Density**	30.68
Managing Constraints	Consultation with Contaminated Land Officer.	**Determination of Capacity**	Density multiplier
Sustainability	x		
Accessibility	Access is possible	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



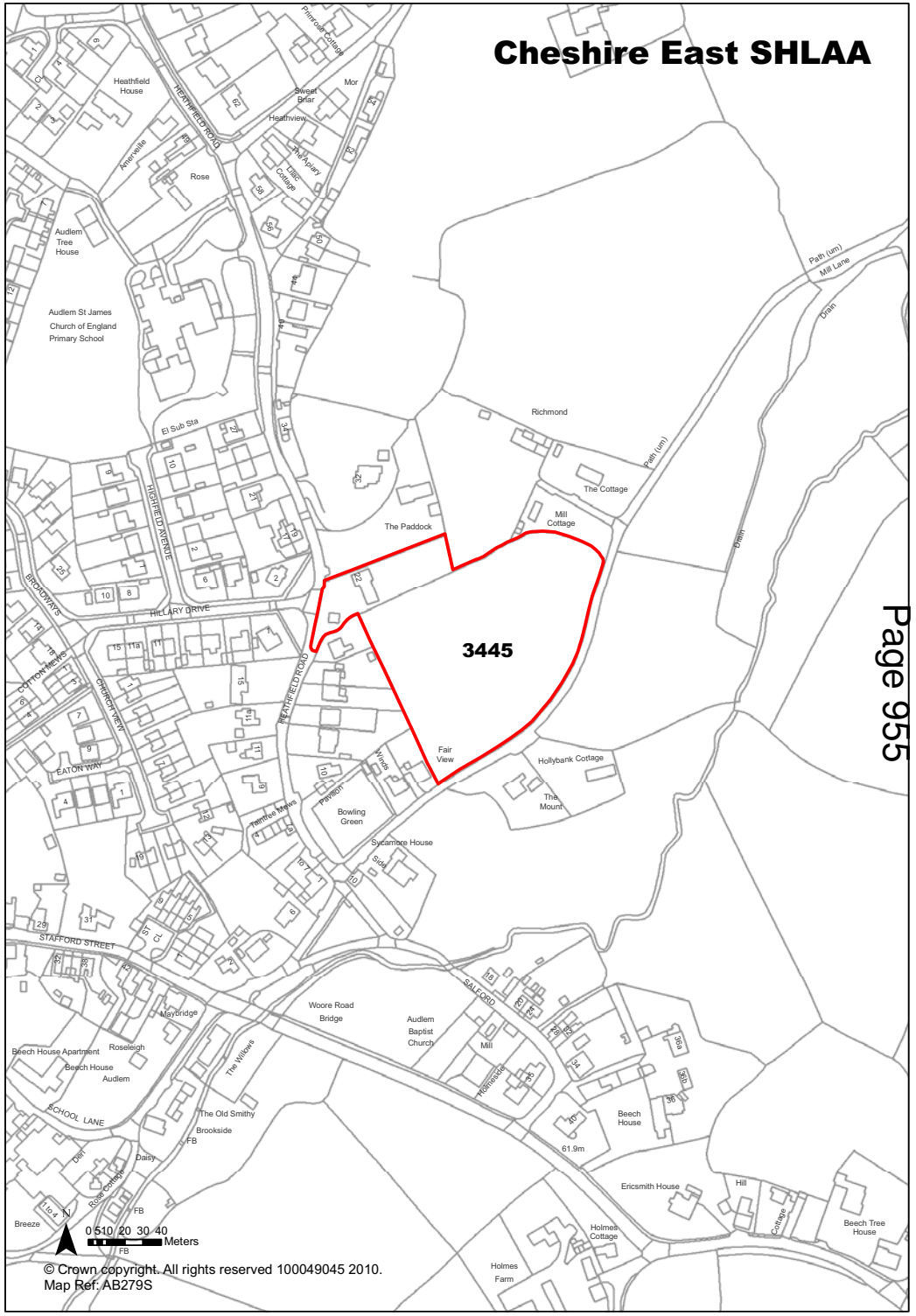
Ref 3444 Site Address Land off Marsh Lane, Nantwich

Town / Rural	Nantwich	**Easting** 364293	**Northing** 351908
Site Description	Vacant land and playground	**Site Size Net (Ha)**	0.54
Character of Area	Residential	**Potential Capacity**	13
Surrounding Land Uses	Residential and canal	**Potential Net Capacity**	13
Physical Constraints	Former dredging area. Playground on part of site. Trees on site. Change of level within site. Overhead lines to edge of site.		
Policy Restrictions	Part identified in Local Plan as informal open space with equipped childrens playground.	**Potential Density**	24.07
Managing Constraints	Retention or replacement of existing play space.	**Determination of Capacity**	Based on current permission.
Sustainability			
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information	Negotiations in relation to S106 recently re-opened (July 2010)	**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available	**Current Year**	13
Achievability	Achievable	**Years 1-5**	0
Deliverability	Deliverable	**Years 6-10**	0
Development Progress	Under Construction	**Years 11-15**	0
Application Number:	12/1488N		



Ref 3445 Site Address Land to north west of Mill Lane, Audlem

Town / Rural	Audlem - Edge / Extension	**Easting** 366336	**Northing** 343872
Site Description	Agriculture / Part of site is residential property	**Site Size Net (Ha)**	1.25
Character of Area	Edge of settlement	**Potential Capacity**	38
Surrounding Land Uses	Residential and Open countryside	**Potential Net Capacity**	38
Physical Constraints	Dwelling and garden area included within site, trees on site, trees and hedges to boundary.		
Policy Restrictions	All of site except the residential property is within the Open countryside	**Potential Density**	30.4
Managing Constraints	Consideration of existing residential property. Potential biodviersity value of the site.	**Determination of Capacity**	Density mulitplier
Sustainability			
Accessibility	Access is possible	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	38
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

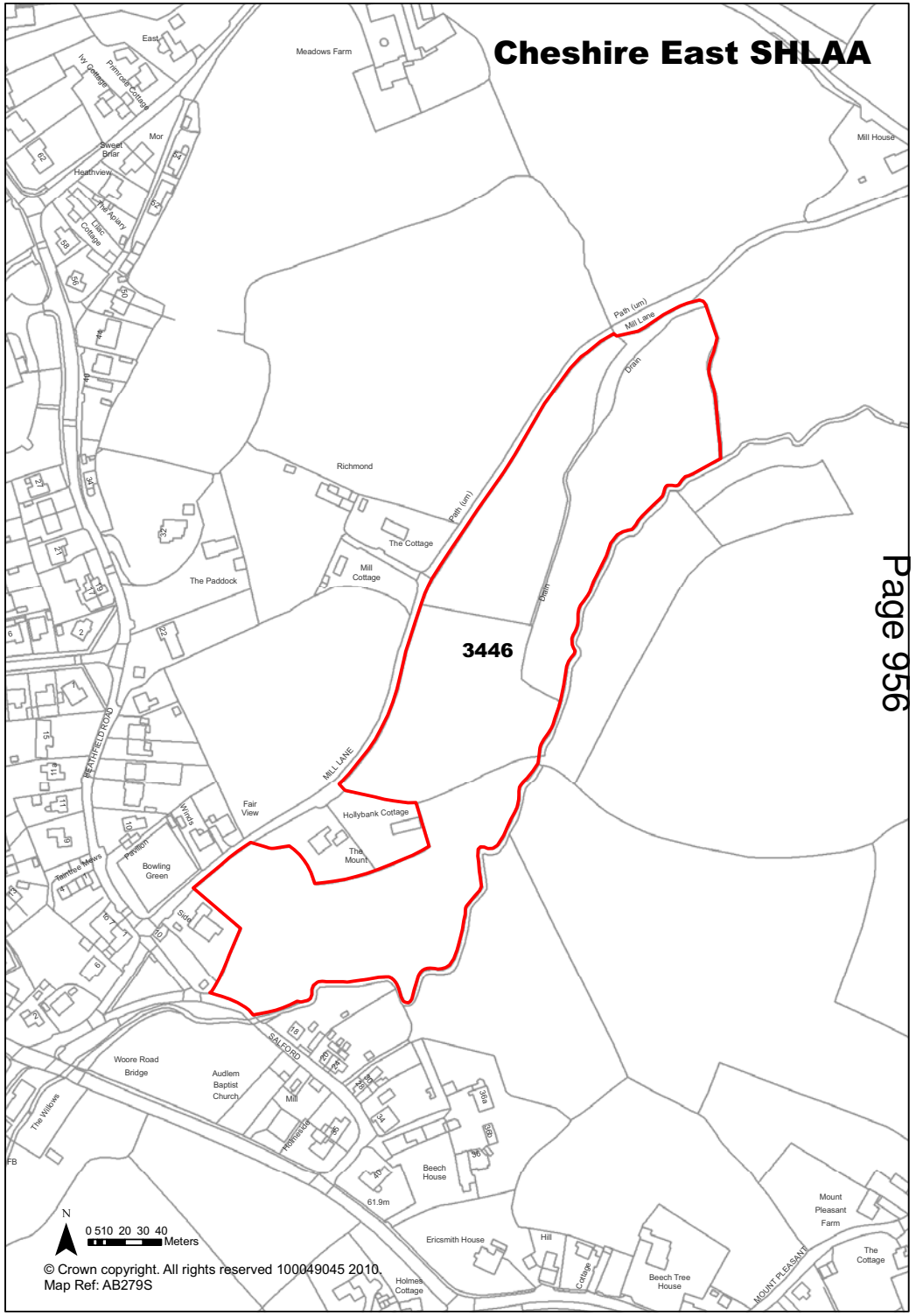


Ref	3446	Site Address	Land to the south east of Mill Lane, Audlem

Town / Rural	Audlem - Edge / Extension	**Easting**	366449
		Northing	343880

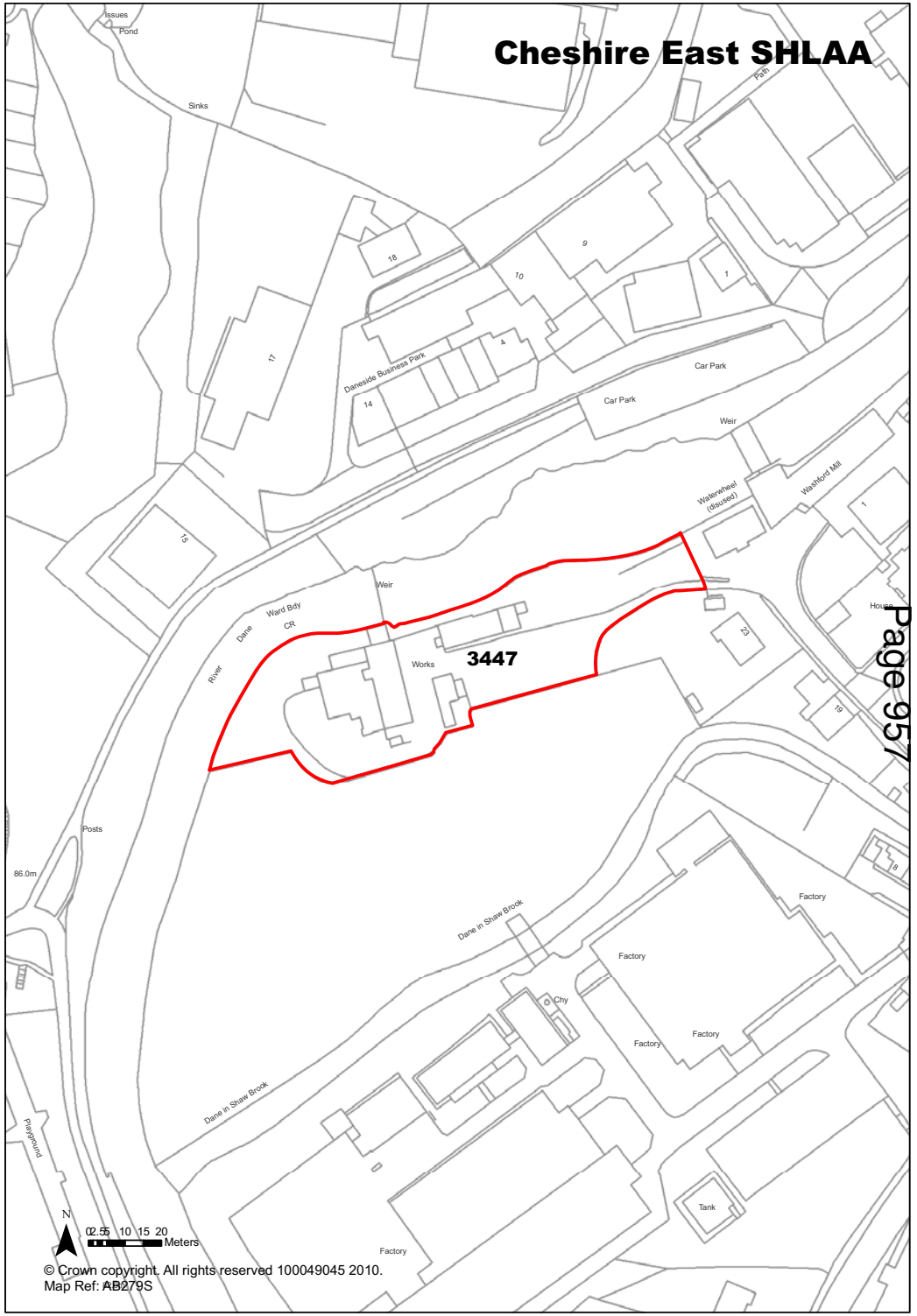
Site Description	Agriculture / Vacant
Character of Area	Edge of settlement
Surrounding Land Uses	Open countryside and residential
Physical Constraints	Trees and hedges to field boundaries within site and on boundaries. Undulation of site.
Policy Restrictions	Open countryside
Managing Constraints	Consideration of existing residential properties adjacent to the site. Potential biodiversity value.
Sustainability	
Accessibility	Access is possible
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	3.47
Potential Capacity	105
Potential Net Capacity	105
Potential Density	30.26
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	90
Years 11-15	15



Ref 3447 Site Address Grinding Works, Mill Street, Congleton

Town / Rural	Congleton	**Easting** 386439	**Northing** 363598
Site Description	Former grinding works	**Site Size Net (Ha)**	0.38
Character of Area	Employment uses	**Potential Capacity**	12
Surrounding Land Uses	Employment uses	**Potential Net Capacity**	12
Physical Constraints	Buildings on site. Hardstanding on site. Trees to boundary. Adjacent to the river and within Flood Risk Area,		
Policy Restrictions	Within Congleton SZL.	**Potential Density**	31.58
Managing Constraints	Flood Risk Assessment.	**Determination of Capacity**	Density mulitplier
Sustainability			
Accessibility		**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	12
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



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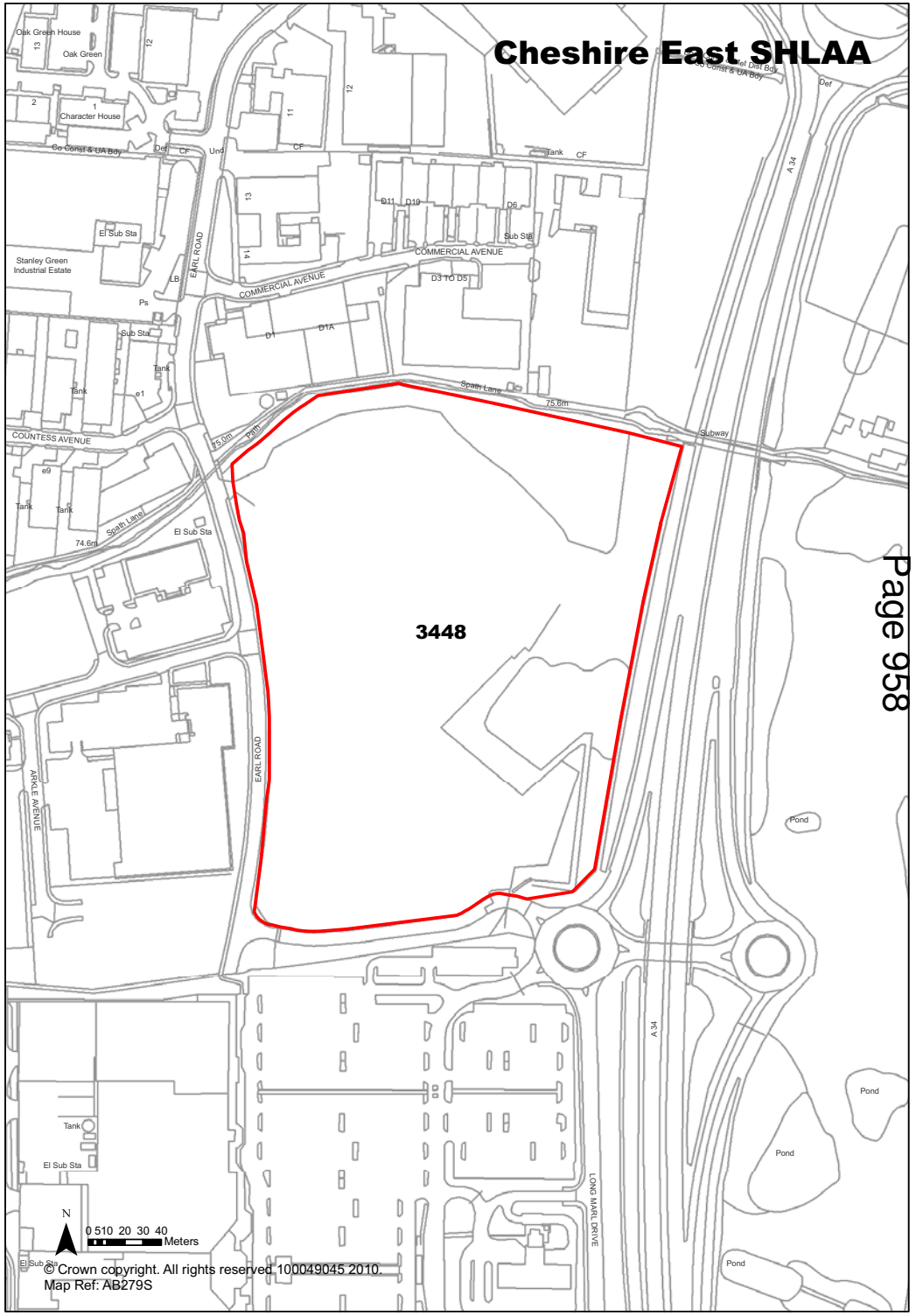
Map Ref: AB279S

Ref	3448	Site Address	Land north of Marks and Spencers, Earl Road, Handforth,

Town / Rural	Handforth	**Easting**	386550
		Northing	384000

Site Description	Used as parking
Character of Area	Commercial uses
Surrounding Land Uses	Employment
Physical Constraints	Hardstanding on site, site currently used for parking. Signifcant tree coverage to edge of site. Potentially contaminated land.
Policy Restrictions	Airport safeguarding land. Existing employment area.
Managing Constraints	Contact contaminated land officer. Transport Assessment likely to be required.
Sustainability	
Accessibility	Access is possible.
Other Information	
Brownfield / Greenfield	Brownfield
Suitability	Suitable - with policy change
Availability	Marginal / Uncertain
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	5.44
Potential Capacity	164
Potential Net Capacity	164
Potential Density	30.15
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	90
Years 11-15	74

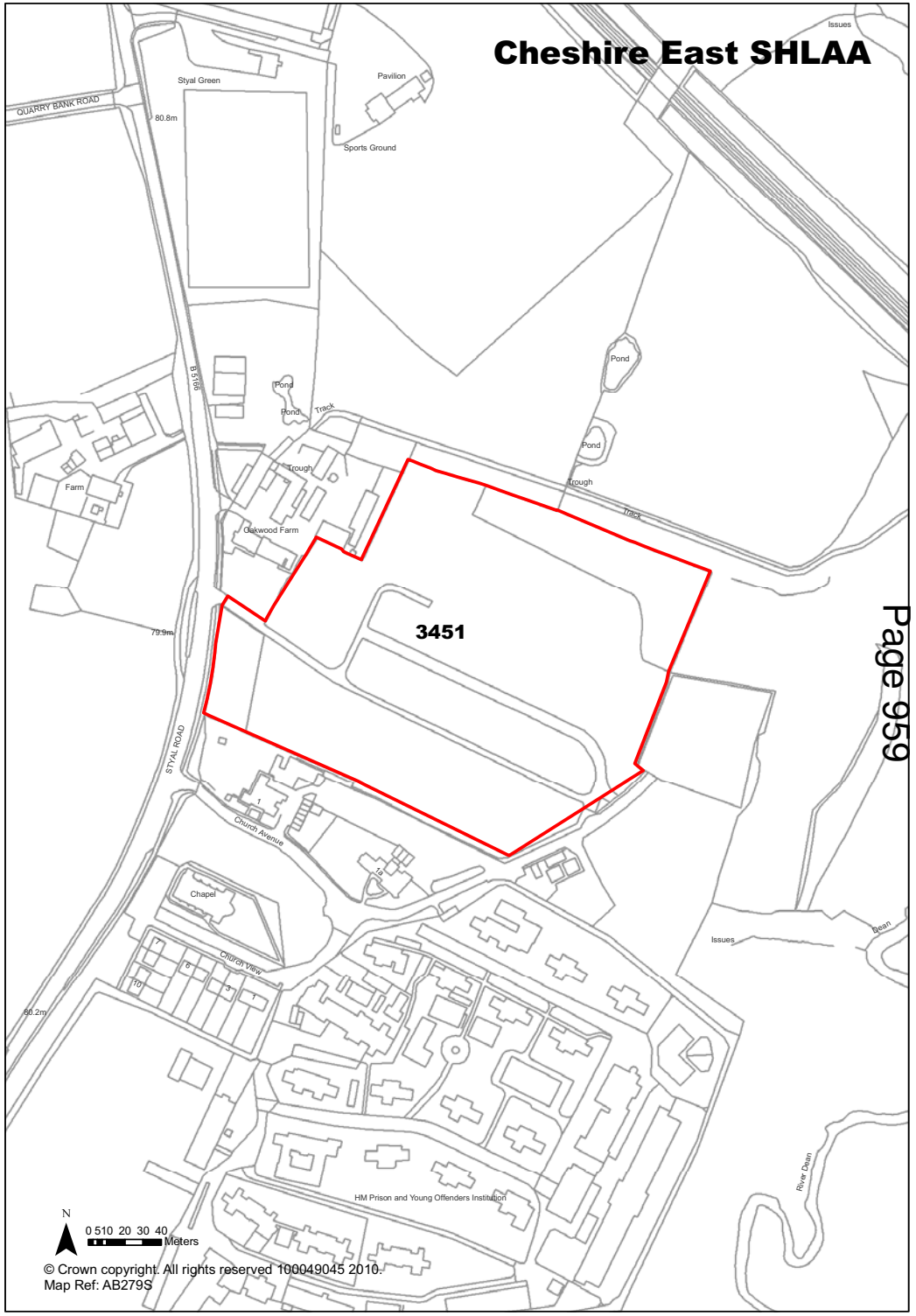


Ref 3451 Site Address BOLLIN CROSS SCHOOL, STYAL ROAD, WILMSLOW

Town / Rural Wilmslow - Edge / Extension **Easting** 384256 **Northing** 382858

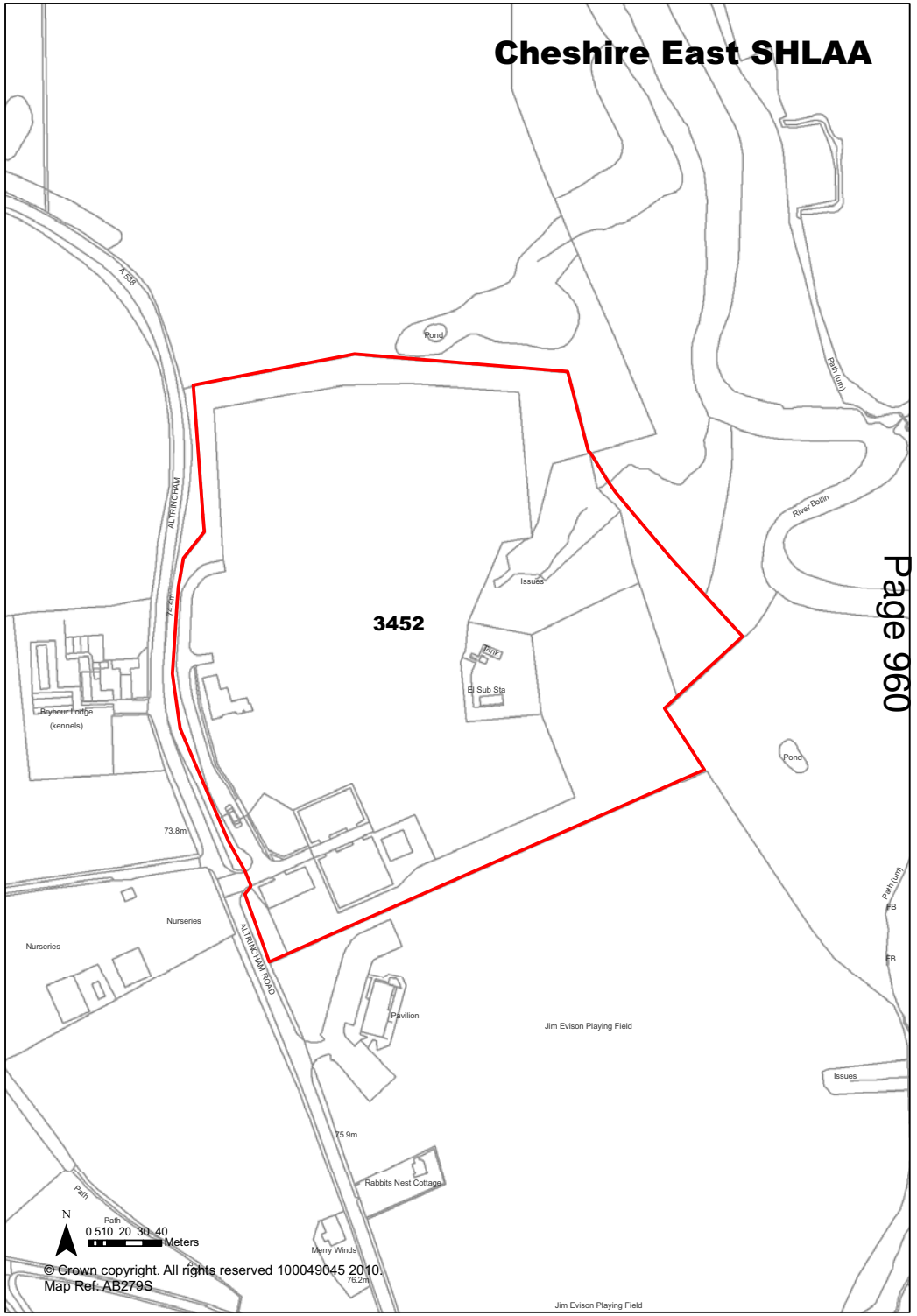
Site Description	Former school - site now cleared
Character of Area	Institutional and countryside
Surrounding Land Uses	HM Prison and Young Offenders Institute
Physical Constraints	Site now cleared. Trees and hedges to boundary.
Policy Restrictions	Green Belt
Managing Constraints	Site is currently identified as Green Belt.
Sustainability	Site not considered sustainable for housing.
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Brownfield
Suitability	Not Suitable
Availability	Not Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	3.6
Potential Capacity	108
Potential Net Capacity	108
Potential Density	30
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



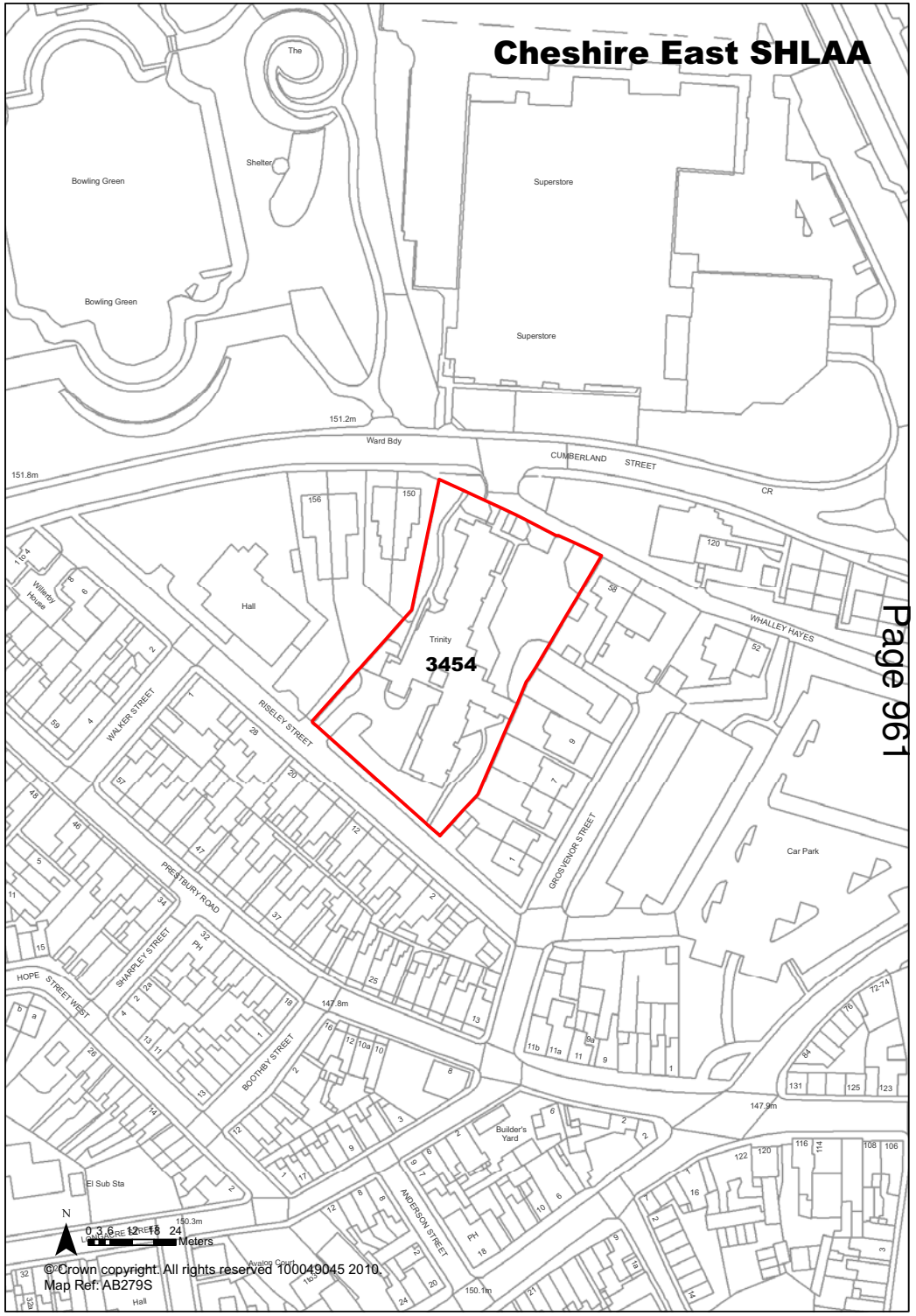
Ref 3452 Site Address STAMFORD LODGE, ALTRINCHAM ROAD, WILMSLOW

Town / Rural	Rural	**Easting** 383200	**Northing** 382350
Site Description	Vacant land	**Site Size Net (Ha)**	7.1
Character of Area	Open countryside	**Potential Capacity**	213
Surrounding Land Uses	Open countryside	**Potential Net Capacity**	213
Physical Constraints	Building on site. Hardstanding on site. Trees on site.		
Policy Restrictions	Green Belt. Major Developed Site in the Green Belt. Area of Special County Value. Part of site within a Site of Nature Conservation Importance. Small part of site within an existing Conservation Area. Development Brief prepared for site.	**Potential Density**	30
Managing Constraints	Consideration of nature conservation importance of site.	**Determination of Capacity**	Density multiplier
Sustainability	Site not considered a sustainable location for housing		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information	Permission for employment use.	**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



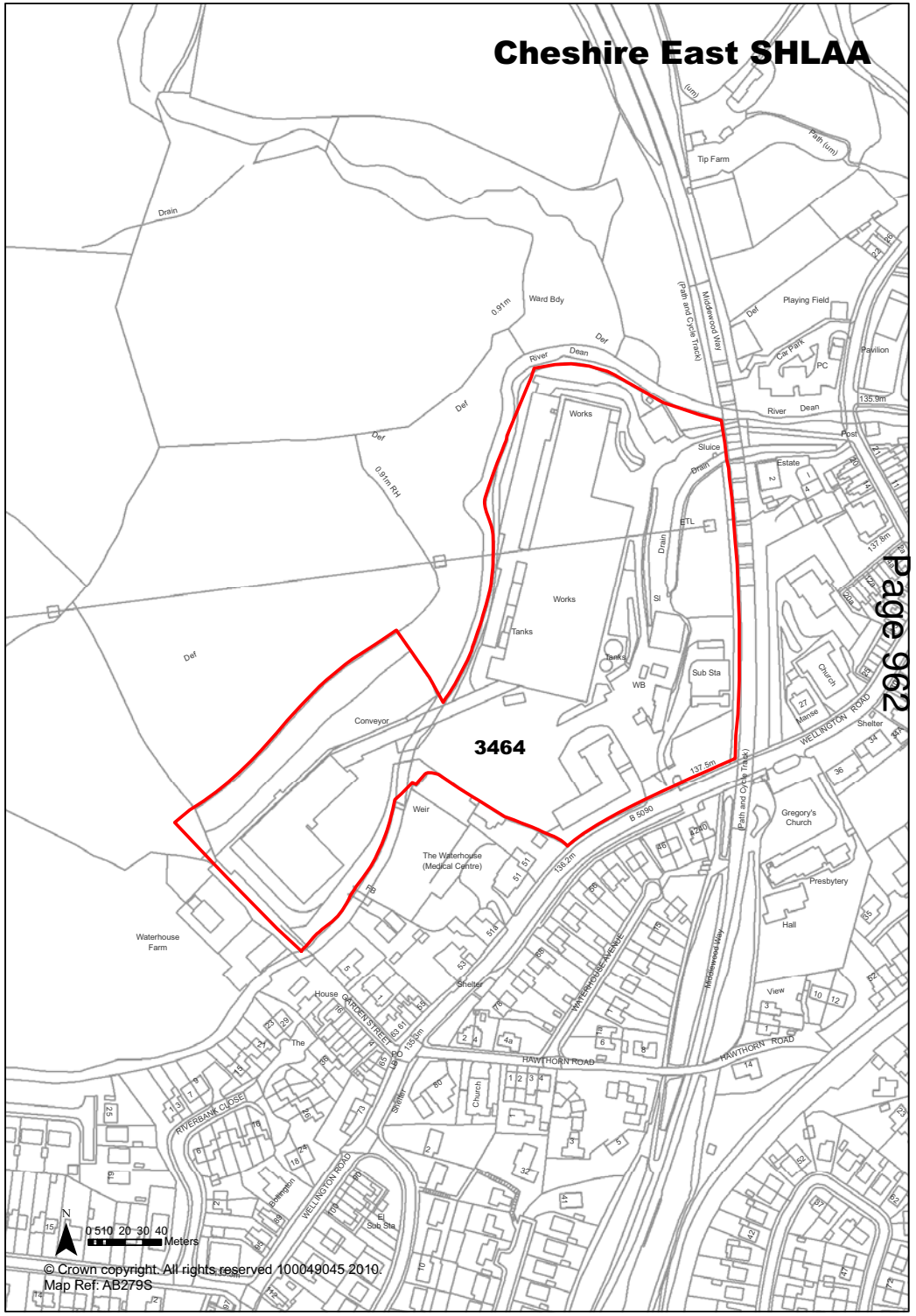
Ref 3454 Site Address Trinity Court, Riseley Street, Macclesfield

Town / Rural	Macclesfield	**Easting** 391221	**Northing** 373902
Site Description	Site currently in use.	**Site Size Net (Ha)**	0.36
Character of Area	Residential	**Potential Capacity**	11
Surrounding Land Uses	Residential	**Potential Net Capacity**	11
Physical Constraints	Buildings on site	**Potential Density**	30.56
Policy Restrictions	Within Macclesfield SZL. Residential area.	**Determination of Capacity**	Density multiplier
Managing Constraints	Consideration of current building uses during redevelopment.		
Sustainability	Site is considered sustainable		
Accessibility	Access is possible	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	11
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 3464 Site Address The Waterhouse Employment Site (Kay Metzeler), Wellington Road, Bollington

Town / Rural	Bollington	**Easting** 392917	**Northing** 377873
Site Description	Existing employment site	**Site Size Net (Ha)**	4.48
Character of Area	Edge of settlement	**Potential Capacity**	80
Surrounding Land Uses	Medical centre, residential, Green Belt, employment	**Potential Net Capacity**	80
Physical Constraints	Existing employment site, buildings on site, flood risk area, woodland to north, trees on site		
Policy Restrictions	Existing employment area	**Potential Density**	17.86
Managing Constraints	Existing employment uses to be relocated	**Determination of Capacity**	Mixed Use Site based on approx 2.5ha of residential at 30dph
Sustainability			
Accessibility	Access is possible	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	80
Deliverability	Deliverable	**Years 6-10**	0
Development Progress	Awaiting S106	**Years 11-15**	0
Application Number:	11/4501M		

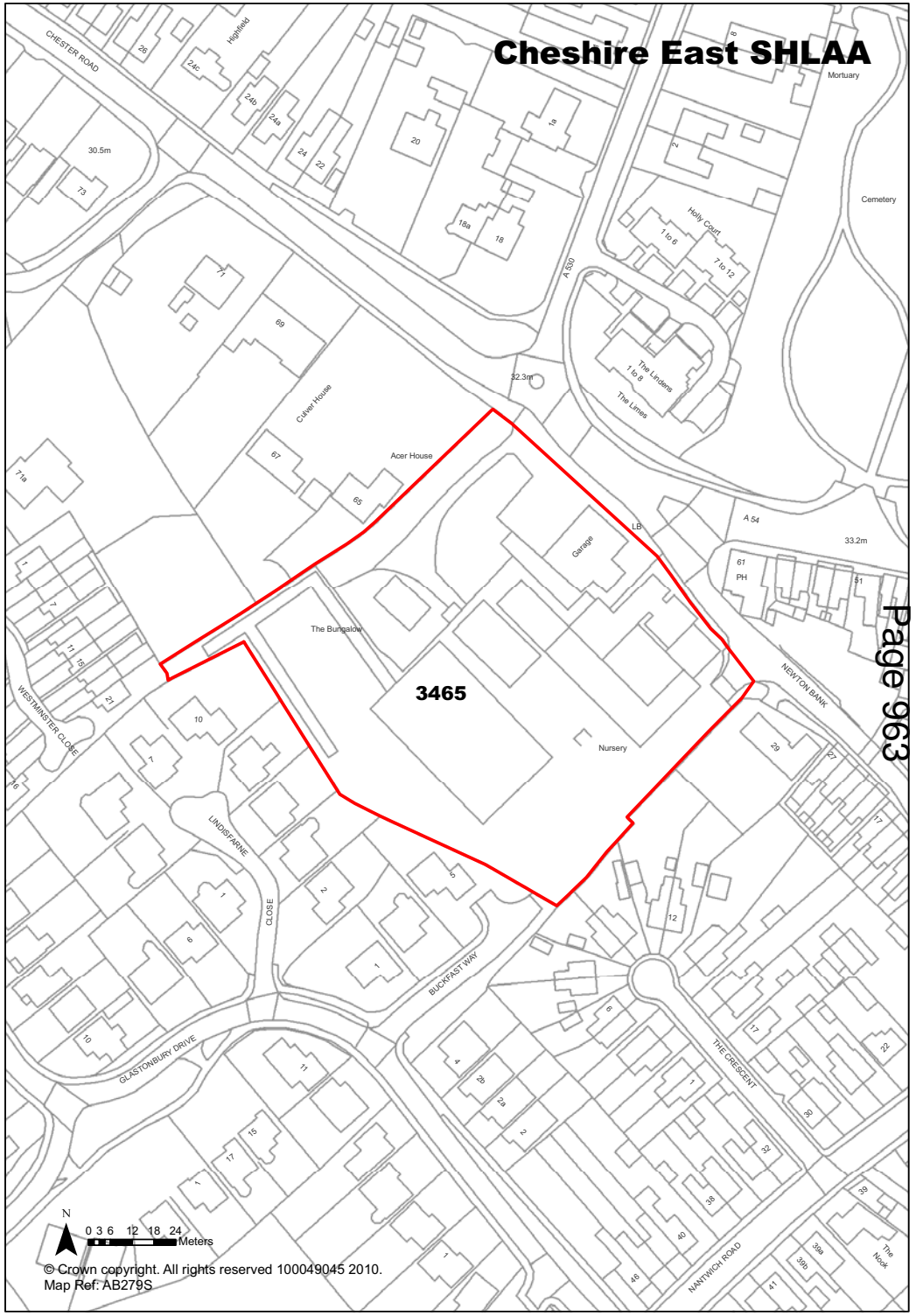


Ref	3465	Site Address	Booseys Garden Centre, Newton Bank, Middlewich

Town / Rural	Middlewich	**Easting**	369756
		Northing	366397

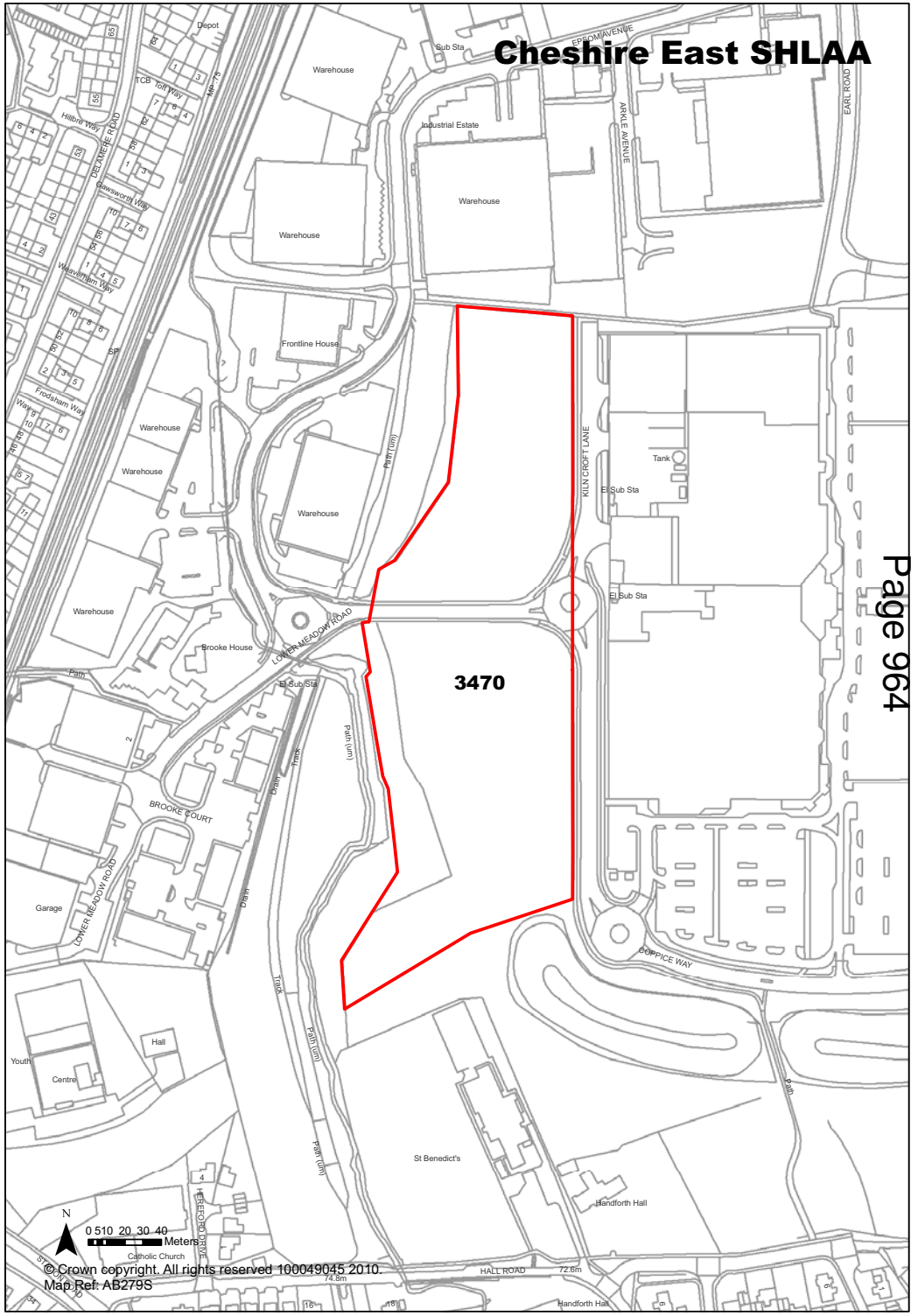
Site Description	Garden centre
Character of Area	Generally residential
Surrounding Land Uses	Residential
Physical Constraints	Existing buildings on site.
Policy Restrictions	Part of site within an area of archaeological potential. Within Middlewich SZL. Access issues. Site is slightly elevated from road.
Managing Constraints	Access issues to be discussed with highways.
Sustainability	Site is considered sustainable
Accessibility	Access issues to be discussed with highways.
Other Information	Site subject to current planning permission for retail development.
Brownfield / Greenfield	Brownfield
Suitability	Suitable
Availability	Marginal / Uncertain
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	1.07
Potential Capacity	33
Potential Net Capacity	33
Potential Density	30.84
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	33
Years 11-15	0



Ref 3470 Site Address LAND TO THE REAR OF MARKS AND SPENCERS AND TESCO STORES,

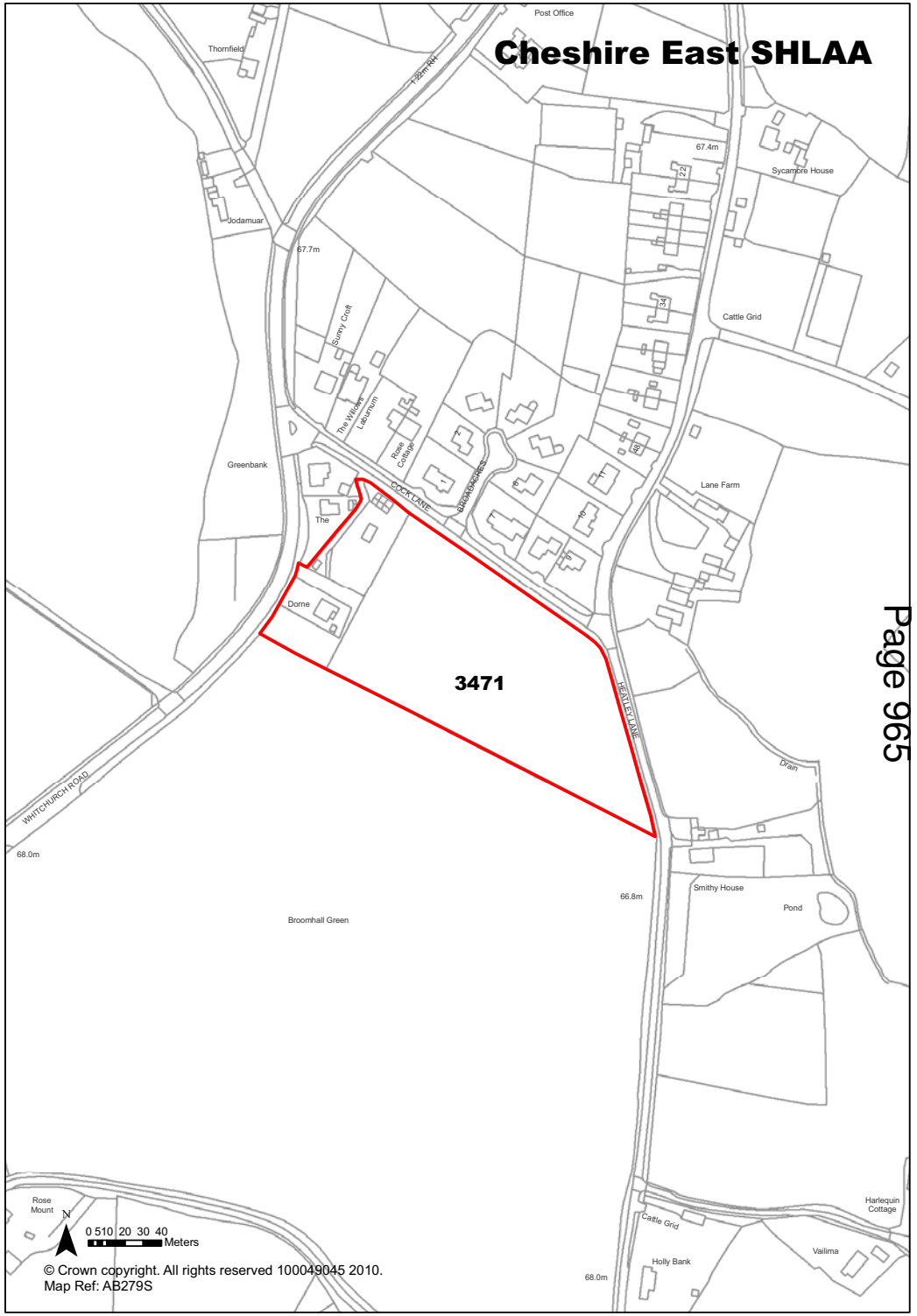
Town / Rural	Handforth	**Easting** 386250	**Northing** 383600
Site Description	Vacant land	**Site Size Net (Ha)**	3.18
Character of Area	Commercial uses	**Potential Capacity**	96
Surrounding Land Uses	Retail and employment	**Potential Net Capacity**	96
Physical Constraints	Trees on site. Site slopes down to west. Path and stream adjacent to site. Road through site to provide access to Tesco and Marks and Spencers.		
Policy Restrictions	Employment allocation	**Potential Density**	30.19
Managing Constraints	Consideration of trees on site. Consideration of surrounding land uses.	**Determination of Capacity**	Density multiplier
Sustainability			
Accessibility	Access is possible	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Not Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref	3471	Site Address	Land at Cocks Lane / Heatley Lane, Broomhall

Town / Rural	Rural	**Easting**	362614
		Northing	347538

Site Description	Agricultural land	**Site Size Net (Ha)**	1.76
Character of Area	Open countryside, edge of small rural settlement.	**Potential Capacity**	45
Surrounding Land Uses	Open countryside and some residential.	**Potential Net Capacity**	45
Physical Constraints	Generally flat. Hedges to boundary. Dwelling on site.		
Policy Restrictions	Open countryside	**Potential Density**	30
Managing Constraints	Dwelling on site would need to be considered.	**Determination of Capacity**	Density multiplier
Sustainability			
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available - site on the market	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	45
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

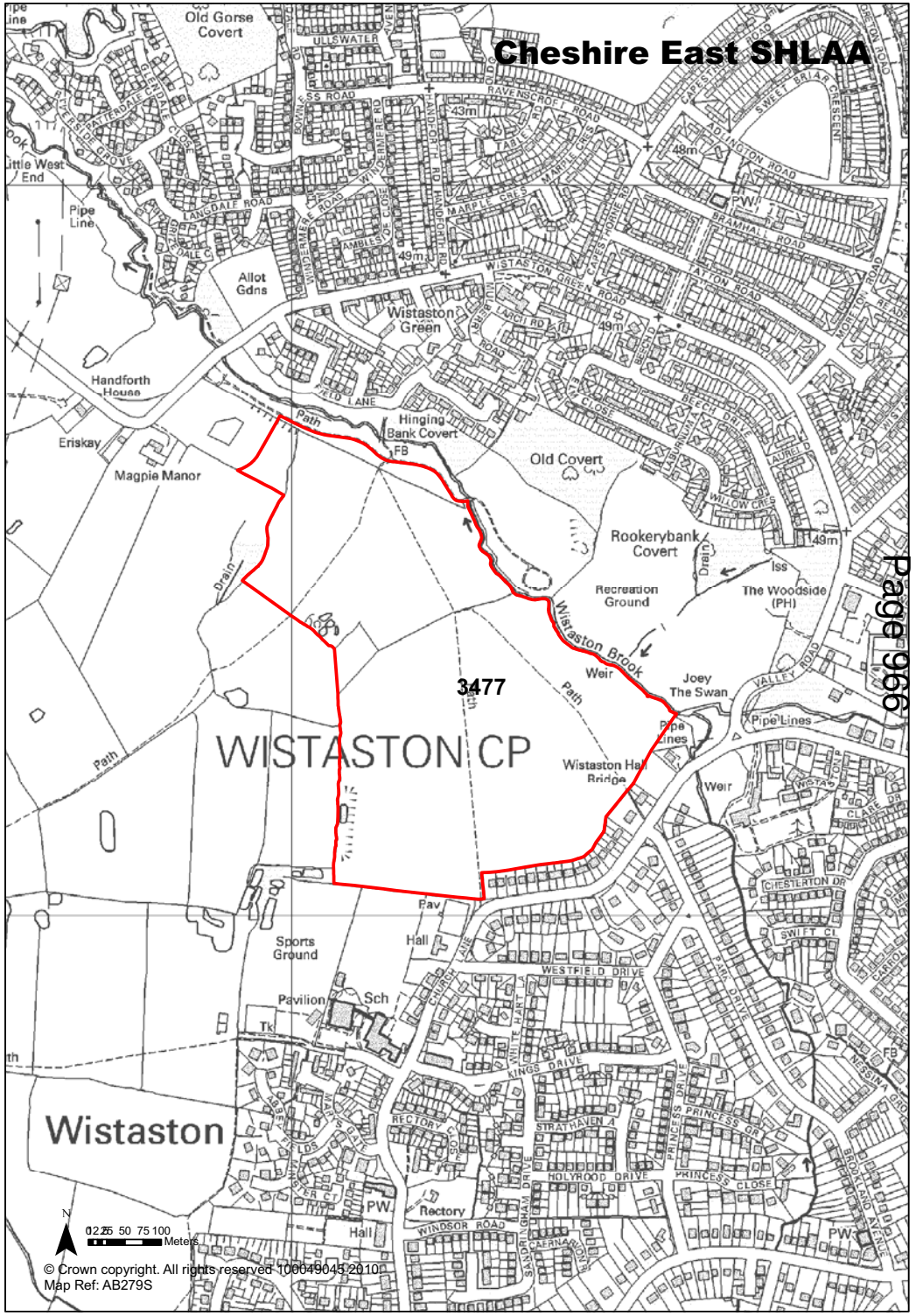


Ref	3477	Site Address	South of Wistaston Green Road, Wistaston

Town / Rural	Crewe - Edge / Extension	**Easting**	368204
		Northing	354324

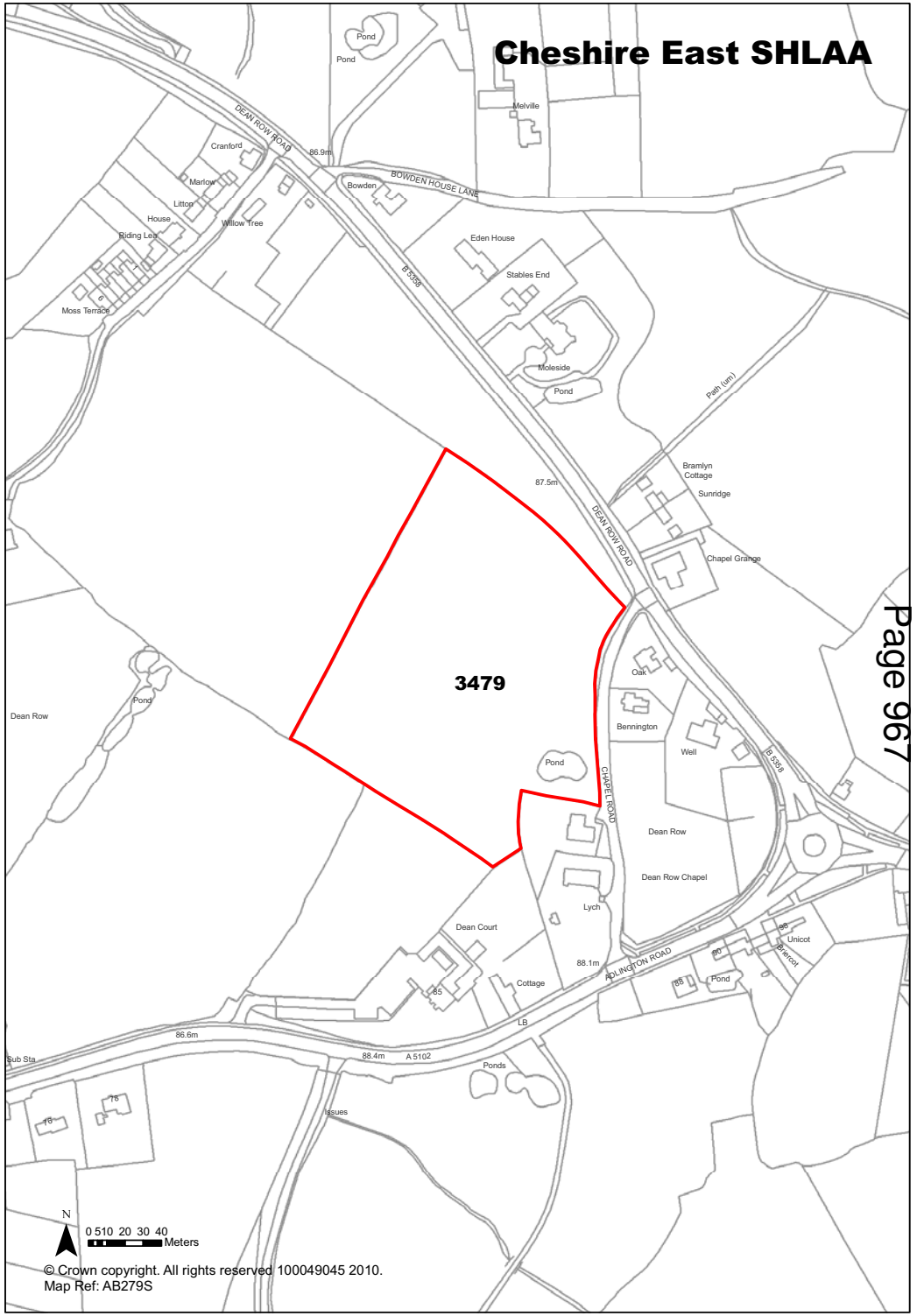
Site Description	Agricultural land
Character of Area	Edge of settlement
Surrounding Land Uses	Open countryside, open space and residential
Physical Constraints	Trees and hedges on field boundaries within site. Flood risk area to edge of site to east and north. Significant access issues.
Policy Restrictions	Green Gap
Managing Constraints	Site is currently within Green Gap. Potential biodiveristy value of site. Access issues to be discussed with highways.
Sustainability	
Accessibility	Access issues to be discussed with highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	20.99
Potential Capacity	630
Potential Net Capacity	630
Potential Density	30.01
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



Ref 3479 Site Address Land off Chapel Road, Wilmslow

Town / Rural	Wilmslow - Edge / Extension	**Easting**	387039
		Northing	381659
Site Description	Agricultural land	**Site Size Net (Ha)**	2.37
Character of Area	Open countryside	**Potential Capacity**	72
Surrounding Land Uses	Open countryside and residential	**Potential Net Capacity**	72
Physical Constraints	Trees and hedges to boundary. Pond on site. Site appears generall flat. Chapel Road provides very narrow access road. Overhead lines to edge of site.		
Policy Restrictions	Green Belt	**Potential Density**	30.38
Managing Constraints	Site is currently Green Belt. Access issues to be discussed with highways.	**Determination of Capacity**	Density multiplier
Sustainability			
Accessibility	Access issues to be discussed with highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	72
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

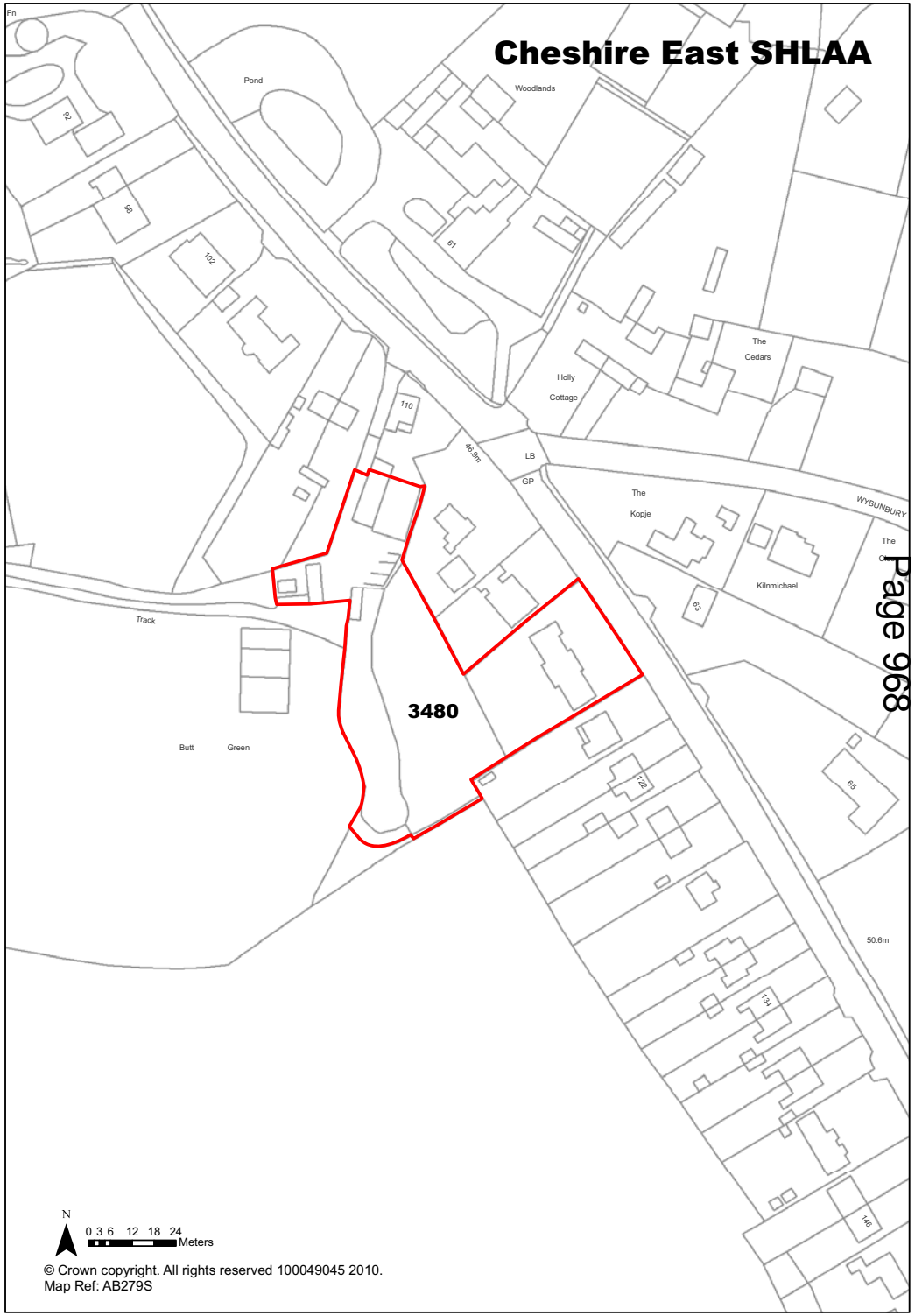


Ref	3480	Site Address	Land to the rear of London Road, Nantwich

Town / Rural	Nantwich - Edge / Extension	**Easting**	366764
		Northing	351262

Site Description	Residential, residential garden and paddock
Character of Area	Edge of settlement
Surrounding Land Uses	Residential, open countryside and Stapeley Water Gardens
Physical Constraints	Residential property on site, other buildings on site. Trees and hedges to boundary.
Policy Restrictions	Part within Nantwich and part within open countryside
Managing Constraints	Consideration of existing residential development.
Sustainability	
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	0.42
Potential Capacity	13
Potential Net Capacity	13
Potential Density	30.95
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	13
Years 11-15	0

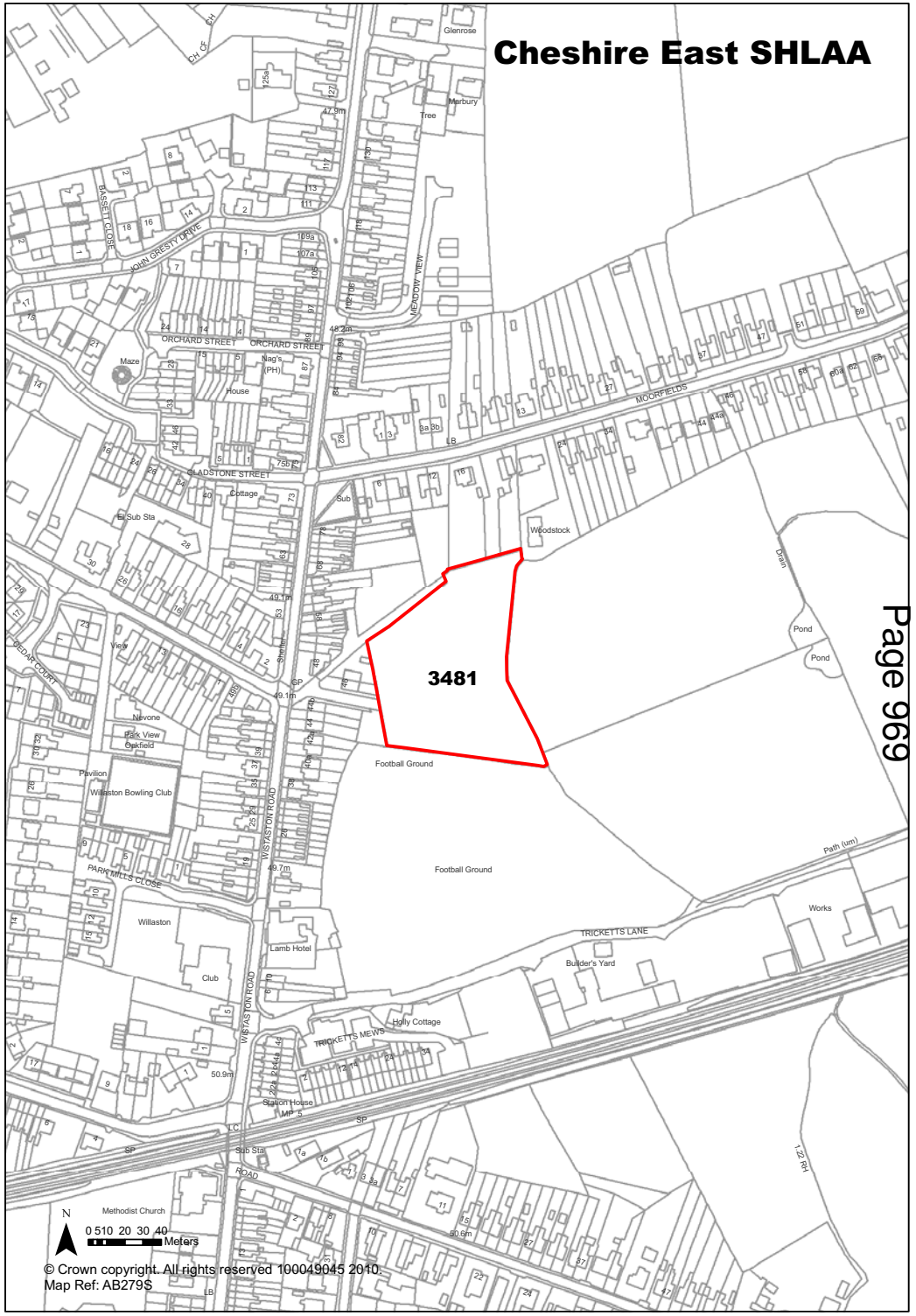


Ref 3481 Site Address Land to the east of Wistaston Road, Willaston

Town / Rural Crewe - Edge / Extension **Easting** 368105 **Northing** 352555

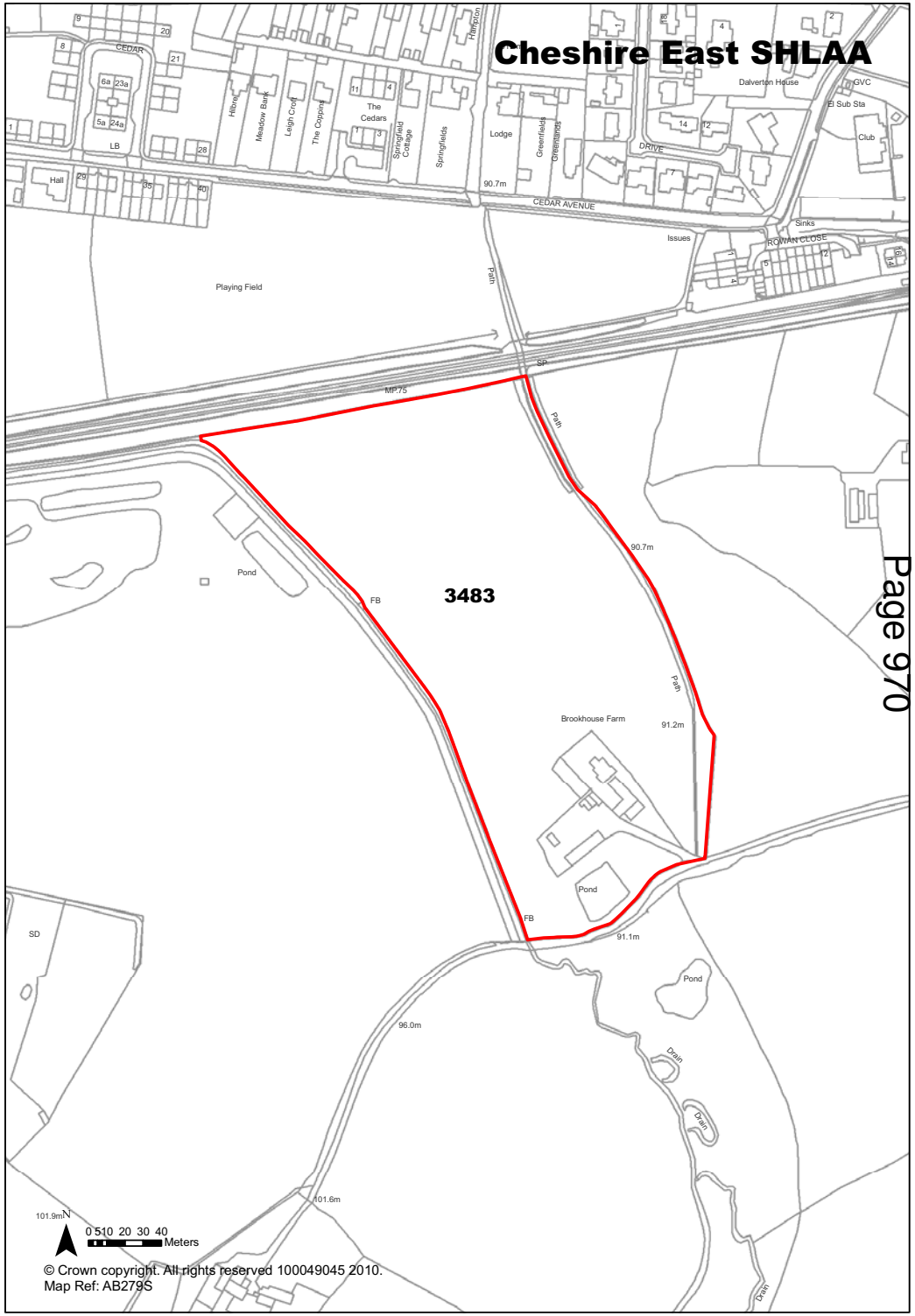
Site Description	Grassland
Character of Area	Edge of settlement
Surrounding Land Uses	Residential and open countryside
Physical Constraints	Trees and hedges to boundary.
Policy Restrictions	Green gap. Open countryside.
Managing Constraints	Access to be discussed with highways.
Sustainability	
Accessibility	Access to be discussed with highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	0.72
Potential Capacity	22
Potential Net Capacity	22
Potential Density	30.56
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	22
Years 11-15	0



Ref 3483 Site Address Brookhouse Farm, Fanny's Croft, Alsager

Town / Rural	Alsager - Edge / Extension	**Easting**	379686
		Northing	354914
Site Description	Agricultural land and Farm	**Site Size Net (Ha)**	4.16
Character of Area	Edge of settlement	**Potential Capacity**	125
Surrounding Land Uses	Open countryside and railway line	**Potential Net Capacity**	125
Physical Constraints	Part of site is in high risk flood zone (Zone 3b). Stream to edge of site. Footpath to edge of site. Railway line adjacent to site. Buildings on site. Site appears in use.		
Policy Restrictions	Green Belt	**Potential Density**	30.05
Managing Constraints	Flood risk assessment. Assessment of ecological value of site. Consideration of existing residential development and farm uses. Consideration of footpath. Transport Assessment likely to be required.	**Determination of Capacity**	Density multiplier
Sustainability			
Accessibility	Access currently via a private access road. Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Not Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

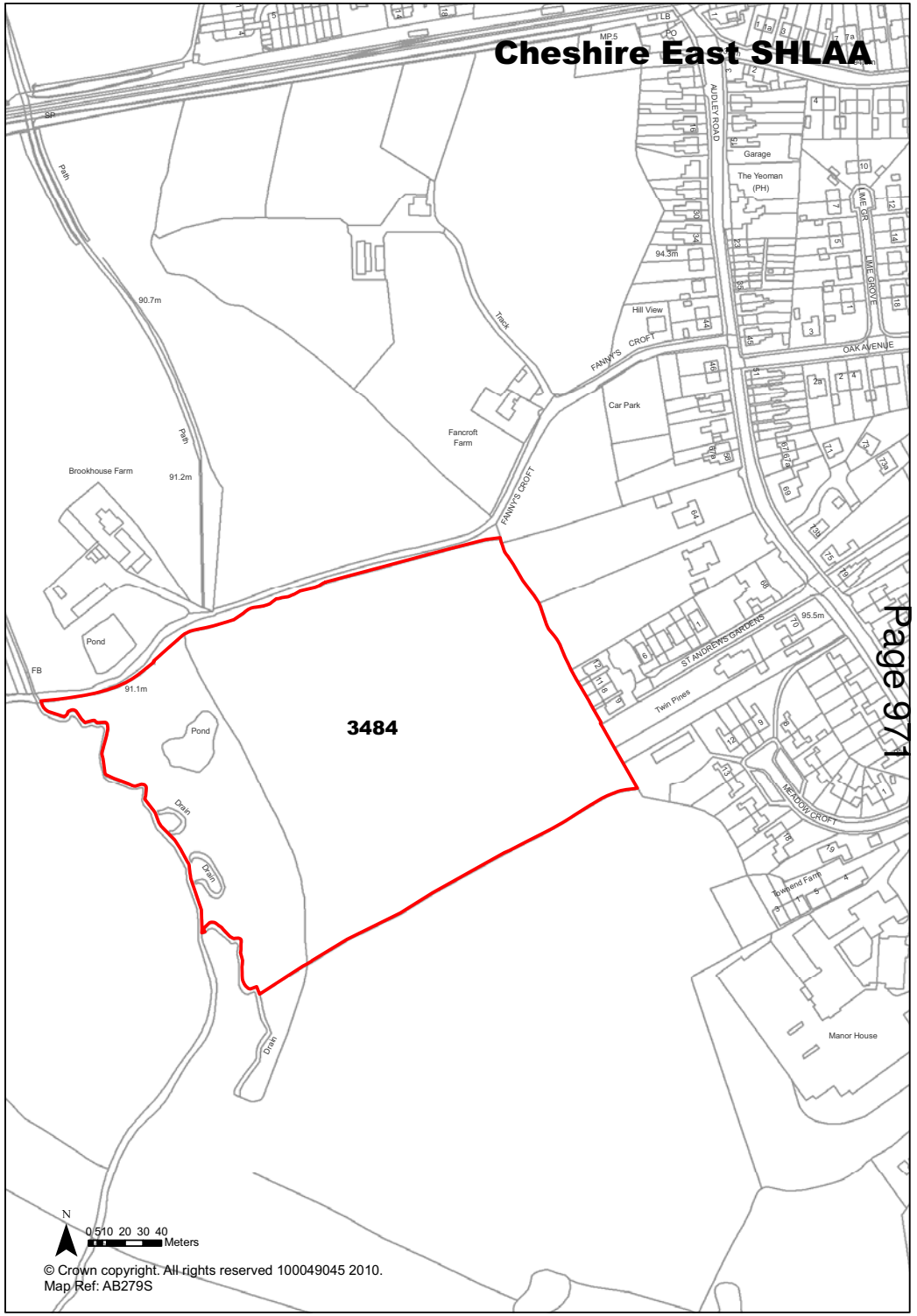


Ref 3484 **Site Address** Land to the south of Fanny's Croft, Alsager

Town / Rural Alsager - Edge / Extension **Easting** 379872 **Northing** 354716

Site Description	Agricultural land
Character of Area	Edge of settlement
Surrounding Land Uses	Residential and open countryside
Physical Constraints	Part of site is in high risk flood zone (Zone 3b). There also appears to be a stream and pond on the edge of the site.
Policy Restrictions	Green Belt
Managing Constraints	Flood risk assessment. Biodiversity value of site, particularly in relation to the pond and stream. Transport Assessment likely to be required.
Sustainability	
Accessibility	Access would be via private access road at present. Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Not Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	4.25
Potential Capacity	128
Potential Net Capacity	128
Potential Density	30.12
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0

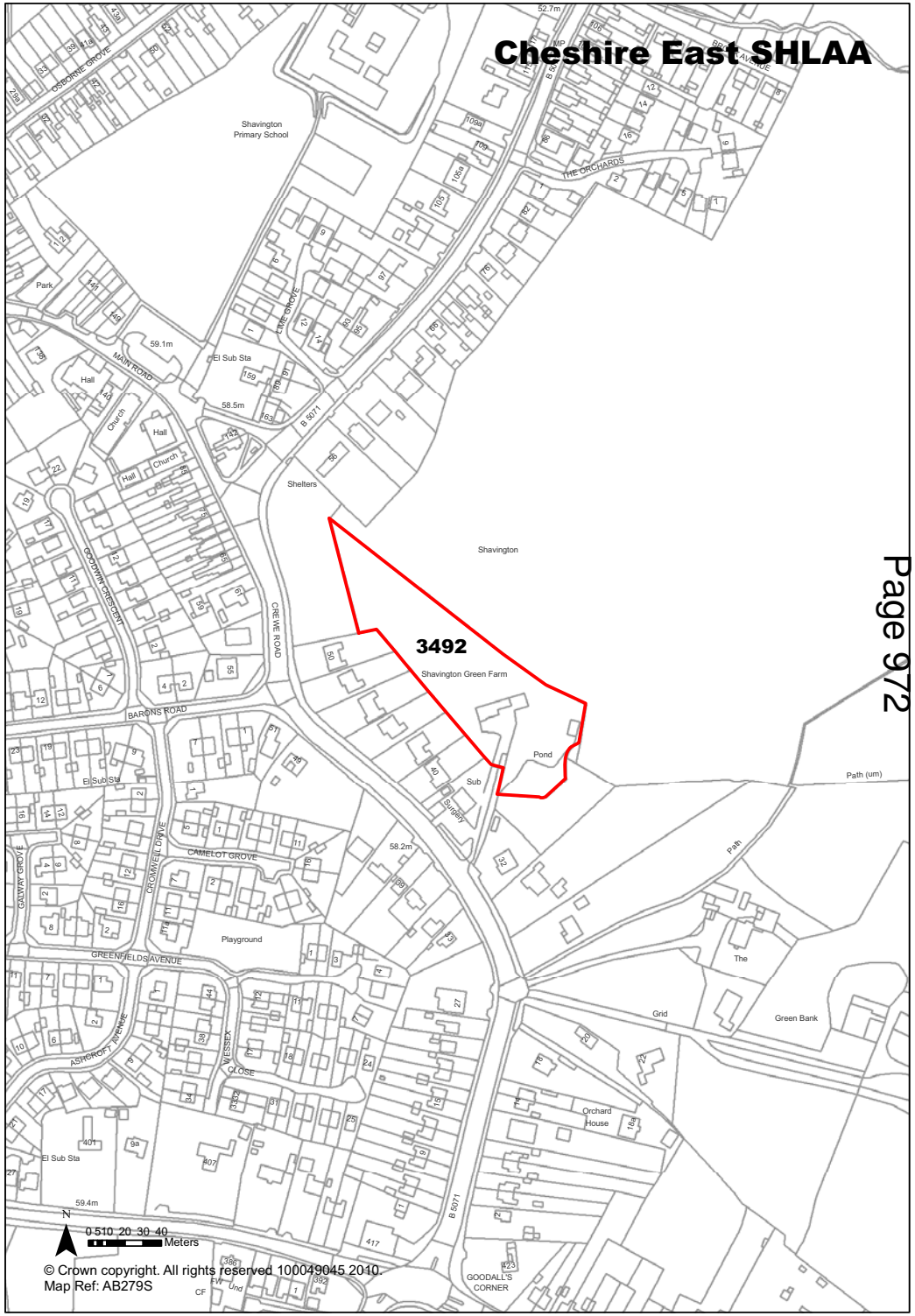


Ref	3492	Site Address	Shavington Green Farm, Crewe Road, Shavington

Town / Rural	Shavington - Edge / Extension	**Easting**	370238
		Northing	351650

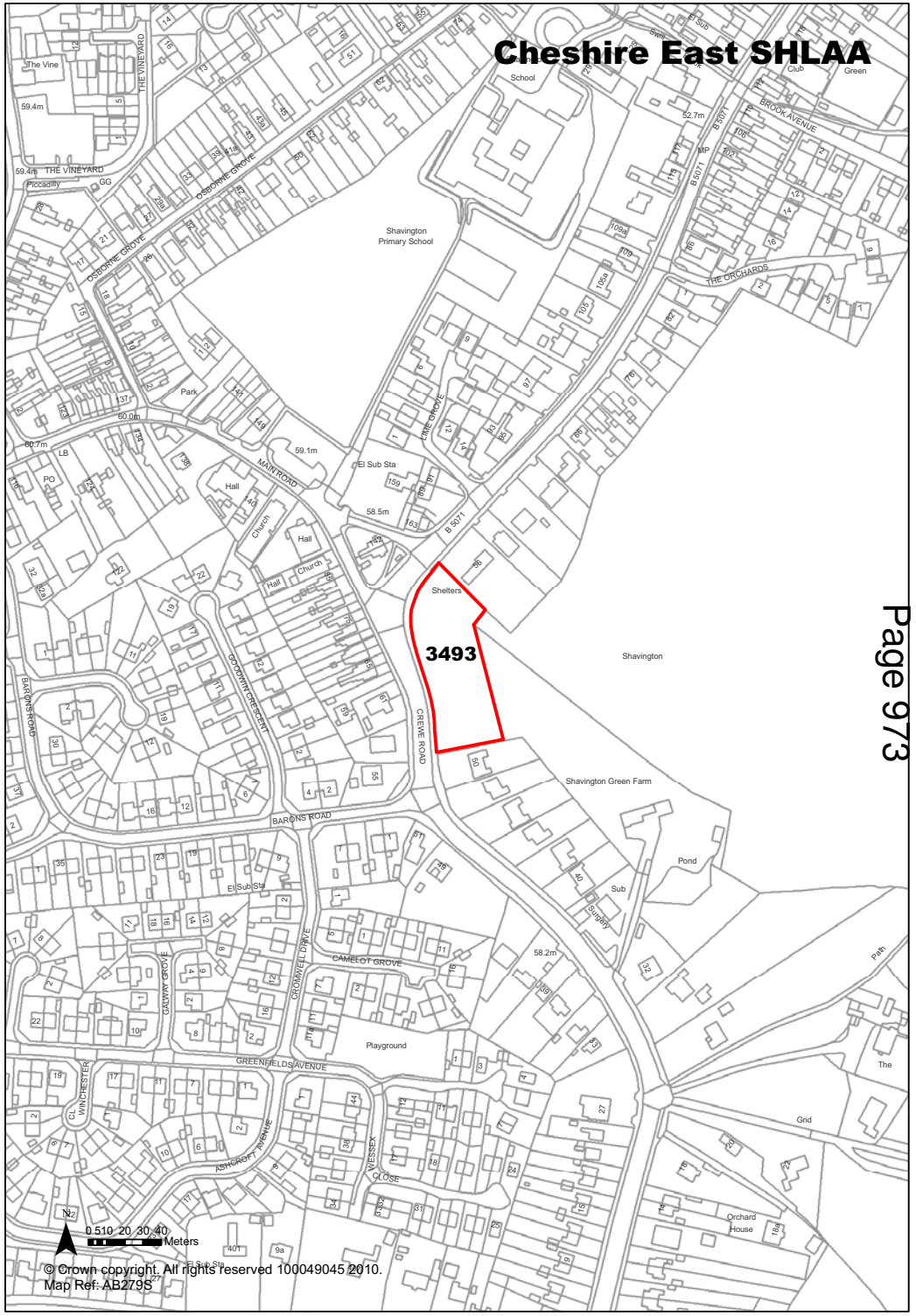
Site Description	Farmhouse, garden and grassland
Character of Area	Edge of settlement.
Surrounding Land Uses	Residential and open countryside
Physical Constraints	Farm building on site. Pond on site. Trees on site.
Policy Restrictions	Open countryside
Managing Constraints	Ecological value of site may need to be considered.
Sustainability	
Accessibility	Access to be discussed with Highways
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	0.71
Potential Capacity	22
Potential Net Capacity	22
Potential Density	30.99
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	22
Years 11-15	0



Ref 3493 Site Address Land off Crewe Road, Shavington

Town / Rural	Shavington - Edge / Extension	**Easting** 370152	**Northing** 351715
Site Description	Grassland	**Site Size Net (Ha)**	0.32
Character of Area	Edge of settlement	**Potential Capacity**	10
Surrounding Land Uses	Residential and open countryside	**Potential Net Capacity**	10
Physical Constraints	Trees to boundary	**Potential Density**	31.25
Policy Restrictions	Open countryside	**Determination of Capacity**	Density multiplier
Managing Constraints	Ecological assessment of the site.		
Sustainability			
Accessibility	Access to be discussed with Highways	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	10
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



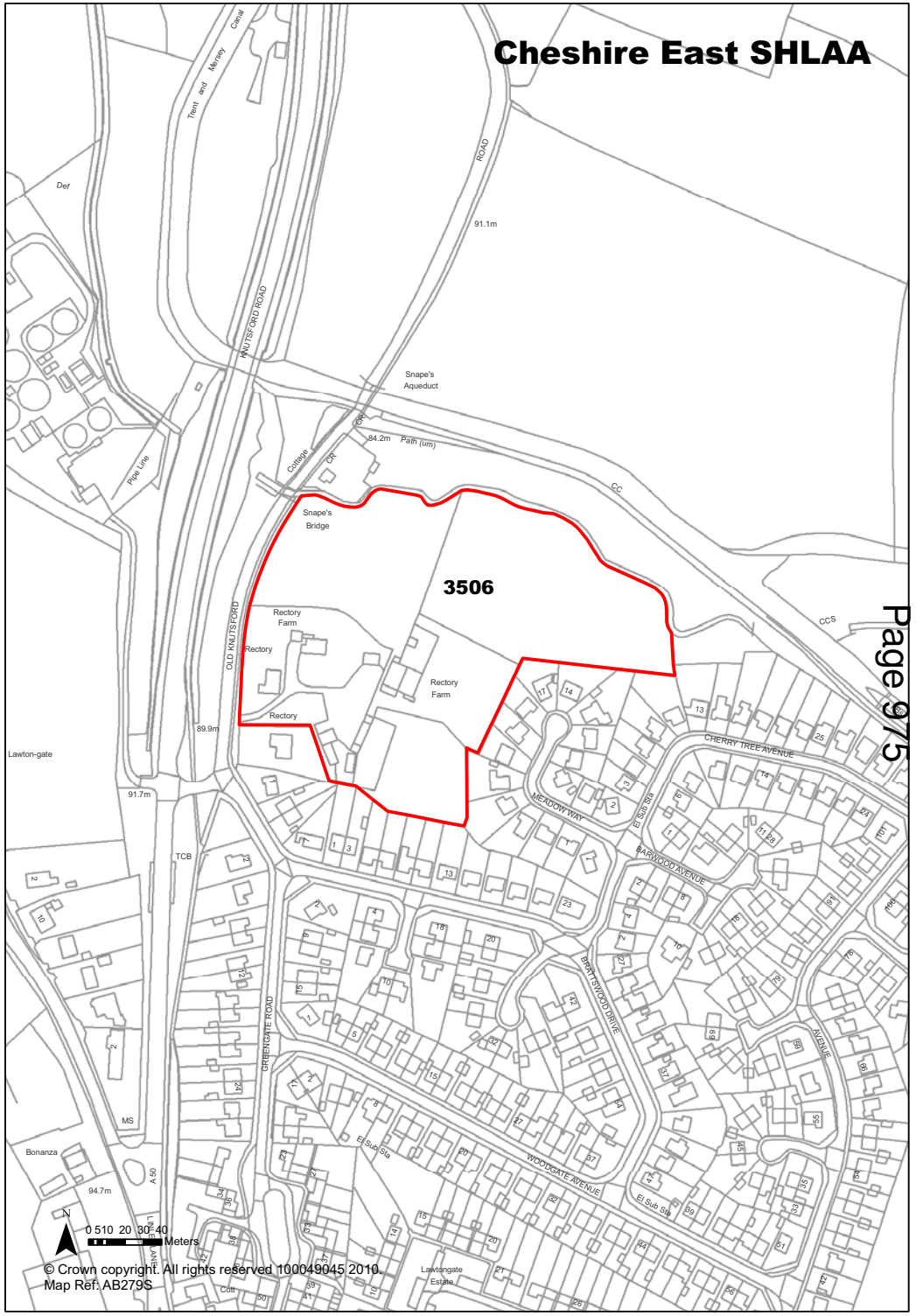
Ref 3494 Site Address Land off Sandy Lane, Macclesfield

Town / Rural	Rural	**Easting** 388302	**Northing** 374801
Site Description	Grassland	**Site Size Net (Ha)**	0.56
Character of Area	Open countryside	**Potential Capacity**	17
Surrounding Land Uses	Open countryside and some residential	**Potential Net Capacity**	17
Physical Constraints	Nature conservation value of the area. Small number of trees to northern edge	**Potential Density**	30.36
Policy Restrictions	Green Belt. Site of Nature Conservation Importance. Pond adjacent is also identified as Nature Conservation Priority Area.	**Determination of Capacity**	Density multiplier
Managing Constraints	Ecological Assessment.		
Sustainability			
Accessibility	Access to be discussed with highways	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 3506 Site Address Land adjacent to Old Knutsford Road, Church Lawton

Town / Rural	Rural	**Easting** 381046	**Northing** 356372
Site Description	Residential and Grassland	**Site Size Net (Ha)**	2.67
Character of Area	Edge of settlement	**Potential Capacity**	81
Surrounding Land Uses	Residential, countryside and stream	**Potential Net Capacity**	81
Physical Constraints	Part of site within Flood Zone area. Stream to north of site. Trees to boundaries. Residential property on site.		
Policy Restrictions	Most of site outside of Infill Boundary line for Church Lawton and therefore within the Green Belt.	**Potential Density**	30.34
Managing Constraints	Flood Risk Assessment required.	**Determination of Capacity**	Density multiplier
Sustainability			
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information	Agent has suggested that existing residential properties would remain on site.	**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Marginal / Uncertain (at least part of sit	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

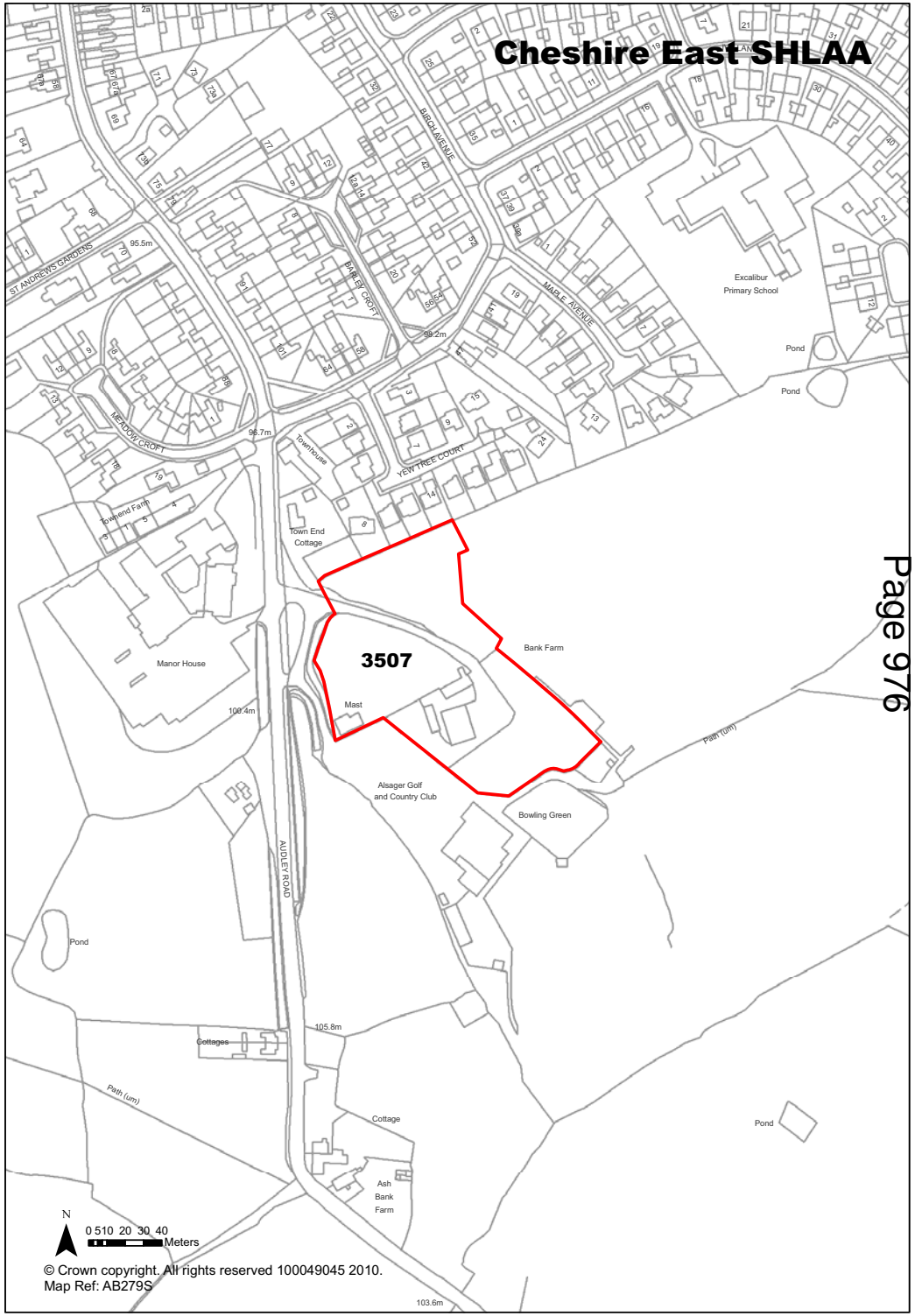


Ref 3507 Site Address Land adjacent to Alsager Golf Course

Town / Rural	Alsager - Edge / Extension	**Easting**	380284
		Northing	354556

Site Description	Residential, garden and some commercial storage
Character of Area	Edge of settlement
Surrounding Land Uses	Residential and golf course
Physical Constraints	Residential property on site. Barn / Commercial storage on site. Trees to boundary and northern part of site.
Policy Restrictions	Green Belt. Part of site is protected open space.
Managing Constraints	Site is currently Green Belt.
Sustainability	
Accessibility	
Other Information	
Brownfield / Greenfield	Mixed
Suitability	Not Suitable
Availability	Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	1.22
Potential Capacity	37
Potential Net Capacity	37
Potential Density	
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0

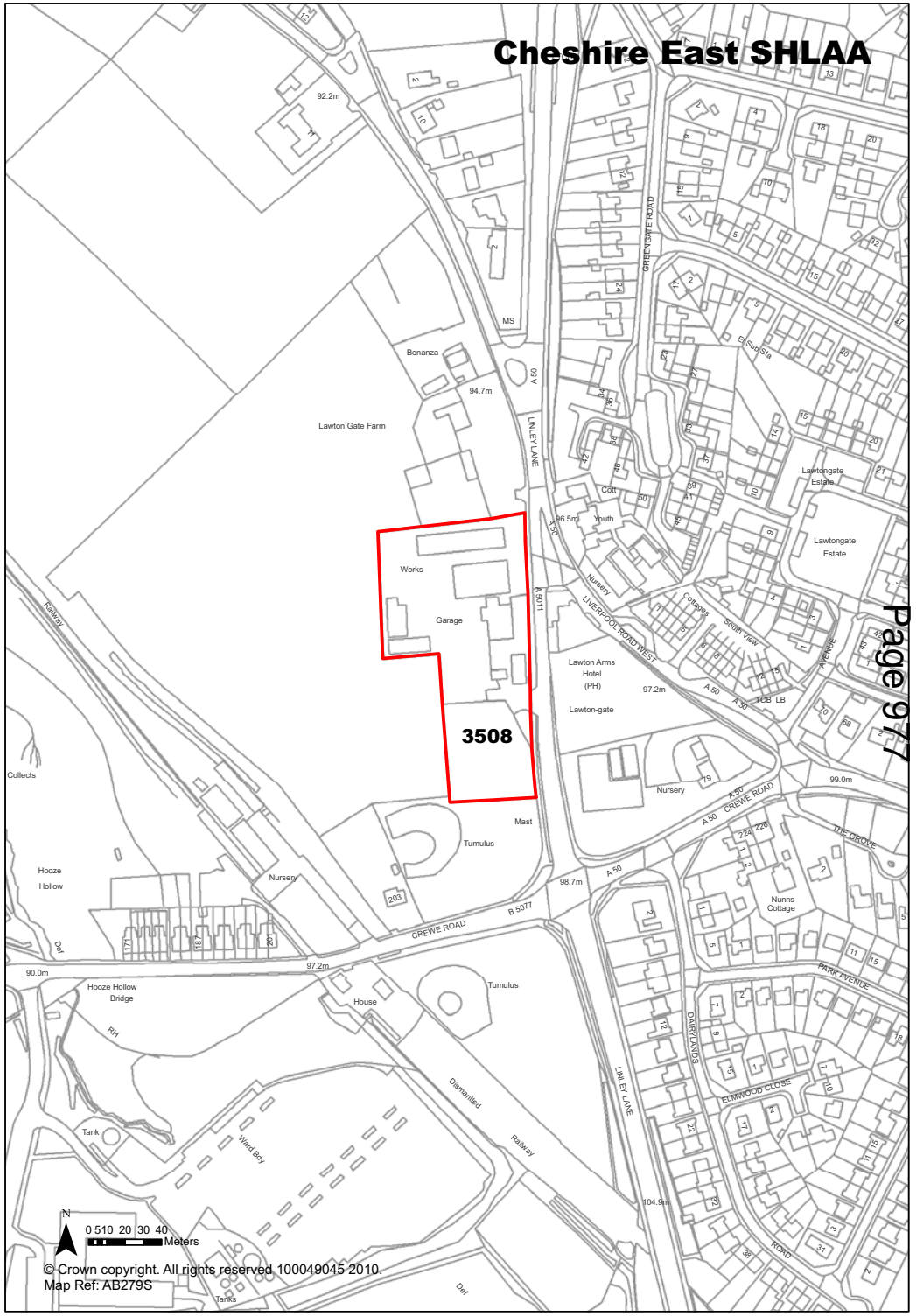

Cheshire East SHLAA
3507
Bank Farm
Manor House
Mast
Alsager Golf and Country Club
Bowling Green
Excalibur Primary School
Pond
Pond
Pond
Pond
Town End Cottage
Townhouse
Townhouse
Townhouse

Ref 3508 Site Address Land adjacent to Linley Lane, Lawton Gate

Town / Rural Rural **Easting** 380859 **Northing** 355928

Site Description	Employment use and grassland
Character of Area	Edge of settlement
Surrounding Land Uses	Residential and countryside
Physical Constraints	Commercial property on site. Hardstanding on remainder. Trees to boundary.
Policy Restrictions	Green Belt
Managing Constraints	Site is currently Green Belt. Consideration of relocation of existing use.
Sustainability	
Accessibility	
Other Information	
Brownfield / Greenfield	Mixed
Suitability	Suitable - with policy change
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	0.96
Potential Capacity	29
Potential Net Capacity	29
Potential Density	30.21
Determination of Capacity	Density multplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	29
Years 11-15	0

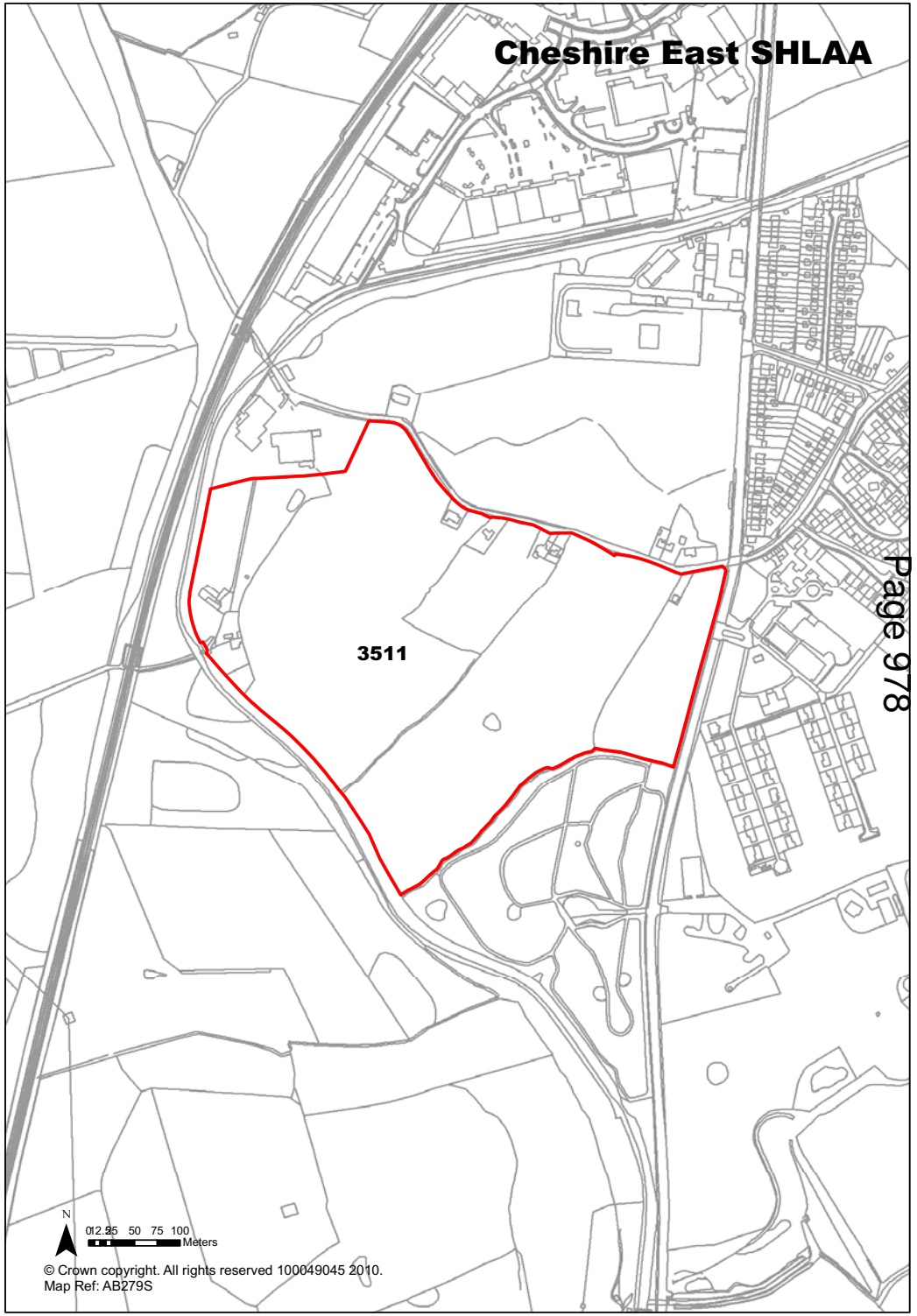


Ref	3511	Site Address	Land to the south of Gaw End Lane, Macclesfield

Town / Rural	Middlewich - Edge / Extension	**Easting**	391278
		Northing	370646

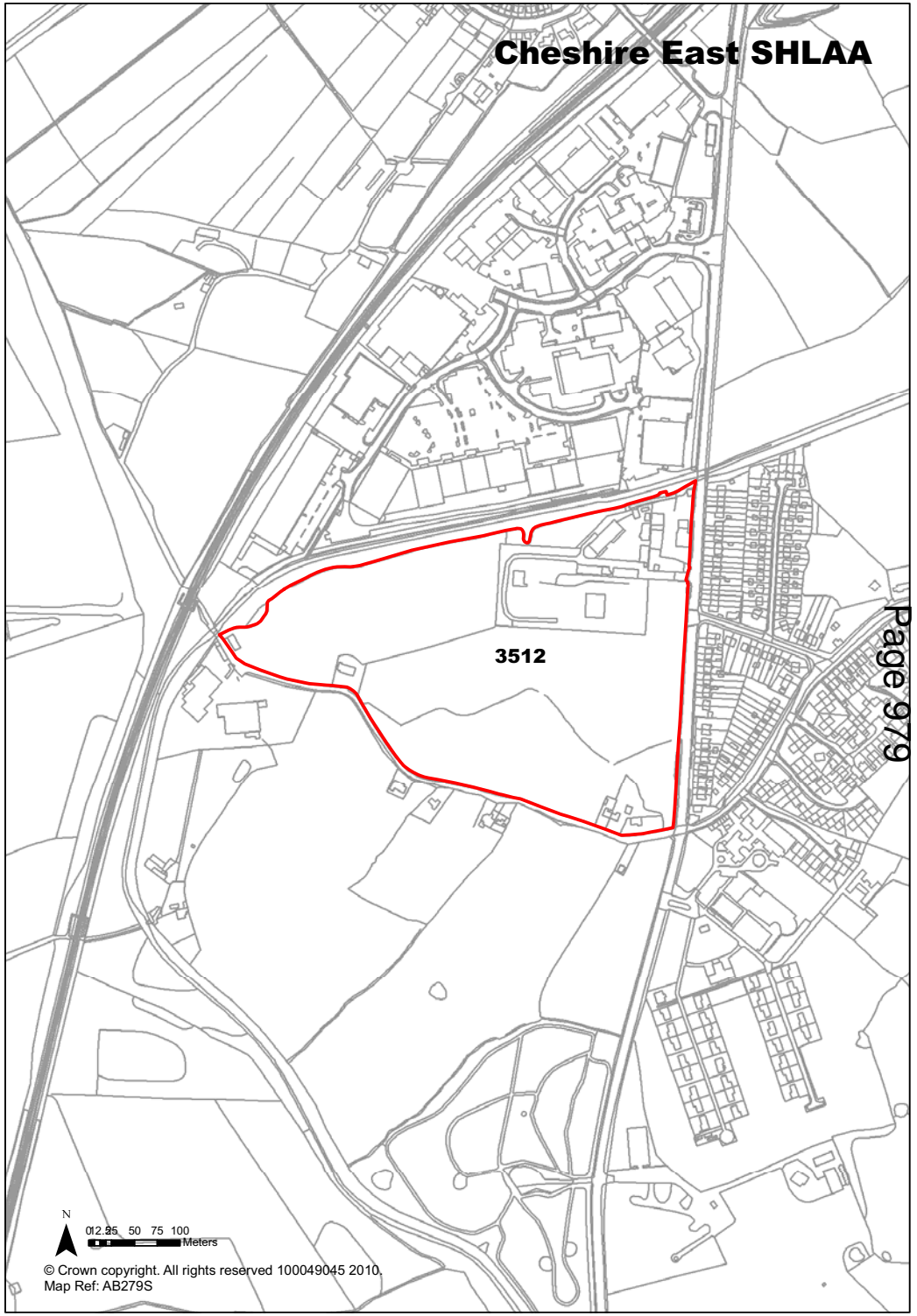
Site Description	Agricultural land
Character of Area	Open countryside
Surrounding Land Uses	Open countryside, woodland, commercial and some residential
Physical Constraints	Trees and hedges to field boundaries.
Policy Restrictions	Green Belt. Area of Special County Value. Adjacent to SBI. Adjacent to nature reserve.
Managing Constraints	Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	
Accessibility	Access to be discussed with Highways
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Marginal / Uncertain
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	16.66
Potential Capacity	500
Potential Net Capacity	500
Potential Density	30.01
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



Ref 3512 **Site Address** Land to the north of Gaw End Lane, Macclesfield

Town / Rural	Macclesfield - Edge / Extension	**Easting** 391418	**Northing** 370925
Site Description	Agricultural land	**Site Size Net (Ha)**	11.83
Character of Area	Edge of settlement	**Potential Capacity**	355
Surrounding Land Uses	Depot, employment, residential and open countryside	**Potential Net Capacity**	355
Physical Constraints	Trees and hedges to field boundaries.		
Policy Restrictions	Green Belt. Area of Special County Value. Adjacent to SBI.	**Potential Density**	30.01
Managing Constraints	Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability			
Accessibility	Access to be discussed with Highways	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

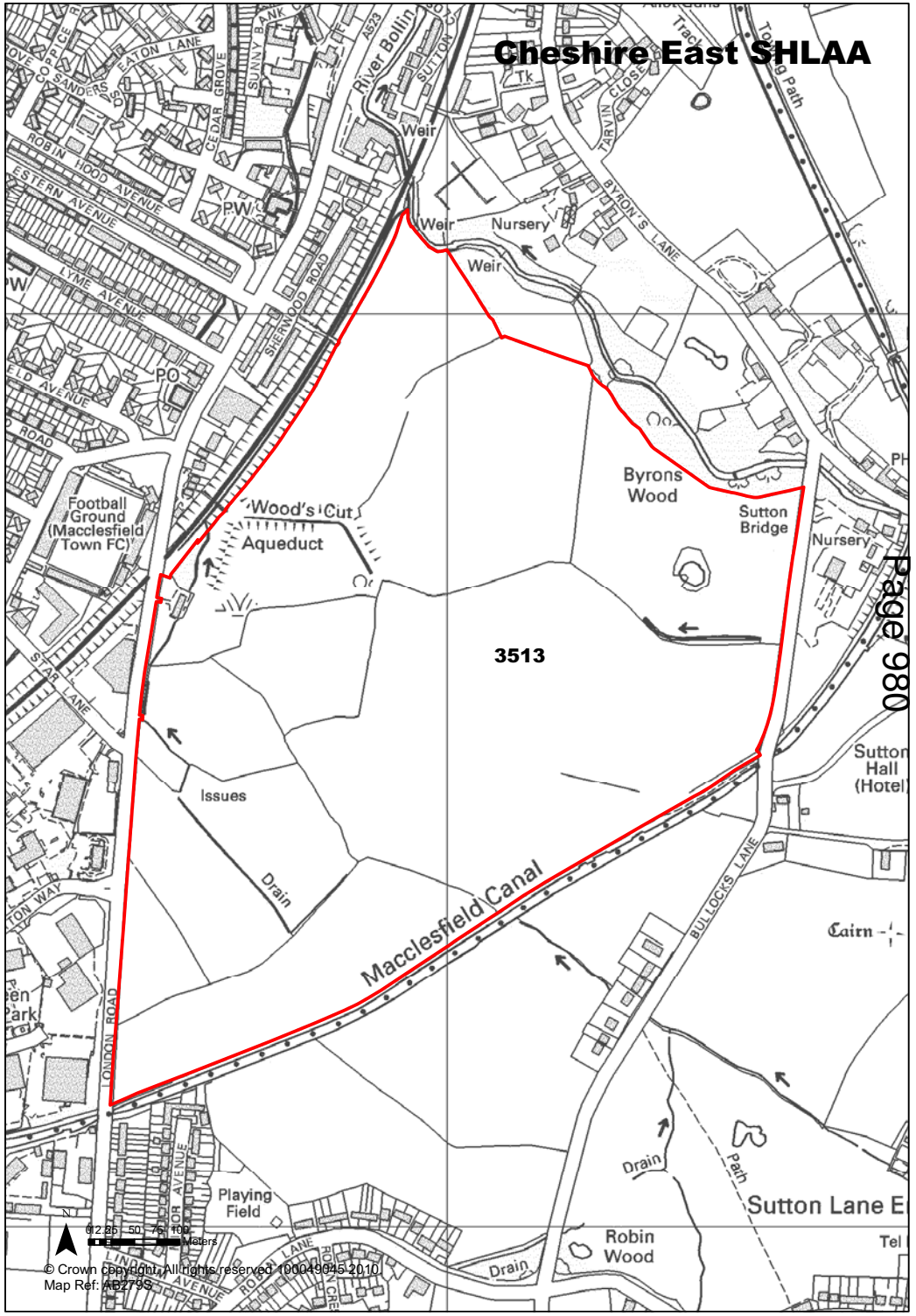


Ref	3513	Site Address	Land to the east of London Road, Macclesfield

Town / Rural	Macclesfield - Edge / Extension	**Easting**	391975
		Northing	371605

Site Description	Agricultural land
Character of Area	Edge of settlement
Surrounding Land Uses	Railway, canal, employment area.
Physical Constraints	Trees and hedges to field boundaries. Drainage within site. Adjacent to both the railway and the canal.
Policy Restrictions	Green Belt. Area of Special County Value. Part of the site within an Air Quality Planning Constriant area. Flood risk area to north of site.
Managing Constraints	Consideration of noise impact from the railway. Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	
Accessibility	Access to be discussed with Highways
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Marginal / Uncertain (Part of site known
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	41.18
Potential Capacity	1236
Potential Net Capacity	1236
Potential Density	30.01
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	125
Years 11-15	250

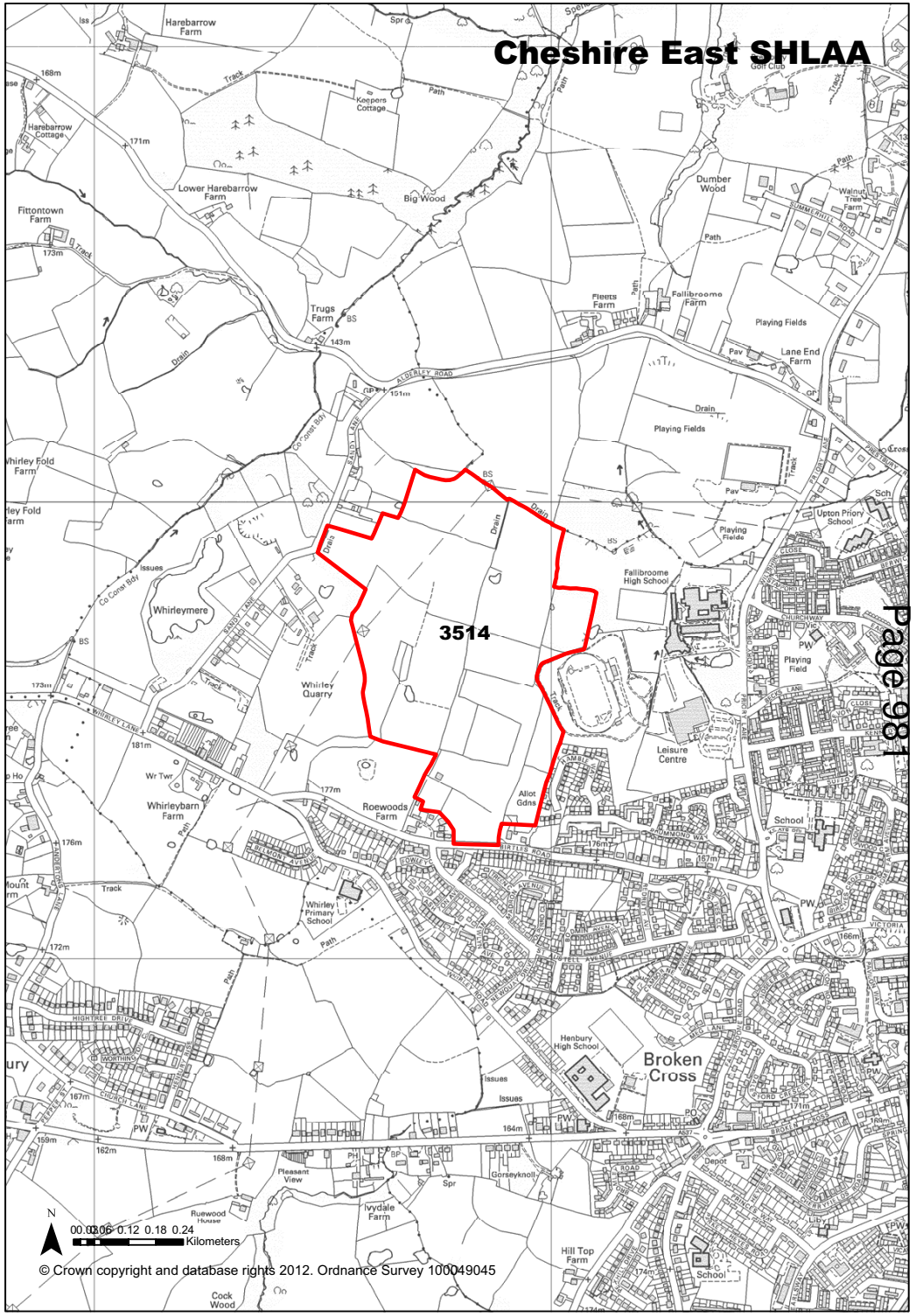


Ref	3514	Site Address	Land to the north of Birtles Road, Macclesfield

Town / Rural	Macclesfield - Edge / Extension	**Easting**	388811
		Northing	374685

Site Description	Agricultural land
Character of Area	Edge of settlement
Surrounding Land Uses	Residential, sports facilities and open countryside
Physical Constraints	Trees and hedges to field boundaries. Pylons within site. Adjacent to an SBI. Ponds on site.
Policy Restrictions	Green Belt.
Managing Constraints	Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Marginal / Uncertain
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	29.72
Potential Capacity	892
Potential Net Capacity	892
Potential Density	30.01
Determination of Capacity	Density multplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0

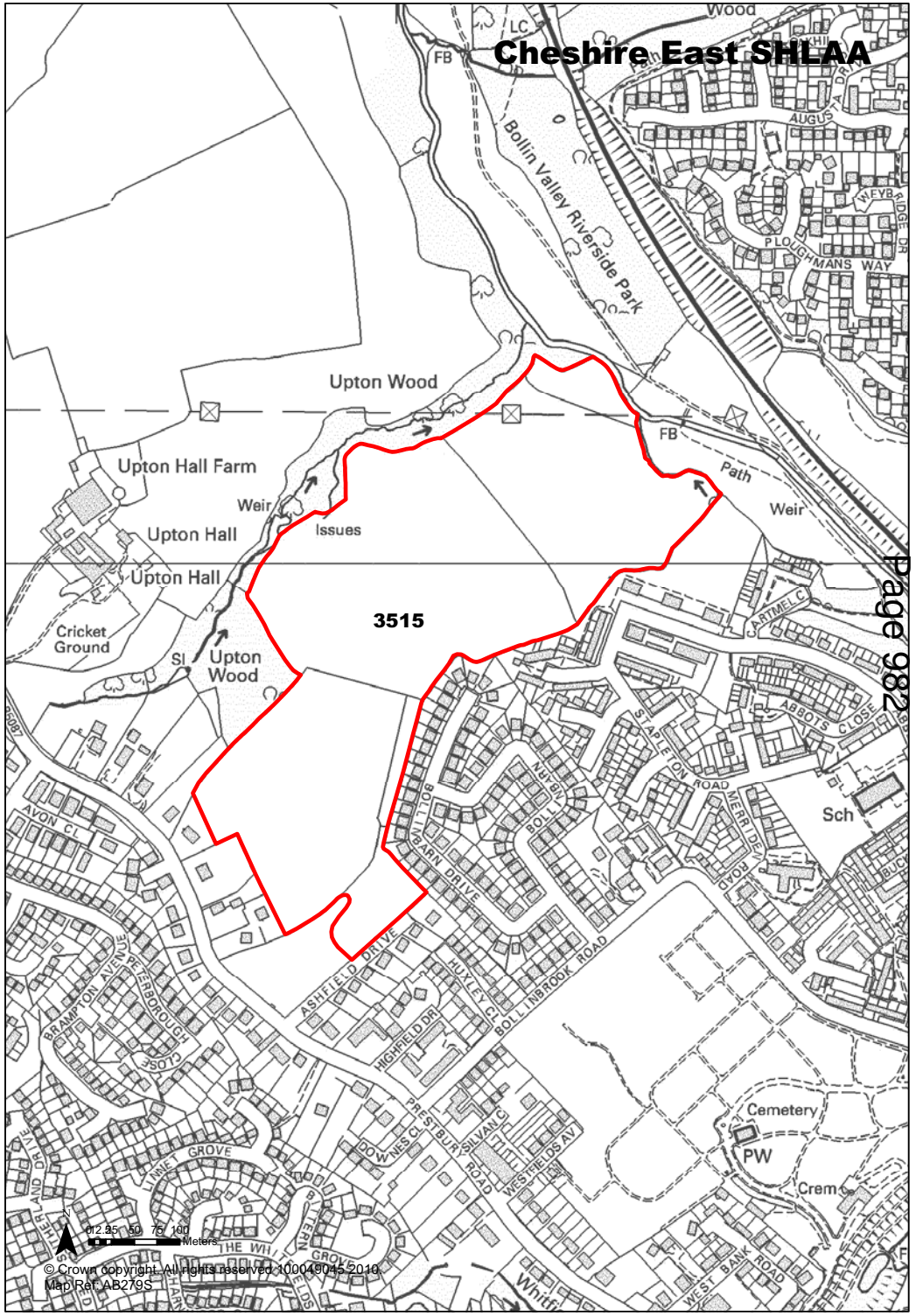


Ref	3515	Site Address	Land to the rear of Bollinbarn Drive, Macclesfield

Town / Rural	Macclesfield - Edge / Extension	**Easting**	390471
		Northing	374936

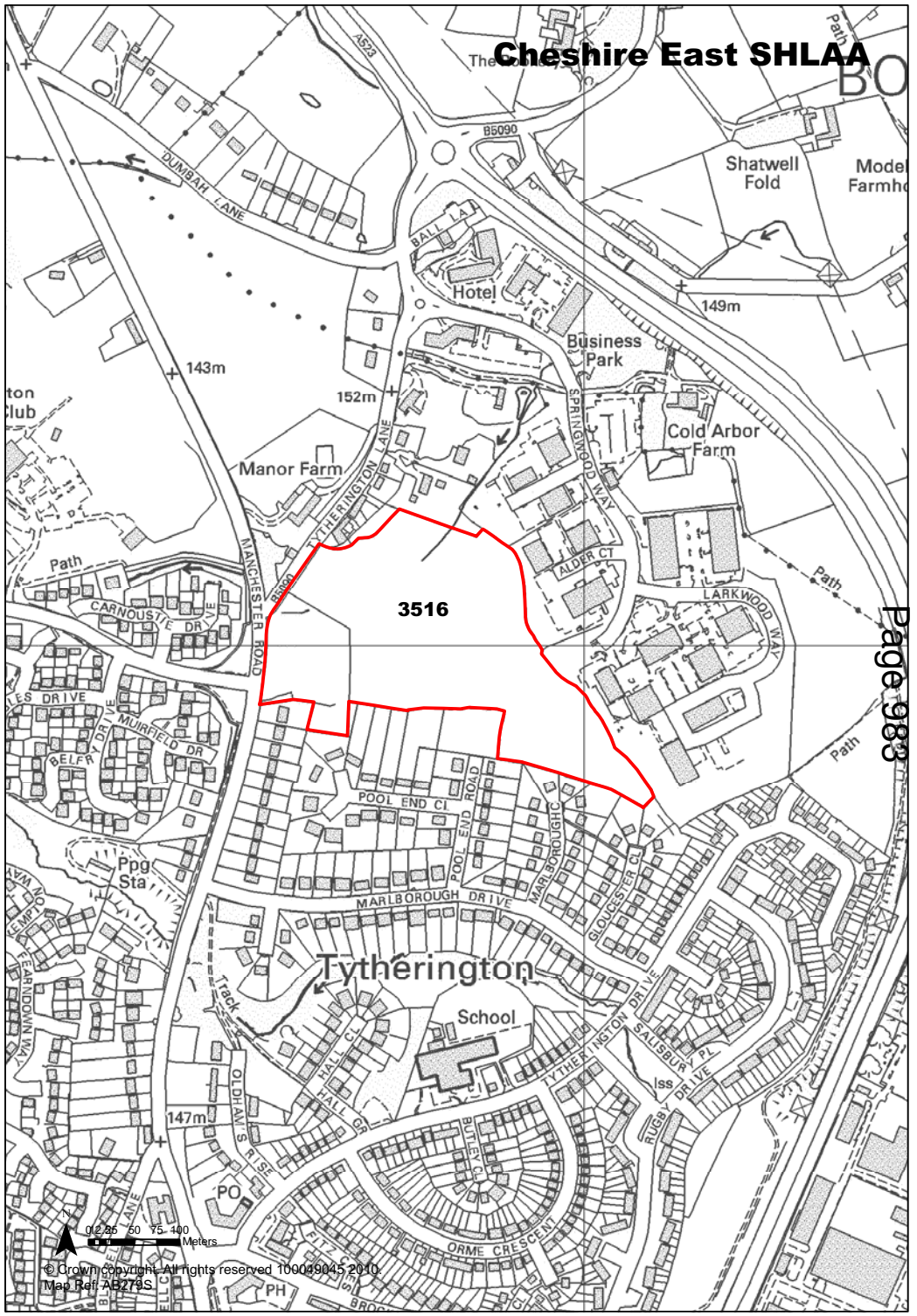
Site Description	Agricultural land
Character of Area	Edge of settlement
Surrounding Land Uses	Residential, woodland and Open countryside
Physical Constraints	Trees and hedges to field boundaries. Undulating site.
Policy Restrictions	Green Belt. Area of Special County Value.
Managing Constraints	Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	15.51
Potential Capacity	337
Potential Net Capacity	337
Potential Density	30.04
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	125
Years 11-15	212



Ref 3516 **Site Address** Land between the Silk Road and Tytherington Lane, Macclesfield

Town / Rural	Macclesfield	**Easting** 391835	**Northing** 375998
Site Description	Vacant grassland	**Site Size Net (Ha)**	6.53
Character of Area	Residential to the south and employment to the north	**Potential Capacity**	196
Surrounding Land Uses	Residential and employment	**Potential Net Capacity**	196
Physical Constraints	Small area of flood risk. Trees and hedges to boundary. Adjacent to an existing employment area.		
Policy Restrictions	Existing employment area	**Potential Density**	30.02
Managing Constraints	Consideration of impact caused by existing employment area. Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability			
Accessibility	Access to be discussed with Highways	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	90
Development Progress	SHLAA Site	**Years 11-15**	106
Application Number:			



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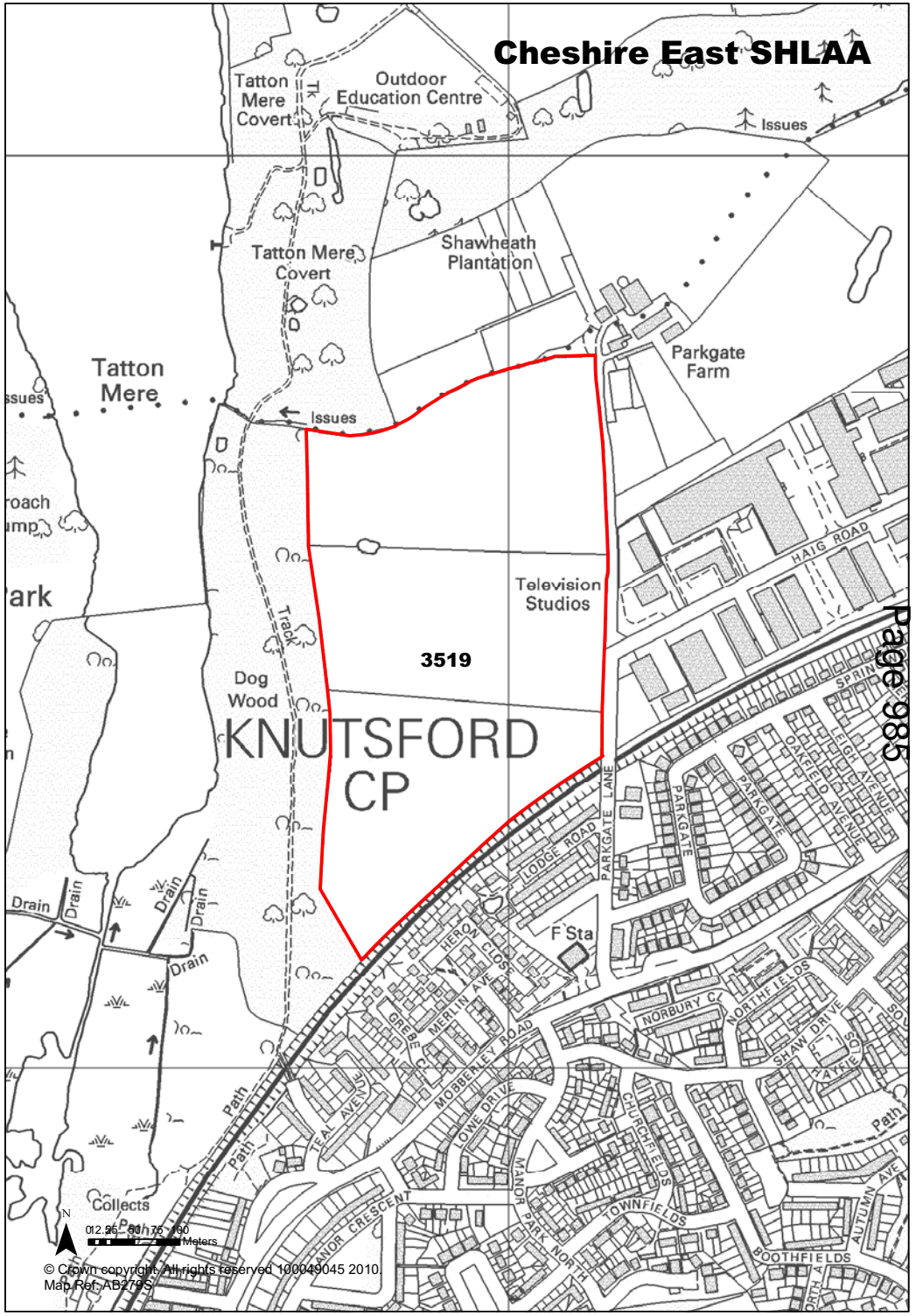
Ref	3519	Site Address	Land to the west of Parkgate Lane, Knutsford

Town / Rural	Knutsford - Edge / Extension	**Easting**	375942
		Northing	379482

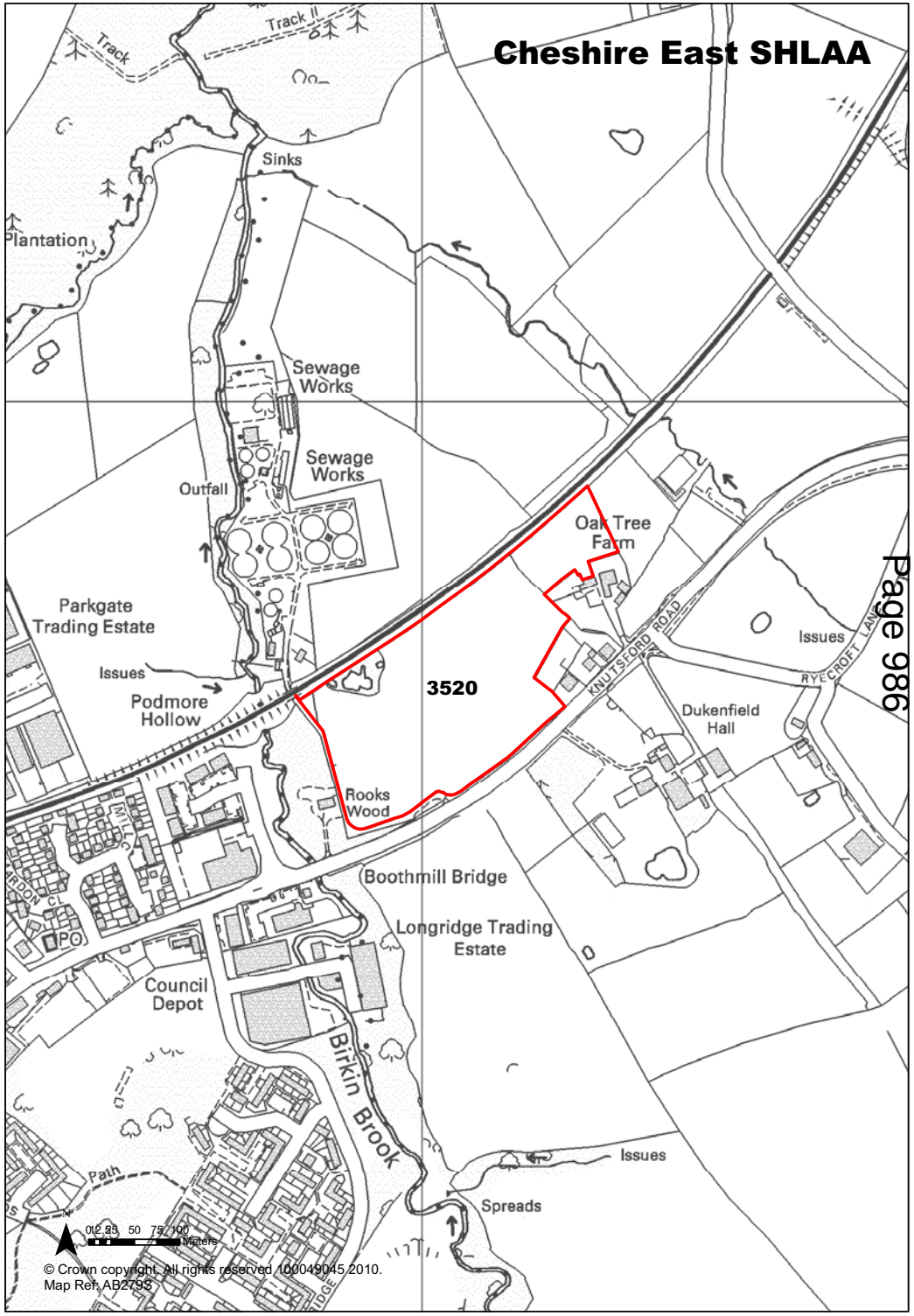
Site Description	Agricultural land
Character of Area	Edge of settlement.
Surrounding Land Uses	Employment, open countryside, railway and woodland
Physical Constraints	Trees and hedges to field boundaries. Woodland adjacent to site. Employment uses adjacent to site. Site appears generally flat. Overhead lines to boundary. Adjacent to the railway.
Policy Restrictions	Green Belt. Area of Special County Value.
Managing Constraints	Consideration of noise issues from railway. Consideration of imapct of adjacent employment uses. Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	15.97
Potential Capacity	480
Potential Net Capacity	480
Potential Density	30.06
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	125
Years 11-15	250



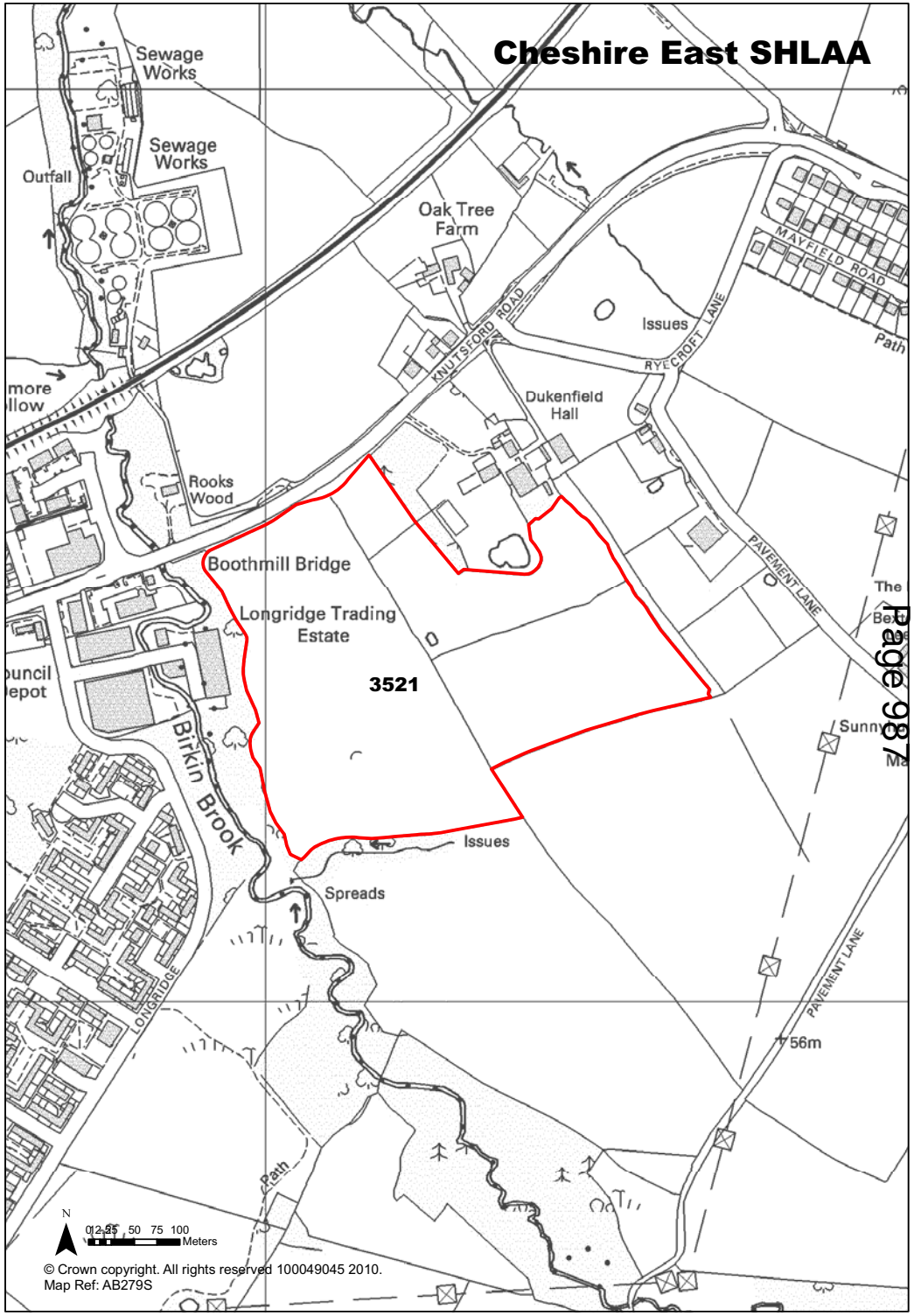
Ref 3520 **Site Address** Land north of Knutsford Road, Knutsford

Town / Rural	Knutsford - Edge / Extension	**Easting** 377038	**Northing** 379696
Site Description	Agricultural land	**Site Size Net (Ha)**	5.5
Character of Area	Edge of settlement	**Potential Capacity**	165
Surrounding Land Uses	Open countryside, woodland and railway. Sewage works at wider level.	**Potential Net Capacity**	165
Physical Constraints	Trees on site. Railway adjacent. Overhead lines through site. Site appears generally flat.		
Policy Restrictions	Green Belt	**Potential Density**	30
Managing Constraints	Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability			
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 3521 **Site Address** Land south of Knutsford Road, Knutsford

Town / Rural	Knutsford - Edge / Extension	**Easting** 377176	**Northing** 379371
Site Description	Agricultural land	**Site Size Net (Ha)**	13.56
Character of Area	Edge of settlement	**Potential Capacity**	407
Surrounding Land Uses	Open coutnryside, woodland and commercial	**Potential Net Capacity**	407
Physical Constraints	Trees and hedges to field boundaries		
Policy Restrictions	Green Belt	**Potential Density**	30.01
Managing Constraints	Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability			
Accessibility	Access to be discussed with Highways	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

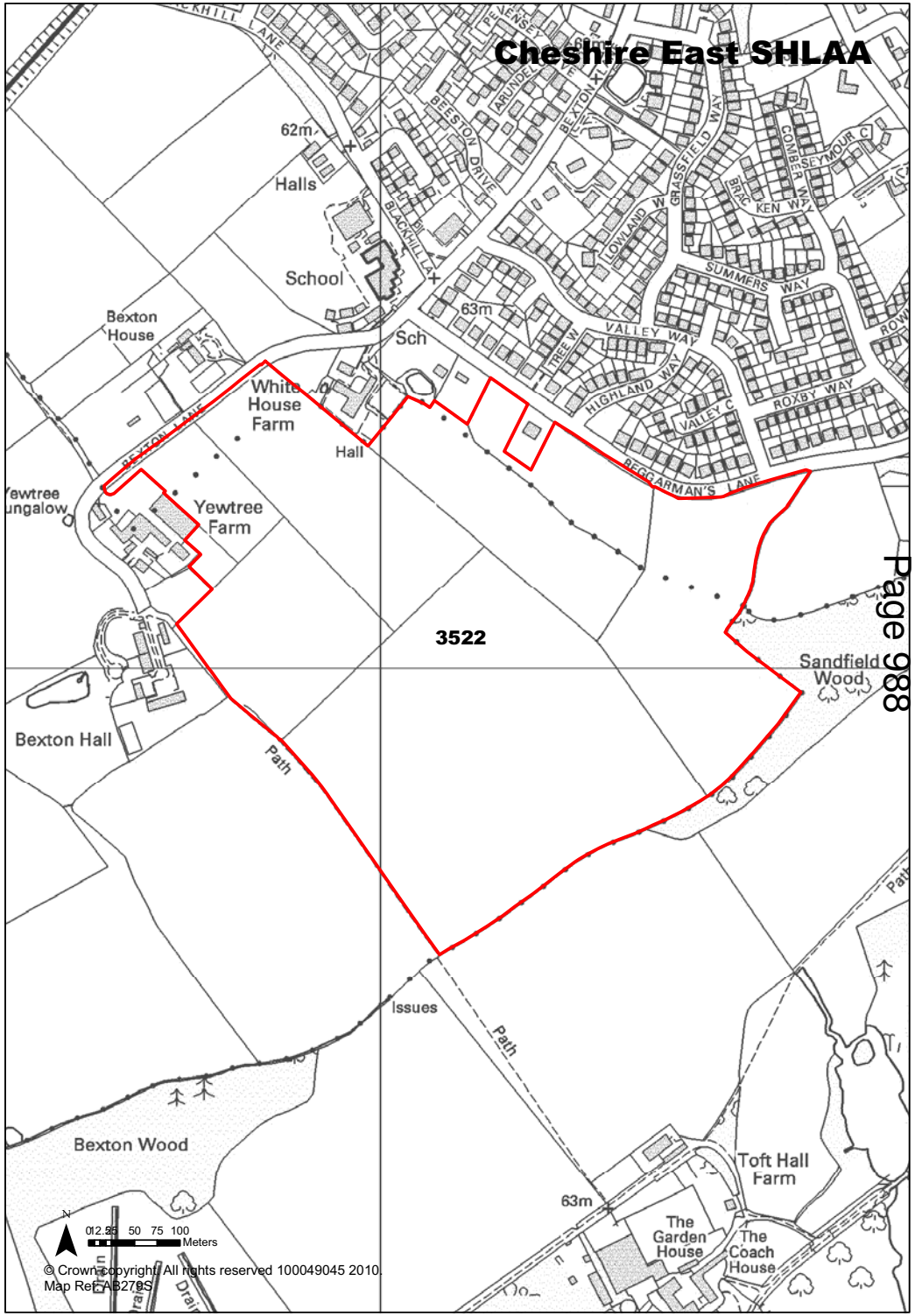


Ref	3522	Site Address	Land to the south east of Bexton Lane, Knutsford

Town / Rural	Knutsford - Edge / Extension	**Easting**	375098 **Northing** 377039

Site Description	Agricultural land
Character of Area	Edge of settlement
Surrounding Land Uses	Open countryside and residential
Physical Constraints	Trees and hedges to field boundaries. Overhead lines to edge of site. Woodland to southern boundary.
Policy Restrictions	Green Belt
Managing Constraints	Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	
Accessibility	Access to be discussed with Highways
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Marginal / Uncertain
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

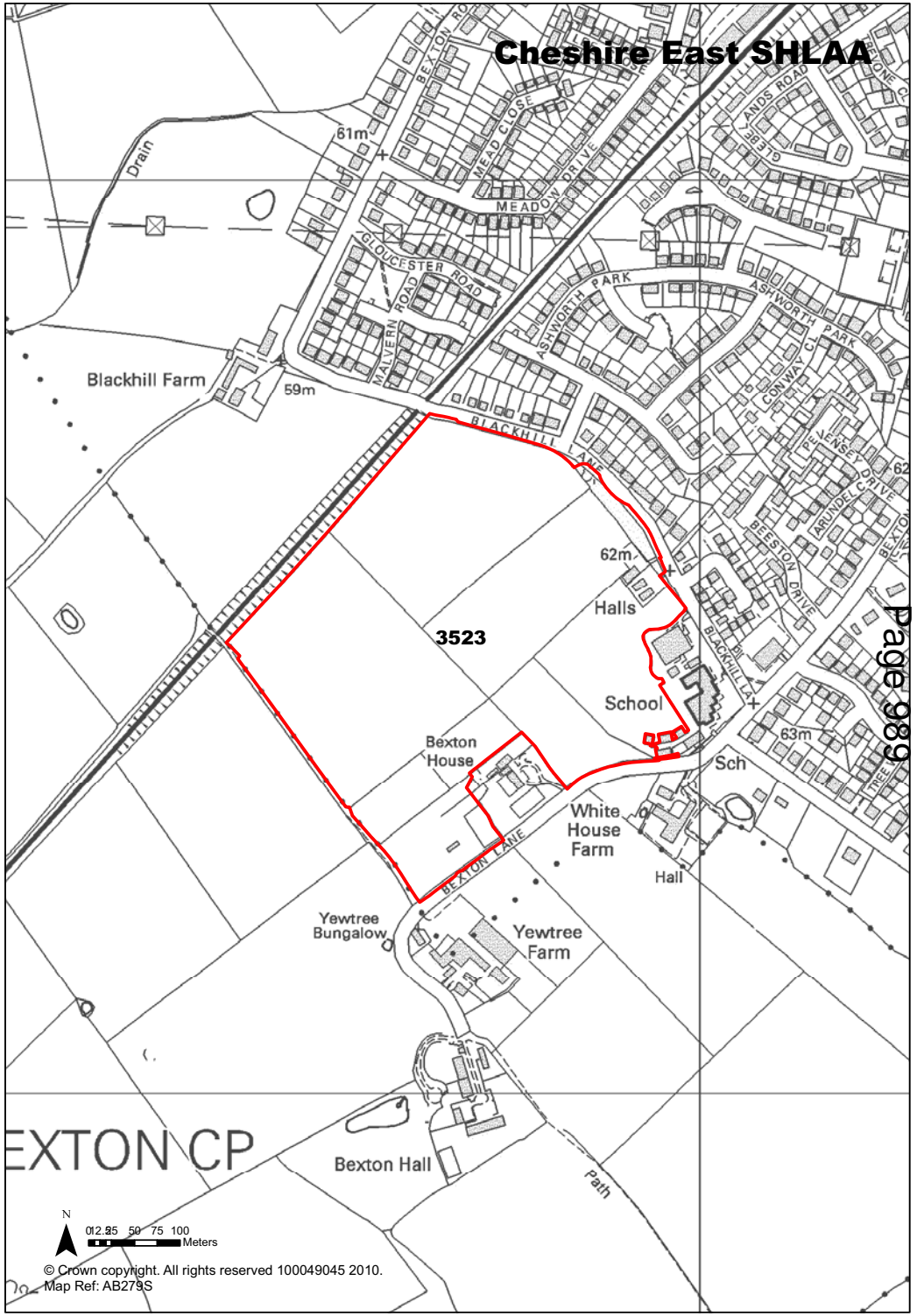
Site Size Net (Ha)	27.53
Potential Capacity	826
Potential Net Capacity	826
Potential Density	30
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	125
Years 11-15	250



Ref	3523	Site Address	Land to the north west of Bexton Lane, Knutsford

Town / Rural	Knutsford - Edge / Extension	**Easting**	374743 **Northing** 377497

Site Description	Agricultural land	**Site Size Net (Ha)**	15.28
Character of Area	Edge of settlement	**Potential Capacity**	459
Surrounding Land Uses	Open countryside and residential	**Potential Net Capacity**	459
Physical Constraints	Trees and hedges to field boundaries. Adjacent to the railway. Overhead lines through site.	**Potential Density**	
Policy Restrictions	Green Belt	**Determination of Capacity**	Density multiplier
Managing Constraints	Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consideration of the noise impact of the railway.		
Sustainability			
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	125
Development Progress	SHLAA Site	**Years 11-15**	250
Application Number:			

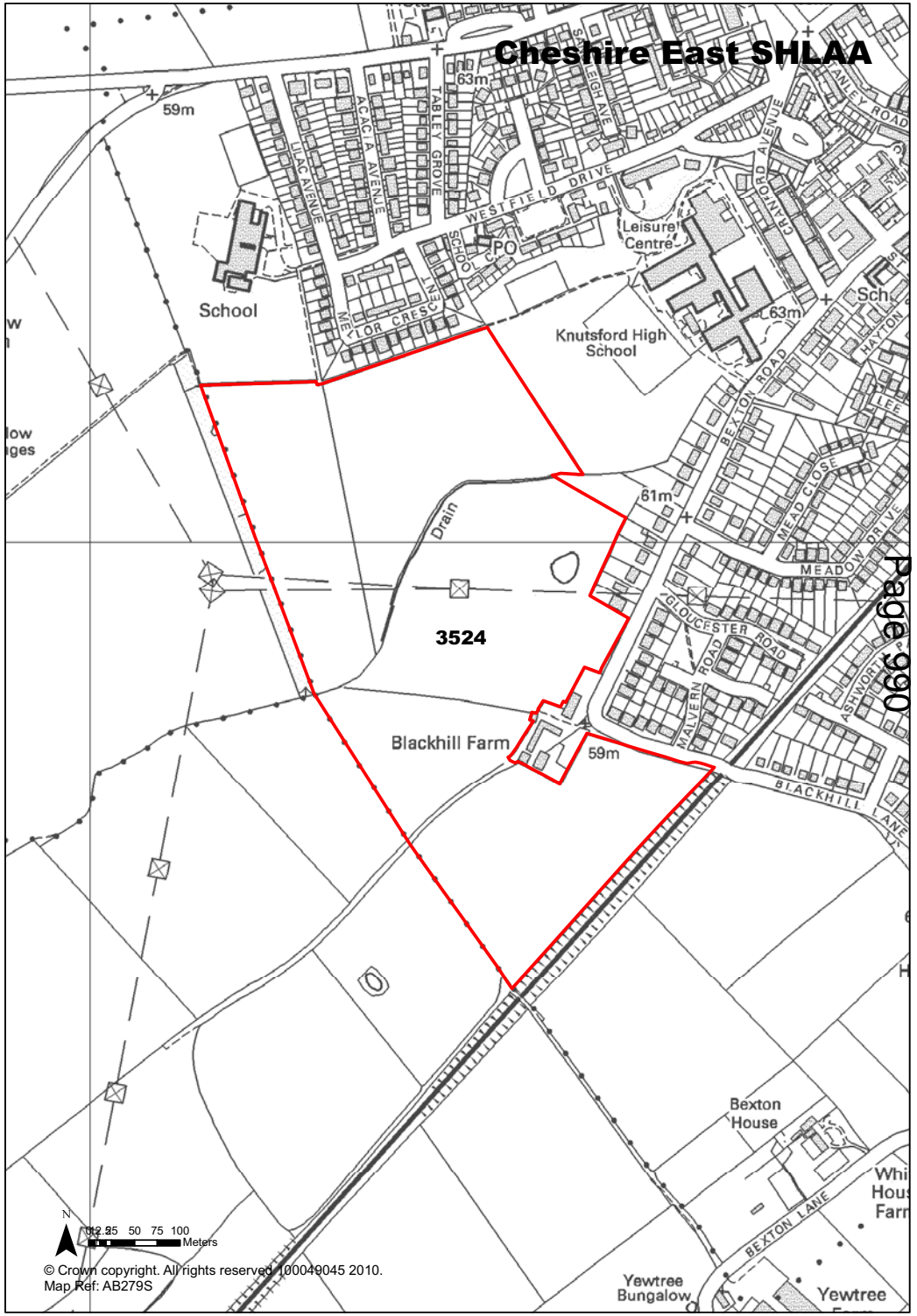


Ref	3524	Site Address	Land at Blackhill Farm, Bexton Road, Knutsford

Town / Rural	Knutsford - Edge / Extension	**Easting**	374396
		Northing	377912

Site Description	Agricultural land
Character of Area	Edge of settlement
Surrounding Land Uses	Open countryside, residential and school playing fields
Physical Constraints	Trees and hedges to field boundaries. Overhead lines to edge of site. Pylon with site. Adjacent to the railway.
Policy Restrictions	Green Belt
Managing Constraints	Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consideration of the noise impact of the railway.
Sustainability	
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Marginal / Uncertain
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	19.64
Potential Capacity	590
Potential Net Capacity	590
Potential Density	30.04
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	125
Years 11-15	250

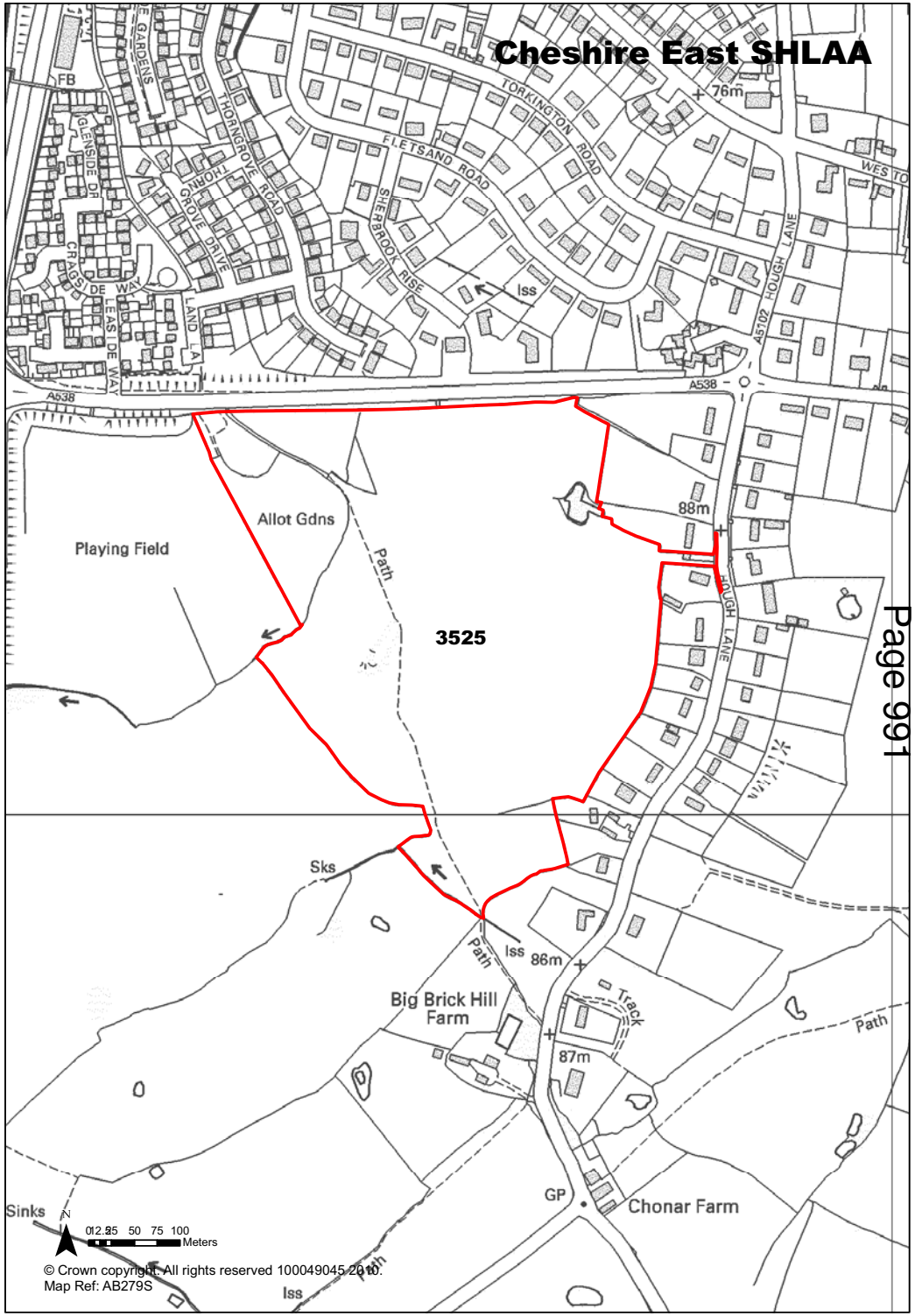


Ref	3525	Site Address	Land to the south of Prestbury Road, Wilmslow

Town / Rural	Wilmslow - Edge / Extension	**Easting**	385520
		Northing	380220

Site Description	Agricultural land
Character of Area	Edge of settlement
Surrounding Land Uses	Open countryside and residential
Physical Constraints	Trees and hedges to boundaries. Path through the site.
Policy Restrictions	Green Belt.
Managing Constraints	Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	
Accessibility	To be discussed with Highways
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Marginal / Uncertain
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	18.44
Potential Capacity	554
Potential Net Capacity	554
Potential Density	30.04
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



Ref	3526	Site Address	Playing fields to the rear of Clough Avenue, Handforth

Town / Rural	Handforth - Edge / Extension	**Easting**	384703
		Northing	382685

Site Description	Playing pitches
Character of Area	Settlement edge
Surrounding Land Uses	Residential and open countryside.
Physical Constraints	Site currently used as playing pitches. Flood lighting on site. Site generally flat. Adjacent to the railway. Trees to boundaries.
Policy Restrictions	Green Belt. Identified as existing open space.
Managing Constraints	Protection or replacement of existing open space.Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consideration of noise issues.
Sustainability	Site is considered sustainably located.
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Not Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	4.89
Potential Capacity	147
Potential Net Capacity	147
Potential Density	30.06
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



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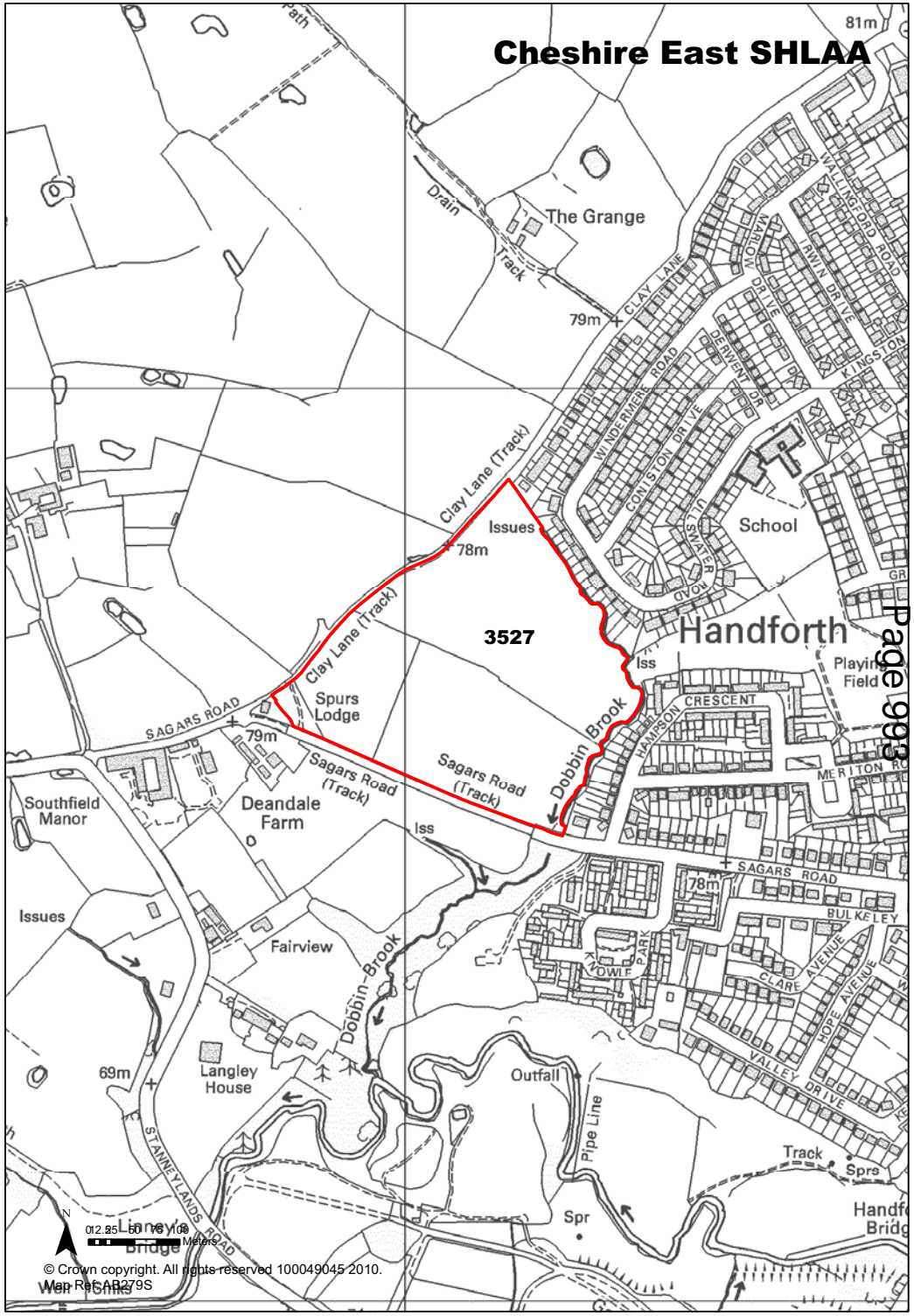
Map Ref: AB279S

Ref	3527	Site Address	Land between Clay Lane and Sagars Road, Handforth

Town / Rural	Handforth - Edge / Extension	**Easting**	385077
		Northing	383688

Site Description	Agricultural land
Character of Area	Edge of settlement
Surrounding Land Uses	Open countryside and residential
Physical Constraints	Trees and hedges to field boundaries. Site appears generally flat. Both Clay Lane and Sagars Road are single tracks around this site, creating access issues for the site.
Policy Restrictions	Green Belt
Managing Constraints	Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consideration of nature conservation value.
Sustainability	
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Marginal / Uncertain
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

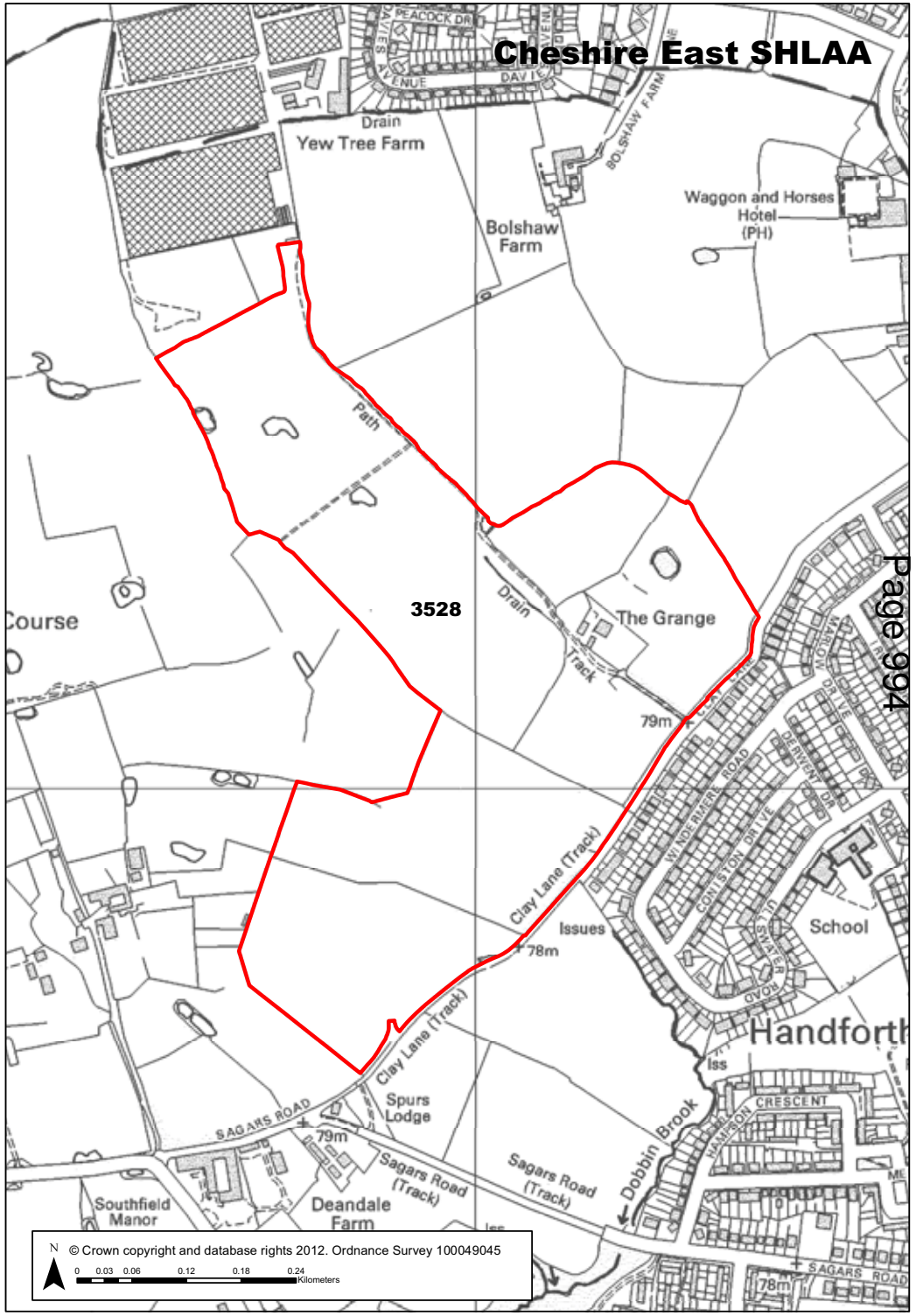
Site Size Net (Ha)	8.29
Potential Capacity	249
Potential Net Capacity	249
Potential Density	30.04
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	125
Years 11-15	124



Ref 3528 Site Address Land to the west of Clay Lane, Handforth

Town / Rural	Handforth - Edge / Extension	**Easting** 384974	**Northing** 384125

Site Description	Grazing land and agricultural land	**Site Size Net (Ha)**	24.7
Character of Area	Edge of settlement	**Potential Capacity**	617
Surrounding Land Uses	Open countryside, golf course, residential	**Potential Net Capacity**	617
Physical Constraints	Trees and hedges to field boundaries. Access via single track in places. Site appears generally flat.		
Policy Restrictions	Green Belt	**Potential Density**	30.02
Managing Constraints	Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consideration of nature conservation value.	**Determination of Capacity**	Density multiplier
Sustainability			
Accessibility	Access issues to be discussed with Highways	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

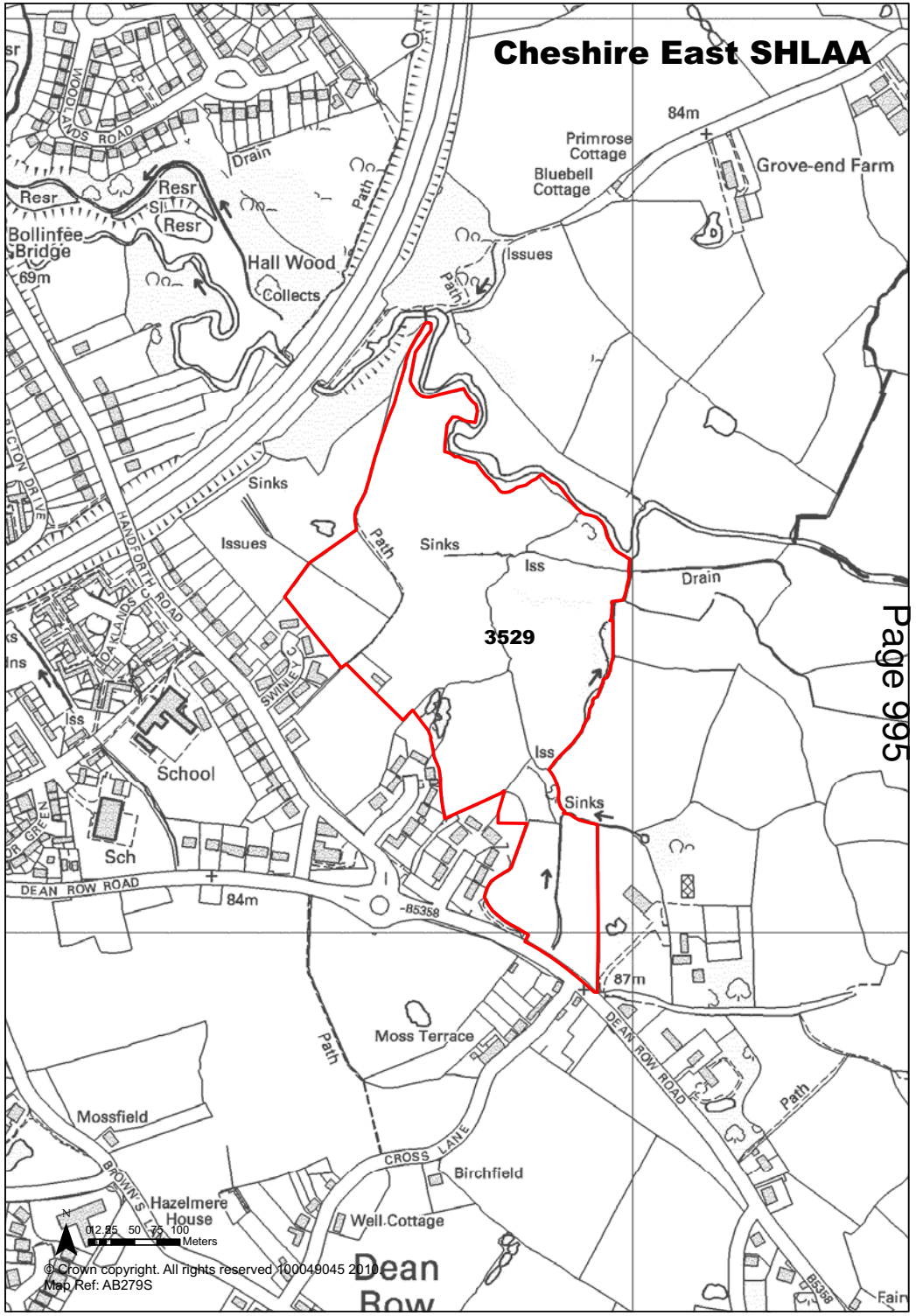


Ref	3529	Site Address	Land to the rear of Beaufort Chase, Off Handforth Road, Wilmslow

Town / Rural	Wilmslow - Edge / Extension	**Easting**	386835
		Northing	382313

Site Description	Agricultural land
Character of Area	Edge of settlement
Surrounding Land Uses	Residential and open countryside
Physical Constraints	Trees and hedges to field boundaries.
Policy Restrictions	Green Belt
Managing Constraints	Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consideration of nature conservation value.
Sustainability	
Accessibility	To be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Marginal / Uncertain
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	11.56
Potential Capacity	347
Potential Net Capacity	347
Potential Density	30.02
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	125
Years 11-15	222

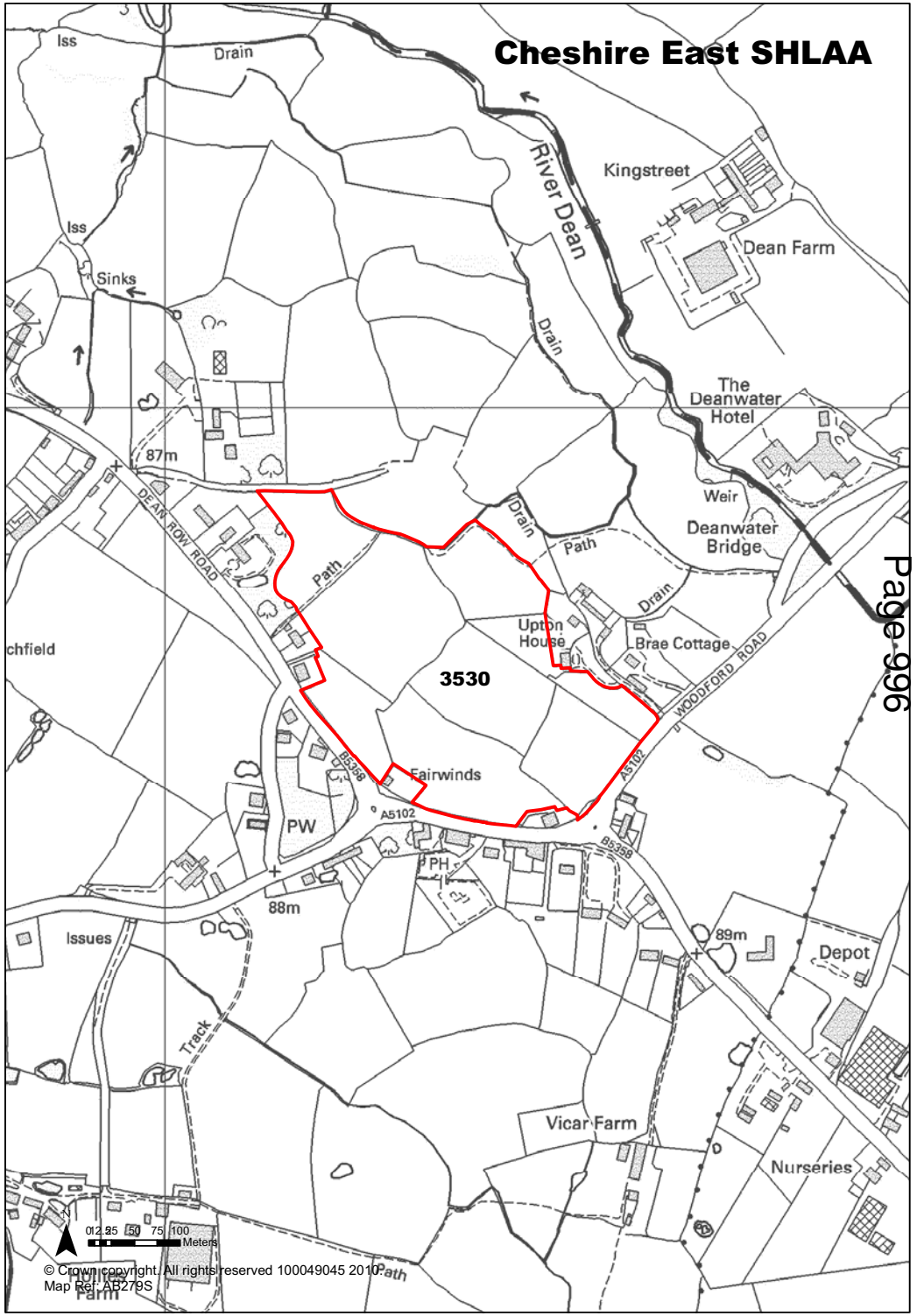


Ref	3530	Site Address	Land between Dean Row Road and Woodford Road, Wilmslow

Town / Rural	Wilmslow - Edge / Extension	**Easting**	387311
		Northing	381715

Site Description	Agricultural land
Character of Area	Edge of settlement / open countryside
Surrounding Land Uses	Open countryside and some residential
Physical Constraints	Trees and hedges to field boundaries. Area of woodland to north west part of site. Path through site.
Policy Restrictions	Green Belt
Managing Constraints	Consideration of nature conservation value. Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Marginal / Uncertain
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	8.99
Potential Capacity	270
Potential Net Capacity	270
Potential Density	30.03
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	125
Years 11-15	145

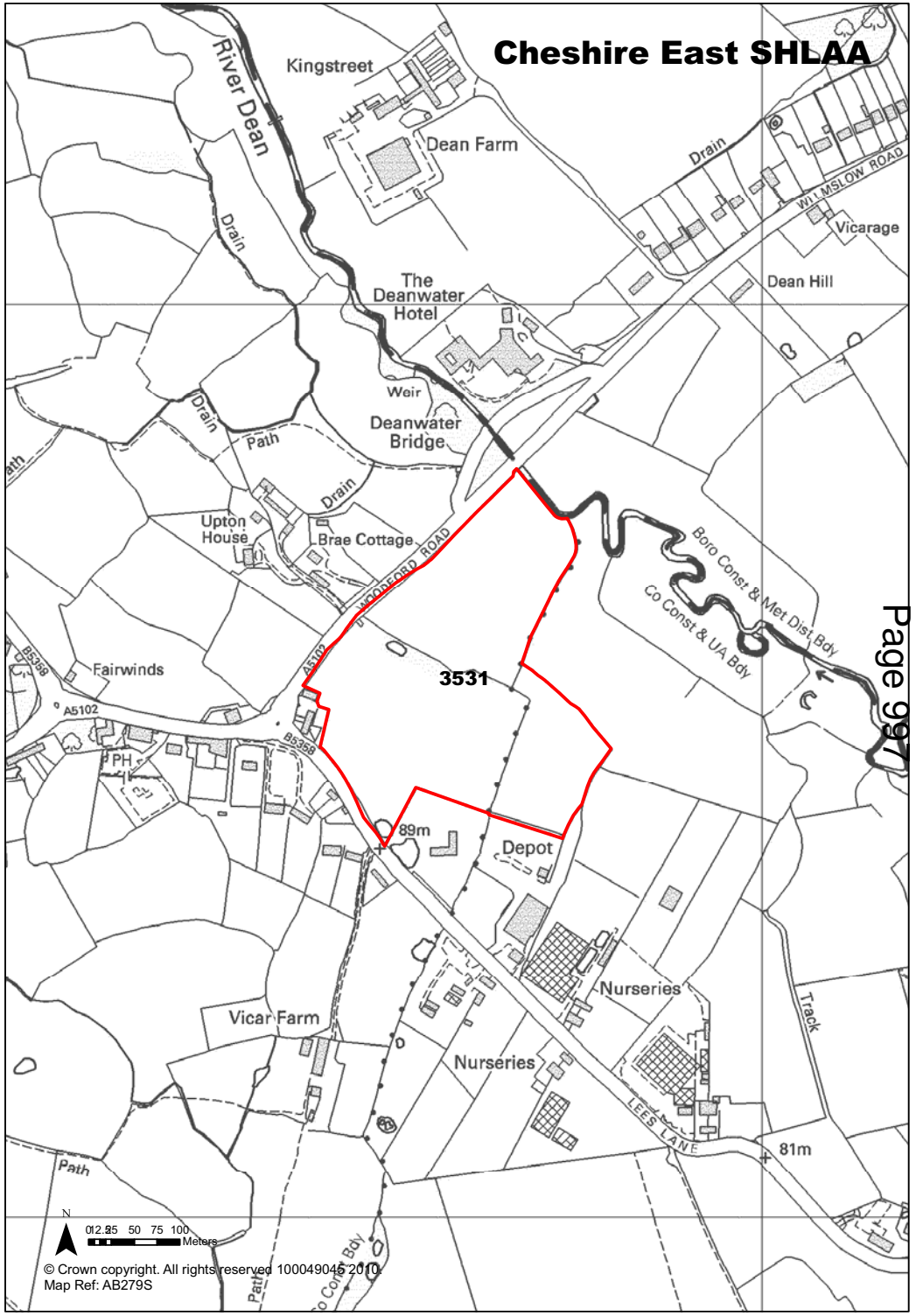


Ref	3531	**Site Address**	Land between Woodford Road and Lees Lane, Wilmslow

Town / Rural	Wilmslow - Edge / Extension	**Easting**	387672
		Northing	381588

Site Description	Agricultural land
Character of Area	Open countryside
Surrounding Land Uses	Open countryside and some residential
Physical Constraints	Trees and hedges to field boundaries. Pond on site. Site appears generally flat.
Policy Restrictions	Green belt.
Managing Constraints	Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Marginal / Uncertain
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	7.65
Potential Capacity	230
Potential Net Capacity	230
Potential Density	30.07
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0

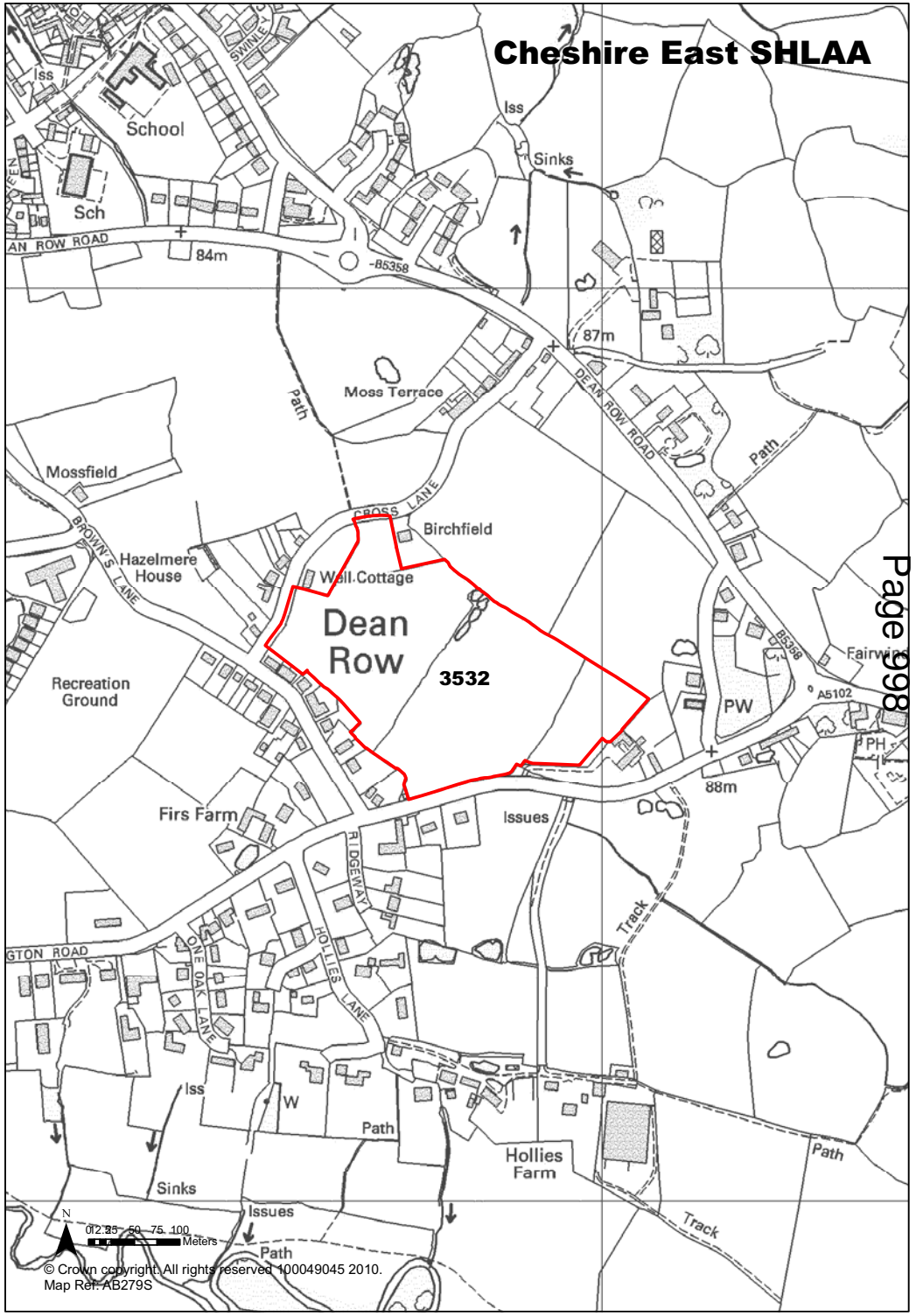


Ref	3532	Site Address	Land to the north of Adlington Road, Wilmslow

Town / Rural	Wilmslow - Edge / Extension	**Easting**	386830
		Northing	381580

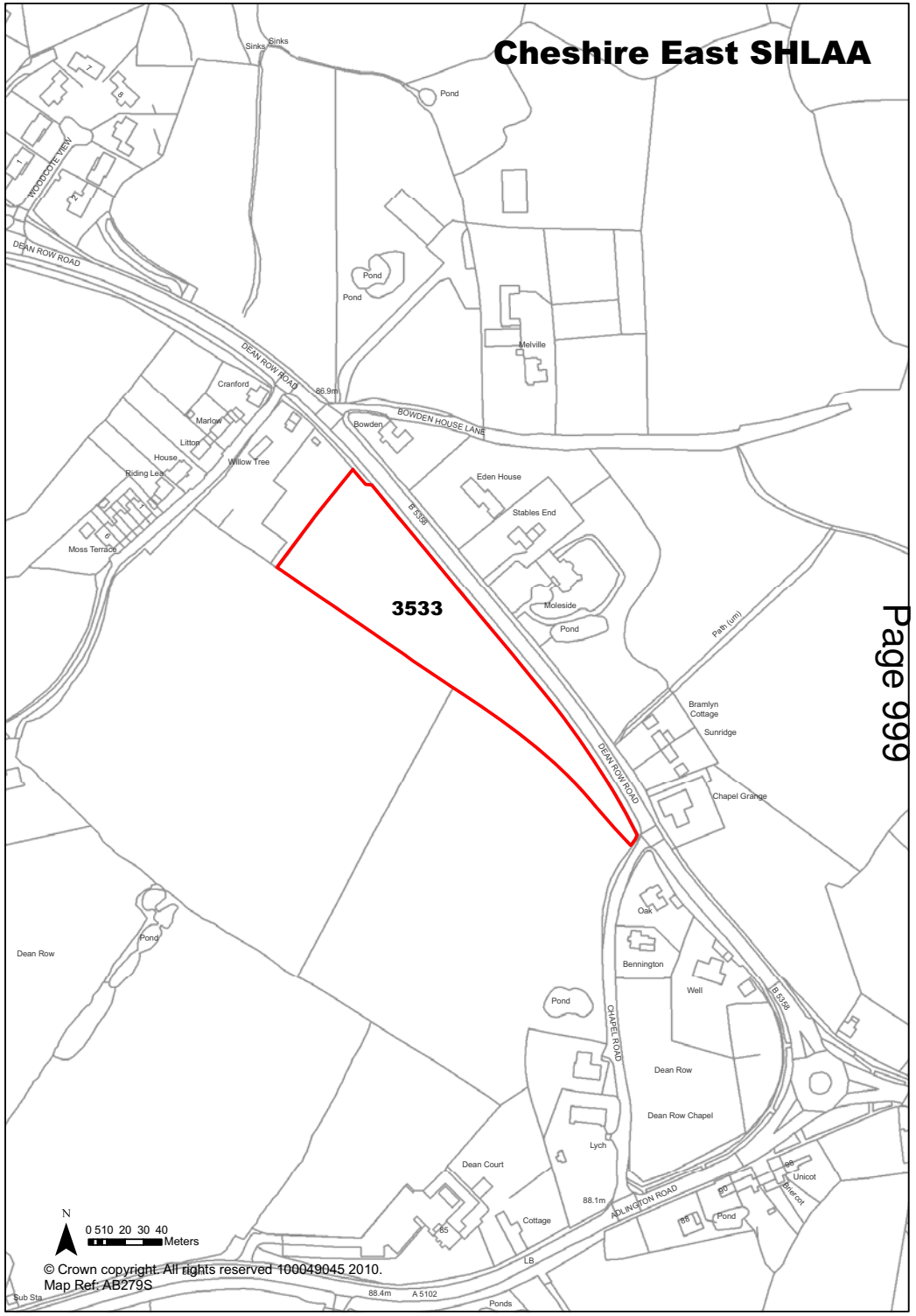
Site Description	Agricultural land and garden
Character of Area	Edge of settlement
Surrounding Land Uses	Residential and open countryside
Physical Constraints	Trees and hedges to field boundaries.
Policy Restrictions	Green Belt
Managing Constraints	Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	
Accessibility	To be discussed with Highways
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Marginal / Uncertain
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	6.47
Potential Capacity	195
Potential Net Capacity	195
Potential Density	30.14
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	90
Years 11-15	105



Ref 3533 Site Address Land off Dean Row Road, Wilmslow

Town / Rural	Wilmslow - Edge / Extension	**Easting**	387016
		Northing	381812
Site Description	Agricultural land	**Site Size Net (Ha)**	0.91
Character of Area	Open countryside	**Potential Capacity**	28
Surrounding Land Uses	Open countryside and some residential	**Potential Net Capacity**	28
Physical Constraints	Trees and hedges to boundary. Site appears generally flat. Overhead lines to boundary. Potentially located on a contaminated site.		
Policy Restrictions	Green Belt	**Potential Density**	30.77
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consultation with Contaminated Land Officer.	**Determination of Capacity**	Density multiplier
Sustainability			
Accessibility	Access to be discussed with highways	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	28
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

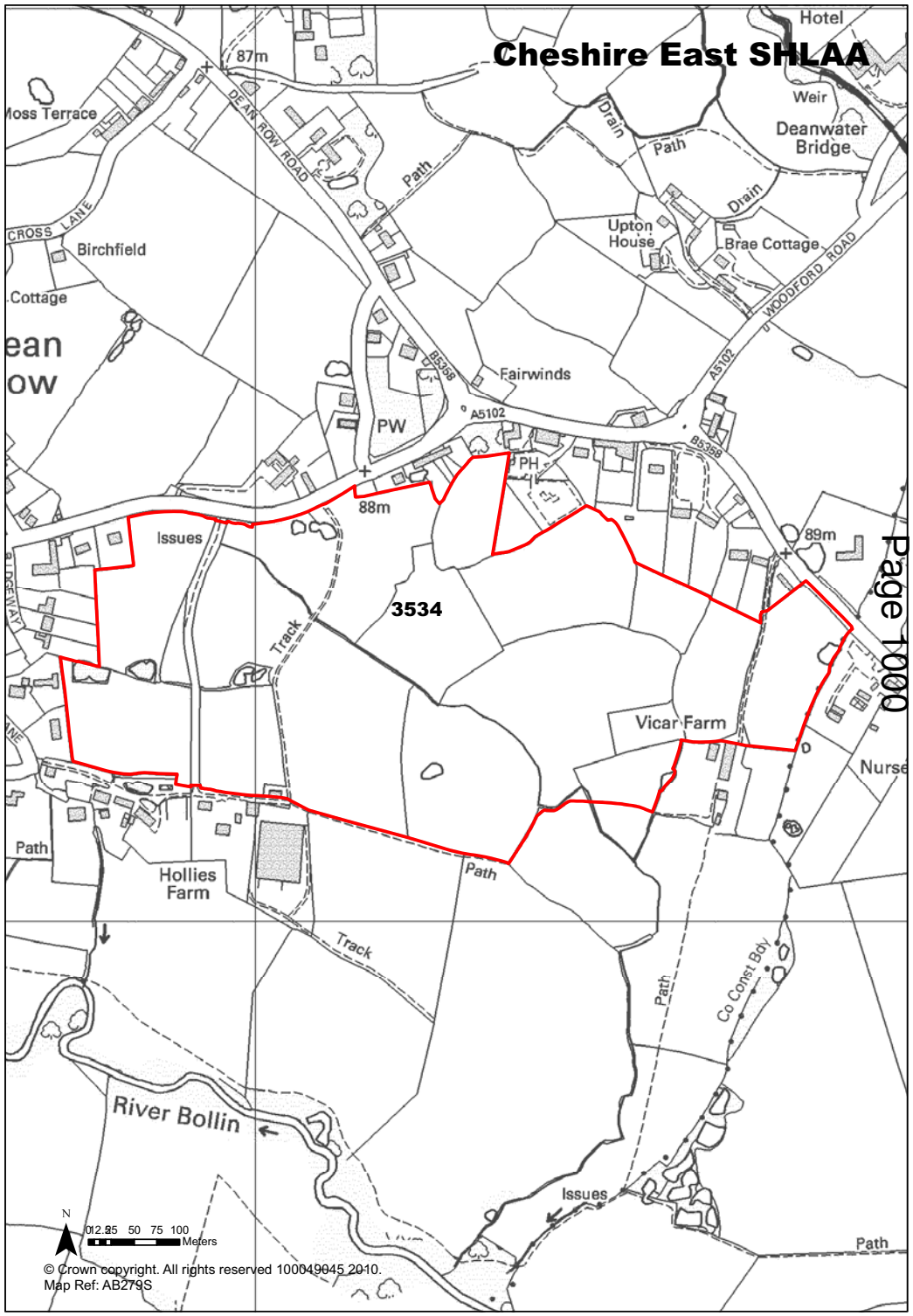


Ref	3534	Site Address	Land to the south of Adlington Road, Wilmslow

Town / Rural	Wilmslow - Edge / Extension	**Easting**	387189
		Northing	381281

Site Description	Agricultural land
Character of Area	Edge of settlement
Surrounding Land Uses	Open countryside and residential
Physical Constraints	Trees and hedges to field boundaries. Ponds on site. Slightly undulating site. Overhead lines.
Policy Restrictions	Green Belt. Area of Special County Value.
Managing Constraints	Consideration of agricultural value. Consideration of nature conservation value. Consideration of landscape value of the site. Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Marginal / Uncertain
Achievability	Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	23.5
Potential Capacity	705
Potential Net Capacity	705
Potential Density	30
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0

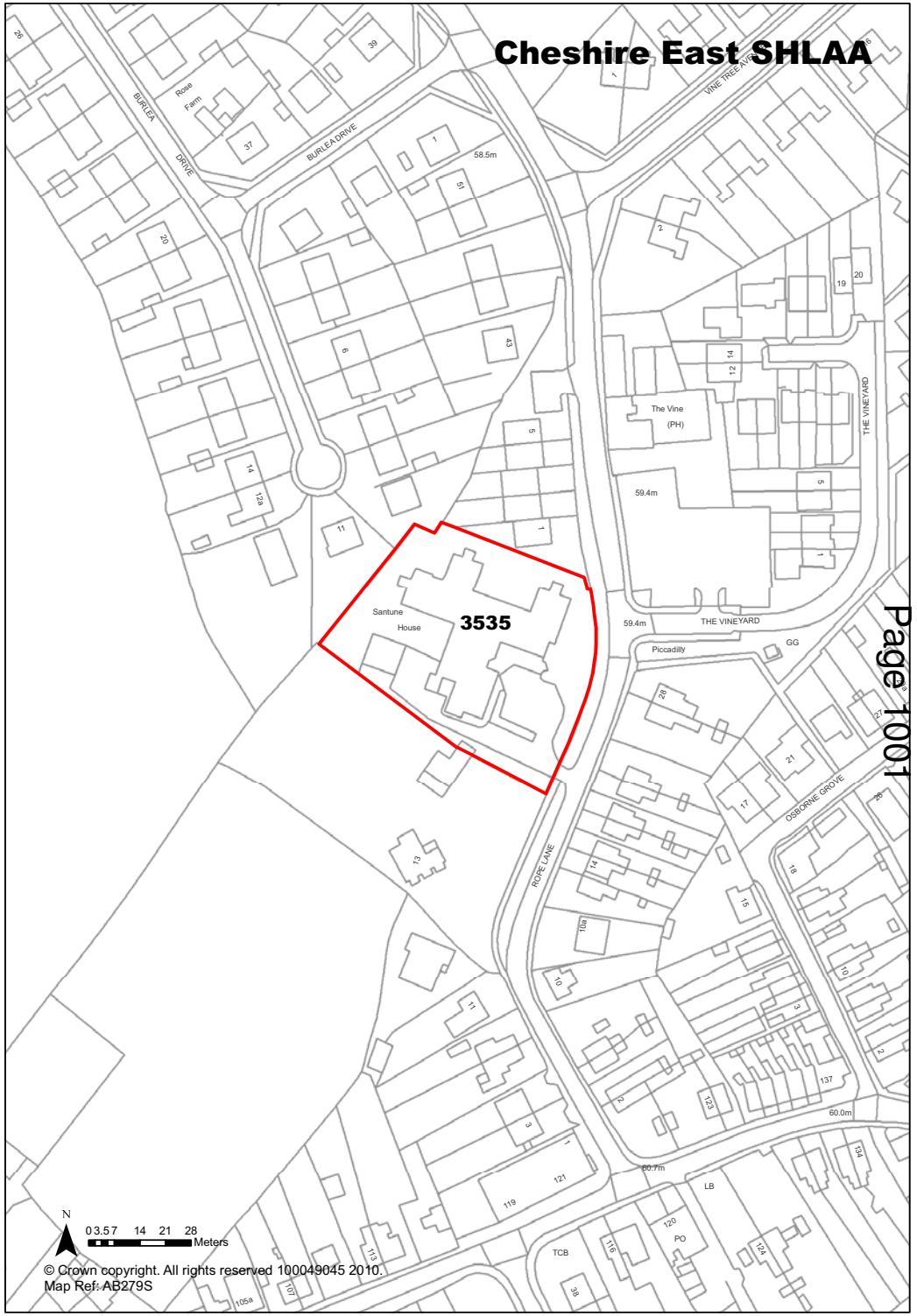


Ref 3535 Site Address Santune House, ROPE LANE, SHAVINGTON, CW2 5DT

Town / Rural Shavington **Easting** 369876 **Northing** 351977

Site Description	Former Care Home
Character of Area	Residential
Surrounding Land Uses	Residential and open countryside
Physical Constraints	Buildings on site. Hardstanding on site. Trees to boundary.
Policy Restrictions	Within Shavington SZL
Managing Constraints	Consideration of trees on site. Consideration of surrounding uses if buildings on site are to be removed.
Sustainability	Site is considered sustainably located.
Accessibility	Access is considered possible but to be discussed with Highways.
Other Information	Potential for retention of training centre.
Brownfield / Greenfield	Brownfield
Suitability	Suitable
Availability	Available
Achievability	Achievable
Deliverability	Deliverable
Development Progress	Full Permission
Application Number:	12/2038N

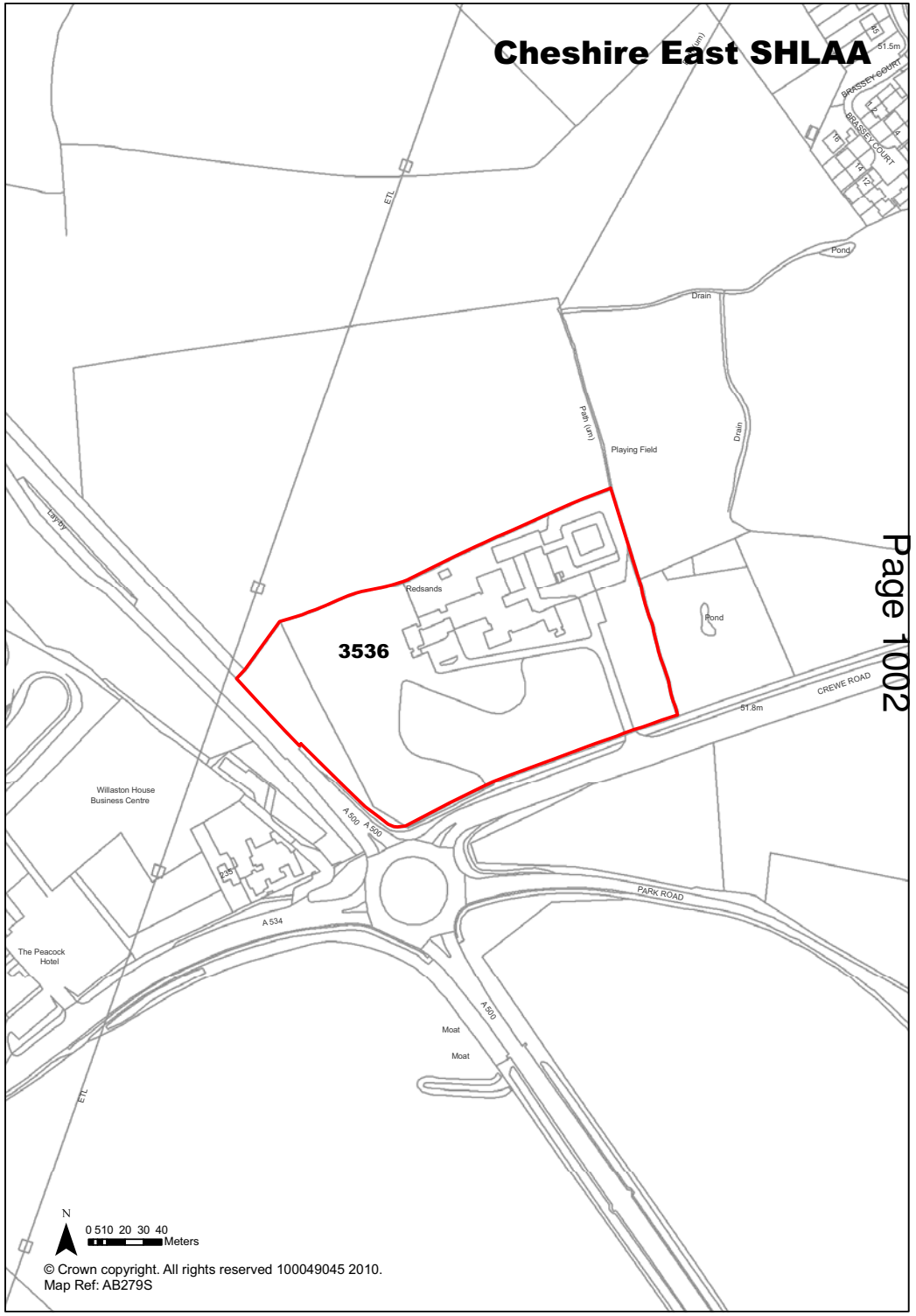
Site Size Net (Ha)	0.34
Potential Capacity	12
Potential Net Capacity	12
Potential Density	32.35
Determination of Capacity	Based on current permission
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	12
Years 6-10	0
Years 11-15	0



Ref 3536 Site Address Redsands, Crewe Road, Willaston

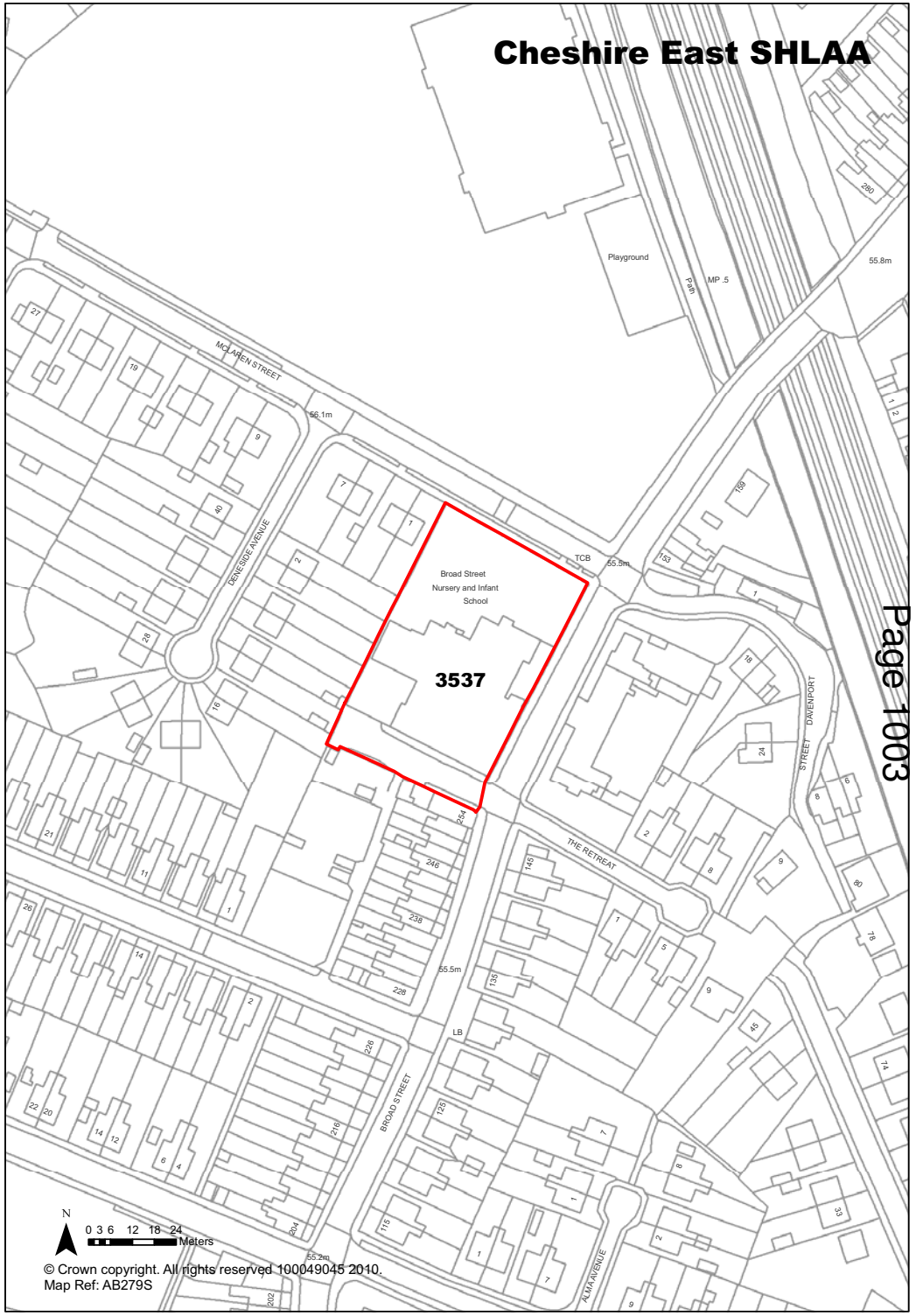
Town / Rural	Crewe - Edge / Extension	**Easting** 367060	**Northing** 352703

Site Description	Former Childrens Home	**Site Size Net (Ha)**	2.53
Character of Area	Open countryside	**Potential Capacity**	25
Surrounding Land Uses	Open countryside	**Potential Net Capacity**	25
Physical Constraints	Buildings on site. Significant number of trees on site.		
Policy Restrictions	Green Gap	**Potential Density**	30.04
Managing Constraints	Currently Green Gap	**Determination of Capacity**	Based on developed part of site coming forward - Density multiplier
Sustainability	Access to the bus network on Crewe Road.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information	Potentially appropriate for affordable housing within footprint of existing buildings.	**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	25
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



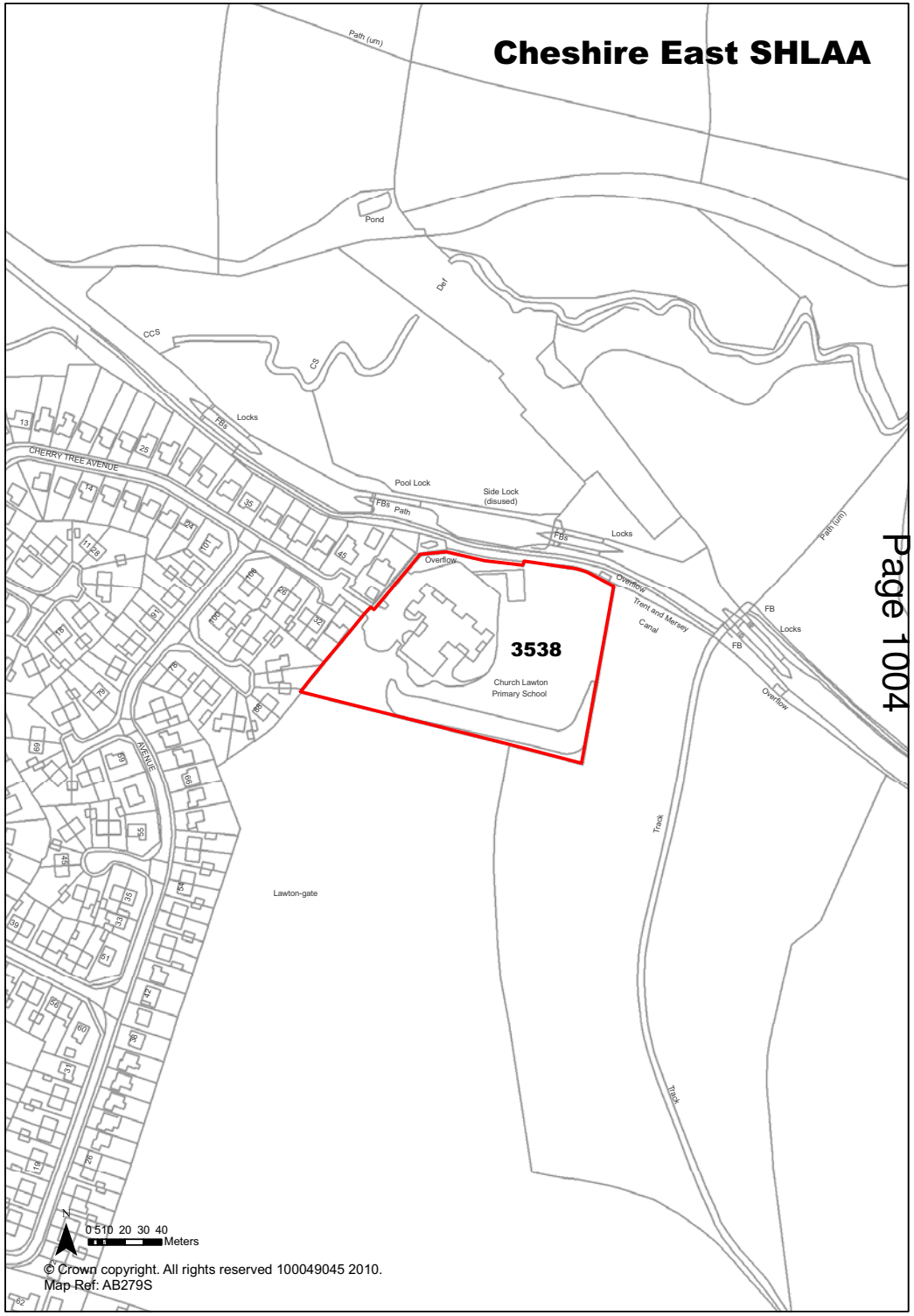
Ref 3537 Site Address Broad Street Infant School, Crewe

Town / Rural	Crewe	**Easting** 370279	**Northing** 356879
Site Description	School	**Site Size Net (Ha)**	0.32
Character of Area	Residential	**Potential Capacity**	13
Surrounding Land Uses	Residential and open space	**Potential Net Capacity**	13
Physical Constraints	School Buildings on site	**Potential Density**	40.63
Policy Restrictions	With Crewe SZL	**Determination of Capacity**	Density multiplier - sustainable location
Managing Constraints	Consideration of existing school buildings		
Sustainability	Site is considered sustainable		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	13
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



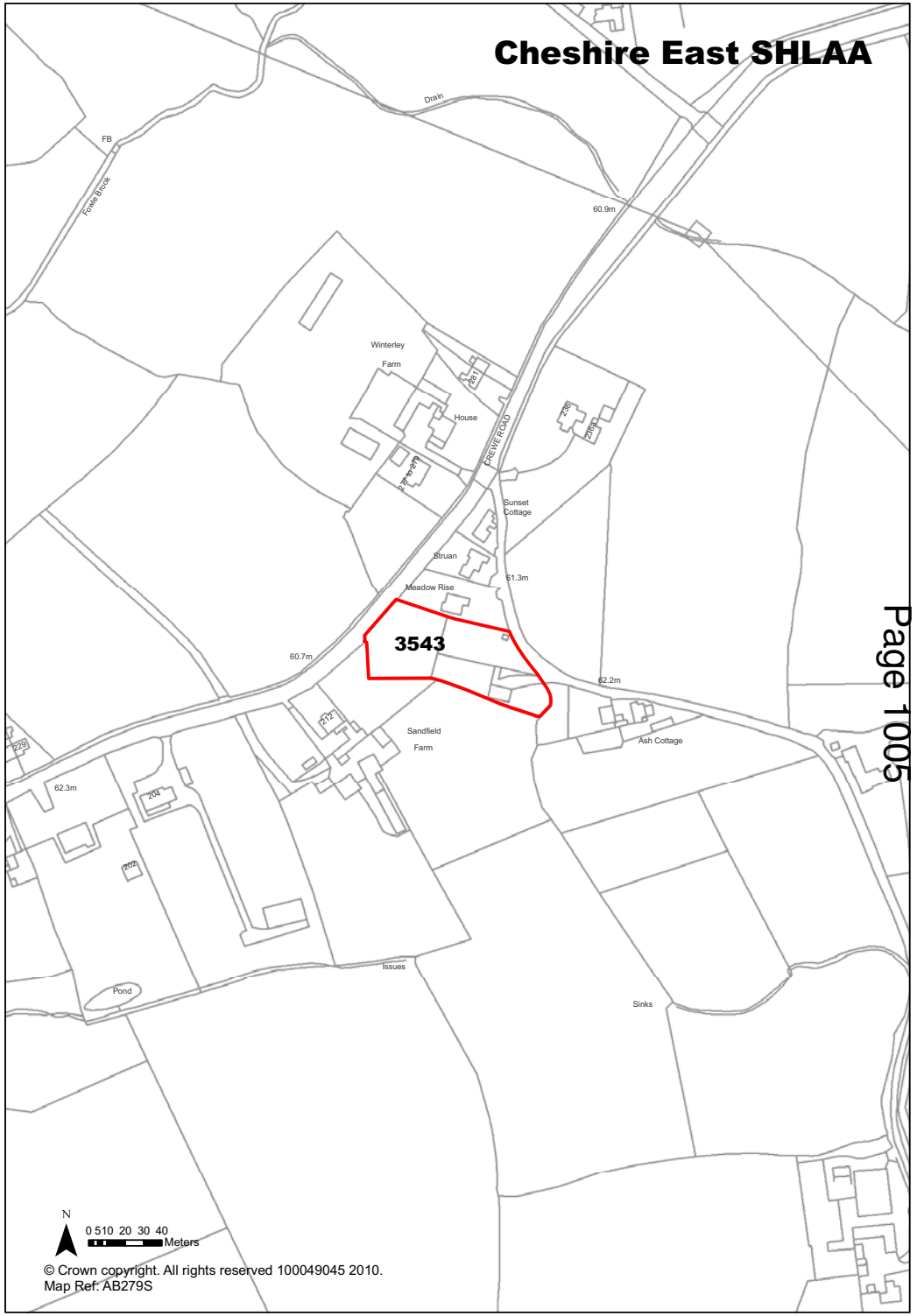
Ref 3538 **Site Address** Church Lawton Primary School, Cherry Tree Avenue, Church Lawton

Town / Rural	Rural	**Easting** 381445	**Northing** 356204
Site Description	Former school	**Site Size Net (Ha)**	1.28
Character of Area	Edge of settlement	**Potential Capacity**	12
Surrounding Land Uses	Residential, open countryside and canal	**Potential Net Capacity**	12
Physical Constraints	School buildings on site.		
Policy Restrictions	Green Belt. Protected Open Space.	**Potential Density**	9.375
Managing Constraints	Removal of existing uses, protection or replacement of existing area of open space.	**Determination of Capacity**	Based on the developed site coming forward - density multiplier
Sustainability			
Accessibility	Access is possible but to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	12
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 3543 **Site Address** Land adjacent to Meadow Rise, Holmshaw Lane, Haslington

Town / Rural	Haslington - Edge / Extension	**Easting** 374357	**Northing** 356579
Site Description	Grassland	**Site Size Net (Ha)**	0.35
Character of Area	Open countryside	**Potential Capacity**	11
Surrounding Land Uses	Residential and open countryside	**Potential Net Capacity**	11
Physical Constraints	Trees and hedges to field boundaries. Building on site and hardstanding. Overhead lines.		
Policy Restrictions	Open countryside	**Potential Density**	31.43
Managing Constraints	Consideration of moving of overhead lines if needed. Consideration of biodiversity value of site. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Bus service available on Crewe Road		
Accessibility		**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

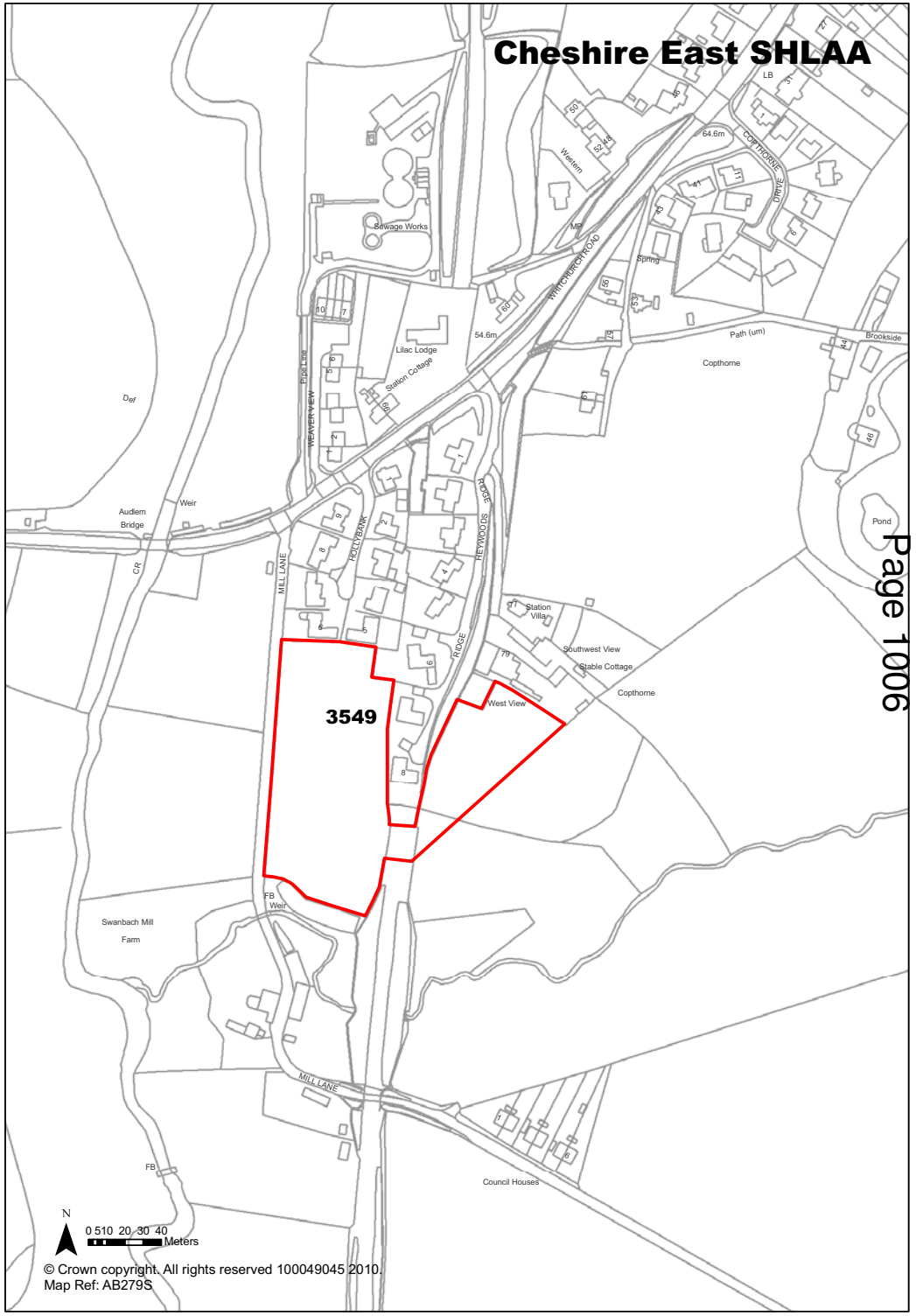


Ref 3549 Site Address Land to the east of Mill Lane, Audlem

Town / Rural	Audlem - Edge / Extension	**Easting** 365357	**Northing** 342904

Site Description	Grass land and a small part of site is old railway line.
Character of Area	Edge of settlement
Surrounding Land Uses	Residential, open countryside and an area of woodland to the south
Physical Constraints	Trees and hedges to boundaries. Site is slightly elevated from Mill Lane. Site is elevated again from Heyswood Ridge. Access from both Mill Lane and Heyswood Ridge could be problematic.
Policy Restrictions	Open countryside
Managing Constraints	Access issues to be discussed with Highways. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	Bus route available on Whitchurch Road.
Accessibility	Access issues to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

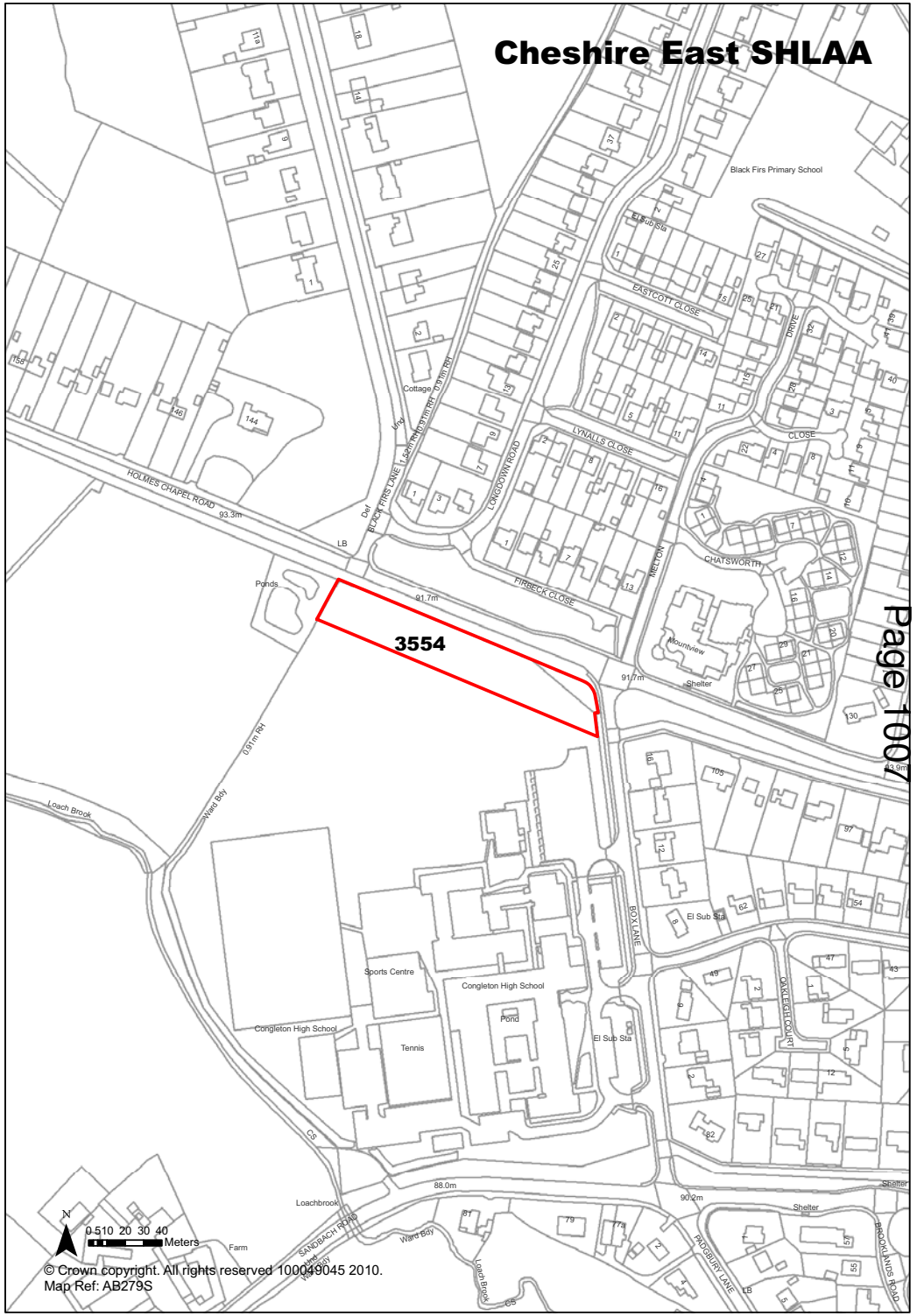
Site Size Net (Ha)	1.24
Potential Capacity	38
Potential Net Capacity	38
Potential Density	30.65
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



Ref 3554 **Site Address** Congleton High School, Box Lane, Congleton

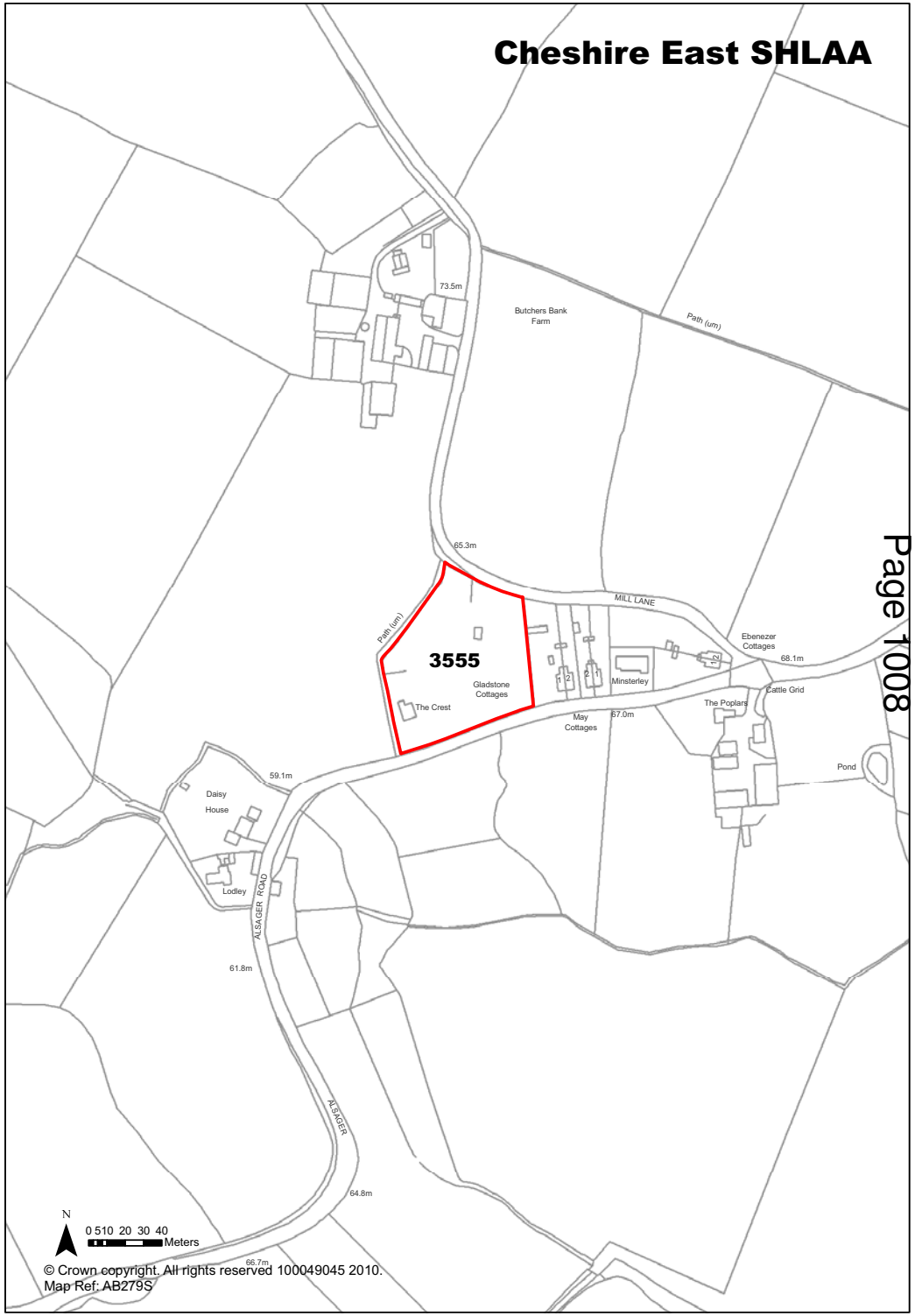
Town / Rural	Congleton	**Easting** 383502	**Northing** 363358

Site Description	High School playing fields	**Site Size Net (Ha)**	0.4
Character of Area	Edge of settlement	**Potential Capacity**	12
Surrounding Land Uses	Residential and open countryside	**Potential Net Capacity**	12
Physical Constraints	Currently part of school playing fields. Trees to boundary.		
Policy Restrictions	Within Congleton SZL. Protected Open Space.	**Potential Density**	30
Managing Constraints	Replacement of Protected Open Space. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Site on bus route. Within existing grounds of High School.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	12
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



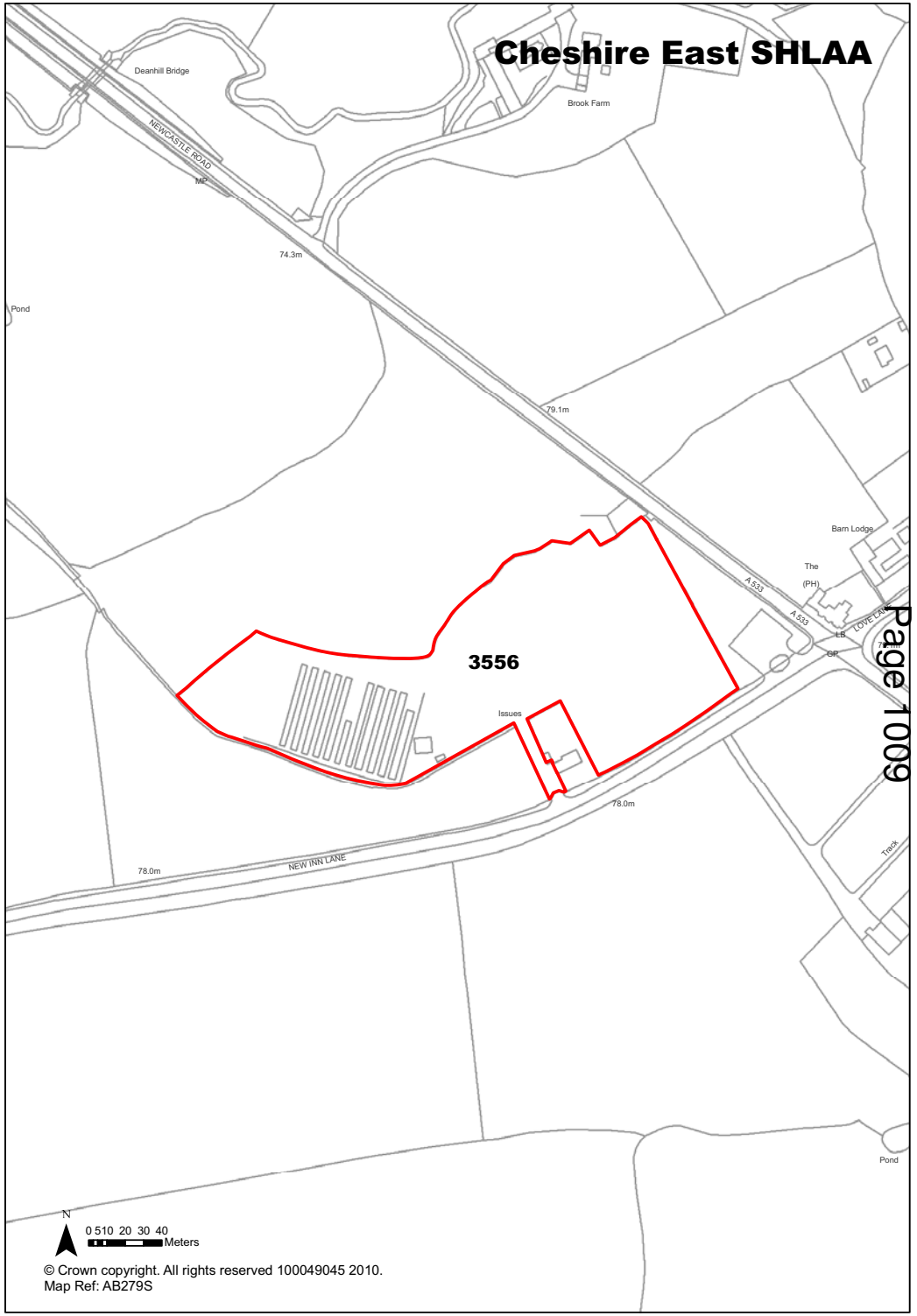
Ref 3555 Site Address The Crest, Alsager Road, Hassall

Town / Rural	Rural	**Easting** 377078	**Northing** 357851
Site Description	Residential property, out buildings, hardstanding and grassland	**Site Size Net (Ha)**	0.57
Character of Area	Rural, open countryside	**Potential Capacity**	18
Surrounding Land Uses	Open countryside and residential	**Potential Net Capacity**	18
Physical Constraints	Trees on site. Buildings on site. Existing buildings on site.		
Policy Restrictions	Open countryside	**Potential Density**	31.58
Managing Constraints	Consideration of biodiversity value of site. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Site is not considered sustainable.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 3556 Site Address New Inn Lane, Betchton

Town / Rural	Rural	**Easting** 378499	**Northing** 358964
Site Description	Residential property, garden, grassland, green houses and polytunnels	**Site Size Net (Ha)**	2.3
Character of Area	Open countryside	**Potential Capacity**	69
Surrounding Land Uses	Open countryside	**Potential Net Capacity**	69
Physical Constraints	Existing buildings on site. Trees and hedges to boundaries. Overhead lines.		
Policy Restrictions	Open countryside	**Potential Density**	30
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Site is not considered sustainable		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

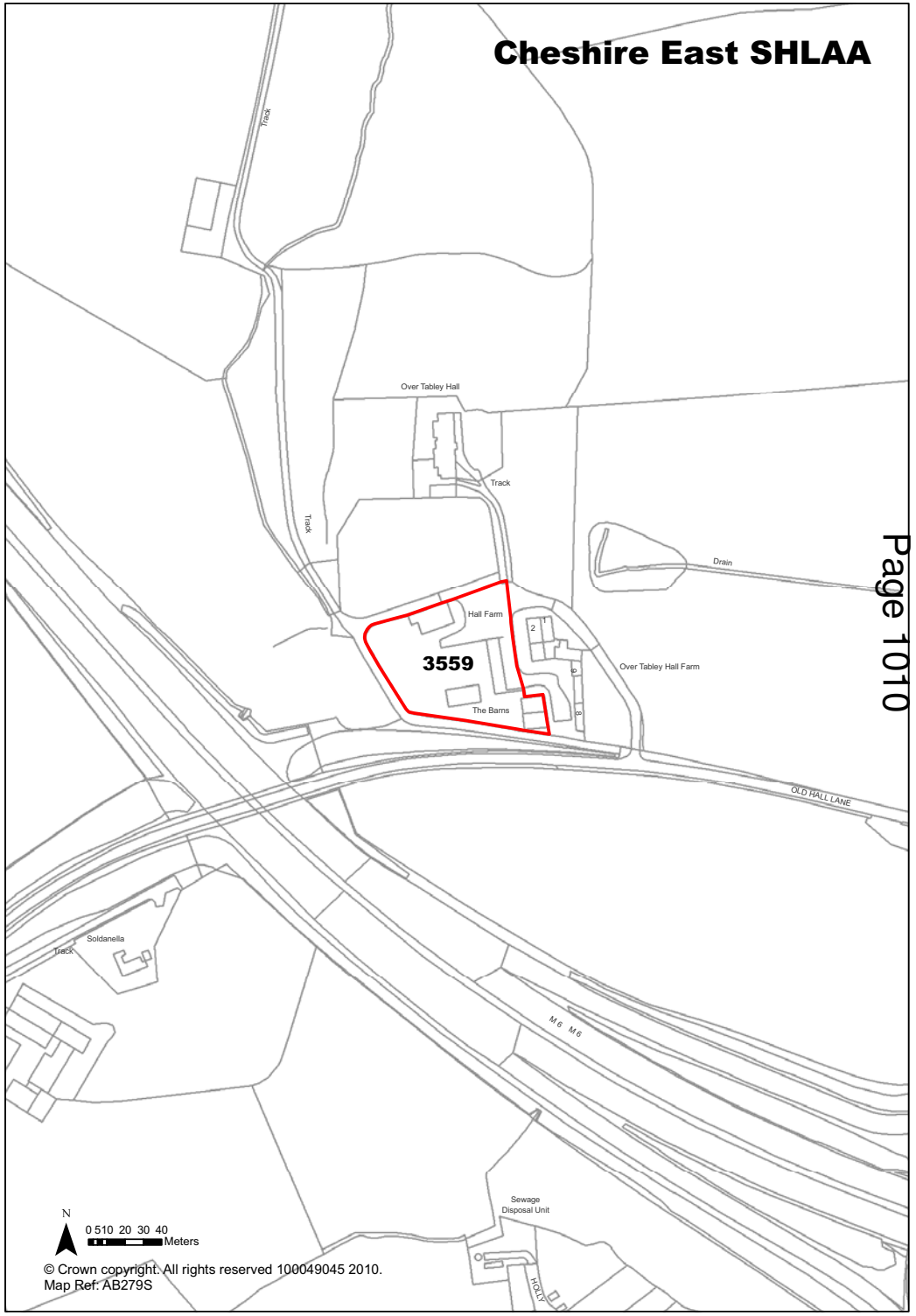


Ref 3559 Site Address OVER TABLEY HALL FARM, OLD HALL LANE, TABLEY

Town / Rural Rural **Easting** 371940 **Northing** 379819

Site Description	Derelict farm buildings.
Character of Area	Open countryside.
Surrounding Land Uses	Open countryside and limited residential.
Physical Constraints	Grade II Listed Building. Proximity to the M6 motorway. Overhead lines across site. Hardstanding on site. Buildings on site. Bats on site.
Policy Restrictions	Green Belt. Listed Building.
Managing Constraints	Consideration of Listed Building on site and Listed Buuilding adjacent to the site. Biodiversity of site to be considered including protection of bats known to be on site.
Sustainability	Site is not considered to be sustainably located, although development proposed intend to bring forward sustainability measures.
Accessibility	Access is possible.
Other Information	Enabling development to bring listed building back into use and reduce risk of re-entering building at risk register.
Brownfield / Greenfield	Mixed
Suitability	Suitable
Availability	Available
Achievability	Achievable
Deliverability	Deliverable
Development Progress	Full Permission
Application Number:	10/1900M

Site Size Net (Ha)	0.51
Potential Capacity	10
Potential Net Capacity	9
Potential Density	19.61
Determination of Capacity	Based on current permission
Total Completions	0
Losses Completed	0
Remaining Losses	1
Current Year	0
Years 1-5	10
Years 6-10	0
Years 11-15	0

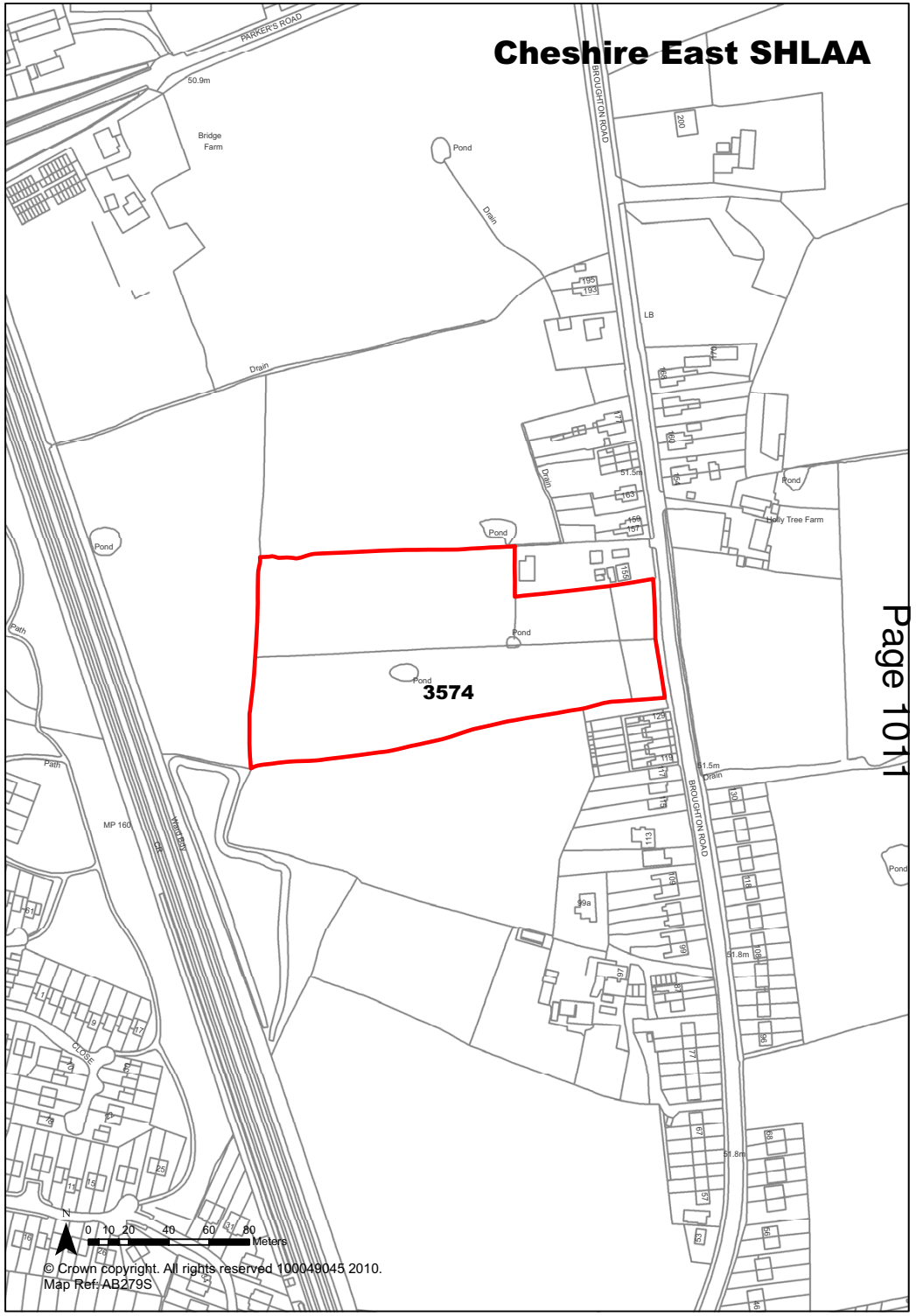


Ref	3574	Site Address	Land adjacent to 155 Broughton Road, Crewe

Town / Rural	Crewe - Edge / Extension	**Easting**	370241
		Northing	357837

Site Description	Agricultural fields
Character of Area	Edge of settlement moving into open countryside.
Surrounding Land Uses	Residential, open countryside and the railway.
Physical Constraints	Trees and hedges to field boundaries within and on edge of site. Ponds on site. Overhead lines to edge of site. Site is within Flood Zone 1.
Policy Restrictions	Open countryside
Managing Constraints	Consideration of biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	Bus route on Broughton Road
Accessibility	To be discussed with Highways
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

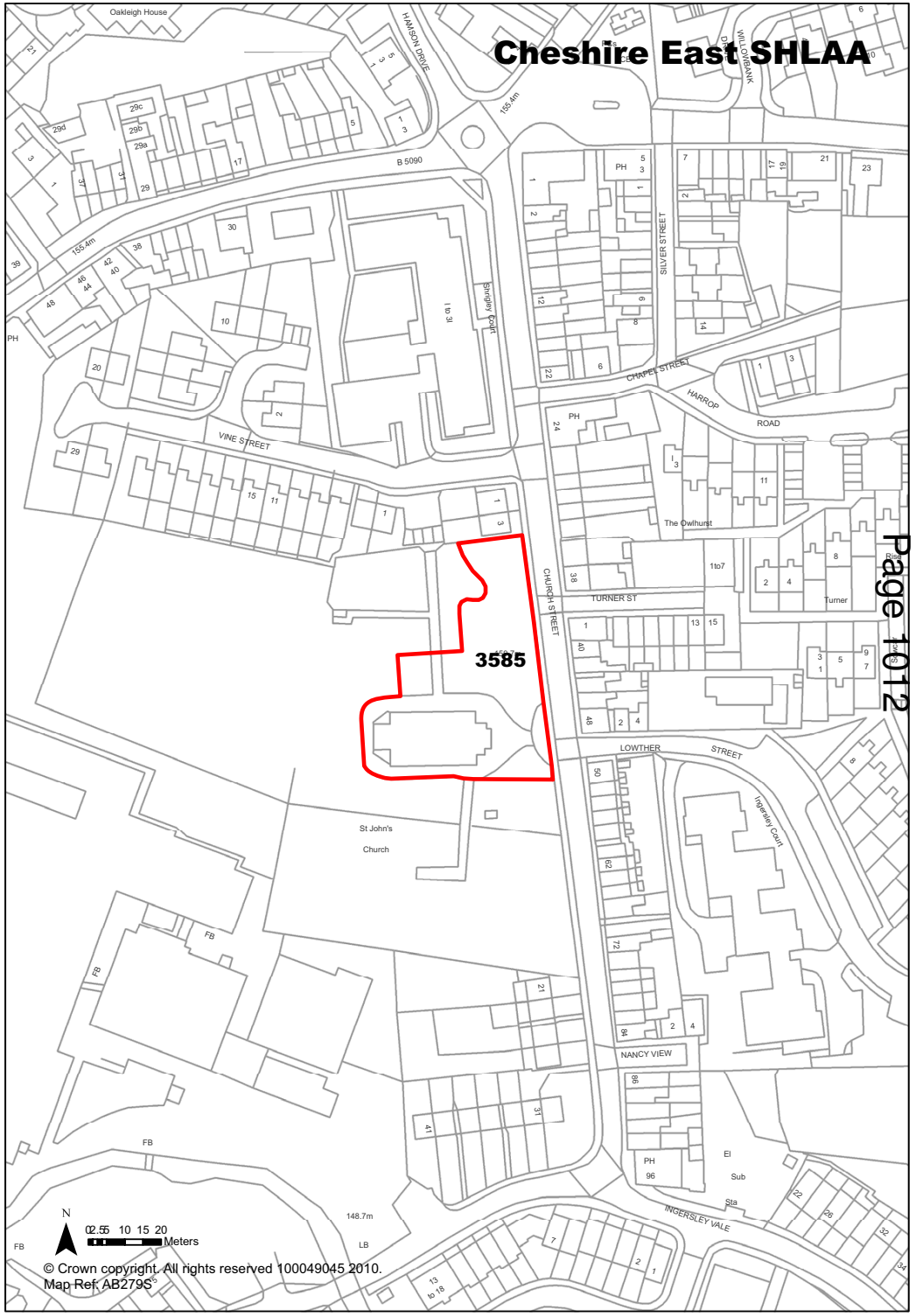
Site Size Net (Ha)	1.68
Potential Capacity	51
Potential Net Capacity	51
Potential Density	30.36
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	51
Years 11-15	0



Ref	3585	Site Address	St John The Baptist Church, Church Street, Bollington

Town / Rural	Bollington	**Easting**	393902 **Northing** 377803

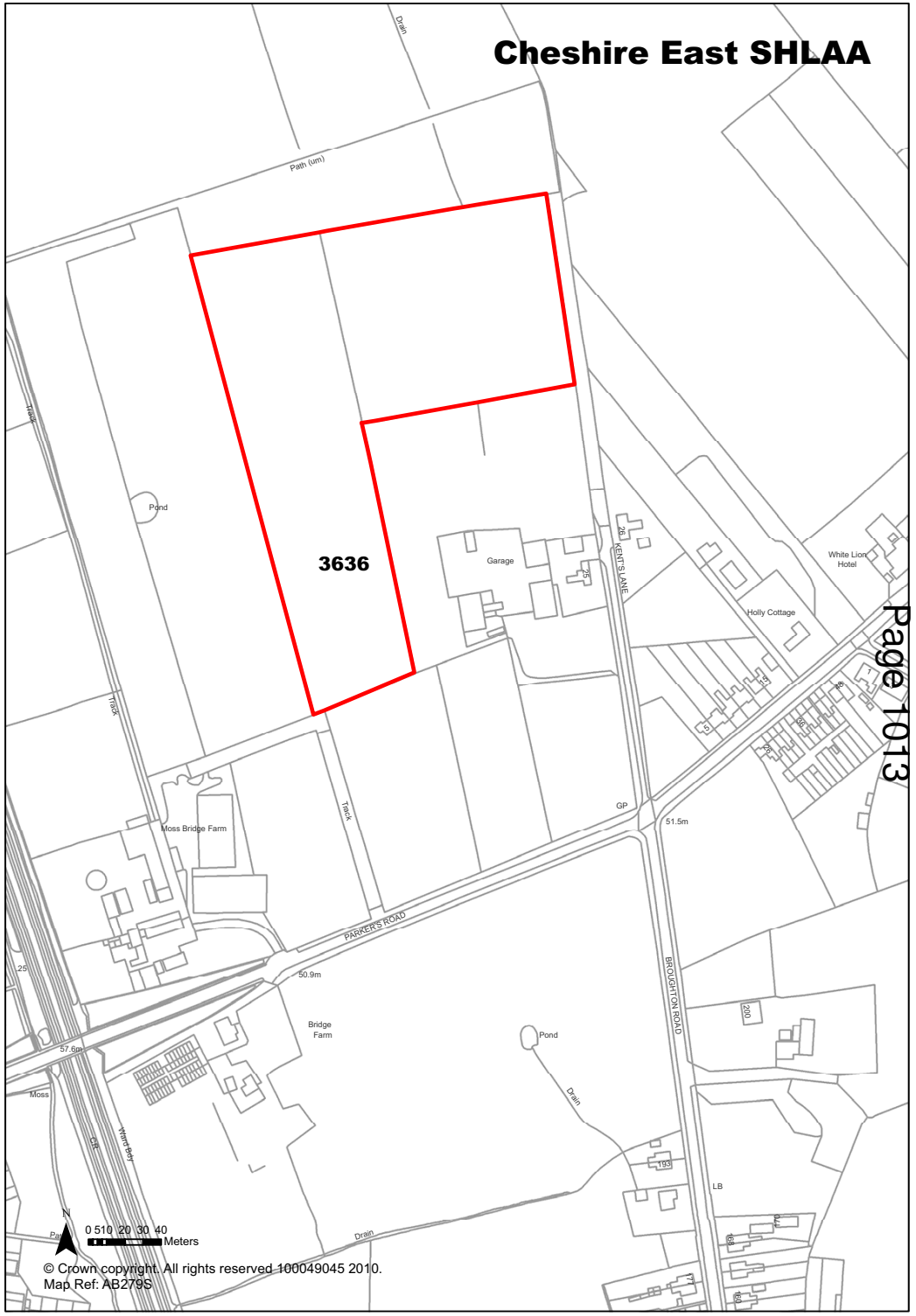
Site Description	Vacant church	**Site Size Net (Ha)**	0.22
Character of Area	Residential and commercial	**Potential Capacity**	13
Surrounding Land Uses	Residential and commercial	**Potential Net Capacity**	13
Physical Constraints	Sloping site. Building on site. Grade II Listed Building. Potential for bats within the building. Trees on site.		
Policy Restrictions	The site is allocated as an Area of Existing Open Space within Bollington Conservation Area, and is situated between an Existing Employment Area and a Predominantly Residential Area as identified in the Macclesfield Borough Local Plan	**Potential Density**	59.09
Managing Constraints	Consideration of heritage of building.	**Determination of Capacity**	Based on current permission
Sustainability			
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	13
Deliverability	Deliverable	**Years 6-10**	0
Development Progress	Full Permission	**Years 11-15**	0
Application Number:	10/2927M		



Ref 3636 Site Address Land off Parkers Road (Part 1), Coppenhall Crewe

Town / Rural	Crewe - Edge / Extension	**Easting** 370158	**Northing** 358438

Site Description	Agricultural land	**Site Size Net (Ha)**	2.97
Character of Area	Open countryside / edge of settlement.	**Potential Capacity**	90
Surrounding Land Uses	Open countryside	**Potential Net Capacity**	90
Physical Constraints	Trees and hedges to field boundaries. Access to the site.	**Potential Density**	30.3
Policy Restrictions	Open countryside.	**Determination of Capacity**	Density multiplier
Managing Constraints	Access to be discussed with Highways. Consideration of the biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines.		
Sustainability			
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

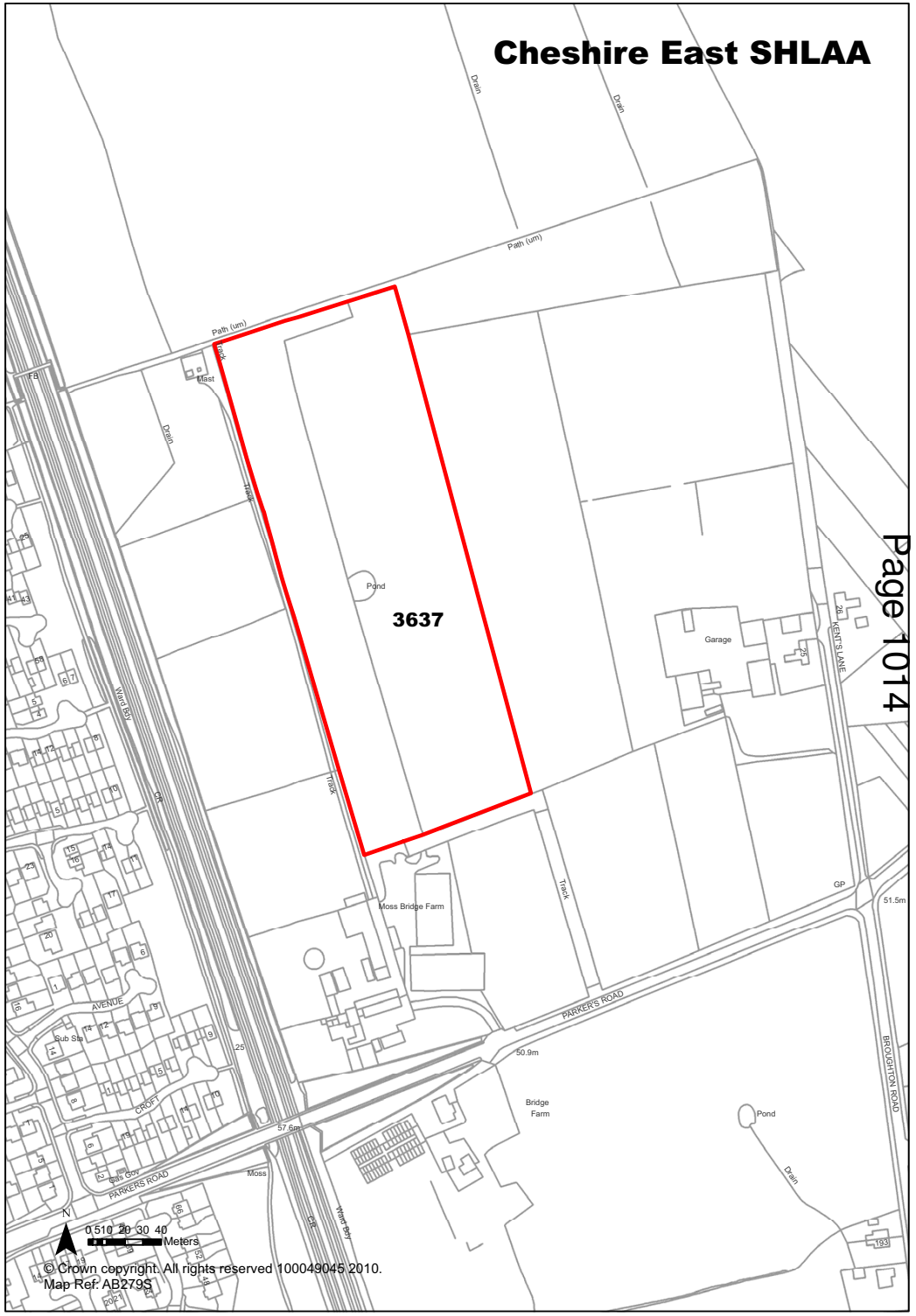


Ref 3637 **Site Address** Land off Parker Road (Part 2), Coppenhall, Crewe

Town / Rural Crewe - Edge / Extension **Easting** 370042 **Northing** 358386

Site Description	Agricultural land and car repairs services.
Character of Area	Open countryside / edge of settlement
Surrounding Land Uses	Open countryside
Physical Constraints	Trees and hedges to field boundaries. Car repairs buildings and hardstanding.
Policy Restrictions	Open countryside.
Managing Constraints	Consideration of existing business on site. Consideration of potential biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines.
Sustainability	Bus service on Warmingham Road.
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Mixed
Suitability	Not Suitable
Availability	Available
Achievability	Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	2.92
Potential Capacity	88
Potential Net Capacity	88
Potential Density	30.14
Determination of Capacity	Density multplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0

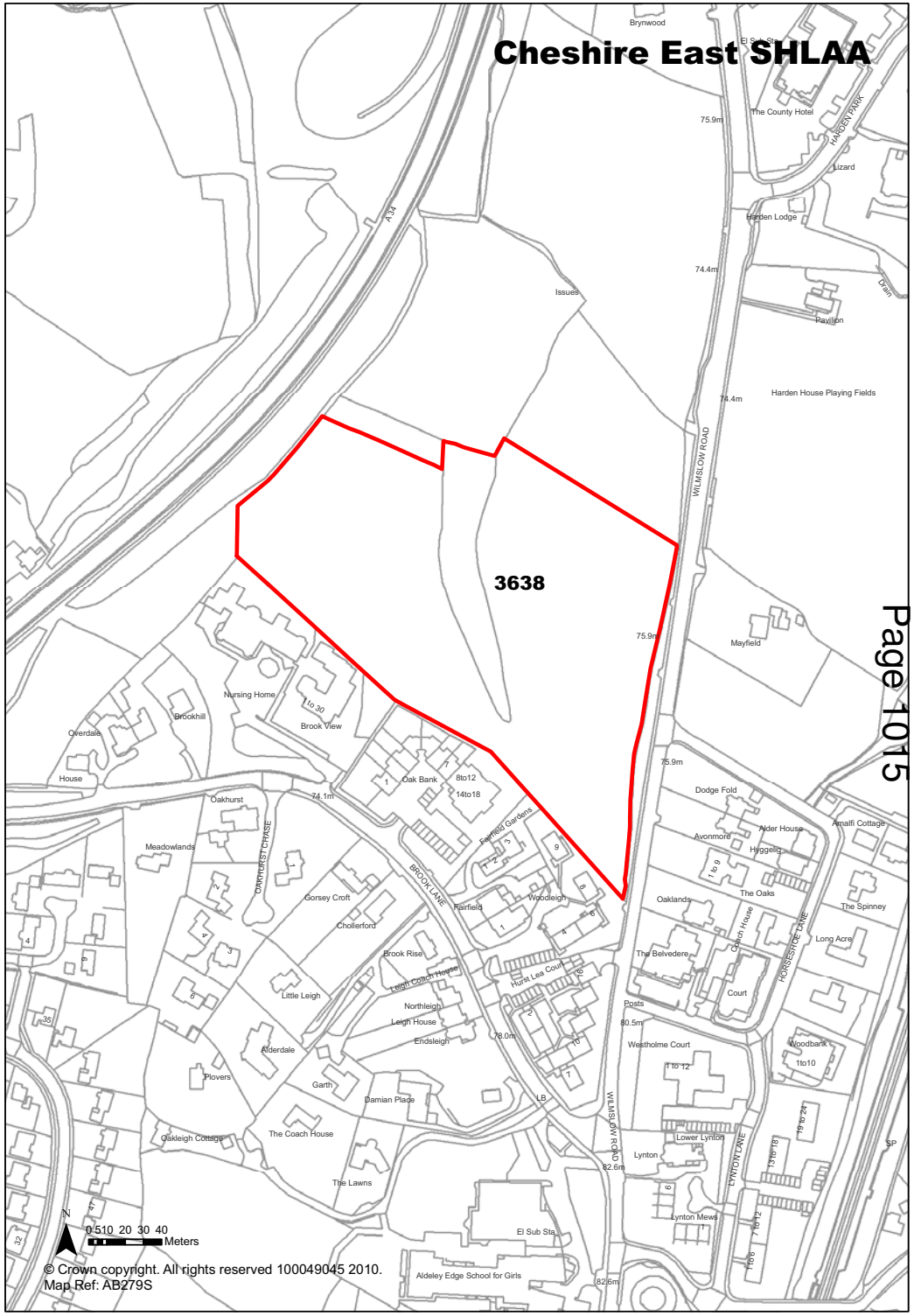


Ref 3638 Site Address Land Off Wilmslow Road, Alderley Edge

Town / Rural	Alderley Edge - Edge / Extension	**Easting**	384181
		Northing	379072

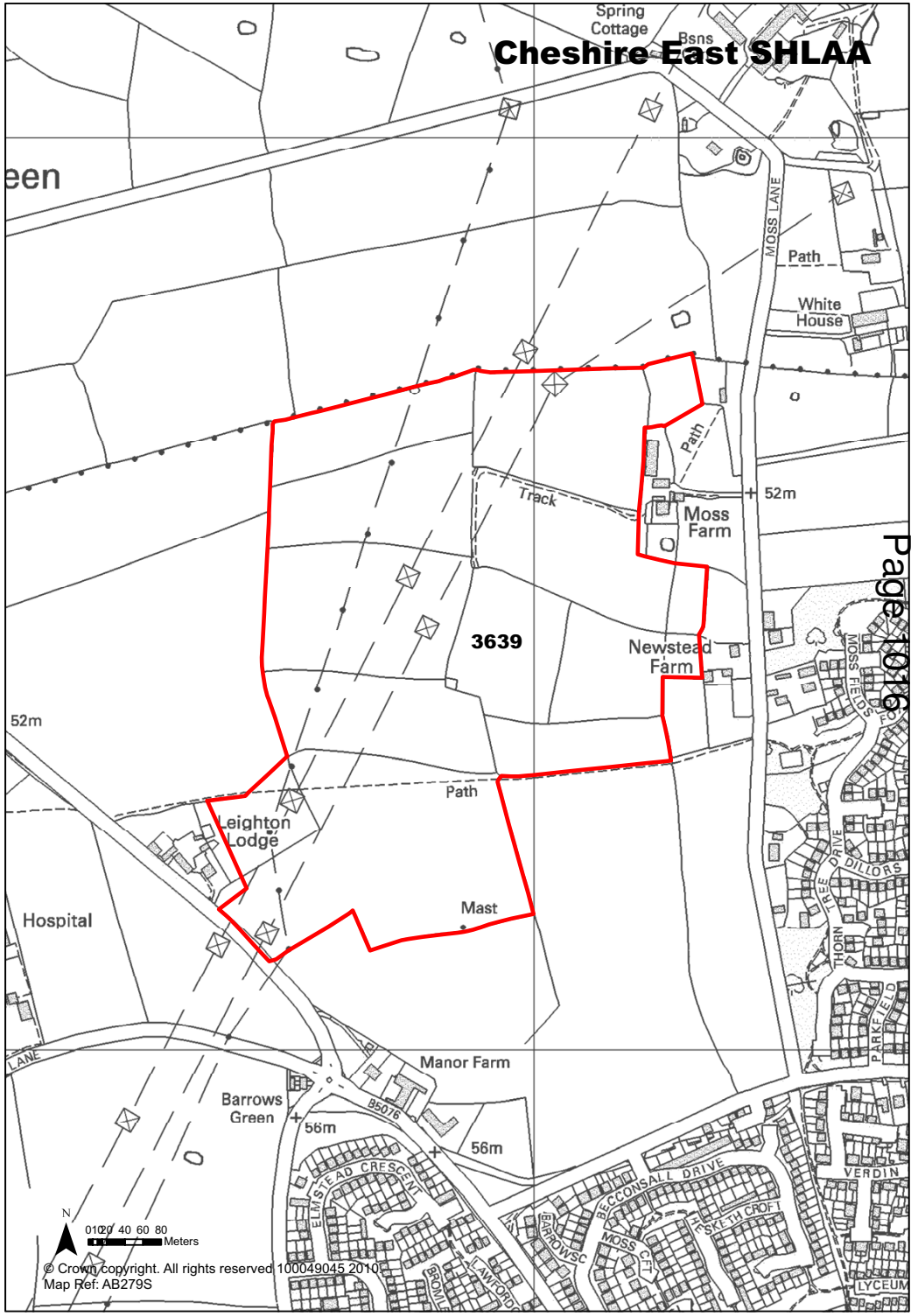
Site Description	Agricultural land
Character of Area	Edge of settlement
Surrounding Land Uses	Open countryside and residential
Physical Constraints	Adjacent to bypass. Trees and hedges to field boundaries.
Policy Restrictions	Green Belt
Managing Constraints	Transport Assessment would be required. Air quality assessment may be required (size of development). Consideration of biodoversity value of site. Surface water runoff should be calculated in accordance with Environment Agency guidelines. Noise mitigation measures may be required.
Sustainability	Bus route and stops on Wilmslow Road.
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	3.29
Potential Capacity	103
Potential Net Capacity	103
Potential Density	30.12
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	90
Years 11-15	13



Ref 3639 Site Address Leighton West (The Fairfield Partnership), Crewe

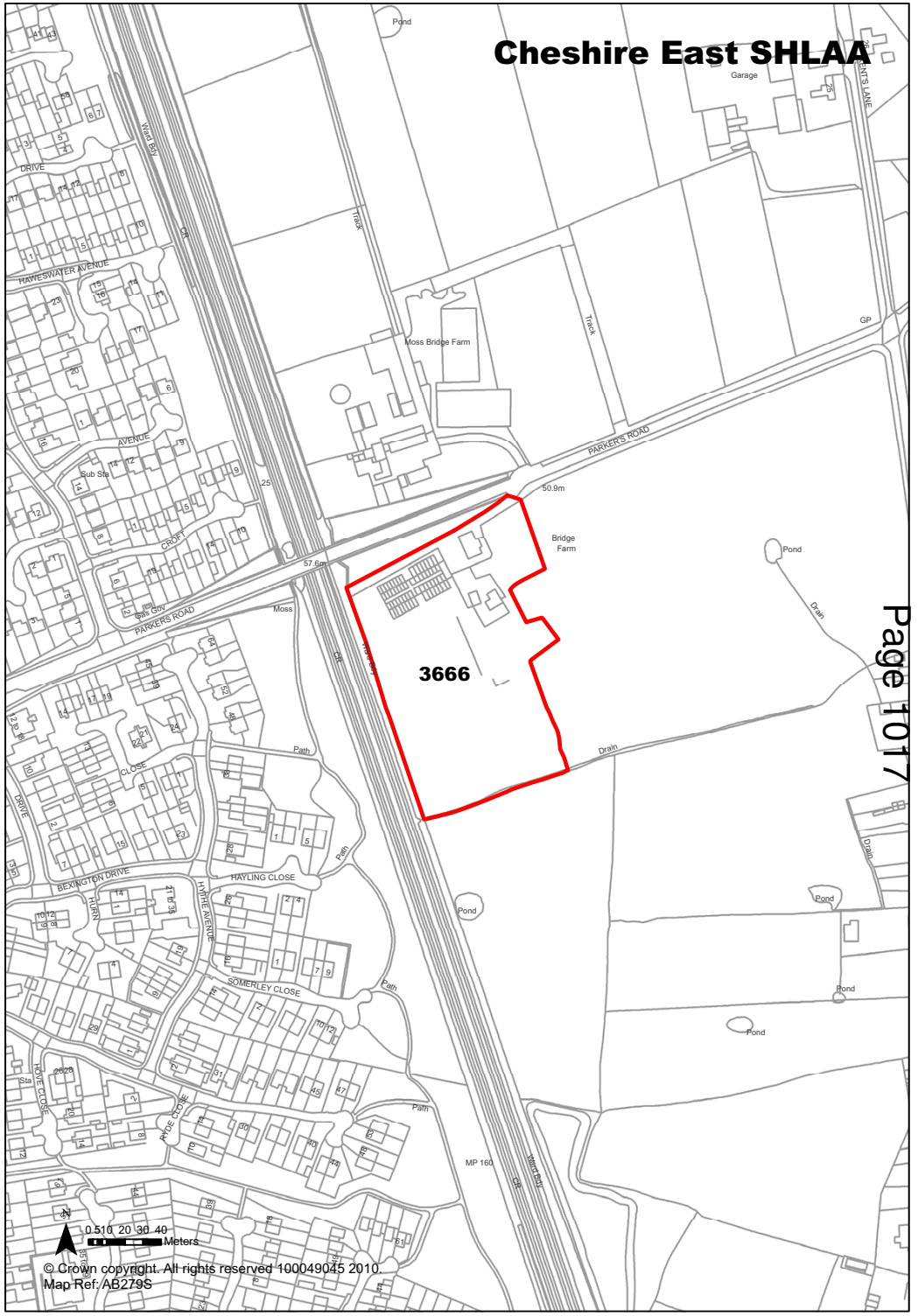
Town / Rural	Crewe - Edge / Extension	**Easting** 368911	**Northing** 358448
Site Description	Agricultural land	**Site Size Net (Ha)**	24.31
Character of Area	Open countryside to edge of settlement.	**Potential Capacity**	400
Surrounding Land Uses	Agricultural land.	**Potential Net Capacity**	400
Physical Constraints	Pylons through site. Paths through site. Trees and hedges within site on field boundaries. Flood zone 1- little or no risk. Located on potential contaminated site. Potential air quality issues. Levels appear generally flat.		
Policy Restrictions	Open countryside.Open countryside and within NATs safeguarding zone.	**Potential Density**	16.45
Managing Constraints	Transport Assessment would be required. S106, S278 and S38 agreements may be required. Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Consideration of biodoversity and accommodation/relocation of footpath. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Determination of Capacity**	Based on agent / developer information
Sustainability			
Accessibility	Consideration of traffic impact onto both the local and strategic highways infrastructure - discussion with highways required.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	125
Development Progress	SHLAA Site	**Years 11-15**	250
Application Number:			



Ref 3666 Site Address Bridge Farm, Parkers Road, Crewe

Town / Rural	Crewe - Edge / Extension	**Easting** 370075	**Northing** 358025

Site Description	Agriculture/ Stables / Kennels	**Site Size Net (Ha)**	1.31
Character of Area	Edge of settlement and open countryside	**Potential Capacity**	40
Surrounding Land Uses	Open countryside and railway	**Potential Net Capacity**	40
Physical Constraints	Buildings on site. Trees and hedges to boundary.		
Policy Restrictions	Open countryside.	**Potential Density**	30.53
Managing Constraints	Access to be discussed with Highways. Consideration of the biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Determination of Capacity**	Density multiplier
Sustainability			
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	40
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

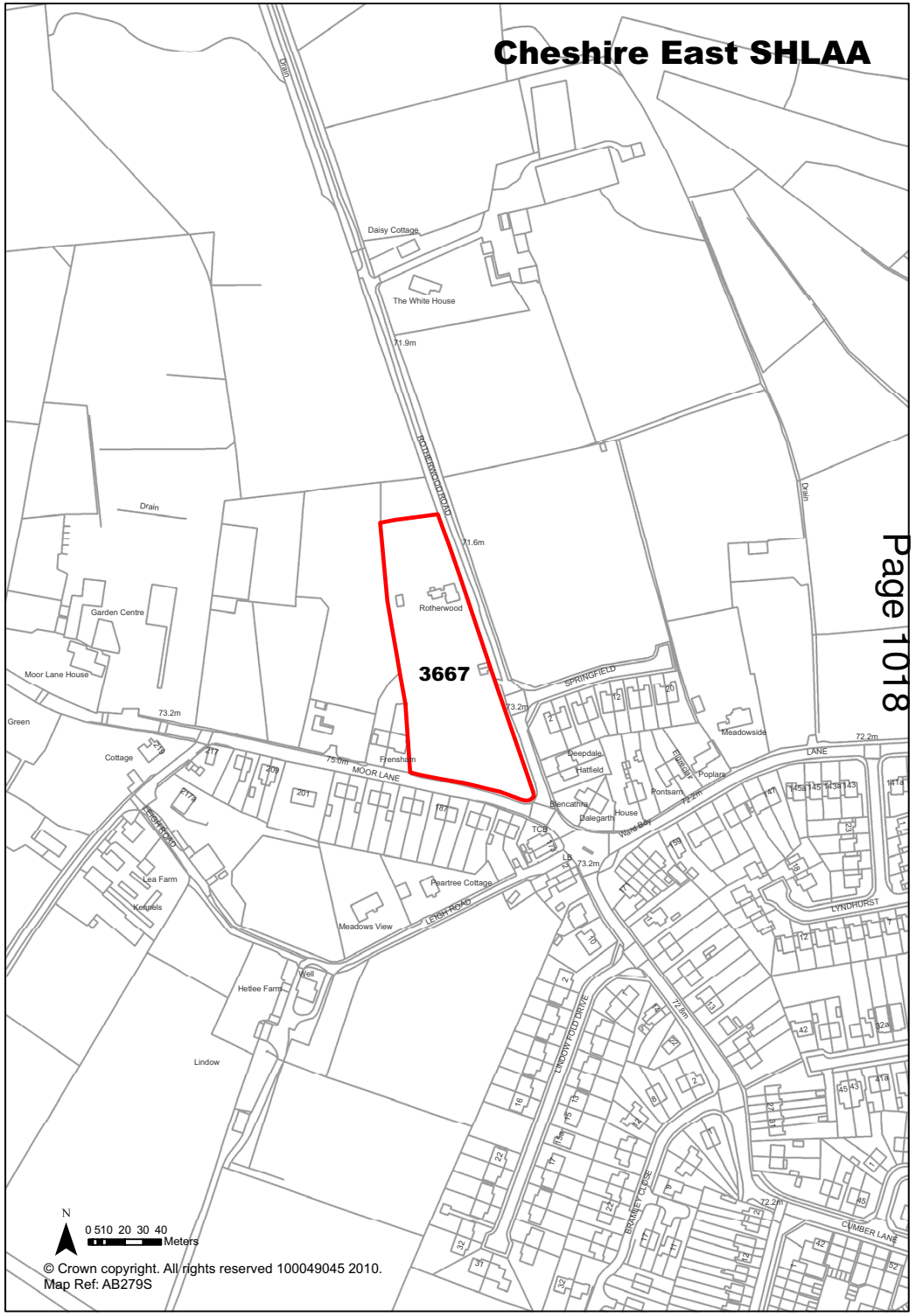


Ref 3667 **Site Address** Rotherwood and adjacent land, Rotherwood Road, Wilmslow

Town / Rural Wilmslow - Edge / Extension **Easting** 382646 **Northing** 380245

Site Description	Residential, garden and caravan storage
Character of Area	Edge of settlement.
Surrounding Land Uses	Residential and open countryside
Physical Constraints	Trees on site. Trees and hedges to boundary. Residential property on site. Potential for relocation of existing caravan storage use.
Policy Restrictions	Green Belt.
Managing Constraints	Consideration of nature conservation value. Surface water runoff should be calculated in accordance with Environment Agency guidelines.
Sustainability	Bus route on Moor Lane.
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Mixed
Suitability	Suitable - with policy change
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	0.72
Potential Capacity	22
Potential Net Capacity	22
Potential Density	30.56
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	22
Years 11-15	0

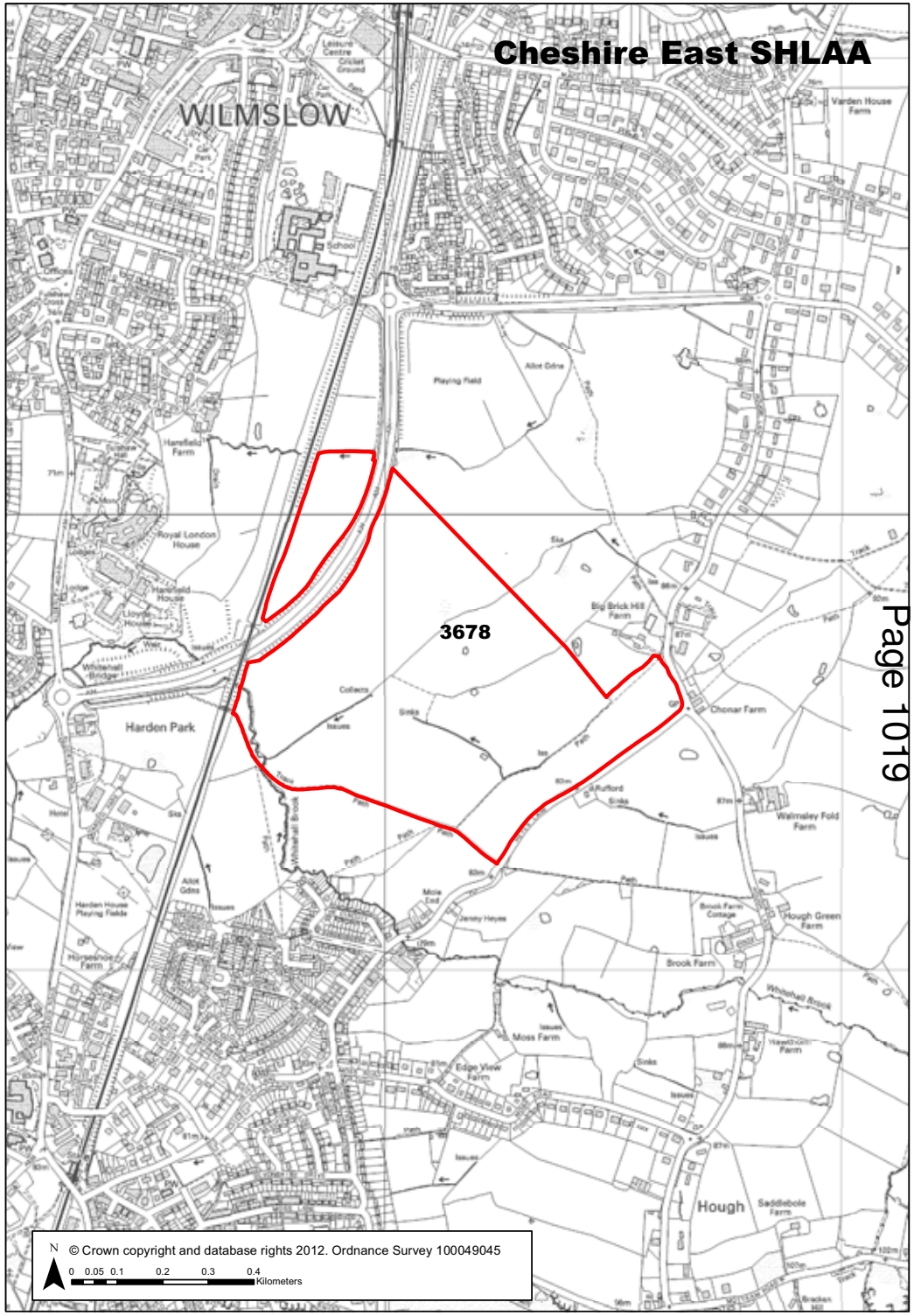


Ref 3678 **Site Address** Land between Alderley Edge and Wilmslow, east of A34

Town / Rural Alderley Edge - Edge / Extension **Easting** 385145 **Northing** 379710

Site Description	Open countryside
Character of Area	Open countryside.
Surrounding Land Uses	Residential to the south, playing fields to the north, agriculture and open countryside to the east, railway to the west.
Physical Constraints	A34 adjacent to site. Noise from road and railway. Brook runs through site - potential for flooding. Trees and hedges to boundaries.
Policy Restrictions	Green Belt.
Managing Constraints	Consideration of agricultural value. Consideration of nature conservation value. Consideration of landscape value of the site. Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines. Consideration of Air quality due to size of site.
Sustainability	Not currently sustainable but scale of site could create sustainable community.
Accessibility	To be discussed with highways. Transport Assessment likely to be required. Contributions likely to be required.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	43.97
Potential Capacity	1679
Potential Net Capacity	1679
Potential Density	30
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0

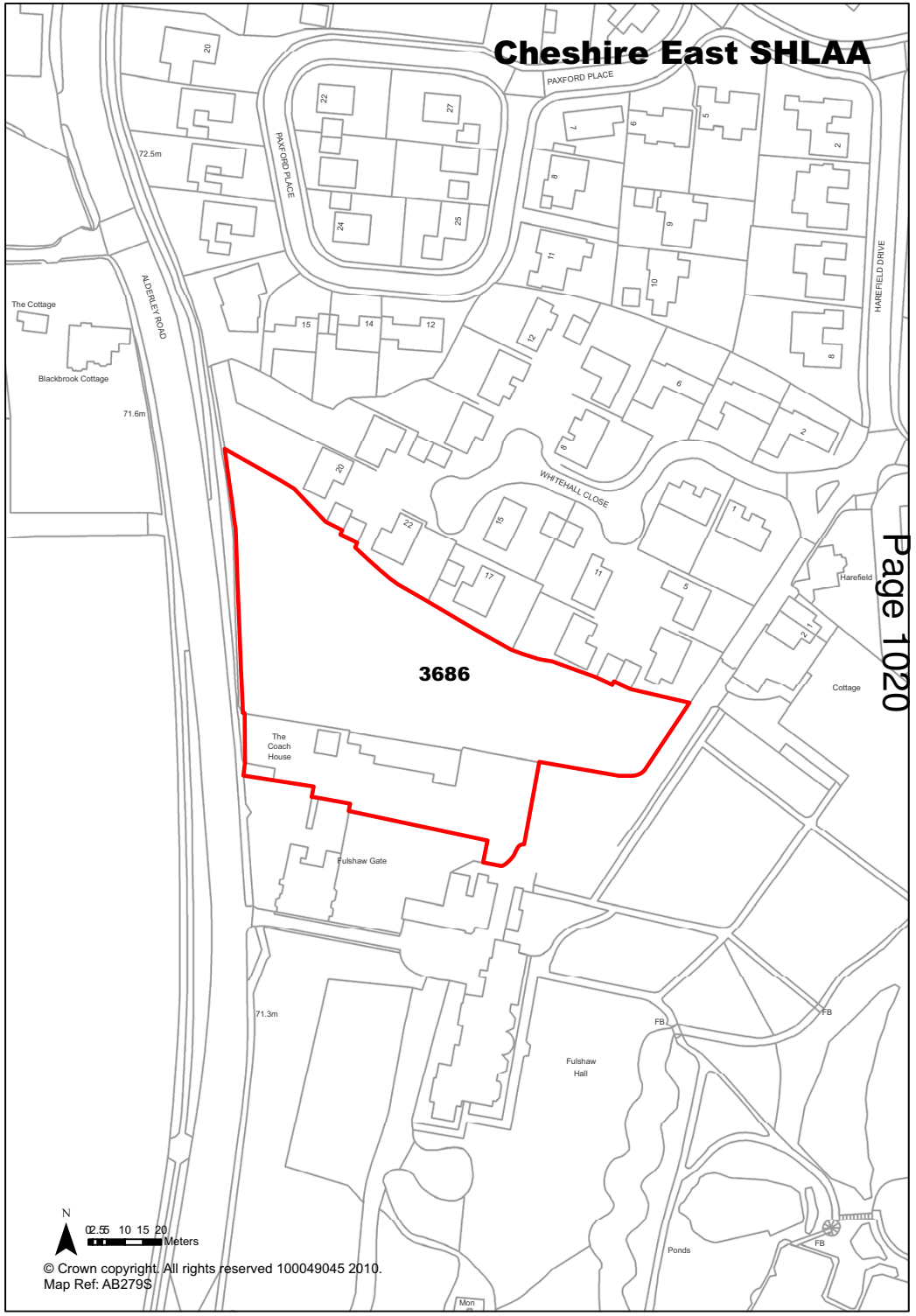


Ref	3686	Site Address	Land at The Coach House, Alderley Road, Wilmslow

Town / Rural	Wilmslow - Edge / Extension	**Easting**	384362
Northing	380178		

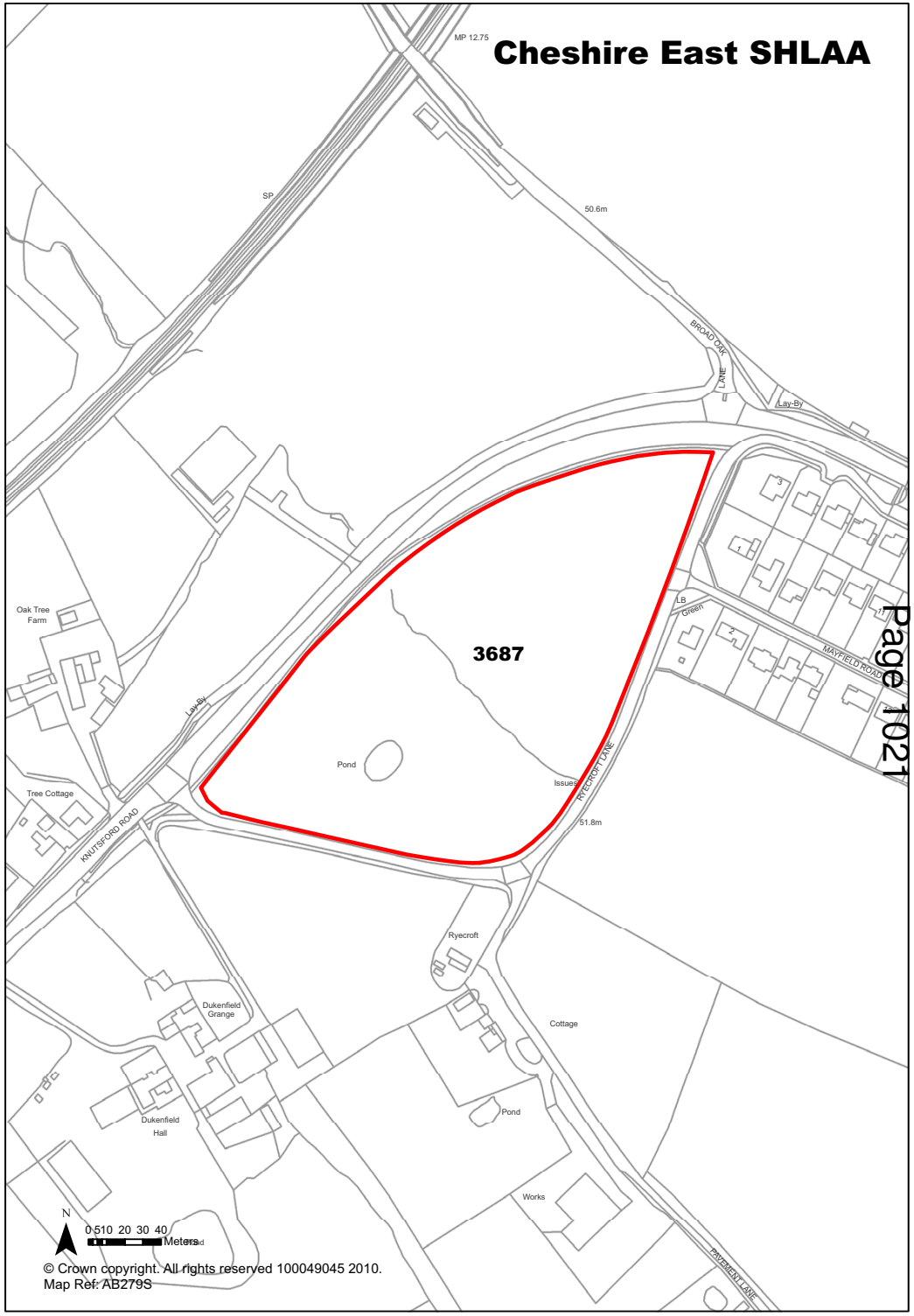
Site Description	Residential and paddock
Character of Area	Edge of Settlement
Surrounding Land Uses	Residential and commercial
Physical Constraints	Trees on site. Trees and Hedges to boundaries. Building on site.
Policy Restrictions	Green Belt. Adjacent to a Major Developed Site in the Green Belt.
Managing Constraints	Consideration of potential biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines.
Sustainability	Bus route on Alderley Road. School is approx 600m, but approx. 1km walking distance. Edge of Town Centre approx. 600m away, but approx. 800m walking distance.
Accessibility	To be discussed with Highways.
Other Information	
Brownfield / Greenfield	Mixed
Suitability	Suitable - with policy change
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	0.65
Potential Capacity	20
Potential Net Capacity	19
Potential Density	30.77
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	20
Years 11-15	0



Ref 3687 Site Address Land off Ryecroft Lane, Mobberley

Town / Rural	Mobberley - Edge / Extension	**Easting**	377420
		Northing	379806
Site Description	Agricultural land	**Site Size Net (Ha)**	3.49
Character of Area	Open countryside.	**Potential Capacity**	105
Surrounding Land Uses	Residential and open countryside	**Potential Net Capacity**	105
Physical Constraints	Trees and hedges to field boundary. Pond within site. Site appears generally flat.		
Policy Restrictions	Green Belt.	**Potential Density**	30.09
Managing Constraints	Consideration of potential biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Determination of Capacity**	Density multiplier
Sustainability	Bus route on Knutsford Road		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

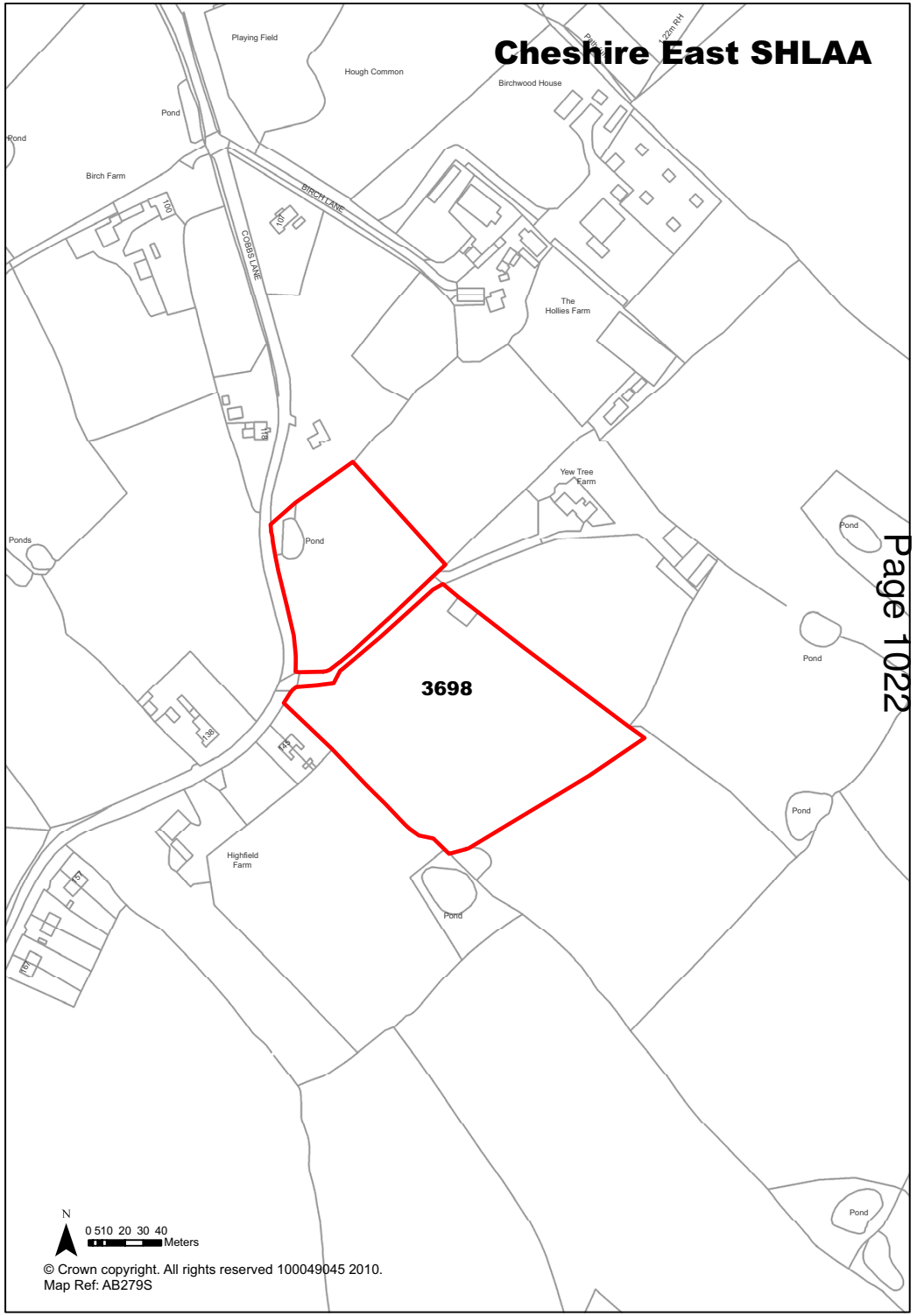


Ref 3698 Site Address Yew Tree Farm, Cobbs Lane, Hough, Crewe.

Town / Rural Rural **Easting** 371573 **Northing** 350308

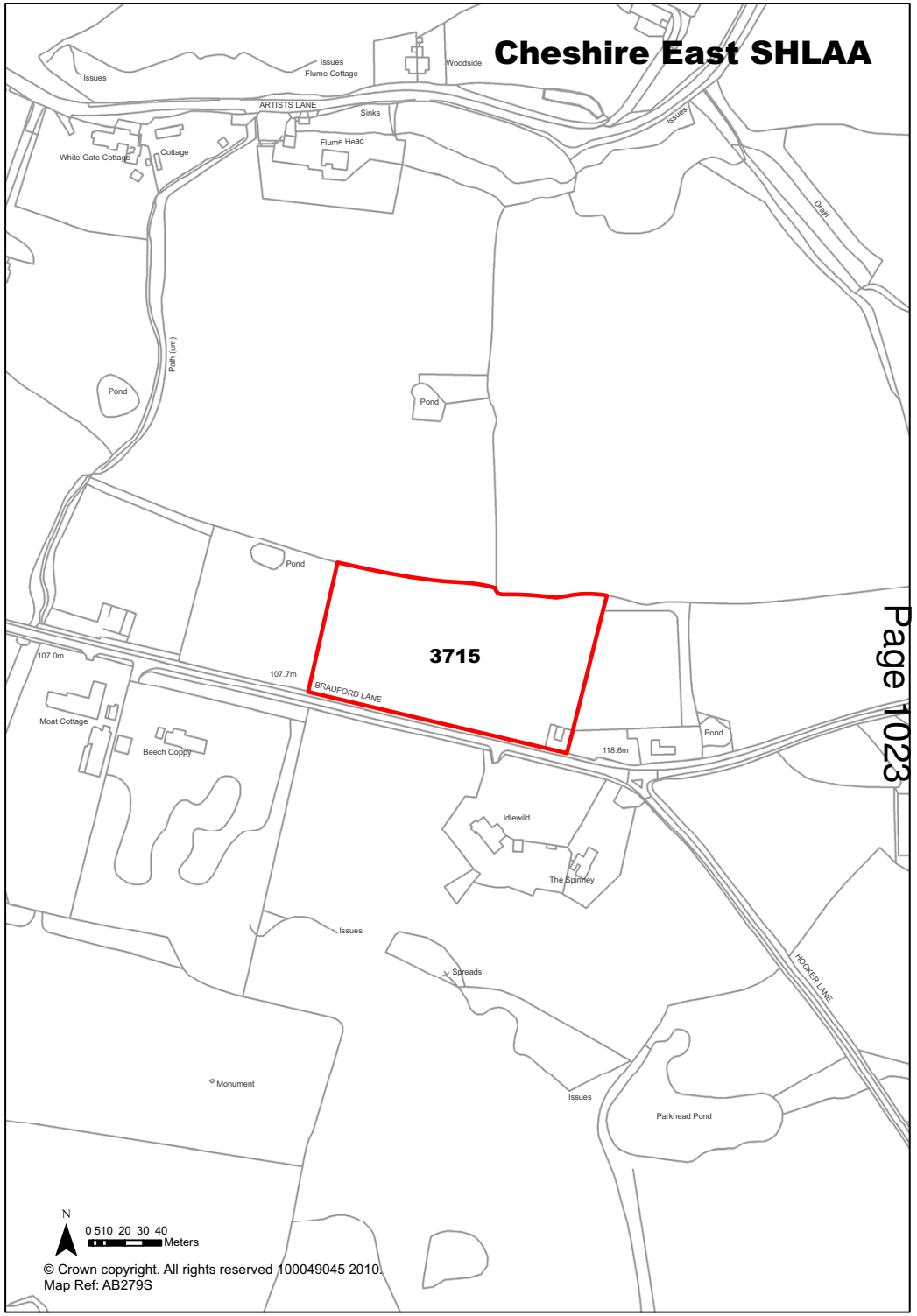
Site Description	Agricultural land
Character of Area	Open countryside
Surrounding Land Uses	Open countryside
Physical Constraints	Trees and hedges to field boundaries. Overhead lines on site. Site appears generally flat.
Policy Restrictions	Open countryside
Managing Constraints	Consideration of the biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines.
Sustainability	Bus route on Cobbs Lane. Site not considered sustainable.
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	2.11
Potential Capacity	64
Potential Net Capacity	64
Potential Density	30.33
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



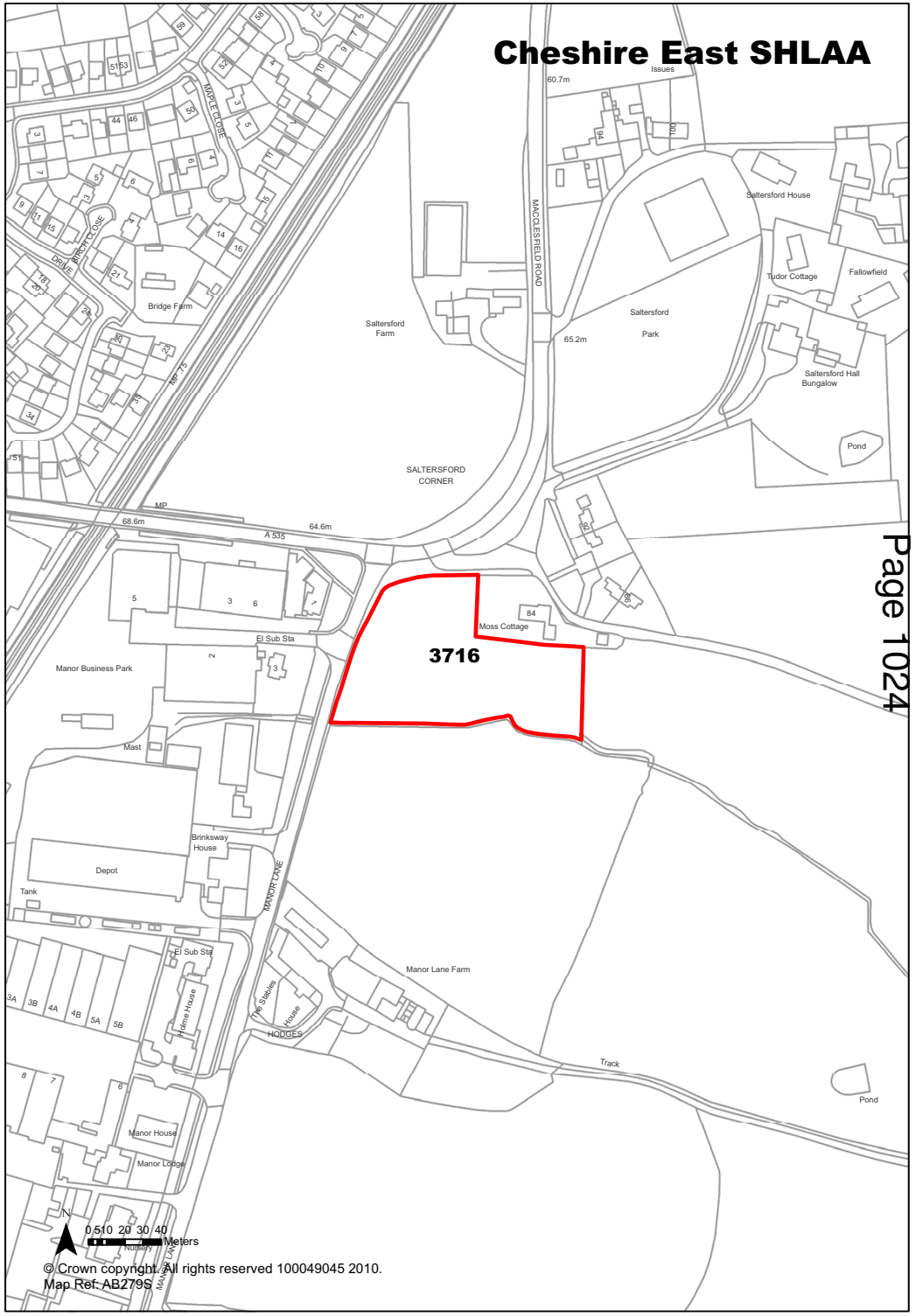
Ref 3715 Site Address Land at Bradford Lane, Nether Alderley.

Town / Rural	Rural	**Easting** 384741	**Northing** 376550
Site Description	Agricultural land	**Site Size Net (Ha)**	1.14
Character of Area	Open countryside	**Potential Capacity**	35
Surrounding Land Uses	Open countryside	**Potential Net Capacity**	35
Physical Constraints	Trees and hedges to boundary. Narrow lane.		
Policy Restrictions	Green Belt. Area of Special County Value.	**Potential Density**	30.7
Managing Constraints	Consideration of the biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Determination of Capacity**	Density multiplier
Sustainability	Site not considered sustainable.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



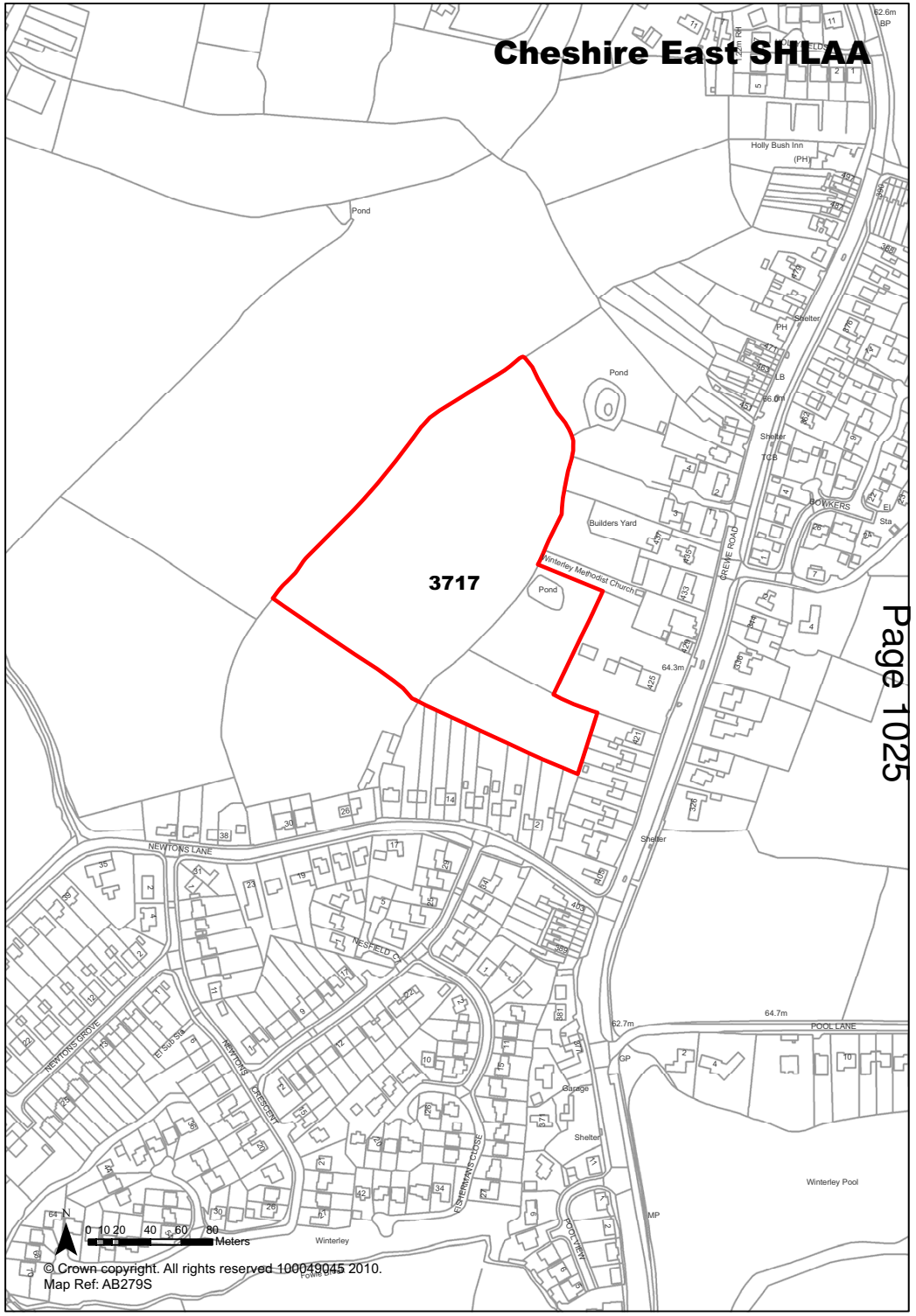
Ref 3716 Site Address Land at Manor Lane, Holmes Chapel.

Town / Rural	Holmes Chapel	**Easting** 377065	**Northing** 367241
Site Description	Agricultural land	**Site Size Net (Ha)**	0.8
Character of Area	Edge of settlement	**Potential Capacity**	24
Surrounding Land Uses	Open countryside, employment and residential	**Potential Net Capacity**	24
Physical Constraints	Trees and hedges to boundary. Overhead lines to edge of site. Site appears generally flat.		
Policy Restrictions	Open countryside. Jodrell Bank Consultation Zone.	**Potential Density**	30
Managing Constraints	Consideration of the biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Determination of Capacity**	Density multiplier
Sustainability			
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



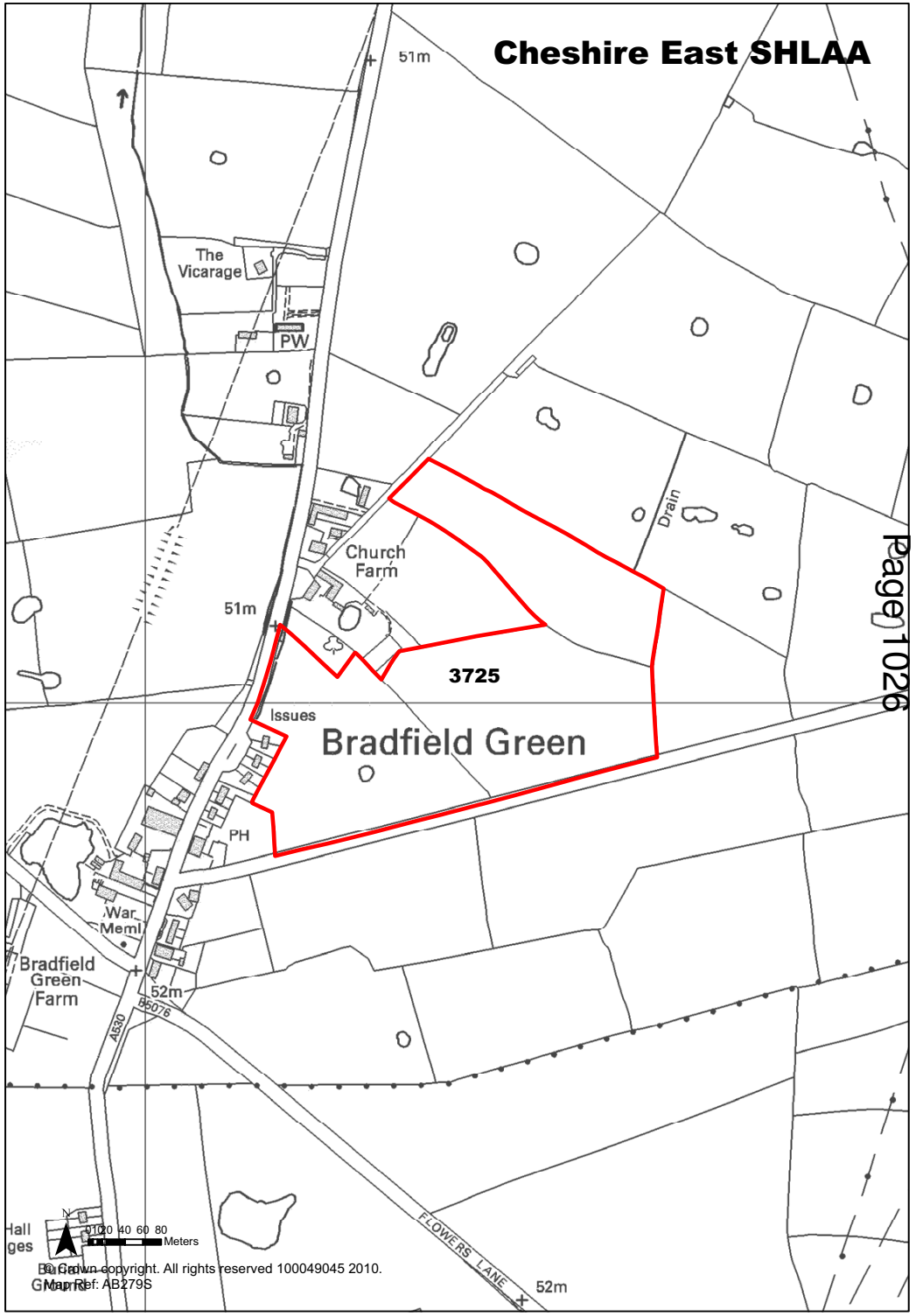
Ref 3717 Site Address 425 Crewe Road, Winterley (The Limes)

Town / Rural	Smaller Villages	**Easting** 374619	**Northing** 357488
Site Description	Agricultural land	**Site Size Net (Ha)**	3.0
Character of Area	Edge of settlement	**Potential Capacity**	77
Surrounding Land Uses	Residential and open countryside	**Potential Net Capacity**	77
Physical Constraints	Trees and hedges to field boundaries. Pond on site. Issue with access to the site.		
Policy Restrictions	Open countryside	**Potential Density**	30.08
Managing Constraints	Consideration of the biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Determination of Capacity**	Density multplier
Sustainability	Bus route on Crewe Road.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 3725 Site Address Land off Moss Lane, Bradfield Green, Nr Crewe.

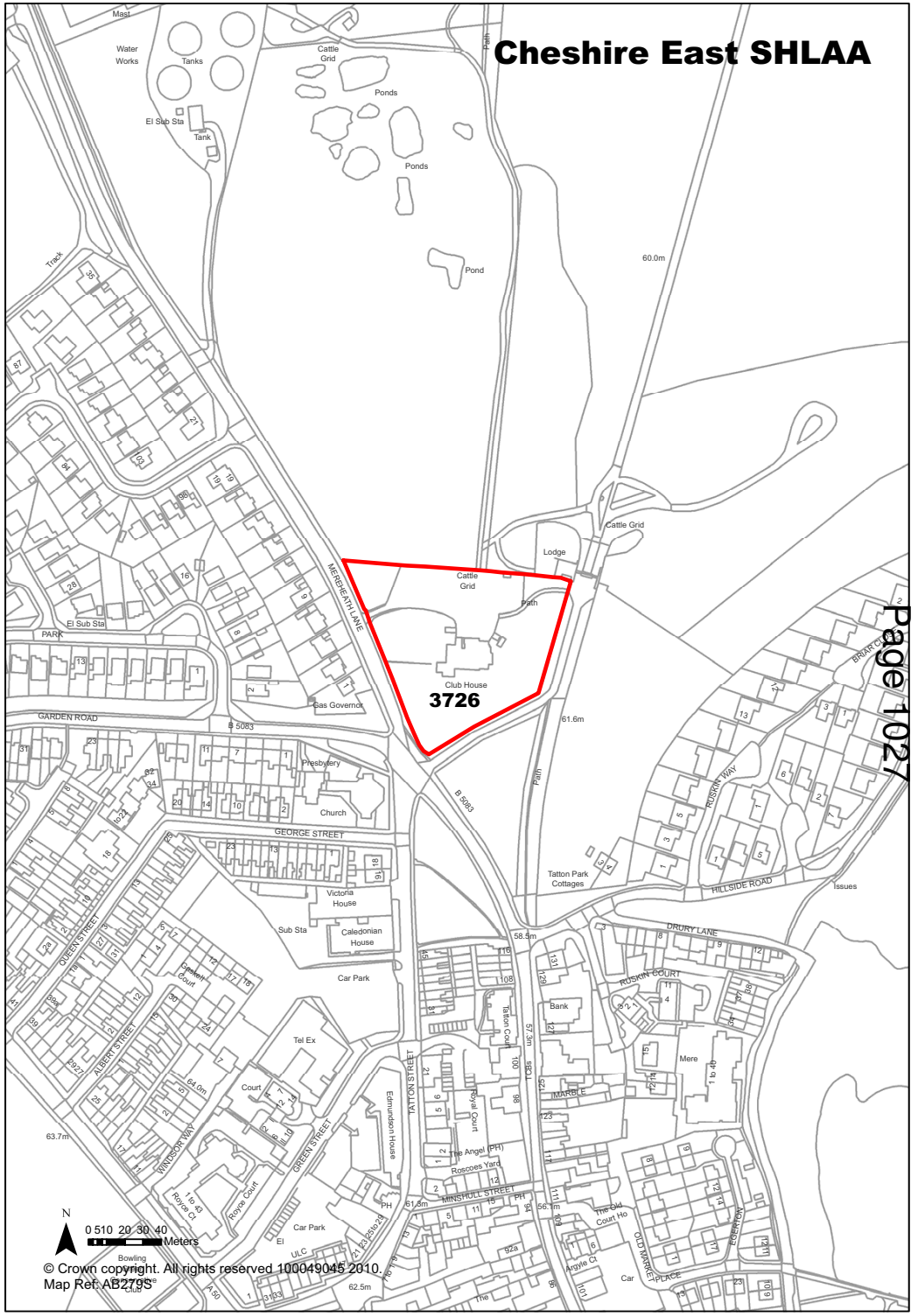
Town / Rural	Rural	**Easting** 368353	**Northing** 359016
Site Description	Agricultural land	**Site Size Net (Ha)**	10.03
Character of Area	Open countryside	**Potential Capacity**	301
Surrounding Land Uses	Open countryside	**Potential Net Capacity**	301
Physical Constraints	Trees and hedges to field boundaries. Ponds on site. Overhead lines on site. Site appears generally flat.		
Policy Restrictions		**Potential Density**	30.01
Managing Constraints	Consideration of the biodiversity value of the site. Relocation of overhead lines.Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Determination of Capacity**	Density multplier
Sustainability	Site is not considered sustainable.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref	3726	Site Address	Knutsford Golf Course, Mereheath Lane, Knutsford.

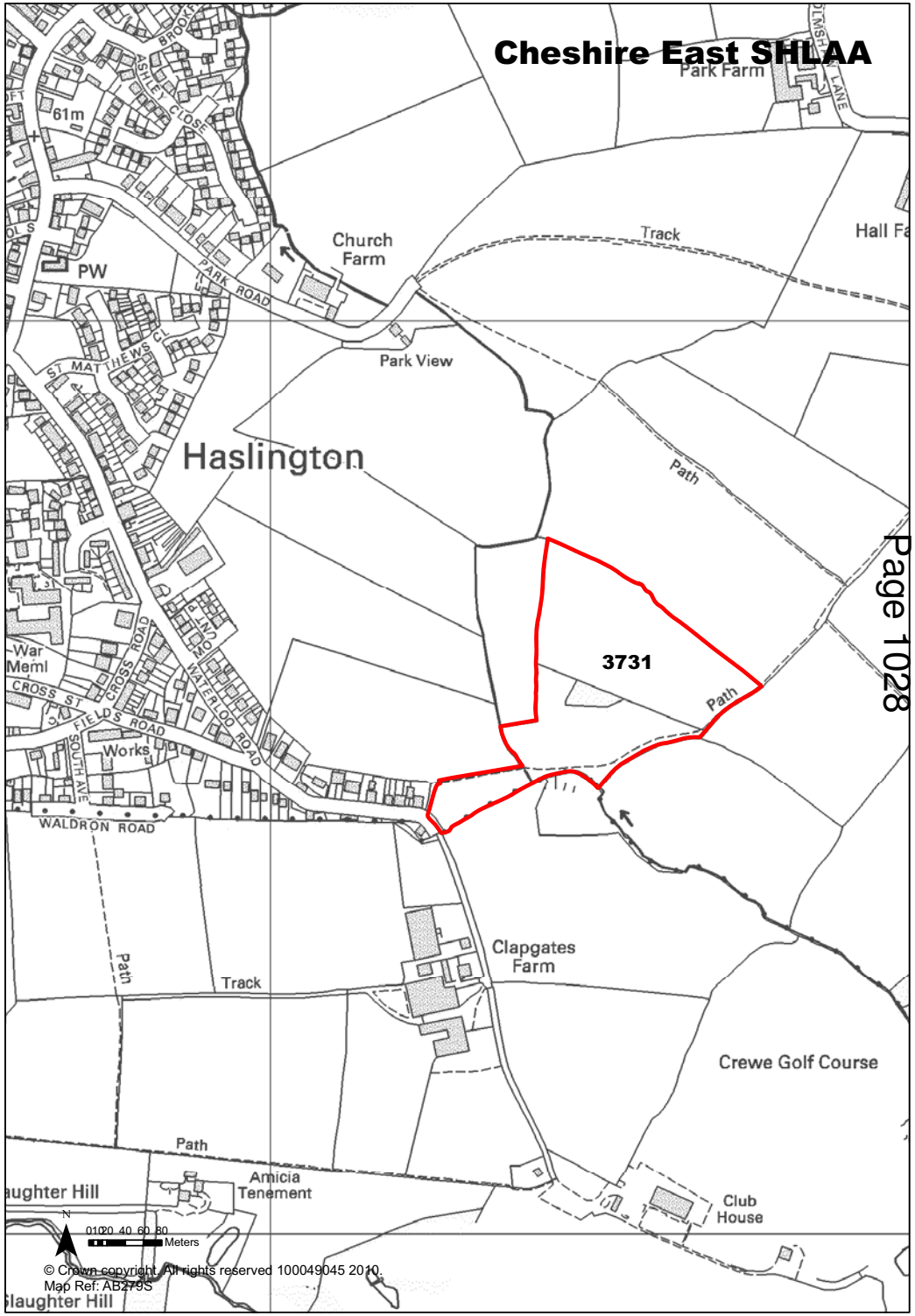
Town / Rural	Knutsford - Edge / Extension	**Easting**	375131
		Northing	379103

Site Description	Golf Club House, Car Park and Woodland	**Site Size Net (Ha)**	0.81
Character of Area	Edge of settlement	**Potential Capacity**	25
Surrounding Land Uses	Golf Course, Residential and woodland	**Potential Net Capacity**	25
Physical Constraints	Trees on site. Buildings on site. Hardstanding on site. Path through site.		
Policy Restrictions	Green Belt, Conservation Area, Area of Special County Value	**Potential Density**	30.86
Managing Constraints	Consideration of the biodiversity value of the site. Consideration of Historic Environment. Consideration of landscape value of site. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Determination of Capacity**	Density multiplier
Sustainability	Sustainable location		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 3731 Site Address Land off Waterloo Road, Haslington

Town / Rural	Haslington - Edge / Extension	**Easting** 374362	**Northing** 355600
Site Description	Agricultural land	**Site Size Net (Ha)**	4.47
Character of Area	Open countryside	**Potential Capacity**	135
Surrounding Land Uses	Open countryside	**Potential Net Capacity**	135
Physical Constraints	Trees and hedges to field boundaries. Footpath through site. Site appears generally flat.		
Policy Restrictions	Green Gap	**Potential Density**	30.2
Managing Constraints	Consideration of the biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Determination of Capacity**	Density multiplier
Sustainability	Site not considered sustainable.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

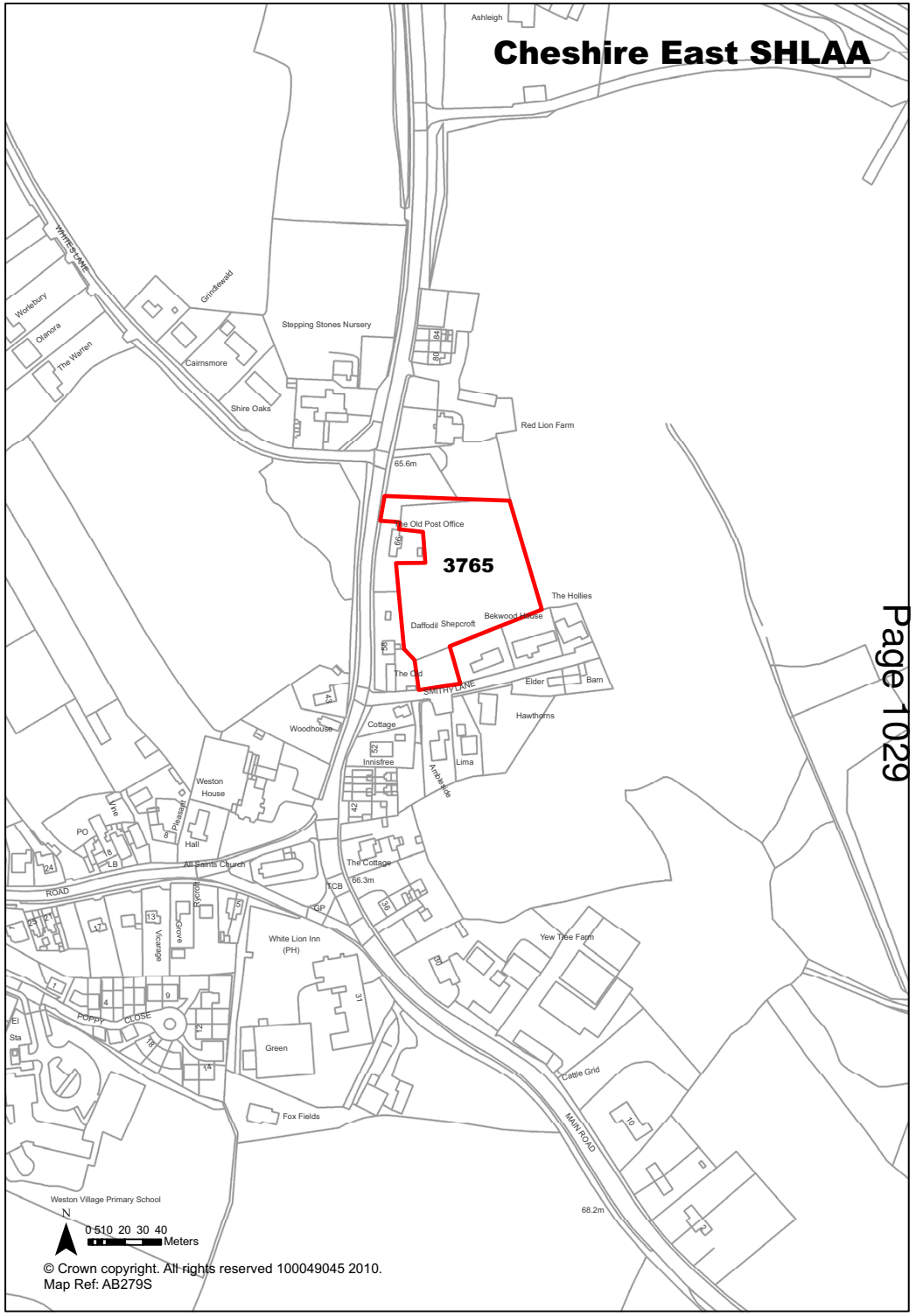


Ref 3765 **Site Address** Land rear of The Old Post Office, Main Road, Weston.

Town / Rural	Smaller Villages	**Easting** 373369	**Northing** 352390

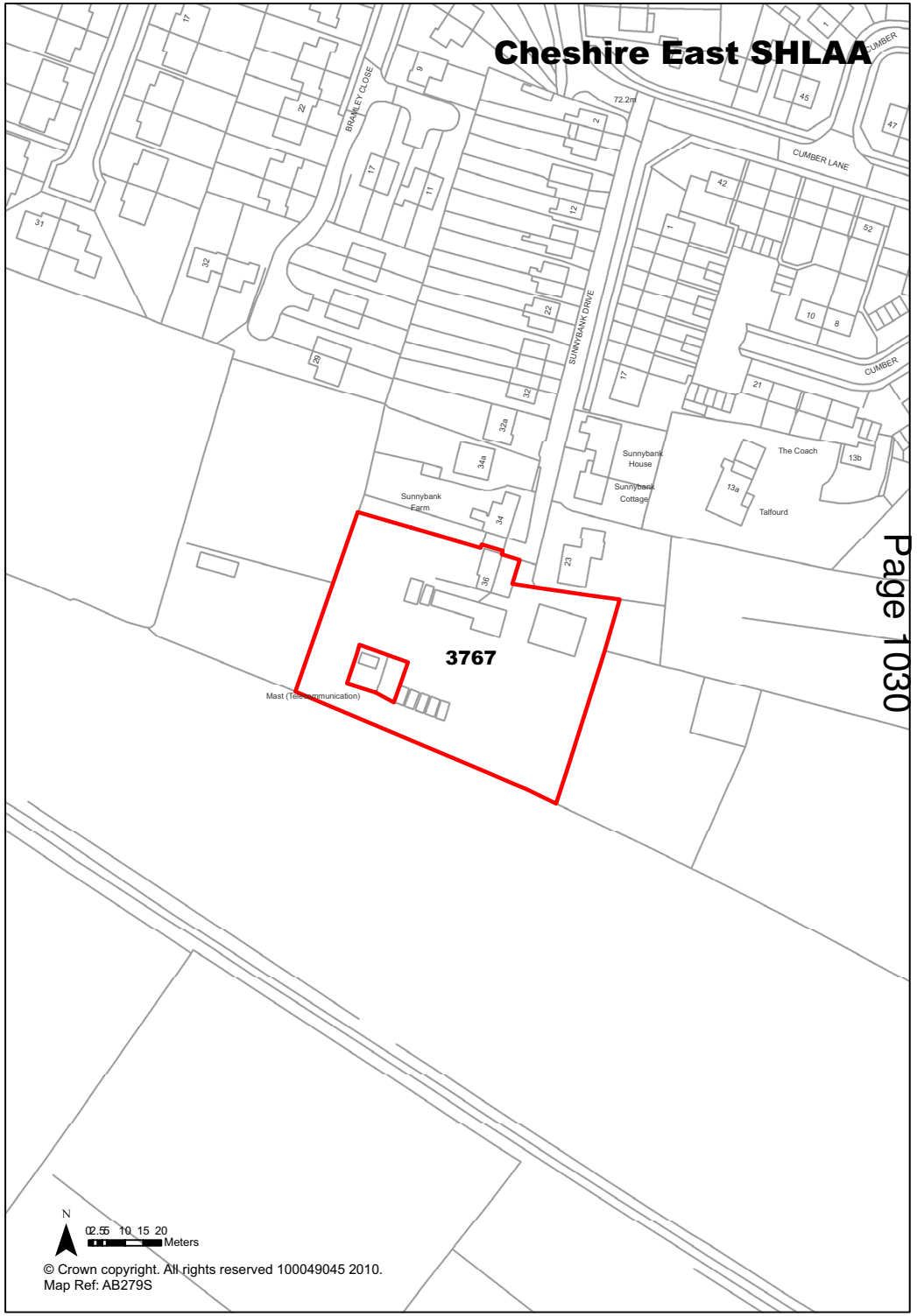
Site Description	Grazing land
Character of Area	Edge of small settlement
Surrounding Land Uses	Residential and open countryside
Physical Constraints	Trees to boundary. Small area of hedge to boundaries. Site appears generally flat.
Policy Restrictions	Green Gap
Managing Constraints	Consideration of the biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines.
Sustainability	Bus route on Main Road
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	0.56
Potential Capacity	17
Potential Net Capacity	17
Potential Density	30.36
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	17
Years 11-15	0



Ref 3767 Site Address Land at 36 Sunny Bank Drive, Wilmslow.

Town / Rural	Wilmslow	**Easting** 382780	**Northing** 379800
Site Description	Residential and storage	**Site Size Net (Ha)**	0.4
Character of Area	Edge of settlement	**Potential Capacity**	12
Surrounding Land Uses	Residential and open countryside	**Potential Net Capacity**	12
Physical Constraints	Buildings on site. Hardstanding on site. Trees and hedge to boundary. Overhead lines on site. Trees on site. Site appears generally flat.		
Policy Restrictions	Green Belt	**Potential Density**	30
Managing Constraints	Consideration of existing buildings on site.	**Determination of Capacity**	Density multplier
Sustainability	Bus route on Cumber Lane.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	12
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

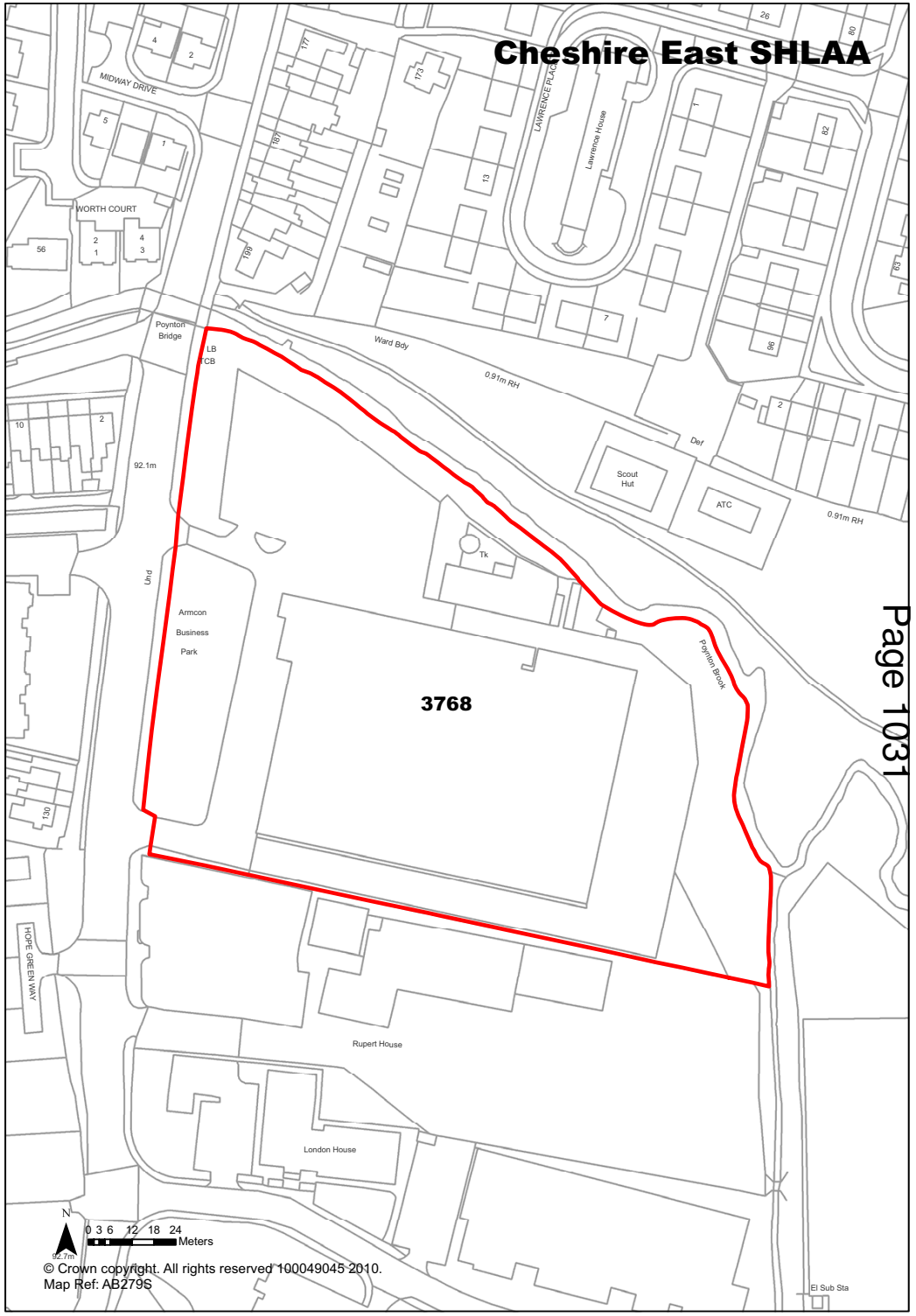


Ref	3768	Site Address	Armcon Site, London Road South, Poynton

Town / Rural	Poynton	**Easting**	391659
		Northing	382609

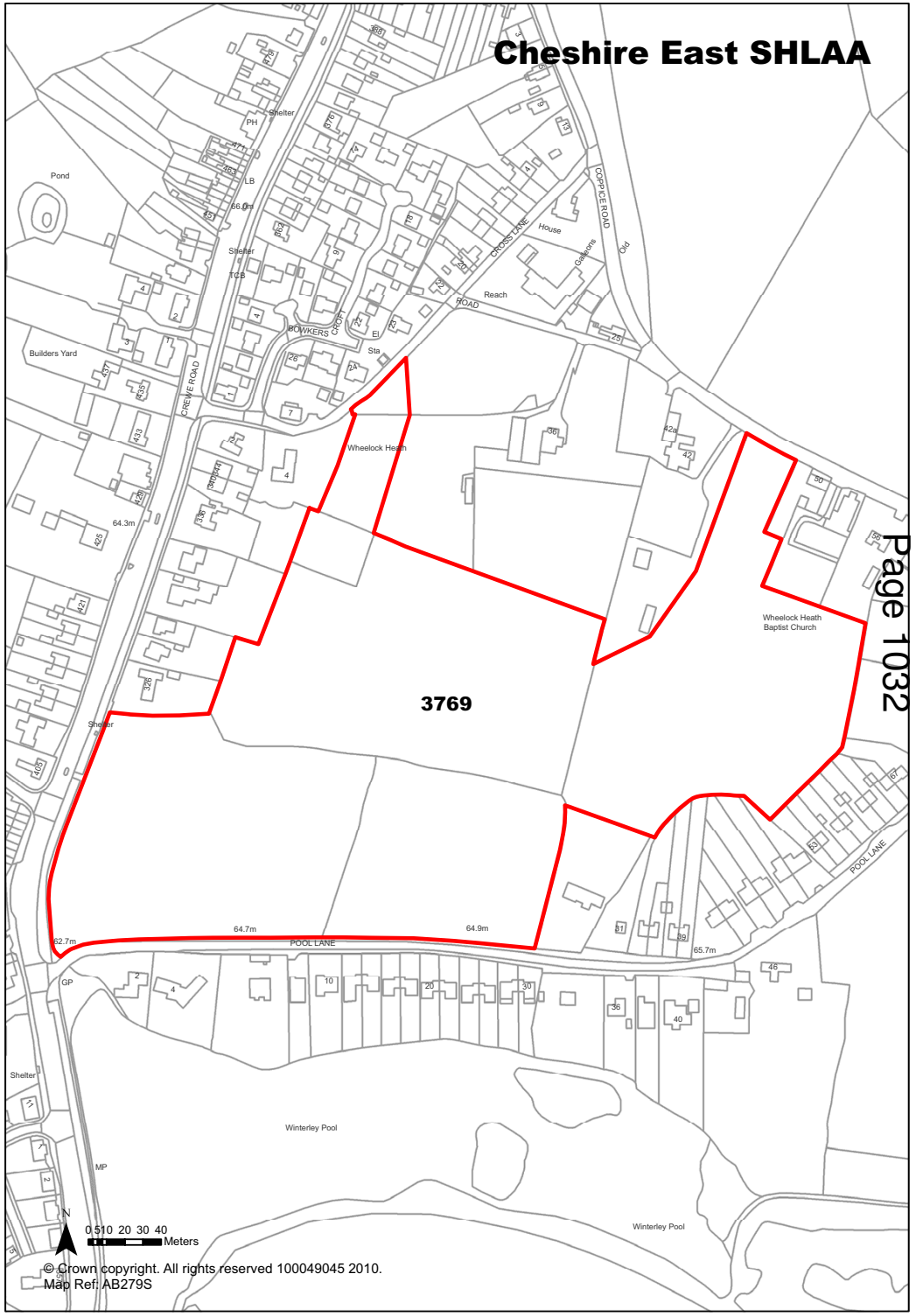
Site Description	Employment site (Industry, Storage)
Character of Area	Mixed - employment and residential.
Surrounding Land Uses	Employment, residential and open space.
Physical Constraints	Part of site within Flood Zone 3. Access to site already exists. Buildings on site. Hardstanding on site. Potential for contamination. Trees to site boundary, including TPOs. Site appears generally flat.
Policy Restrictions	Employment site. Flood Risk Area.
Managing Constraints	Flood Risk Assessment would be required. Need to consider loss of employment. Need to consider potential for contamination.
Sustainability	Bus route on London Road South.
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Brownfield
Suitability	Suitable - if can meet policy requireme
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	1.9
Potential Capacity	57
Potential Net Capacity	57
Potential Density	30
Determination of Capacity	Density multplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	57
Years 11-15	0



Ref 3769 Site Address Crewe Road/ Pool Lane, Winterley

Town / Rural	Smaller Villages	**Easting** 374929	**Northing** 357310
Site Description	Agricultural land	**Site Size Net (Ha)**	7.0
Character of Area	Smaller rural village	**Potential Capacity**	210
Surrounding Land Uses	Residential	**Potential Net Capacity**	210
Physical Constraints	Trees and hedges to field boundaries. Overhead lines across site.		
Policy Restrictions	Open Countryside	**Potential Density**	30
Managing Constraints	Consideration of the biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Determination of Capacity**	Density multiplier
Sustainability	Bus route on Crewe Road. Few services available in Winterley. Site not considered to be sustainable.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



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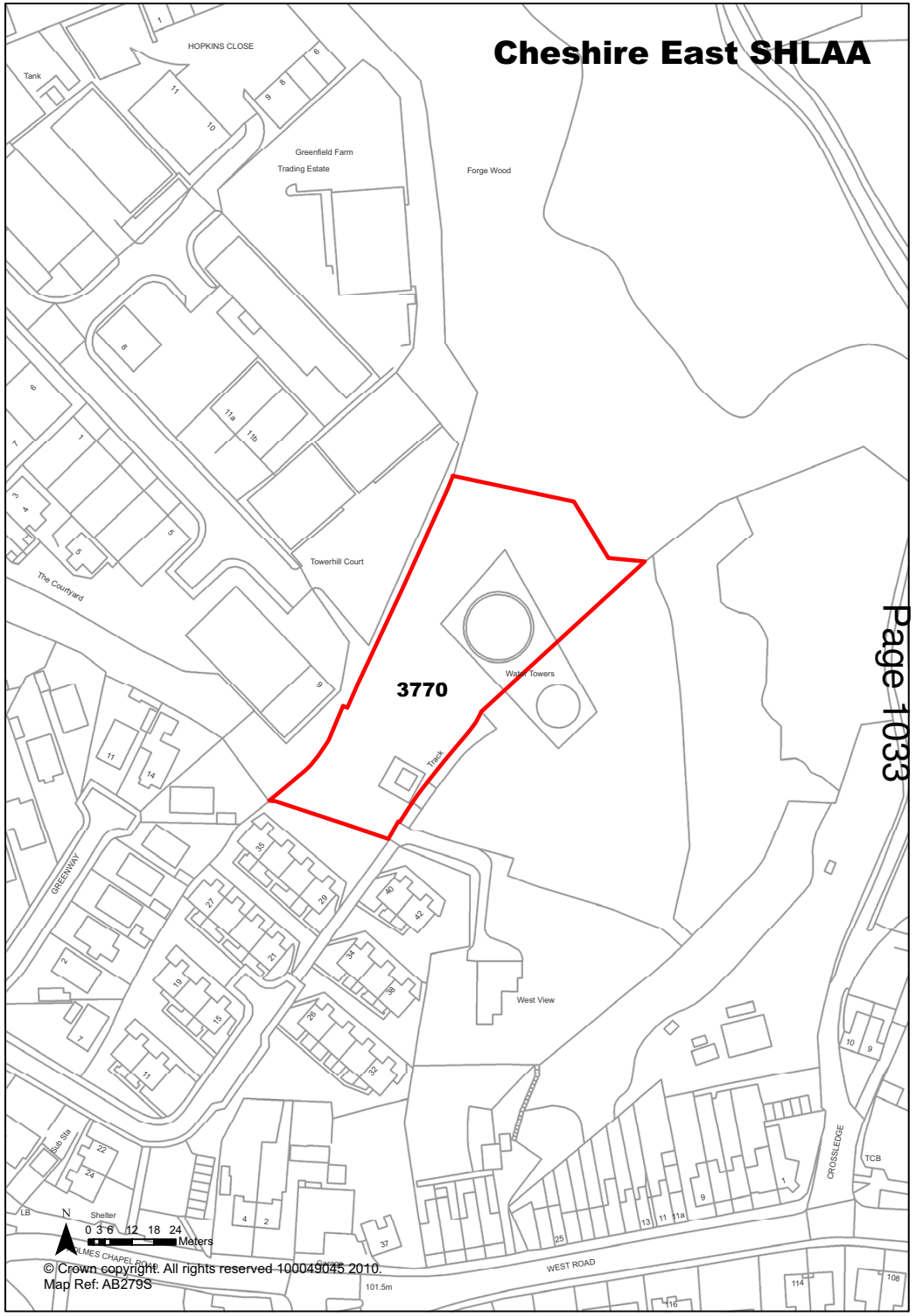
Map Ref: AB279S

Ref 3770 **Site Address** Land at Forge Lane, Water Tower 2, Congleton.

Town / Rural	Congleton	**Easting** 384812	**Northing** 363248
Site Description	Water Tower and surrounds	**Site Size Net (Ha)**	0.4
Character of Area	Edge of settlement	**Potential Capacity**	12
Surrounding Land Uses	Residential, employment and open space.	**Potential Net Capacity**	12
Physical Constraints	Trees on site. Water Tower on site.		
Policy Restrictions	Within Congleton SZL.	**Potential Density**	30
Managing Constraints	Consideration of Biodiversity value of site. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Determination of Capacity**	Density multiplier
Sustainability	Bus route on West Road.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	12
Deliverability	Deliverable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

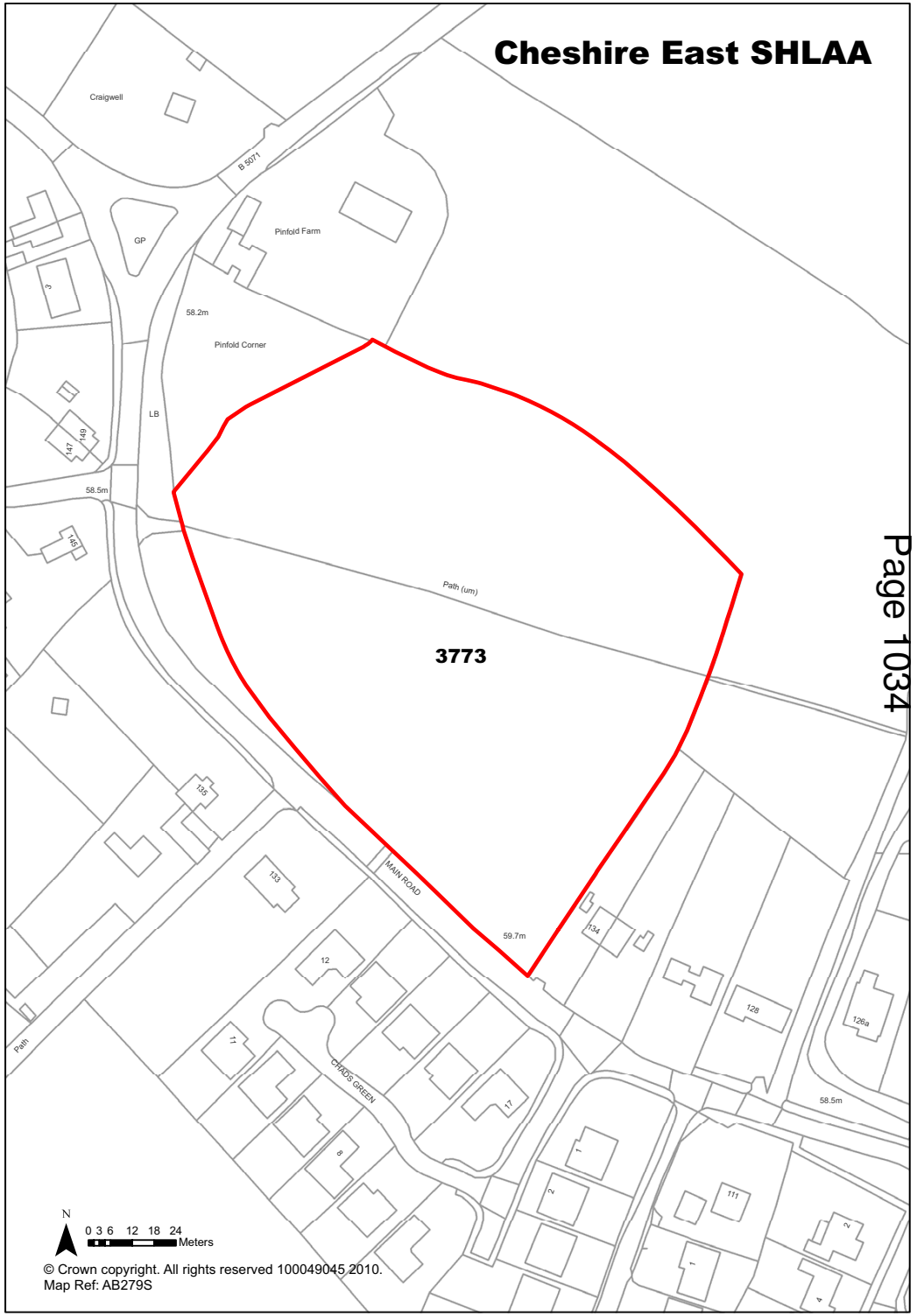


Ref	3773	Site Address	Land to the north of Main Road, Wybunbury

Town / Rural	Smaller Villages	**Easting**	369146 **Northing** 350168

Site Description	Agricultural land
Character of Area	Edge of small rural settlement.
Surrounding Land Uses	Residential and open countryside
Physical Constraints	Trees and hedges to the boundary. Flood Zone 1. Footpath through site. Site appears generally flat. Overhead lines to edge of sites.
Policy Restrictions	Open countryside
Managing Constraints	Consideration of footpath within design. Consideration of the biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines.
Sustainability	Bus service on Main Road.
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	1.6
Potential Capacity	48
Potential Net Capacity	48
Potential Density	30
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



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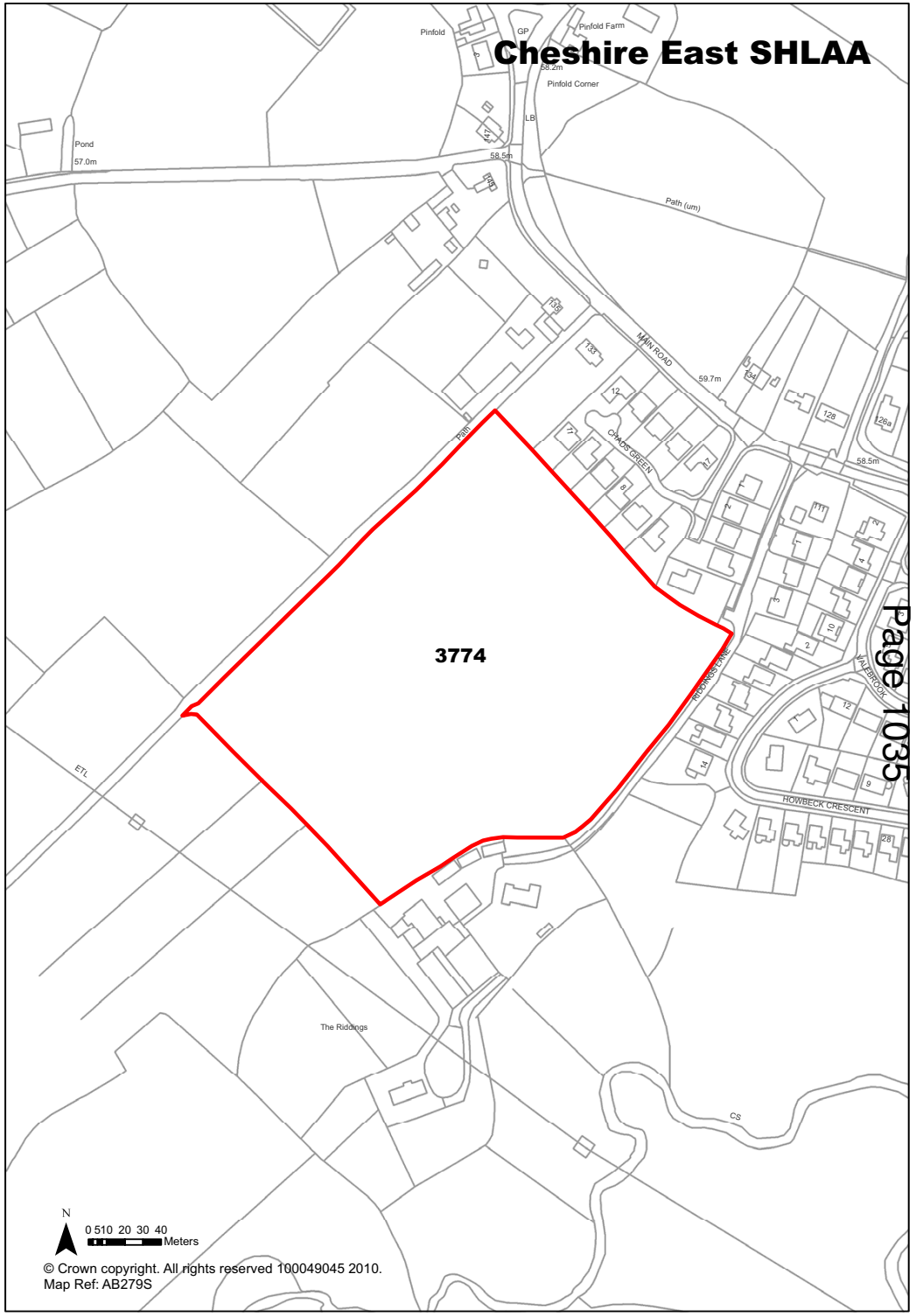
Map Ref: AB279S

Ref 3774 Site Address Land to the north of Riddings Lane, Wybunbury

Town / Rural	Smaller Villages	**Easting** 369026	**Northing** 349921

Site Description	Agricultural land	**Site Size Net (Ha)**	4.15
Character of Area	Edge of small rural settlement.	**Potential Capacity**	125
Surrounding Land Uses	Residential and open countryside	**Potential Net Capacity**	125
Physical Constraints	Trees and hedges to boundary. Flood Zone 1. Footpath to western boundary of site. Access could be an issue as Riddings Lane is narrow.		
Policy Restrictions	Open countryside	**Potential Density**	30.12
Managing Constraints	Consideration of the biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Determination of Capacity**	Density multiplier
Sustainability	Bus service on Main Road.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

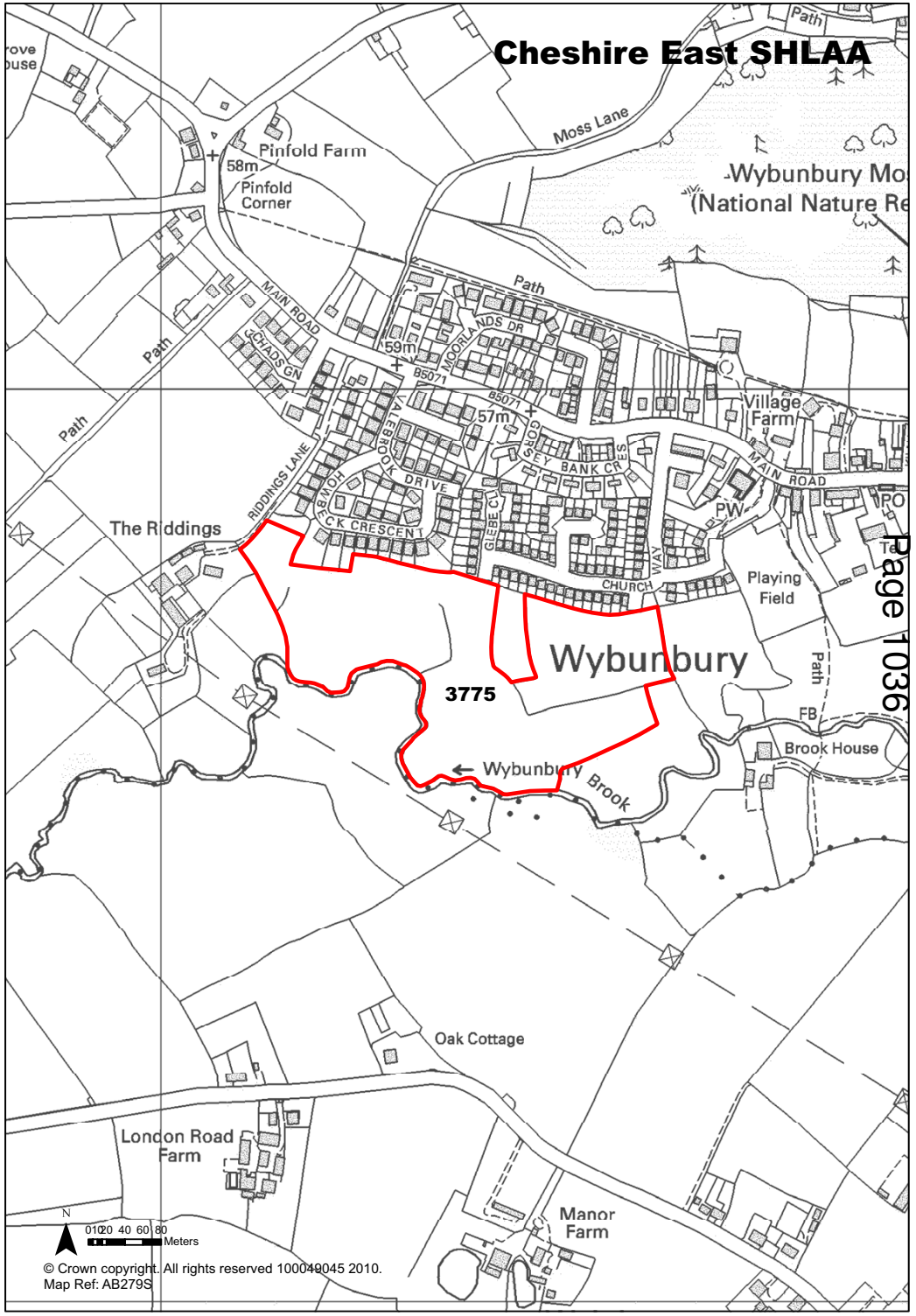


Ref 3775 Site Address Land off Church Way, Wybunbury

Town / Rural	Smaller Villages	**Easting** 369337	**Northing** 349698

Site Description	Agricultural land
Character of Area	Edge of small rural settlement.
Surrounding Land Uses	Residential and Open countryside
Physical Constraints	Part of the site is located within Flood Zone 2 and 3. Trees and hedges to field boundaries.
Policy Restrictions	Open countryside.
Managing Constraints	Flood risk assessment required. Consideration of the biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines.
Sustainability	
Accessibility	Access to be discussed with Highways. Potential access point from Church Way.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

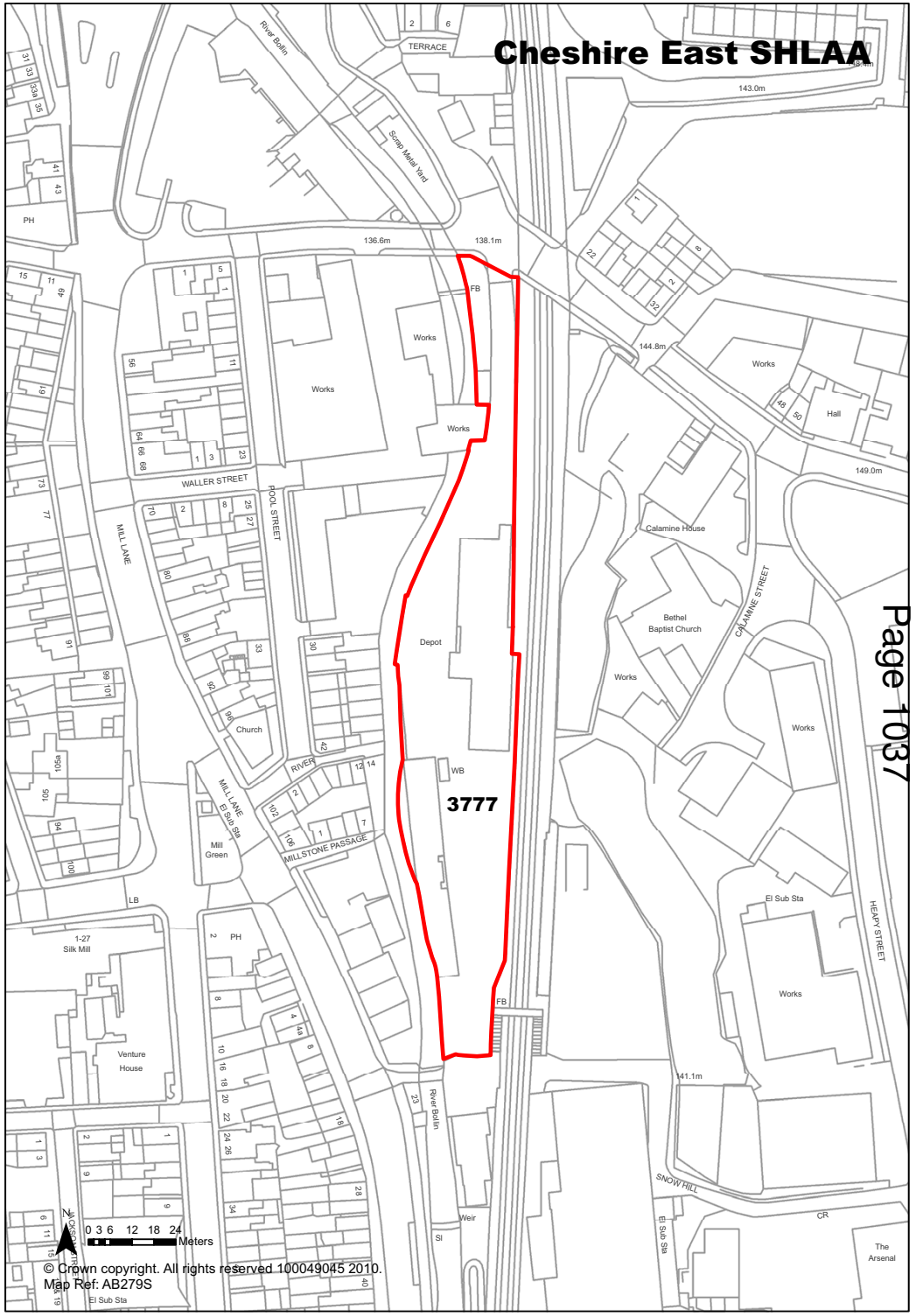
Site Size Net (Ha)	6.88
Potential Capacity	207
Potential Net Capacity	207
Potential Density	30.09
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



Ref 3777 **Site Address** Travis Perkins, Windmill Street site, Macclesfield

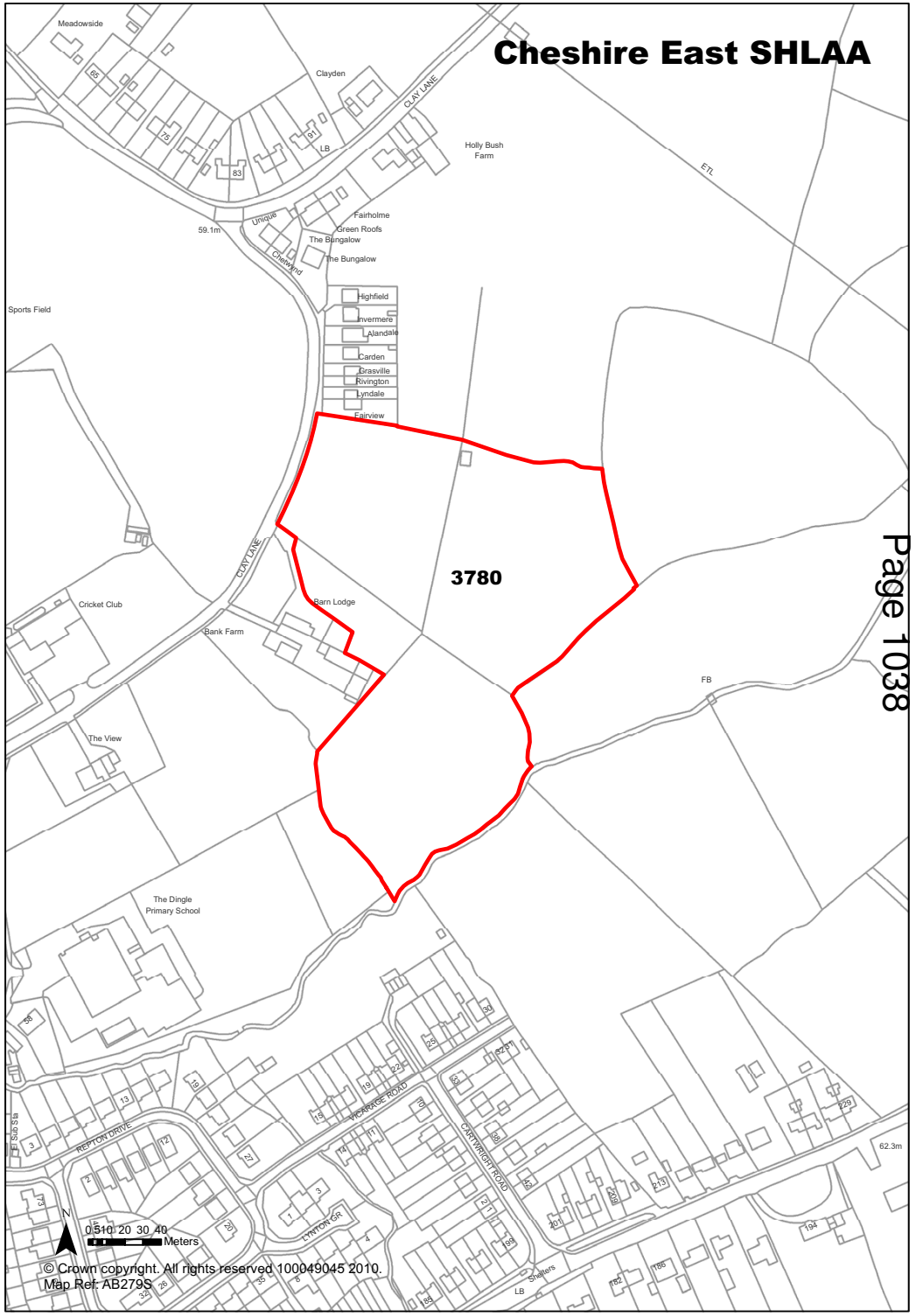
Town / Rural	Macclesfield	**Easting** 392080	**Northing** 372874

Site Description	Employment site	**Site Size Net (Ha)**	0.47
Character of Area	Mixed uses - mostly employment related.	**Potential Capacity**	15
Surrounding Land Uses	Railway and mixed uses (commercial)	**Potential Net Capacity**	15
Physical Constraints	Buildings on site. Hardstanding on site. Railway adjacent. Access road at a gradient. Amenity issues caused by surrounding uses.		
Policy Restrictions	Employment site	**Potential Density**	31.91
Managing Constraints	Need to consider loss of employment. Consideration of noise from the railway. Consideration of amenity of any residential property in relation to surrounding uses.	**Determination of Capacity**	Density multiplier
Sustainability	Site is considered sustainably located.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 3780 Site Address Land at Clay Lane, Haslington.

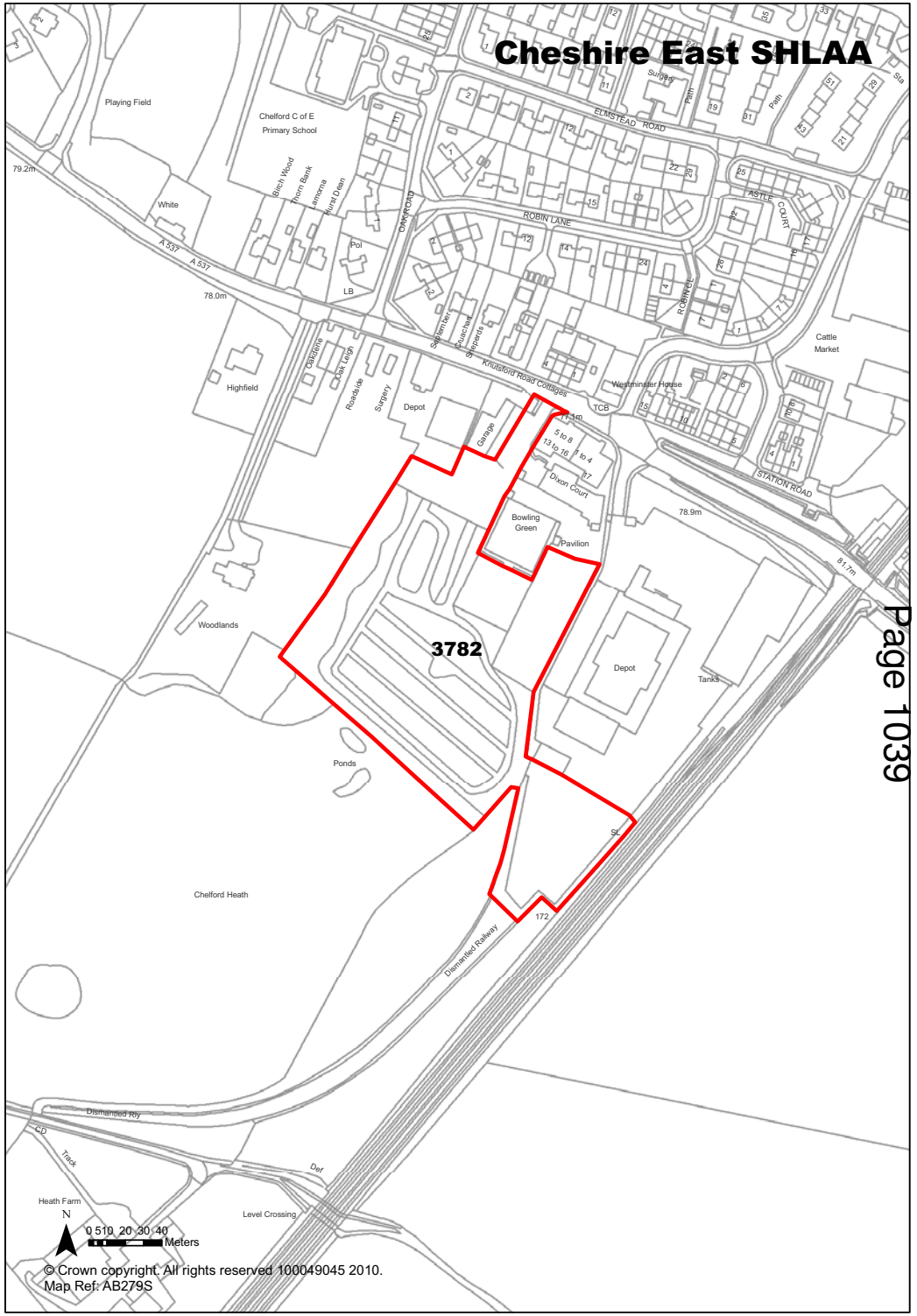
Town / Rural	Haslington - Edge / Extension	**Easting**	373898
Site Description	Agricultural land	**Northing**	356796
Character of Area	Open countryside	**Site Size Net (Ha)**	3.03
Surrounding Land Uses	Open countryside	**Potential Capacity**	91
Physical Constraints	Trees and hedges to field boundaries. Overhead line to edge of site. Site appears generally flat.	**Potential Net Capacity**	91
Policy Restrictions	Open countryside	**Potential Density**	30.03
Managing Constraints	Consideration of the biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Determination of Capacity**	Density multiplier
Sustainability			
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 3782 **Site Address** Land to the rear of Dixons Court, Knutsford Road, Chelford

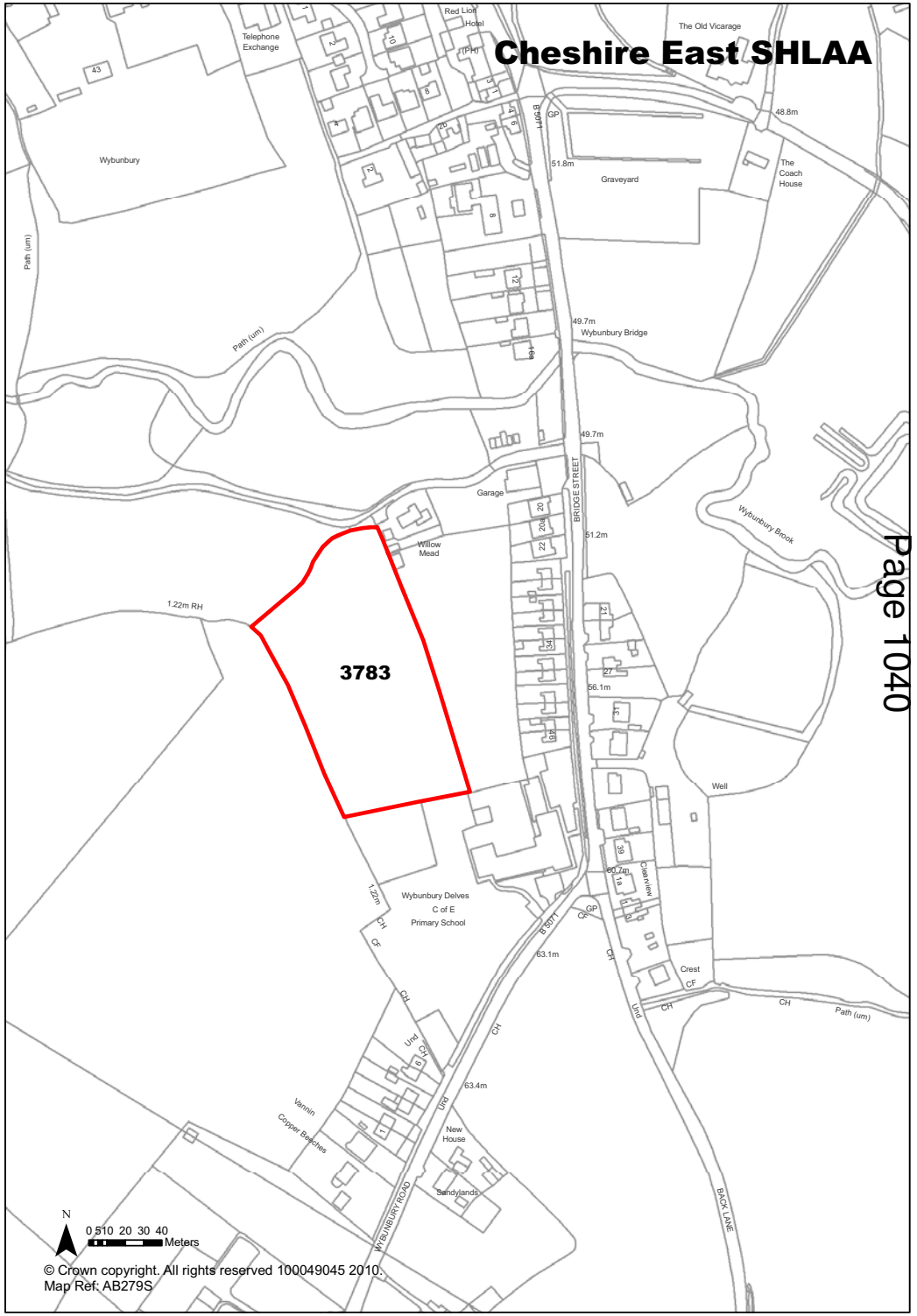
Town / Rural	Chelford - Edge / Extension	**Easting** 381152	**Northing** 374787

Site Description	Informal car park	**Site Size Net (Ha)**	2.3
Character of Area	Edge of settlement	**Potential Capacity**	69
Surrounding Land Uses	Employment, residential and woodland.	**Potential Net Capacity**	69
Physical Constraints	Trees on site. Adjacent to commercial uses. Adjacent to woodland.		
Policy Restrictions	Majority of this site is within the Green Belt.	**Potential Density**	30
Managing Constraints	Consideration of the biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Determination of Capacity**	Density multiplier
Sustainability	Bus route on Knutsford Road.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	69
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 3783 Site Address Land off Sally Clarke Way, Wybunbury.

Town / Rural	Rural	**Easting** 369911	**Northing** 349468
Site Description	Agricultural land	**Site Size Net (Ha)**	1.07
Character of Area	Open countryside	**Potential Capacity**	33
Surrounding Land Uses	Open countryside	**Potential Net Capacity**	33
Physical Constraints	Trees and hedges to site boundaries. Site slopes upwards from north to south. Flood Zone 1. Footpath along north western boundary.		
Policy Restrictions	Open countryside.	**Potential Density**	30.84
Managing Constraints	Consideration of the biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines. Consideration of footpath in layout design.	**Determination of Capacity**	Density multiplier
Sustainability	Adjacent to Primary School. Bus route on Wybunbury Lane.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



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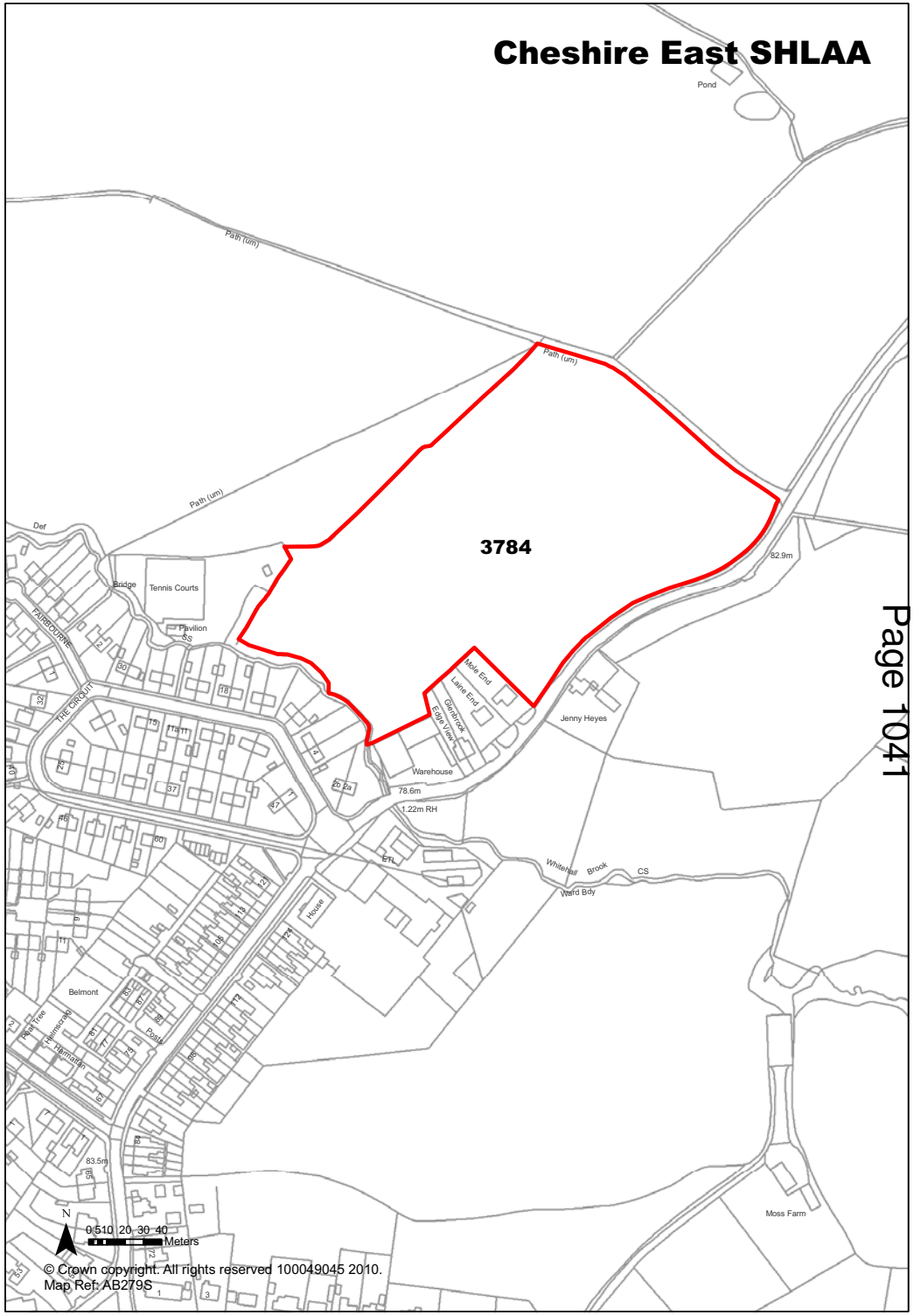
Map Ref: AB279S

Ref 3784 Site Address Land of Heyes Lane, Alderley Edge

Town / Rural	Alderley Edge - Edge / Extension	**Easting**	385098
		Northing	379210

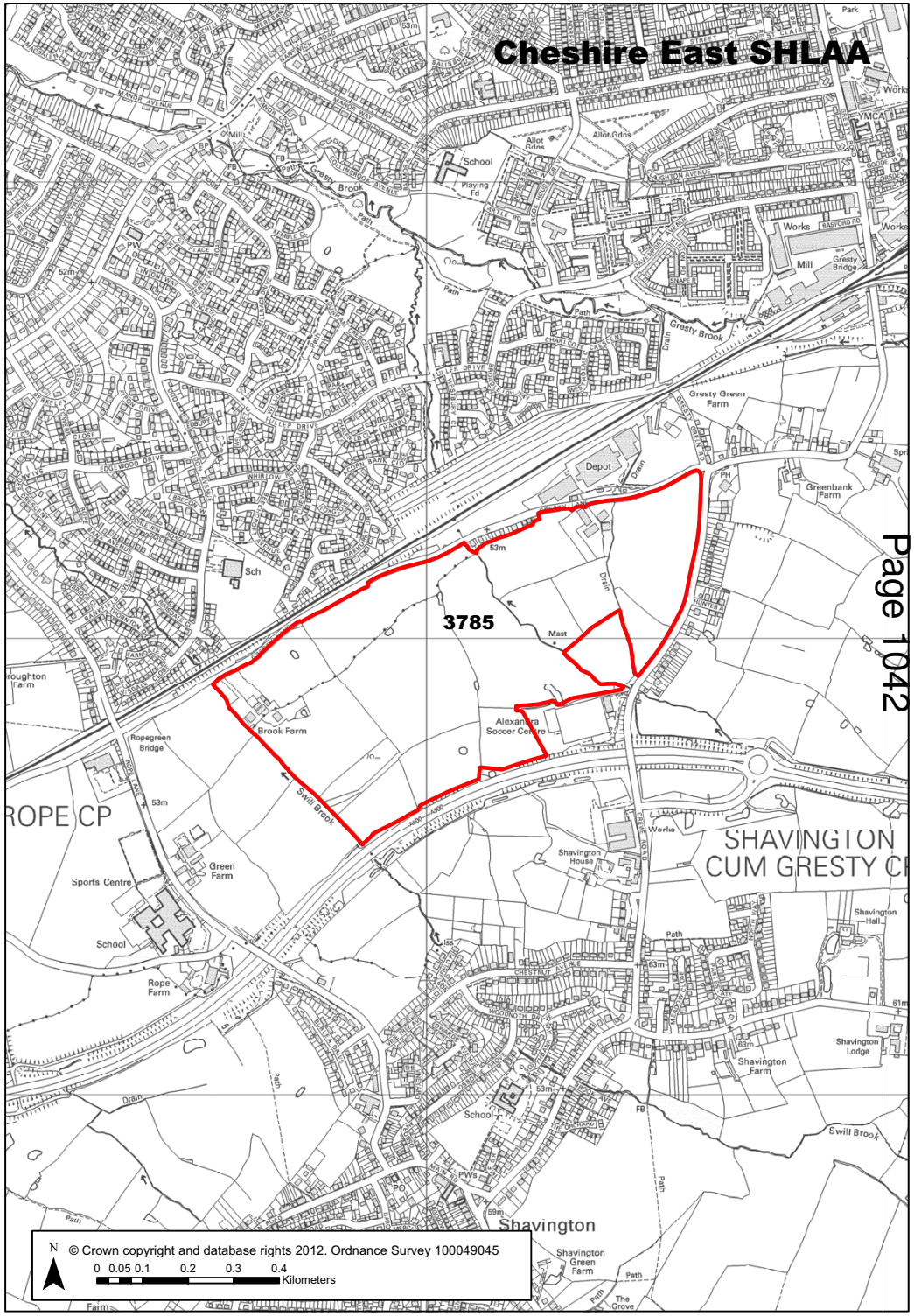
Site Description	Agricultural land
Character of Area	Edge of settlement
Surrounding Land Uses	Residential and open countryside
Physical Constraints	Trees and hedges to the site boundary. Site appears generally flat.
Policy Restrictions	Green Belt
Managing Constraints	Consideration of the biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines.
Sustainability	Bus service on Heyes Lane
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	3.17
Potential Capacity	96
Potential Net Capacity	96
Potential Density	30.28
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	90
Years 11-15	6



Ref 3785 Site Address Land south of Gresty Road, Crewe.

Town / Rural	Crewe - Edge / Extension	**Easting** 370078	**Northing** 352972
Site Description	Agricultural land	**Site Size Net (Ha)**	39.98
Character of Area	Edge of settlement.	**Potential Capacity**	625
Surrounding Land Uses	Residential, roads, railway, football centre and open countryside.	**Potential Net Capacity**	625
Physical Constraints	Trees and hedges at field boundaries.		
Policy Restrictions	Green Gap	**Potential Density**	15.63
Managing Constraints	Consideration of the biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Determination of Capacity**	Based on agent advice.
Sustainability	Bus stops on Crewe Road.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	125
Development Progress	SHLAA Site	**Years 11-15**	250
Application Number:			

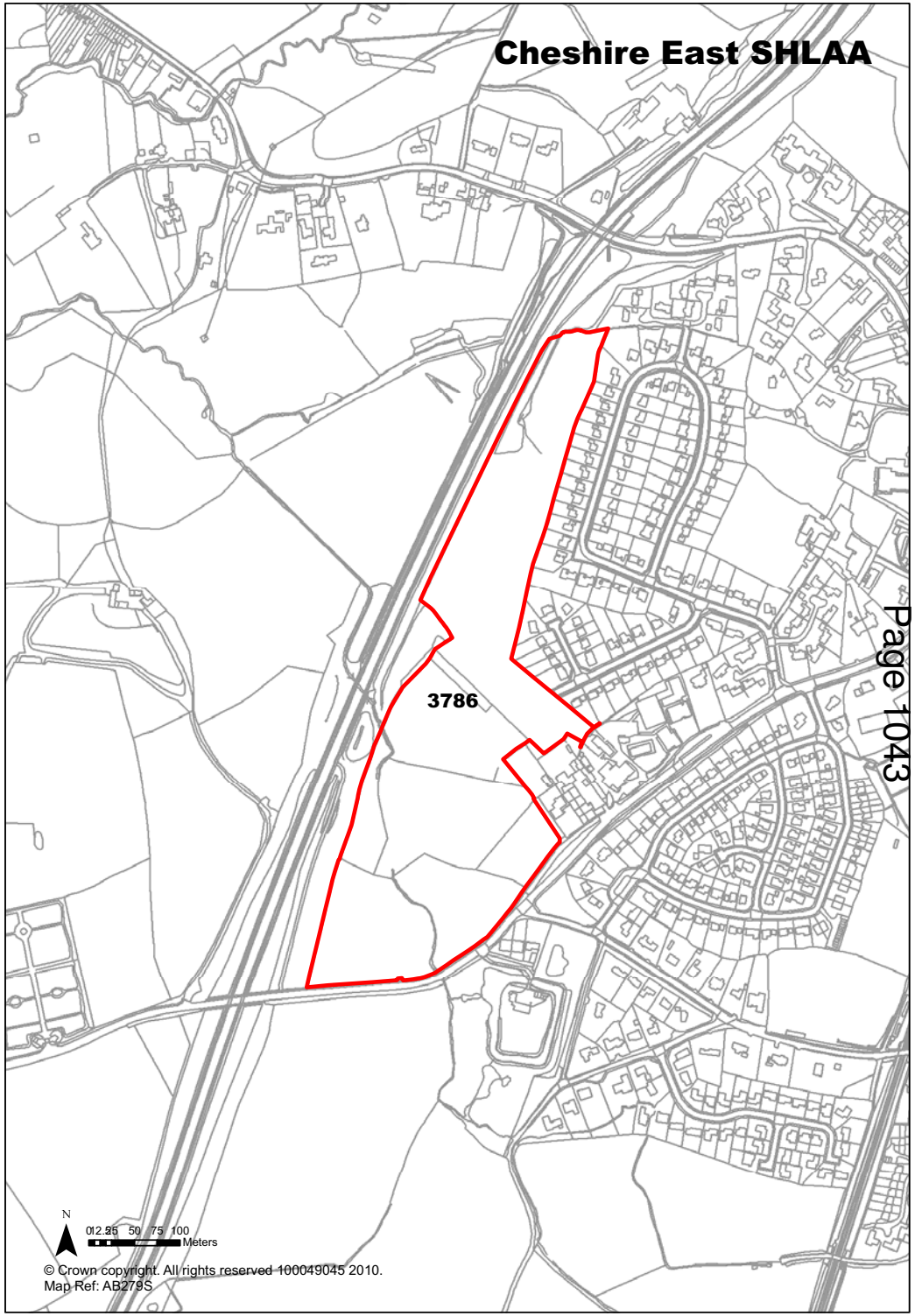


Ref	3786	Site Address	Land at Ryleys Farm, Alderley Edge (North East)

Town / Rural	Alderley Edge - Edge / Extension	**Easting**	383688
		Northing	378441

Site Description	Open countryside
Character of Area	Edge of settlement
Surrounding Land Uses	Residential and open countryside
Physical Constraints	Trees and hedges to field boundaries. Adjacent to the A34.
Policy Restrictions	Green Belt
Managing Constraints	Consideration of the biodiversity value of the site. Consideration of any noise issues from A34. Surface water runoff should be calculated in accordance with Environment Agency guidelines. Air quality assessment may be required (size of development).
Sustainability	Bus service on Brook Lane
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	9.74
Potential Capacity	293
Potential Net Capacity	293
Potential Density	30.08
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	125
Years 11-15	168

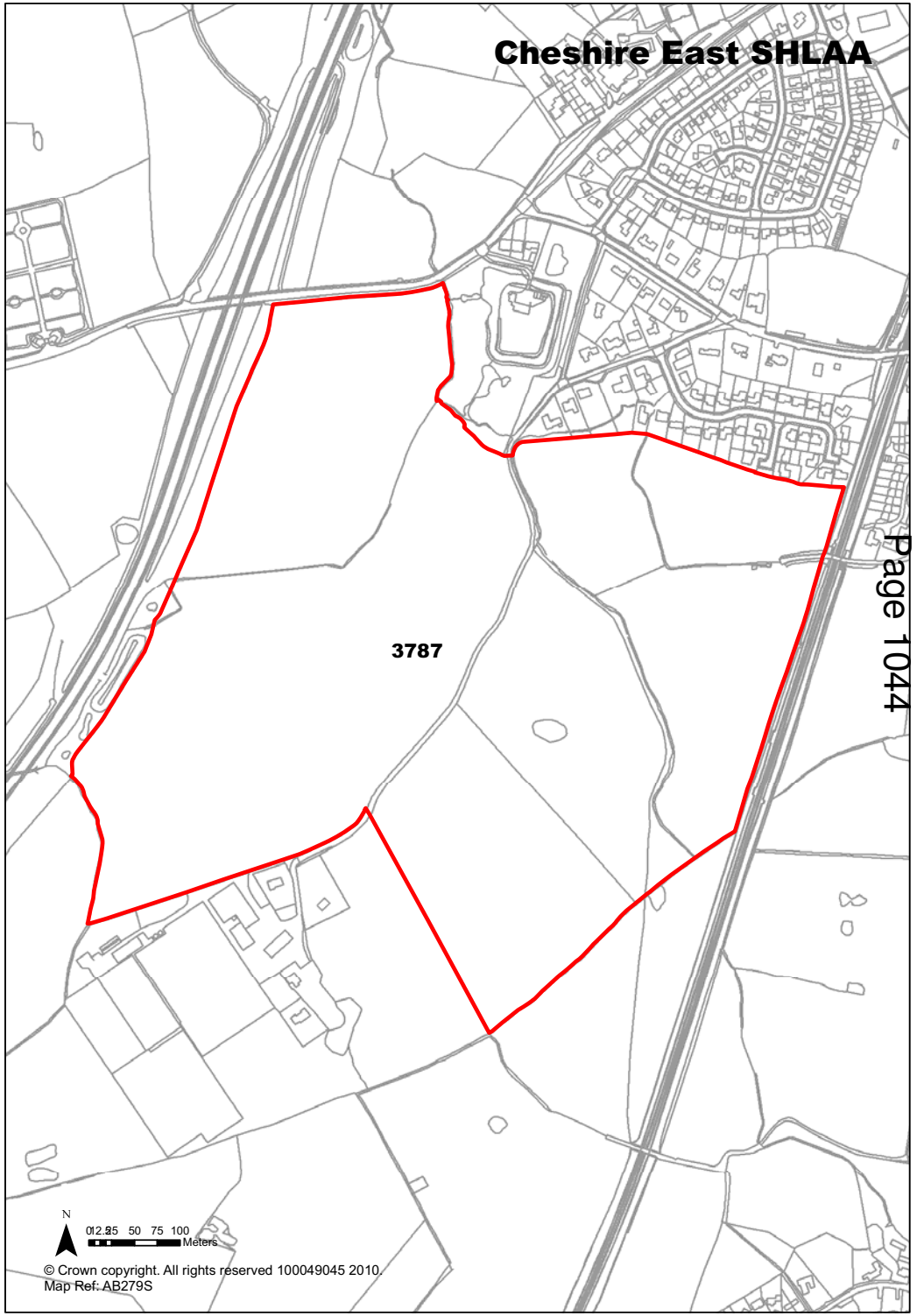


Ref 3787 **Site Address** Land at Ryleys Farm, Alderley Edge (South East)

Town / Rural Alderley Edge - Edge / Extension **Easting** 383676 **Northing** 377750

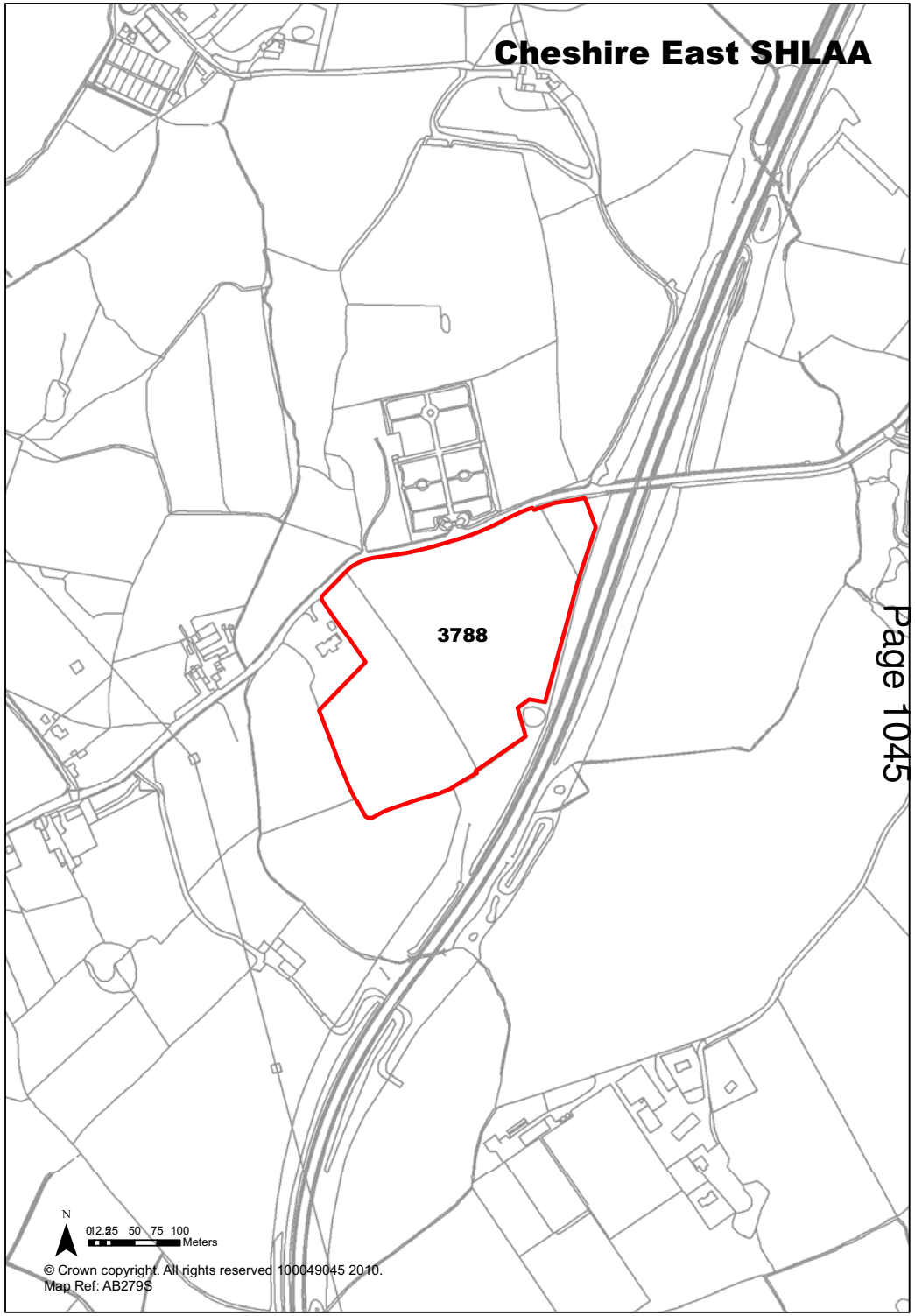
Site Description	Open countryside
Character of Area	Open countryside
Surrounding Land Uses	Open countryside
Physical Constraints	Trees and hedges to field boundaries. Pond within site. Overhead lines within site. Currently narrow track through site. Adjacent to rail line. Site is generally flat.
Policy Restrictions	Green Belt
Managing Constraints	Consideration of the biodiversity value of the site. Consideration of noise from rail line. Potential to move overhead lines. Surface water runoff should be calculated in accordance with Environment Agency guidelines. Air quality assessment may be required (size of development).
Sustainability	Bus service on Chorley Hall Lane. Size of development should allow for services to be provided or extended and sustainability of site improved.
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	38.88
Potential Capacity	1167
Potential Net Capacity	1167
Potential Density	30.02
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	125
Years 11-15	250



Ref 3788 Site Address Land at Ryleys Farm, Alderley Edge (South West)

Town / Rural	Rural	**Easting** 383230	**Northing** 377952
Site Description	Open countryside	**Site Size Net (Ha)**	6.52
Character of Area	Open countryside	**Potential Capacity**	196
Surrounding Land Uses	Open countryside	**Potential Net Capacity**	196
Physical Constraints	Trees and hedges to field boundaries. Site is generally flat. Site adjacent to A34.		
Policy Restrictions	Green Belt.	**Potential Density**	30.06
Managing Constraints	Consideration of the biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Determination of Capacity**	Density multiplier
Sustainability	Site is not considered to be sustainably located.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

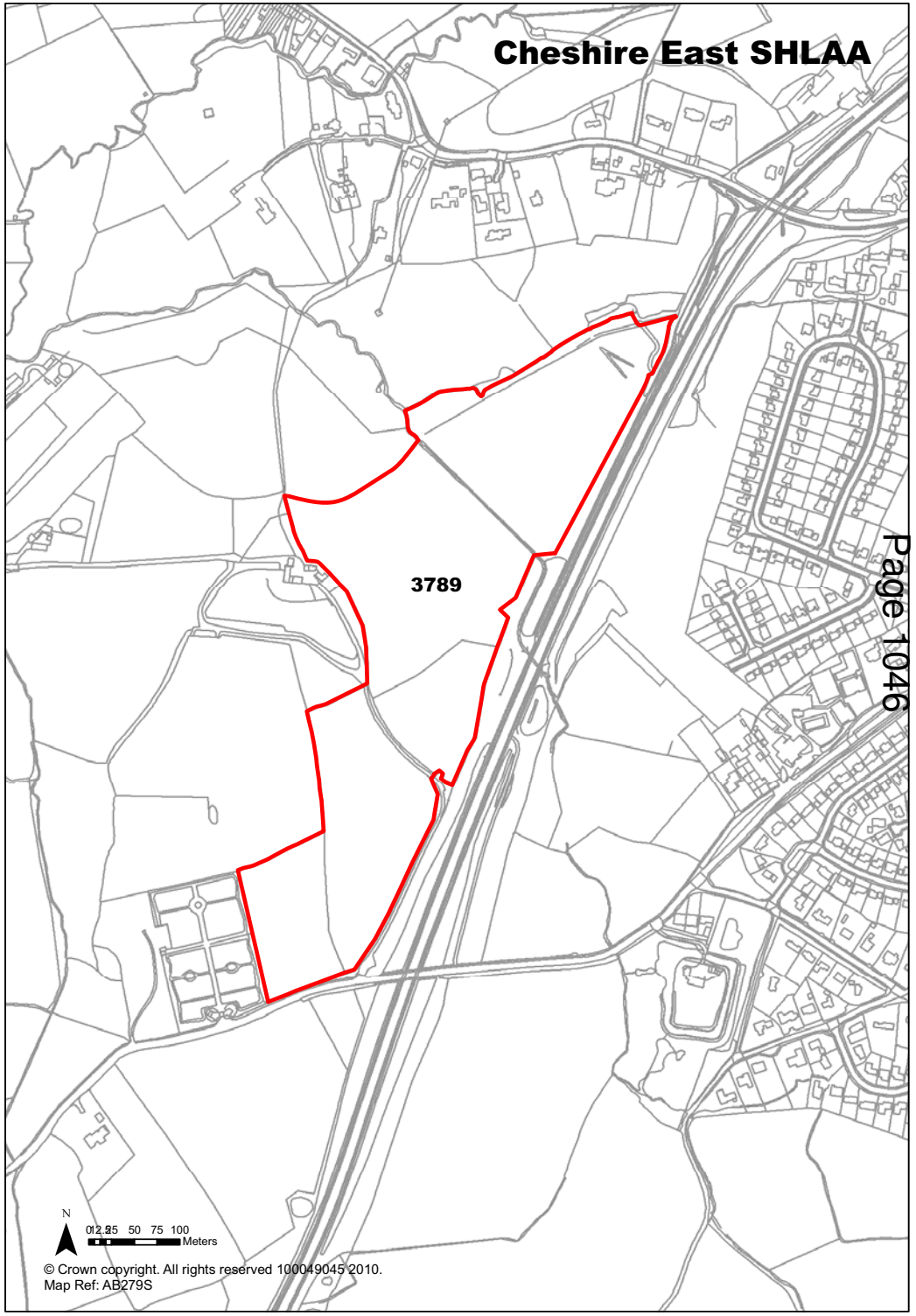


Ref 3789 Site Address Land at Ryleys Farm, Alderley Edge (North West)

Town / Rural Alderley Edge - Edge / Extension **Easting** 383463 **Northing** 378518

Site Description	Agricultural land
Character of Area	Open countryside
Surrounding Land Uses	Open countryside
Physical Constraints	Trees and hedges to field boundaries. Adjacent to A34.
Policy Restrictions	Green Belt
Managing Constraints	Consideration of the biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines.
Sustainability	Site not considered to be sustainably located.
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	12.85
Potential Capacity	386
Potential Net Capacity	386
Potential Density	30.04
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0

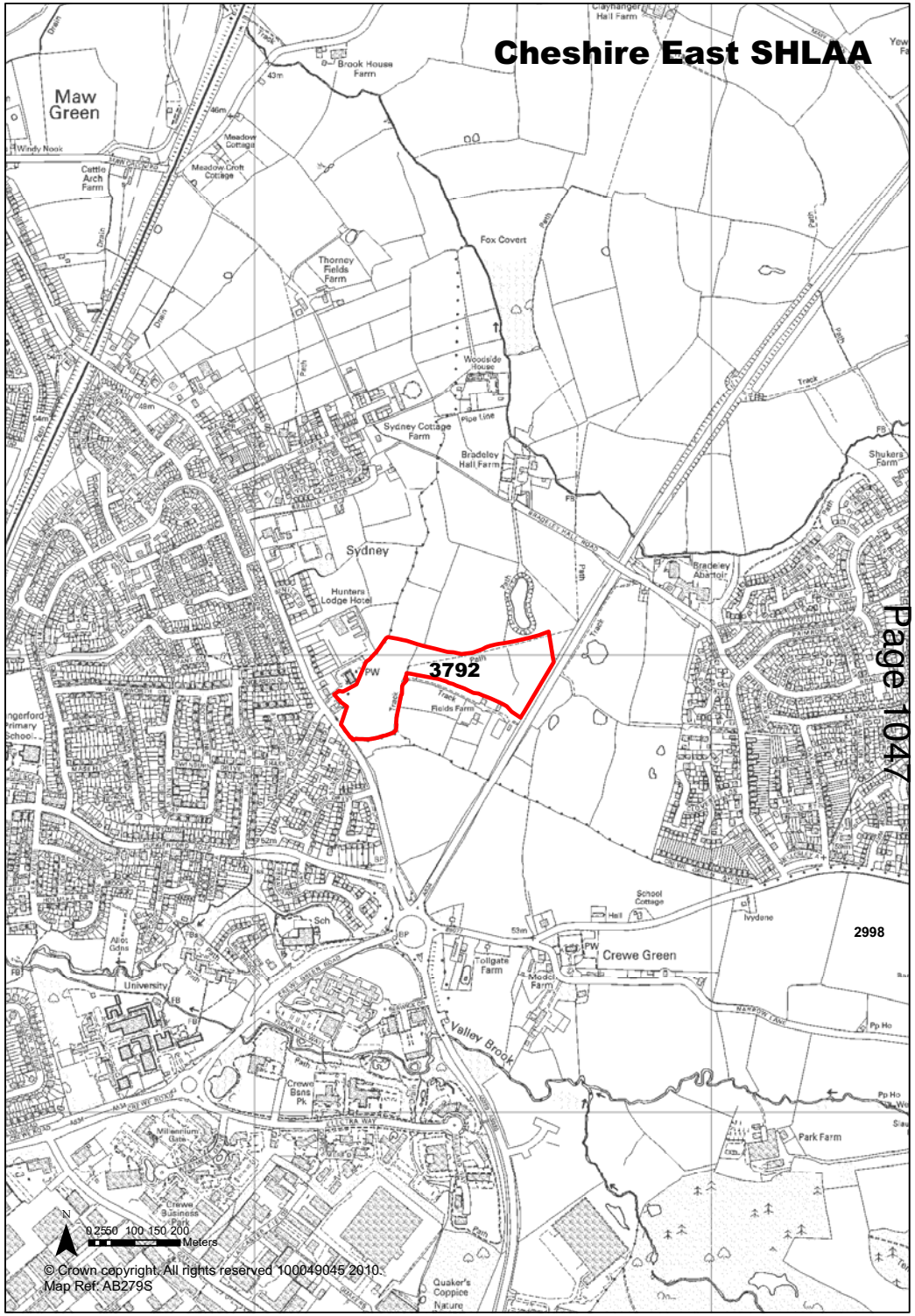


Ref 3792 **Site Address** Land to the rear of 336 Sydney Road, Crewe.

Town / Rural Crewe - Edge / Extension **Easting** 372414 **Northing** 355946

Site Description	Open countryside
Character of Area	Edge of settlement
Surrounding Land Uses	Residential, hotel and open countryside
Physical Constraints	Trees and hedges to boundary. Overhead lines to edge of site. Site is generally flat. Footpath along the southern boundary and across site to the north east. Potential air quality issues. Haslington Bypass forms the eastern boundary
Policy Restrictions	Green Gap
Managing Constraints	Some upgrade to sustainable links would be required from this development. Crewe Green roundabout is heavily congested and other local highway concerns would require a draft TA pre-application. Air quality assessment may be required (size of development). Consideration of the biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines.
Sustainability	Greenfield site, but considered to be sustainably located.
Accessibility	Access to be discussed with Highways. Section 106, S278 and S38 agreements required.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

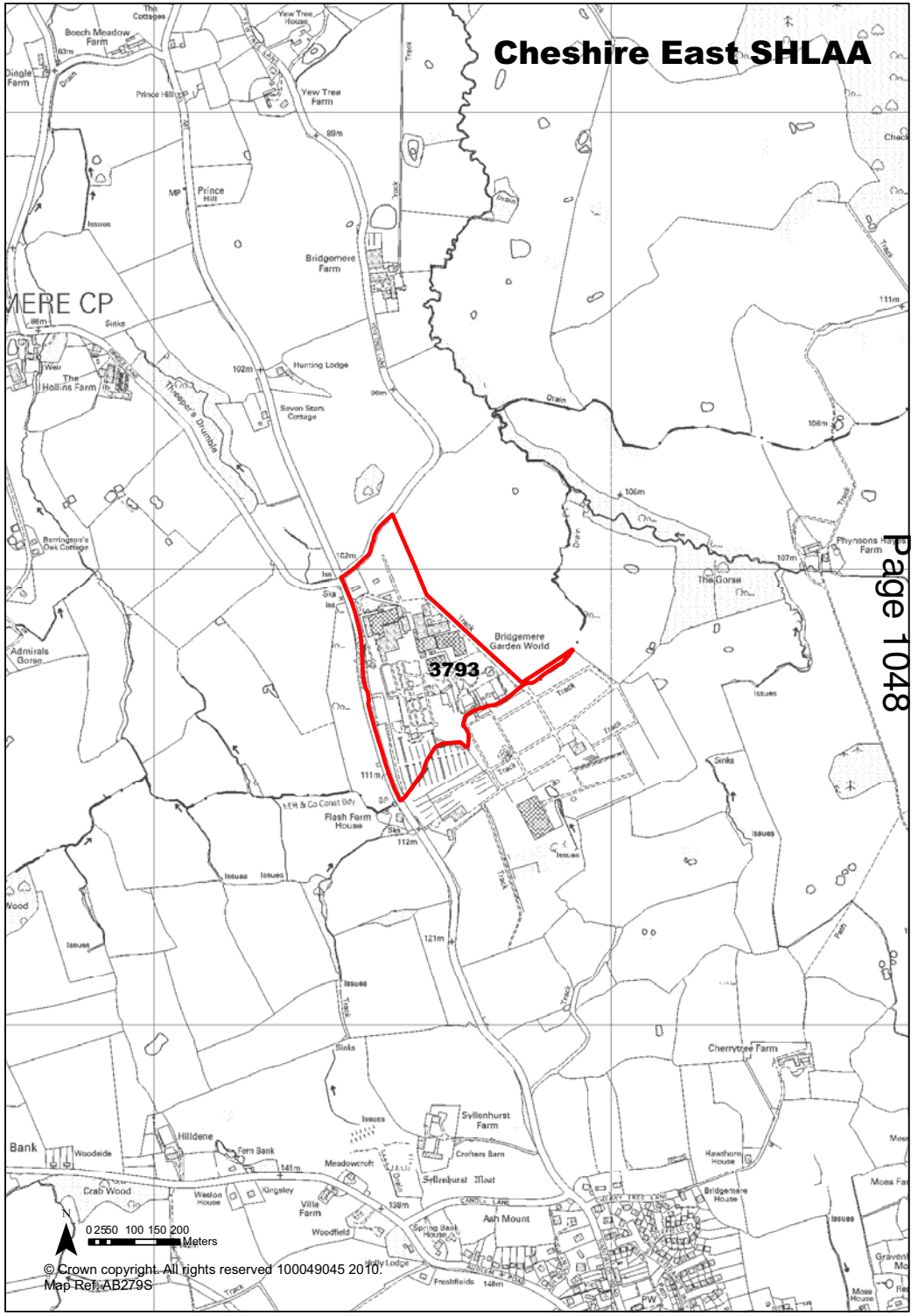
Site Size Net (Ha)	5.35
Potential Capacity	161
Potential Net Capacity	161
Potential Density	30.09
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	90
Years 11-15	71



Ref	3793	Site Address	Bridgemere Nurseries, London Road, Bridgemere, Nantwich.

Town / Rural	Rural	**Easting**	372578
		Northing	343796

Site Description	Garden centre and nurseries.	**Site Size Net (Ha)**	10.95
Character of Area	Open countryside	**Potential Capacity**	329
Surrounding Land Uses	Open countryside.	**Potential Net Capacity**	329
Physical Constraints	Nursery on site - buildings, hard standing and car parking on site. Flood Zone 1.		
Policy Restrictions	Open countryside	**Potential Density**	30.05
Managing Constraints	Consideration of the biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Determination of Capacity**	Density multiplier
Sustainability	Site not considered to be sustainably located.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information	Site will continue as a garden centre in the short term but could be available for redevelopment.	**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

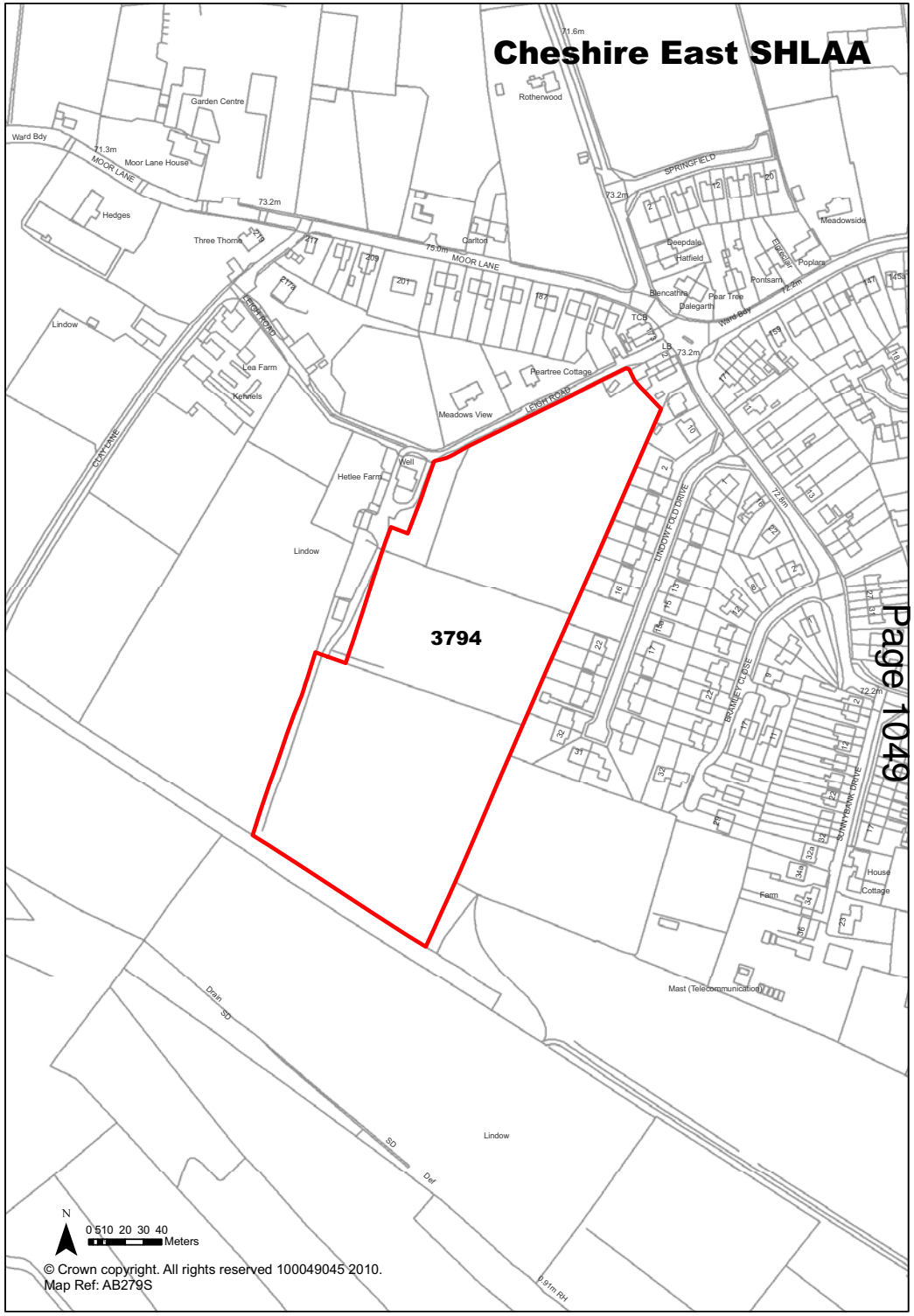


Ref 3794 **Site Address** Land at Hetlee Farm, Leigh Road, Wilmslow.

Town / Rural Wilmslow - Edge / Extension **Easting** 382594 **Northing** 379970

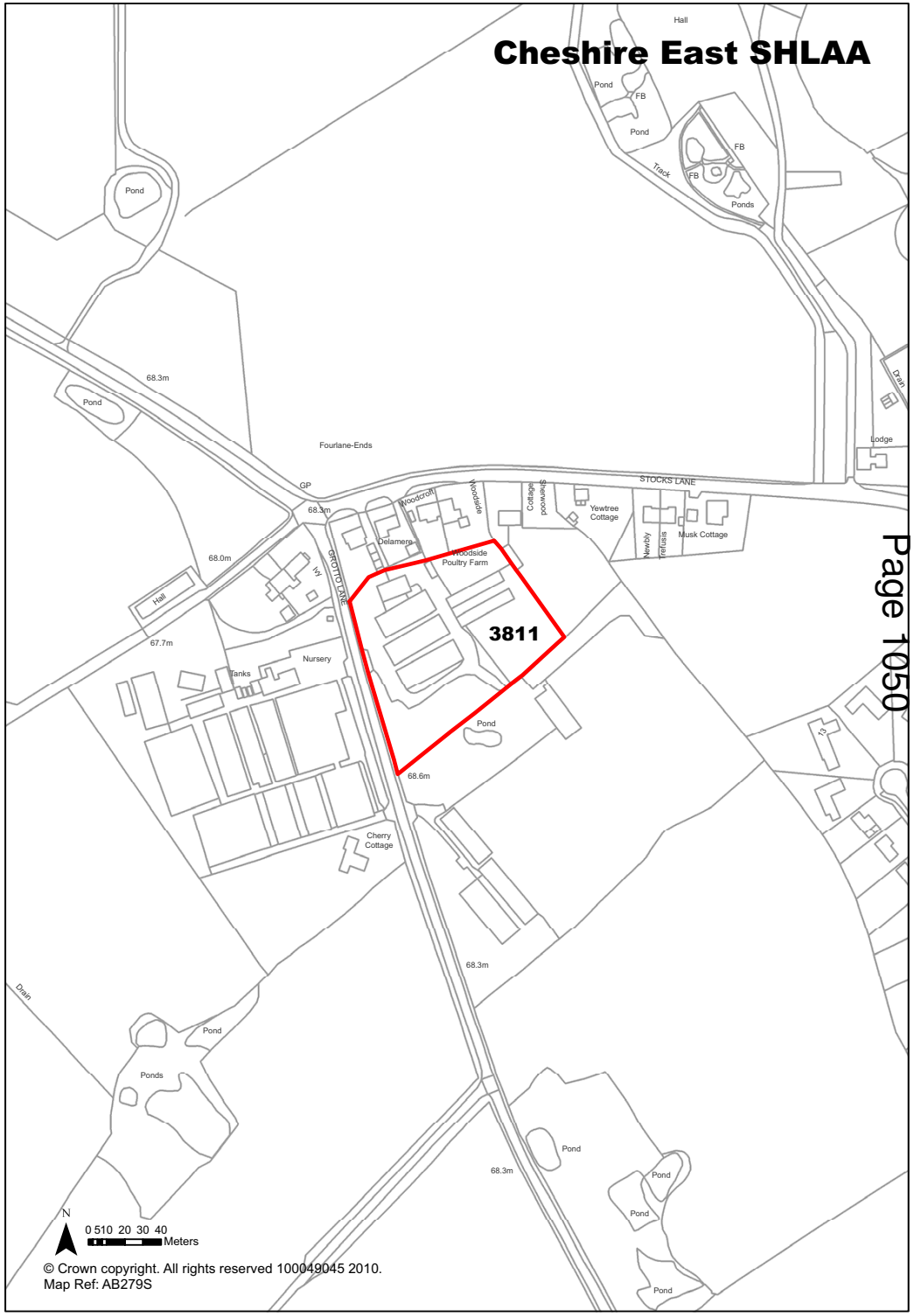
Site Description	Fields.
Character of Area	Edge of settlement
Surrounding Land Uses	Residential and open countryside
Physical Constraints	Flood Zone 1. Trees and hedges to boundary. Site appears to be generally flat. Leigh Road is narrow track and appears to be used for parking by residential properties.
Policy Restrictions	Green Belt.
Managing Constraints	Consideration of the biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines.
Sustainability	
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	3.15
Potential Capacity	95
Potential Net Capacity	95
Potential Density	30.16
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	90
Years 11-15	5



Ref 3811 Site Address Woodside Poultry Farm, Stocks Lane, Over Peover, Knutsford

Town / Rural	Rural	**Easting** 378108	**Northing** 373981
Site Description	Vacant - former poultry farm	**Site Size Net (Ha)**	0.87
Character of Area	Rural	**Potential Capacity**	15
Surrounding Land Uses	Residential, nursery, glass houses, open countryside	**Potential Net Capacity**	15
Physical Constraints	Buildings on site. Hardstanding. Potential for contamination. Potential for Bats and Barn Owls on site.		
Policy Restrictions	Green Belt. Jodrell Bank Consultation Zone.	**Potential Density**	17.24
Managing Constraints	Only suitable for affordable housing where need demonstrated - as per planning application. Potential contamination investigated. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Determination of Capacity**	Based on current permission
Sustainability	Bus service on Stocks Lane.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	15
Deliverability	Deliverable	**Years 6-10**	0
Development Progress	Full Permission	**Years 11-15**	0
Application Number:	10/0346M		

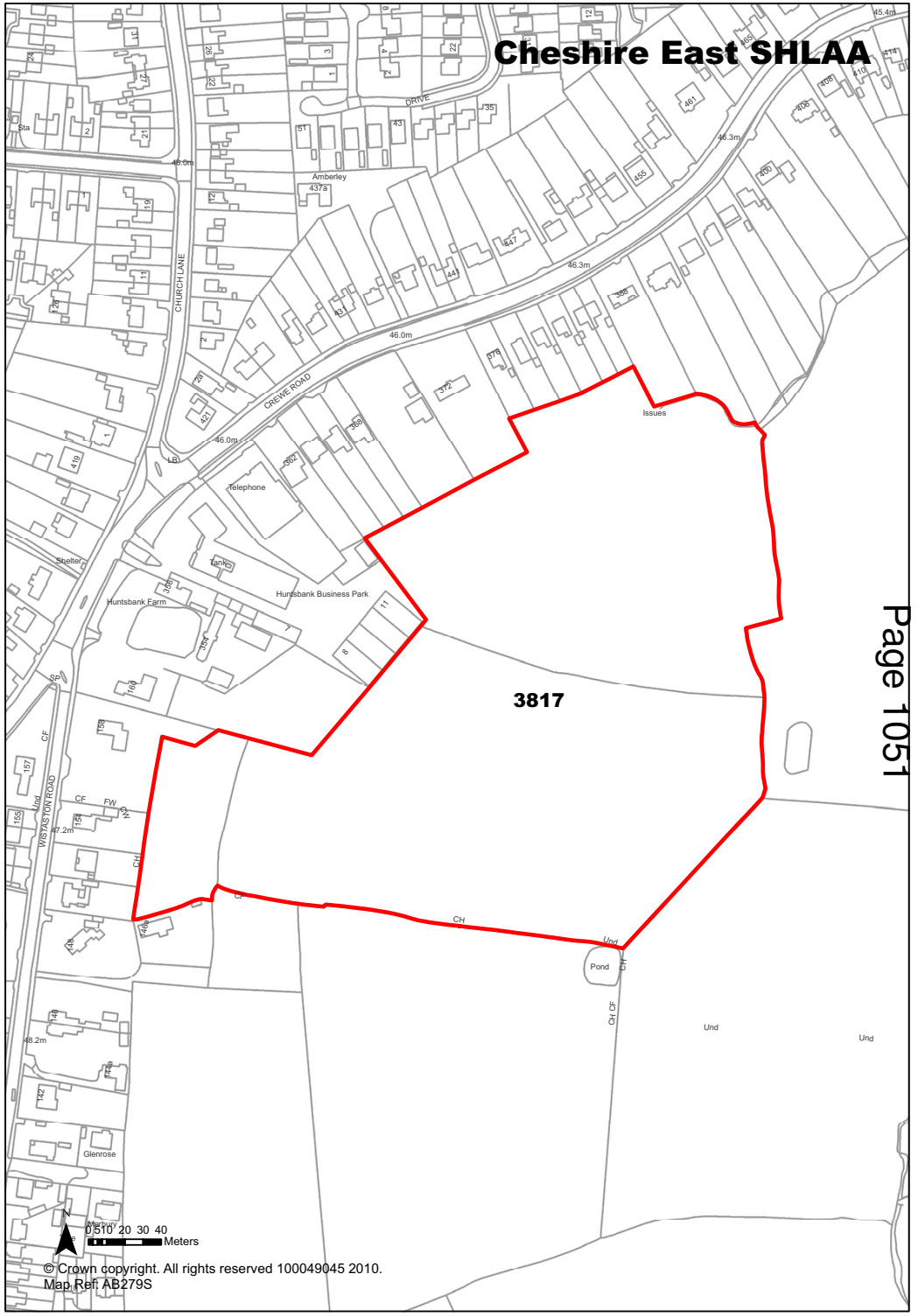


Ref 3817 **Site Address** Land off Crewe Road (A534), Wistaston Road and Moorfields, Crewe

Town / Rural Crewe - Edge / Extension **Easting** 368340 **Northing** 353155

Site Description	Agricultural land
Character of Area	Edge of settlement
Surrounding Land Uses	Residential, commercial and open countryside
Physical Constraints	Trees and hedges to field boundaries. Site appears generally flat. Highway access issues. Located on potential contaminated site. Potential air quality issues.
Policy Restrictions	Green Gap between Willaston and Rope Lane.
Managing Constraints	Highways issues will need to be addressed. Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Consideration of the biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines.
Sustainability	Bus route on Crewe Road and Wistaston Road.
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

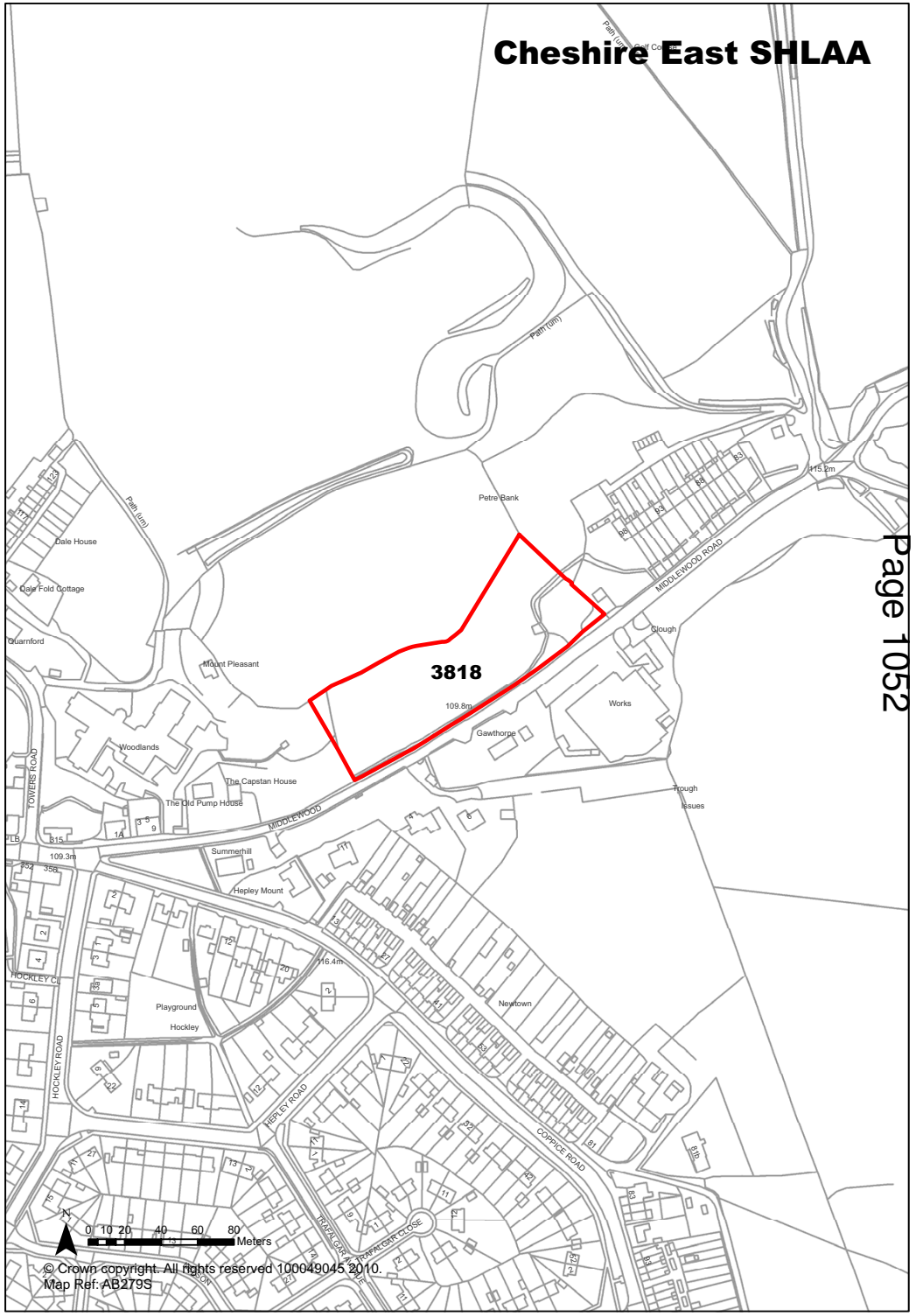
Site Size Net (Ha)	6.62
Potential Capacity	199
Potential Net Capacity	199
Potential Density	30.06
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	125
Years 11-15	74



Ref 3818 Site Address Clough Works Woodland and Car Park Site.

Town / Rural	Poynton - Edge / Extension	**Easting** 393265	**Northing** 383530

Site Description	Woodland and car park	**Site Size Net (Ha)**	0.78
Character of Area	Open countryside.	**Potential Capacity**	24
Surrounding Land Uses	Industrial works, open countryside, residential.	**Potential Net Capacity**	24
Physical Constraints	Woodland on part of site.		
Policy Restrictions	Green Belt	**Potential Density**	30.77
Managing Constraints	Consideration of the biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Determination of Capacity**	Density multiplier
Sustainability	Bus routes on Park Lane and Coppice Road.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

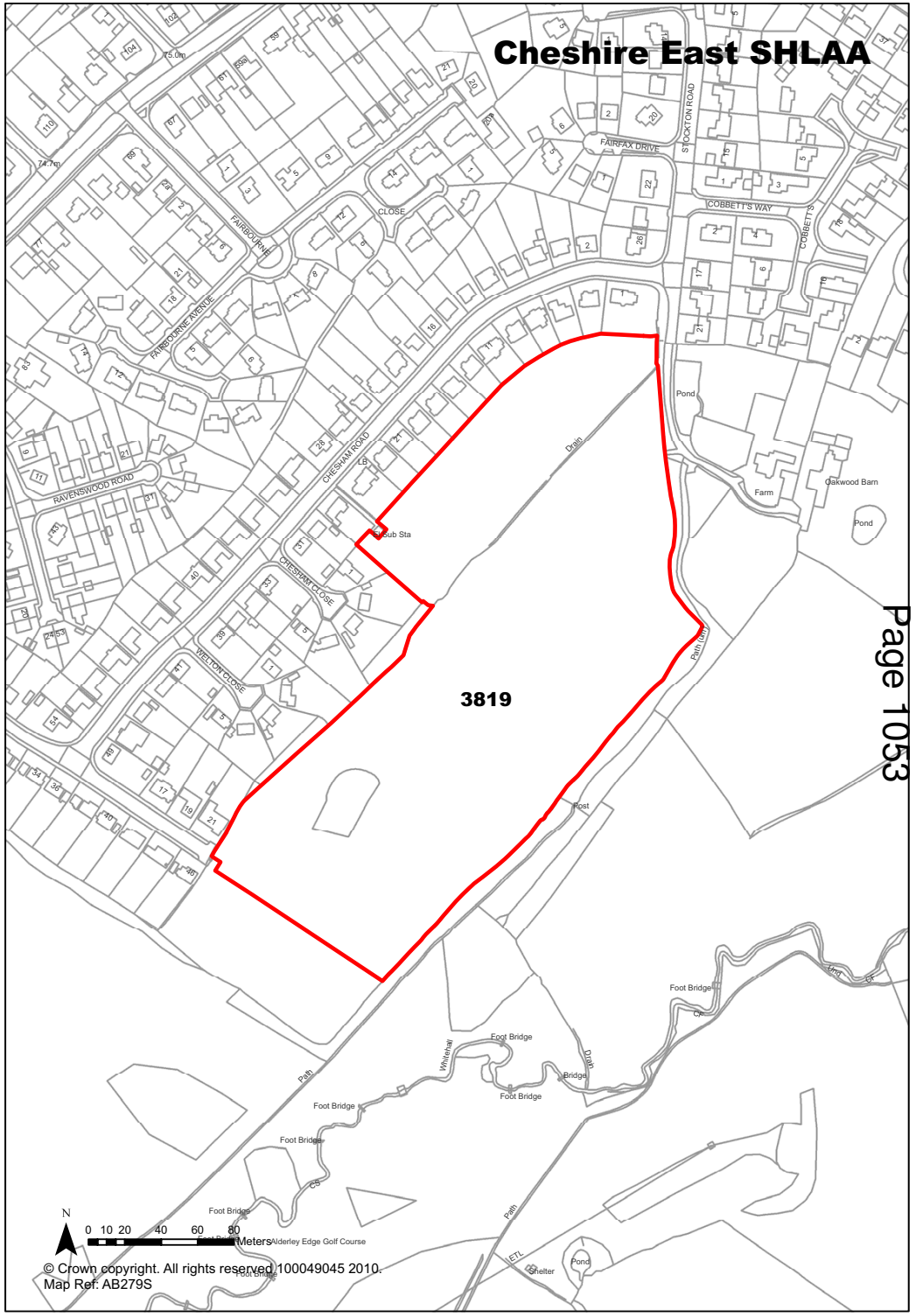


Ref	3819	Site Address	Land at Stockton Farm, Stockton Road, Wilmslow.

Town / Rural	Wilmslow - Edge / Extension	**Easting**	383756
		Northing	378578

Site Description	Fields to edge of settlement
Character of Area	Edge of settlement.
Surrounding Land Uses	Residential and Open Countryside
Physical Constraints	Trees and hedges to boundaries, including internal. Appears to be a pond on site. Site appears generally flat.
Policy Restrictions	Green Belt
Managing Constraints	Consideration of the biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines.
Sustainability	
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	4.61
Potential Capacity	139
Potential Net Capacity	139
Potential Density	30.15
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	90
Years 11-15	49



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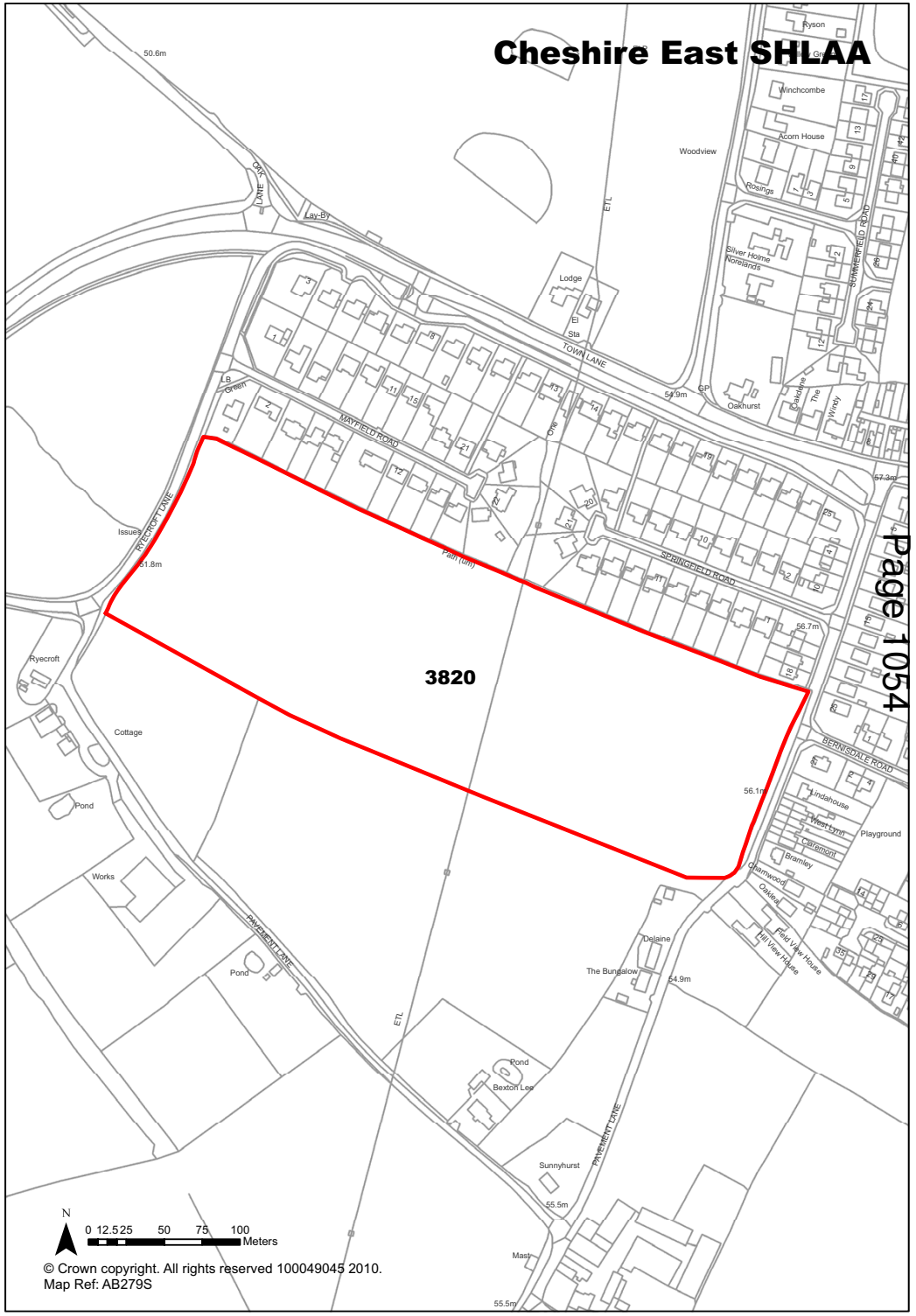
Map Ref: AB279S

Ref 3820 Site Address Land off Ryecroft Lane, Knutsford

Town / Rural	Knutsford - Edge / Extension	**Easting**	377687
		Northing	379656

Site Description	Field adjecent to urban edge.
Character of Area	Edge of settlement.
Surrounding Land Uses	Residential and open countryside
Physical Constraints	Trees and hedges to the boundary. Site is generally flat. Overhead lines cross site. Ryecroft and Pavement Lane are both narrow roads.
Policy Restrictions	
Managing Constraints	Potential to move the overhead lines. Consideration of the biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines.
Sustainability	
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

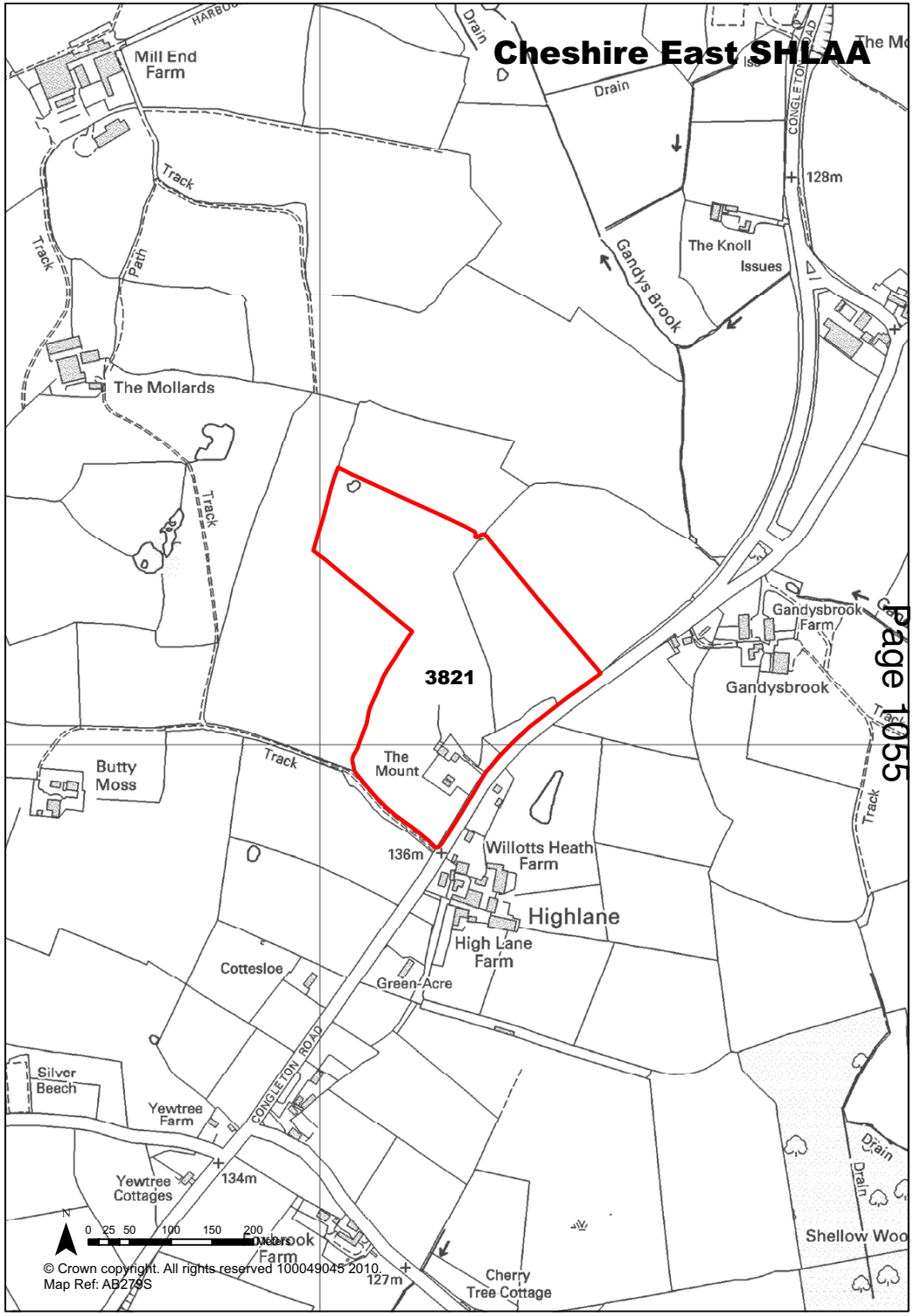
Site Size Net (Ha)	6.1
Potential Capacity	183
Potential Net Capacity	183
Potential Density	30
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	90
Years 11-15	93



Ref	3821	Site Address	Land at The Mount, Congleton Road, Gawsworth, Macclesfield

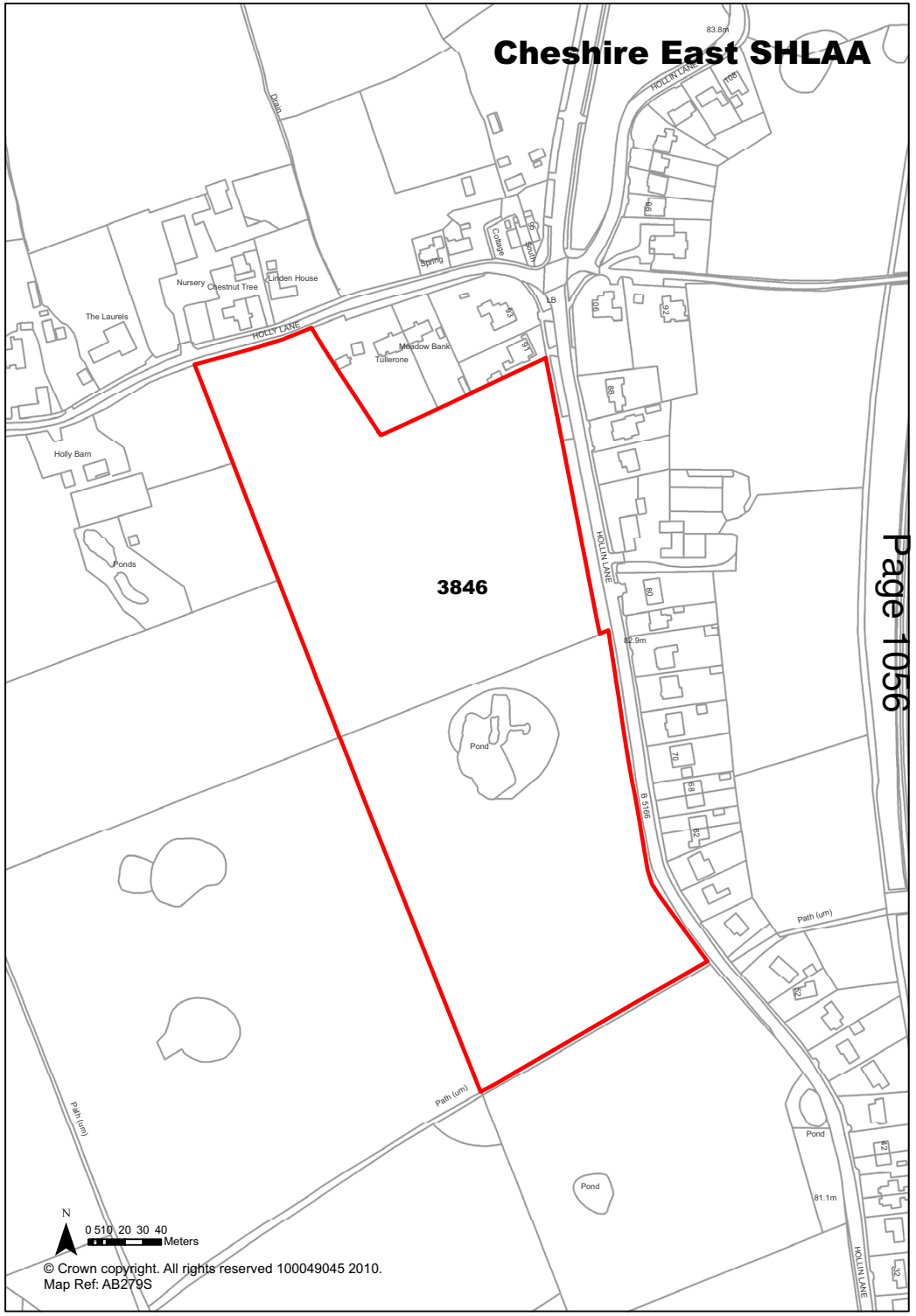
Town / Rural	Rural	**Easting**	388150 **Northing** 369112

Site Description	Residential property, garden and open countryside	**Site Size Net (Ha)**	7.6
Character of Area	Open coutnryside	**Potential Capacity**	228
Surrounding Land Uses	Open countryside	**Potential Net Capacity**	228
Physical Constraints	Property on site. Trees and hedges to boundaries and internal boundaries.		
Policy Restrictions	Green Belt. Jodrell Bank Consultation Zone.	**Potential Density**	30
Managing Constraints	Consideration of the biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Determination of Capacity**	Density multipler
Sustainability	Site not considered sustainable.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 3846 Site Address Land off Hollin Lane, Styal, Wilmslow

Town / Rural	Smaller Villages	**Easting** 383733	**Northing** 384052
Site Description	Agricultural land	**Site Size Net (Ha)**	5.78
Character of Area	Rural	**Potential Capacity**	174
Surrounding Land Uses	Residential and open countryside	**Potential Net Capacity**	174
Physical Constraints	Trees and hedges to boundaries. Pond on site. Trees on site. Site appears generally flat.		
Policy Restrictions	Green Belt	**Potential Density**	30.1
Managing Constraints	Consideration of the biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Determination of Capacity**	Density multiplier
Sustainability	Site is not considered sustainable.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

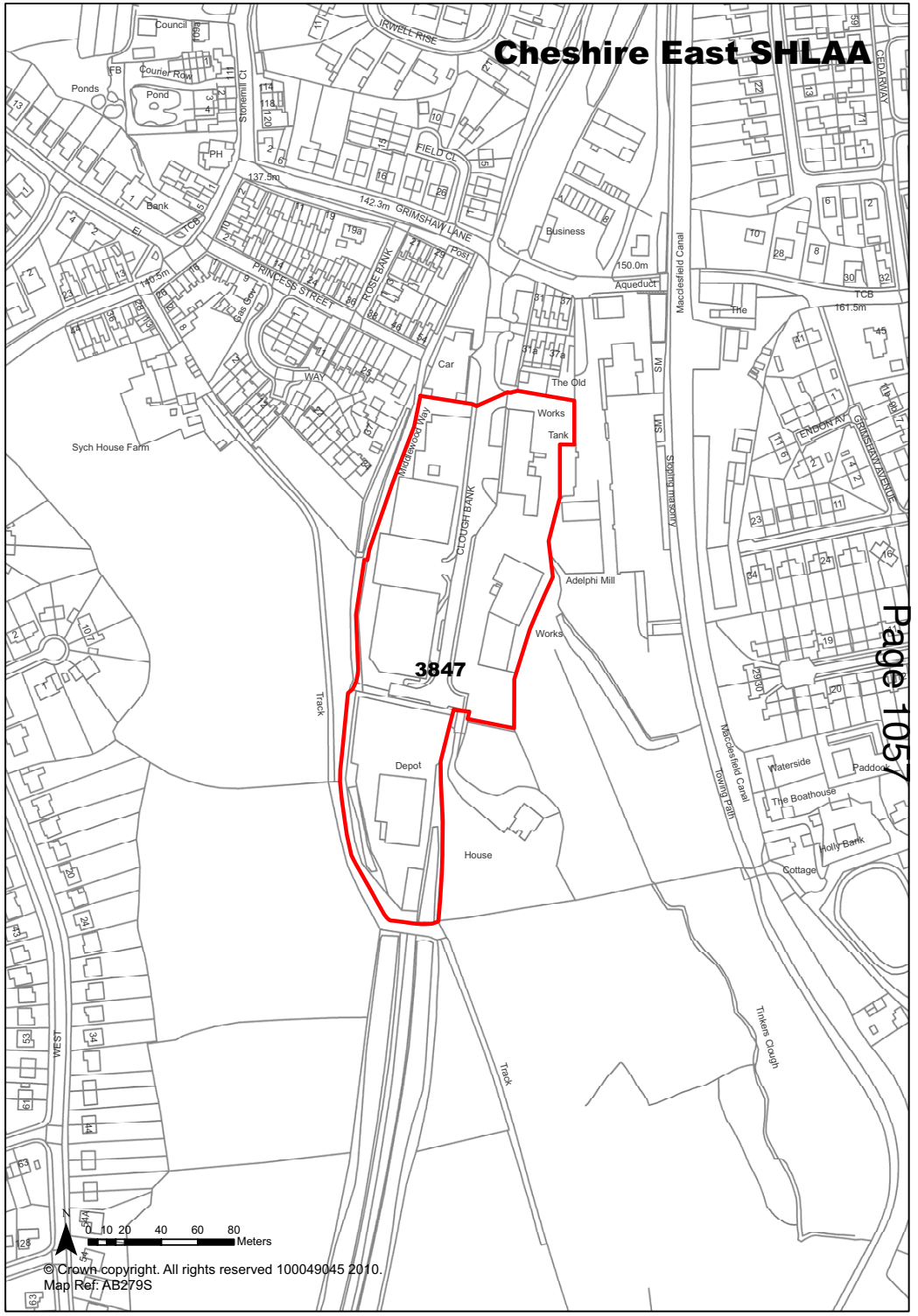


Ref	3847	Site Address	BC Transport Depot, Clough Bank, Bollington

Town / Rural	Bollington	**Easting**	392866
		Northing	377153

Site Description	Employment site
Character of Area	Employment area on edge of settlement
Surrounding Land Uses	Employment, open countryside and residential
Physical Constraints	Buildings on site. Hardstanding on site. Site appears generally flat. Some soft landscaping within the site.
Policy Restrictions	Existing employment area. Part of site within a conservation area.
Managing Constraints	Consideration of the loss of employment land. Consideration of historic environment. Consultation with Contaminated Land Officer. Consideration of the biodiversity value of the site.
Sustainability	Bus route on Grimshaw Lane.
Accessibility	Access possible.
Other Information	
Brownfield / Greenfield	Brownfield
Suitability	Suitable - if can meet policy requireme
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	2.19
Potential Capacity	66
Potential Net Capacity	66
Potential Density	30.14
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	66
Years 11-15	0

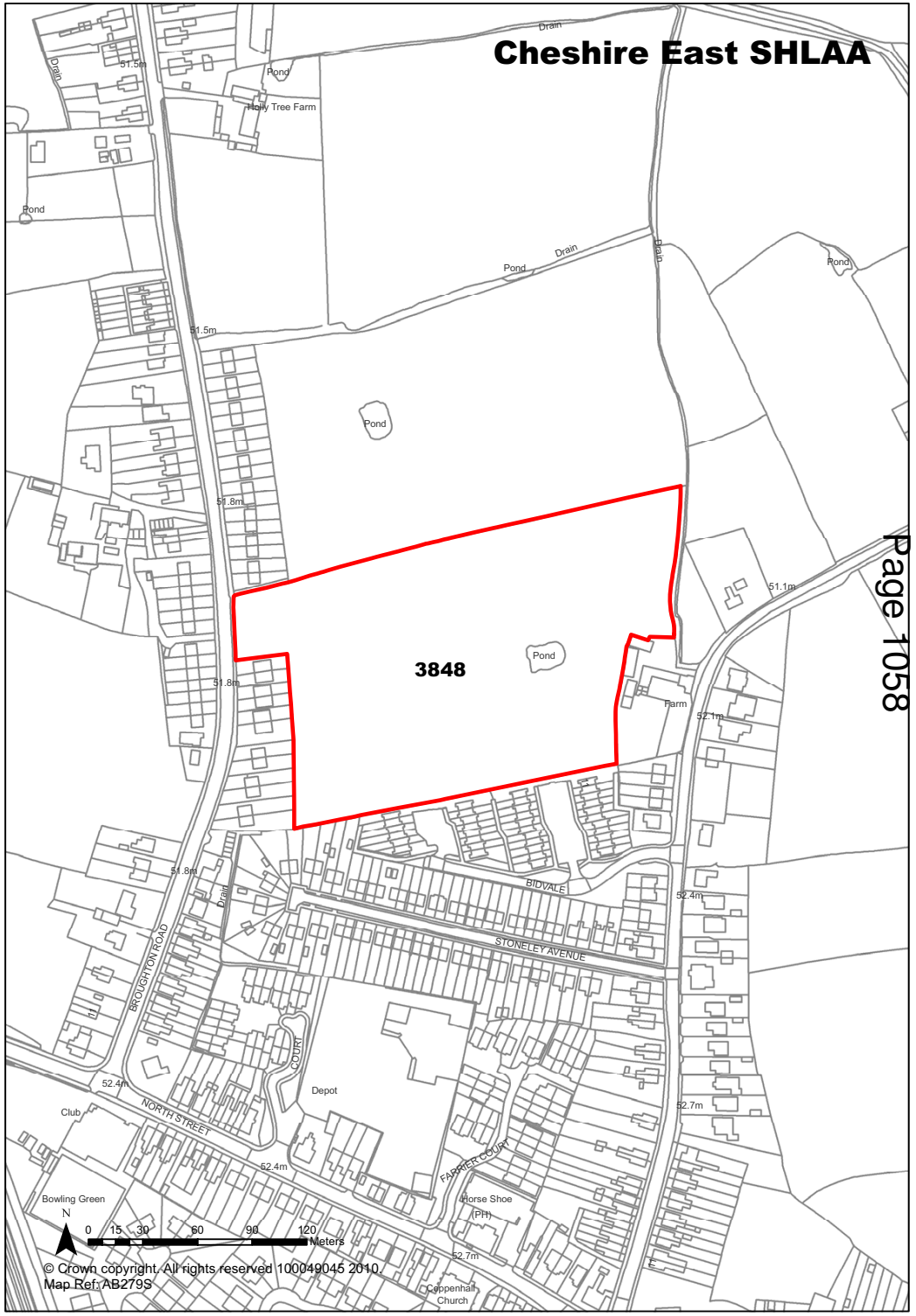


Ref	3848	Site Address	Land at Broughton Road, Crewe, rear of Ironstile Farm.

Town / Rural	Crewe - Edge / Extension	**Easting**	370522
		Northing	357601

Site Description	Agricultural land
Character of Area	Edge of settlement
Surrounding Land Uses	Residential and open countryside
Physical Constraints	Trees and hedges to field boundary. Overhead lines within site.
Policy Restrictions	Open countryside
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consideration of the biodiversity value of the site. Relocation of overhead lines.
Sustainability	Bus route on Broughton Road.
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	2.9
Potential Capacity	87
Potential Net Capacity	87
Potential Density	30
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	87
Years 11-15	0



Ref 3849 **Site Address** Land at Cattle Arches, Maw Green Road, Crewe

Town / Rural Crewe - Edge / Extension **Easting** 371720 **Northing** 356965

Site Description	Agricultural land and residential property
Character of Area	Edge of settlement
Surrounding Land Uses	Open countryside and railway.
Physical Constraints	Trees and hedges to field boundaries. Reisdential property within the site. Pylon and overhead lines within site. Noise from rialway. The Strategic Highways Manager expresses concern that the immediate highway network comprises narrow rural roads which are constrained by local feature and alignment. Traffic capacity on Maw Green Lane is also a concern.
Policy Restrictions	Green Gap
Managing Constraints	This junction would require significant improvement to manage the traffic generation from this site. Any application would need its Transport Assessment to be judged against the Crewe Area Traffic Model held by CEC. Consultation with Contaminated Land Officer. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consideration of the biodiversity value of the site.
Sustainability	In a sustainable location within easy reach of Crewe town centre and the employment areas to the south east of the town.
Accessibility	Significant Highways Issues to be discussed with Highways. Section 106, S278 and S38 agreements required.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	1.9
Potential Capacity	57
Potential Net Capacity	57
Potential Density	30
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0

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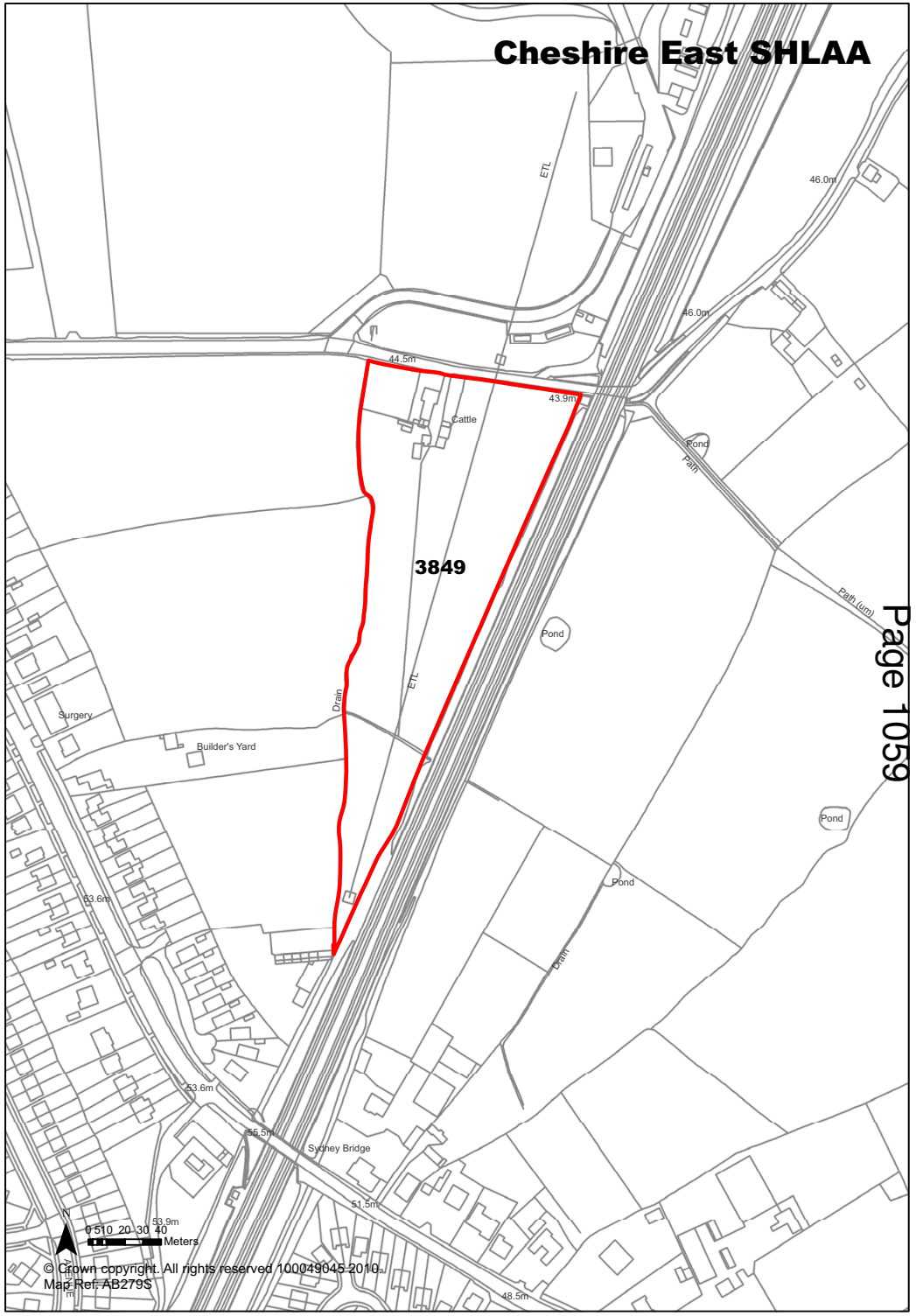

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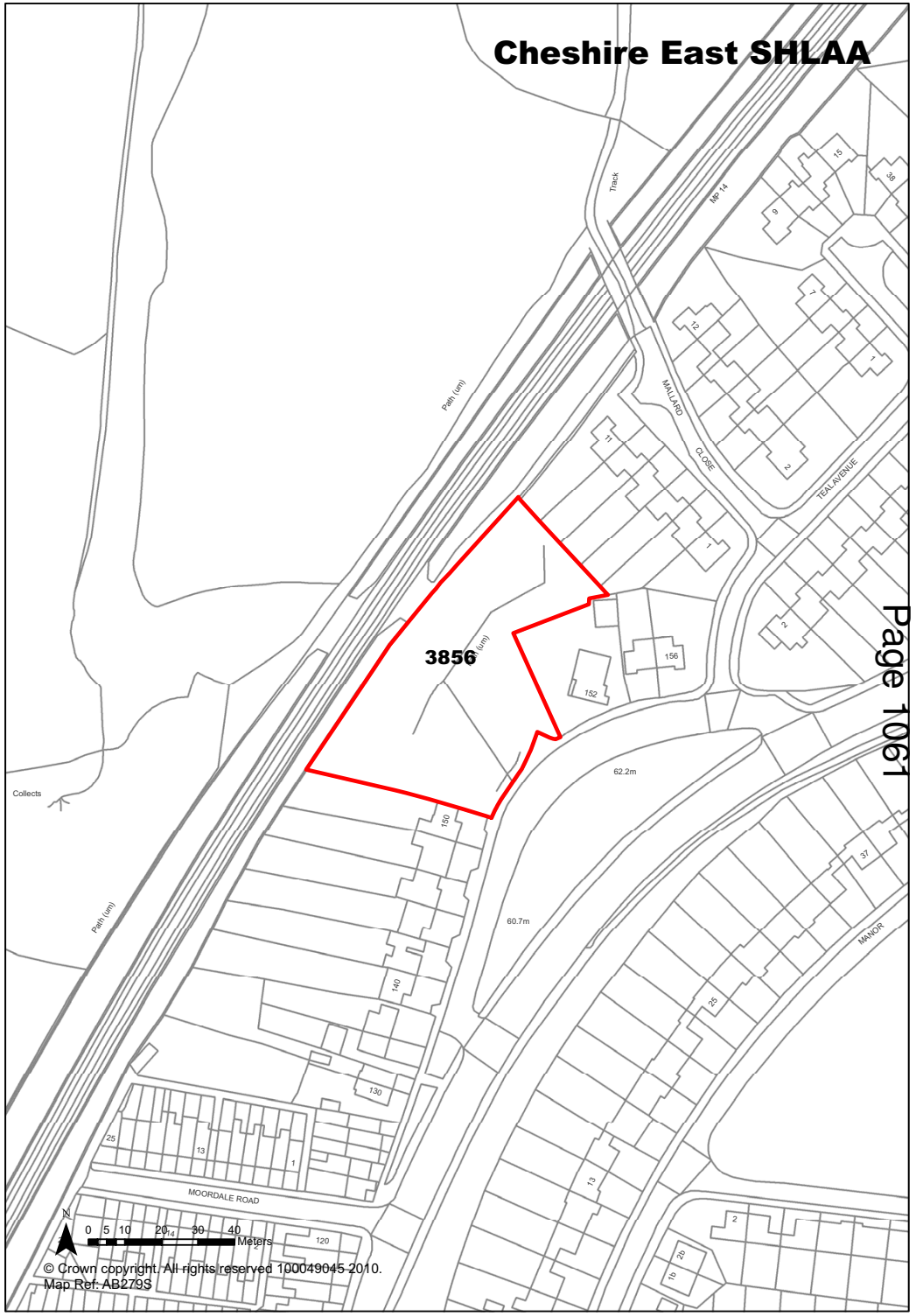
Ref 3856 Site Address Land between 150 and 152 Mobberley Road, Knutsford.

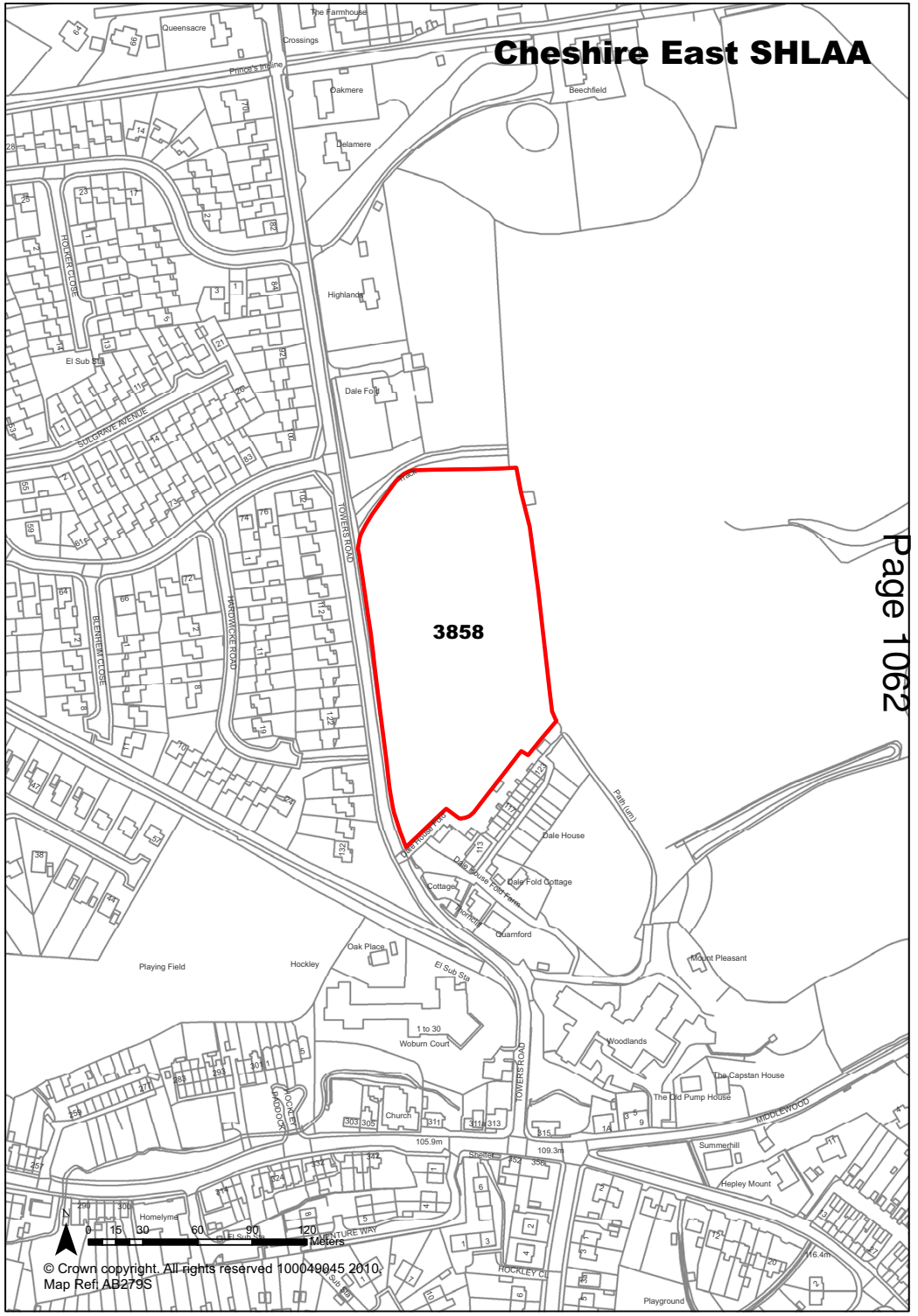
Town / Rural	Knutsford	**Easting** 375711	**Northing** 378897
Site Description	Open space	**Site Size Net (Ha)**	.33
Character of Area	Residential	**Potential Capacity**	10
Surrounding Land Uses	Residential	**Potential Net Capacity**	10
Physical Constraints	Trees on site. Slight undulation to the site.		
Policy Restrictions	Existing Open Space.	**Potential Density**	30.3
Managing Constraints	Need to review impact of loss of open space. Consideration of the biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability			
Accessibility	Access to be discussed with Highways	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 3858 Site Address Land off Towers Road, Poynton

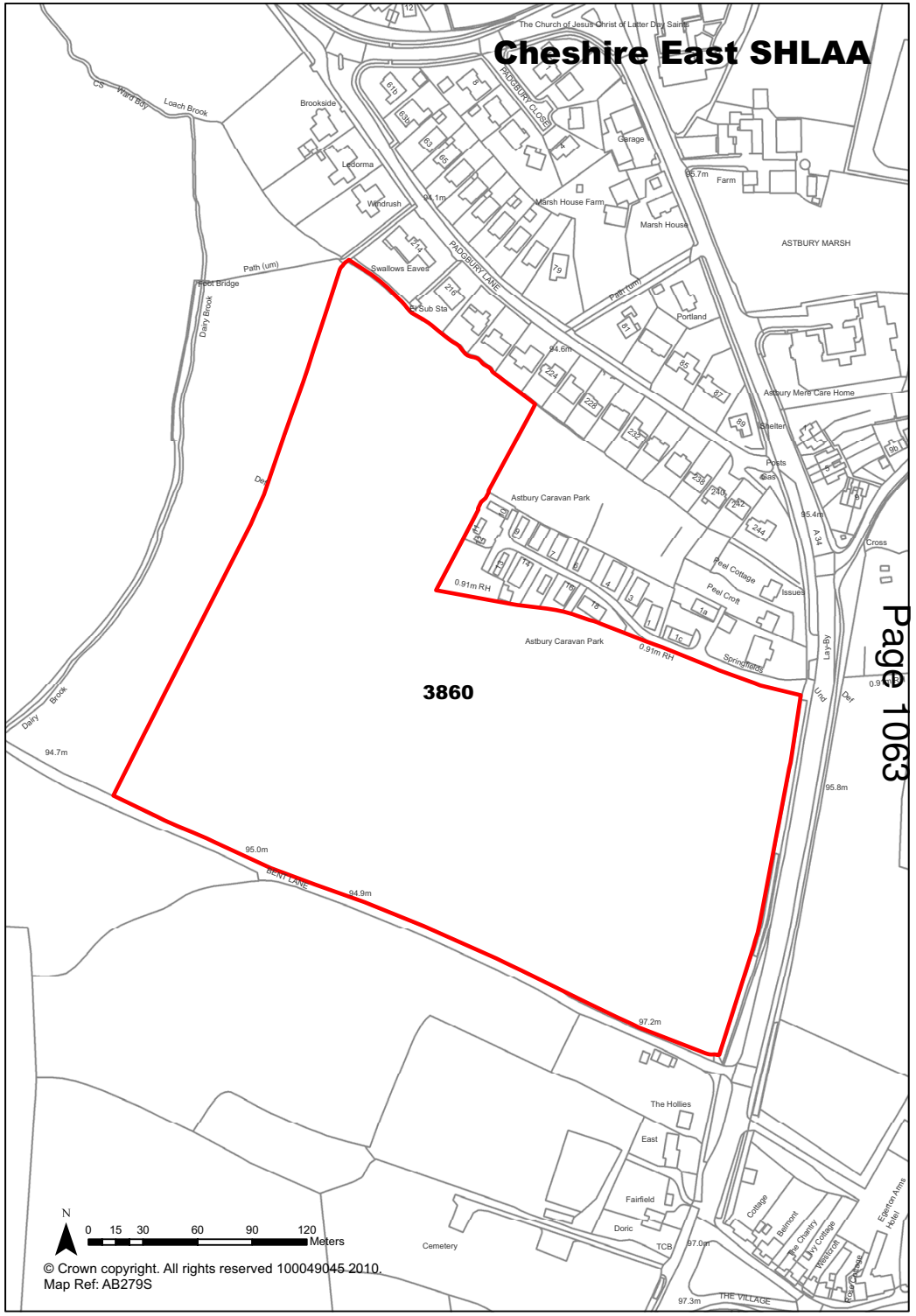
Town / Rural	Poynton - Edge / Extension	**Easting** 392997	**Northing** 383694

Site Description	Agricultural land	**Site Size Net (Ha)**	1.6
Character of Area	Edge of settlement	**Potential Capacity**	48
Surrounding Land Uses	Open countryside and residential	**Potential Net Capacity**	48
Physical Constraints	Trees and hedges to site boundary. Site appears generally flat.	**Potential Density**	30
Policy Restrictions	Green Belt	**Determination of Capacity**	Density multiplier
Managing Constraints	Consideration of the biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		
Sustainability	Bus route on Park Lane		
Accessibility	Access to be discussed with Highways	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	56
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 3860 Site Address Land adjacent to Astbury Marsh Caravan Site, Astbury, Congleton.

Town / Rural	Congleton - Edge / Extension	**Easting** 384361	**Northing** 361926
Site Description	Agricultural land	**Site Size Net (Ha)**	7.86
Character of Area	Edge of settlement.	**Potential Capacity**	236
Surrounding Land Uses	Agricultural land and caravan park.	**Potential Net Capacity**	236
Physical Constraints	Flood risk area to western edge of site. Trees and hedges to field boundaries.		
Policy Restrictions	Green Belt	**Potential Density**	30.03
Managing Constraints	Flood risk assessment would be required.Consideration of the biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Bus route on Newcastle Road.		
Accessibility	To be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

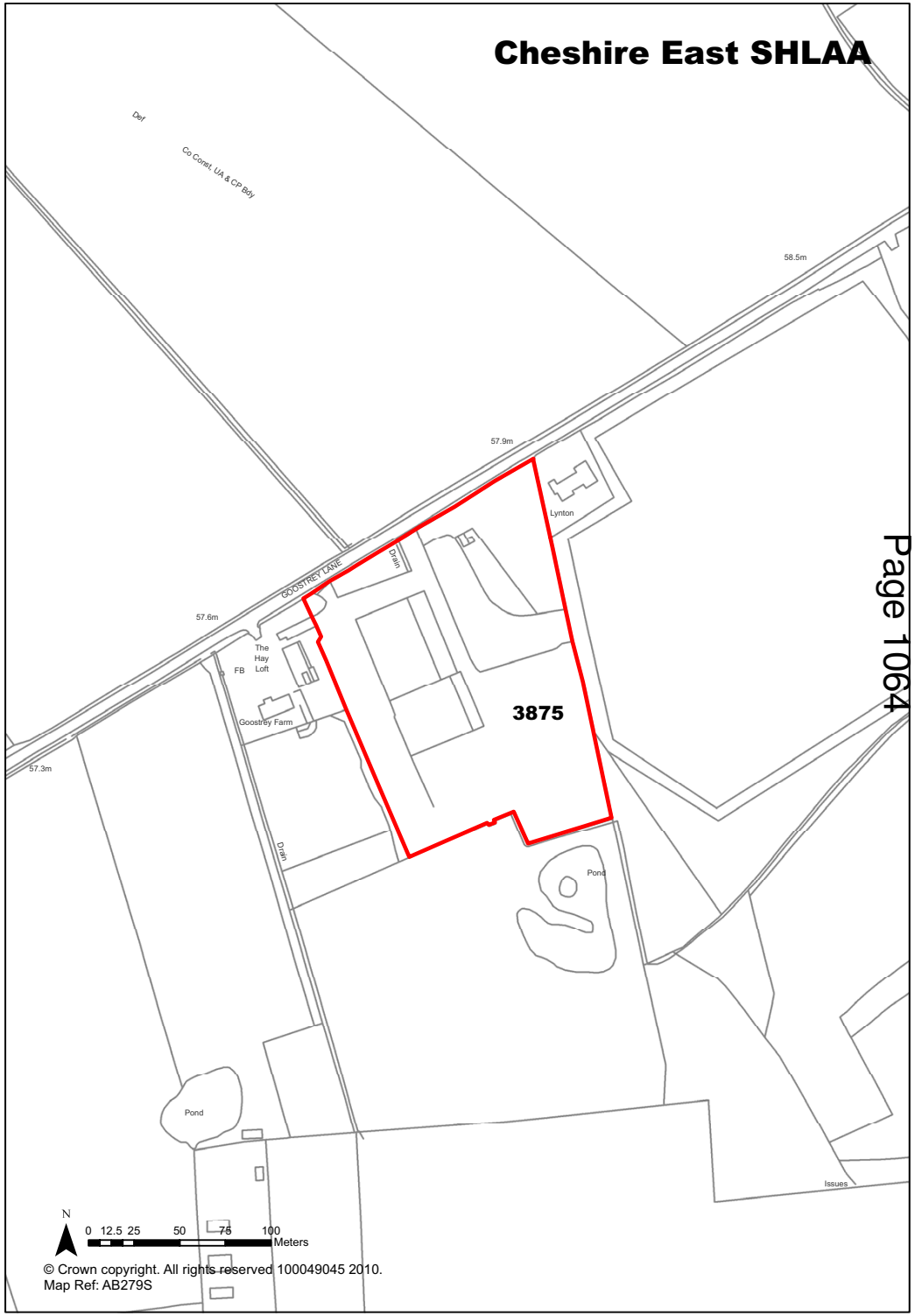


Ref 3875 Site Address Cranage Trading Park, Goostrey Lane, Cranage

Town / Rural Smaller Villages **Easting** 375559 **Northing** 369456

Site Description	Rural business park incl. small play area, tea rooms, construction supplies etc.
Character of Area	Open countryside
Surrounding Land Uses	Open countryside
Physical Constraints	Building on site. Hardstanding on site. Businesses on site.
Policy Restrictions	Open countryside. Jodrell Bank Consultation Zone.
Managing Constraints	Loss of businesses.
Sustainability	
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Mixed
Suitability	Not Suitable
Availability	Available - Medium Term
Achievability	Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

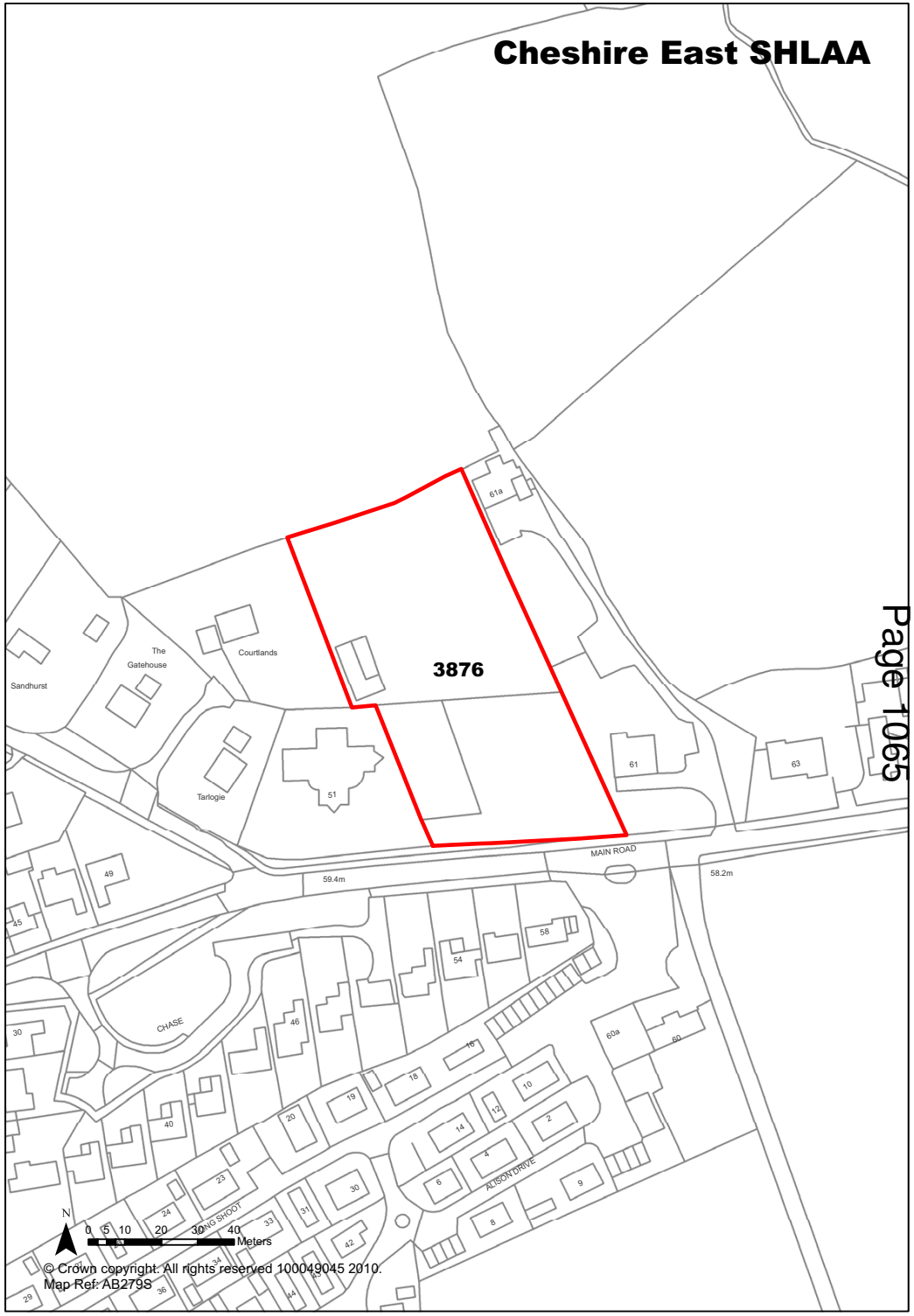
Site Size Net (Ha)	2.23
Potential Capacity	67
Potential Net Capacity	67
Potential Density	30.04
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



Ref 3876 Site Address Land between 51 and 61 Main Road, Goostrey (land adjacent to Sandyacre)

Town / Rural	Goostrey	**Easting** 376694	**Northing** 370090

Site Description	Paddock and	**Site Size Net (Ha)**	0.5
Character of Area	Edge of settlement	**Potential Capacity**	15
Surrounding Land Uses	Residential and open countryside	**Potential Net Capacity**	15
Physical Constraints	Trees and hedges to boundary. Site appears generally flat. Overhead line on site boundary.		
Policy Restrictions	Open countryside.	**Potential Density**	30
Managing Constraints	Consideration of biodiversity value of site.	**Determination of Capacity**	Density multiplier
Sustainability	Bus route on Main Road		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	15
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



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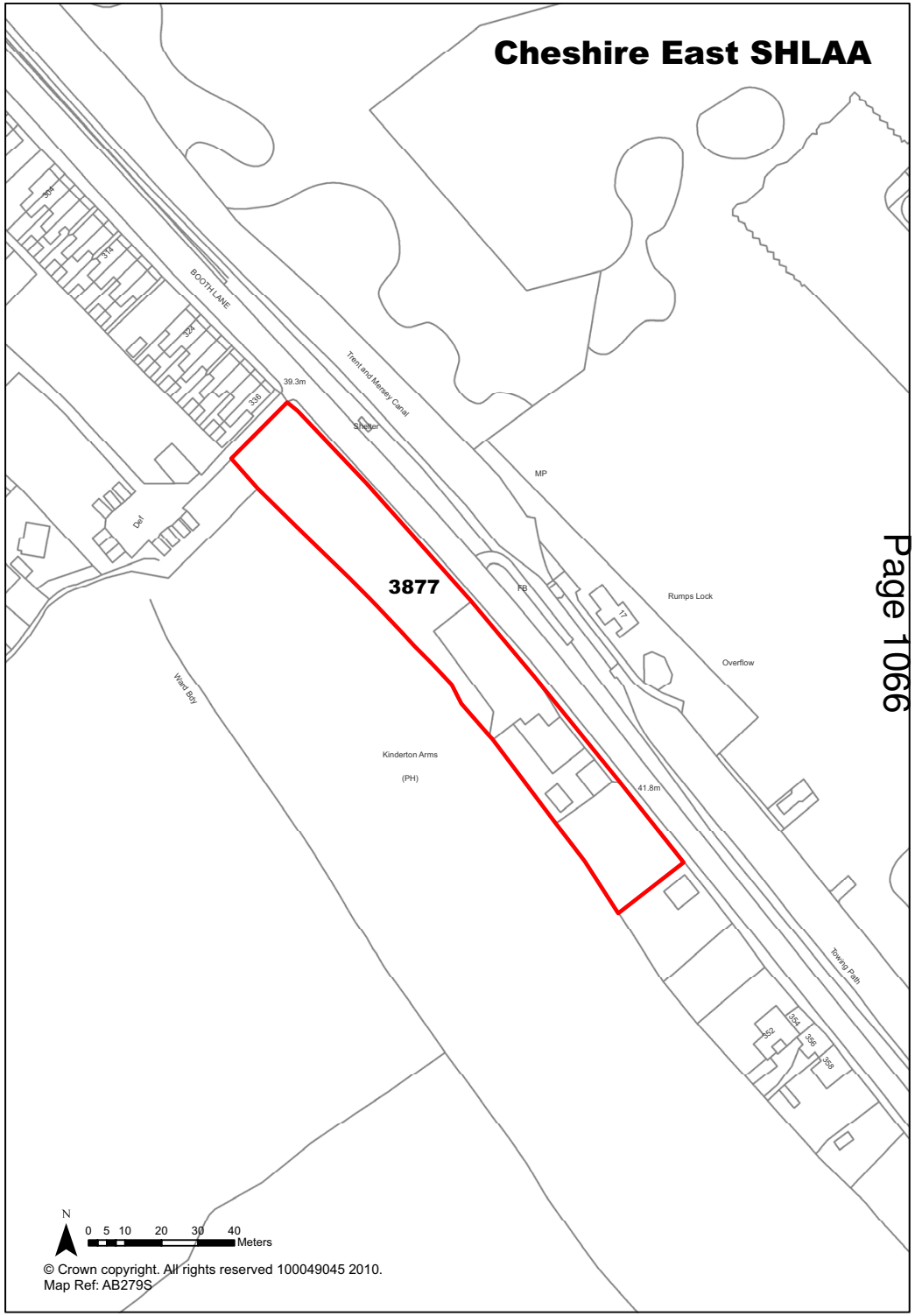
Map Ref: AB279S

Ref 3877 Site Address Land at Kinderton Arms PH, Booth Lane, Middlewich.

Town / Rural Middlewich **Easting** 371410 **Northing** 364459

Site Description	Former Public House, Car Park, Vacant land
Character of Area	Edge of settlement
Surrounding Land Uses	Open countryside, road and end of row of terrace houses.
Physical Constraints	Building on site. Hardstanding on site. Overhead lines on site. Trees/hedge to boundary. Site appears generaly flat.
Policy Restrictions	Open countryside.
Managing Constraints	Narrow site.
Sustainability	Site is within walking distance of bus stops.
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Mixed
Suitability	Suitable - with policy change
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	0.34
Potential Capacity	11
Potential Net Capacity	11
Potential Density	32.35
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	11
Years 11-15	0

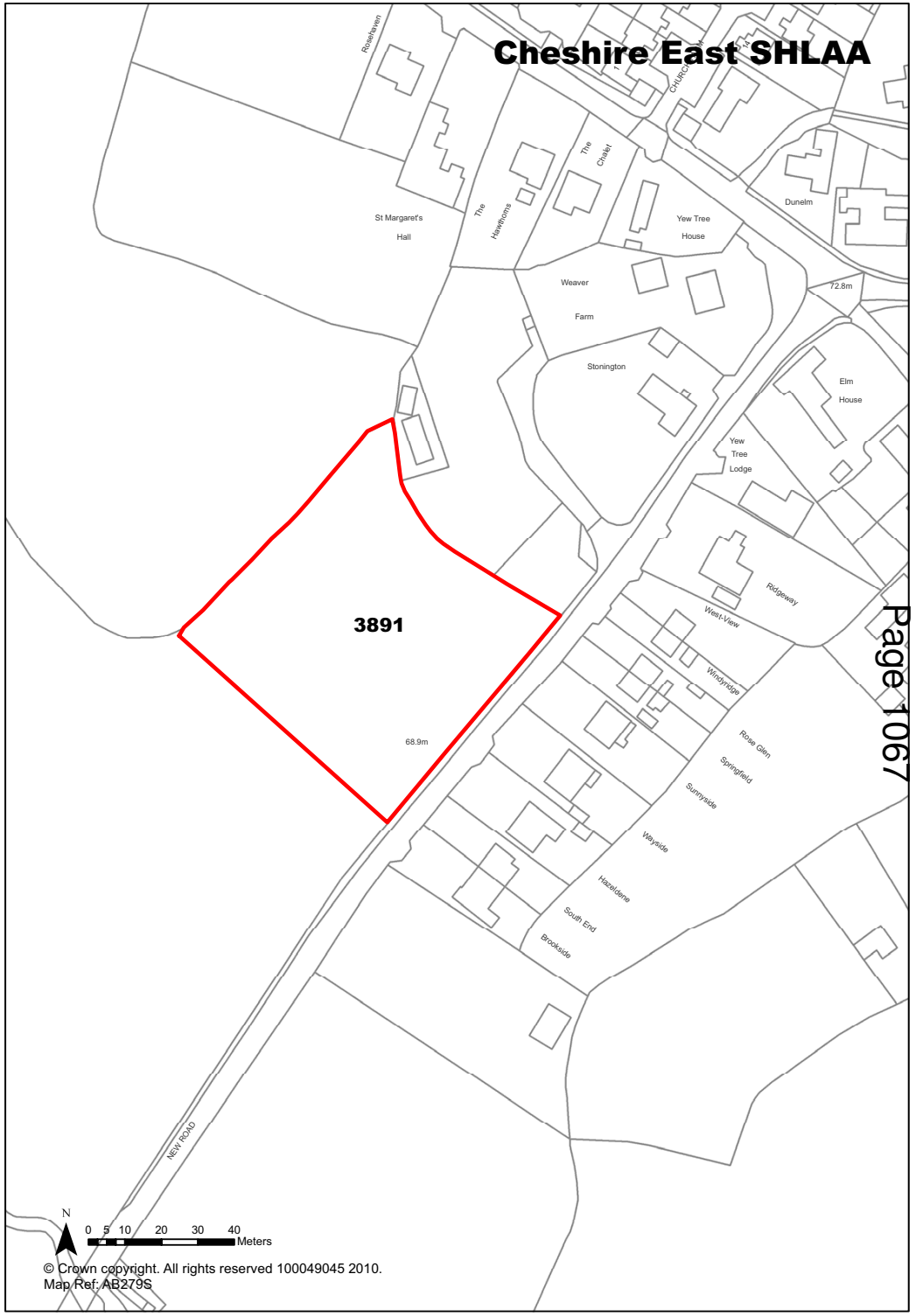


Ref 3891 Site Address Land off New Road, Wrenbury

Town / Rural	Wrenbury - Edge / Extension	**Easting**	359207
		Northing	347623

Site Description	Agricultural land
Character of Area	Edge of settlement
Surrounding Land Uses	Residential and open countryside
Physical Constraints	Hedges to boundary. Narrow access road. Site appears generally flat.
Policy Restrictions	Open countryside.
Managing Constraints	Consideration of the biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	
Accessibility	Access is possible.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - if can meet policy requireme
Availability	Available
Achievability	Achievable
Deliverability	Deliverable
Development Progress	Full Permission
Application Number:	11/0041N

Site Size Net (Ha)	0.52
Potential Capacity	14
Potential Net Capacity	14
Potential Density	26.92
Determination of Capacity	Based on current permission
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	14
Years 6-10	0
Years 11-15	0



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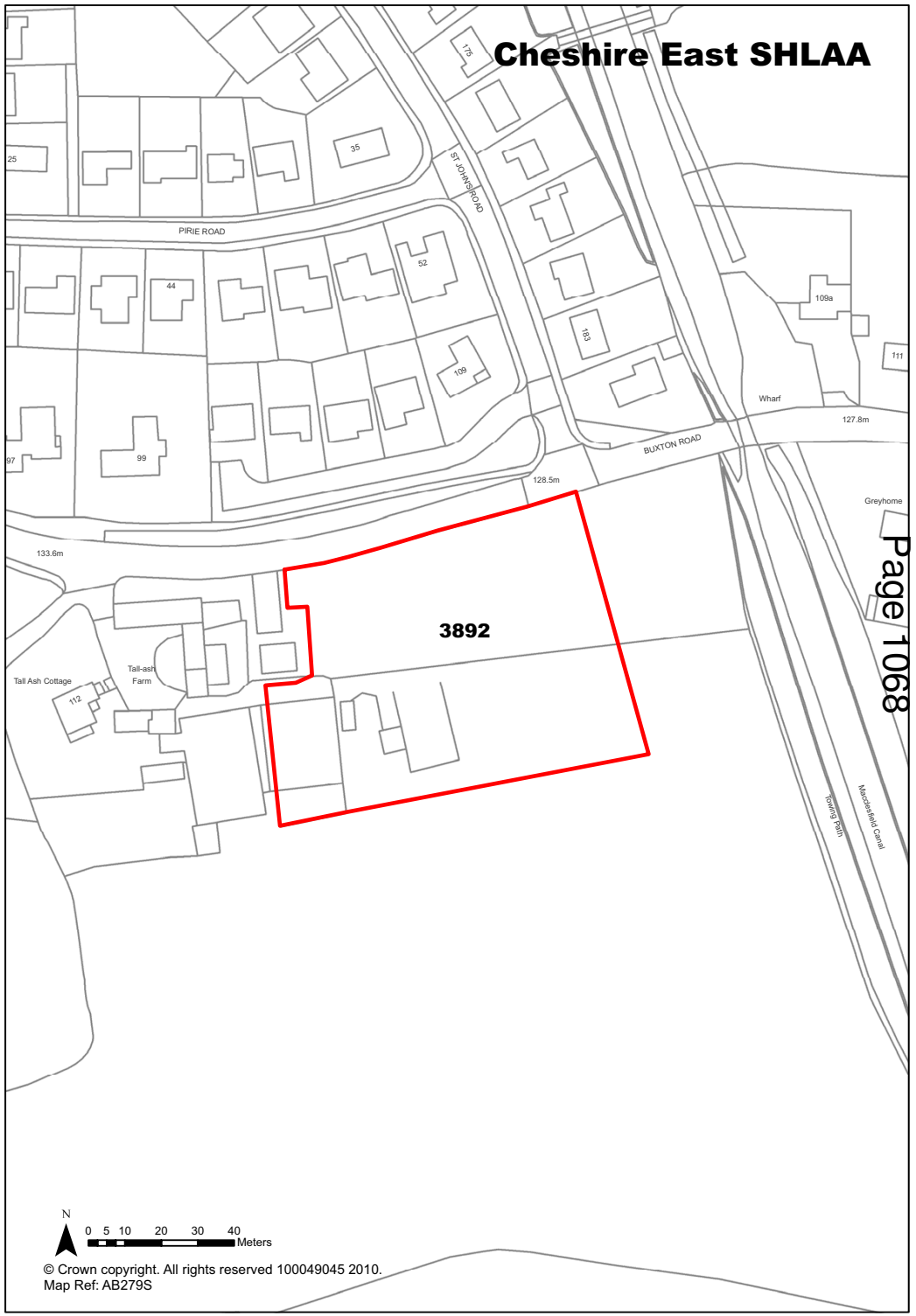
Map Ref: AB279S

Ref	3892	Site Address	TALL ASH FARM, BUXTON ROAD, CONGLETON

Town / Rural	Congleton - Edge / Extension	**Easting**	387651
		Northing	363814

Site Description	Agricultural land.
Character of Area	Edge of settlement.
Surrounding Land Uses	Residential, agricultural buildings, open countryside.
Physical Constraints	Adjacent to the Macclesfield Canal. Hedge to edge of site.
Policy Restrictions	Open countryside. Adjacent to the Macclesfield Canal Conservation Area.
Managing Constraints	Air quality mitigation measures. Consideration of the biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	Bus route on Buxton Road.
Accessibility	Access is possible.
Other Information	Suitable for affordable homes as a rural exception.
Brownfield / Greenfield	Greenfield
Suitability	Suitable - if can meet policy requireme
Availability	Available
Achievability	Achievable
Deliverability	Deliverable
Development Progress	Full Permission
Application Number:	11/0471C

Site Size Net (Ha)	0.6
Potential Capacity	20
Potential Net Capacity	20
Potential Density	33.33
Determination of Capacity	Based on current permission
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	20
Years 6-10	0
Years 11-15	0



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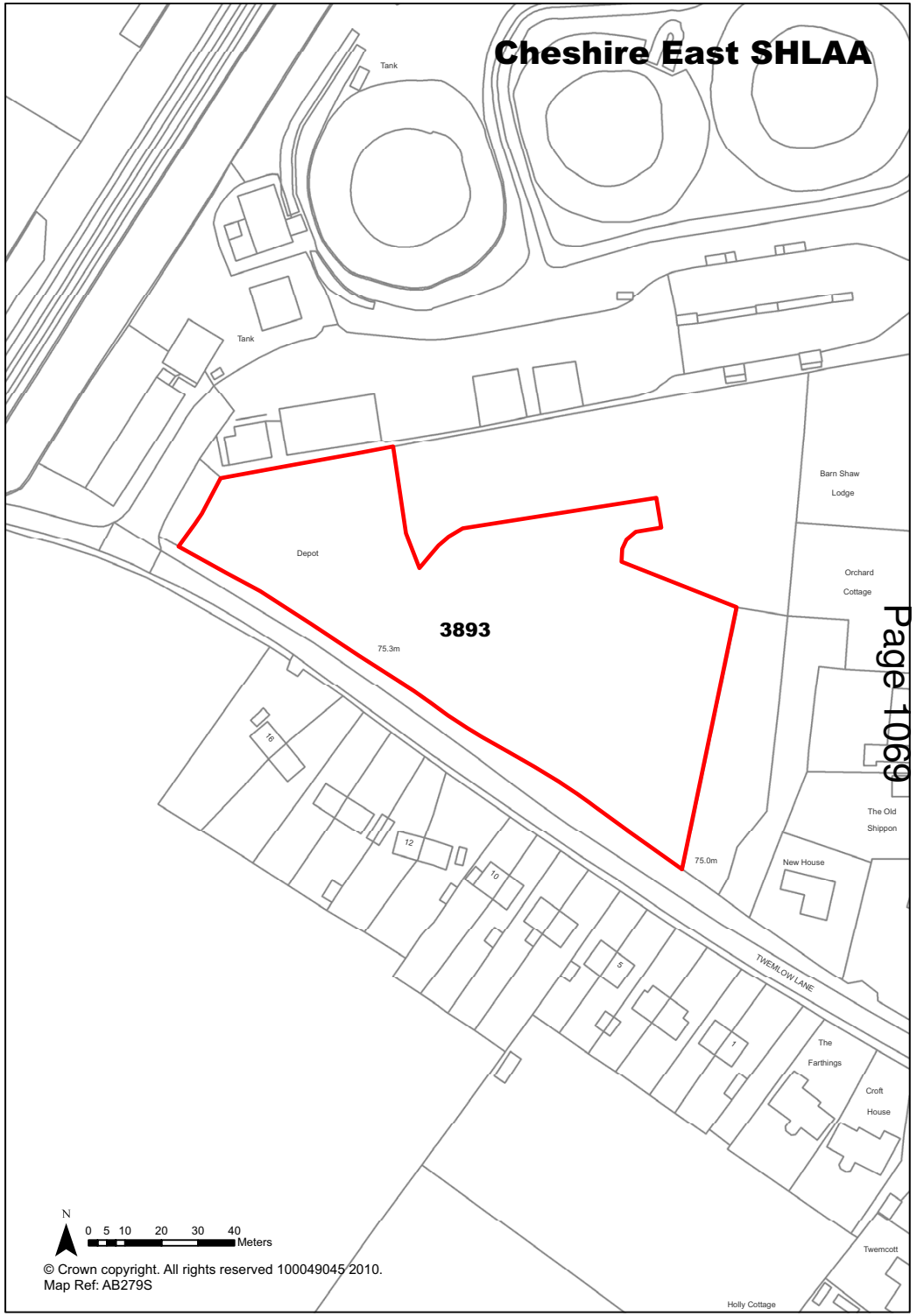
Map Ref: AB279S

Ref 3893 Site Address LAND NORTH OF, TWEMLOW LANE, TWEMLOW GREEN

Town / Rural Rural **Easting** 378015 **Northing** 368823

Site Description	Grassland.	**Site Size Net (Ha)**	0.76
Character of Area	Open countryside, adjacent to small settlement.	**Potential Capacity**	13
Surrounding Land Uses	Fuel storage tanks, residential and open countryside.	**Potential Net Capacity**	13
Physical Constraints	Trees and hedges to boundary, includes TPO trees. Site appears generally flat.		
Policy Restrictions	Open countryside. Jodrell Bank consultation zone.	**Potential Density**	17.11
Managing Constraints	Consideration of the impact on Jodrell Bank. Consideration of the biodiveristy value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Based on refused application.
Sustainability			
Accessibility	Access to the site is possible, based on requirements of planning permission.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	13
Deliverability	Deliverable	**Years 6-10**	0
Development Progress	SHLAA Site - Awaiting Appeal Decision	**Years 11-15**	0
Application Number:	10/2647C		

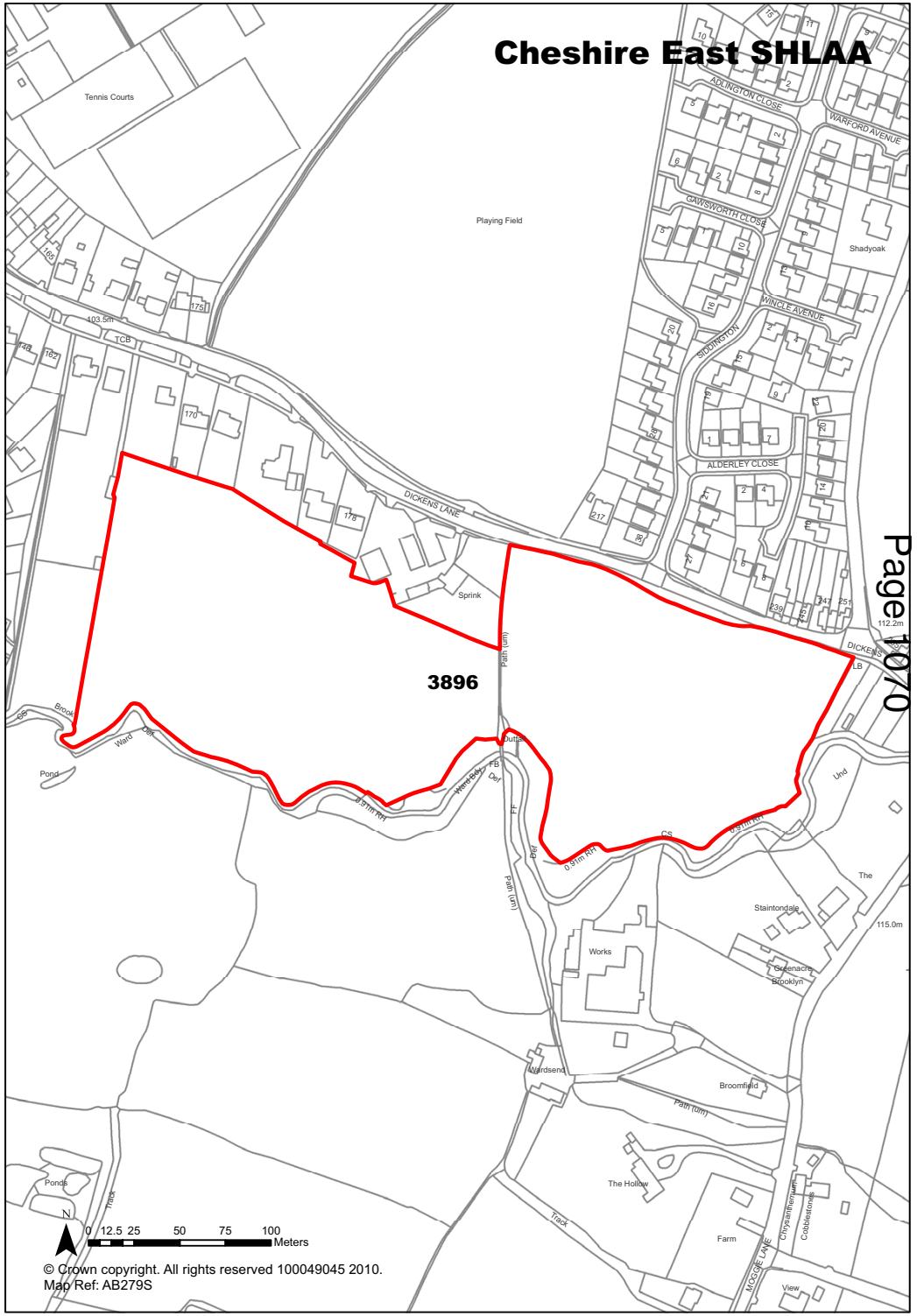


Ref	3896	Site Address	Land at Sprink Farm, Dickens Lane, Poynton

Town / Rural	Poynton	**Easting**	392793
		Northing	382542

Site Description	Agricultural land and farm house
Character of Area	Edge of settlement
Surrounding Land Uses	Residential and open countryside
Physical Constraints	Trees and hedges to boundary. Poynton Brook to the south. Footpath through the site. Site is generally flat to the road and drops to the brook. Overhead line near to farm buildings. Farm buildings on site.
Policy Restrictions	Green Belt
Managing Constraints	Consideration of the biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	Bus route on Dickens Lane.
Accessibility	Access to be discussed with Highways
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	4.9
Potential Capacity	147
Potential Net Capacity	147
Potential Density	30
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	90
Years 11-15	57

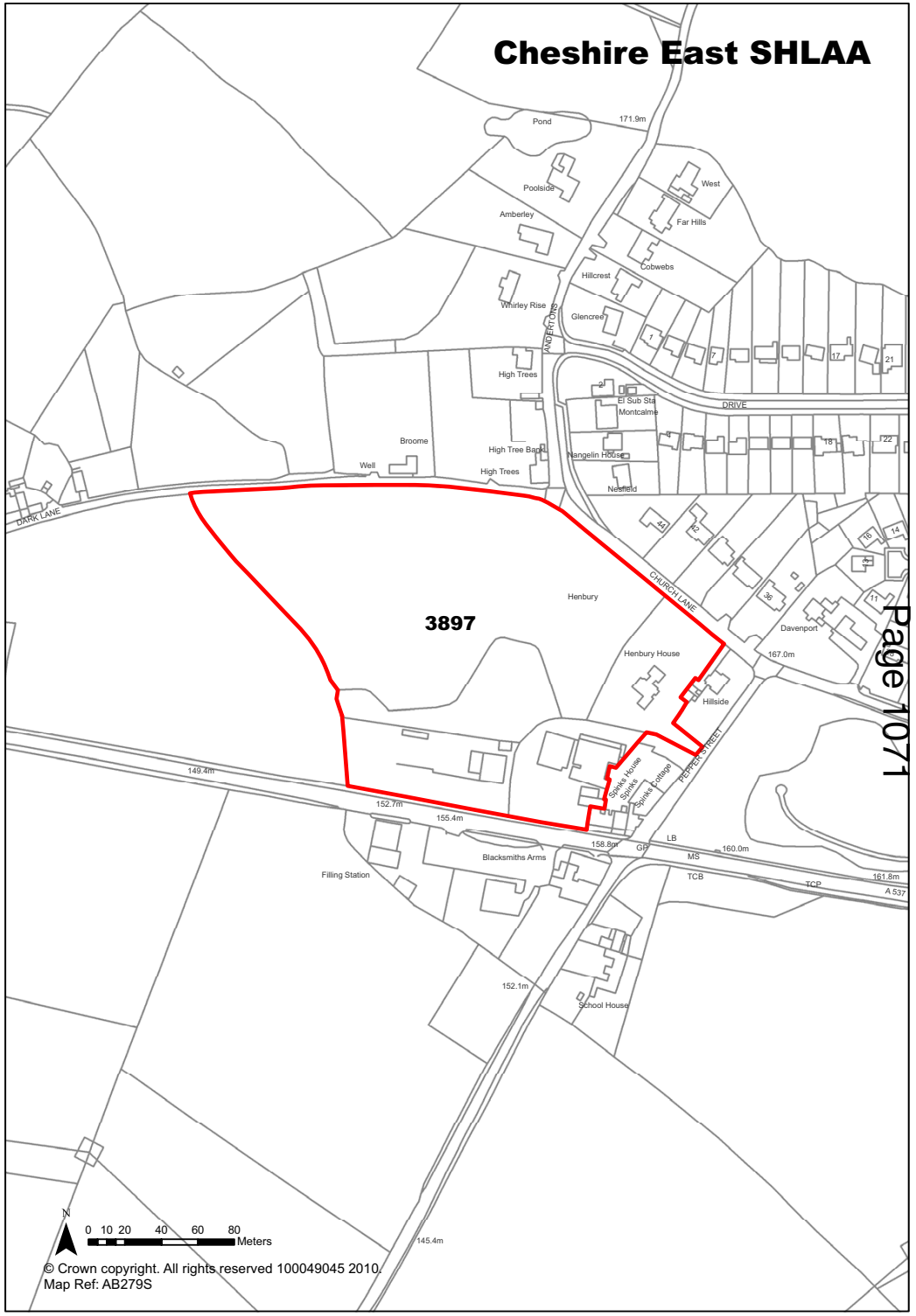


Ref	3897	Site Address	Land at Flora Garden Centre, Chelford Road, Henbury, Macclesfield.

Town / Rural	Rural	**Easting**	387785
		Northing	373741

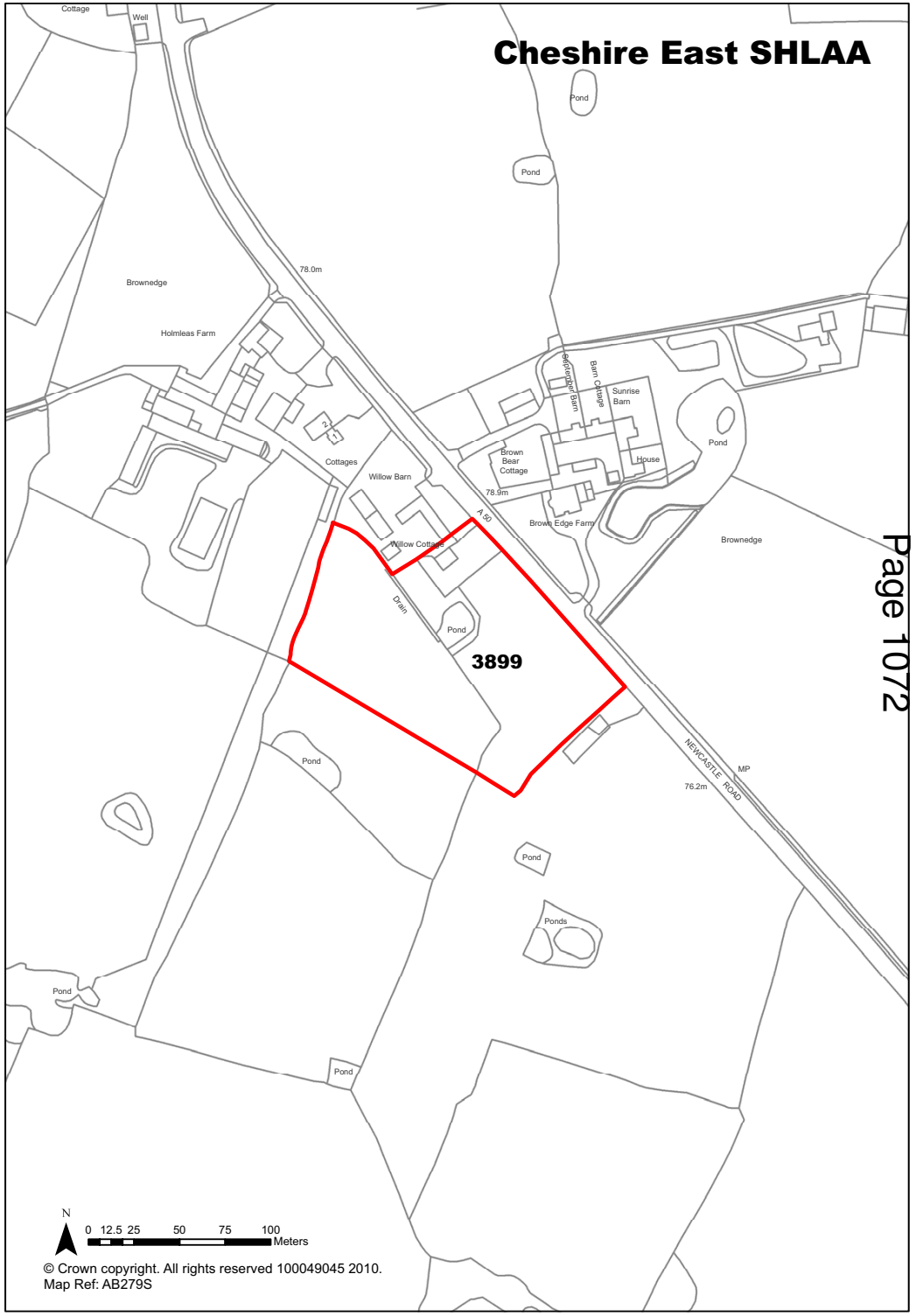
Site Description	Garden Centre, residential property and paddock
Character of Area	Edge of settlement (small settlement)
Surrounding Land Uses	Open countryside and residential
Physical Constraints	Buildings on site. Business on site. Trees and hedges to site boundary. Overhead lines to site. Site slopes up to north east corner of site.
Policy Restrictions	Green Belt. Area of Special County Value
Managing Constraints	Loss of employment use to be considered.
Sustainability	Bus route on Chelford Road, with bus stop opposite site.
Accessibility	Access to be discussed with Highways.
Other Information	Site had planning permission for conversion of part of site to offices and app. 11/3537M looks to renew this.
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	3.39
Potential Capacity	102
Potential Net Capacity	102
Potential Density	30.09
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



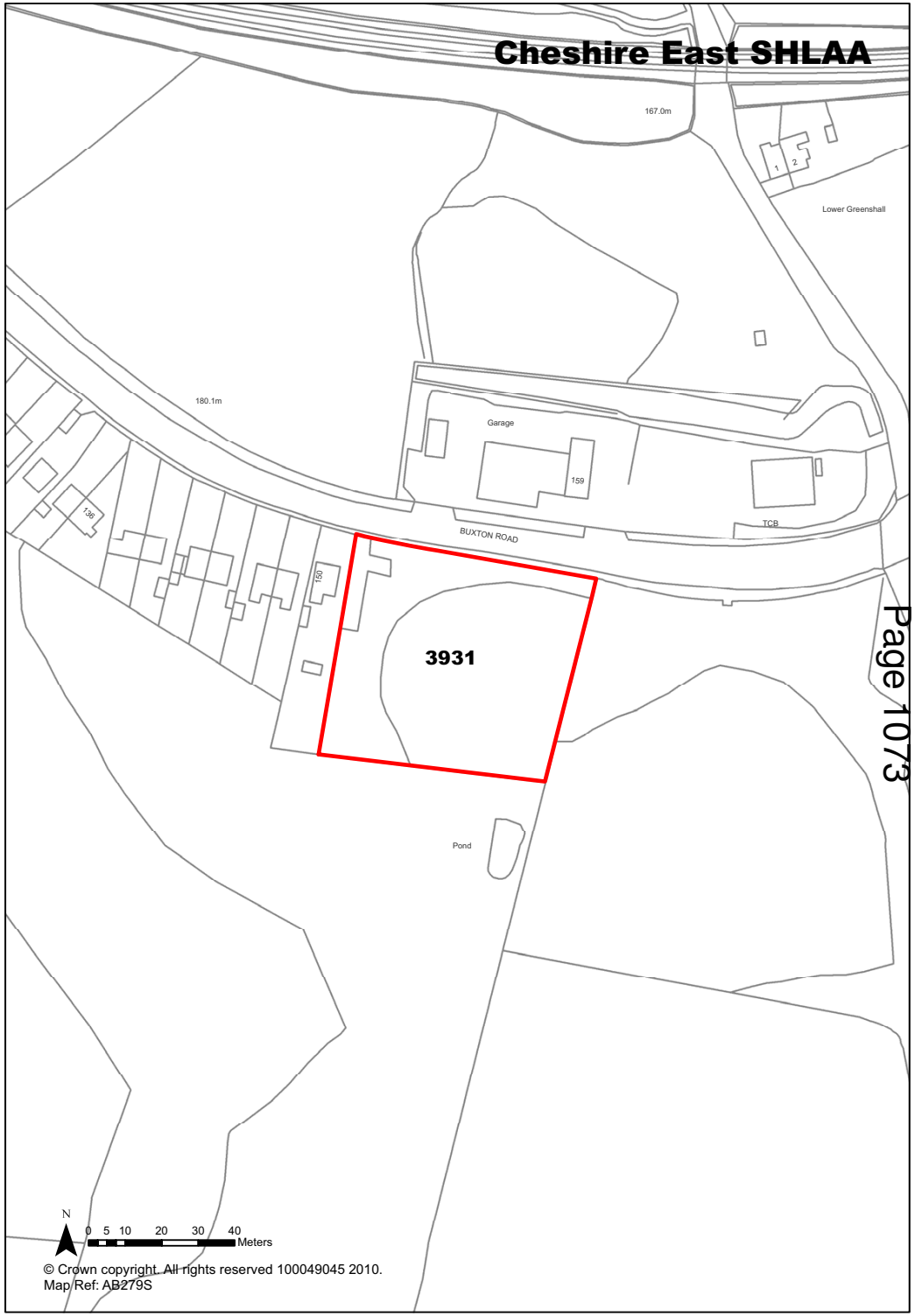
Ref 3899 Site Address Land at Willow Cottage, Newcastle Road South, Brereton, Sandbach

Town / Rural	Rural	**Easting** 377994	**Northing** 363229
Site Description	Agricultural land	**Site Size Net (Ha)**	1.56
Character of Area	Open countryside	**Potential Capacity**	47
Surrounding Land Uses	Open countryside	**Potential Net Capacity**	47
Physical Constraints	Trees and hedges to field boundaries. Site appears generally flat.		
Policy Restrictions	Open Countryside	**Potential Density**	30.13
Managing Constraints	Consideration of the biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multplier
Sustainability	Site is not considered sustainable.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 3931 Site Address Land adjacent to 150 Buxton Road, Disley

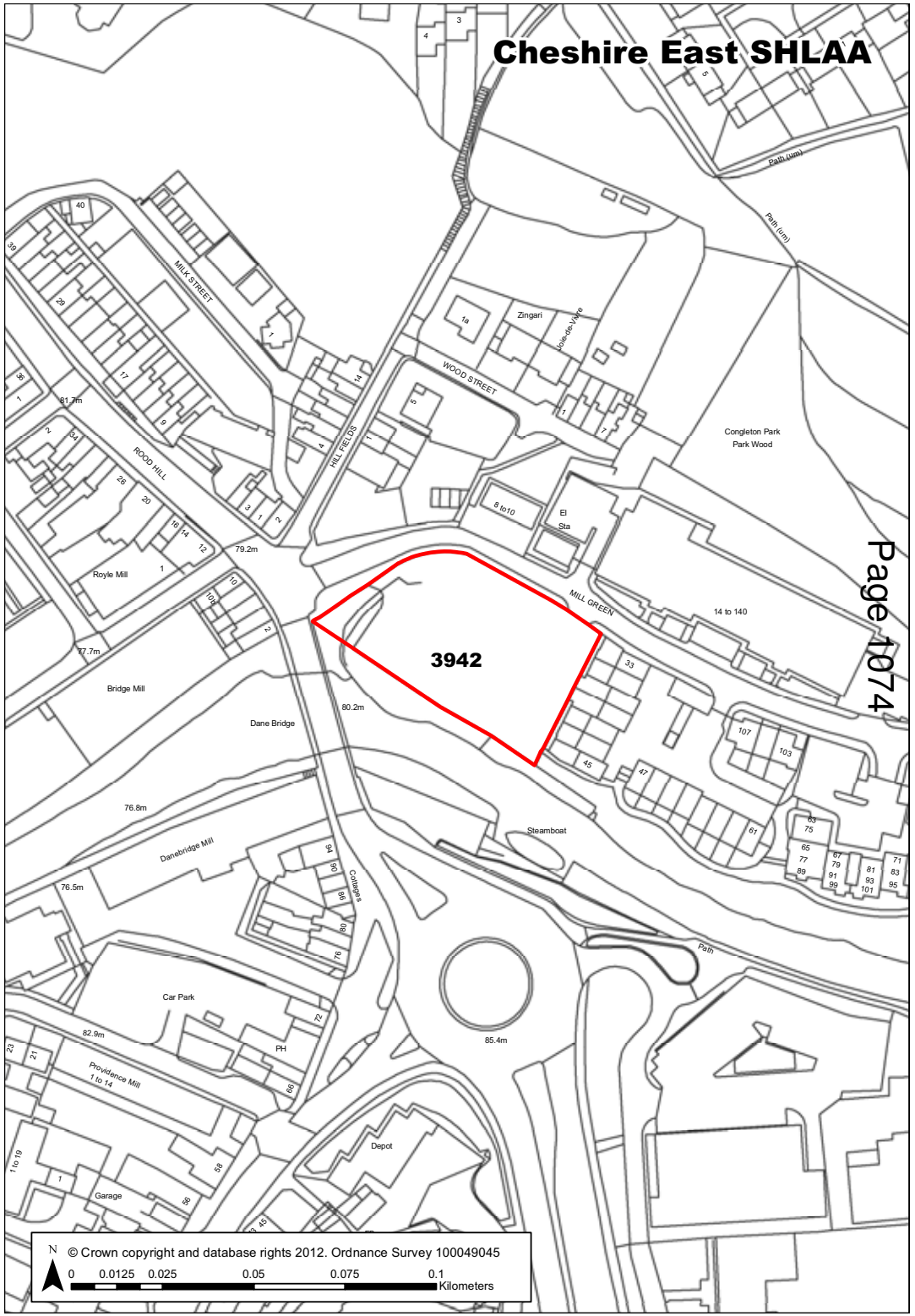
Town / Rural	Disley	**Easting** 398535	**Northing** 384524
Site Description	Scrubland on slight north/south slope. Possible site of former house on very busy road.	**Site Size Net (Ha)**	0.37
Character of Area	Edge of settlement/open countryside.	**Potential Capacity**	12
Surrounding Land Uses	Residential, garage and scrubland.	**Potential Net Capacity**	12
Physical Constraints	Flood zone 1 - little or no risk. Busy road with potential for noise and air pollution issues. Trees on site and to border, some with Tree Preservation Orders. Gentle incline.		
Policy Restrictions	Green Belt. Area of Special County Value for landscape.	**Potential Density**	32.43
Managing Constraints	Consideration of biodiversity. Consultation with Environmental Health. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Determination of Capacity**	Density multiplier
Sustainability	Garage, convenience store. Bus route would allow access to services.		
Accessibility	Located on blind corner of very busy road. Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	12
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref	3942	Site Address	Land rear of 33 to 45, Mill Green, Congleton

Town / Rural	Congleton	**Easting**	385888
Northing	363340		

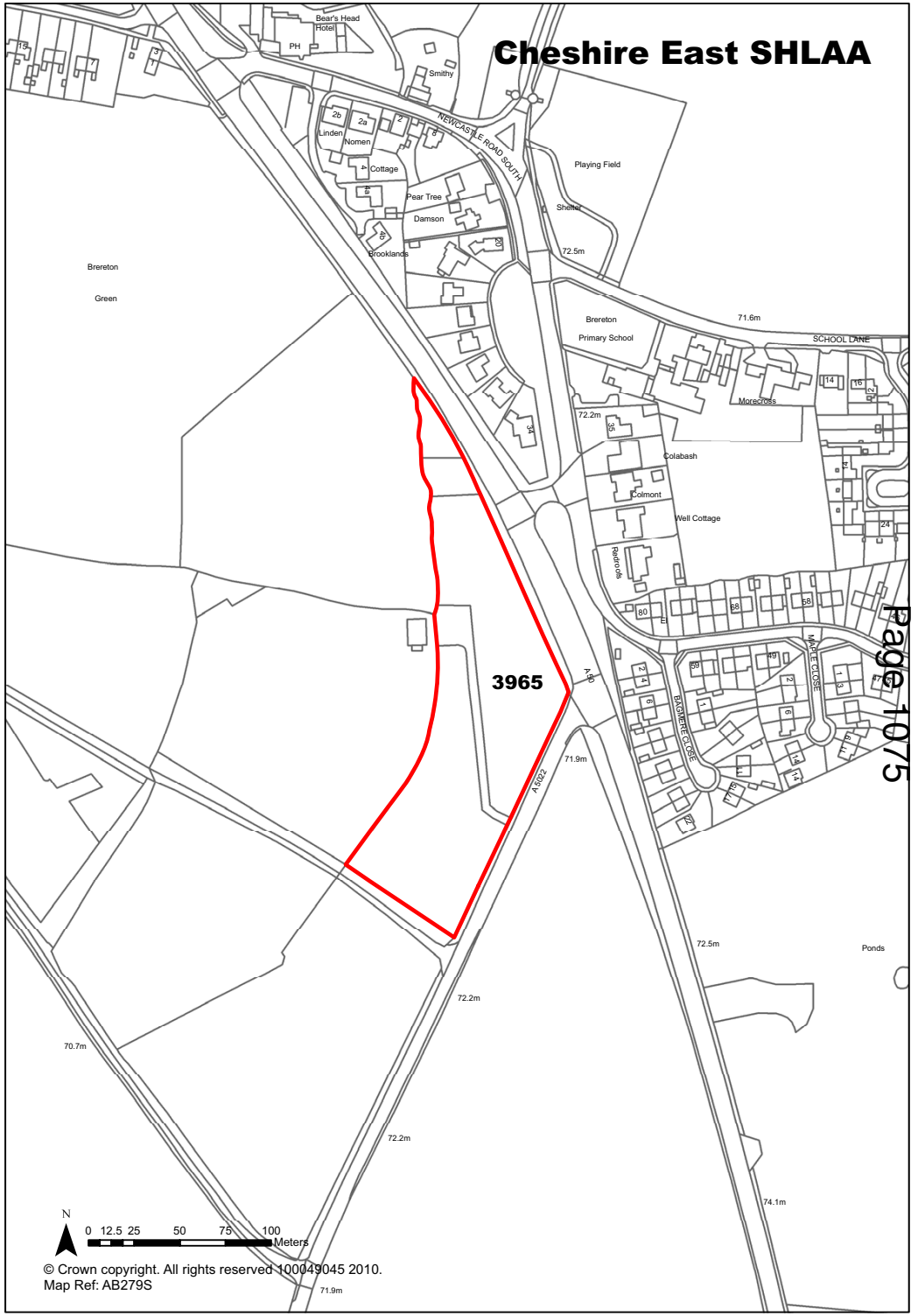
Site Description	Retirement homes under construction.	**Site Size Net (Ha)**	0.28
Character of Area	High density housing/ flats/urban mix of old and new mainly residential.	**Potential Capacity**	44
Surrounding Land Uses	Residential, some retail/commercial, a river and main road and Congleton Park	**Potential Net Capacity**	44
Physical Constraints	Flood zones 2 and 3 - medium to high risk. The River Dane and existing buildings. Trees and fence to boundary. Site is flat. Potential for contamination. Adjacent to a Wildlife Corridor.		
Policy Restrictions	Located within the settlement boundary of Congleton. Area of Archaeological Potential.	**Potential Density**	157.1
Managing Constraints	Need for a Flood Risk Assessment. Consultation with the Cheshire Archaeology Planning Advisory Service and the Contaminated Land Officer. Consideration of biodiversity and potential need for a Protected Species Survey.	**Determination of Capacity**	Based on current permission
Sustainability	In walking distance of the town centre.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information	Under construction	**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available	**Current Year**	15
Achievability	Achievable	**Years 1-5**	29
Deliverability	Deliverable	**Years 6-10**	0
Development Progress	Under Construction	**Years 11-15**	0
Application Number:	11/0319C		



Ref	3965	Site Address	Land at Junction of Holmes Chapel Rd (A5022) and Newcastle Road (A50) at

Town / Rural	Rural	**Easting**	377652 **Northing** 363990

Site Description	Open countryside.	**Site Size Net (Ha)**	1.45
Character of Area	Edge of residential area and open land.	**Potential Capacity**	44
Surrounding Land Uses	Caravan sales, residential uses and open fields.	**Potential Net Capacity**	44
Physical Constraints	Flood zone 1- little or no risk. Junction of 60mph roads. Narrow access road to north. Close to existing setltlement but separated from it by the roads. Potential road noise. Footpath adjacent to western boundary. Trees, hedges and a building on site. Trees and hedges to boundary. Telegraph poles border part of the site. Site appears to have a slight incline.		
Policy Restrictions	Open Countryside, Jodrell Bank Radio Telescope Consultation Zone.	**Potential Density**	30.34
Managing Constraints	Consideration of footpath, telegraph poles and biodiversity. Potential need for a Protected Species Survey. Potential need for a Flood Risk Assessment due to site size. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Site is not considered sustainable due to a lack of services.		
Accessibility	Adjacent to main road and junction of A5022.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

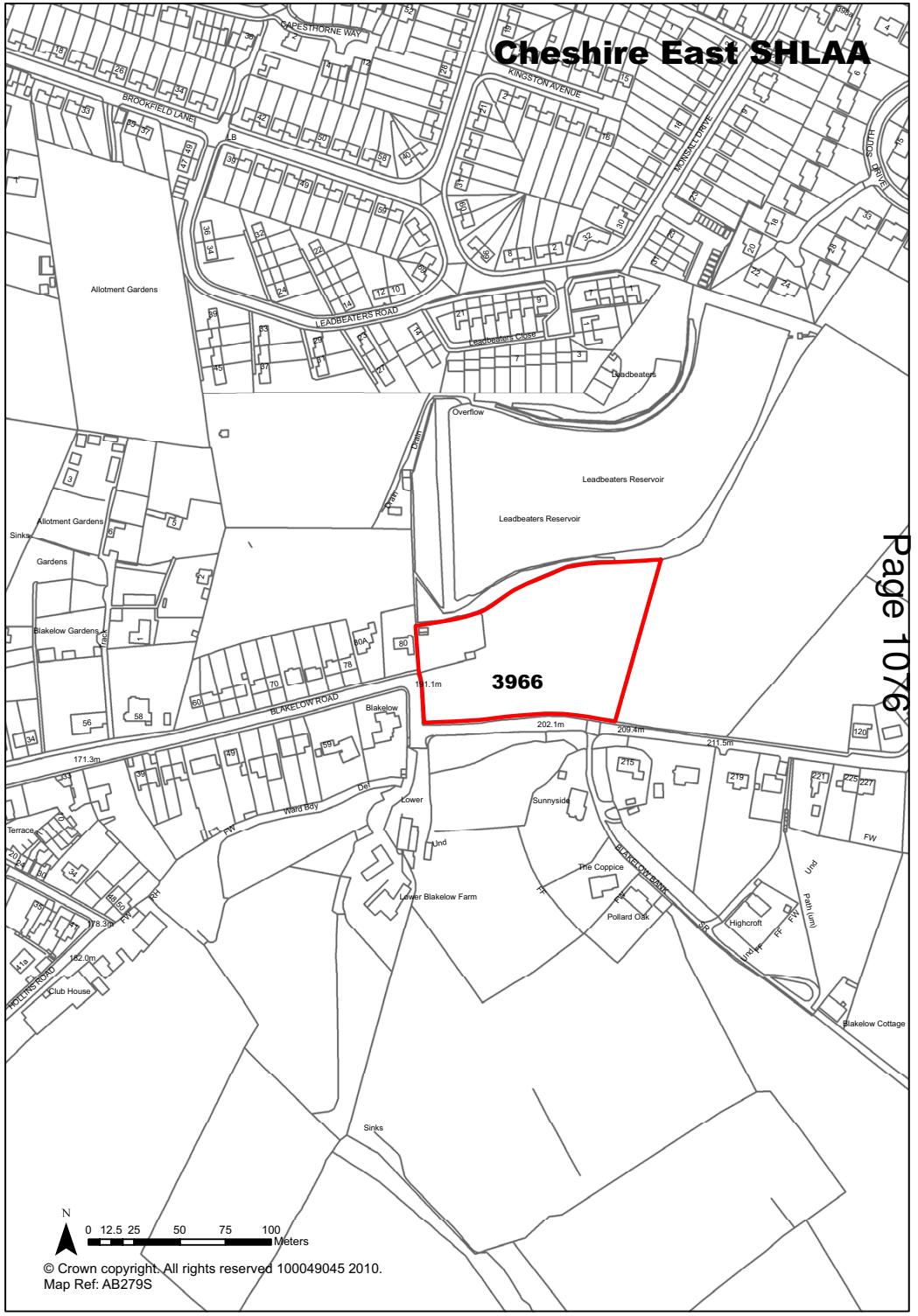


Ref	3966	Site Address	Land adjacent 80 Blakelow Road, Macclesfield

Town / Rural	Macclesfield	**Easting**	392877
		Northing	372916

Site Description	Grazing land.
Character of Area	Edge of settlement/open countryside.
Surrounding Land Uses	Residential, resevoir and open countryside.
Physical Constraints	Flood zone 1 - little or no risk. Topography - site slopes down away from road - significant level difference across site. Wall and trees to site edge. Trees within site and to boundary with resevoir.
Policy Restrictions	Green Belt. Area of Special County Value.
Managing Constraints	Consideration of the biodiversity value of the site. Potential need for a Protected Species Survey. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	Site is considered to be sustainably located.
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	0.85
Potential Capacity	26
Potential Net Capacity	26
Potential Density	30.59
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



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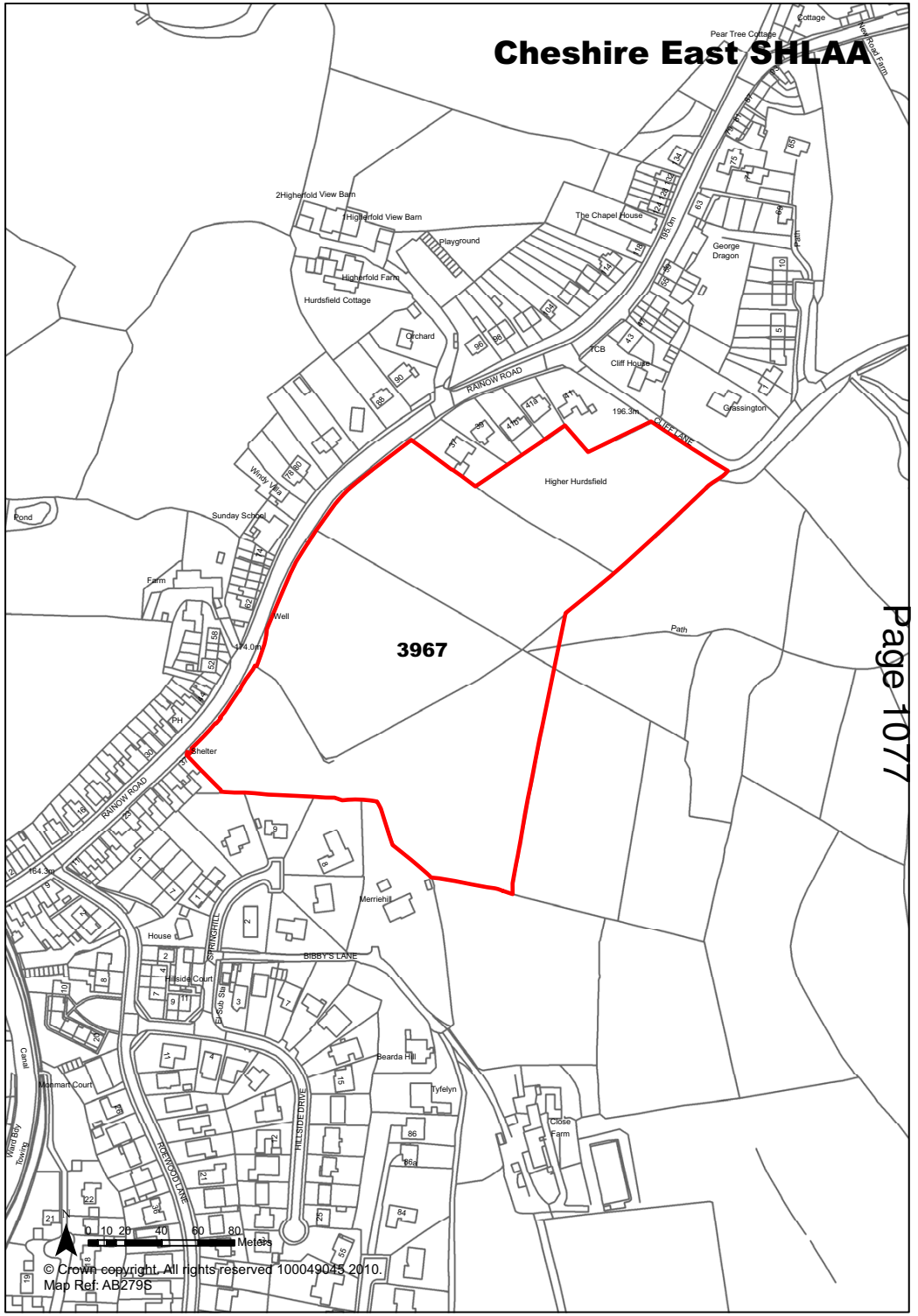
Map Ref: AB279S

Ref	3967	Site Address	Land off Rainow Road, Higher Hurdsfield, Macclesfield

Town / Rural	Rural	**Easting**	393281
		Northing	374522

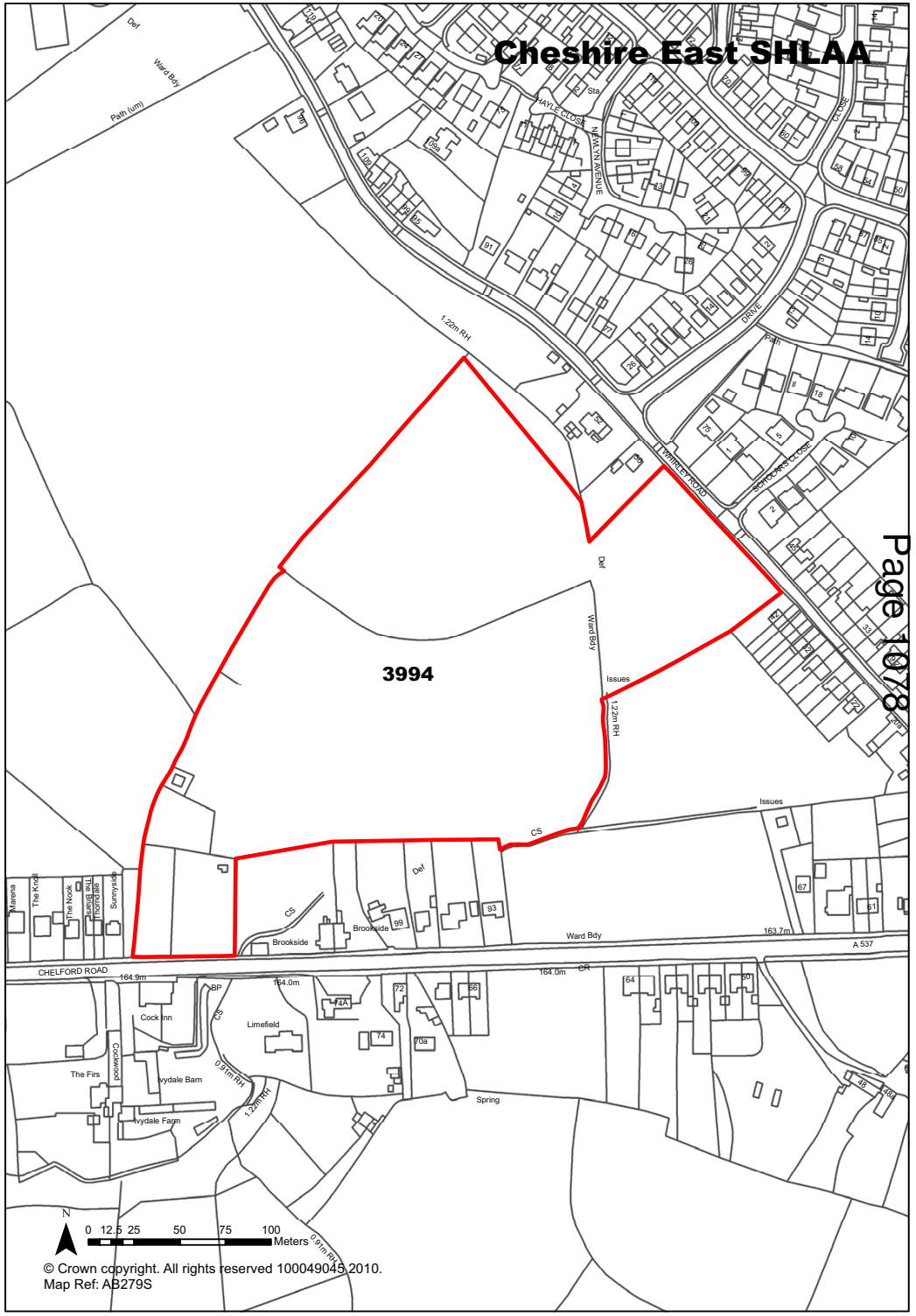
Site Description	Fields on a steep hill, sloping east to west on the edge of a village on outskirts of Macclesfield.	**Site Size Net (Ha)**	3.7
Character of Area	Open countryside. Hilly village, one mile from Macclesfield	**Potential Capacity**	111
Surrounding Land Uses	Residential, agriculture, open countryside	**Potential Net Capacity**	111
Physical Constraints	Flood zone 1 - little or no risk. Topography, trees on site, hedges to boundary. Footpath crosses site.		
Policy Restrictions	Area of Special County Value, Green Belt, western area is part of a Conservation Area.	**Potential Density**	30
Managing Constraints	Consideration of heritage, biodiversity and footpath. Potential need for a Protected Species Survey. Consultation with Heritage and Design. Transport Assessment likely to be needed. Potential need for a Flood Risk Assessment due to site size. Surface water runoff to be calculated in accordance with Environment agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Post office, shops and pub close by.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 3994 **Site Address** Land off Chelford Road, Henbury, Macclesfield.

Town / Rural	Macclesfield - Edge / Extension	**Easting** 388753	**Northing** 373760

Site Description	Fields between Chelford and Whirley Road, between settlements	**Site Size Net (Ha)**	5.41
Character of Area	Open land between settlements.	**Potential Capacity**	163
Surrounding Land Uses	Residential, agricultural and industrial.	**Potential Net Capacity**	163
Physical Constraints	Flood zone 1- little or no risk. Power lines, hedgerows, mature trees. Hardstanding on site. Undulating site with hedges to boundary.		
Policy Restrictions	Green Belt, Existing Open Space.	**Potential Density**	30.13
Managing Constraints	Consideration of biodiversity and replacement open space. Potential need for a Protected Species Survey. Potential need for a Flood Risk Assessment due to site size. Transport Assessment likely to be needed. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Bus route would allow access to services.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	90
Development Progress	SHLAA Site	**Years 11-15**	73
Application Number:			

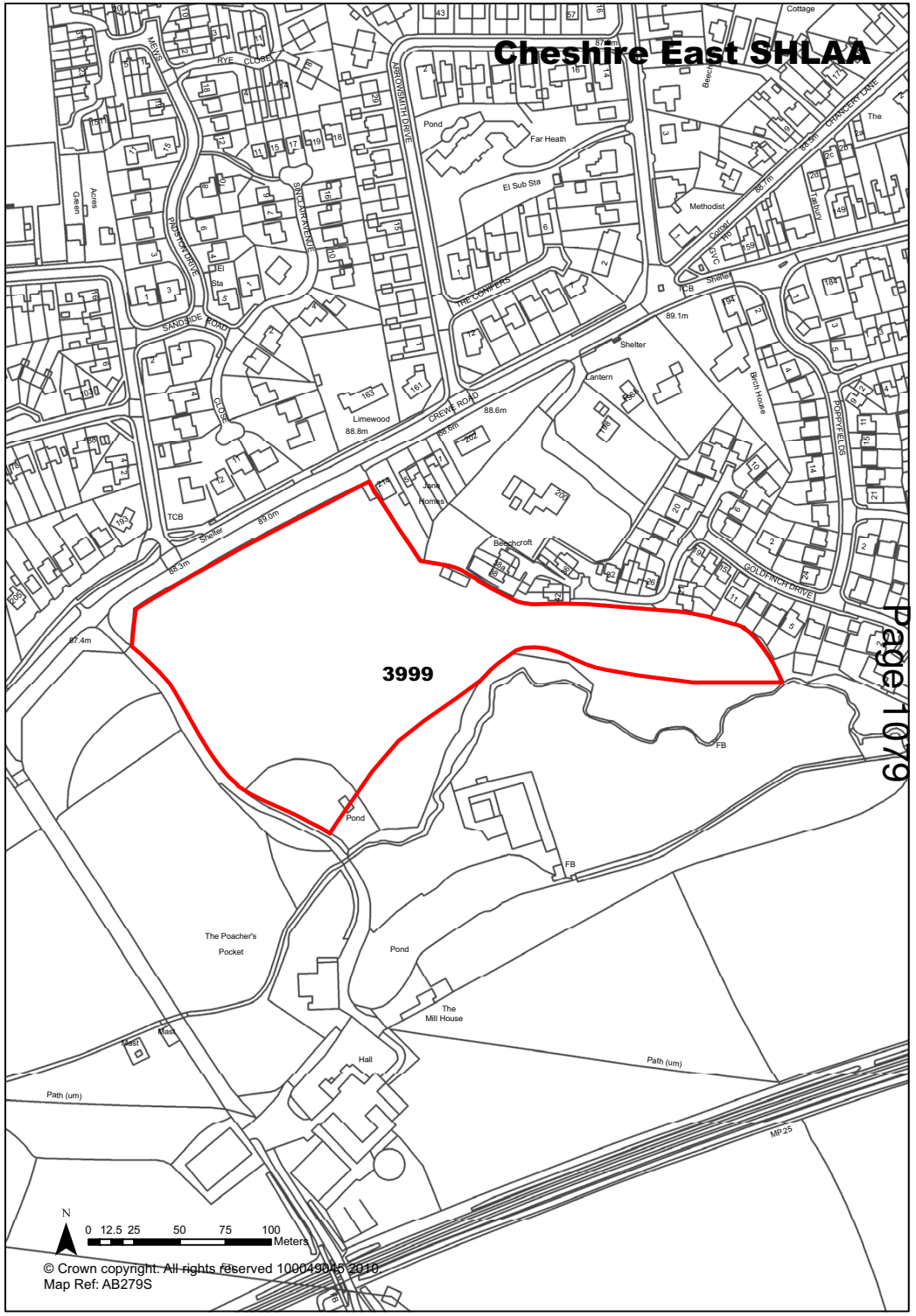


Ref	3999	Site Address	Land south of Crewe Road, Alsager.

Town / Rural	Alsager	**Easting**	378619
		Northing	355130

Site Description	Flat field.
Character of Area	Semi-rural, edge of residential area.
Surrounding Land Uses	Residential, farm, shop, pub.
Physical Constraints	Flood zone 1 - little or no risk. Includes/is adjacent to ponds. Trees, some with Tree Presevation Orders. River to the south, with moderate chance of flooding. Site is flat. Trees and hedges to boundary.
Policy Restrictions	Open countryside.
Managing Constraints	Consideration of biodiversity. Potential need for a Protected Species Survey. Potential need for a Flood Risk Assessment due to site size. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	Bus stops on main road provide access to services.
Accessibility	Access is possible from main road
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable
Availability	Available
Achievability	Achievable
Deliverability	Deliverable
Development Progress	Awaiting S106
Application Number:	12/0893C

Site Size Net (Ha)	2.69
Potential Capacity	65
Potential Net Capacity	65
Potential Density	24.16
Determination of Capacity	Based on current permission
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	65
Years 6-10	0
Years 11-15	0



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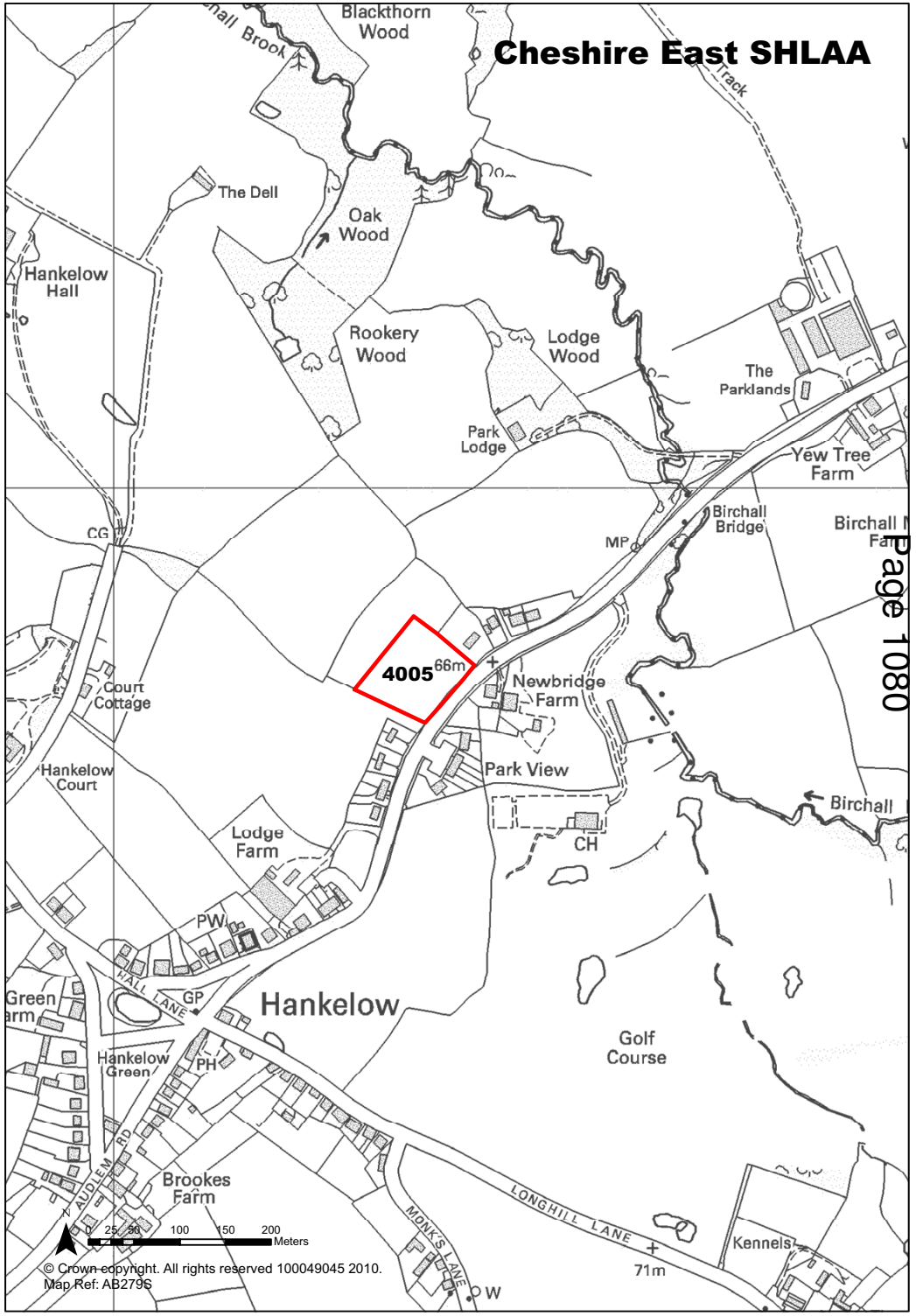
Map Ref: AB279S

Ref 4005 Site Address Land off Audlem Road, Hankelow.

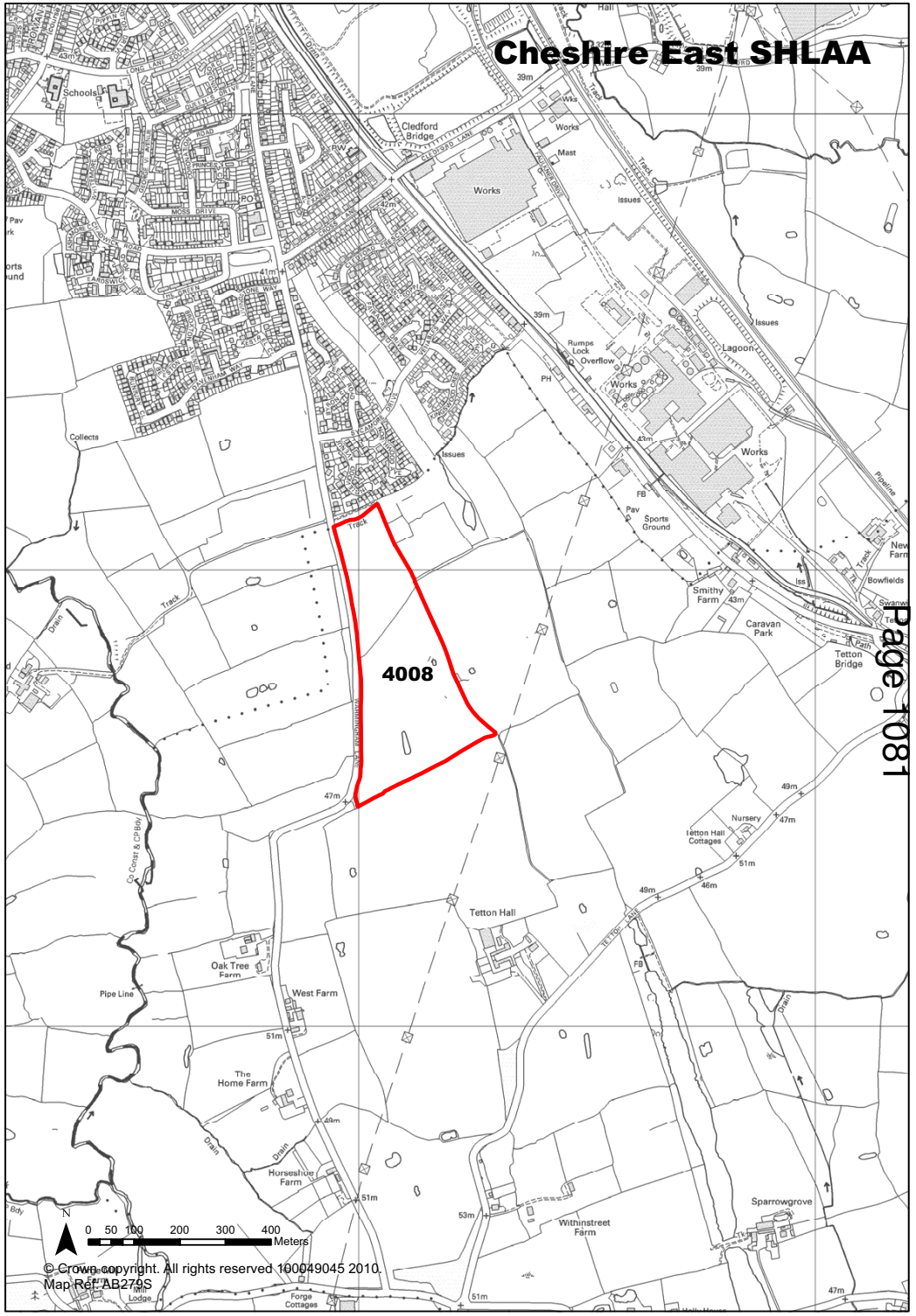
Town / Rural	Rural	**Easting** 367331	**Northing** 345797
Site Description	Flat site, agricultural use, bound by hedgerows and trees.	**Site Size Net (Ha)**	0.79
Character of Area	Open countryside.	**Potential Capacity**	24
Surrounding Land Uses	Open countryside, agricultural development with some residential development.	**Potential Net Capacity**	24
Physical Constraints	Flood zone 1 - little or no risk. Possible access issues. Hedgerows and trees on site and to boundary. Footpath adjacent to south-western boundary. Site appears to be flat.		
Policy Restrictions	Open countryside.	**Potential Density**	30.38
Managing Constraints	Hedgerows and trees and site will need consideration, as will the footpath. Potential need for a Protected Species Survey. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Not sustainable as very few facilities in Hankelow.		
Accessibility	To be discussed with Highways.	**Total Completions**	0
Other Information	Outline application (12/2309N) for 10 dwellings refused.	**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	24
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:	12/2309N		



Ref 4008 **Site Address** Land east of Warmingham Lane, Middlewich

Town / Rural	Middlewich	**Easting** 371090	**Northing** 363789

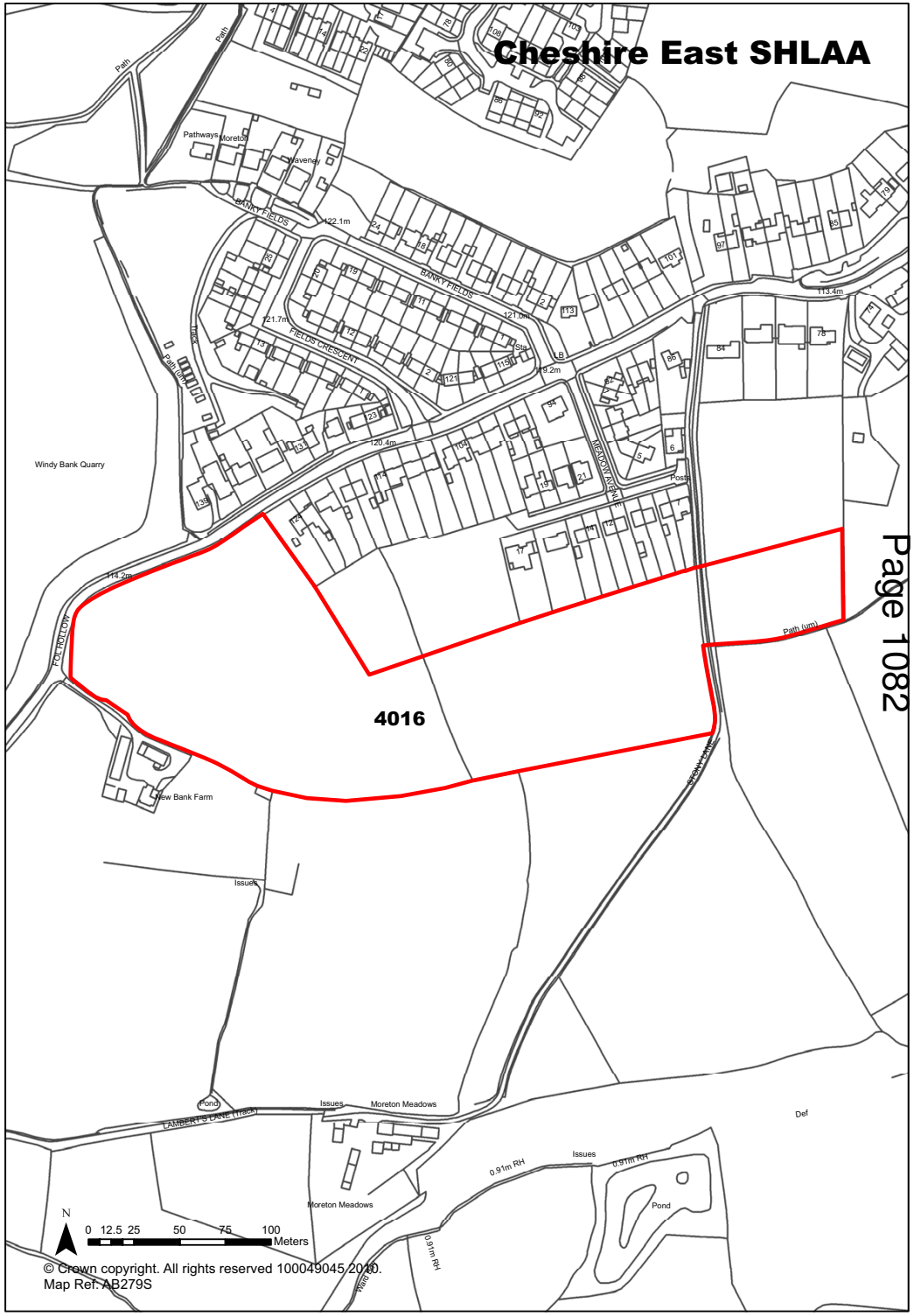
Site Description	Flat field.	**Site Size Net (Ha)**	3.20
Character of Area	Edge of countryside inlcuding industrial, countryside and residential.	**Potential Capacity**	96
Surrounding Land Uses	Residential, open countryside, industrial.	**Potential Net Capacity**	96
Physical Constraints	Flood zone 1 - little or no risk. Edged by drainage ditch to Warmingham Lane. Mature trees to three boundaries, also hedges on boundaries. Pond/poor drainage. Telegraph poles to southern edge. Clear view of industrial use to east. Site is flat.		
Policy Restrictions	Open Countryside.	**Potential Density**	30
Managing Constraints	Consideration of biodiversity and need for Protected Species Survey. Potential need for a Flood Risk Assessment due to site size. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	A supermarket, post office and public house are accessible from the site.		
Accessibility	Acces is possible from main road.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available - site under option	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	90
Development Progress	SHLAA Site	**Years 11-15**	6
Application Number:			



Ref	4016	Site Address	Land at Fol Hollow/ Waggs Road and Meadow Avenue, Congleton.

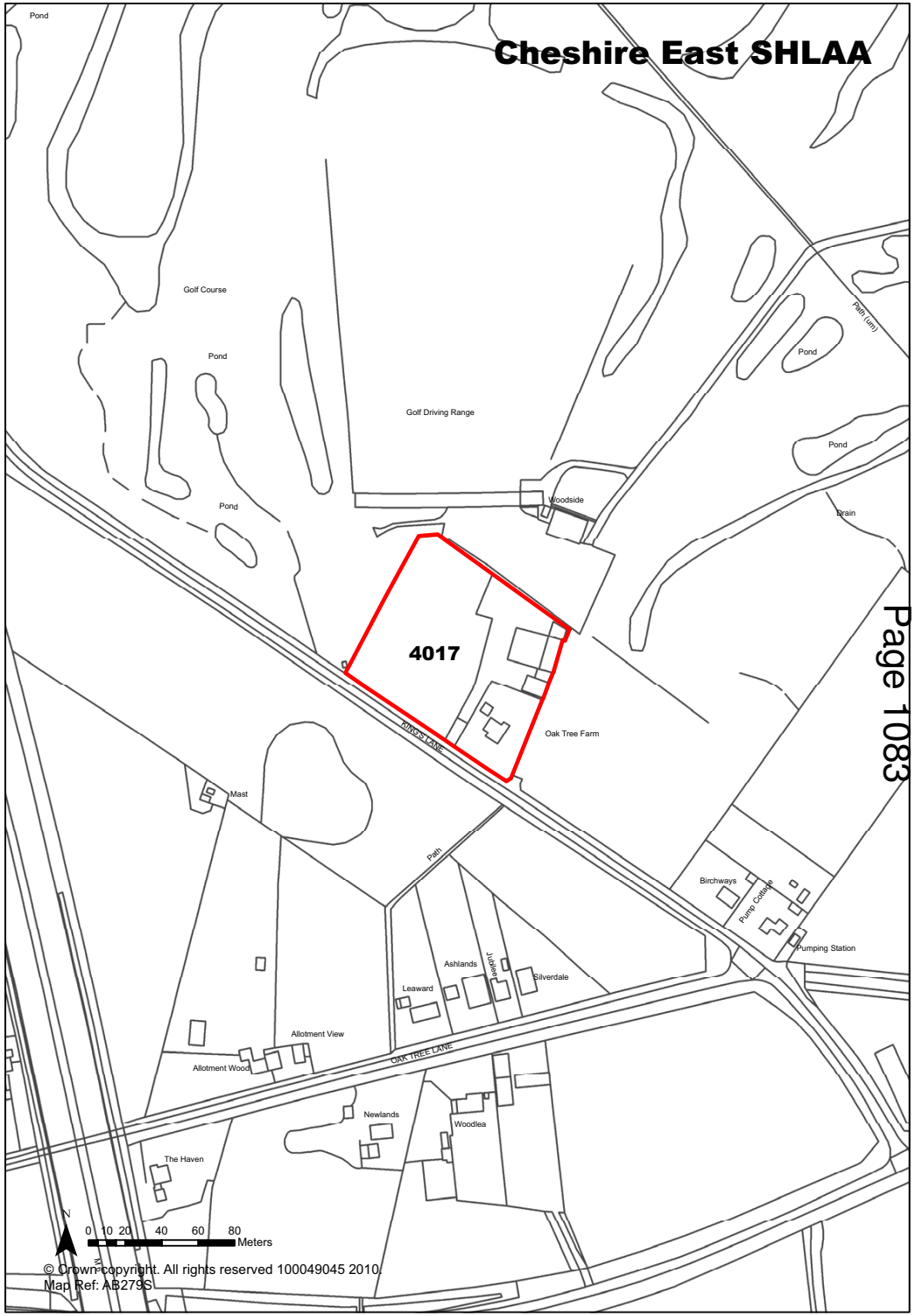
Town / Rural	Congleton	**Easting**	385242 **Northing** 362260

Site Description	Field.	**Site Size Net (Ha)**	3.55
Character of Area	Fields and housing.	**Potential Capacity**	107
Surrounding Land Uses	Residential use and fields.	**Potential Net Capacity**	107
Physical Constraints	Flood zone 1 - little or no risk. Flat site, hence development here may be visible for some distance. Footpath crosses site. Trees and hedges on site and to boundary.		
Policy Restrictions	Open Countryside.	**Potential Density**	30.14
Managing Constraints	Consideration of biodiversity. Potential need for a Protected Species Survey. Potential need for a Flood Risk Assessment due to site size. Transport Assessment likely to be needed. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multplier
Sustainability	Site is close to a bus route, whch would allow access to services and close to a primary school.		
Accessibility	Access to be discussed with Highways. Access from narrow residential road to a very narrow cul-de-sac track bounded by drainge ditch and lower ground, hence difficult to widen.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 4017 Site Address Land at Oak Tree Farm, Cranage

Town / Rural	Smaller Villages	**Easting** 374266	**Northing** 369345
Site Description	House with yard and hardstanding to rear (haulage business) and adjacent field.	**Site Size Net (Ha)**	0.92
Character of Area	Open countryside, woods.	**Potential Capacity**	28
Surrounding Land Uses	Golf course, open countryside.	**Potential Net Capacity**	28
Physical Constraints	Flood zone 1 - little or no risk. Oak trees line Kings Lane boundary. Hedge form north-east and north-west boundaries. Buildings and hardstanding on site. Site is flat.		
Policy Restrictions	Open Countryside, Jodrell Bank Radio Telescope Consultation Zone.	**Potential Density**	30.43
Managing Constraints	Consultation with Jodrell Bank. Consideration of biodiveristy. Potential need for a Protected Species Survey. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Site is not considered to be sustainable due to lack of services.		
Accessibility	From relatively narrow road.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

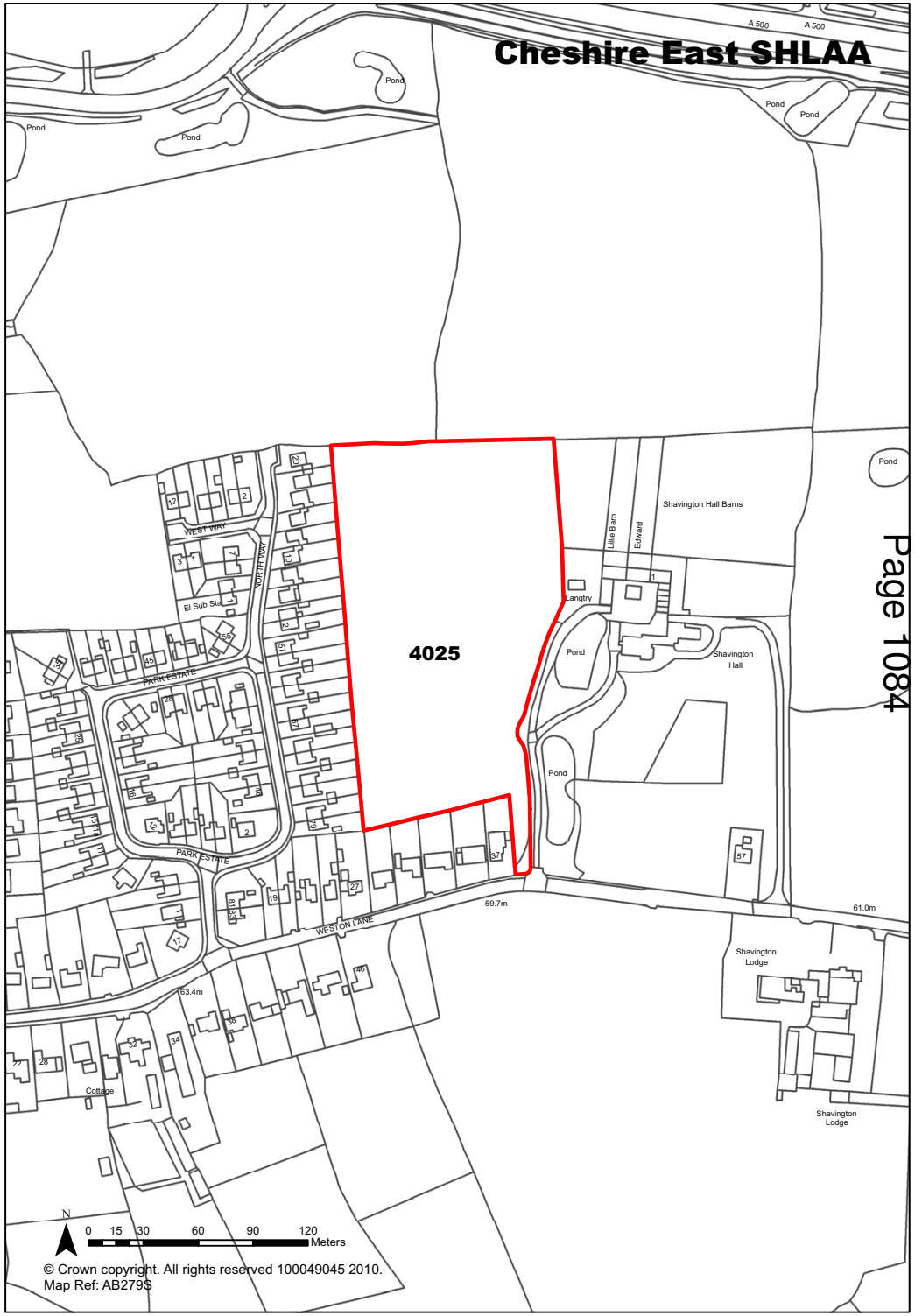


Ref 4025 Site Address Land at Shavington Hall, Shavington.

Town / Rural Shavington **Easting** 370815 **Northing** 352347

Site Description	Agricultural use, bounded by hedgerows and trees.
Character of Area	Open countryside adjacent to the Shavington settlement boundary.
Surrounding Land Uses	Open countryside, agricultural land and residential development.
Physical Constraints	Flood zone 1 - little or no risk. Shavington Hall - Listed Buildings. Tree Preservation Order trees on site along access and eastern boundary. Site is flat. Ponds close to site.
Policy Restrictions	Green Gap.
Managing Constraints	Consideration of hedges and trees on site. Consideration of historic environment including Listed Building. Consultation with Heritage and Design. Consideration of biodiversity. Potential need for a Protected Species Survey. Potential need for a Flood Risk Assessment due to site size. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	Sustainably located adjacent to Shavington settlement.
Accessibility	To be discussed with Highways.
Other Information	Site is located in the proposed Strategic Open Gap.
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site - Current Application
Application Number:	12/3300N

Site Size Net (Ha)	2.25
Potential Capacity	57
Potential Net Capacity	57
Potential Density	25.33
Determination of Capacity	Based on curent application
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	57
Years 11-15	0

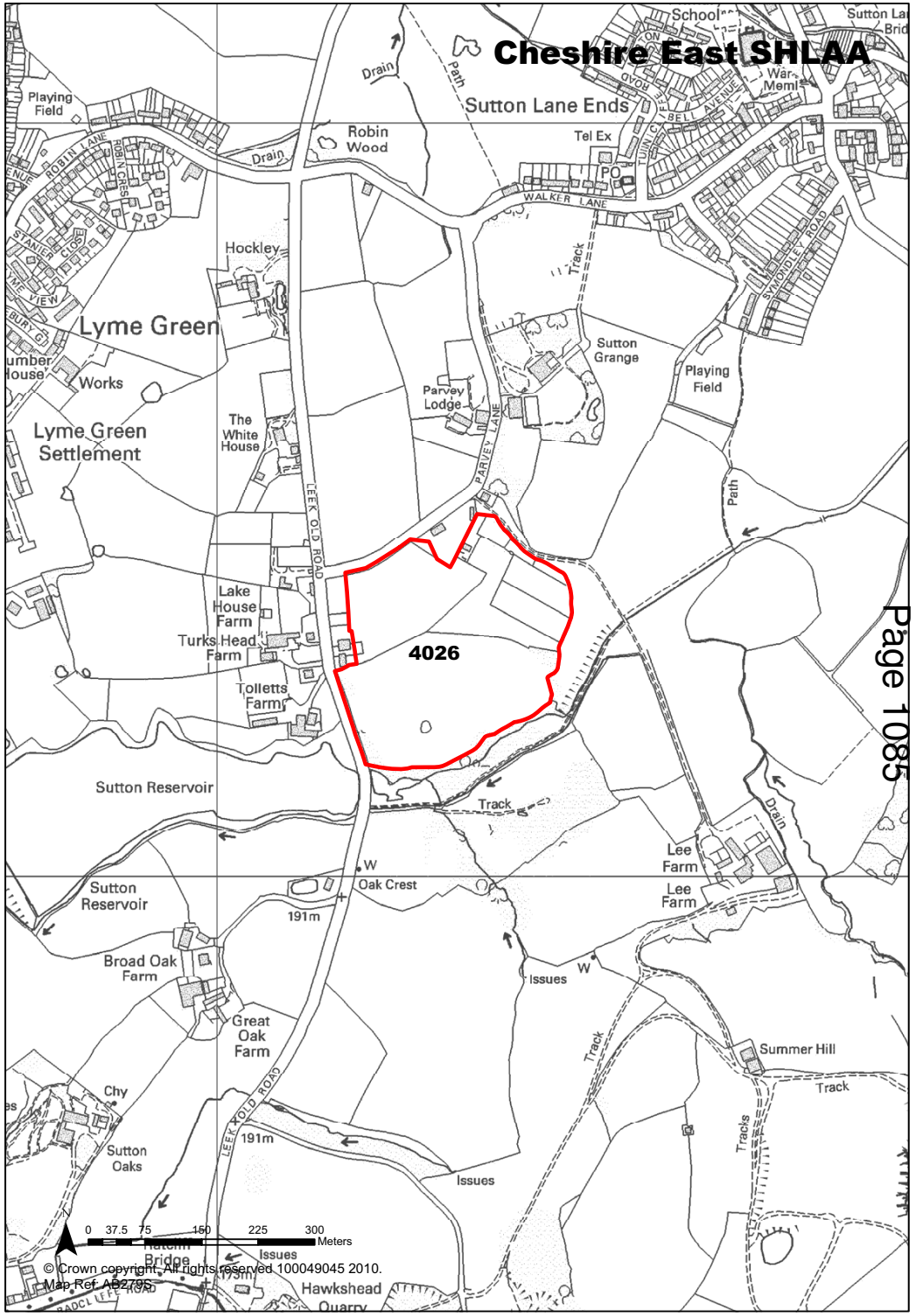


Ref	4026	Site Address	Land off Leek Old Road, Sutton, Macclesfield.

Town / Rural	Rural	**Easting**	392310
		Northing	370304

Site Description	Agricultural grazing fields. Reservoir to eastern boundary.
Character of Area	Rural, hilly, edge of settlement.
Surrounding Land Uses	Agricultural, residential.
Physical Constraints	Flood zone 1 - little or no risk. Hedgerow and ponds, reservoir, topography. Hardstanding on site. Hilly, generally on a slope from east to west but undulating. Site is bordred by trees, hedges and fences.
Policy Restrictions	Area of Special County Value, Green Belt. Site of Nature Conservation Importance.
Managing Constraints	Consideration of biodiversity. Potential need for a Protected Species Survey. Potential need for a Flood Risk Assessment due to site size. Transport Assessment likely to be needed. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	Site is not considered to be sustainably located due to lack of services.
Accessibility	Access is possible.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Marginal / Uncertain
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	7.43
Potential Capacity	223
Potential Net Capacity	223
Potential Density	30.01
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0

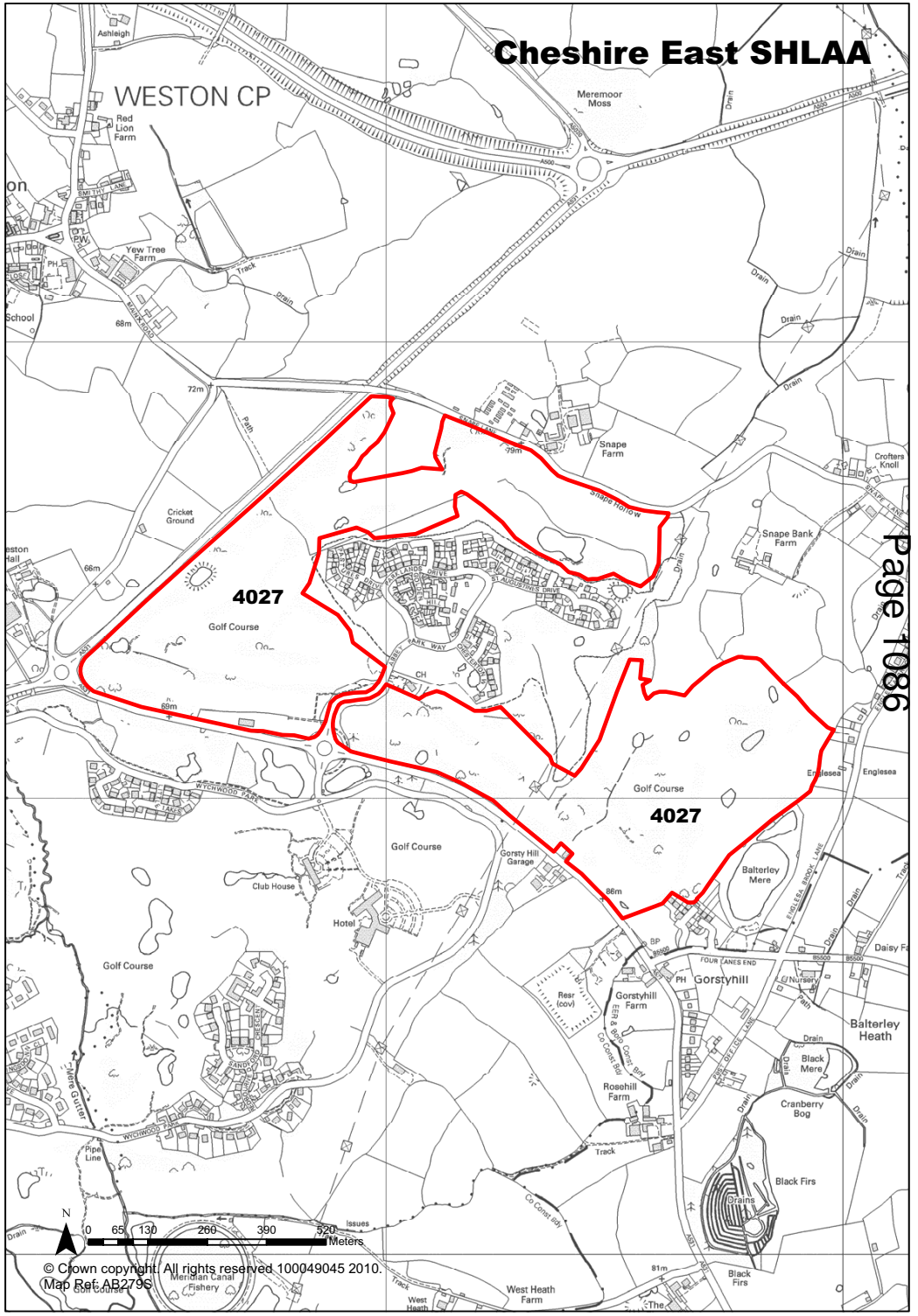


Ref 4027 Site Address Wychwood Golf Course

Town / Rural Rural **Easting** 374186 **Northing** 351286

Site Description	Golf course with modern residential development in the centre but not included in the site.
Character of Area	Open countryside.
Surrounding Land Uses	Residential and agricultural.
Physical Constraints	Flood zone 1 - little or no risk. Open countryside. Trees, ponds and hedges on site. Footpaths cross the site. Undulating site bordered by trees, heges and fencing.
Policy Restrictions	Open countryside, eastern part of site is in Hazardous Consultation Zone.
Managing Constraints	Consideration of footpaths and biodiversity. Potential need for a Protected Species Survey. Transport Assessment likely to be needed. Potential need for a Flood Risk Assessment due to site size. Consultation with the Health and Safety Executive. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	Not sustainably located, isolated location. However site may be of a sufficient size to create a sustainable settlement.
Accessibility	To be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Marginal / Uncertain
Achievability	Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	64.39
Potential Capacity	1932
Potential Net Capacity	1932
Potential Density	30
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0

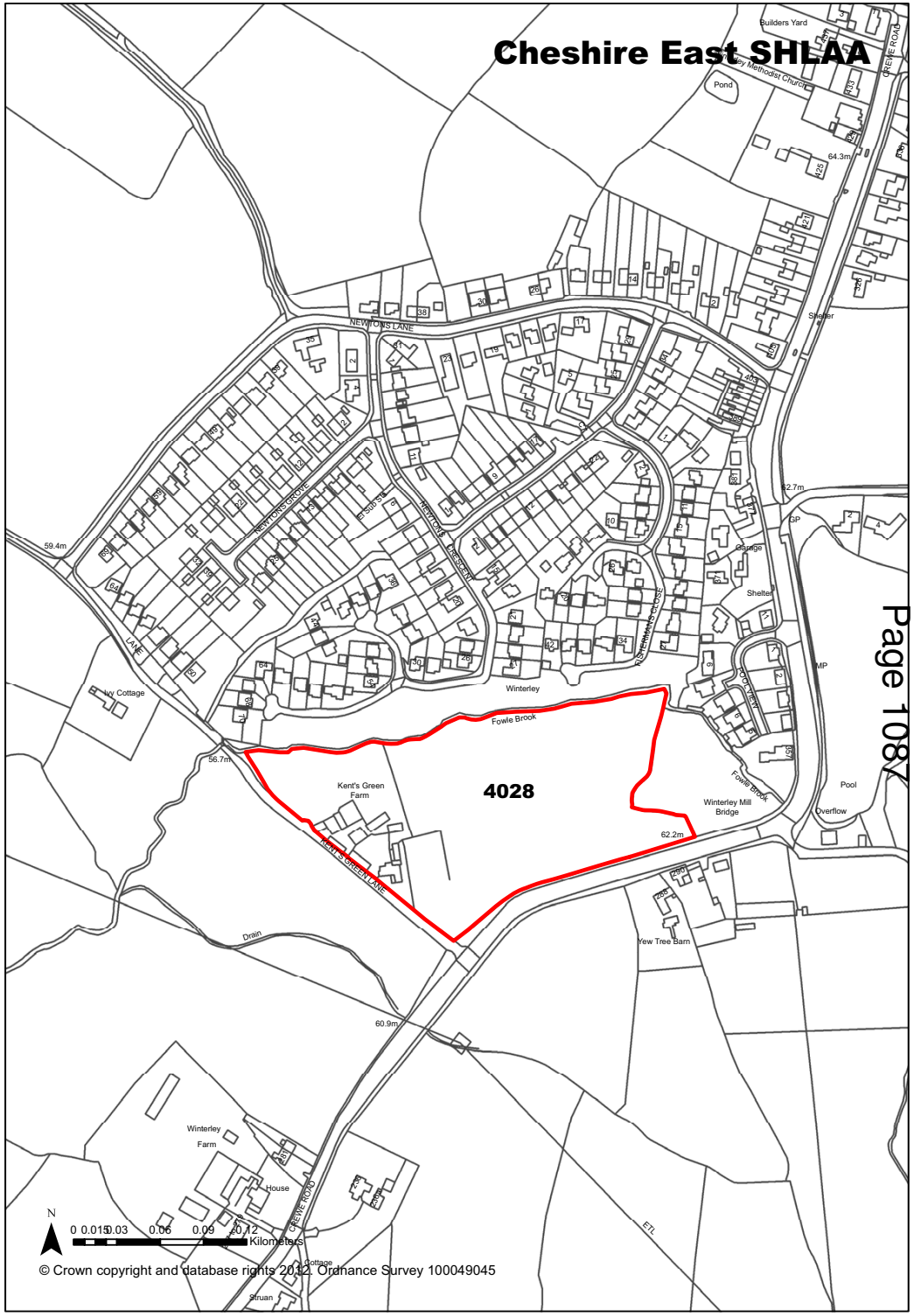


Ref 4028 Site Address Land at Kent Green Farm, Haslington.

Town / Rural Haslington **Easting** 374507 **Northing** 356977

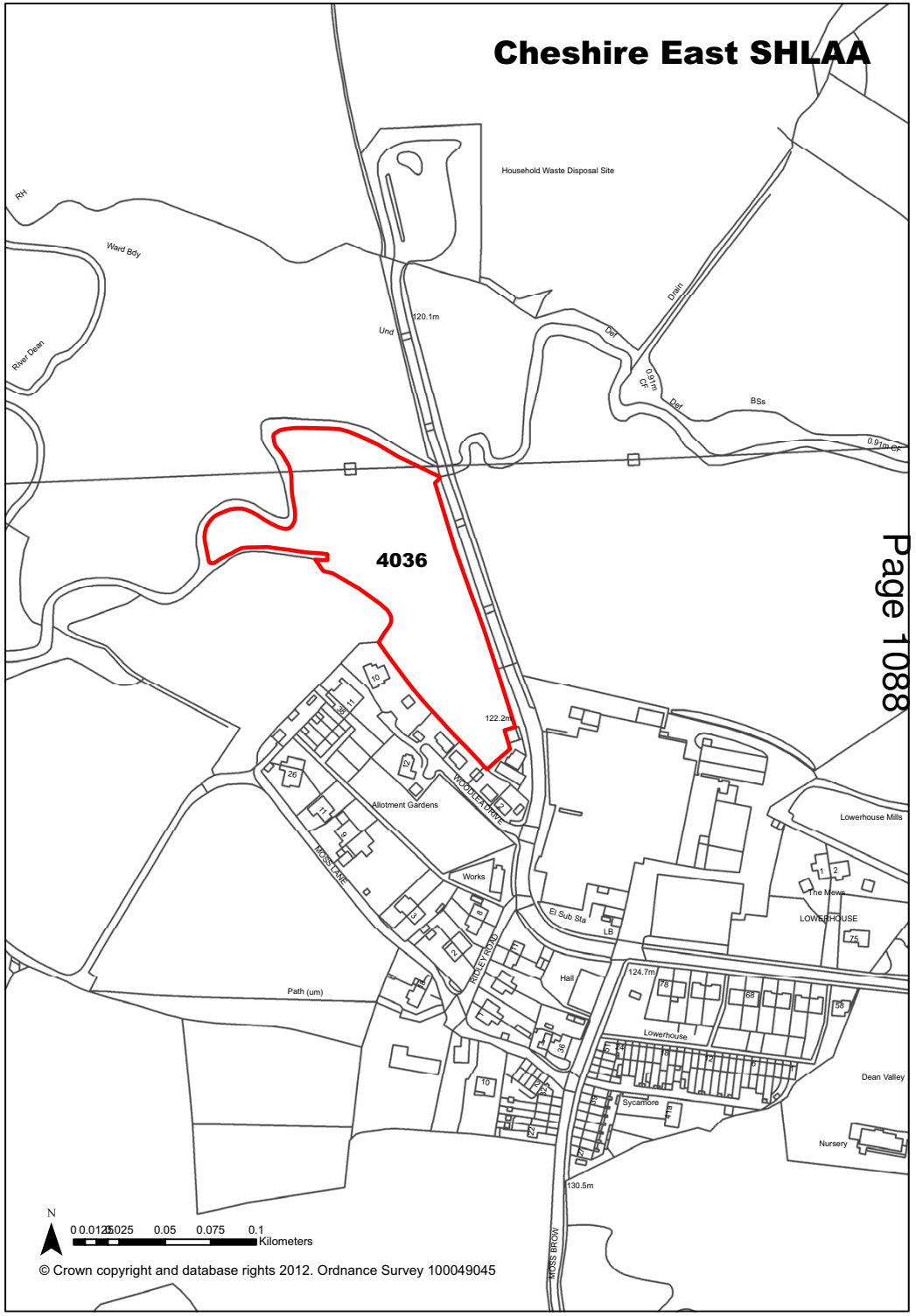
Site Description	Part of agricultural land but also includes a farm house and barns.
Character of Area	Edge of settlement. Open countryside.
Surrounding Land Uses	Agricultural land. Open space and residential areas with Winterley.
Physical Constraints	Majority of the site is in flood zone 1 - little or no risk. Area along the northern boundary is an area of flood risk. Trees with Tree Preservation Orders on the site. Buildings on site and overhead pylons. Trees, fence and hedges to boundary. Undulating site.
Policy Restrictions	Open countryside.
Managing Constraints	Development away from Tree Preservation Order trees. Potential need for a Protected Species Survey. Flood risk constraints, with potential need for a Flood Risk Assessment. Consideration of overhead pylons. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	Adjacent to Winterley but considered to be not sustainably located.
Accessibility	To be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	2.87
Potential Capacity	87
Potential Net Capacity	87
Potential Density	30.31
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	87
Years 11-15	0



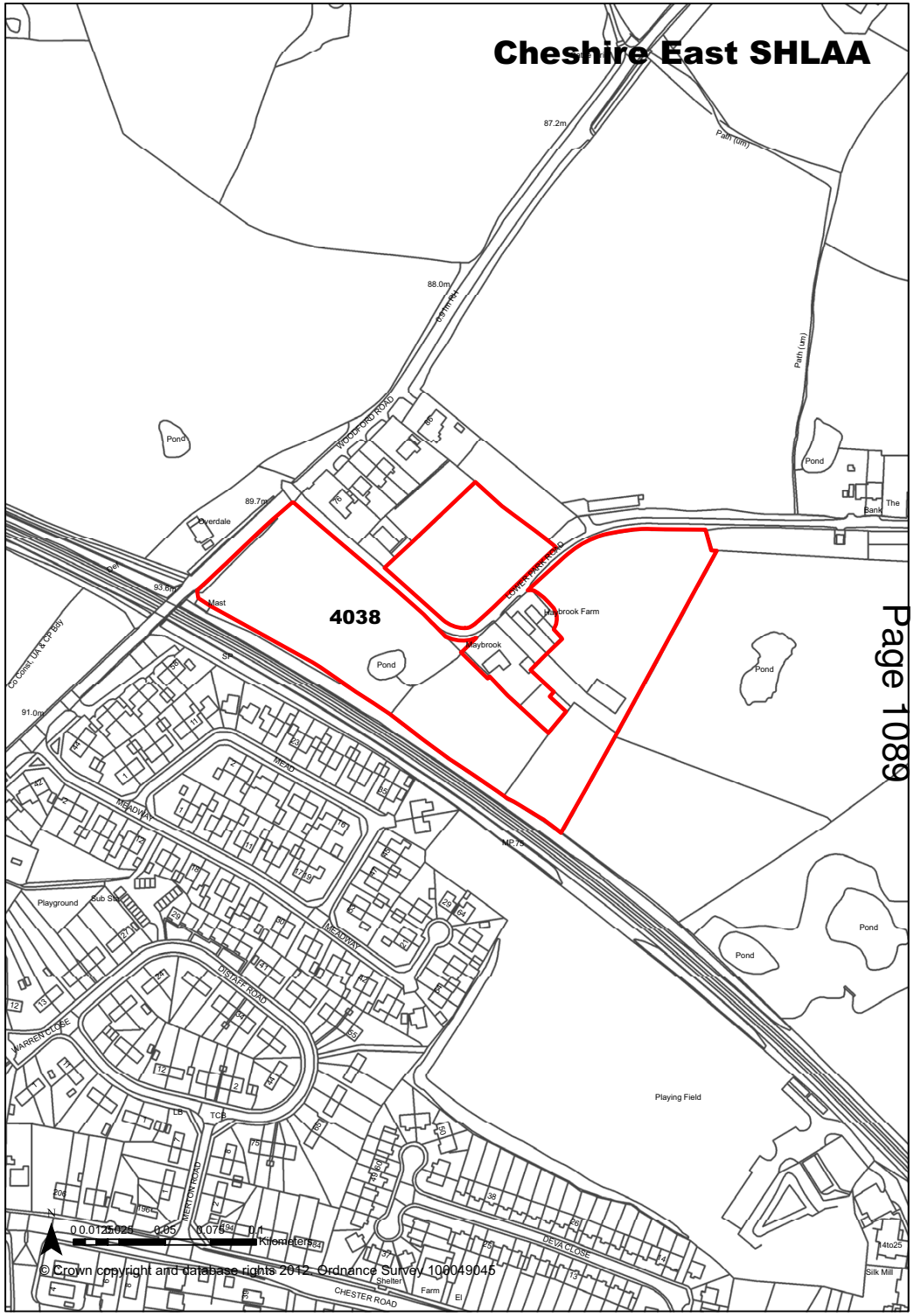
Ref 4036 Site Address Land at Albert Road, Bollington.

Town / Rural	Bollington	**Easting** 392076	**Northing** 377785
Site Description	Field.	**Site Size Net (Ha)**	1.16
Character of Area	Edge of settlement, semi-rural.	**Potential Capacity**	35
Surrounding Land Uses	Industrial, waste disposal, residential.	**Potential Net Capacity**	35
Physical Constraints	Flood zone 2 and 3 - medium to high risk. Stream bounds the north of the site. Power lines and a footpath cross the site. Trees with Tree Presevation Orders on site/overhanging site. There is also a footpath to the eastern border. Hedgerows. Trees along boundary, protected species. Site appears to be flat.		
Policy Restrictions	Existing Employment Area.	**Potential Density**	30.17
Managing Constraints	Consideration of pylons and footpath. Consideration of biodiversity, with a need for a Protected Species Survey. Consideration of flood risk and the production of a Flood Risk Assessment. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	School nearby.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information	Application No 06/2021P- allowed appeal for 12 business units 28.05.08.	**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	35
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 4038 Site Address Land off Woodford Road, Poynton.

Town / Rural	Poynton	**Easting** 390809	**Northing** 384125
Site Description	Fields with ponds.	**Site Size Net (Ha)**	2.39
Character of Area	Open countryside.	**Potential Capacity**	72
Surrounding Land Uses	Agricultural, residential, railway line.	**Potential Net Capacity**	72
Physical Constraints	Flood zone 1 - little or no risk. Potential noise and pollution issues from the adjacent railway. Site is adjacent to a Grade II Listed Building and contains trees with Tree Preservation Orders. Building and hardstanding on site. Site is bordered by trees and hedges. Undulating site.		
Policy Restrictions	Green Belt.	**Potential Density**	30.13
Managing Constraints	Consideration of biodiversity and potential need for a Protected Species Survey. Consultation with Environmental Health. Consideration of heritage and consultation with Heritage and Design. Potential need for a Flood Risk Assessment due to site size. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Site is not considered sustainable due to lack of services close by.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	72
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



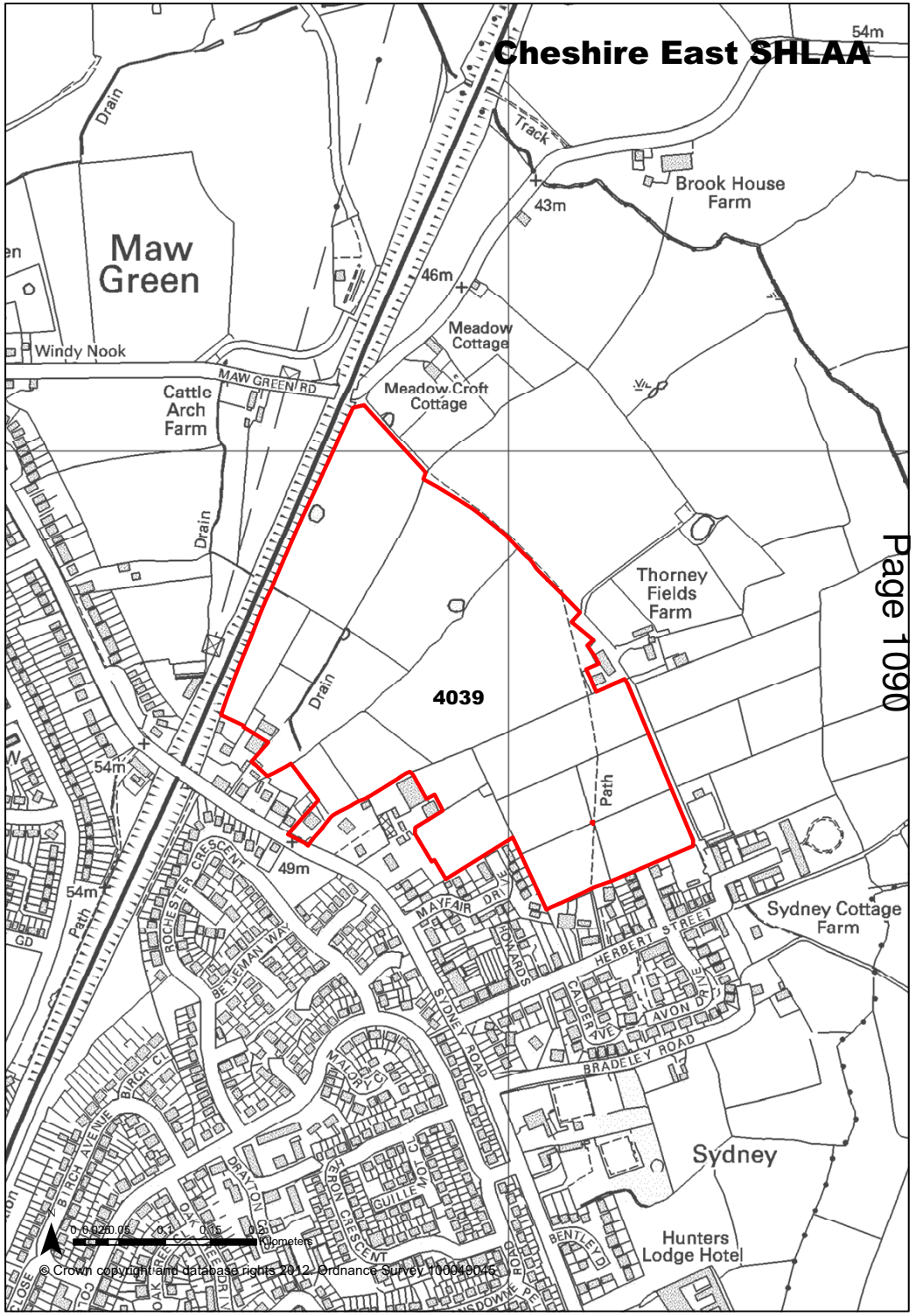
Ref 4039 Site Address Land at Sydney Road, Crewe East.

Town / Rural Crewe **Easting** 371932 **Northing** 356746

Site Description	Numerous agricultural fields with hedgerow field boundaries and some mature trees. Edge of settlement, western boundary formed by railway line, housing to the south, farmland to north and east.
Character of Area	Edge of settlement, open countryside.
Surrounding Land Uses	Residential, agriculture and a railway line. Fields to the east of site also submitted to SHLAA (4294)
Physical Constraints	Flood zone 1 - little or no risk. Buidling on site. Site contains hedgerows and trees. Footpath crosses site. Potential noise and pollution issues from the railway line. Site is bordered by trees and hedges. Topography may be an issue.
Policy Restrictions	Green Gap.
Managing Constraints	Consideration of footpath and biodiversity. Potential need for a Protected Species Survey. Potential need for a Flood Risk Assessment due to site size. Transport Assessment likely to be needed. Consultation with Environmental Health. Surface water runoff should be calculated in accordance with Environment Agency guidelines.
Sustainability	Considered to be sustainable, adjacent to Crewe settlement boundary.
Accessibility	Surounding streets are fairly narrow. Access to be discussed with Highways. Owners dwelling to be demolished to aid access.
Other Information	Part of site is in the proposed Strategic Open Gap. Exsiting public sewer across site.
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site

Site Size Net (Ha)	14.74
Potential Capacity	443
Potential Net Capacity	443
Potential Density	30.05
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	125
Years 11-15	250

Cheshire East SHLAA - Update January 2013

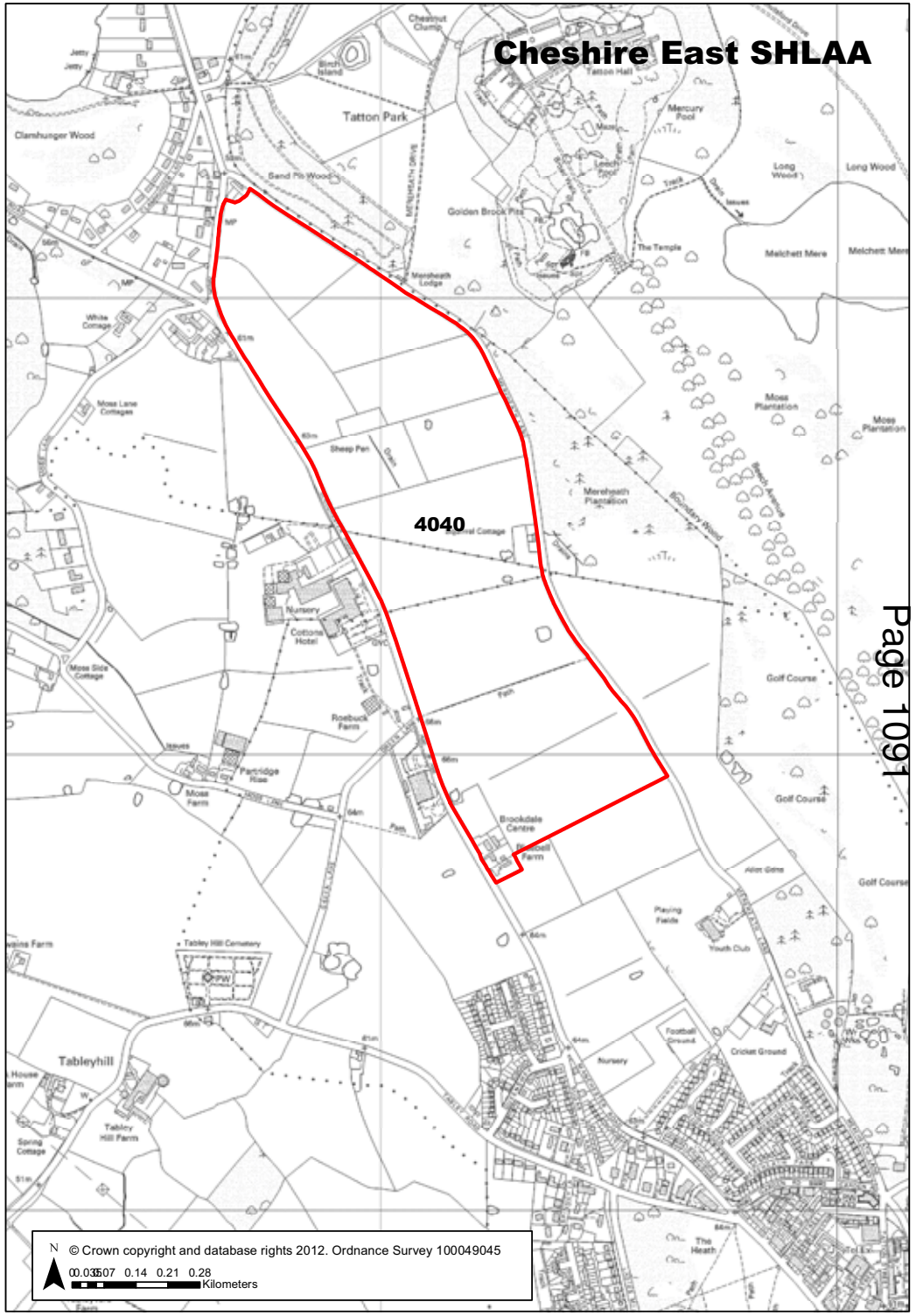


Ref 4040 Site Address Land north east of Manchester Road, Knutsford.

Town / Rural Knutsford - Edge / Extension **Easting** 374117 **Northing** 380495

Site Description	A series of flat fields surrounded by hedges and mature trees. It includes a cottage.
Character of Area	Open countryside.
Surrounding Land Uses	Open countryside, hotel, football grounds.
Physical Constraints	Flood zone 1 - little or no risk. Trees and hedges on site and to boundary. Footpath crosses the site. Buildings on site. Site is generally flat.
Policy Restrictions	Green Belt.
Managing Constraints	Consideration of biodiversity and footpath. Potential need for a Protected Species Survey. Transport Assessment likely to be needed. Potential need for a Flood Risk Assessment due to site size. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	Site is not considered sustainable due to a lack of services. However, site may be of a sufficient size to create a sustainable settlement.
Accessibility	Access is possible.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Available
Achievability	Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	52.42
Potential Capacity	1573
Potential Net Capacity	1573
Potential Density	30
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0

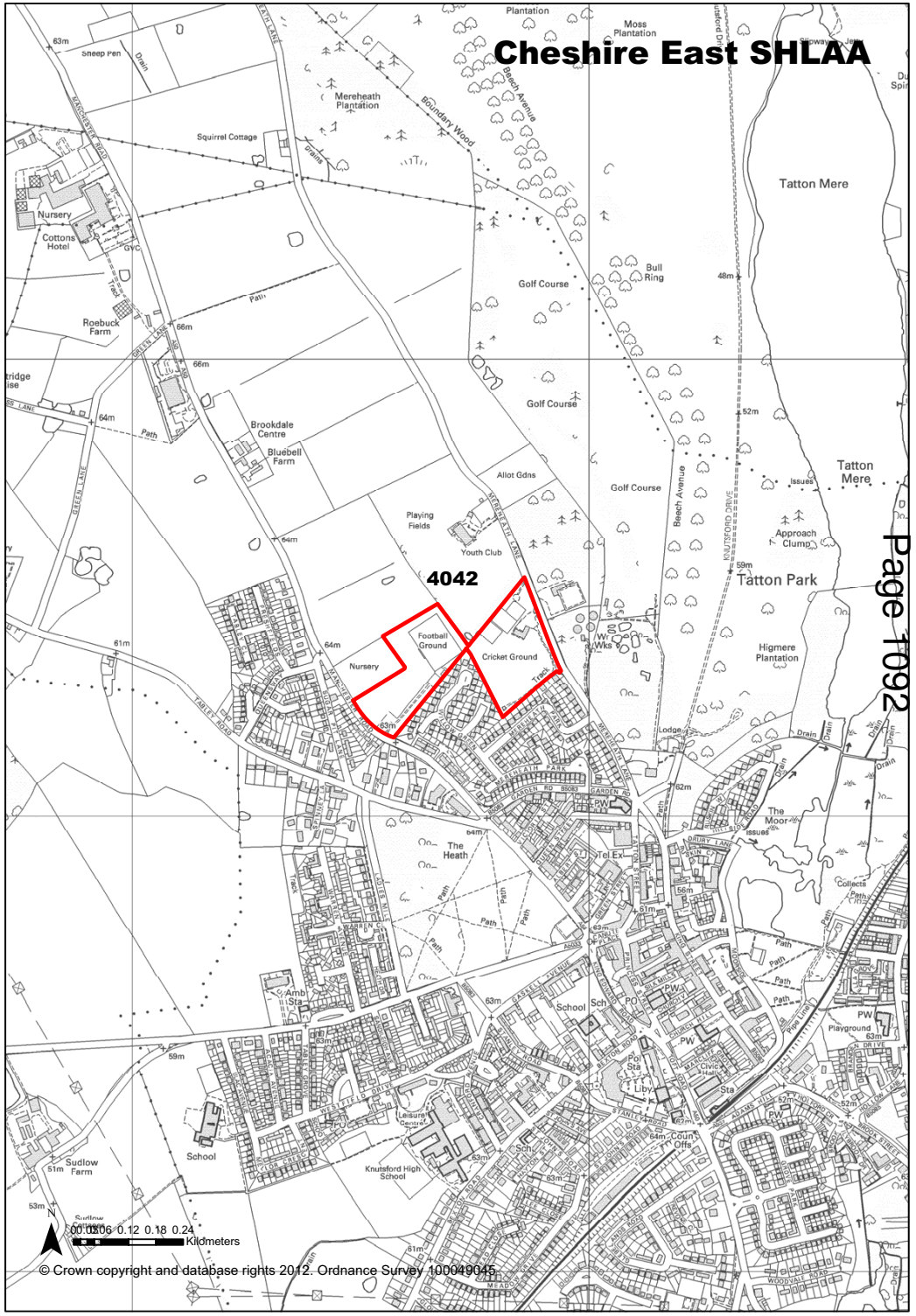


Ref 4042 **Site Address** Football and cricket grounds off Manchester Road and Mereheath Lane,

Town / Rural Knutsford - Edge / Extension **Easting** 374725 **Northing** 379340

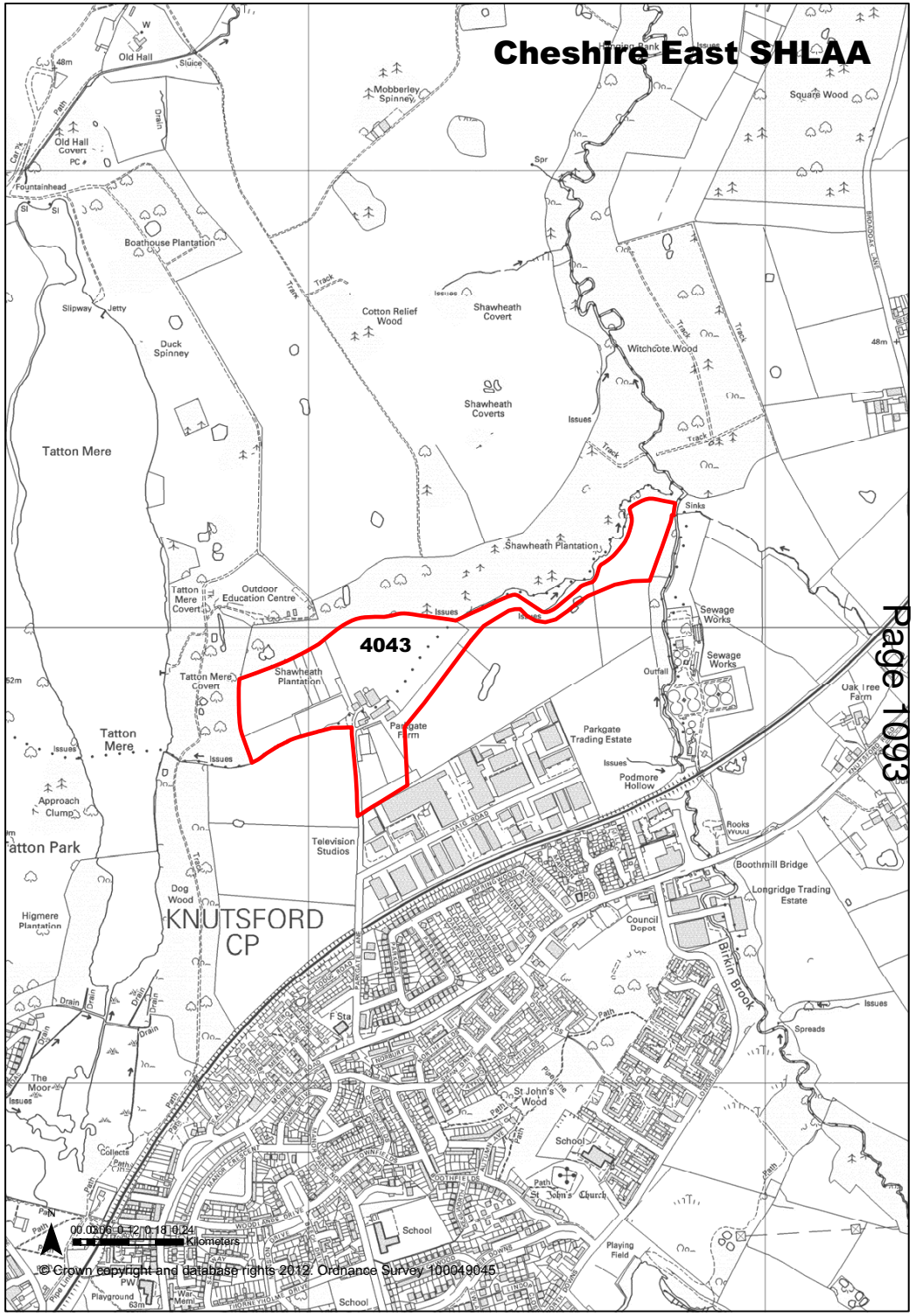
Site Description	Knutsford Sports ground, tennis courts, rugby, cricket facilities. Current buildings undergoing improvements, floodlighting, car park and football pitches.
Character of Area	Residential, edge of town, rural feel
Surrounding Land Uses	Residential, edge of town, woodland estate.
Physical Constraints	Flood zone 1 - little or no risk. Buildings on site. Mature trees, some with Tree Preservation Orders and hedges. Site appears to be flat. Site is bordered by hedges.
Policy Restrictions	Green Belt, RT6 (4) allocated for recreation purposes. Playing Field, protected open space.
Managing Constraints	Consideration of replacement or retention of playing fields. Consideration of biodiversity. Potential need for a Protected Species Survey. Potential need for a Flood Risk Assessment due to site size. Transport Assessment likely to be needed. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	Site is close to a bus stop, which would allow access to services.
Accessibility	To be discussed with Highways
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	6.46
Potential Capacity	194
Potential Net Capacity	194
Potential Density	30.03
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	90
Years 11-15	104



Ref 4043 **Site Address** Land at Parkgate Farm, Parkgate Lane, Knutsford.

Town / Rural	Knutsford - Edge / Extension	**Easting** 376206	**Northing** 379908
Site Description	Residential and stables and feed business.	**Site Size Net (Ha)**	14.11
Character of Area	Open countryside.	**Potential Capacity**	200
Surrounding Land Uses	Open countryside and adjacent industrial estate.	**Potential Net Capacity**	200
Physical Constraints	Flood zone 1 - little or no risk. Sloping site, shape of site. Part woodland restricts developable area. Hedges on site. Pond on site with potential newt impact, possible contamination, adjoining landuse (Parkgate Industrial Estate). Footpath crosses site. Close to a waste water treatment plant. Buildings and hardstanding on site. Site is bordered by trees and hedges.		
Policy Restrictions	Green Belt. Area of Special County Value.	**Potential Density**	14.17
Managing Constraints	Consideration of biodiversity. Potential need for a Protected Species Survey. Transport Assessment likely to be needed. Potential need for a Flood Risk Assessment due to site size. Consultation with Contaminated Land Officer and Environmental Health. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier, allowing for site physical constraints
Sustainability	Site is not considered sustainable due to lack of services.		
Accessibility	Access to be discussed with Highways. Access to the site is over a bridge. Investigation would need to be done as to the strength of the bridge.	**Total Completions**	0
Other Information	Reduction in potential capacity.	**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available - site owned by developer	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	125
Development Progress	SHLAA Site	**Years 11-15**	75
Application Number:			



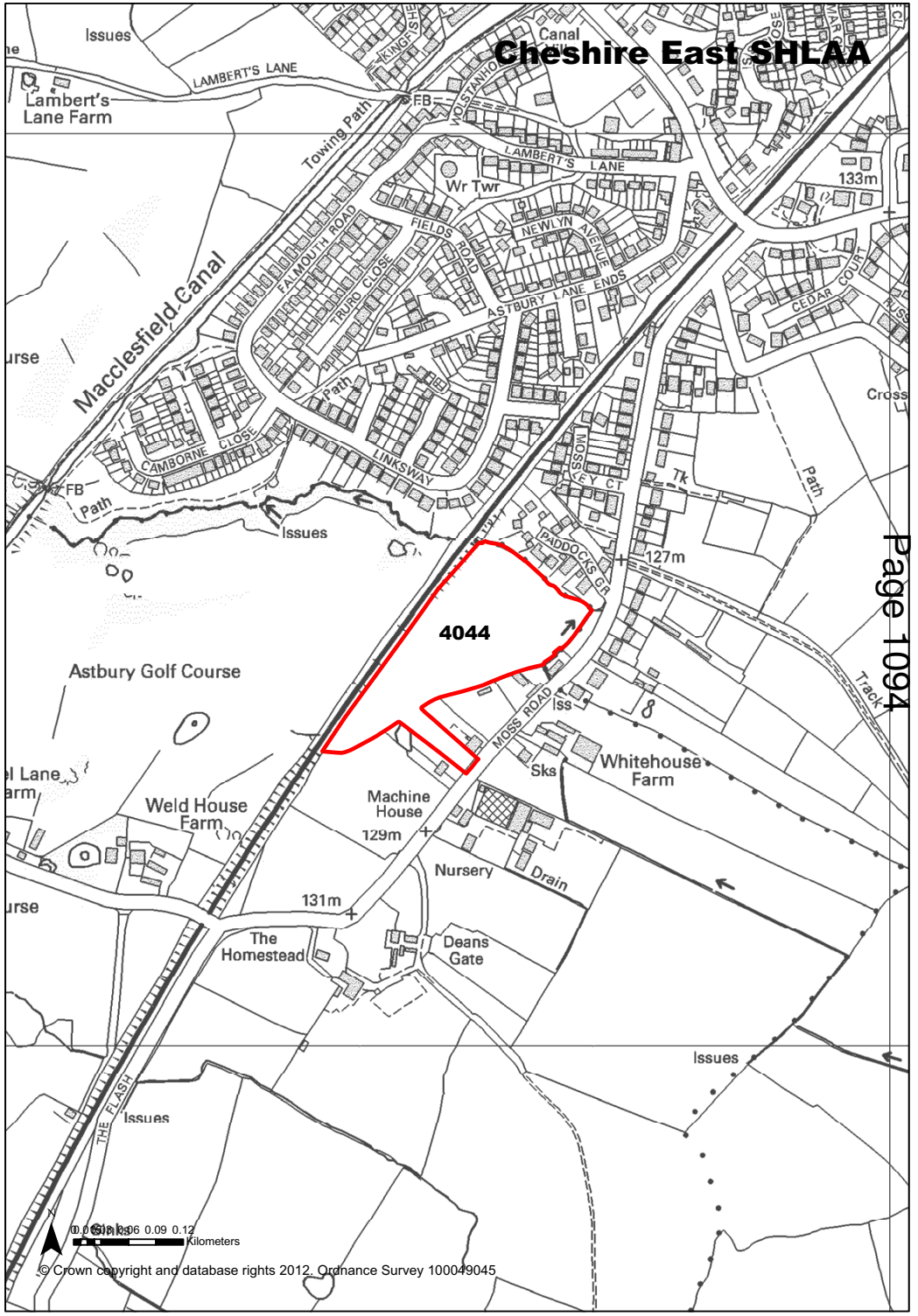
Ref 4044 **Site Address** Land North West of Moss Road, Congleton.

Town / Rural	Congleton - Edge / Extension	**Easting** 386534	**Northing** 361435

Site Description	Paddock/field,
Character of Area	Edge of town, rural.
Surrounding Land Uses	Residential gardens form southern boundary with nearby garden centre . Main line railway forms western boundary. Informal semi agricultural use (sheds bonfires) within residential area to the south east.
Physical Constraints	Flood zone 1 - little or no risk. Main line railway forms western boundary with potential noise and pollution issues. Overhead Powerlines cross the site. Potential bad neighbour agricultural use within the adjoining residential area. Site is flat but drops to south west and north east. Site is bordered by trees.
Policy Restrictions	Green Belt.
Managing Constraints	Consultation with Environmental Health. Potential need for a Flood Risk Assessment due to site size. Consideration of biodiversity. Potential need for a Protected Species Survey. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	Site is not considered sustainable due to lack of services.
Accessibility	Good access from road through exisiting field entrance. Potential improved access off rough parking area on Moss Road, but it does not form part of site.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	2.88
Potential Capacity	87
Potential Net Capacity	87
Potential Density	30.21
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0

Cheshire East SHLAA - Update January 2013



Ref 4049 Site Address Land off Marthall Lane, Ollerton

Town / Rural	Rural	**Easting** 377791	**Northing** 376847

Site Description	Woodland.
Character of Area	Rural.
Surrounding Land Uses	Residential and open countryside.
Physical Constraints	Flood zone 1 - little or no risk. Trees on site and to boundary. Site appears to be generally flat.
Policy Restrictions	Green Belt.
Managing Constraints	Consideration of biodiversity and potential need for a Protected Species Survey. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	Site is not considered to be sustainable due to lack of services.
Accessibility	Access is possible.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable
Availability	Available
Achievability	Achievable
Deliverability	Deliverable
Development Progress	Under Construction
Application Number:	11/2091M

Site Size Net (Ha)	0.31
Potential Capacity	14
Potential Net Capacity	14
Potential Density	45.16
Determination of Capacity	Based on current permission
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	14
Years 1-5	0
Years 6-10	0
Years 11-15	0

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Ref 4059 Site Address Land off Hall Drive, Alsager.

Town / Rural	Alsager - Edge / Extension	**Easting** 379062	**Northing** 355020

Site Description	Vacant site between settlement boundary and railway line.	**Site Size Net (Ha)**	6.59
Character of Area	Open countryside adjacent to settlement.	**Potential Capacity**	198
Surrounding Land Uses	Residential, brook, railway line, open countryside, school	**Potential Net Capacity**	198
Physical Constraints	Access across brook; adjacent to railway line with potential noise and pollution issues; area of flood risk (zones 2 and 3 - medium to high risk) adjacent to brook. Site is flat and bordered by trees.		
Policy Restrictions	Open countryside; recreation/leisure or community use allocation, protected area of open space/recreational facility.	**Potential Density**	30.05
Managing Constraints	Consultation with Environmental Health. Transport Assessment likely to be needed. Consideration of biodiversity and potential need for a Protetcted Species Survey. Consideration of flood risk with potnetial need for a Flood risk Assessment. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Close to town centre.		
Accessibility	Access to be discussed with Highways and could be taken from Hall Drive, but would need to cross brook.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available - site owned by developer	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	90
Development Progress	SHLAA Site	**Years 11-15**	108
Application Number:			

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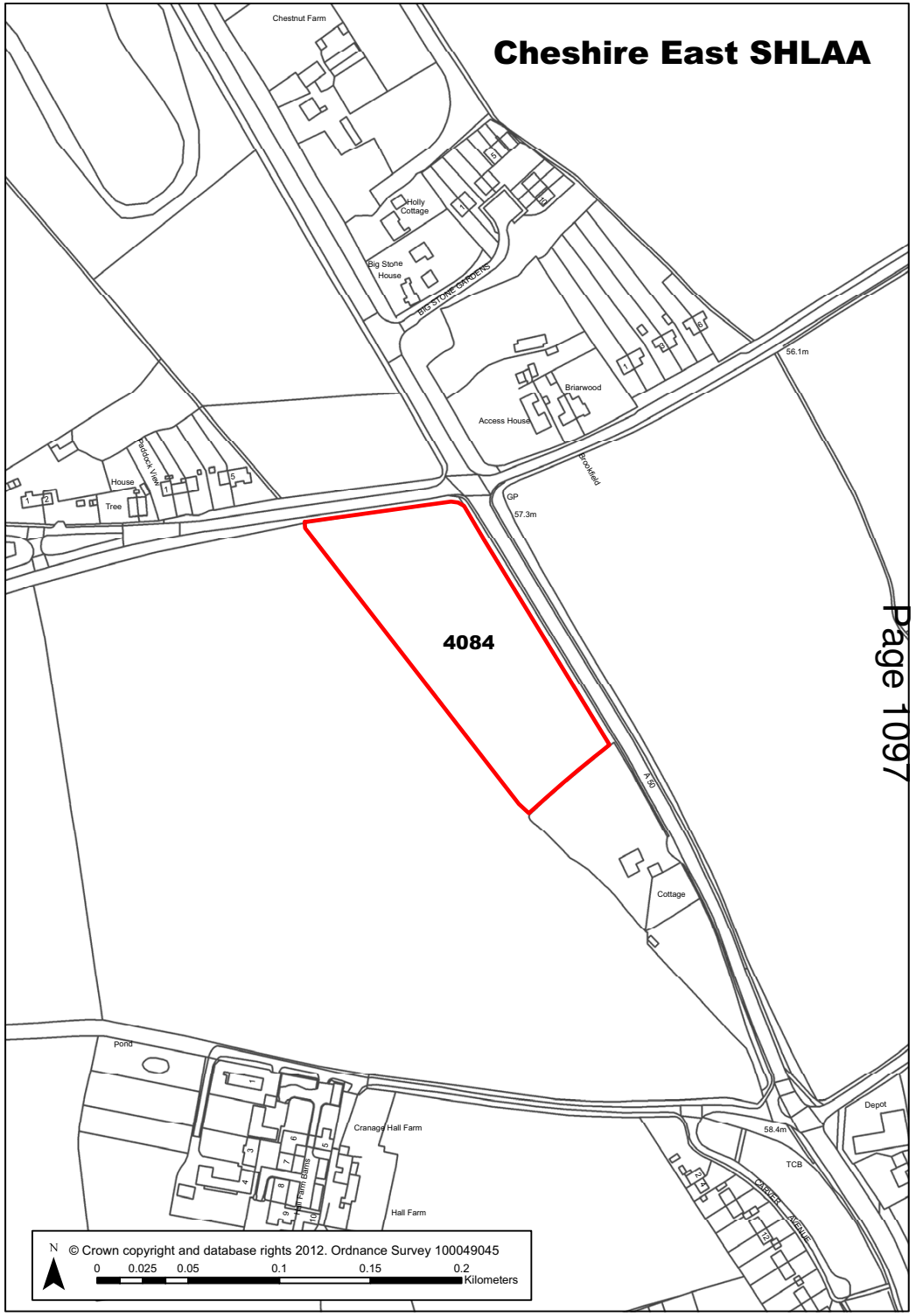
Ref 4084 **Site Address** Land north of Plum Tree Cottage, Knutsford Road, Cranage.

Town / Rural Smaller Villages **Easting** 374910 **Northing** 369090

Site Description	Field.
Character of Area	Isolated residential uses.
Surrounding Land Uses	Open countryside, scattered/linear residential uses
Physical Constraints	Flood zone 1 - little or no risk. Edged by hedgerows, several mature trees to edges. Telegraph poles to western boundary. Site is flat.
Policy Restrictions	Open Countryside, Jodrell Bank Radio Telescope Consultation Zone
Managing Constraints	Consultation with Jodrell Bank. Potential need for a Flood Risk Assessment due to site size. Consideration of biodiveristy and potential need for a Protected Species Survey. Surface water runoff should be calcultaed in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	Relatively isolated with few facilities/services nearby.
Accessibility	Main road adjacent. Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	1.23
Potential Capacity	37
Potential Net Capacity	37
Potential Density	30.08
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0

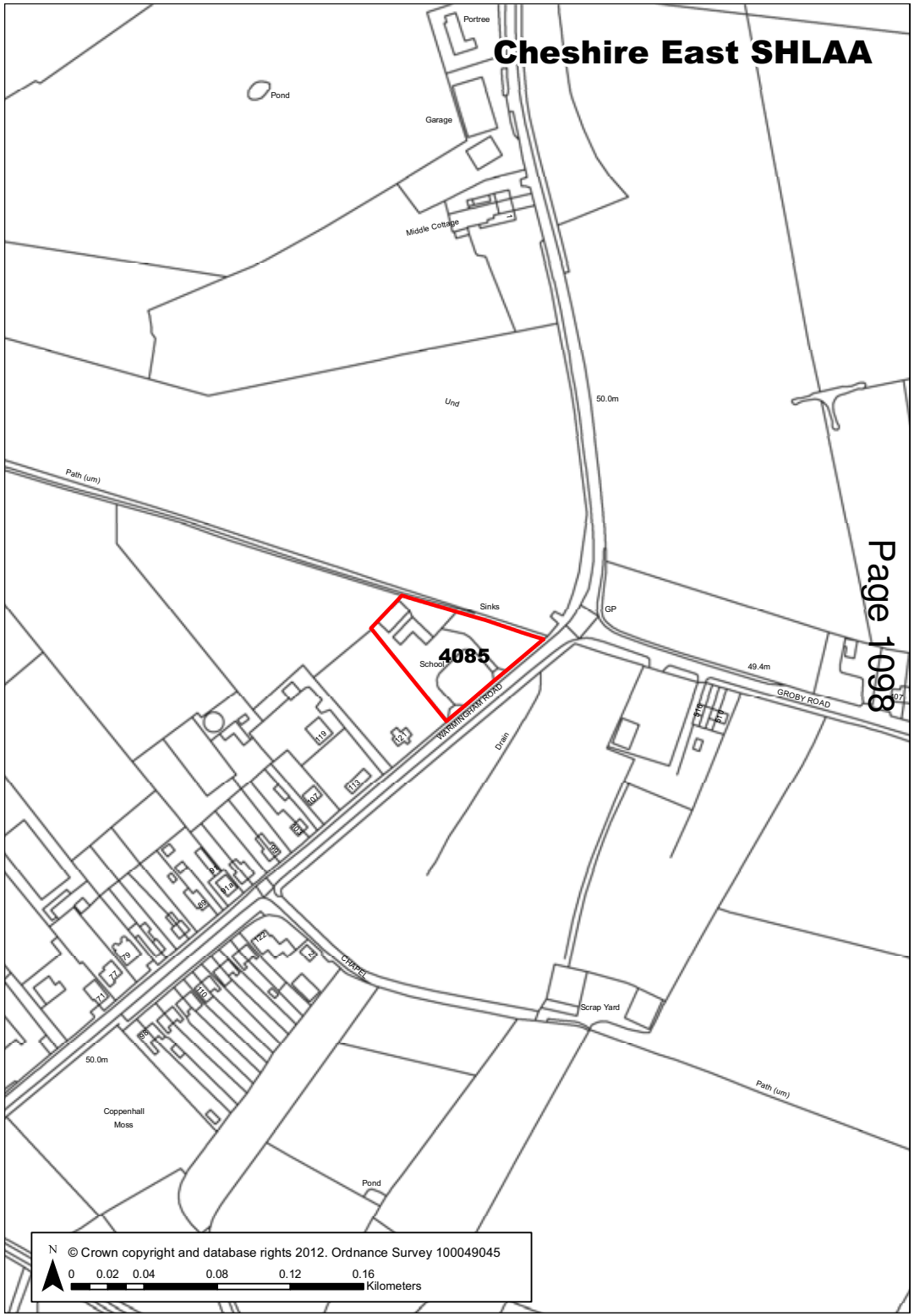


Ref	4085	Site Address	Land adjacent to 121 Warmingham Road, Warmingham, Crewe.

Town / Rural	Crewe	**Easting**	370722
		Northing	358597

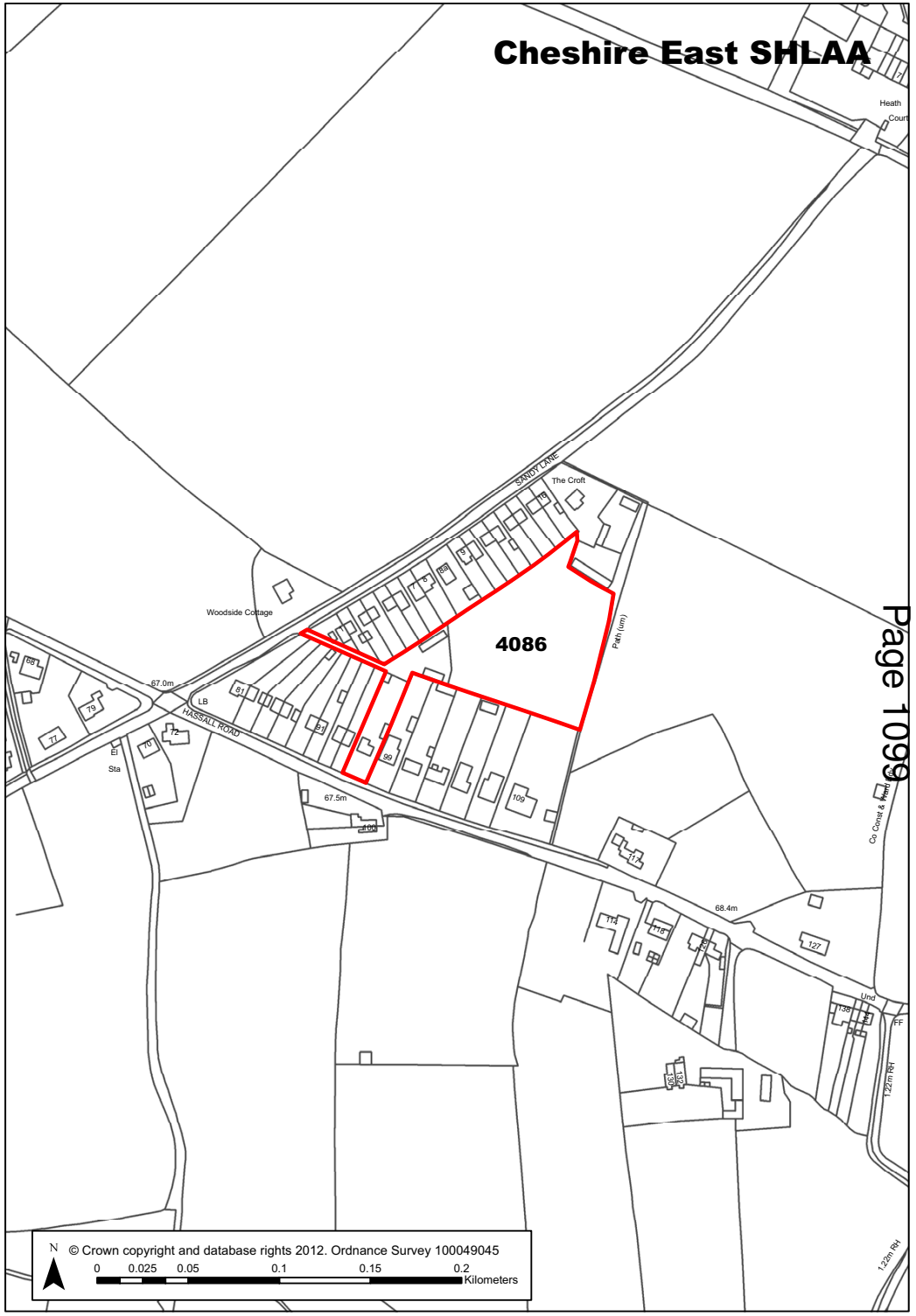
Site Description	Modern school building on main road (Focus School) and surrounding land.
Character of Area	Open countryside.
Surrounding Land Uses	Agriculture and some detached residential properties.
Physical Constraints	Flood zone 1 - little or no risk. Trees and hedgerows. Public Right of Way adjacent to the site. Buildings and hardstanding on site. Site bordered by fence, hedges and trees. Site is flat.
Policy Restrictions	Open countryside.
Managing Constraints	Consideration of footpath and biodiversity. Potential need for a Protected Species Survey. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	Sandbach/Crewe/Nantwich bus stop next to site, which can provide access to services.
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Mixed
Suitability	Suitable - with policy change
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	0.32
Potential Capacity	10
Potential Net Capacity	10
Potential Density	31.25
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	10
Years 11-15	0



Ref 4086 Site Address Land rear of 97 Hassall Road, Wheelock Heath, Winterley, Sandbach.

Town / Rural	Rural	**Easting** 375517	**Northing** 357389
Site Description	Field, house, barn/sheds, hardstanding	**Site Size Net (Ha)**	0.76
Character of Area	Residential/open countryside	**Potential Capacity**	23
Surrounding Land Uses	Residential, agricultural	**Potential Net Capacity**	23
Physical Constraints	Flood zone 1 - little or no risk. Lined by hedgerow to east, and trees, footpath. Buildings and hardstanding on site. Site bordered by trees and hedges. Site appears to be flat.		
Policy Restrictions	Open Countryside.	**Potential Density**	30.26
Managing Constraints	Consideration of biodiversity and potential need for a Protected Species Survey. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consideration of footpath.	**Determination of Capacity**	Density multiplier
Sustainability	Not considered sustainable due to lack of services.		
Accessibility	Narrow track, although site of existing house could form future access route. Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

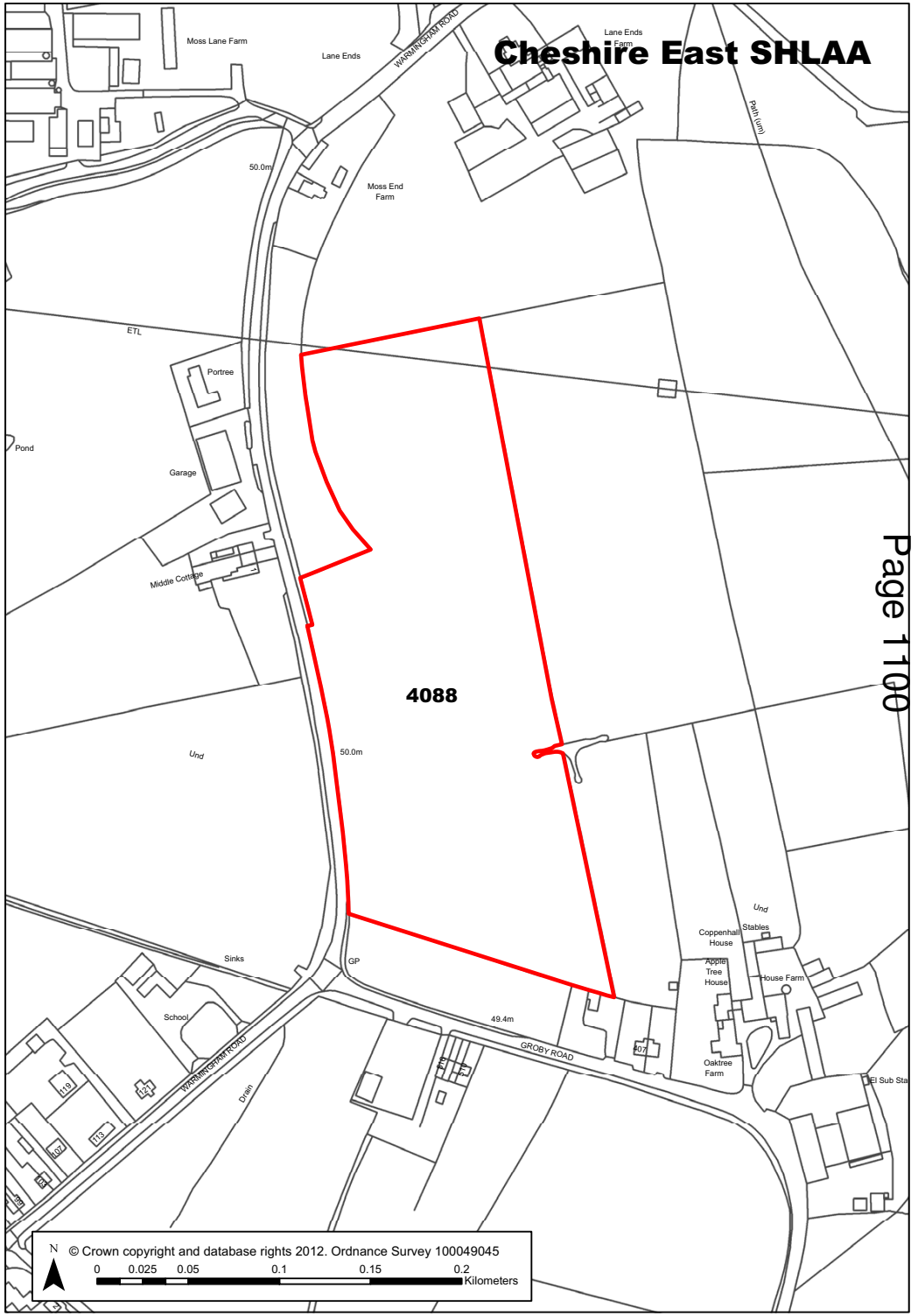


Ref	4088	Site Address	Land at Moss End Farm, Warmingham, Crewe

Town / Rural Rural **Easting** 370858 **Northing** 358782

Site Description	Open countryside along a main road.
Character of Area	Open countryside.
Surrounding Land Uses	Industry, agriculture, residential.
Physical Constraints	Flood zone 1 - little or no risk. Power line across north of site, mature trees, hedgerows. Site is bordered by hedges and appears to be generally flat.
Policy Restrictions	Open Countryside.
Managing Constraints	Consideration of biodiversity and potential need for a Protected Species Survey. Potential need for a Flood Risk Assessment due to site size. Transport Assessment likely to be needed. Consideration of overhead pylons. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	Site not considered sustainable.
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	3.99
Potential Capacity	120
Potential Net Capacity	120
Potential Density	30.08
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0

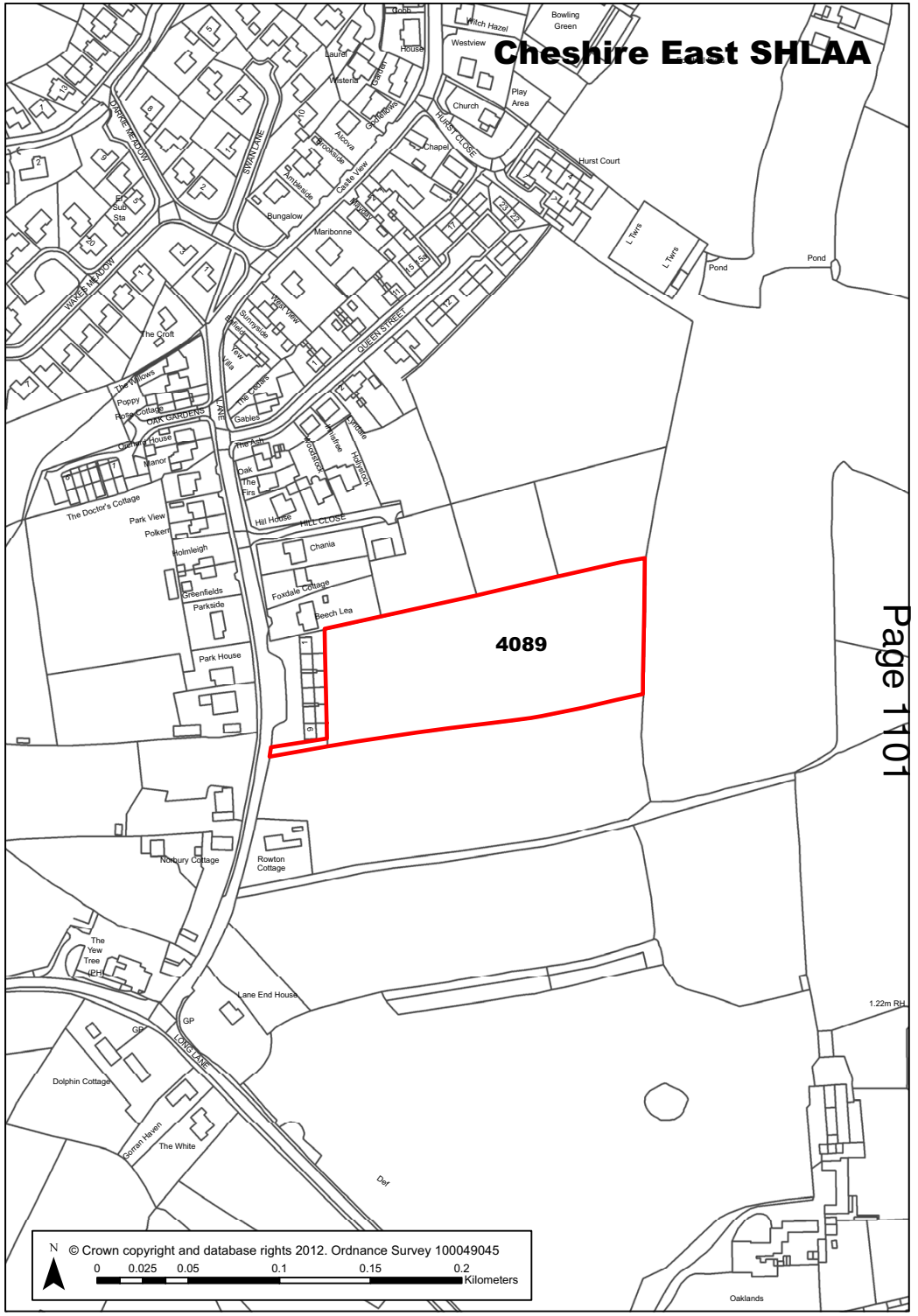


Ref 4089 **Site Address** Land rear of 1 to 9 Bunbury Lane, Bunbury, Nantwich.

Town / Rural Bunbury **Easting** 356499 **Northing** 357393

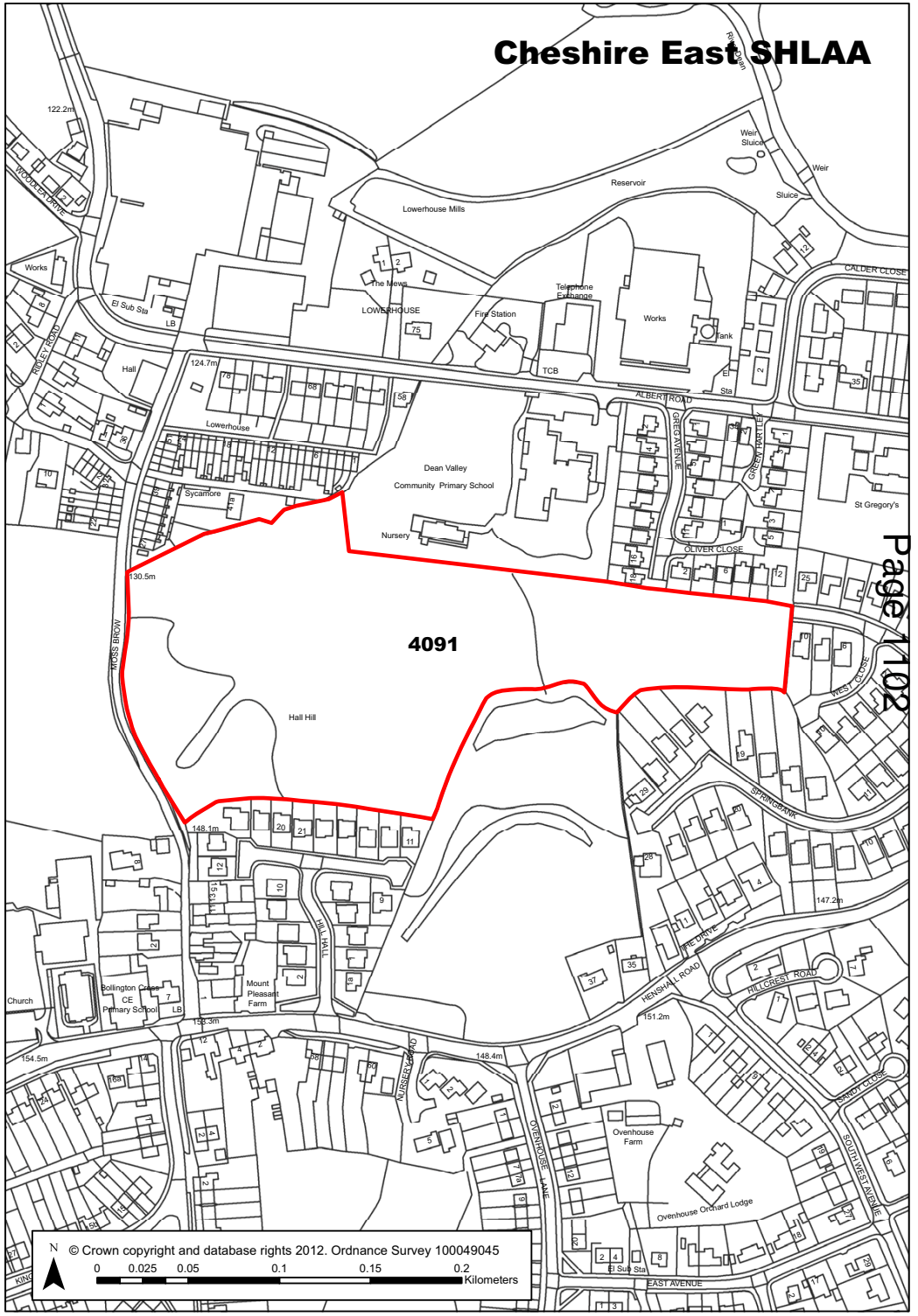
Site Description	Arable field behind retirement bungalows on edge of Bunbury village.
Character of Area	Rural village and agriculture.
Surrounding Land Uses	Residential, agriculture.
Physical Constraints	Flood zone 1 - little or no risk. Hedgerows and trees to boundary. Site appears to be flat.
Policy Restrictions	Open countryside.
Managing Constraints	Consideration of biodiversity and potential need for a Protected Species Survey. Potential need for a Flood Risk Assessment due to site size. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	Bus stop a few metres away. On edge of village with amenities.
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	1.25
Potential Capacity	38
Potential Net Capacity	38
Potential Density	30.4
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



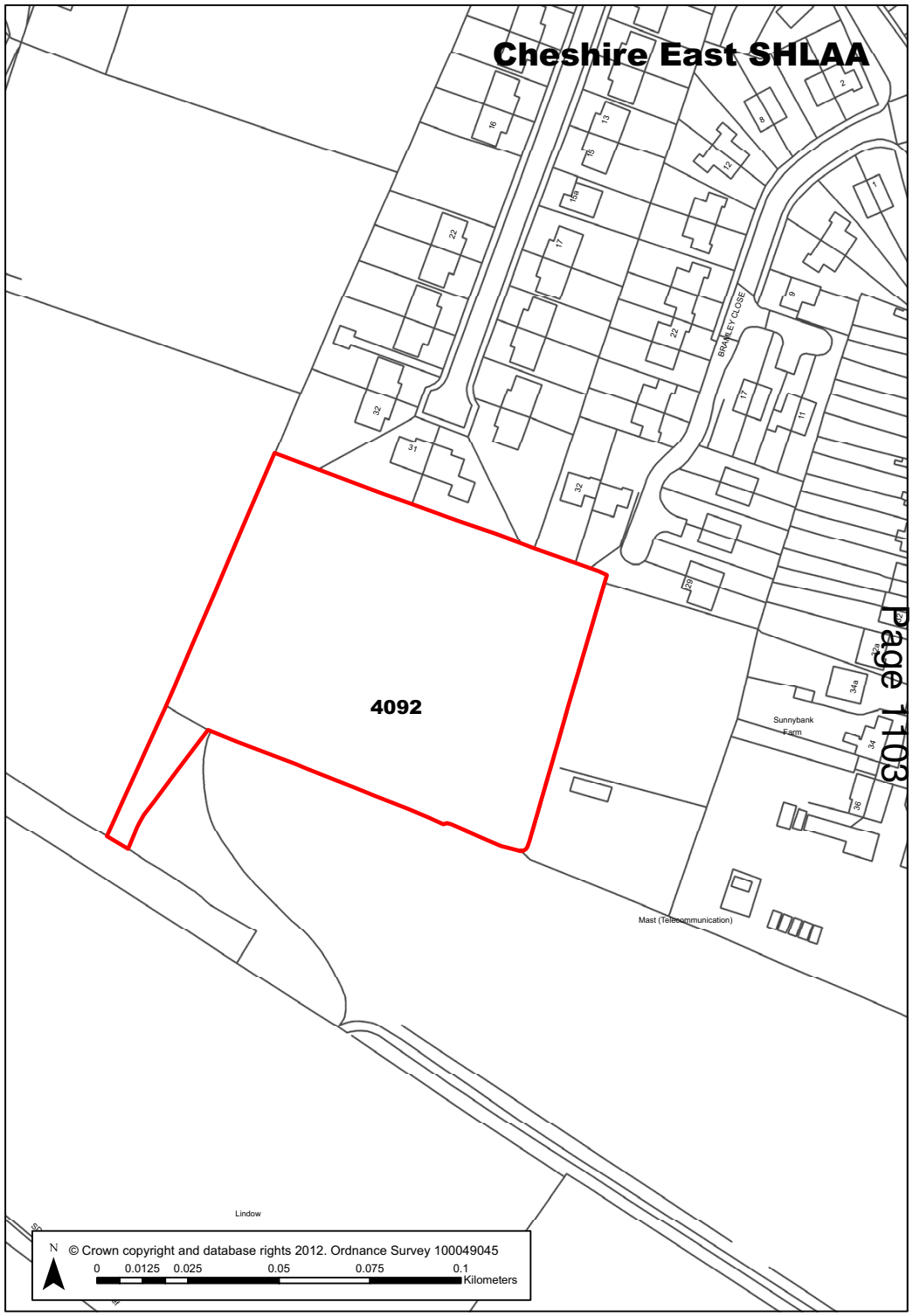
Ref 4091 Site Address Land at Hall Hill off Brow Hill, Bollington.

Town / Rural	Bollington - Edge / Extension	**Easting** 392331	**Northing** 377420
Site Description	Very hilly fields, sloping generally from north to south down the valley.	**Site Size Net (Ha)**	3.68
Character of Area	Residential.	**Potential Capacity**	111
Surrounding Land Uses	Residential, commercial and schools.	**Potential Net Capacity**	111
Physical Constraints	Flood zone 1 - little or no risk. Topography, school to south, nature conservation priority area to north. Trees on site with Tree Preservation Orders. Site bordered by trees.		
Policy Restrictions	Green Belt. Open Space. Nature Conservation Priority Area.	**Potential Density**	30.16
Managing Constraints	Consideration of biodiversity and potential need for a Protected Species Survey. Potential need for a Flood Risk Assessment due to site size. Transport Assessment likely to be needed. Consideration of retention or replacement of open space. Surface water runoff to be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	School and services nearby.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	90
Development Progress	SHLAA Site	**Years 11-15**	21
Application Number:			



Ref 4092 Site Address Land off Bramley Close, Wilmslow.

Town / Rural	Wilmslow	**Easting** 382656	**Northing** 379860
Site Description	Scrubland, lined by trees.	**Site Size Net (Ha)**	0.83
Character of Area	Residential.	**Potential Capacity**	20
Surrounding Land Uses	Residential.	**Potential Net Capacity**	20
Physical Constraints	Flood zone 1 - little or no risk. Lined by mature trees and hedges. Site appears to be flat.		
Policy Restrictions	Green Belt.	**Potential Density**	24.1
Managing Constraints	Consideration of biodiversity and potential need for a Protected Species Survey. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Close to a bus route, which provides access to services.		
Accessibility	Access to be discussed with Highways. Potential access from Bramley Close.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	20
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

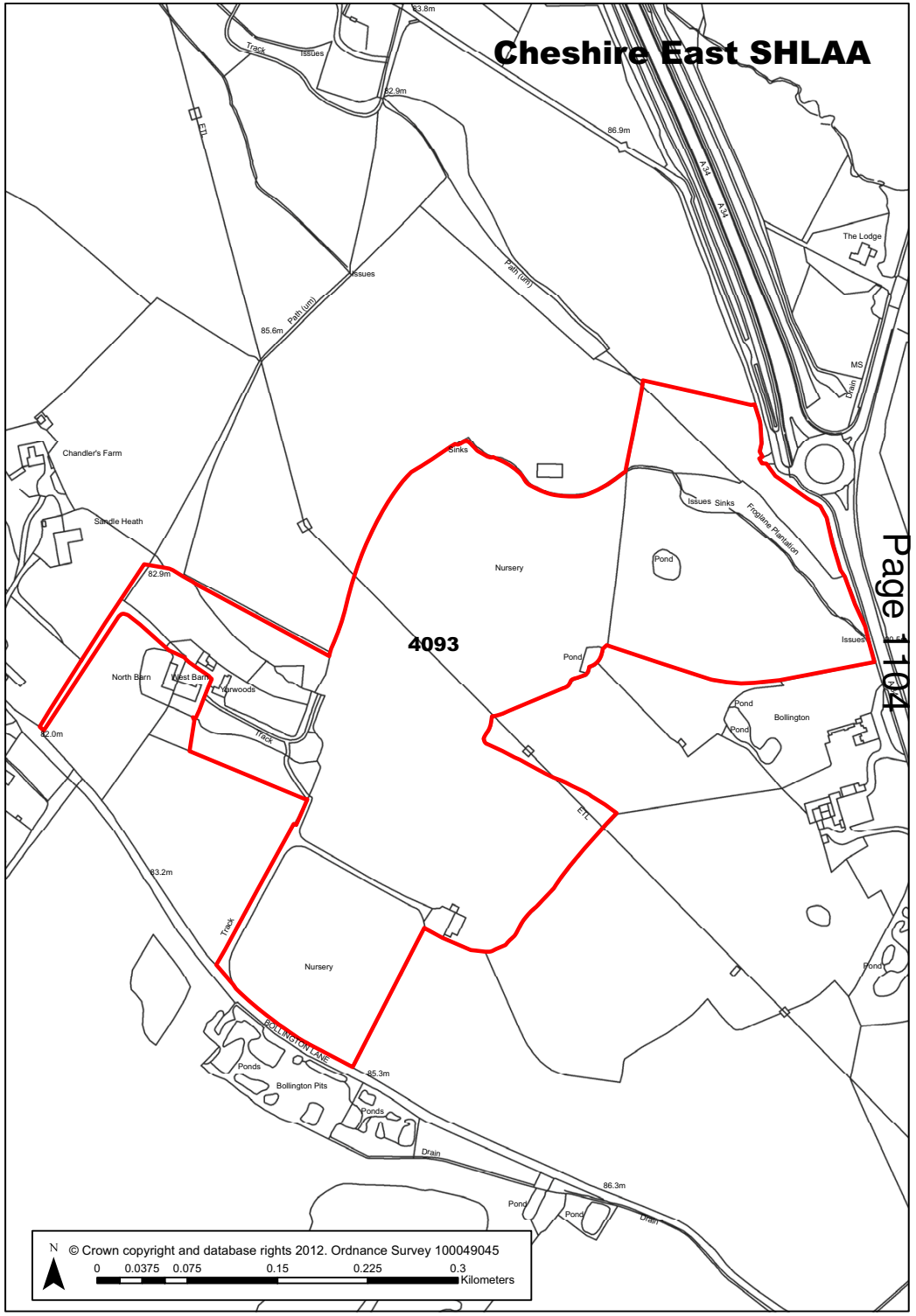


Ref 4093 Site Address Land at Yarwoods Farm, Bollington Lane, Nether Alderley.

Town / Rural Rural **Easting** 383810 **Northing** 375017

Site Description	Fields, barns and residential use, hardstanding.
Character of Area	Farmland/open countryside.
Surrounding Land Uses	Open countryside with scattered residential uses.
Physical Constraints	Flood zone 1 - little or no risk. Overhead lines, pylons close by. Trees with Tree Preservation Orders on site. Existing residential uses on the site. Edges the bypass, which may give rise to noise and air quality problems. Ponds on site. A footpath crosses and is adjacent to the site. Buildings and hardstanding on site. Site is bordered by trees and hedges. Site appears to be generally flat.
Policy Restrictions	Green Belt.
Managing Constraints	Consideration of biodiversity and potential need for a Protected Species Survey. Potential need for a Flood Risk Assessment due to site size. Transport Assessment likely to be needed. Consideration of the footpath and overhead powerlines. Consultation with Environmental Health. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	Site is not considered sustainable due to lack of services.
Accessibility	Access is possible by way of an existing driveway from road.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

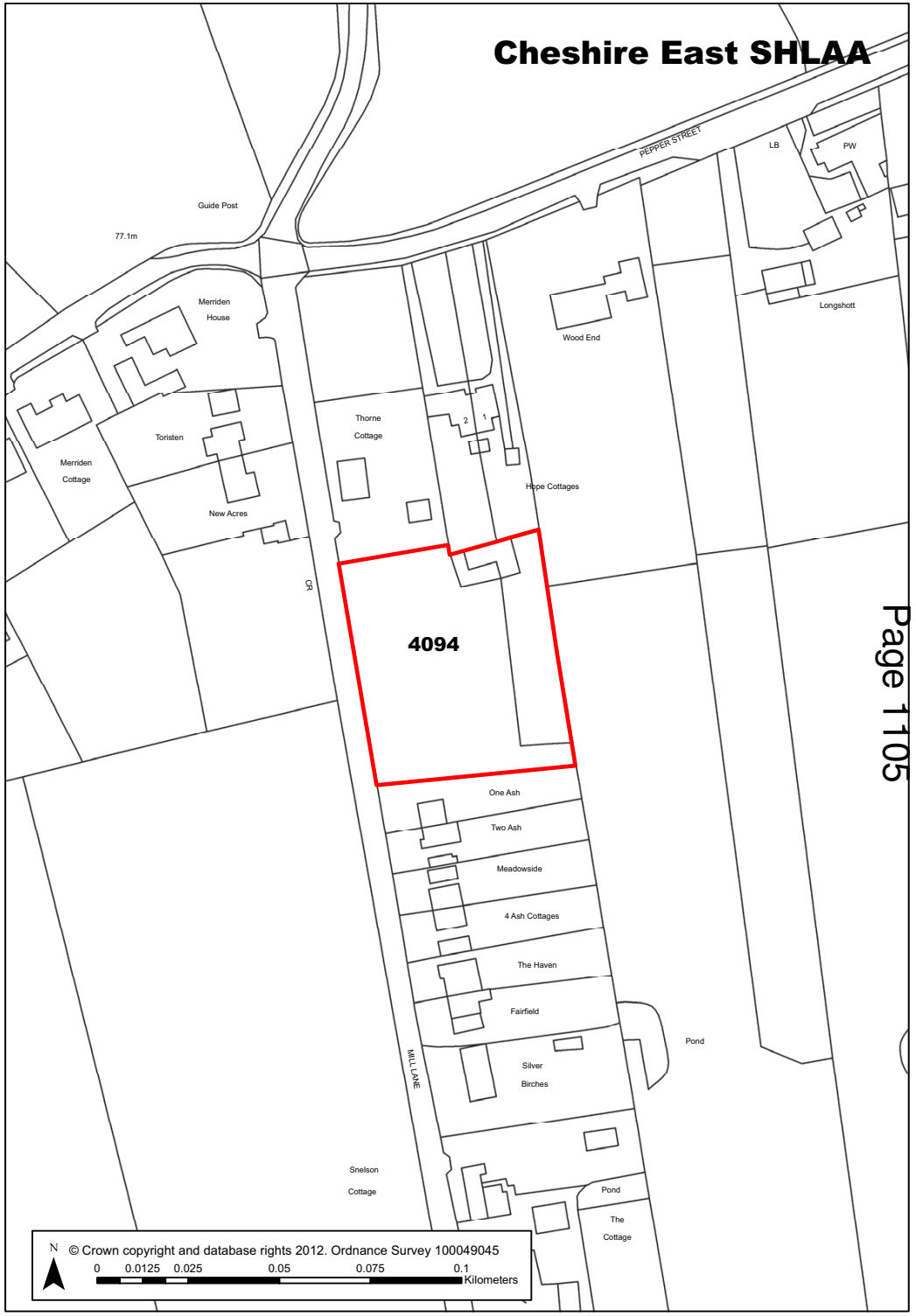
Site Size Net (Ha)	14.88
Potential Capacity	447
Potential Net Capacity	447
Potential Density	30.04
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



Ref 4094 Site Address Land south of Thorne Cottage, Mill Lane, Snelson, Macclesfield.

Town / Rural Rural **Easting** 379822 **Northing** 374389

Site Description	Garden of detached house on country lane at edge of village, overlooking fields.	**Site Size Net (Ha)**	0.35
Character of Area	Rural, open countryside/village.	**Potential Capacity**	11
Surrounding Land Uses	Agriculture and residential.	**Potential Net Capacity**	11
Physical Constraints	Flood zone 1 - little or no risk. Hedgerow and trees on site. Building on site. Ponds in vicinity of site. Site appears to be flat and is bordered by hedges and fencing.		
Policy Restrictions	Green Belt.	**Potential Density**	31.43
Managing Constraints	Consideration of biodiversity and potential need for a Protected Species Survey. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Site is not is considered to be sustainable.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	11
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

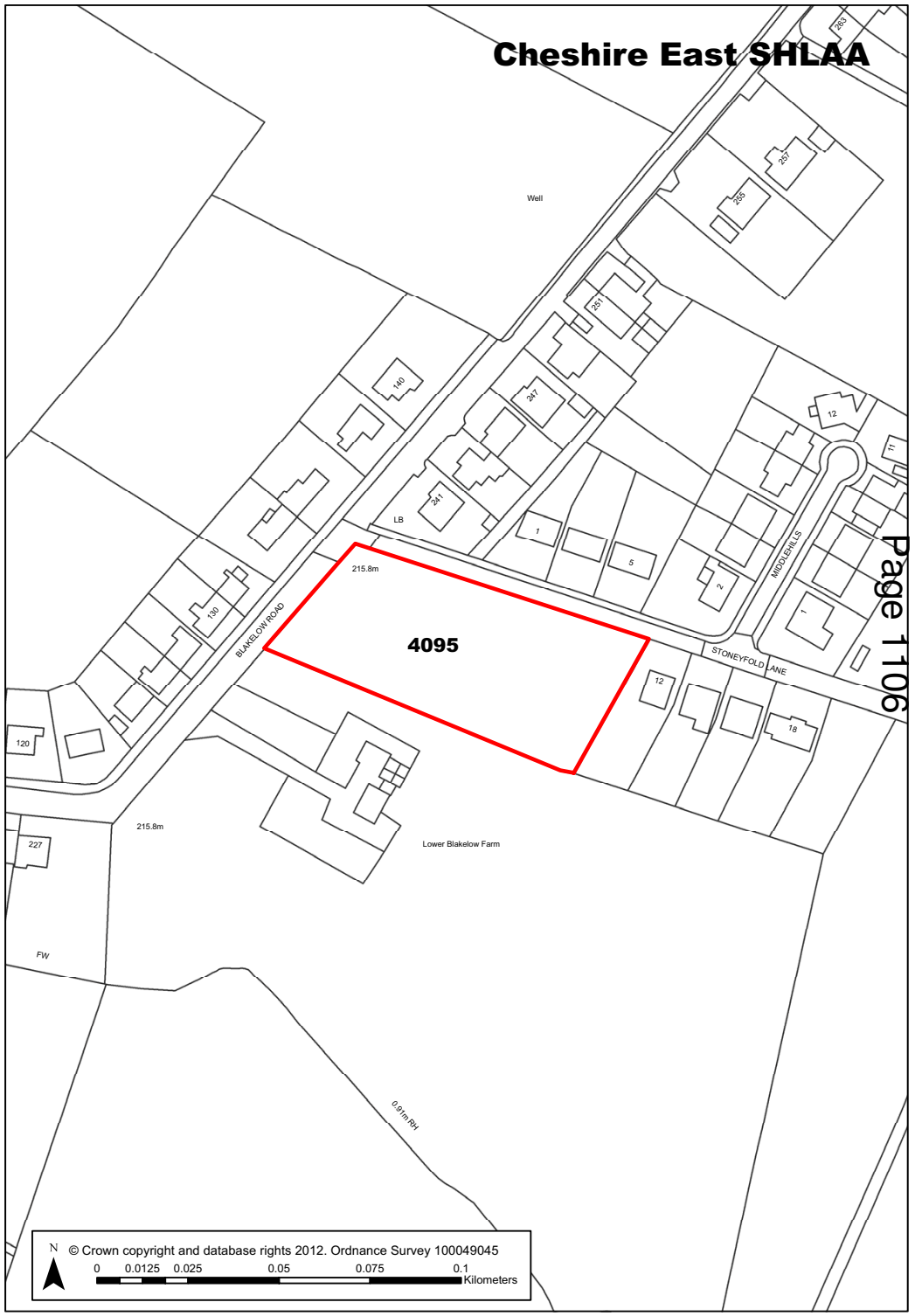


Ref 4095 Site Address Land adjoining 12 Stoneyfold Lane, Macclesfield.

Town / Rural Macclesfield - Edge / Extension **Easting** 393174 **Northing** 372894

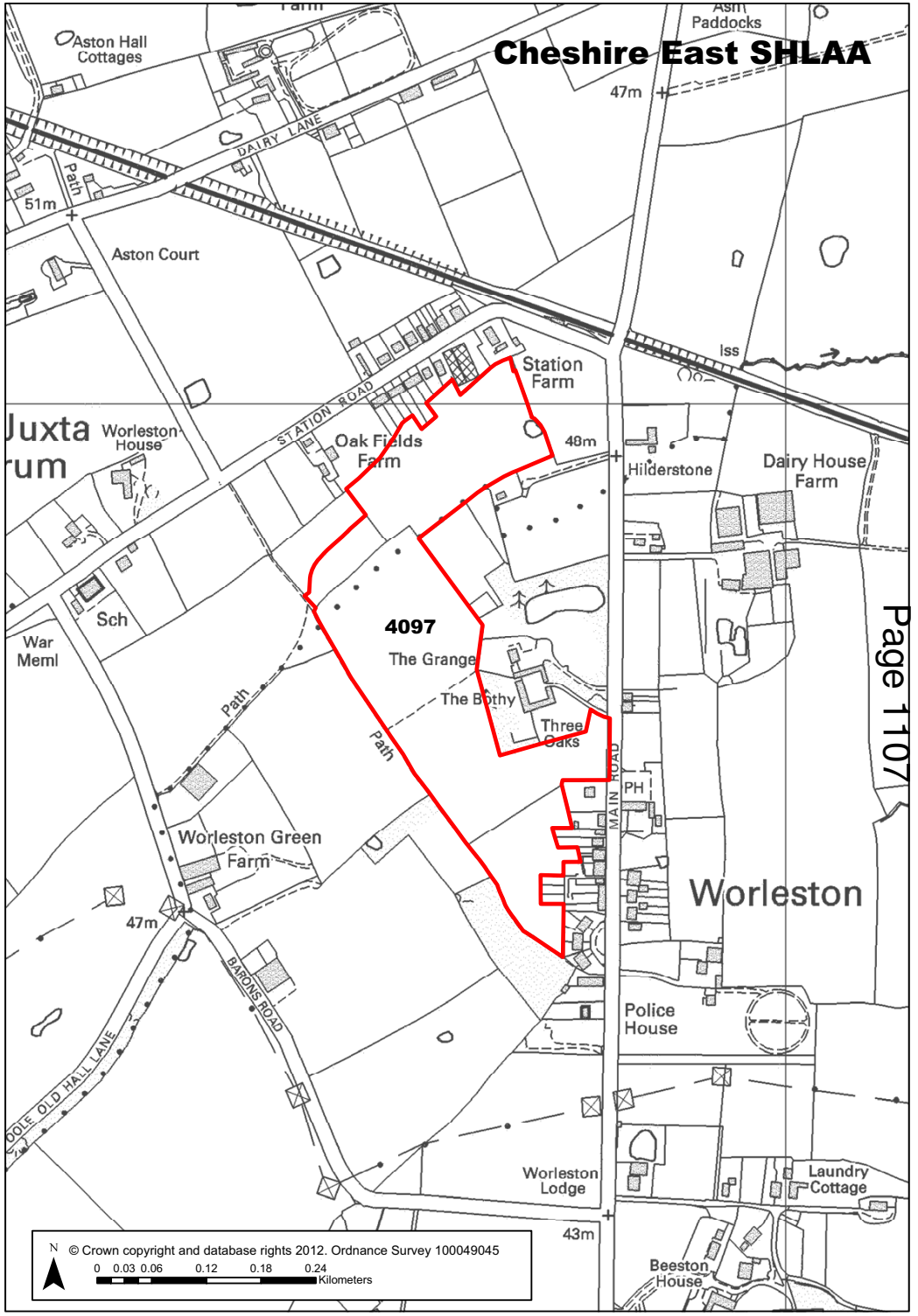
Site Description	Small field adjacent to farm and residential street.
Character of Area	Hills sloping out of settlement, bounded by agriculture.
Surrounding Land Uses	Agricultural, residential.
Physical Constraints	Flood zone 1 - little or no risk. Site is gently sloping from east to west. Site is bordered by a wall.
Policy Restrictions	Green Belt. Area of Special County Value for landscape.
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	The site is not considered sustainable due to lack of services.
Accessibility	Access possible subject to discussion with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	0.34
Potential Capacity	11
Potential Net Capacity	11
Potential Density	32.35
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	11
Years 11-15	0



Ref 4097 **Site Address** Land at The Grange, Main Road, Worleston

Town / Rural	Rural	**Easting** 365635	**Northing** 356738
Site Description	Agricultural land.	**Site Size Net (Ha)**	8.1
Character of Area	Rural.	**Potential Capacity**	243
Surrounding Land Uses	Agricultural land and residential.	**Potential Net Capacity**	243
Physical Constraints	Flood zone 1 - little or no risk. Waterbody on site. Public right of way. Trees and hedgerows on site. Protected species potentially on site. Site is bordered by hedges. Site appears to be generally flat.		
Policy Restrictions	Open countryside.	**Potential Density**	30
Managing Constraints	Consideration of footpath. Transport Assessment likely to be needed. Potential need for a Flood Risk Assessment due to site size. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consideration of protected species and trees and hedgerows on site, with potential need for a Protected Species Survey.	**Determination of Capacity**	Density multiplier
Sustainability	Site is not considered sustainable.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

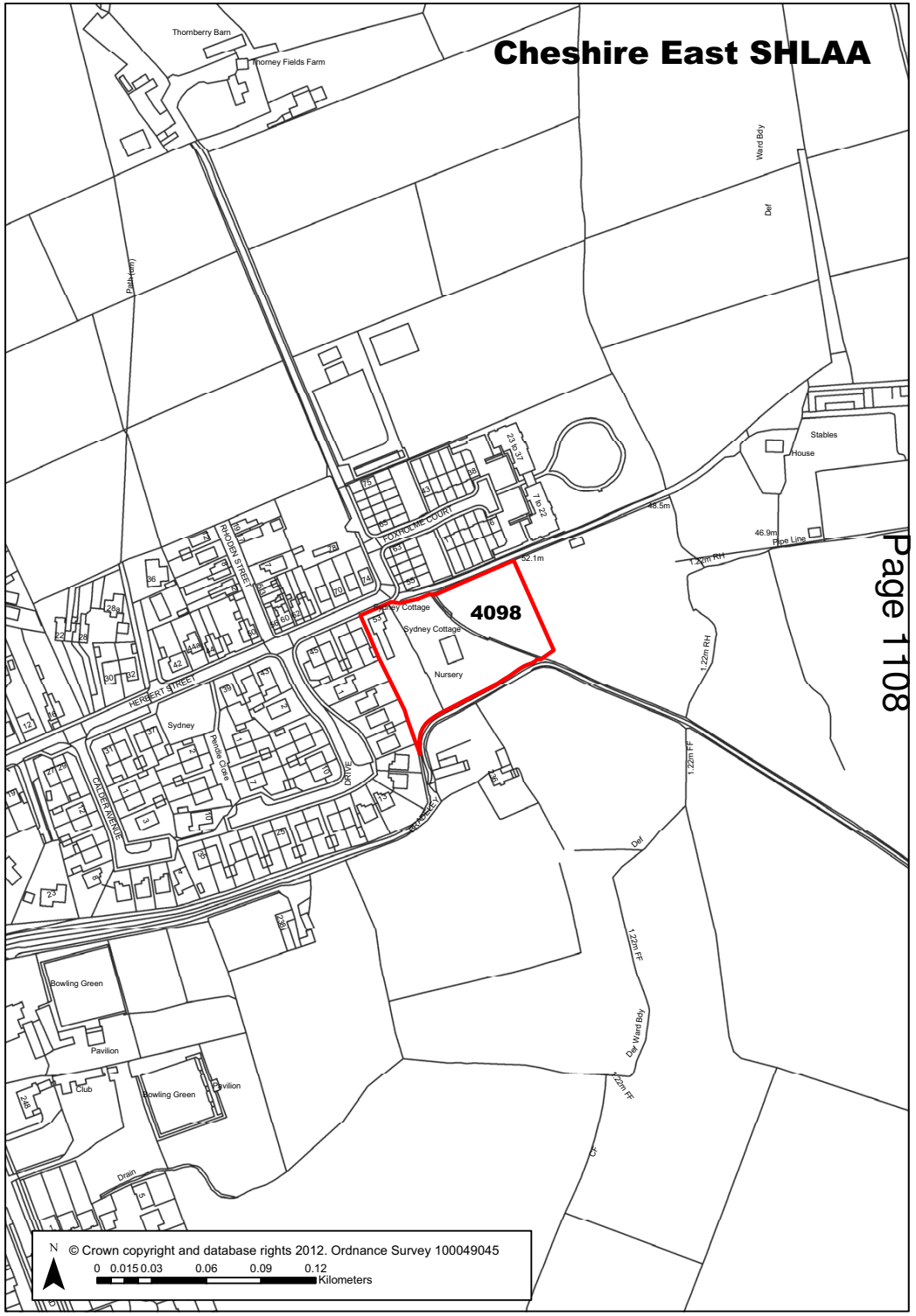


Ref 4098 **Site Address** Sydney Cottage Farm, 53 Herbert Street, Crewe

Town / Rural Crewe - Edge / Extension **Easting** 372274 **Northing** 356476

Site Description	Nursery and agricultural field. Edge of settlement containing nursery buildings, poly tunnels and so on and a field.
Character of Area	Edge of settlement, open countryside.
Surrounding Land Uses	Residential (modern flats overlooking site) and agricultural.
Physical Constraints	Flood zone 1 - little or no risk. Telephone wires over the site Site is gently sloping to the east. Site contains mature trees. Footpath crosses site. Buildings and hardstanding on site. Site appears to be flat.
Policy Restrictions	Part of the site is in the settlement boundary and part in the Green Gap.
Managing Constraints	Consideration of footpath. Consideration of biodiversity and the potential need for a Protected Species Survey. Surface water runoff should be calculated in accordance with Environment Agency guidelines.
Sustainability	Site is considered to be sustainable - local amenities in Crewe.
Accessibility	Access to be discussed with Highways.
Other Information	Site is located in the proposed Strategic Open Gap.
Brownfield / Greenfield	Mixed
Suitability	Suitable - with policy change
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	0.54
Potential Capacity	17
Potential Net Capacity	17
Potential Density	31.48
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	17
Years 11-15	0

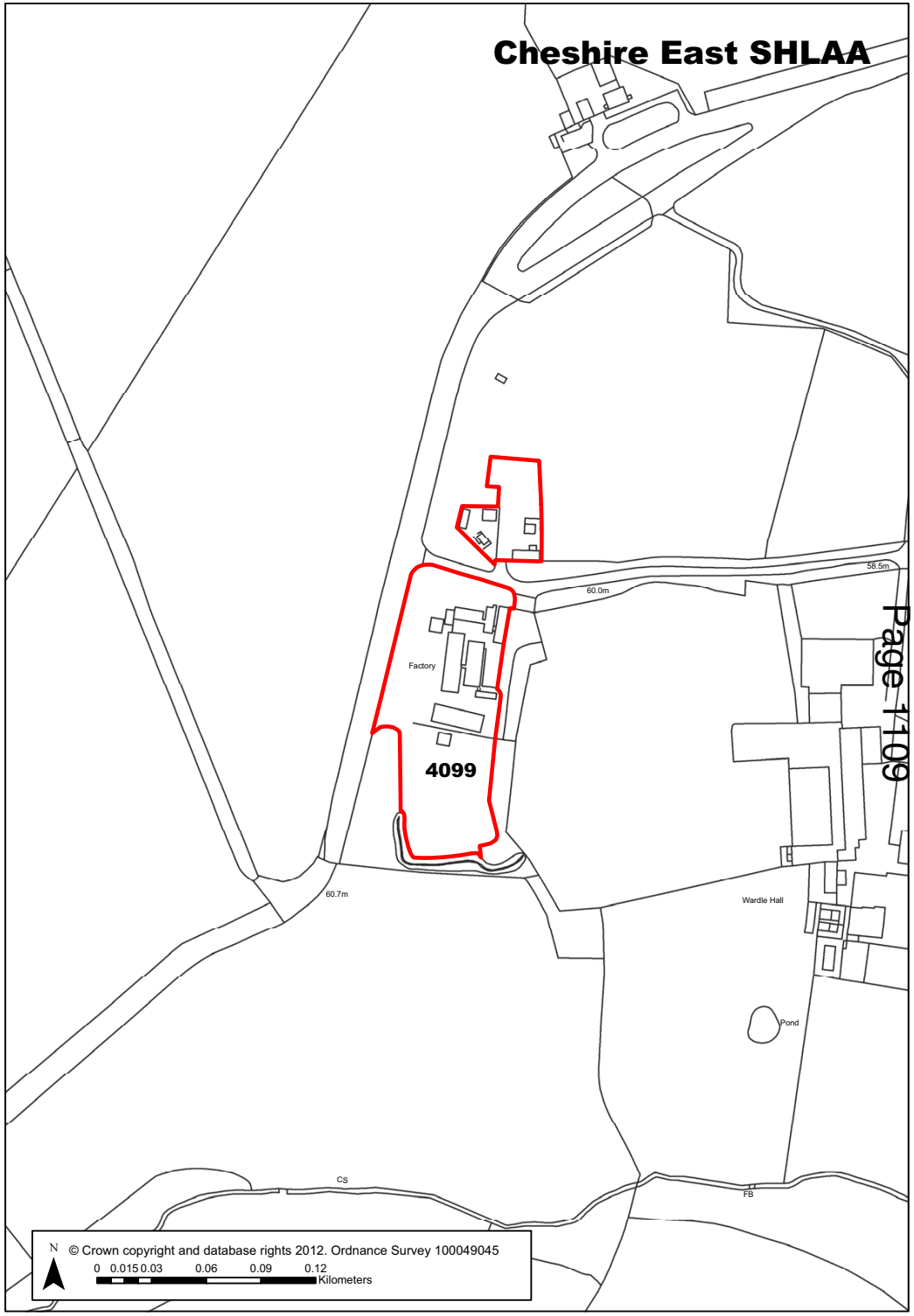


Ref 4099 Site Address Wardle buildings, Green Lane, Wardle.

Town / Rural	Rural	**Easting** 359755	**Northing** 357137

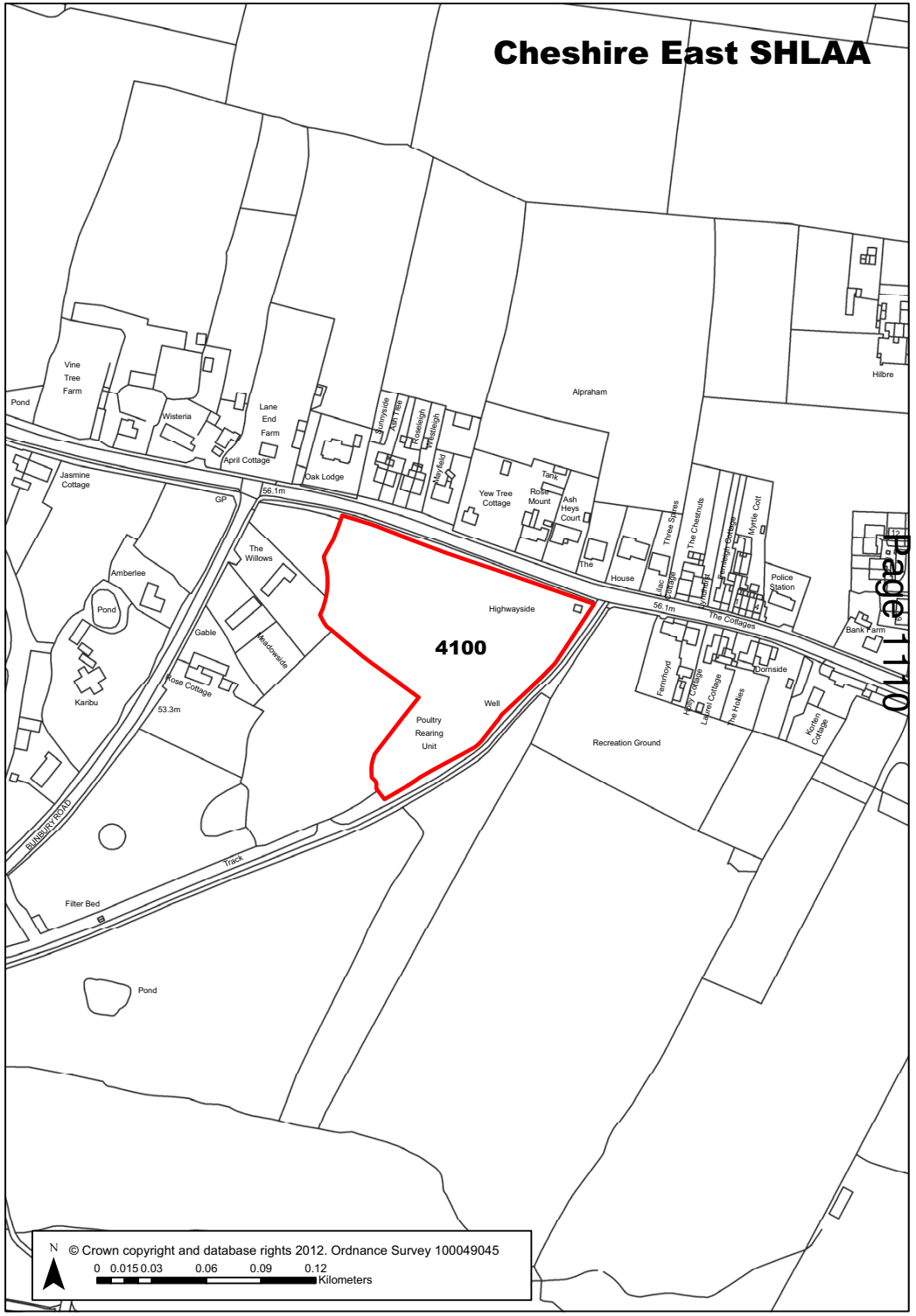
Site Description	Disused RAF Calverley base. Derelict buildings including air raid shelters and open fields at end of industrial estate, surrounded by agricultural fields.
Character of Area	Open countryside, industrial estate.
Surrounding Land Uses	Industrial, haulage, waste disposal, agriculture.
Physical Constraints	Flood zone 1 - little or no risk. Mature and other trees on site, possible heritage concerns, power line terminates at site entrance. Buildings on site. Footpath crosses site. Site appears to be generally flat.
Policy Restrictions	Open Countryside.
Managing Constraints	Consideration of biodiversity and the potential need for a Protected Species Survey. Potential need for a Flood Risk Assessment due to site size. Consideration of footpath. Surface water runoff should be calculated in accordance with Environment Agency guidelines.
Sustainability	Site is not considered to be sustainable due to lack of services.
Accessibility	Down single track dirt lane. Access to be discussed with Highways.
Other Information	Potential amenity issue for future occupiers due to adjacent industrial uses.
Brownfield / Greenfield	Brownfield
Suitability	Not Suitable
Availability	Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	1.05
Potential Capacity	32
Potential Net Capacity	32
Potential Density	30.48
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



Ref 4100 | **Site Address** Land at Chester Road, Alpraham, Tarporley.

Town / Rural	Rural	**Easting** 358381	**Northing** 359598
Site Description	Triangular shaped field denoted for poultry rearing with residential property to north-west corner. Off A51 in Alpraham..	**Site Size Net (Ha)**	1.16
Character of Area	Small linear village settlement along Chester Road, surrounded by open countryside and other settlements.	**Potential Capacity**	35
Surrounding Land Uses	Agriculture, residential.	**Potential Net Capacity**	35
Physical Constraints	Flood zone 1 - little or no risk. Hedgerow and trees to boundaries, telephone lines overhead. Site appears to be generally flat.		
Policy Restrictions	Open Countryside.	**Potential Density**	30.17
Managing Constraints	Consideration of biodiversity and the potential need for a Protected Species Survey. Potential need for a Flood Risk Assessment due to site size. Consideration of overhead teleohone lines. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Determination of Capacity**	Density multiplier
Sustainability	Bus stop between Crewe and Chester and pub close to site, but isolated and lacks amenities.		
Accessibility	Access to be discussed with Highways. The main road is very busy and there are visability issues	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

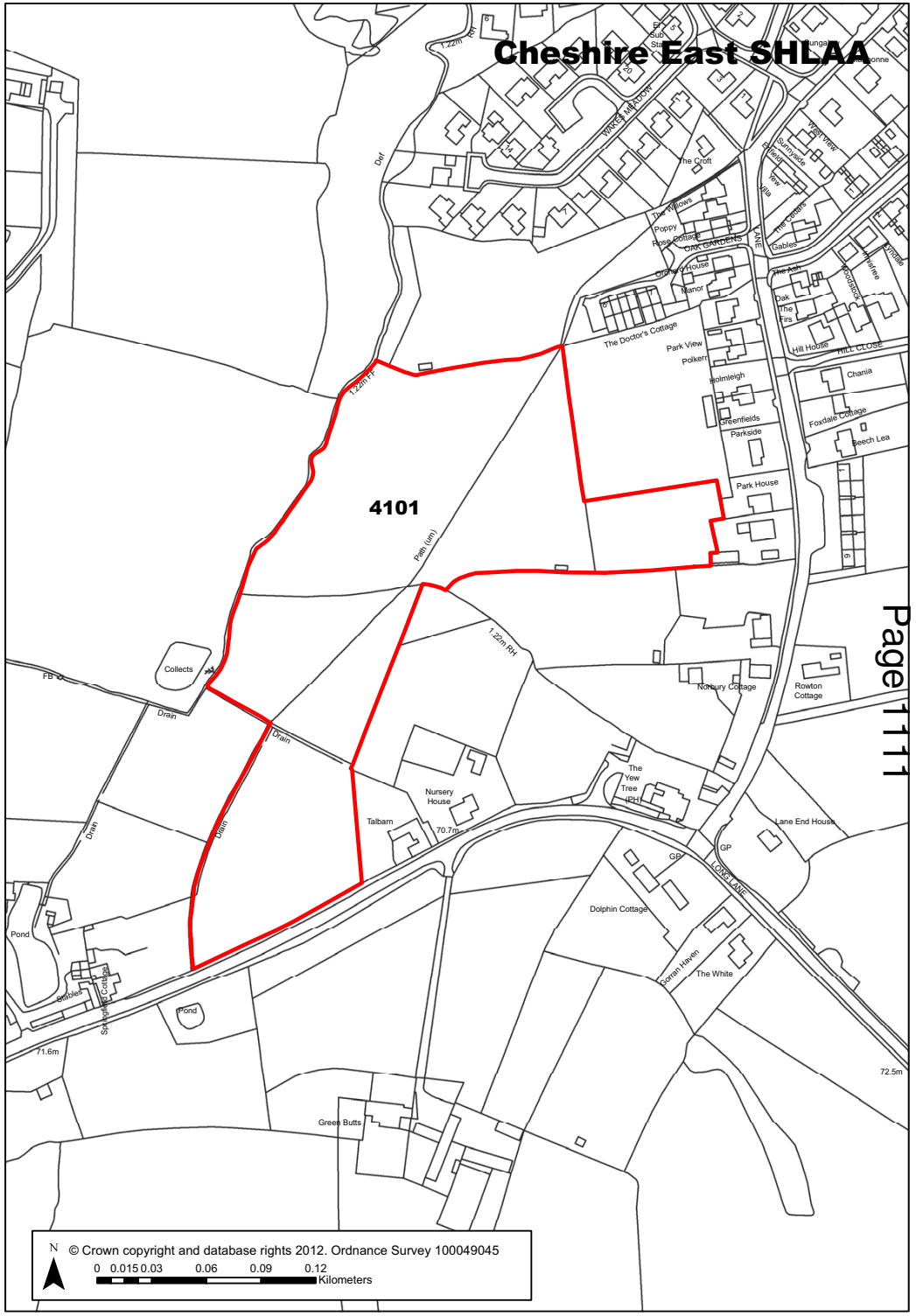


Ref	4101	Site Address	Land at Park House, Bunbury Lane, Bunbury

Town / Rural Bunbury - Edge / Extension **Easting** 356154 **Northing** 357329

Site Description	A number of pasture fields close to settlement but not on edge.
Character of Area	Agriculture, village.
Surrounding Land Uses	Agriculture and residential.
Physical Constraints	Flood zone 1 - little or no risk. Mature trees and hedgerows on site and to border. Footpath crosses the site. Listed Building close to site. Potential topographical issues.
Policy Restrictions	Open countryside.
Managing Constraints	Transport Assessment may be needed. Potential need for a Flood Risk Assessment due to site size. Consideration of biodiversity and the potential need for a Protected Species Survey. Consideration of footpath and heriatge. Consultation with Heritage and Design. Surface water runoff should be calculated in accordance with Environment Agency guidelines.
Sustainability	Site is not considered sustainable due to lack of services.
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

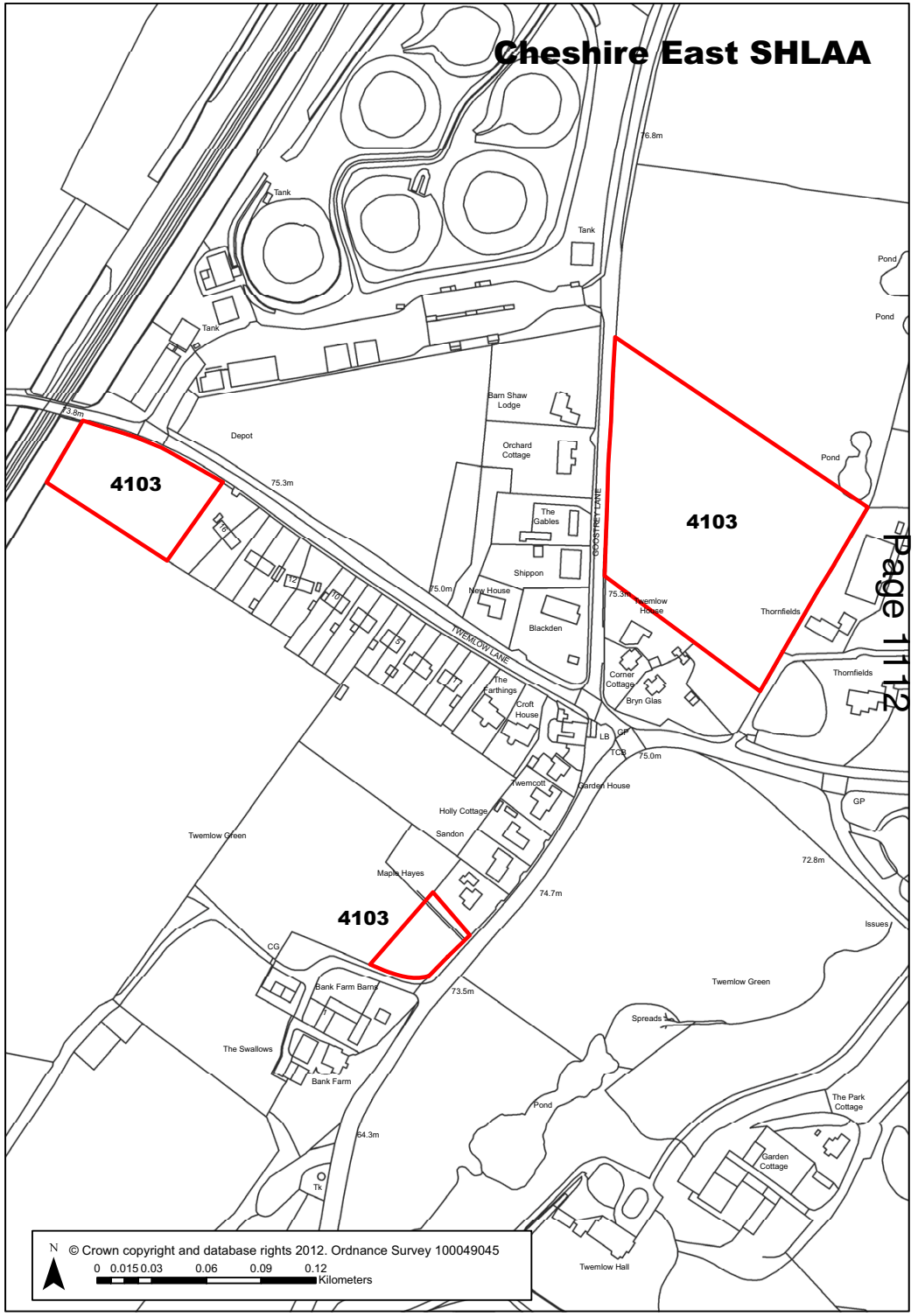
Site Size Net (Ha)	3.61
Potential Capacity	109
Potential Net Capacity	109
Potential Density	30.19
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	90
Years 11-15	19



Ref	4103	Site Address	Three parcels of land at Bank Farm, Twemlow

Town / Rural	Rural	**Easting**	378154
Northing	368786		

Site Description	Eastern site - in agricultural use with crop planted; Western site - field; Southern site - sheep grazing.	**Site Size Net (Ha)**	2.07
Character of Area	Eastern site - hamlet/open countryside; Western site - linear residential area in open countryside; Southern site - infill site amongst linear housing.	**Potential Capacity**	63
Surrounding Land Uses	Residential uses in open countryside. Eastern site is opposite a low-rise, apparently derelict industrial use.	**Potential Net Capacity**	63
Physical Constraints	Flood zone 1 - little or no risk. Eastern site - hedgerows on edge, crops, boggy land, mature trees and a pond nearby. Site appears to be flat; Western site - edged by power lines and railway, with potential for noise and pollution issues. Hedgrows and fence to borders. Site appears to be generally flat however, land beyond slopes steeply, hence development here may be visible from a long distance; Southern site - appears to be gebberally flat and is bourdered by hedges and fencing.		
Policy Restrictions	Open Countryside, Jodrell Bank Radio Telescope Consultation Zone.	**Potential Density**	30.43
Managing Constraints	Consultation with Jodrell Bank and Environmental Health. Consideration of biodiversity and the potential need for a Protected Species Survey. Potential need for a Flood Risk Assessment due to site size. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Site not considered sustainable due to lack of services in Twemlow.		
Accessibility	Access is possible. Southern site - existing access to plot for adjacent barn conversions appears to form part of the site.	**Total Completions**	0
Other Information	Appeal pending on neighbouring site (10/2647C).	**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		



Ref 4103 Site Address Three parcels of land at Bank Farm, Twemlow

Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

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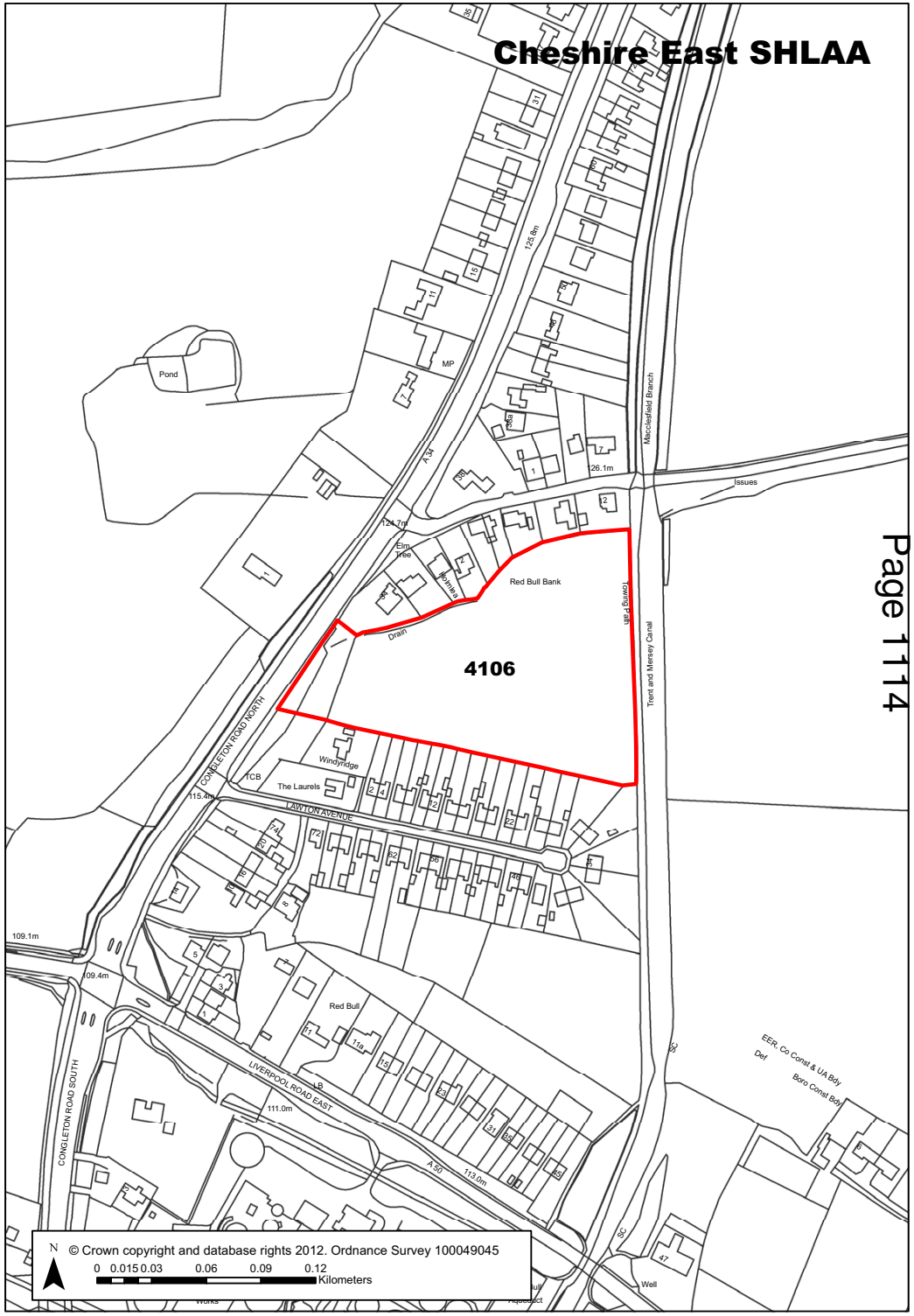
Ref 4106 Site Address Land adjacent A34 between Lawton Avenue and Knowsley Lane, Scholar

Town / Rural Rural **Easting** 383044 **Northing** 355402

Site Description	Field.
Character of Area	Residential, with open countryside on the other side of the canal.
Surrounding Land Uses	Residential, canal with towpath, fields.
Physical Constraints	Flood zone 1 - little or no risk. Site is higher than level of Congleton Road North. Trees on site and to boundary. Potential topographical issues.
Policy Restrictions	Green Belt. Adjacent to a Conservation Area.
Managing Constraints	Consideration of biodiversity and the potential need for a Protected Species Survey. Potential need for a Flood Risk Assessment due to site size. Consultation with British Waterways. Consideration of Heritage and consultation with Heritage and Design. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	Site is not considered sustainable due to lack of facilities.
Accessibility	Access to be discussed with Highways. Restricted access due to location of houses, trees and presence of canal.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

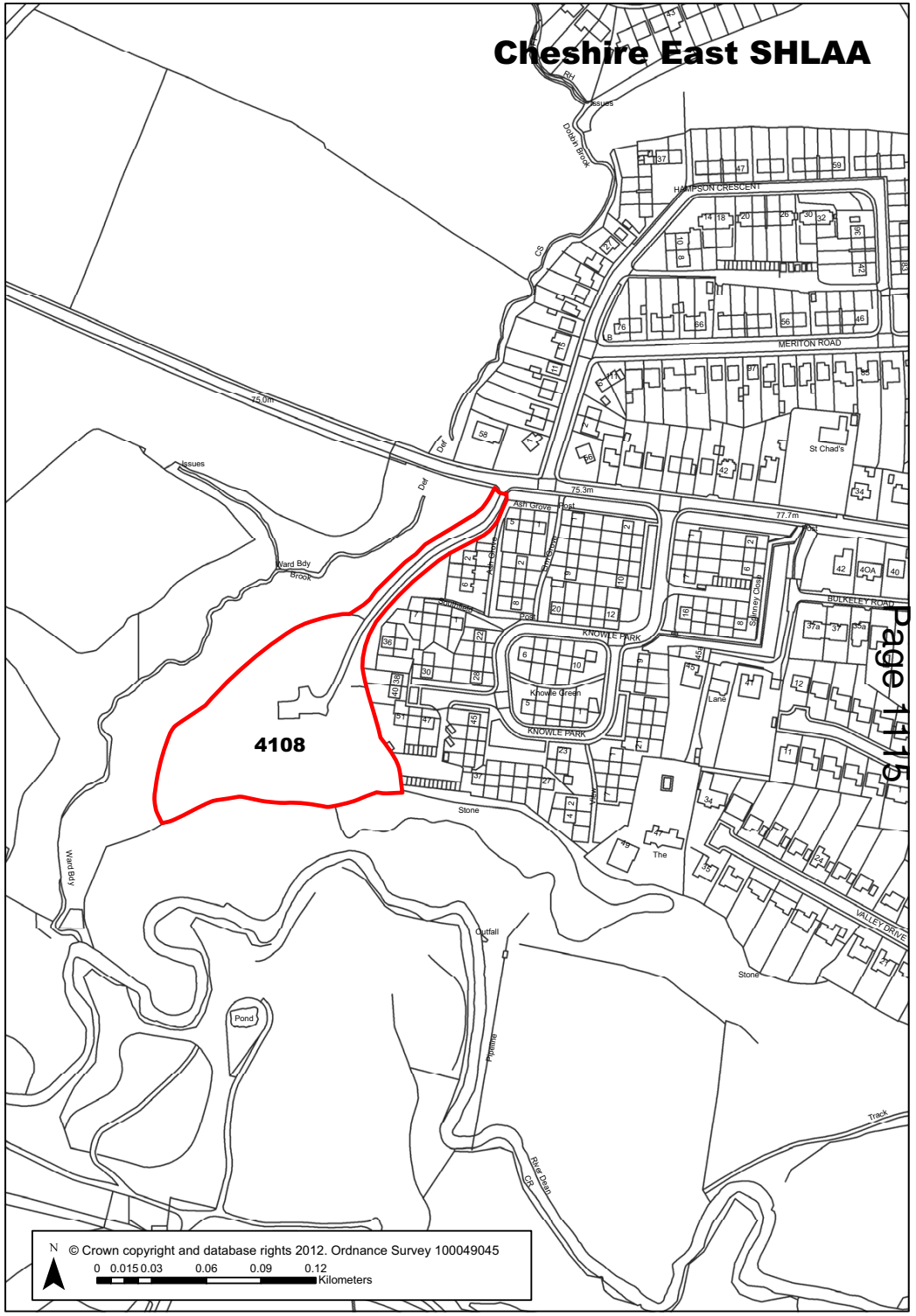
Site Size Net (Ha)	1.65
Potential Capacity	50
Potential Net Capacity	50
Potential Density	30.3
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	50
Years 11-15	0



Ref 4108 **Site Address** Land at Knowle House, Sagars Road, Handforth.

Town / Rural Handforth **Easting** 385090 **Northing** 383373

Site Description	Vacant site, scrub, hardstanding and building foundations bordered by trees.	**Site Size Net (Ha)**	1.07
Character of Area	Edge of residential area.	**Potential Capacity**	33
Surrounding Land Uses	Residential and fields.	**Potential Net Capacity**	33
Physical Constraints	Flood zone 1 - little or no risk. Wooded. Near-vertical bank down to the river to the north edge of the site. Mature trees. Beyond the site edge, the land dips to the south, hence development here may be visible from surrounding countryside.		
Policy Restrictions	Green Belt.	**Potential Density**	30.84
Managing Constraints	Consideration of biodiversity and the potential need for a Protected Species Survey. Potential need for a Flood Risk Assessment due to site size. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Site is not considered sustainable due to distance from services.		
Accessibility	Access is possible by way of a driveway from road.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	33
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

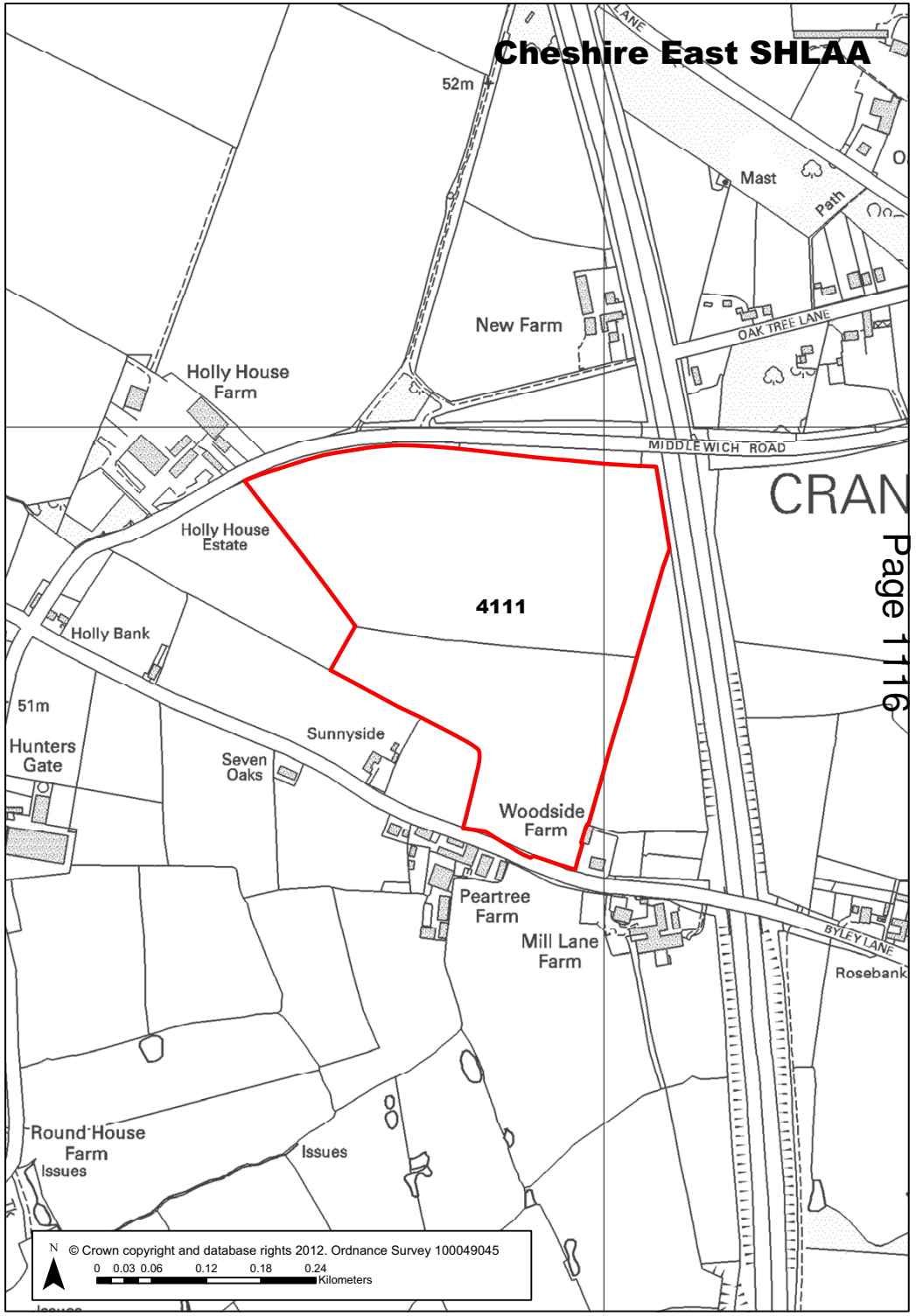


Ref 4111 **Site Address** Land between Oak Tree Lane and Middlewich Road, Cranage.

Town / Rural Smaller Villages **Easting** 373875 **Northing** 368800

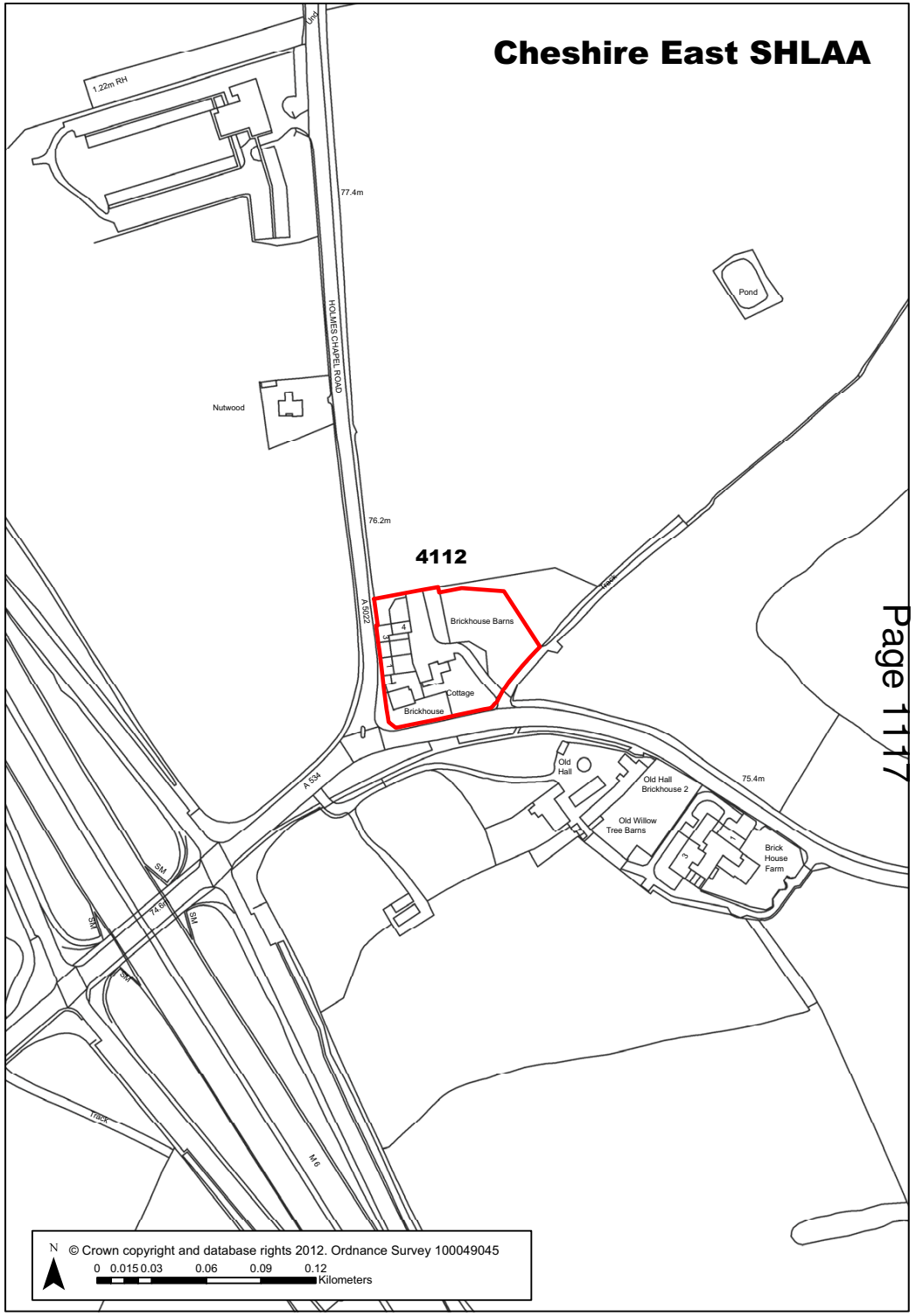
Site Description	Arable.
Character of Area	Open countryside and farmland.
Surrounding Land Uses	Farms.
Physical Constraints	Flood zone 1 - little or no risk. Potential air quality and noise issues arising from the closeness of the motorway. Edged by trees and hedgerows on site. Site appears to be flat.
Policy Restrictions	Open Countryside, Jodrell Bank Radio Telescope Consultation Zone.
Managing Constraints	Transport Assessment may be needed. Potential need for a Flood Risk Assessment due to site size. Consultation with Jodrell Bank and Environmental Health. Consideration of biodiversity and the potential need for a Protected Species Survey. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	Site is not considered sustainable due to lack of services.
Accessibility	Access is possible from existing roads.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	12.59
Potential Capacity	378
Potential Net Capacity	378
Potential Density	30.02
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



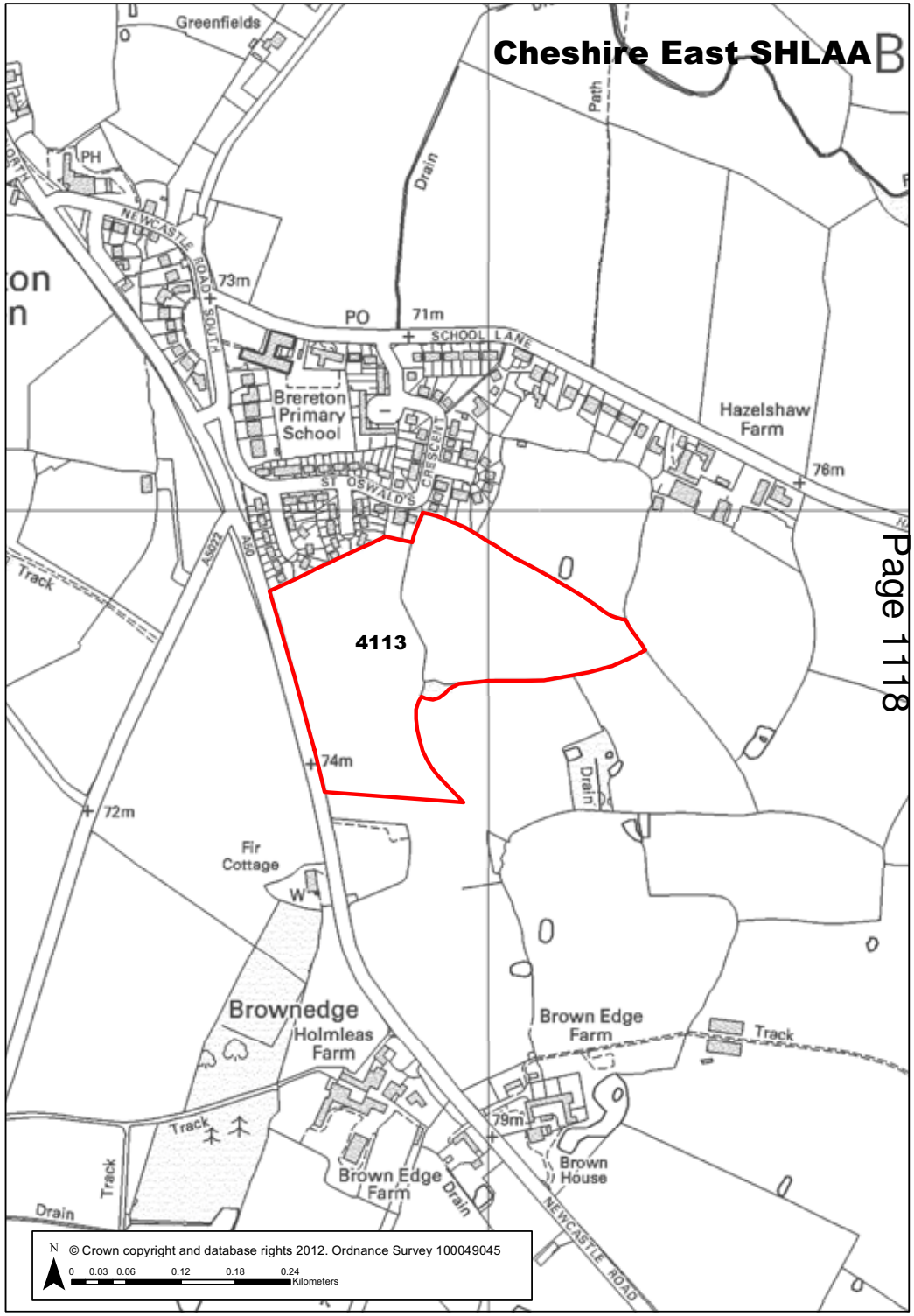
Ref 4112 | **Site Address** Land at Brickhouse Farm, Congleton Road, Sandbach.

Town / Rural	Rural	**Easting** 377081	**Northing** 361999
Site Description	Existing residential use close to motorway junction and a quarry; includes a field.	**Site Size Net (Ha)**	0.52
Character of Area	Open countryside and motorway junction.	**Potential Capacity**	16
Surrounding Land Uses	Agricultural.	**Potential Net Capacity**	16
Physical Constraints	Flood zone 1 - little or no risk. Busy road and motorway junction. Potential noise and air quality issues from the motorway. Listed Building and hedges on site. Boggy field. Buildings and hardstanding on site. Site bordered by hedges and fencing. Site appears to be flat.		
Policy Restrictions	Open countryside, Jodrell Bank Radio Telescope Consultation Zone.	**Potential Density**	30.77
Managing Constraints	Consultation with Environmental Health. Consideration of heritage and consultation with Heritage and Design. Consideration of biodiversity and the potential need for a Protected Species Survey. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Site is not considered sustainable due to lack of services.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 4113 Site Address Land east of Newcastle Road, Brereton, Sandbach.

Town / Rural	Rural	**Easting** 377930	**Northing** 363851
Site Description	Fields.	**Site Size Net (Ha)**	6.64
Character of Area	Residential/open countryside.	**Potential Capacity**	164
Surrounding Land Uses	Residential, roads and school.	**Potential Net Capacity**	164
Physical Constraints	Flood zone 1 - little or no risk. Trees including a mature oak tree and hedges on site and to boundary. Slightly boggy to north. Site is sloping up to the south and down to the eastern edge. Ponds on site.		
Policy Restrictions	Open Countryside, Jodrell Bank Radio Telescope Consultation Zone.	**Potential Density**	30.04
Managing Constraints	Consideration of biodiversity and the potential need for a Protected Species Survey. Potential need for a Flood Risk Assessment due to site size. Consultation with Jodrell Bank. Transport Assessment may be needed. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Site is not considered sustainable due to lack of services.		
Accessibility	Access is possible from existing main road.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	90
Development Progress	SHLAA Site	**Years 11-15**	74
Application Number:			

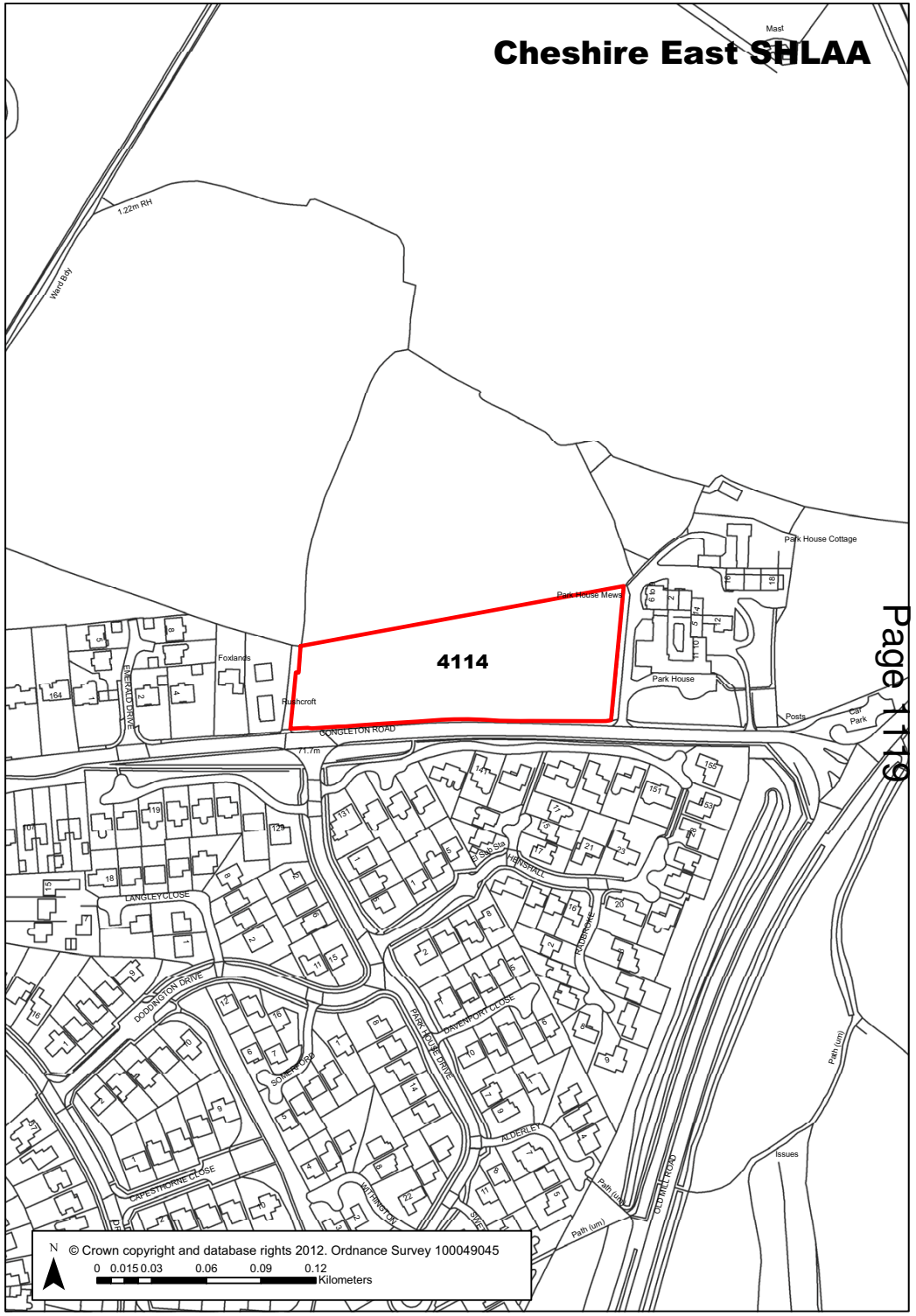


Ref	4114	Site Address	Land between Rushcroft and Parkhouse Residential Home, Congleton Road,

Town / Rural	Sandbach - Edge / Extension	**Easting**	376512
		Northing	361731

Site Description	Field.
Character of Area	Residential/open countryside.
Surrounding Land Uses	Residential, grazing, residential care home.
Physical Constraints	Flood zone 1 - little or no risk. Mature tree on site, telegraph poles and overhead wires to the north. Edged by hedge. Site is flat.
Policy Restrictions	Open Countryside.
Managing Constraints	Consideration of biodiversity and potential need for a Protected Species Survey. Potential need for a Flood Risk Assessment due to site size. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	Site is considered to be sustainably located.
Accessibility	Access is possible from main road.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	1.02
Potential Capacity	31
Potential Net Capacity	31
Potential Density	30.39
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	31
Years 11-15	0

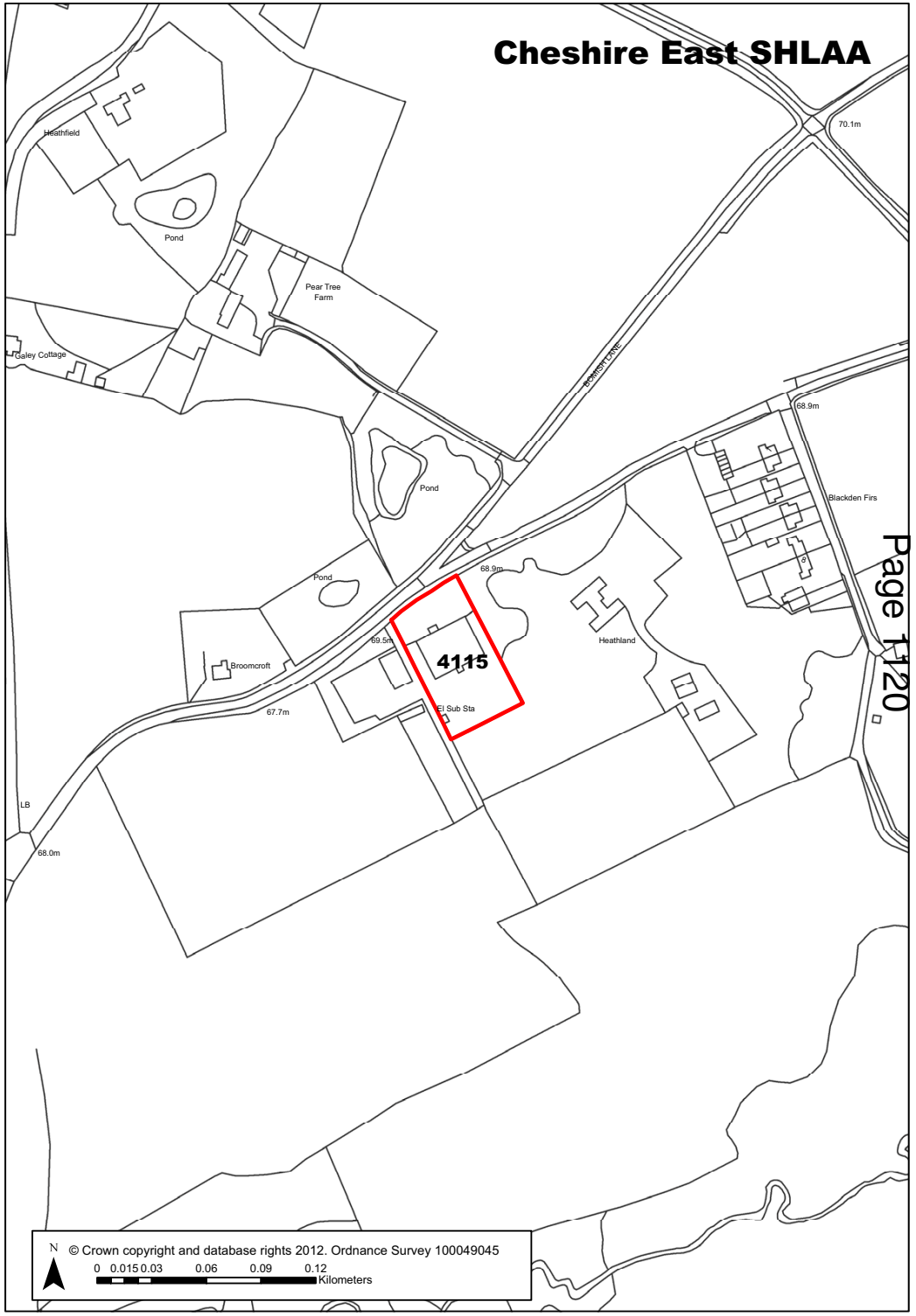


Ref 4115 **Site Address** Electricity sub station off Bomish Lane, Goostrey.

Town / Rural Goostrey - Edge / Extension **Easting** 378348 **Northing** 370753

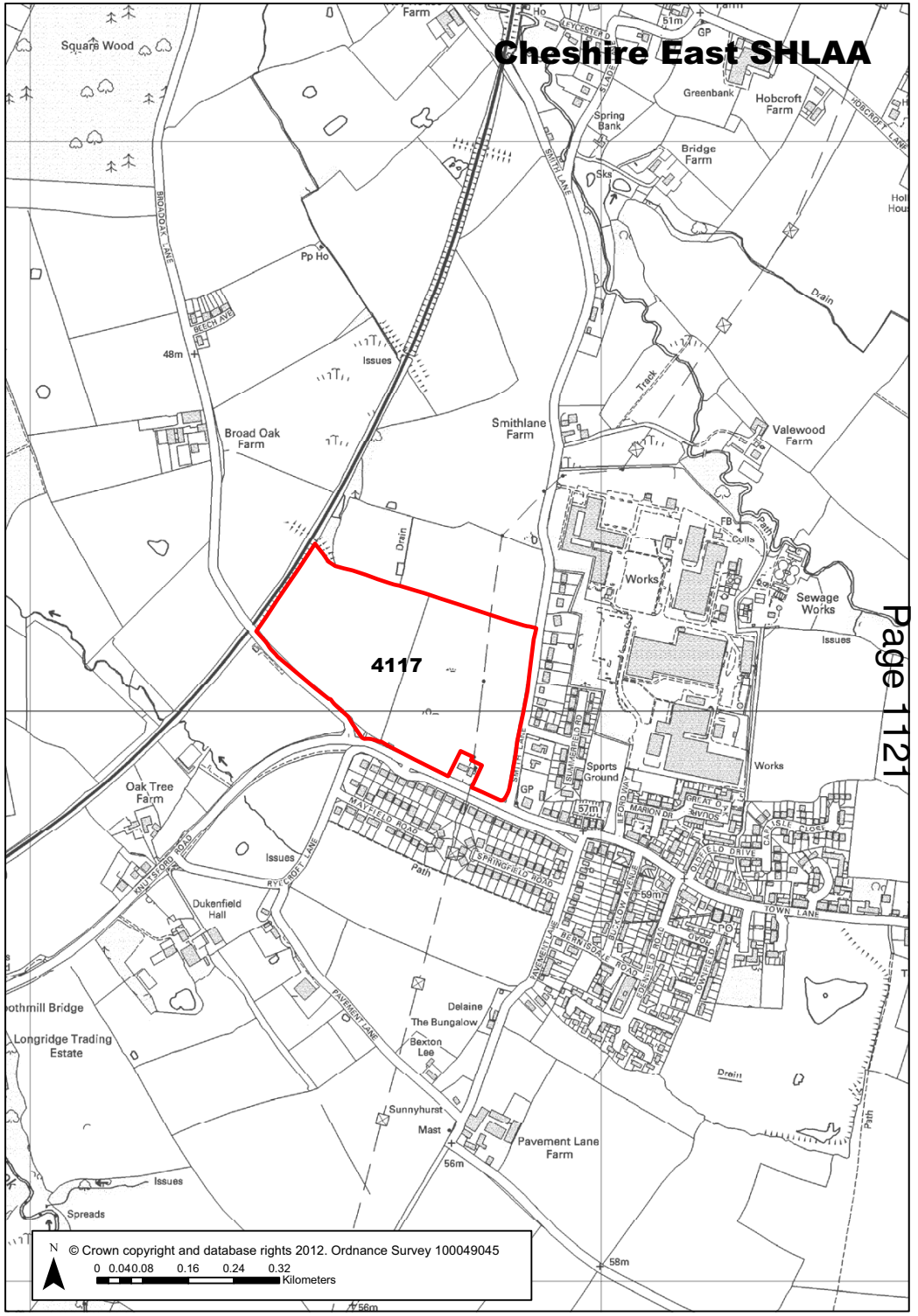
Site Description	Corrugated metal/concrete shed. Derelict.
Character of Area	Open countryside.
Surrounding Land Uses	Open countryside with scattered farm and residential buildings.
Physical Constraints	Flood zone 1 - little or no risk. Possible contamination. Asbestos likely. Site is flat and bordered by trees and hedges.
Policy Restrictions	Open countryside, Jodrell Bank Radio Telescope Consultation Zone.
Managing Constraints	Consultation with Jodrell Bank. Consideration of biodiversity and potential need for a Protected Species Survey.
Sustainability	Site is not considered sustainable due to lack of services.
Accessibility	Access is possible from road.
Other Information	
Brownfield / Greenfield	Brownfield
Suitability	Not Suitable
Availability	Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	0.33
Potential Capacity	10
Potential Net Capacity	10
Potential Density	30.3
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



Ref 4117 Site Address Land off Town Lane, Mobberley.

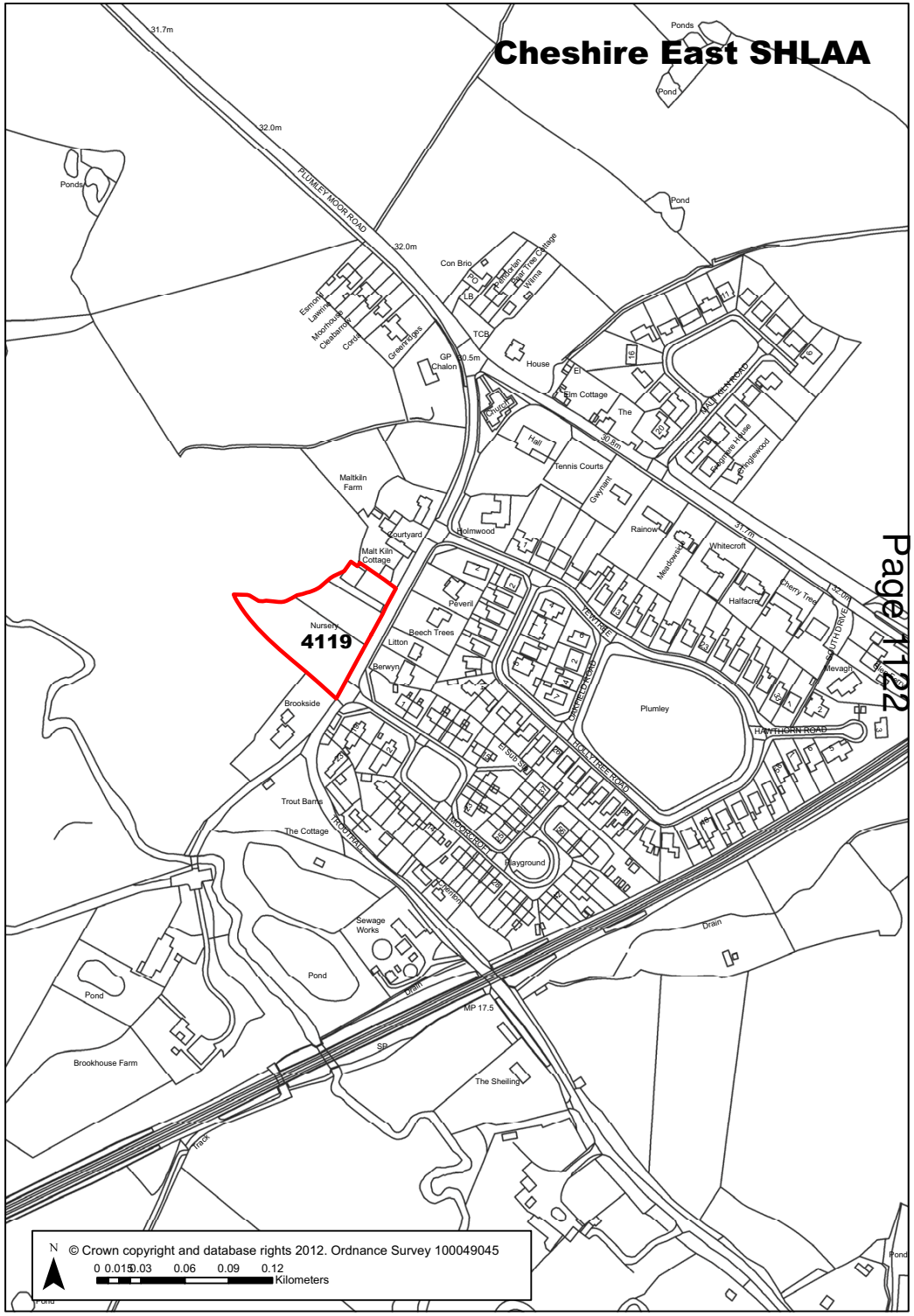
Town / Rural	Mobberley	**Easting** 377662	**Northing** 380077
Site Description	Grass field next to Knutsford Road.	**Site Size Net (Ha)**	11.75
Character of Area	Residential and open countryside.	**Potential Capacity**	200
Surrounding Land Uses	Open countryside.	**Potential Net Capacity**	200
Physical Constraints	Flood zone 1 - little or no risk. Mature trees and hedges on site and to border with ponds in the vicinity. Potential noise issues from aircraft and potential noise and pollution issues from the adjacent railway. Site appears to be flat.		
Policy Restrictions	Green Belt.	**Potential Density**	17.02
Managing Constraints	Consideration of biodiversity and potential need for a Protected Species Survey. Potential need for a Flood Risk Assessment due to site size. Consultation with Environmental Health. Transport Assessment may be needed. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Determination of Capacity**	Density to reflect character and scale of settlement.
Sustainability	Site is located close to a bus route, which would give access to services.		
Accessibility	Access to be discussed with highways.	**Total Completions**	0
Other Information	Potential capacity too high max 200	**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	125
Development Progress	SHLAA Site	**Years 11-15**	75
Application Number:			



Ref 4119 Site Address Trouthall Nursery, Trouthall Lane, Plumley, Knutsford.

Town / Rural Rural **Easting** 371630 **Northing** 375425

Site Description	Derelict nursery and field surrounded by hedges and mature trees.	**Site Size Net (Ha)**	0.48
Character of Area	Residential and open countryside.	**Potential Capacity**	15
Surrounding Land Uses	Open countryside and residential.	**Potential Net Capacity**	15
Physical Constraints	Flood zone 1 - little or no risk. Trees, some with Tree Preservation Orders and hedges on site and to border. Buildings and hardstanding on site. Site appears to be flat. Potential contamination issues.		
Policy Restrictions	Green Belt.	**Potential Density**	31.25
Managing Constraints	Consideration of biodiversity and potential need for a Protected Species Survey. Consultation with Contaminated Land Officer. Surface water runoff to be calculated in accordanec with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Site is close to local services.		
Accessibility	Access to be discussed with highways	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	15
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

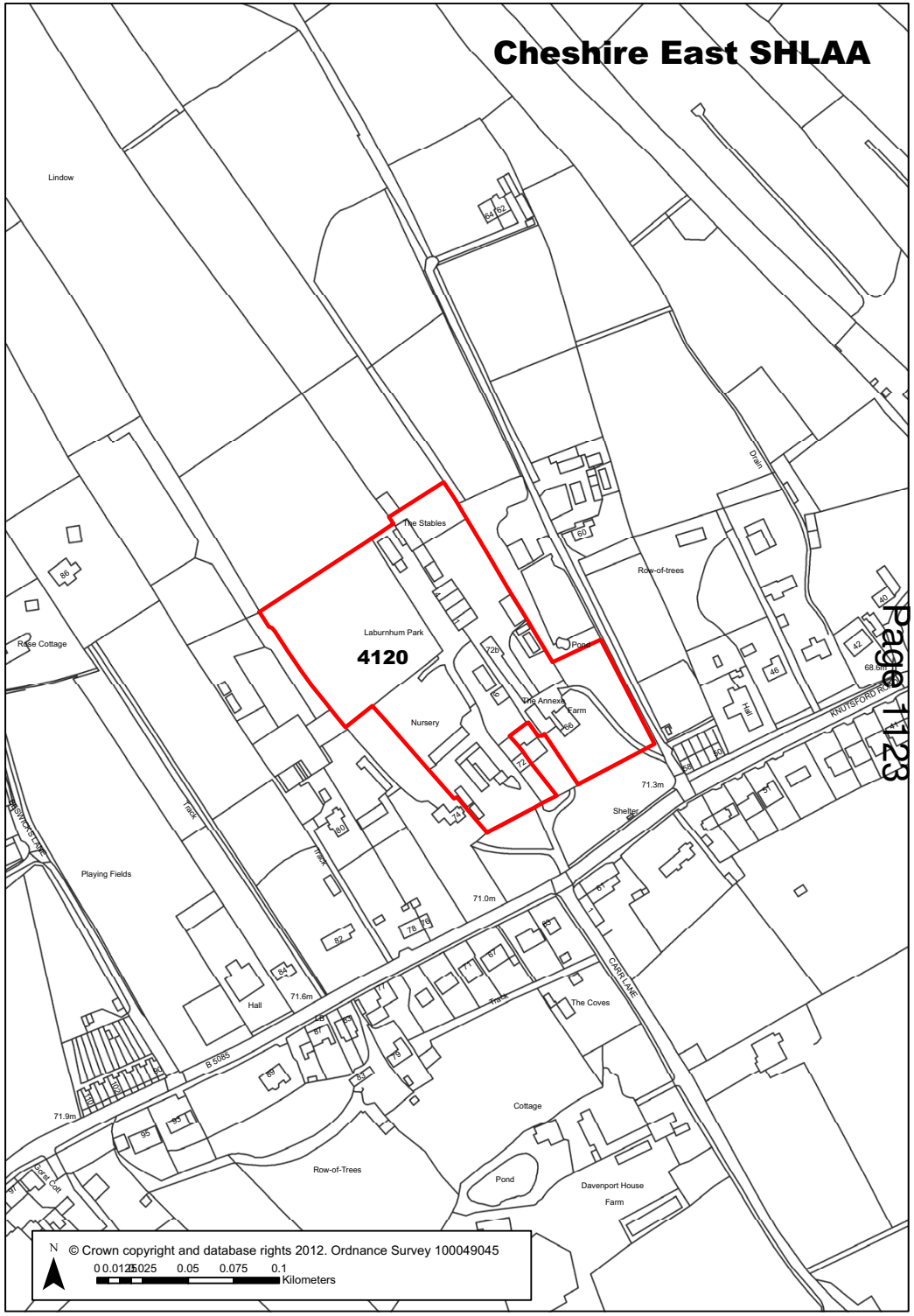


Ref 4120 **Site Address** Laburnum Nursery, Knutsford Road, Chorley, Wilmslow.

Town / Rural Rural **Easting** 382546 **Northing** 379210

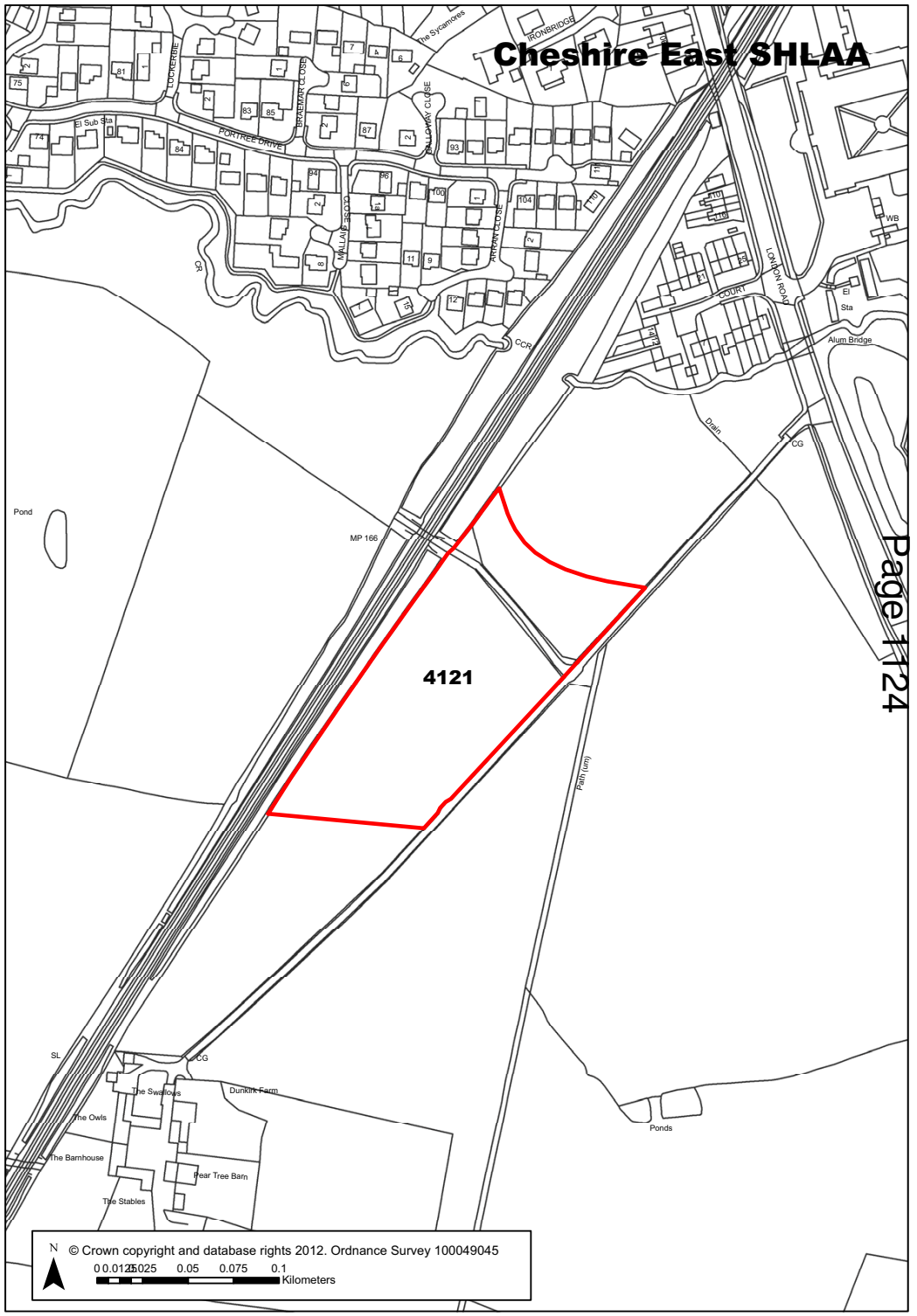
Site Description	Disused nursery includes greenhouses, sheds, industrial/workshop units, stables and hardstanding.
Character of Area	Various uses on edge of residential area and open countryside.
Surrounding Land Uses	Residential, open countryside.
Physical Constraints	Flood zone 1 - little or no risk. Many existing buildings and hardstanding on site and potential contamination. Mature trees, including some with Tree Preservation Orders, and hedges on site and to boundary. Footpath adjacent to site. Site appears to be generally flat.
Policy Restrictions	Green Belt.
Managing Constraints	Consideration of biodiversity and potential need for a Protected Species Survey. Potential need for a Flood Risk Assessment due to site size. Consultation with Contaminated Land Officer. Consideration of footpath. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	Site is close to a bus route, which can provide access to services.
Accessibility	Directly accessible from main road.
Other Information	
Brownfield / Greenfield	Mixed
Suitability	Suitable - with policy change
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	1.91
Potential Capacity	58
Potential Net Capacity	58
Potential Density	30.37
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	58
Years 11-15	0



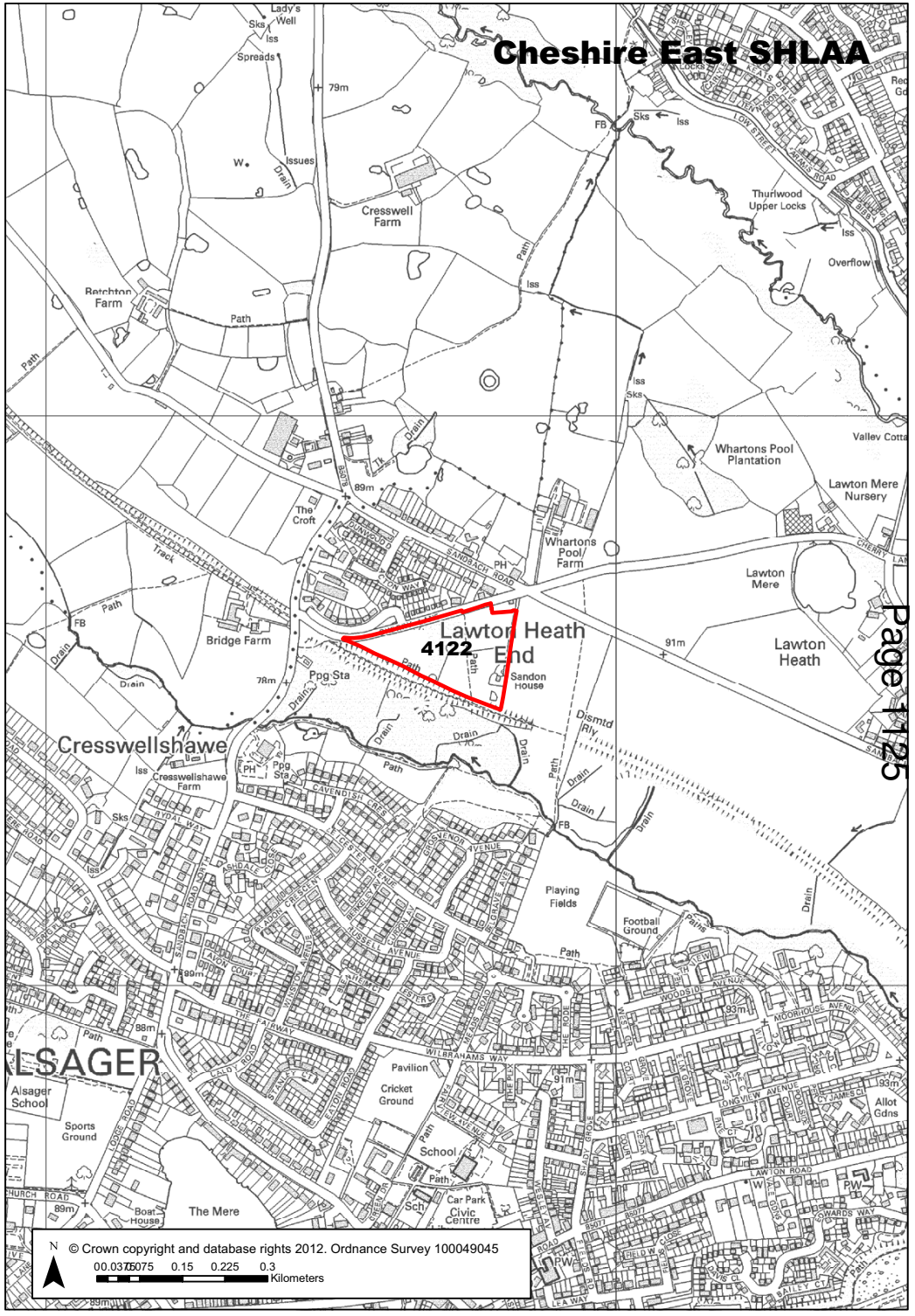
Ref 4121 Site Address Land at Dunkirk Way, Holmes Chapel.

Town / Rural	Holmes Chapel	**Easting** 376278	**Northing** 366296
Site Description	Paddock.	**Site Size Net (Ha)**	1.6
Character of Area	Countryside/edge of residential area.	**Potential Capacity**	48
Surrounding Land Uses	Open countryside, scattered residential uses/farms. Industry. Edge of residential area.	**Potential Net Capacity**	48
Physical Constraints	Flood zone 1 - little or no risk. Railway line adjacent to site, with potential pollution and noise issues. Footpath/track crosses site. Overhead lines and telegraph poles. Potential historic value of railway arch. Mature trees adjacent to site. Site dips in centre. Potential noise and air pollution issues from railway. Site is bordered by trees.		
Policy Restrictions	Open countryside, Jodrell Bank Radio Telescope Consultation Zone.	**Potential Density**	30
Managing Constraints	Consideration of heritage - consultation with Heritage and Design. Potential need for a Flood Risk Assessment due to site size. Consideration of biodiversity and potential need for a Protected Species Survey. Consultation with Environmental Health and Jodrell Bank. Consideration of footpaths and pylons. Surface water runoff to be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Site is not considered to be sustainable.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 4122 Site Address Land off Cherry Lane, Church Lawton.

Town / Rural	Smaller Villages	**Easting** 379716	**Northing** 356587
Site Description	Varied site: overgrown disused railway with trees and dense undergrowth at a higher level than its surroundings, thinning out to the east, where surrounding land rises.	**Site Size Net (Ha)**	2.83
Character of Area	Residential, farm, fields.	**Potential Capacity**	85
Surrounding Land Uses	Residential. Houses on cul-de-sac to north.	**Potential Net Capacity**	85
Physical Constraints	Flood zone 1 - little or no risk. Adjacent to cycle path and one way street. Topography. Mature trees on site. Site is bordered by trees and hedges. Buildings on site.		
Policy Restrictions	Green Belt.	**Potential Density**	30.04
Managing Constraints	Consideration of biodiversity and topography. Potential need for a Flood Risk Assessment due to site size. Potential need for a Protected Species Survey. Surface water runoff to be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Site is not considered sustainable due to lack of services.		
Accessibility	Access to be discussed with Highways. Cycle path. Relatively narrow roads	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

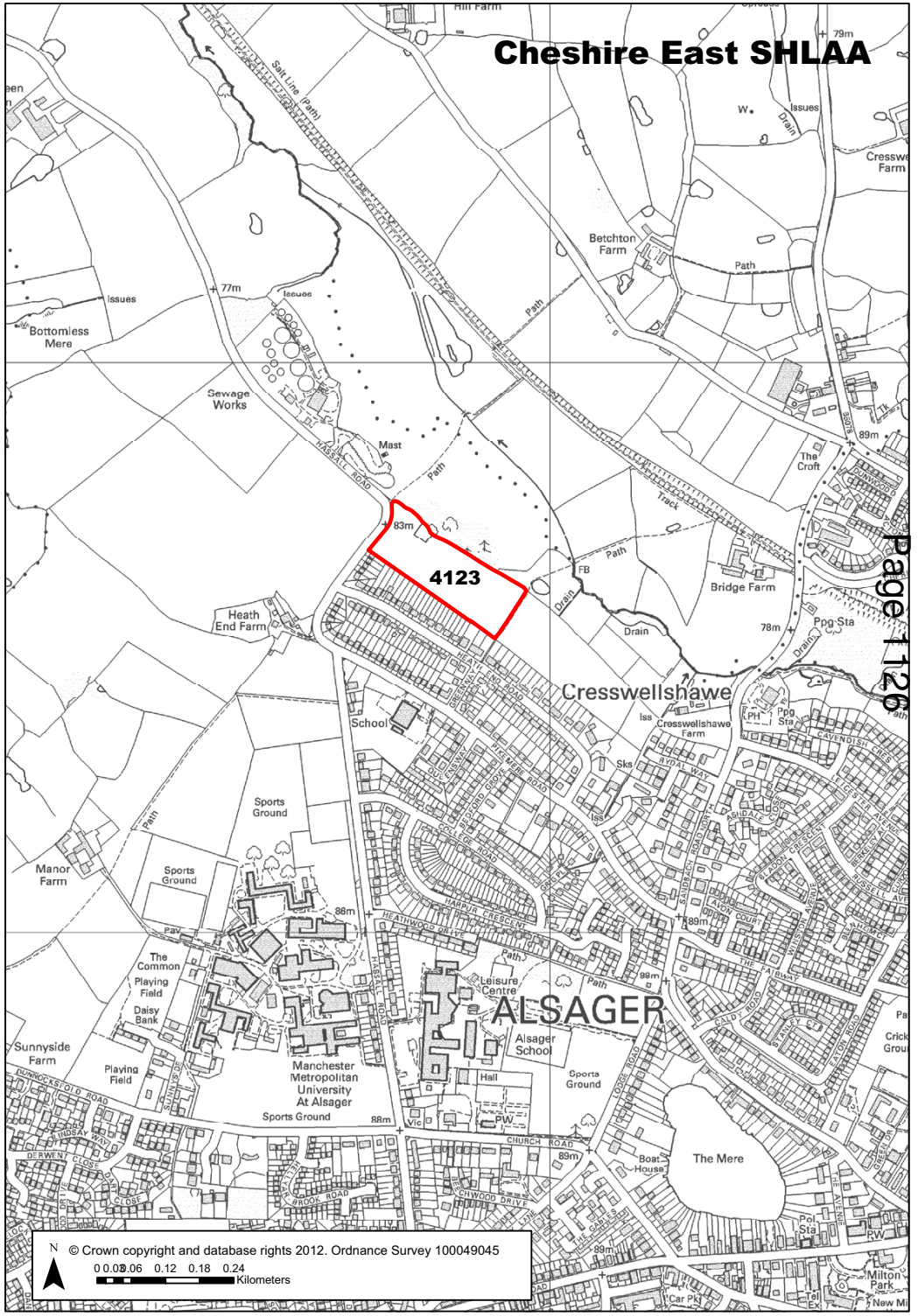


Ref	4123	Site Address	Land at Cresswellshawe, Hassall Road, Alsager.

Town / Rural	Alsager - Edge / Extension	**Easting**	378822
		Northing	256633

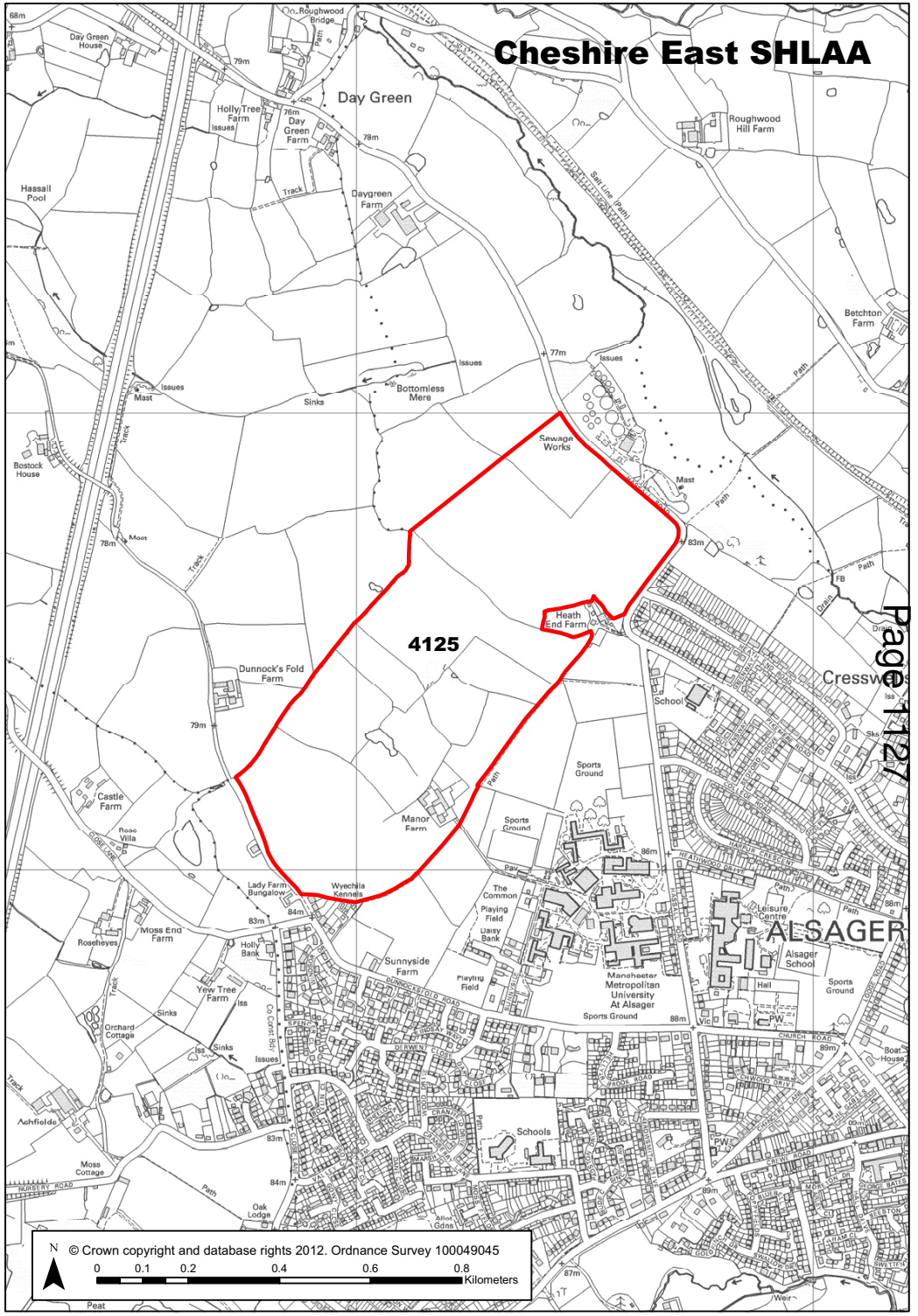
Site Description	Grazing land.
Character of Area	Edge of residential area and open countryside
Surrounding Land Uses	Residential and Borrow Pit Meadows - sign reads, 'this is a former landfill site. Noxious and flammable substances are present onsite. Keep to paths. No smoking'. Near sewage works and recycling centre
Physical Constraints	Flood zone 1 - little or no risk. Potential contamination. Site is bordered by trees, hedges and a fence. Site slopes gently down to north-west but largely flat. Footpaths adjacent to site. Pond on site.
Policy Restrictions	Open countryside.
Managing Constraints	Consultation with Contaminated Land Officer. Potential need for a Flood Risk Assessment due to site size. Consideration of biodiversity. Protected Species Survey may be needed. Surface water runoff to be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	Primary school nearby.
Accessibility	Existing road, on a bend. Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	2.58
Potential Capacity	78
Potential Net Capacity	78
Potential Density	30.23
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



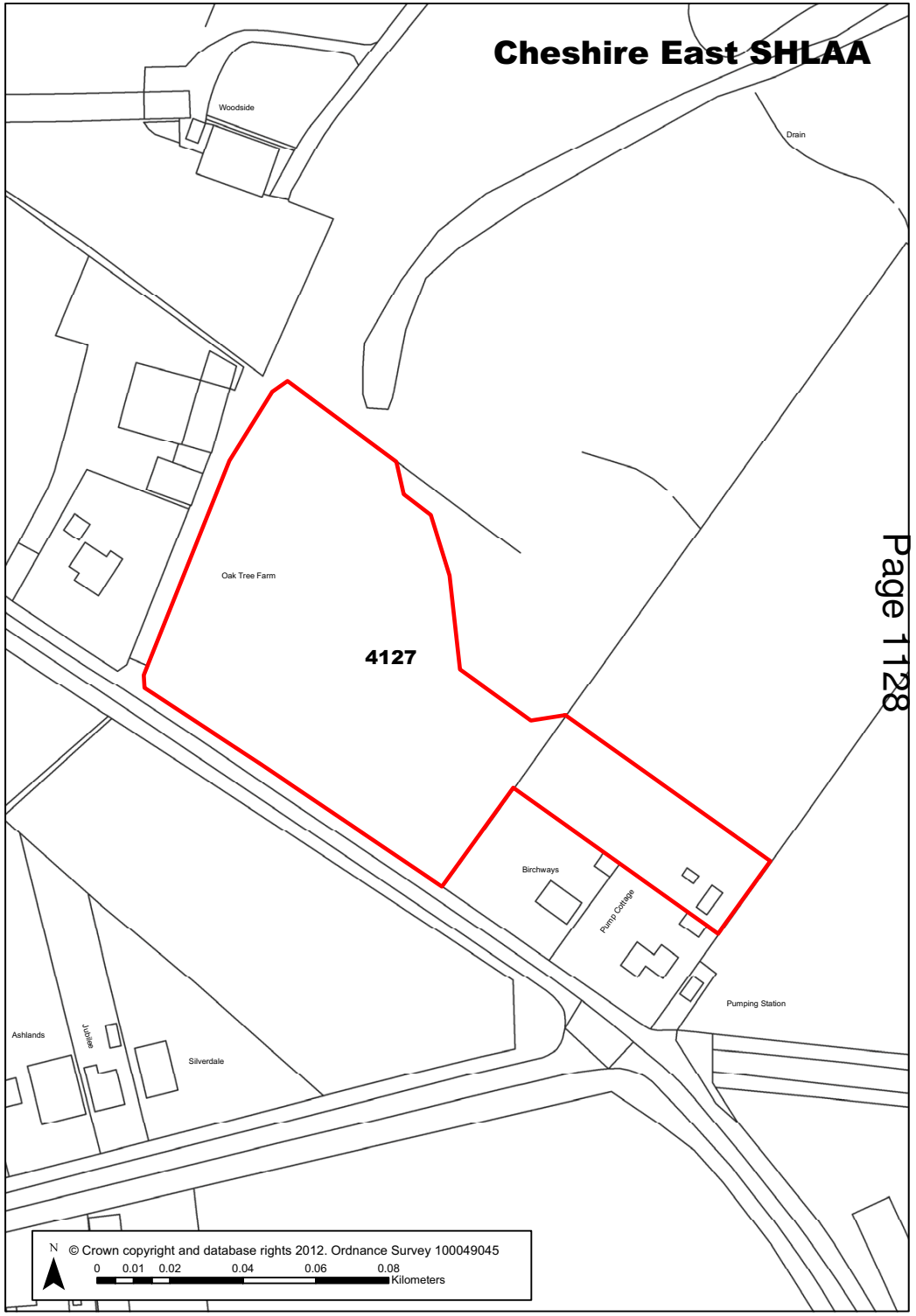
Ref 4125 Site Address Land off Hassall Road, Alsager.

Town / Rural	Rural	**Easting** 378202	**Northing** 356445
Site Description	Open countryside, fields.	**Site Size Net (Ha)**	46.71
Character of Area	Edge of residential area and open countryside.	**Potential Capacity**	900
Surrounding Land Uses	Open countryside, residential, recycling centre, waste water treatment centre.	**Potential Net Capacity**	900
Physical Constraints	Flood zone 1 - little or no risk. Overhead lines around the site, mature trees, ponds and hedgerows on site, with trees and hedges to boundaries. Site is undulating, rising to the south west/centre. There is a sewerage works adjacent to the north of the site. Buildings on site.		
Policy Restrictions	Open Countryside.	**Potential Density**	19.27
Managing Constraints	Consideration of biodiversity and potential need for a Protected Species Survey. Potential need for a Flood Risk Assessment due to site size. Consultation with Environmental Health. Transport Assessment may be needed. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Information provided by potential developer
Sustainability	Site is not considered to be sustainable, however the site may be of a sufficient size to create a sustainable settelement.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 4127 Site Address Land adjacent Kings Lane, Cranage.

Town / Rural	Smaller Villages	**Easting** 374366	**Northing** 369275
Site Description	Part of golf course.	**Site Size Net (Ha)**	0.97
Character of Area	Open countryside, woods.	**Potential Capacity**	30
Surrounding Land Uses	Open countryside, scattered residential and mixed use.	**Potential Net Capacity**	30
Physical Constraints	Flood zone 1 - little or no risk. Mature trees edge Kings Lane. Potential overhang from trees with Tree Preservation Orders located to north-eastern boundary. Site bordered by hedges and is flat.		
Policy Restrictions	Open Countryside, Jodrell Bank Radio Telescope Consultation Zone.	**Potential Density**	30.93
Managing Constraints	Consideration of biodiversity and potential need for a Protected Species Survey. Consultation with Jodrell Bank. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Site is not considered sustainable due to lack of services.		
Accessibility	Access from narrow road	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

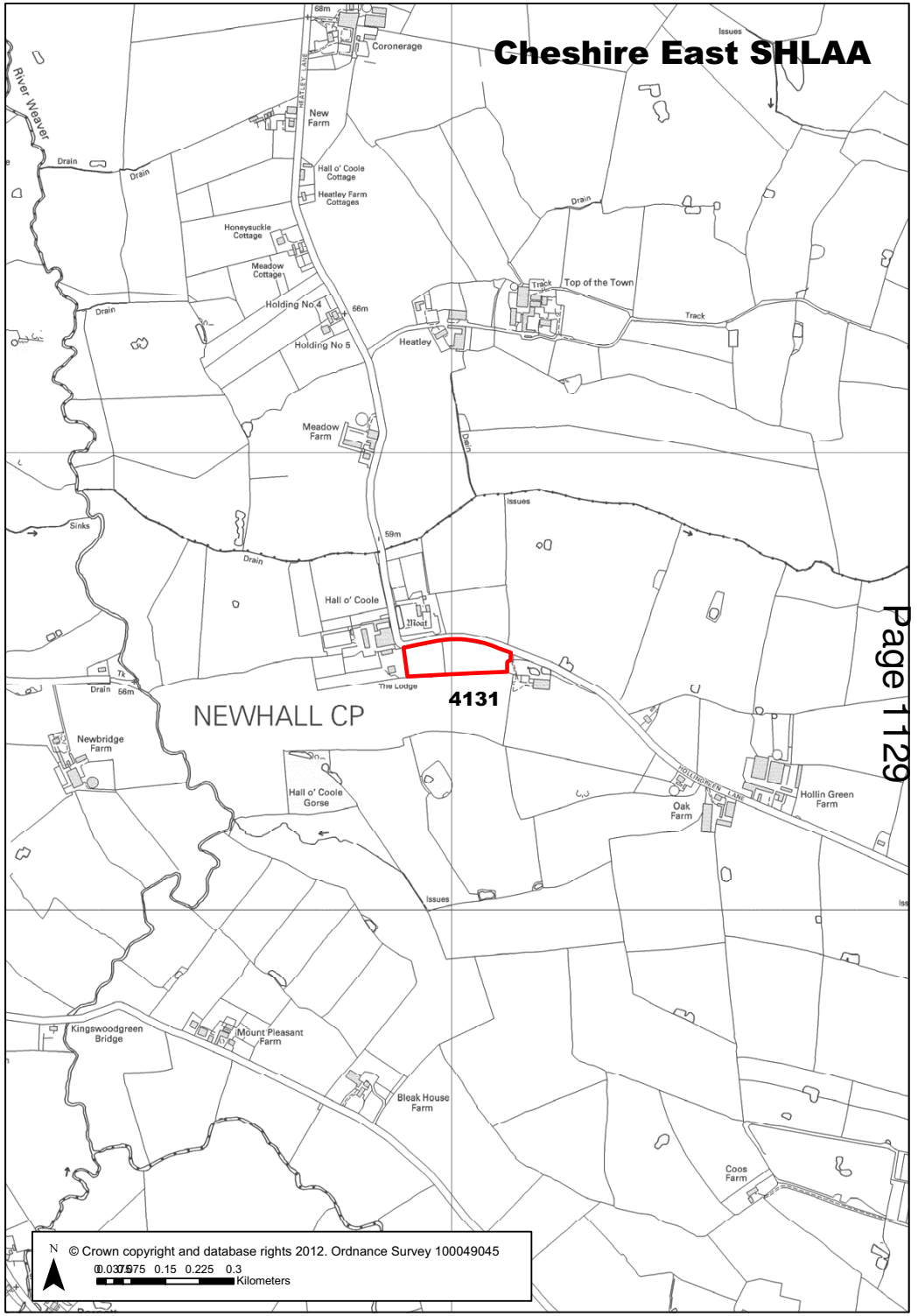


Ref 4131 Site Address Land at The Crofts, Hollingreen Lane, Newhall, Nantwich.

Town / Rural Rural **Easting** 363008 **Northing** 345549

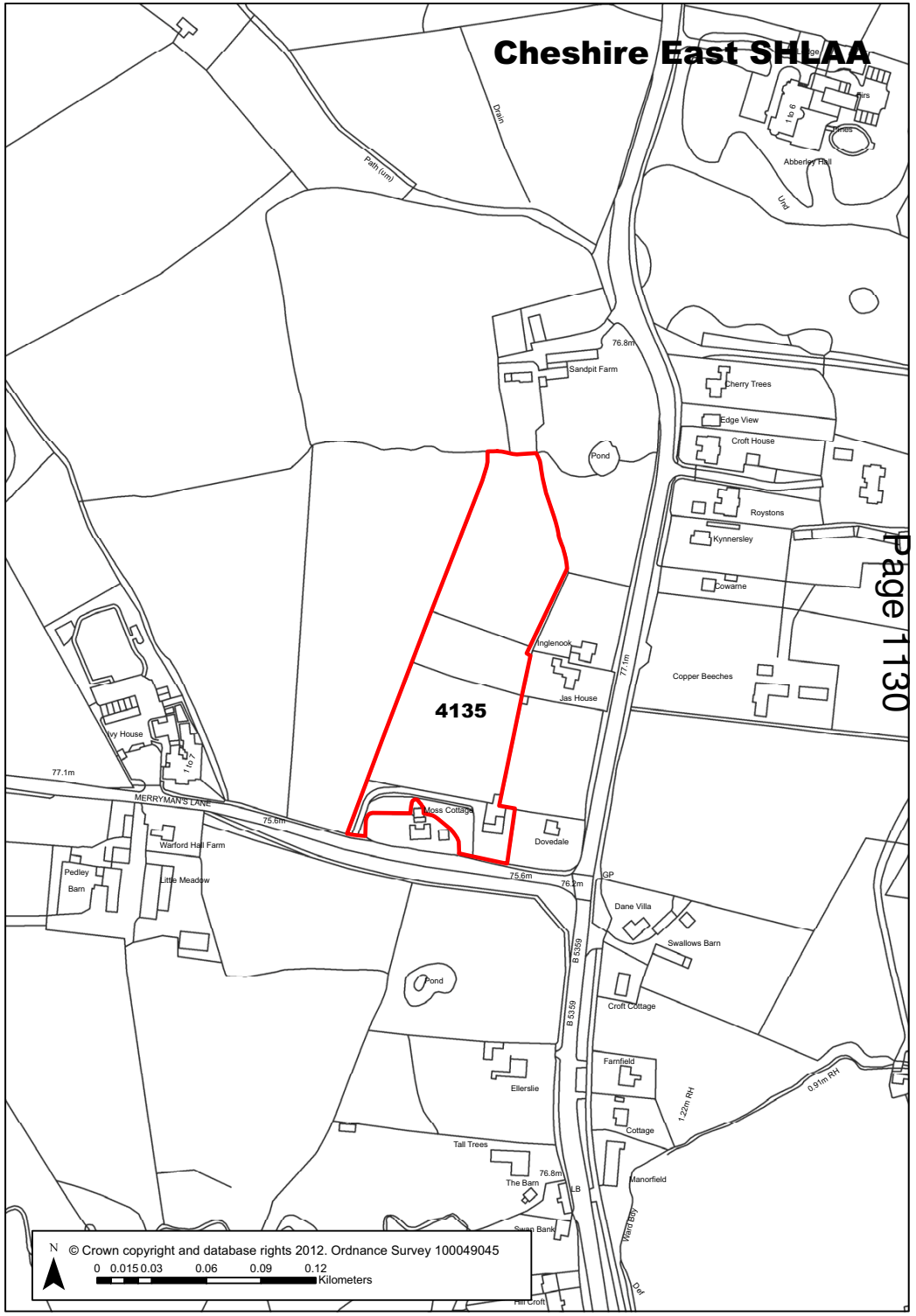
Site Description	Small field situated in open countryside, off a country lane, small body of water.
Character of Area	Open countryside, rural.
Surrounding Land Uses	Agriculture dotted with detached houses.
Physical Constraints	Flood zone 1 - little or no risk. Hedgerows and mature tree on site. Hedges to boundary. Site slopes south to north. Listed Building and pond close to site. Footpath borders site to west.
Policy Restrictions	Open Countryside.
Managing Constraints	Consideration of biodiversity and potential need for a Protected Species Survey. Potential need for a Flood Risk Assessment due to site size. Consideration of heritage - consultation with Heritage and Design. Consideration of footpath. Surface water runoff should be calculated in accordance with Environment Agency guidelines.
Sustainability	Site is not considered to be sustainable due to lack of services.
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	1.54
Potential Capacity	47
Potential Net Capacity	47
Potential Density	30.52
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



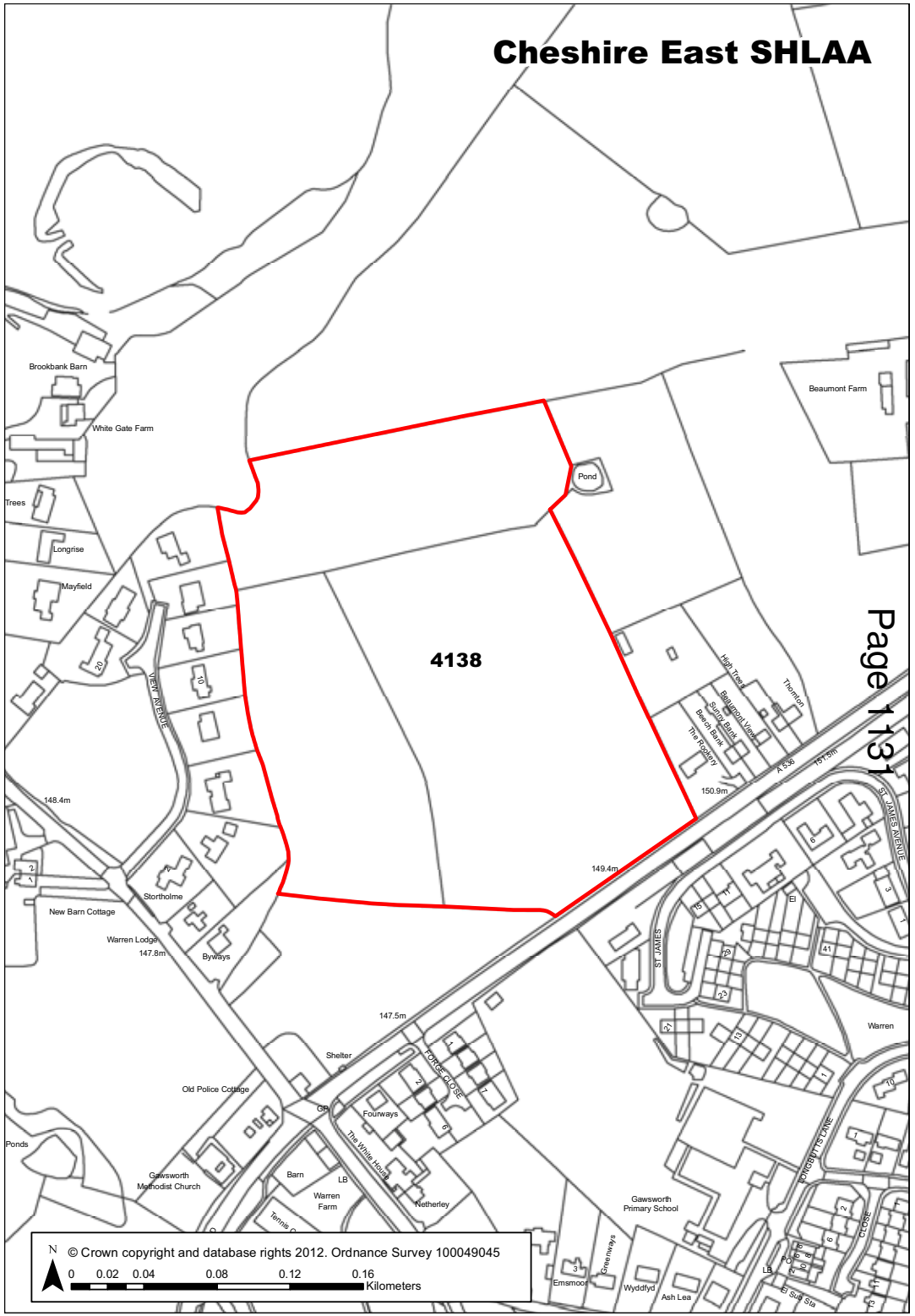
Ref 4135 | Site Address | Livery Yard at Merrymans Lane, Great Warford, Alderley Edge

Town / Rural	Rural	**Easting** 382392	**Northing** 377167
Site Description	Paddock.	**Site Size Net (Ha)**	1.29
Character of Area	Houses in open countryside.	**Potential Capacity**	39
Surrounding Land Uses	Residential, agricultural.	**Potential Net Capacity**	39
Physical Constraints	Flood zone 1 - little or no risk. Bounded by mature trees to north, hedgerow boundary to east. Ponds in vicinity of site. Site appears to be flat. Building on site.		
Policy Restrictions	Green Belt.	**Potential Density**	30.23
Managing Constraints	Consideration of biodiversity and potential need for a Protected Species Survey. Potential need for a Flood Risk Assessment due to site size. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Site is not considered to be sustainable due to lack of services.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 4138 Site Address Land at The Warren, Gawsworth.

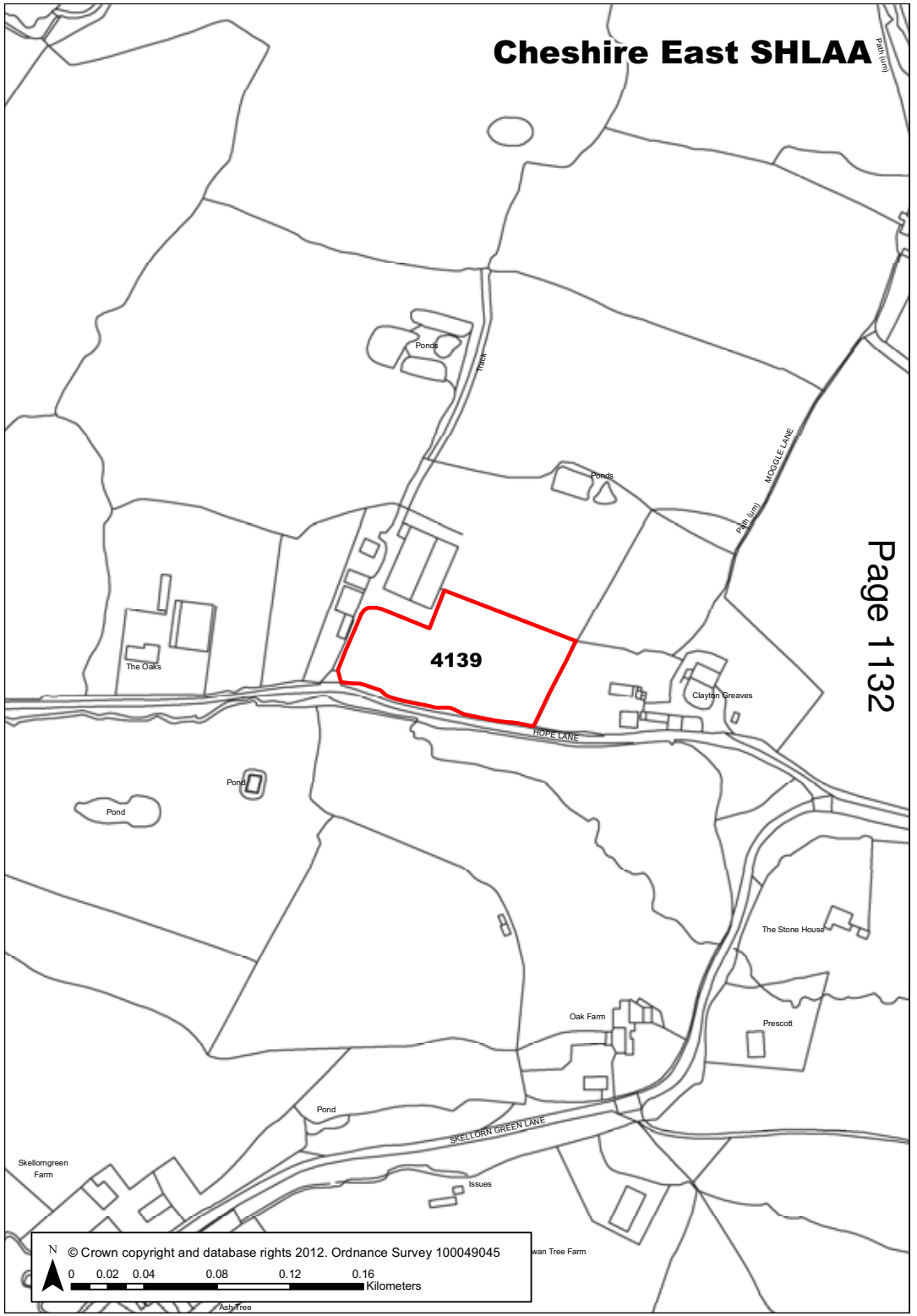
Town / Rural	Rural	**Easting** 388815	**Northing** 370784
Site Description	Arable field.	**Site Size Net (Ha)**	5.16
Character of Area	Edge of settlement.	**Potential Capacity**	120
Surrounding Land Uses	Residential and agricultural.	**Potential Net Capacity**	120
Physical Constraints	Flood zone 1 - little or no risk. Hedgerows and mature trees on site and to boundaries. Site is gently sloping north to south. Pond is close to site.		
Policy Restrictions	Green Belt, Jodrell Bank Radio Telescope Consultation Zone.	**Potential Density**	23.26
Managing Constraints	Consideration of biodiversity and potential need for a Protected Species Survey. Potential need for a Flood Risk Assessment due to site size. Consultation with Jodrell Bank. Transport Assessment may be needed. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	To reflect size and character of village
Sustainability	Primary school and bus shelter close by.		
Accessibility	Access to be discussed with Highways. Potential for access off main road, but likely to be a need for a pedestrian crossing.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	90
Development Progress	SHLAA Site	**Years 11-15**	30
Application Number:			



Ref	4139	Site Address	Land on Hope Lane, Adlington, Macclesfield.

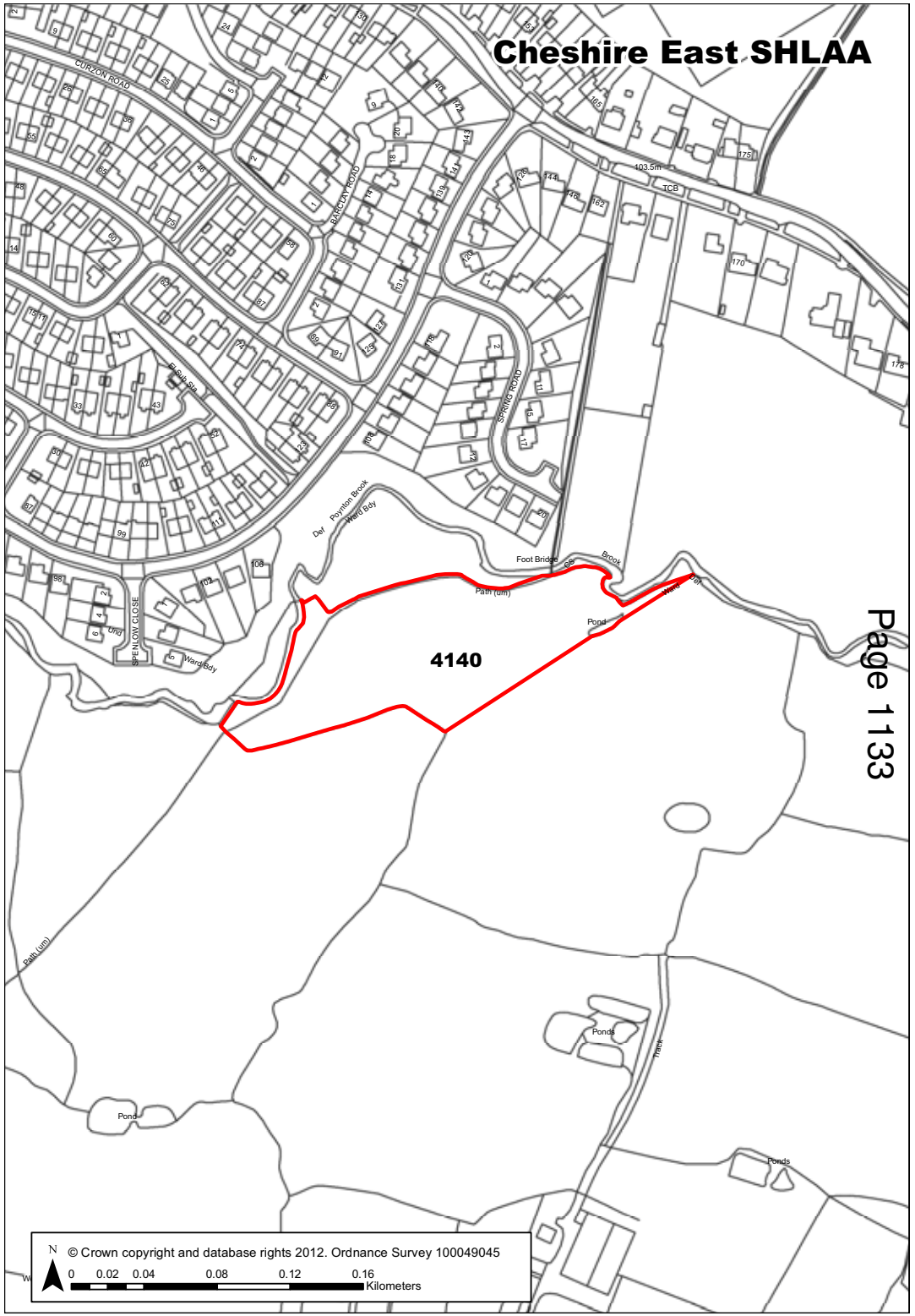
Town / Rural		**Easting** 392600	**Northing** 382091

Site Description	Field with hedgerows and trees.	**Site Size Net (Ha)**	0.6
Character of Area	Rural.	**Potential Capacity**	18
Surrounding Land Uses	Agricultural and detached residential houses.	**Potential Net Capacity**	18
Physical Constraints	Flood zone 1 - little or no risk. Hedgerows and trees on site and to boundary. Site gently slopes to the east. Pond close to the site.		
Policy Restrictions	Green Belt.	**Potential Density**	30
Managing Constraints	Consideration of biodiversity and potential need for a Protected Species Survey. Surafce water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Site is not considered to be sustainable due to lack of services.		
Accessibility	Access to be discussed with Highways. Accessed from a single-track lane	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



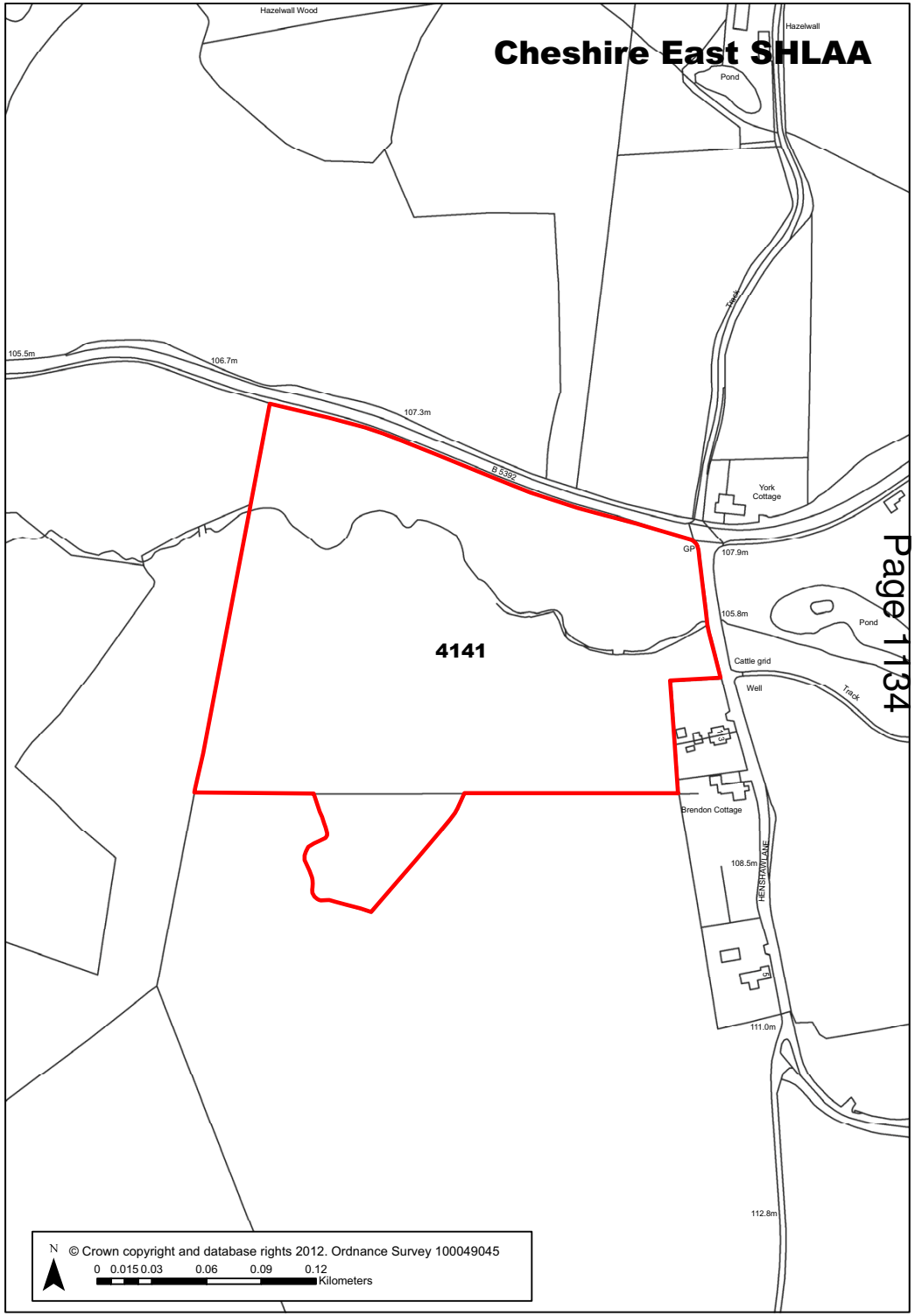
Ref 4140 Site Address Land off Vernon Road, Poynton

Town / Rural	Poynton - Edge / Extension	**Easting** 392487	**Northing** 382472
Site Description	Greenspace with pond in eastern corner, brook to north at back of housing estate.	**Site Size Net (Ha)**	1.2
Character of Area	Green spaces.	**Potential Capacity**	36
Surrounding Land Uses	Residential, open countryside.	**Potential Net Capacity**	36
Physical Constraints	Partly in flood risk area - flood zone 2, medium risk. Trees with Tree Preservation Orders on site. Pond close to site. Footpath crosses through part of site. Site is bordered by trees and shrubs. Site appears to be generally flat.		
Policy Restrictions	Green Belt.	**Potential Density**	30
Managing Constraints	Consideration of biodiversity and potential need for a Protected Species Survey. Consideration of footpath. Potential need for a Flood Risk Assessment. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Site is close to a bus route, which could allow access to services.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 4141 Site Address Land at Henshaw Hall Farm, Henshaw Lane, Siddington.

Town / Rural	Rural	**Easting** 385950	**Northing** 371058
Site Description	Agricultural field with brook running through centre, at edge of B5392, on farmland.	**Site Size Net (Ha)**	4.87
Character of Area	Agricultural/open countryside	**Potential Capacity**	147
Surrounding Land Uses	Agricultural.	**Potential Net Capacity**	147
Physical Constraints	Flood zones 2 and 3 - medium to high risk. Site contains a brook with trees lining the brook. Telephone wires to edge of site. Site of bordered by trees and hedges. Undulating site.		
Policy Restrictions	Countryside beyond the Green Belt.	**Potential Density**	30.18
Managing Constraints	Consideration of biodiversity and potential need for a Protected Species Survey. Transport Assessment may be needed. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Site is not considered sustainable due to lack of services.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

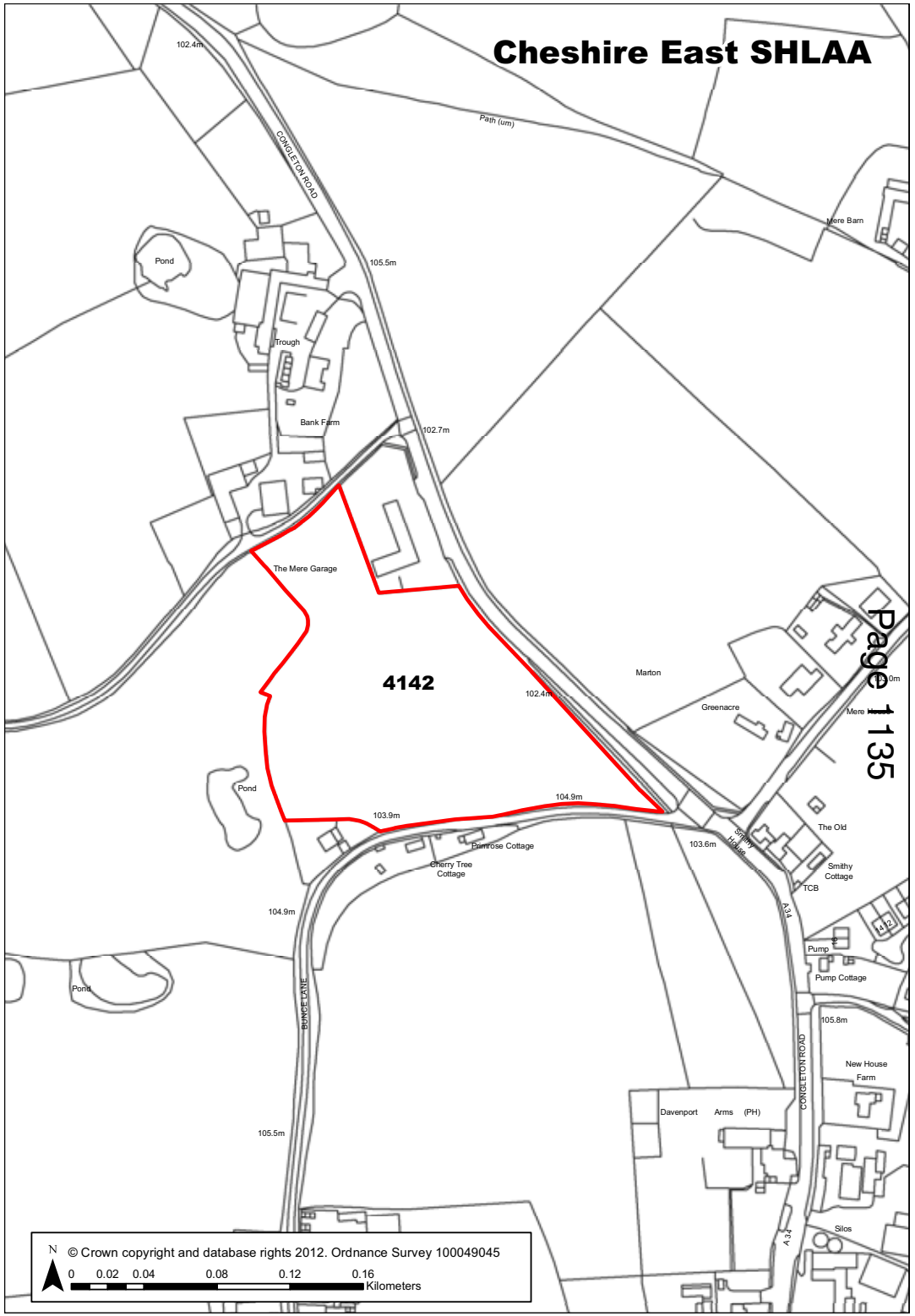


Ref 4142 **Site Address** Land adjacent The Mere Garage, Congleton Road, Marton, Macclesfield.

Town / Rural Rural **Easting** 384800 **Northing** 368371

Site Description	Green field next to garage of A34 with marsh in the centre.
Character of Area	Rural open countryside.
Surrounding Land Uses	Garage, agriculture, residential.
Physical Constraints	Flood zone 1 - little or no risk. Marsh in centre of site. Other ponds in vicinity of site. Site is undulating and brodered by trees and hedges.
Policy Restrictions	Countryside beyond the Green Belt, Jodrell Bank Consultation Zone.
Managing Constraints	Consideration of biodiversity and potential need for a Protected Species Survey. Potential need for a Flood Risk Assessment due to site size. Consultation with Jodrell Bank. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	Site is not considered to be sustainable due to lack of services.
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	2.12
Potential Capacity	64
Potential Net Capacity	64
Potential Density	30.19
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



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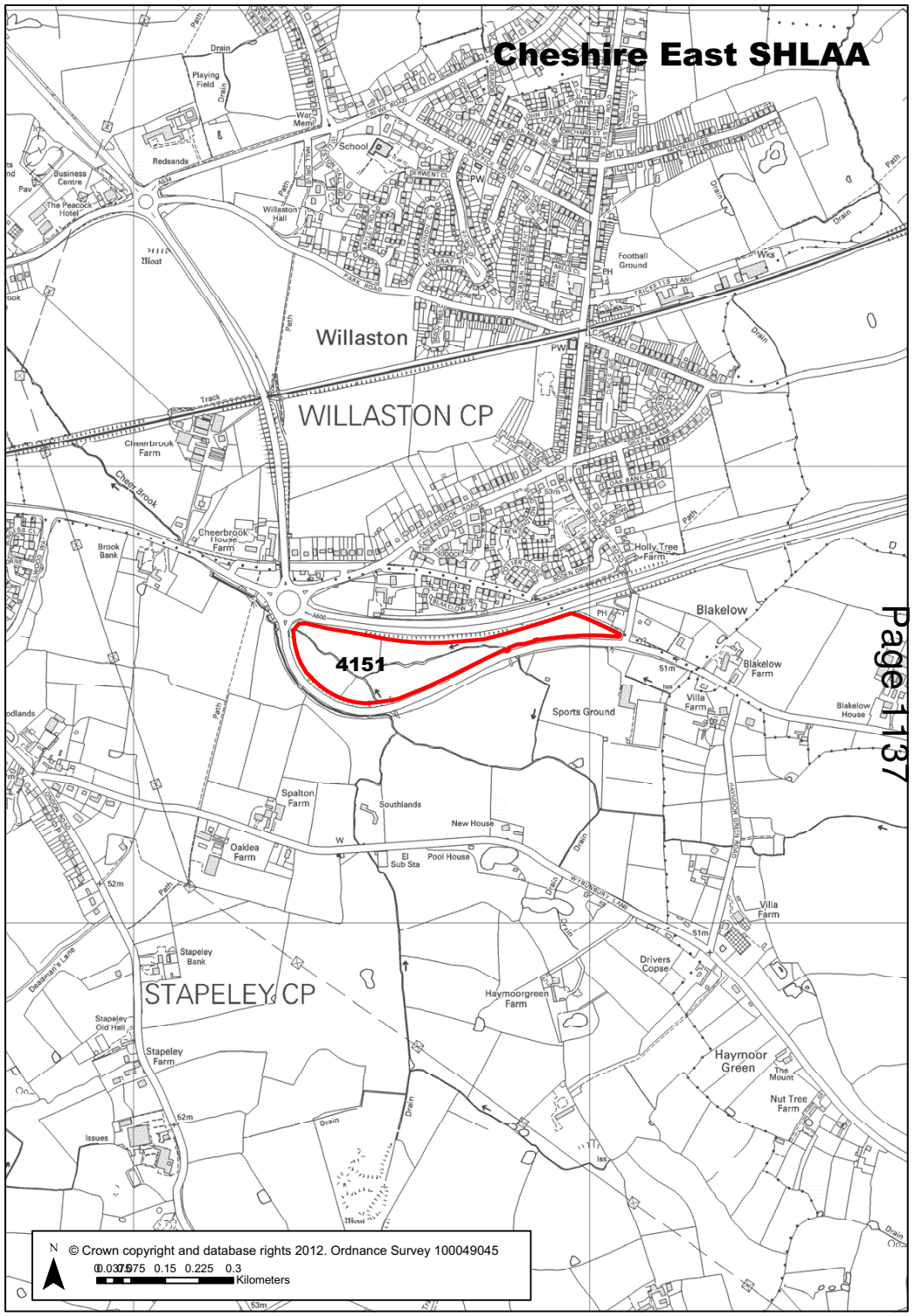
Ref 4151 Site Address Land at Newcastle Road, Willaston.

Town / Rural	Crewe - Edge / Extension	**Easting**	367605
		Northing	351580

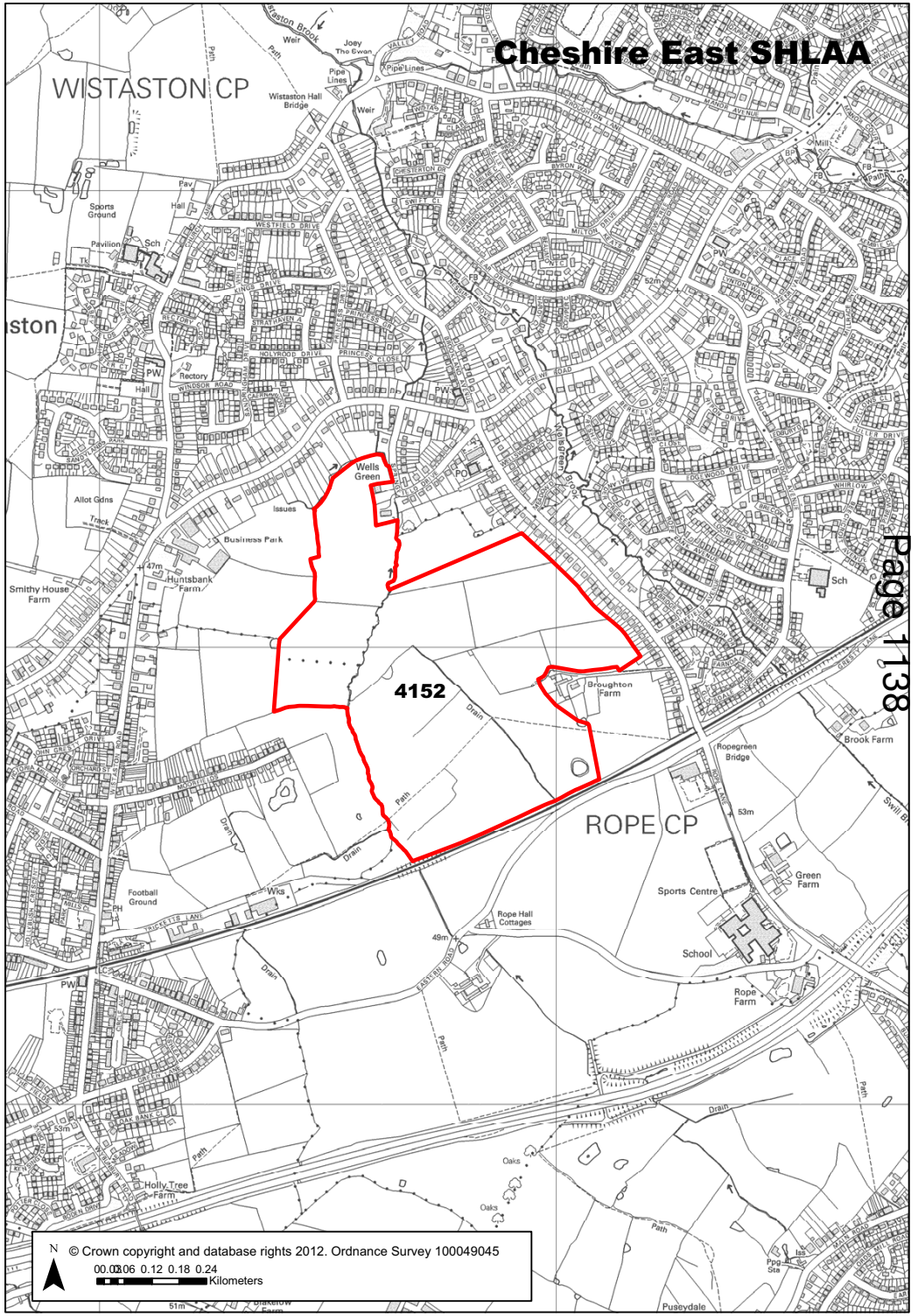
Site Description	Agricultural fields in a wedge between A500 and lane.
Character of Area	Agricultural, edge of Willaston (though A500 lies between them).
Surrounding Land Uses	Agricultural, sports club to east.
Physical Constraints	Flood zone 2 and 3 - medium to high risk. A500 to north. Newcastle Road to south. Hedgerows and trees on site and to boundary, along with fences. Gently undualting site.
Policy Restrictions	Green Gap.
Managing Constraints	Potential need for a Flood Risk Assessment and Transport Assessment. Consideration of biodiversity and potential need for a Protected Species Survey. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consideration of biodiversity of site - trees, hedgerows, potential for newts.
Sustainability	Site is not considered sustainable due to lack of services.
Accessibility	To be discussed with Highways.
Other Information	Site is located in the proposed new area of Green Belt.
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	5.63
Potential Capacity	169
Potential Net Capacity	169
Potential Density	30.02
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	90
Years 11-15	79



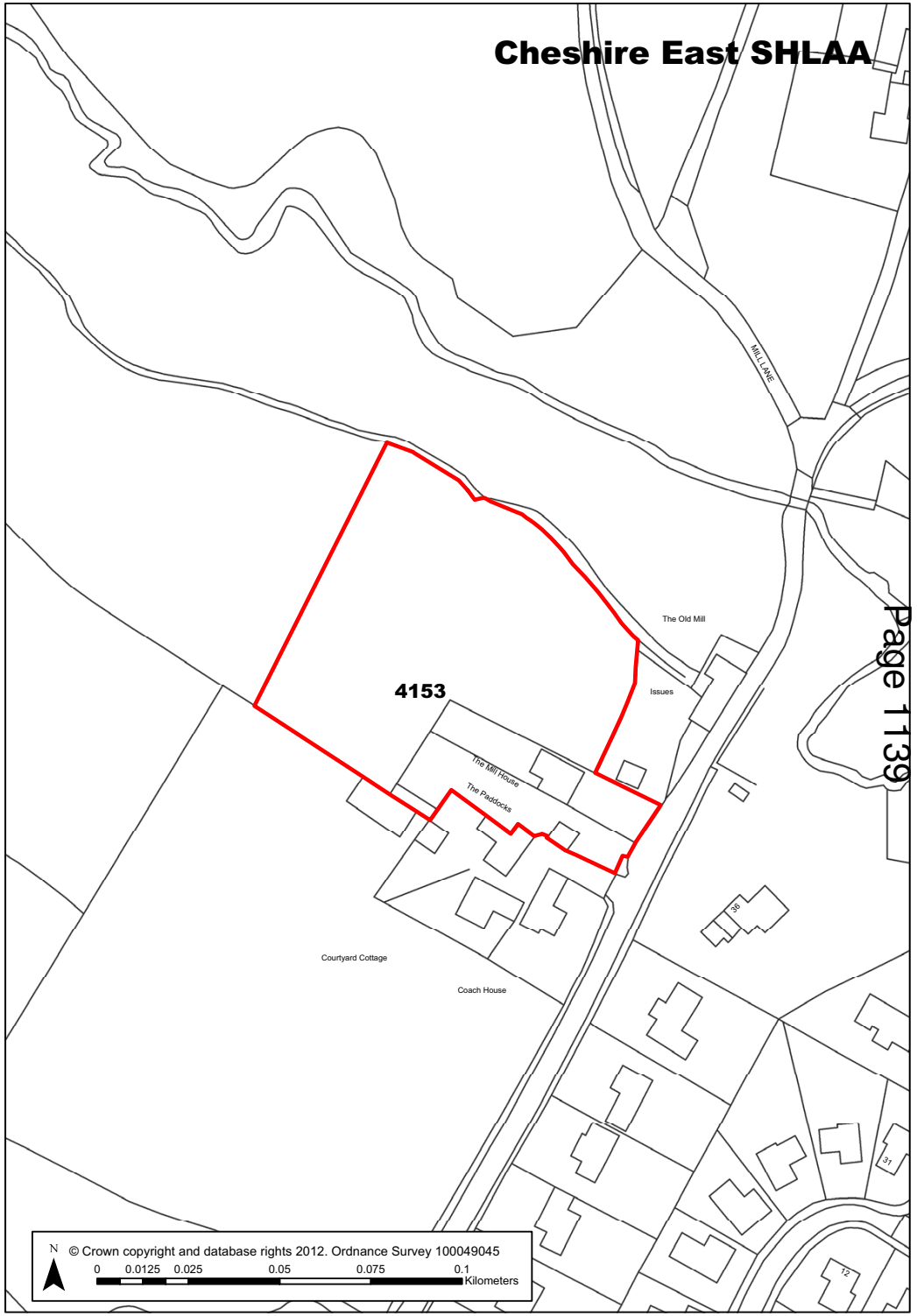
Ref 4152 **Site Address** Land at Rope Lane, Crewe

Town / Rural	Crewe	**Easting** 368757	**Northing** 352947
Site Description	Agricultural land. Residential to north and east.	**Site Size Net (Ha)**	36.84
Character of Area	Farmland.	**Potential Capacity**	1106
Surrounding Land Uses	Residential and agricultural land.	**Potential Net Capacity**	1106
Physical Constraints	Flood zone 1 - little or no risk. Railway line to south, with potential noise and air pollution issues. Trees, ponds and hedgerows on site, with trees and hedges to boundary. Footpath crosses site. Topograohy may be an issue.		
Policy Restrictions	Green Gap.	**Potential Density**	30.02
Managing Constraints	Consideration of biodiversity and potential need for a Protected Species Survey. Transport Assessment and Flood Risk Assessment may be needed. Access issues would need to be resolved prior to development of the site. Consultation with Environmental Health. Consideration of footpath. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Due to site size it would be possible to provide services to create a sustainable development.		
Accessibility	Possible access issues.	**Total Completions**	0
Other Information	Part of site recently for sale. Site is located in the proposed Strategic Open Gap.	**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	125
Development Progress	SHLAA Site	**Years 11-15**	250
Application Number:			



Ref 4153 Site Address Land at Mill House, Mill Lane, Goostrey

Town / Rural	Goostrey	**Easting** 377151	**Northing** 370515
Site Description	Large Victorian house and extensive gardens with mature trees.	**Site Size Net (Ha)**	0.74
Character of Area	Rural hamlet edge. Scattered houses in open countryside.	**Potential Capacity**	23
Surrounding Land Uses	Residential.	**Potential Net Capacity**	23
Physical Constraints	Land slopes down to stream to the north. Mature trees. Existing house on site. Northern edge of site alongside river has a greater than 1 in 75 chance of flooding yearly (significant risk according to the Environment Agency). Site bordered by fencing and trees.		
Policy Restrictions	Open Countryside. Jodrell Bank Radio Telescope Consultation Zone.	**Potential Density**	31.08
Managing Constraints	Consideration of flood riskand production of a Flood Risk Assessment. Consideration of biodiversity and potential need for a Protected Species Survey. Consultation with Jodrell Bank. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Capacity of existing services must be assessed.		
Accessibility	Access to be discussed with Highways. Site may be accessible by way of the existing driveway.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

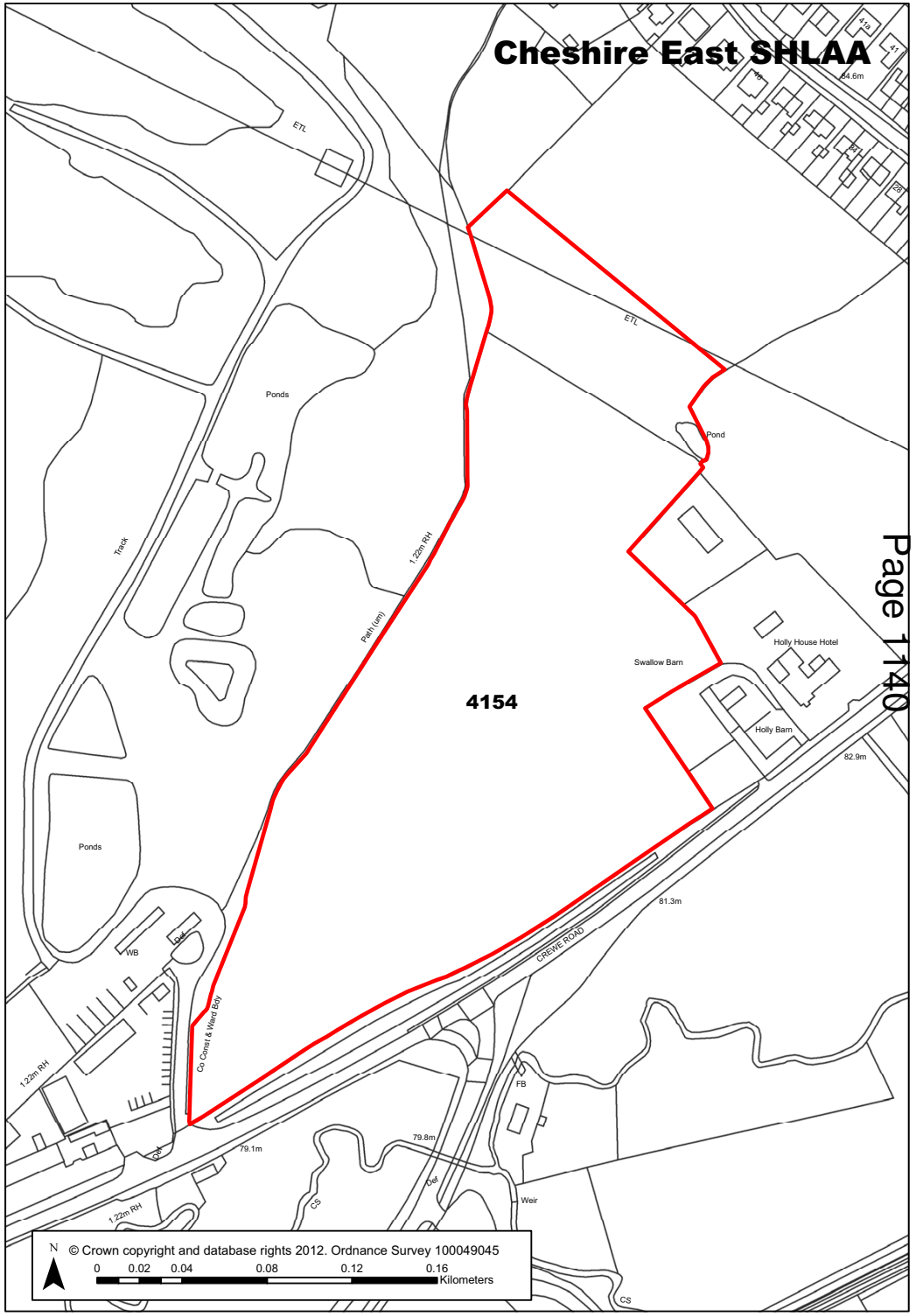


Ref 4154 Site Address Land south of White Moss Quarry, Alsager.

Town / Rural Alsager **Easting** 377795 **Northing** 354763

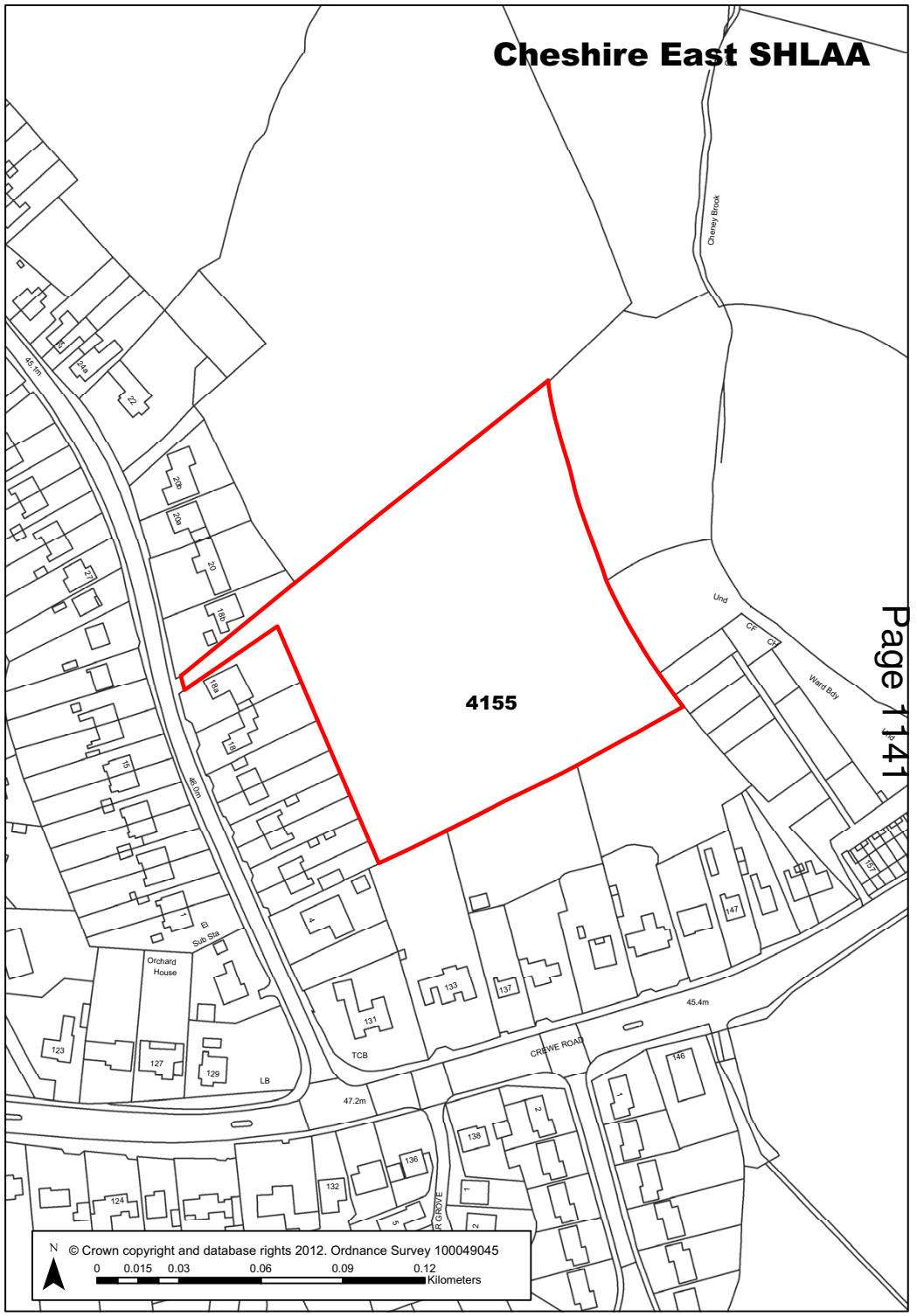
Site Description	Field with footpath, potentially in agricultural use.
Character of Area	Open countryside with scattered industry (quarry, factory) and some scattered residential use.
Surrounding Land Uses	Quarry, residential, industry.
Physical Constraints	Flood zone 1 - little or no risk. Potential contamination. Pylons and overhead lines edge the site. Footpath runs along part of site boundary. Site contains trees and is bordered by hedges and trees, some with Tree Preservation Orders. Site appears to be generally flat.
Policy Restrictions	Open countryside.
Managing Constraints	Flood Risk Assessment may be needed due to size of site. Transport Assessment may be needed. Consultation with Contaminated Land Officer. Consideration of biodiversity and potential need for a Protected Species Survey. Consideration of footpath. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	Site is close to a bus route, allowing access to services.
Accessibility	Access is possible.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	4.91
Potential Capacity	148
Potential Net Capacity	148
Potential Density	30.14
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



Ref 4155 Site Address Land east of Birchin Lane, Nantwich.

Town / Rural	Nantwich	**Easting** 366406	**Northing** 352479
Site Description	Open field to rear and east of residential properties on edge of settlement. Open countryside to north and east.	**Site Size Net (Ha)**	1.43
Character of Area	Edge of settlement.	**Potential Capacity**	43
Surrounding Land Uses	Residential, agricultural.	**Potential Net Capacity**	43
Physical Constraints	Eastern boundary is in flood zone 2 and 3 - medium to high risk. Hedgerows and trees on site and to boundary. Site appears to be generally flat.		
Policy Restrictions	Green Gap.	**Potential Density**	30.07
Managing Constraints	Consideration of biodiversity and potential need for a Protected Species Survey. Flood Risk Assessment may be needed. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	**Determination of Capacity**	Density multiplier
Sustainability	Site is close to a bus route, allowing access to services.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information	4156 neighbours the site and would require this site to allow access. Site is located in the proposed new Green Belt.	**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

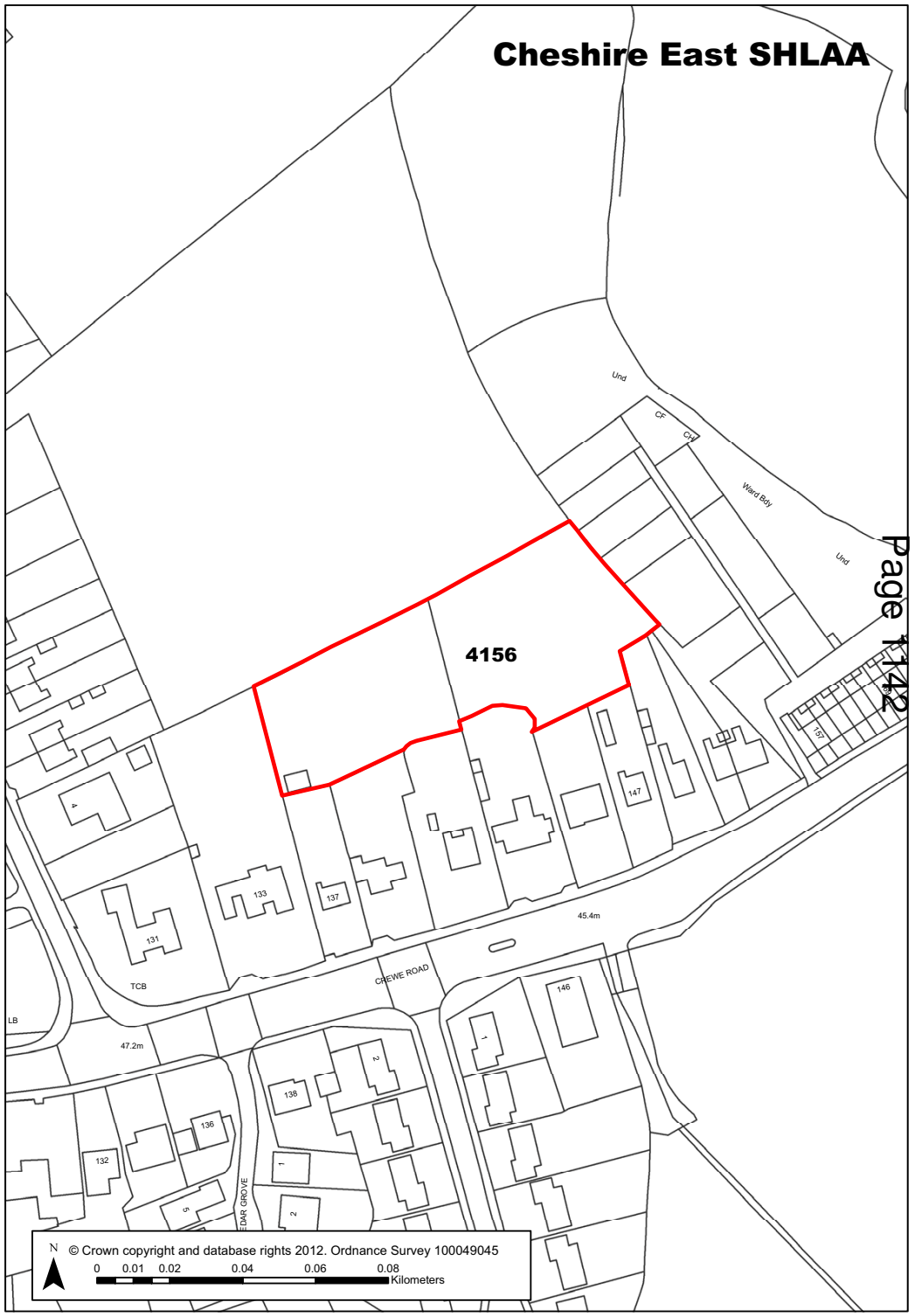


Ref 4156 **Site Address** Land to rear of 143 Crewe Road, Nantwich

Town / Rural Nantwich **Easting** 367605 **Northing** 351580

Site Description	Orchard to rear of row of houses currently being used domestically. Open fields to rear, otherwise residential.
Character of Area	Edge of settlement.
Surrounding Land Uses	Agricultural and residential.
Physical Constraints	Flood zone 1 - little or no risk. Flood risk to neighbouring eastern fields. Site contains and is bordered by trees. Site appears to be generally flat.
Policy Restrictions	Green Gap.
Managing Constraints	Flood Risk Assessment and Transport Assessment may be needed. Consideration of biodiversity and potential need for a Protected Species Survey. Access issue would need to be overcome prior to development. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	Site is close to a bus route, allowing access to services.
Accessibility	Access to be discussed with Highways. Site appears to be unaccessible at current time; access could be through site 4155.
Other Information	Site is located in the proposed new Green Belt.
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	5.63
Potential Capacity	169
Potential Net Capacity	169
Potential Density	30.02
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0

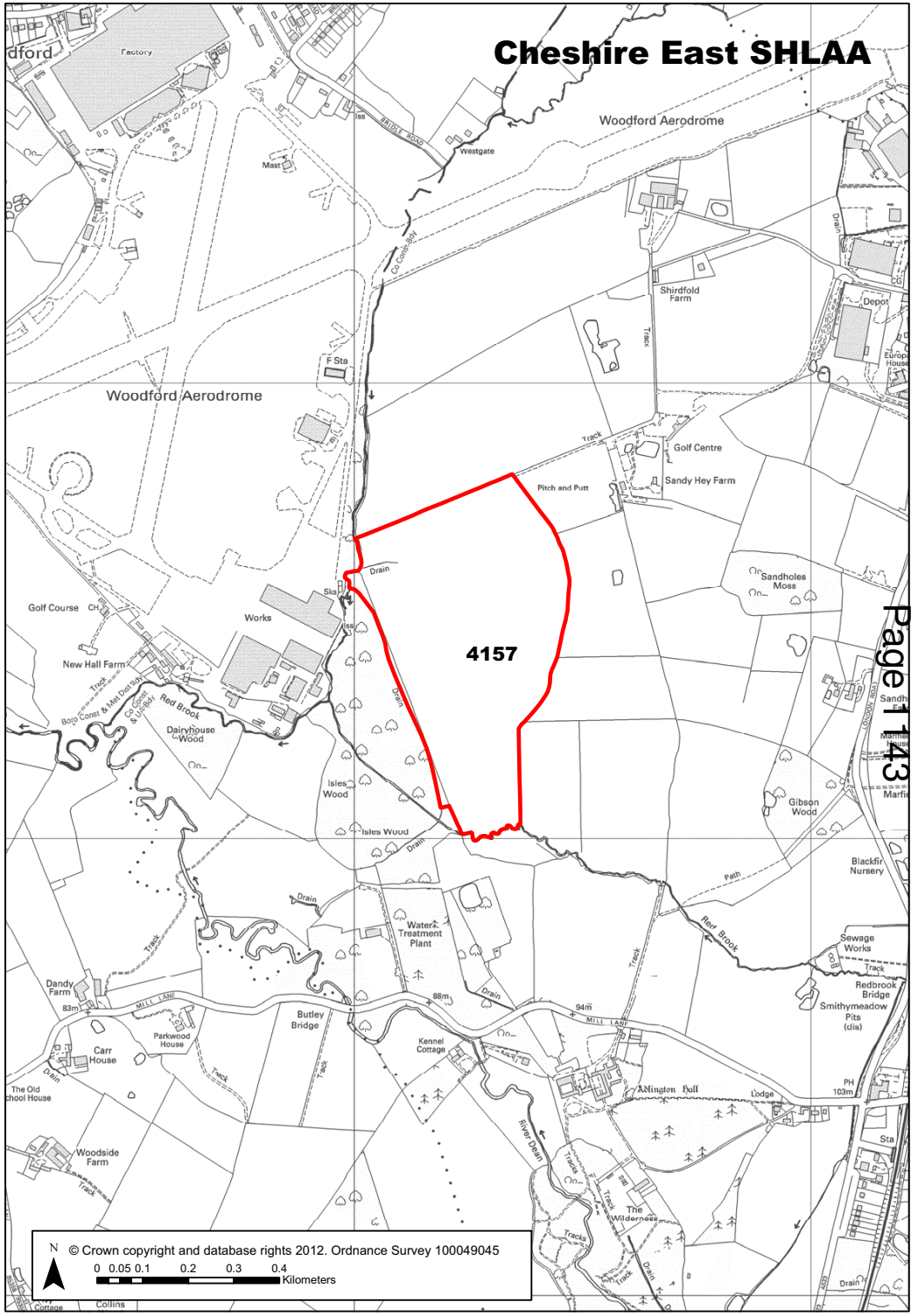


Ref 4157 | **Site Address** Land adjacent to Woodford Aerodrome, Adlington.

Town / Rural Rural | **Easting** 390255 | **Northing** 381443

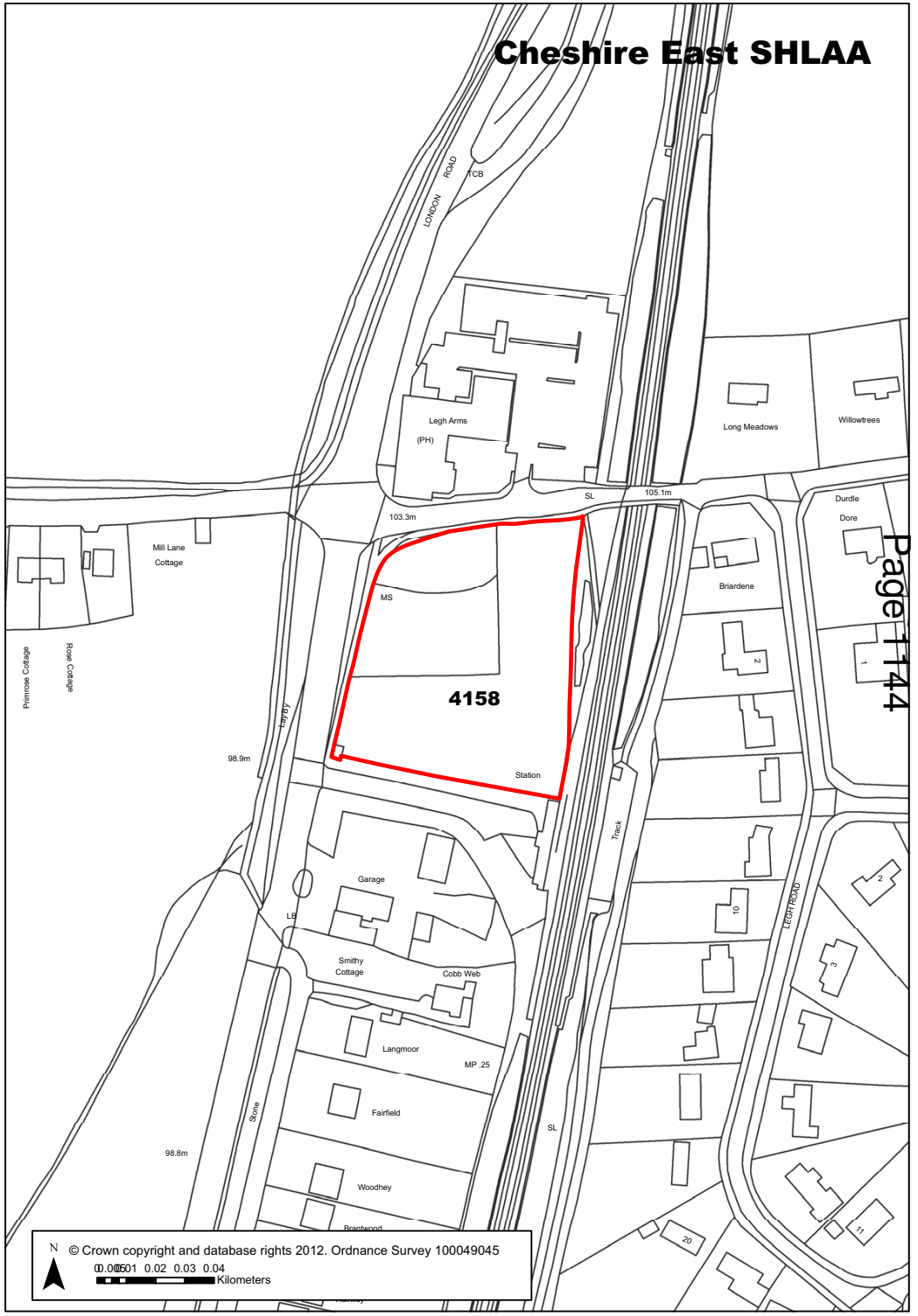
Site Description	Agricultural land.
Character of Area	Open countryside.
Surrounding Land Uses	Former airfield, golf course, agricultural land, industrial use.
Physical Constraints	The majority of the site is in flood zones 2 and 3 - medium to high risk. Site is bordered by trees. Site appears to be flat.
Policy Restrictions	Green Belt. Adjacent to western boundary is a Site of Nature Conservation Importance.
Managing Constraints	Consideration of biodiversity and potential need for a Protected Species Survey. Transport Assessment may be needed. Flood Risk assessment will be needed. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consideration of ecology on site. Access would need to be agreed prior to development.
Sustainability	Site is not considered to be sustainable due to lack of services.
Accessibility	Appears to be landlocked. Access would need to be addressed and discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	23.63
Potential Capacity	709
Potential Net Capacity	709
Potential Density	30
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



Ref 4158 Site Address Land adjacent to Adlington Station.

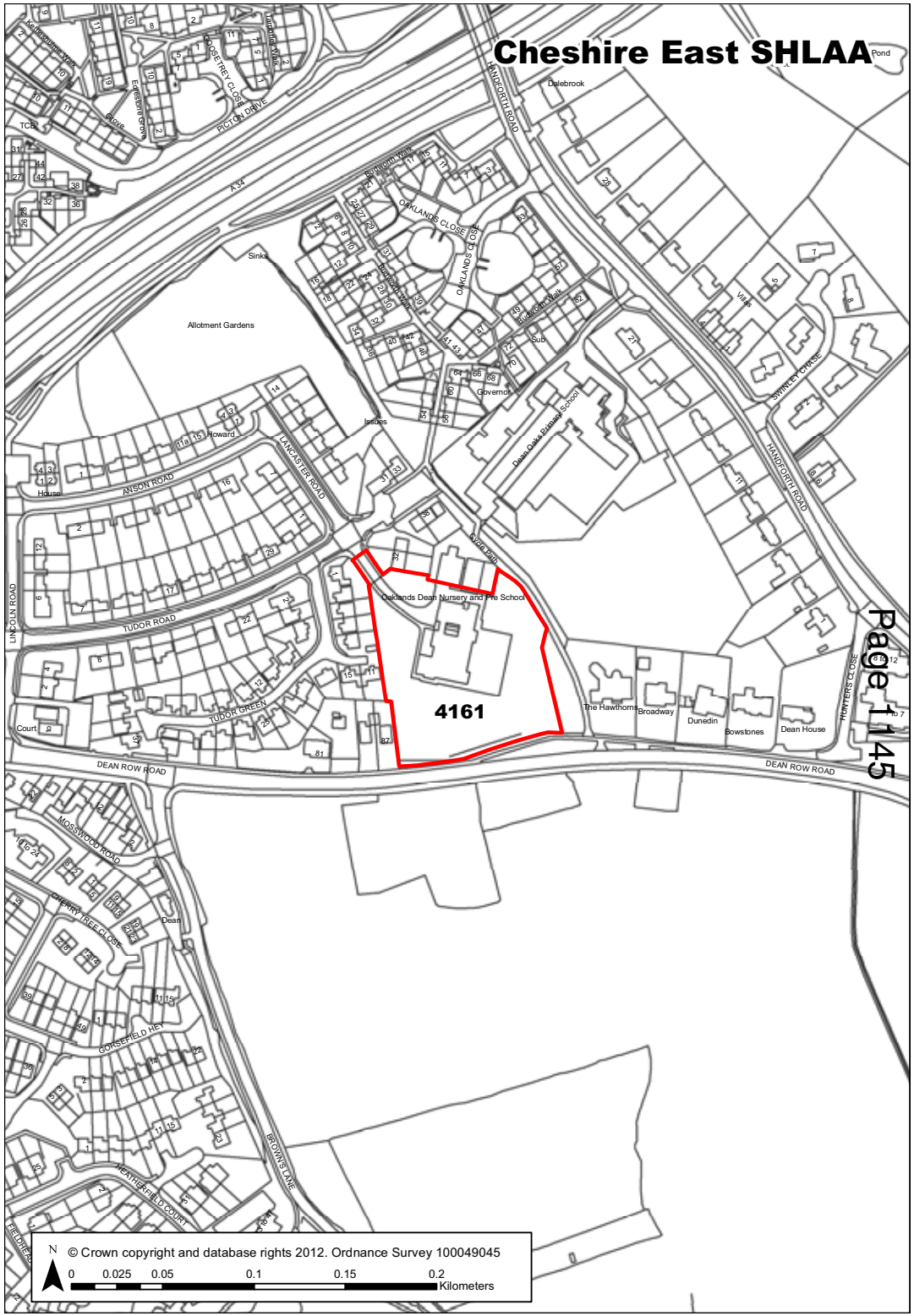
Town / Rural	Rural	**Easting** 391155	**Northing** 380371
Site Description	Paddock and copse sloping down to east. Boundaries are roads to north and east and railway line to west. House to the south.	**Site Size Net (Ha)**	0.62
Character of Area	Edge of settlement.	**Potential Capacity**	19
Surrounding Land Uses	Agricultural and residential.	**Potential Net Capacity**	19
Physical Constraints	Flood zone 1 - little or no risk. Topography may be an issue. Hedgerows and trees on site and to boundary. Adjacent to railway, with potential noise and air pollution issues.		
Policy Restrictions	Green Belt.	**Potential Density**	30.65
Managing Constraints	Consideration of biodiversity and potential need for a Protected Species Survey. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consultation with Environmental Health and Network Rail regarding railway.	**Determination of Capacity**	Density multiplier
Sustainability	Site is located next to the Railway Station.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	19
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref	4161	Site Address	Oaklands Community Infant School, Tudor Road, Wilmslow

Town / Rural	Wilmslow	**Easting**	386429 **Northing** 382110

Site Description	Former school and playing fields.	**Site Size Net (Ha)**	0.85
Character of Area	Residential.	**Potential Capacity**	21
Surrounding Land Uses	Residential, adjacent primary school.	**Potential Net Capacity**	21
Physical Constraints	Flood zone 1 - little or no risk. Buildings and hardstanding on site. Trees on site and to boundary. Site appears to be flat.		
Policy Restrictions	Existing open space. Within the settlement boundary of Wilmslow.	**Potential Density**	24.71
Managing Constraints	Consideration of biodiversity and potential need for a Protected Species Survey. Consideration of retention or replacement of open space. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Based on current permission
Sustainability	Site is close to a bus route, allowing access to services.		
Accessibility	Access is possible.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Suitable		
Availability	Available	**Current Year**	15
Achievability	Achievable	**Years 1-5**	6
Deliverability	Deliverable	**Years 6-10**	0
Development Progress	Under Construction	**Years 11-15**	0
Application Number:	12/0027M		

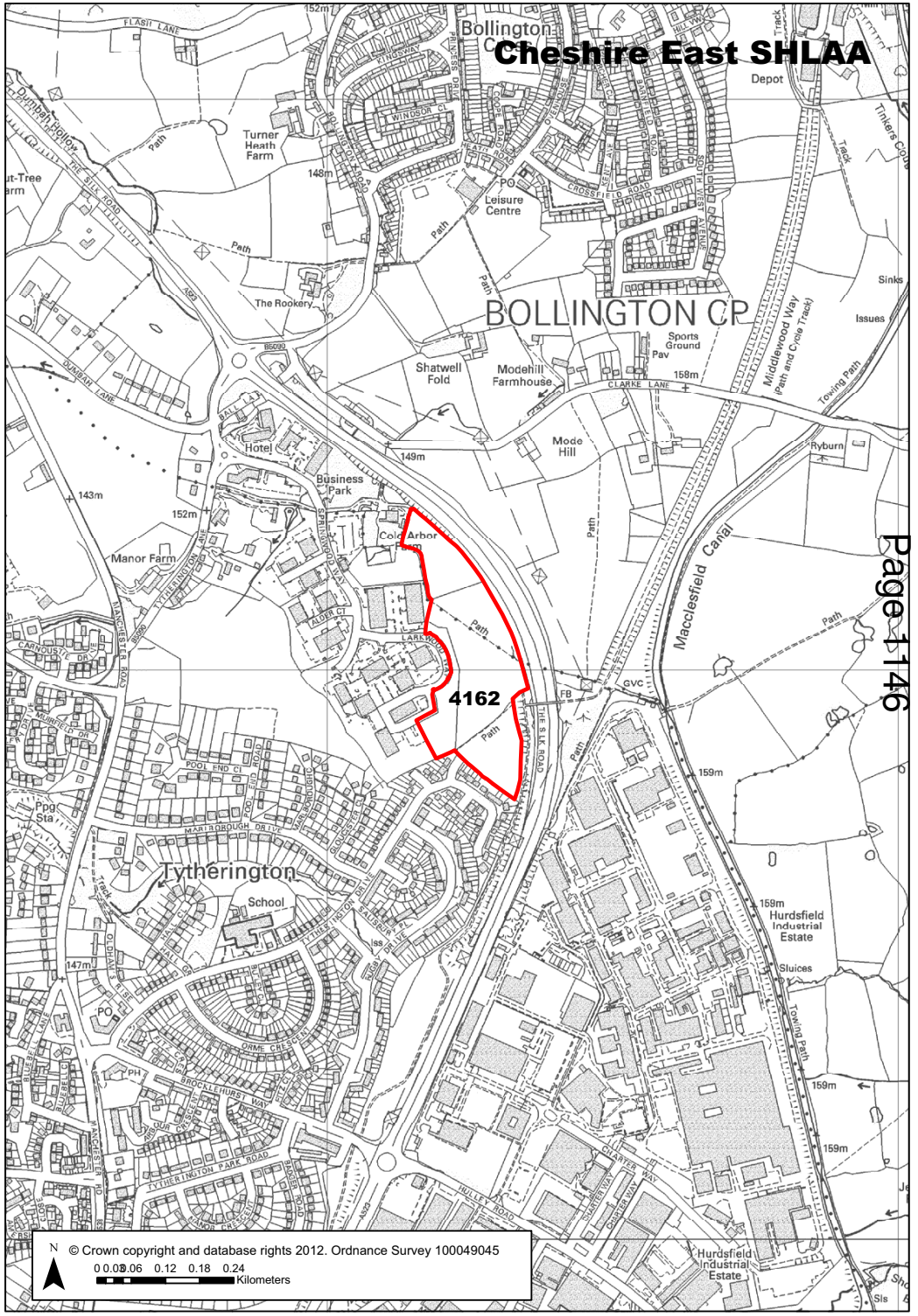


Ref 4162 **Site Address** Land to the East of Larkwood Way, Tytherington, Macclesfield

Town / Rural Macclesfield **Easting** 392250 **Northing** 376010

Site Description	Green disused field at edge of busniess park, with housing estate to side and main road to east.
Character of Area	Commercial.
Surrounding Land Uses	Industry, commercial, residential.
Physical Constraints	Flood zone 1 - little or no risk. Footpath through site. Potntnial noise and air pollution issues from The Silk Road. Hedges and trees on site and hedges to boundary. Undulating site.
Policy Restrictions	Existing Employment Area, Proposed Open Space in south of site.
Managing Constraints	Evidence to support loss of employment. Retention or replacement of open space. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Transport Assessment likely to be required. Flood risk assessment may be required due to site size. Consideration of biodiversity value of the site and potnetial need for a Protected Species Survey. Consultation with Environmental Health.
Sustainability	
Accessibility	Access as agreed in planning application.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - if can meet policy requireme
Availability	Available
Achievability	Achievable
Deliverability	Deliverable
Development Progress	Awaiting S106
Application Number:	11/3738M

Site Size Net (Ha)	5.2
Potential Capacity	111
Potential Net Capacity	111
Potential Density	21.35
Determination of Capacity	Based on current application
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	90
Years 6-10	21
Years 11-15	0

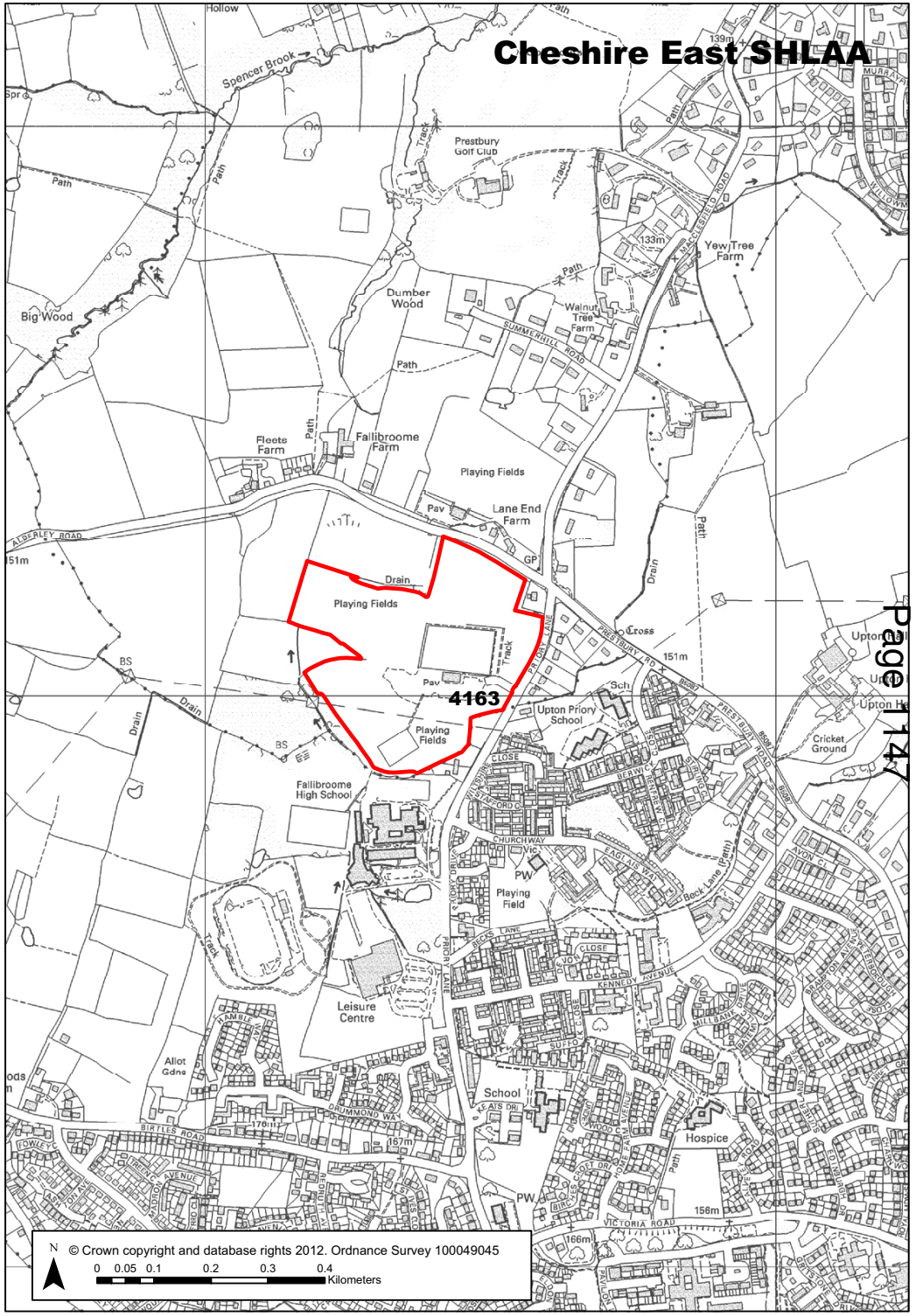


Ref 4163 **Site Address** Macclesfield Rugby Football Club, Priory Park, Priory Lane, Macclesfield.

Town / Rural Macclesfield - Edge / Extension **Easting** 389376 **Northing** 375072

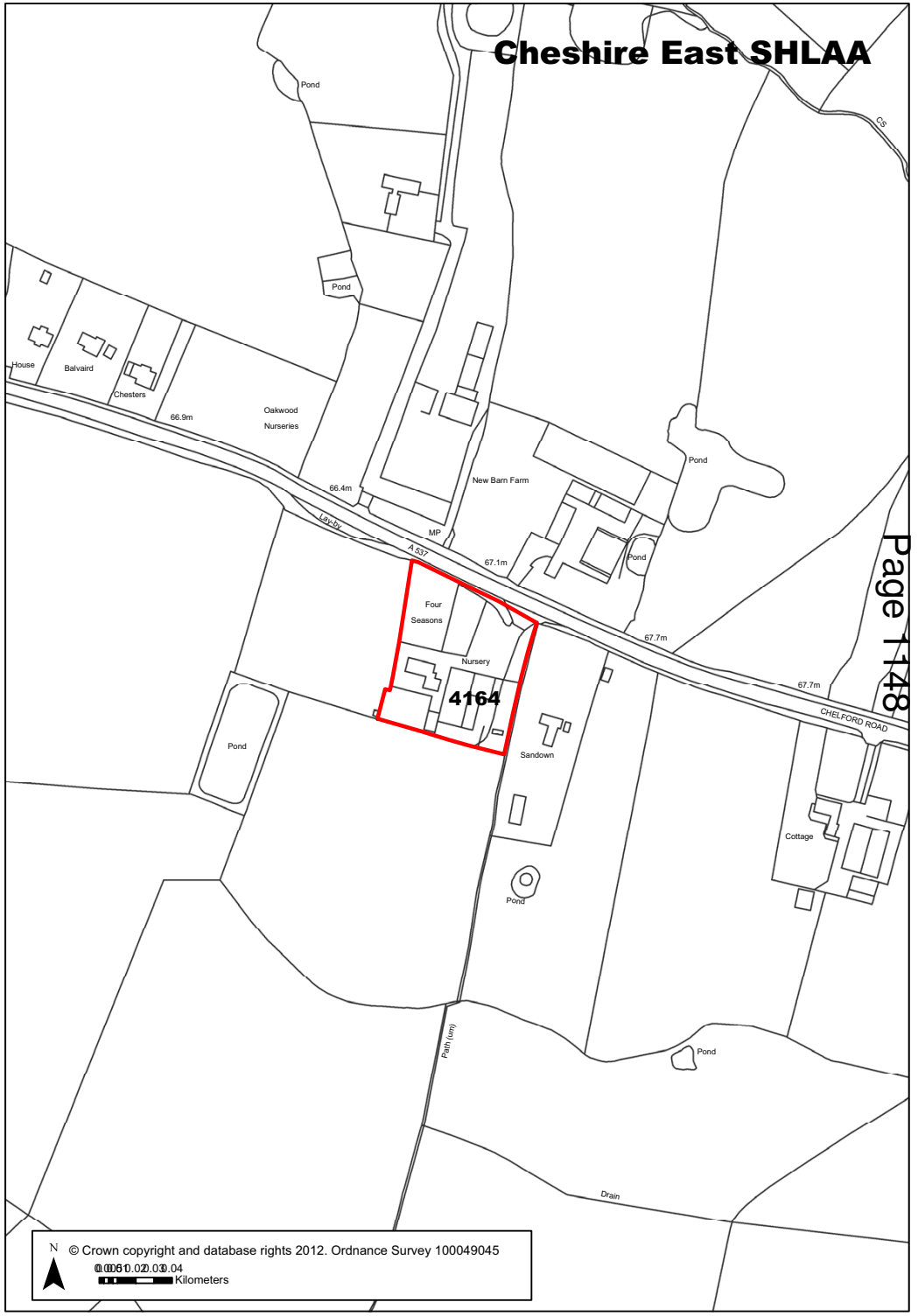
Site Description	Rugby club and playing fields on the ede of Upton Priory, edged by fields to the west and the town to all other boundaries.
Character of Area	Edge of settlement.
Surrounding Land Uses	School, residential, open countryside.
Physical Constraints	Flood zone 1 - little or no risk. Trees on site, some with Tree Preservation Orders and to boundary. Building and hardstanding on site. Site is undulating.
Policy Restrictions	Green Belt, playing fields.
Managing Constraints	Replacement of playing fields. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Transport Assessment likely to be required. Flood Risk Assessment may be required due to site size. Consideration of biodiversity value of the site.
Sustainability	Site is close to a bus route, allowing access to services.
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	11.09
Potential Capacity	333
Potential Net Capacity	333
Potential Density	30.03
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	125
Years 11-15	208



Ref 4164 Site Address Four Seasons Garden Centre, Chelford Road, Ollerton.

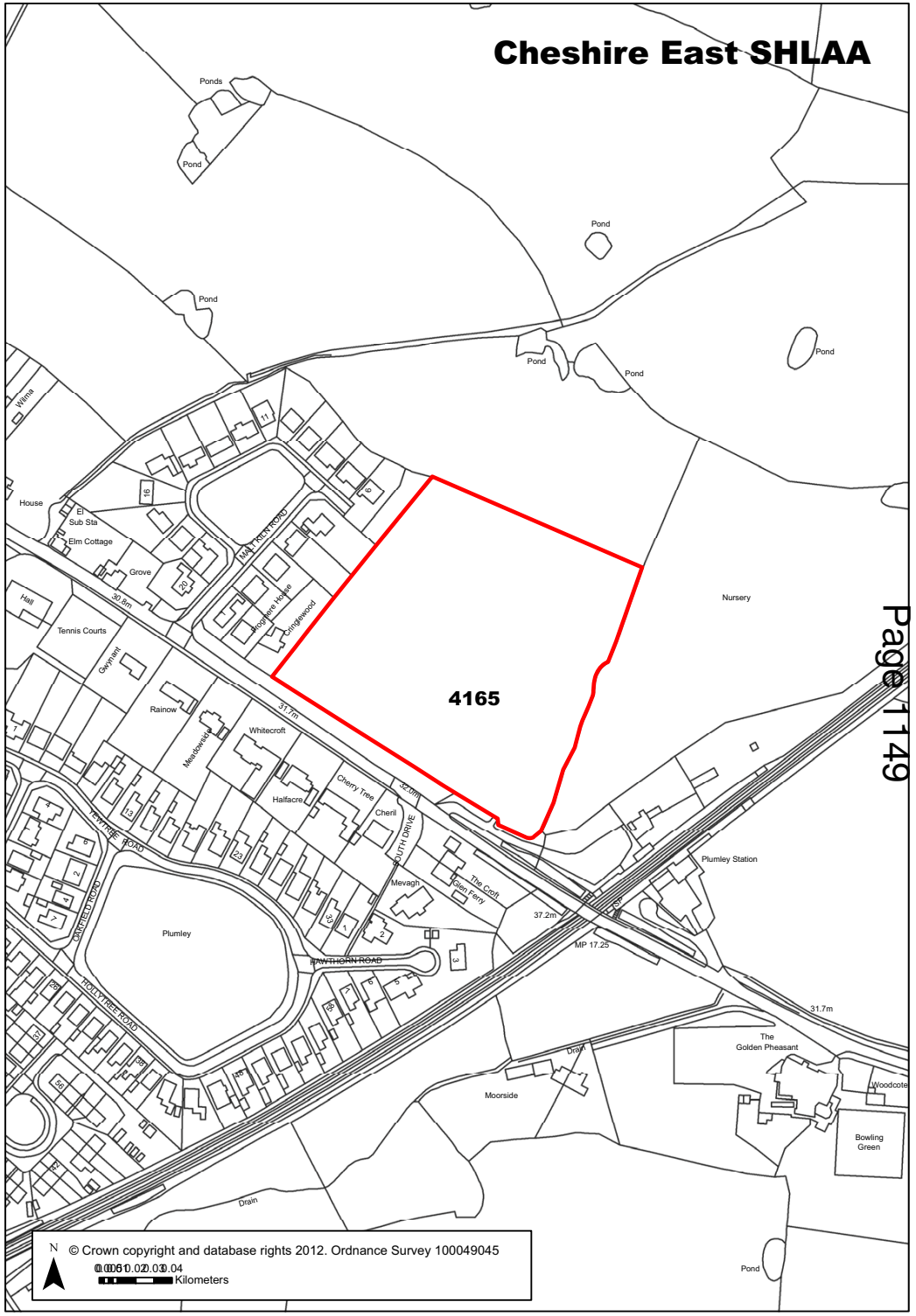
Town / Rural	Rural	**Easting** 379029	**Northing** 376119
Site Description	Exisiting small plant nursery.	**Site Size Net (Ha)**	0.58
Character of Area	Rural low density residential.	**Potential Capacity**	18
Surrounding Land Uses	Rural, low density residential.	**Potential Net Capacity**	18
Physical Constraints	Flood zone 1 - little or no risk. Exisiting buildings and hardstanding on site, possible contamination, ponds in the vicinity. Footpath adjacent to site. Trees on site and to boundary. Site appears to be flat.		
Policy Restrictions	Green Belt.	**Potential Density**	31.03
Managing Constraints	Consultation with Contaminated Land Officer. Consideration of biodiversity and potential need for a Protected Species Survey. Consideration of footpath. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	**Determination of Capacity**	Density multiplier
Sustainability	Site is not considered sustainable due to lack of services.		
Accessibility	Currently the site is accessed from a fast road, site away from facillities, access to be discussed with highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	18
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 4165 **Site Address** Land off Plumley Moor Road, Plumley, Knutsford.

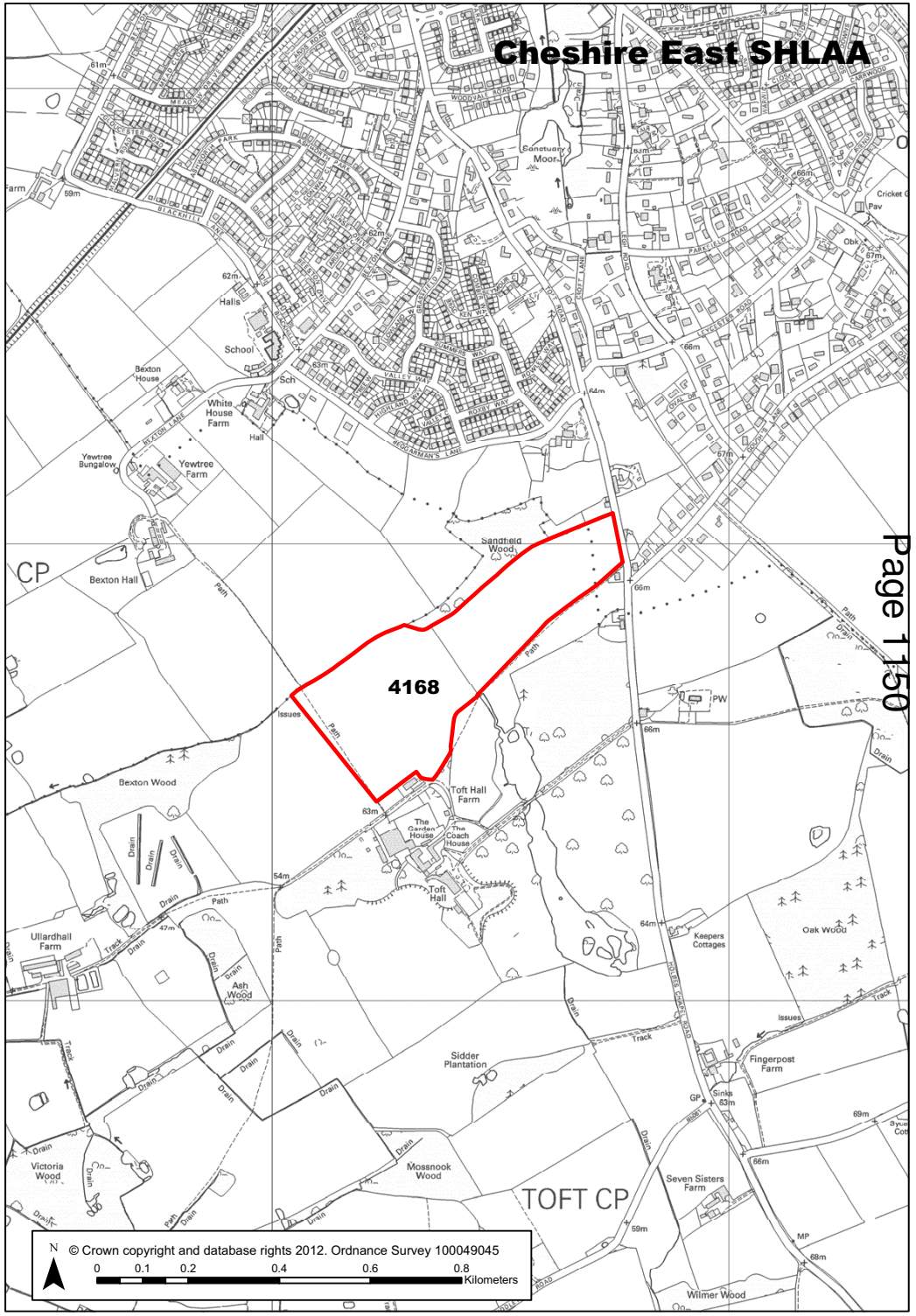
Town / Rural	Rural	**Easting** 372016	**Northing** 375522

Site Description	Grass field surrounded by hedges and trees opposite residential.	**Site Size Net (Ha)**	2.22
Character of Area	Small village and open countryside.	**Potential Capacity**	67
Surrounding Land Uses	Small village and open countryside.	**Potential Net Capacity**	67
Physical Constraints	Flood zone 1 - little or no risk. Trees and hedges ons site, potential newt habitat. Site is flat.		
Policy Restrictions	Green Belt.	**Potential Density**	30.18
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Flood Risk Assessment may be required due to site size. Consideration of biodiversity value of the site, including a Protected Species Survey.	**Determination of Capacity**	Density multiplier
Sustainability	Site is close to Plumley Station and local services.		
Accessibility	Next to the station. Access to be discussed with Highways	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	67
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 4168 Site Address Land south west of Toft Road, Knutsford

Town / Rural	Rural	**Easting** 375387	**Northing** 376744
Site Description	Field with mature trees along the carriageway.	**Site Size Net (Ha)**	15.74
Character of Area	Rural/edge of town.	**Potential Capacity**	238
Surrounding Land Uses	Agricultural.	**Potential Net Capacity**	238
Physical Constraints	Flood zone 1 - little or no risk. Fast road, trees and hedges along site boundaries, footpath along southern and western boundary. Phone mast in hedge to north. Mature tree in middle of field. Potential newt habitat. Site is flat. Listed Buildings close to site.		
Policy Restrictions	Green Belt.	**Potential Density**	15.12
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Transport Assessment likely to be required. Flood Risk Assessment may be required due to site size. Consideration of biodiversity value of the site, including Protected Species Survey. Consideration of footpath and heriatge. Consultation with Heritage and Design.	**Determination of Capacity**	Density multiplier, based on character of the area
Sustainability	Site is not considered sustainable due to lack of services.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information	Potential capacity lowered based on the character of the area.	**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	125
Development Progress	SHLAA Site	**Years 11-15**	113
Application Number:			

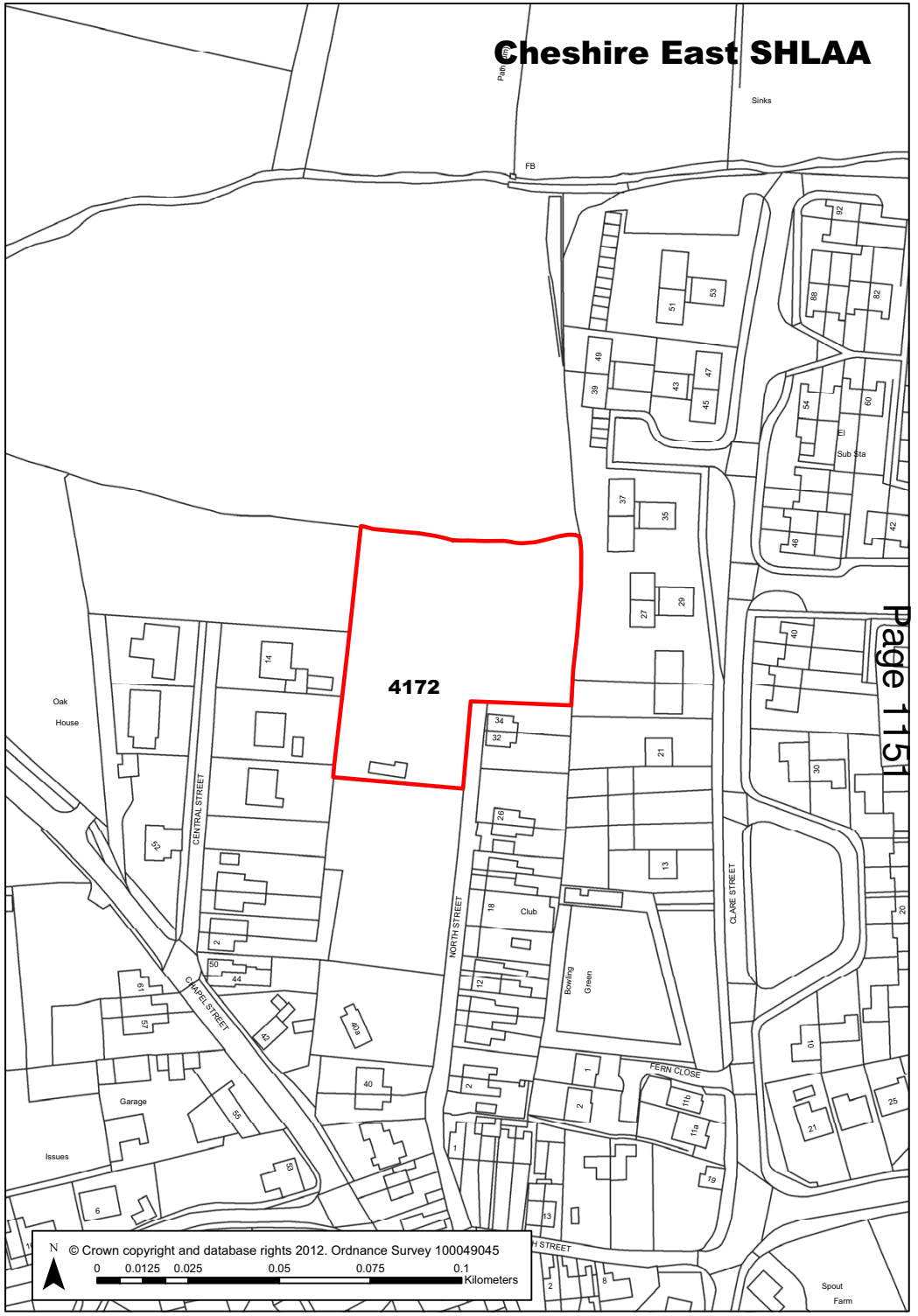


Ref 4172 **Site Address** Land off North Street, Mount Pleasant, Mow Cop.

Town / Rural Rural **Easting** 384954 **Northing** 356815

Site Description	Paddock and sheds.
Character of Area	Residential, agricultural, open countryside.
Surrounding Land Uses	Residential, agricultural, open countryside.
Physical Constraints	Flood zone 1 - little or no risk. Site slopes steeply to the west. Site bordered by trees, hedges and a wall. Topography may be an issue.
Policy Restrictions	Green Belt.
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consideration of biodiversity value of the site and potential need for a Protected Species Survey.
Sustainability	Site is not considered to be sustainable and there are few facilities in the area.
Accessibility	Access to be discussed with Highways. Site is currently situated at end of narrow lane.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	0.36
Potential Capacity	11
Potential Net Capacity	11
Potential Density	30.56
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0

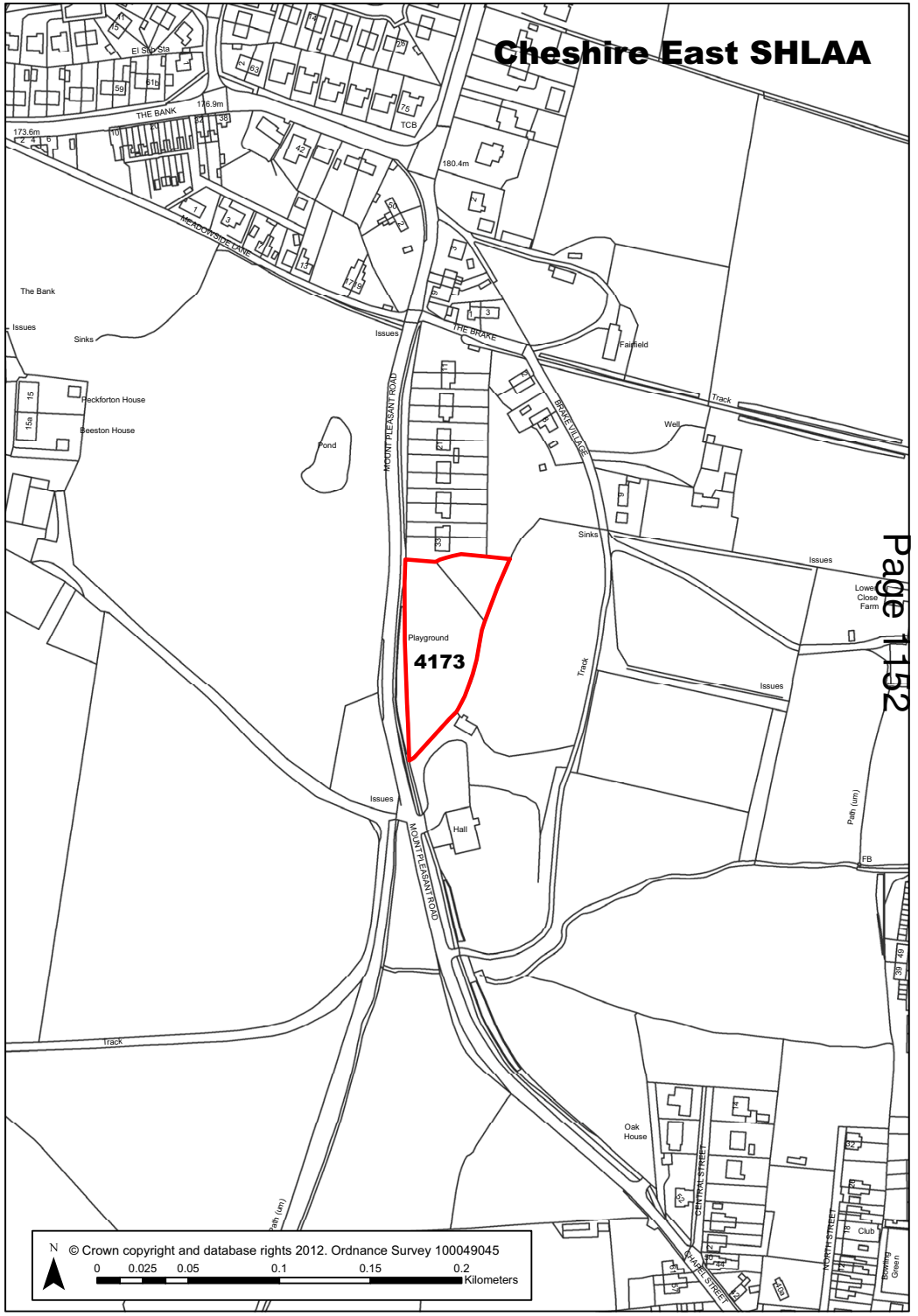


Ref 4173 **Site Address** Land at Mount Pleasant Village Hall, Mount Pleasant Road, Mow Cop

Town / Rural Rural **Easting** 384744 **Northing** 357069

Site Description	Raised grass site edged by trees.
Character of Area	Agricultural, edge of residential area.
Surrounding Land Uses	Scattered farm buildings, fields, edge of built-up residential area.
Physical Constraints	Flood zone 1 - little or no risk. Higher than the road level - adjacent houses are accessed by way of long, stepped paths. Development will be visible from adjacent fields, which are on lower ground. Boggy. Trees to boundary.
Policy Restrictions	Green Belt. Protected Area of Open Space/Recreational Facility.
Managing Constraints	Replacement of the Protected Open Space will be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consideration of biodiversity value of the site and potential need for a Protected Species Survey.
Sustainability	Site is not considered sustainable.
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Marginal / Uncertain
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	0.4
Potential Capacity	12
Potential Net Capacity	12
Potential Density	30
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0

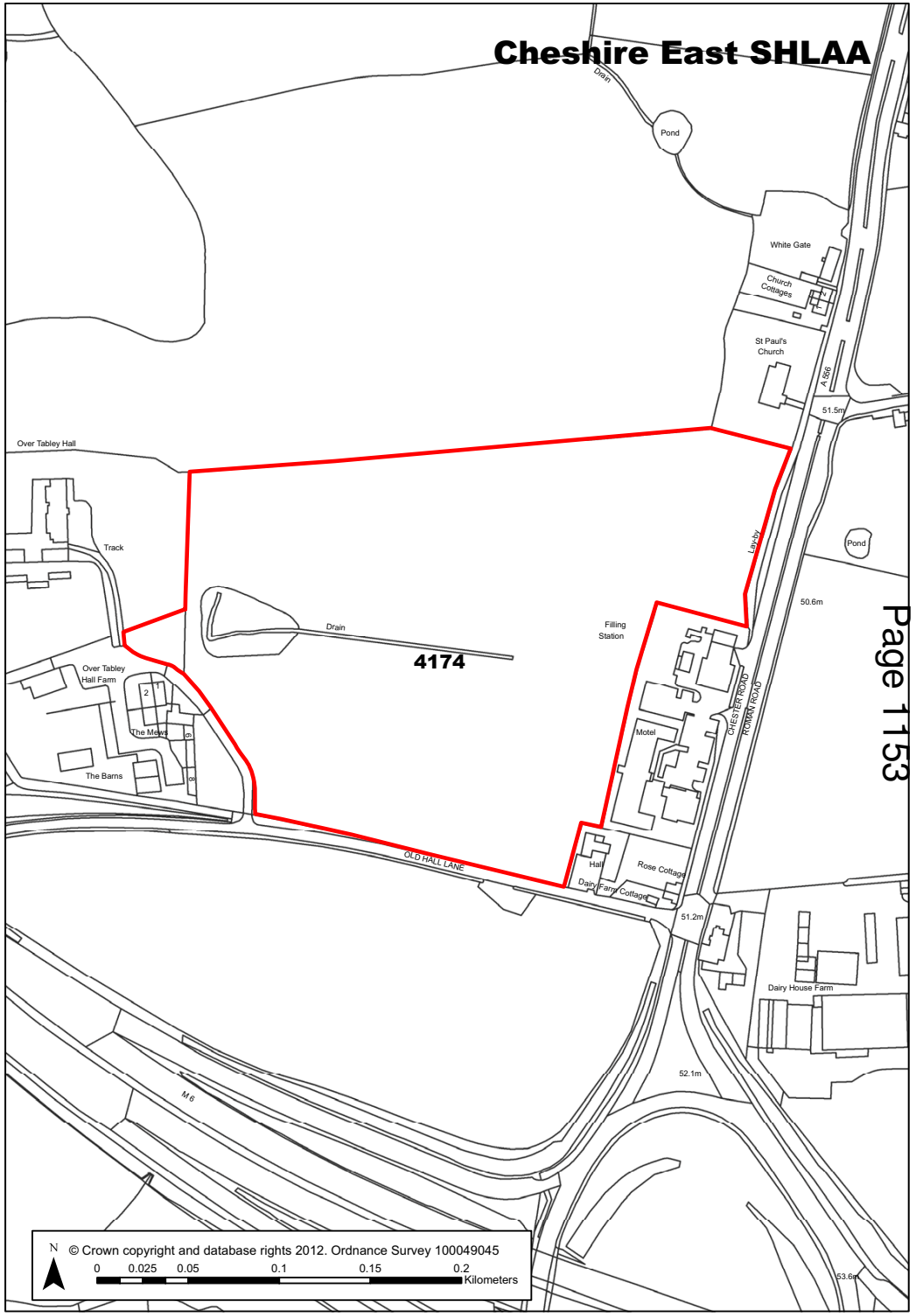


Ref	4174	Site Address	Land off Old Hall Lane, Tabley, Knutsford.

Town / Rural	Rural	**Easting**	372151
		Northing	379871

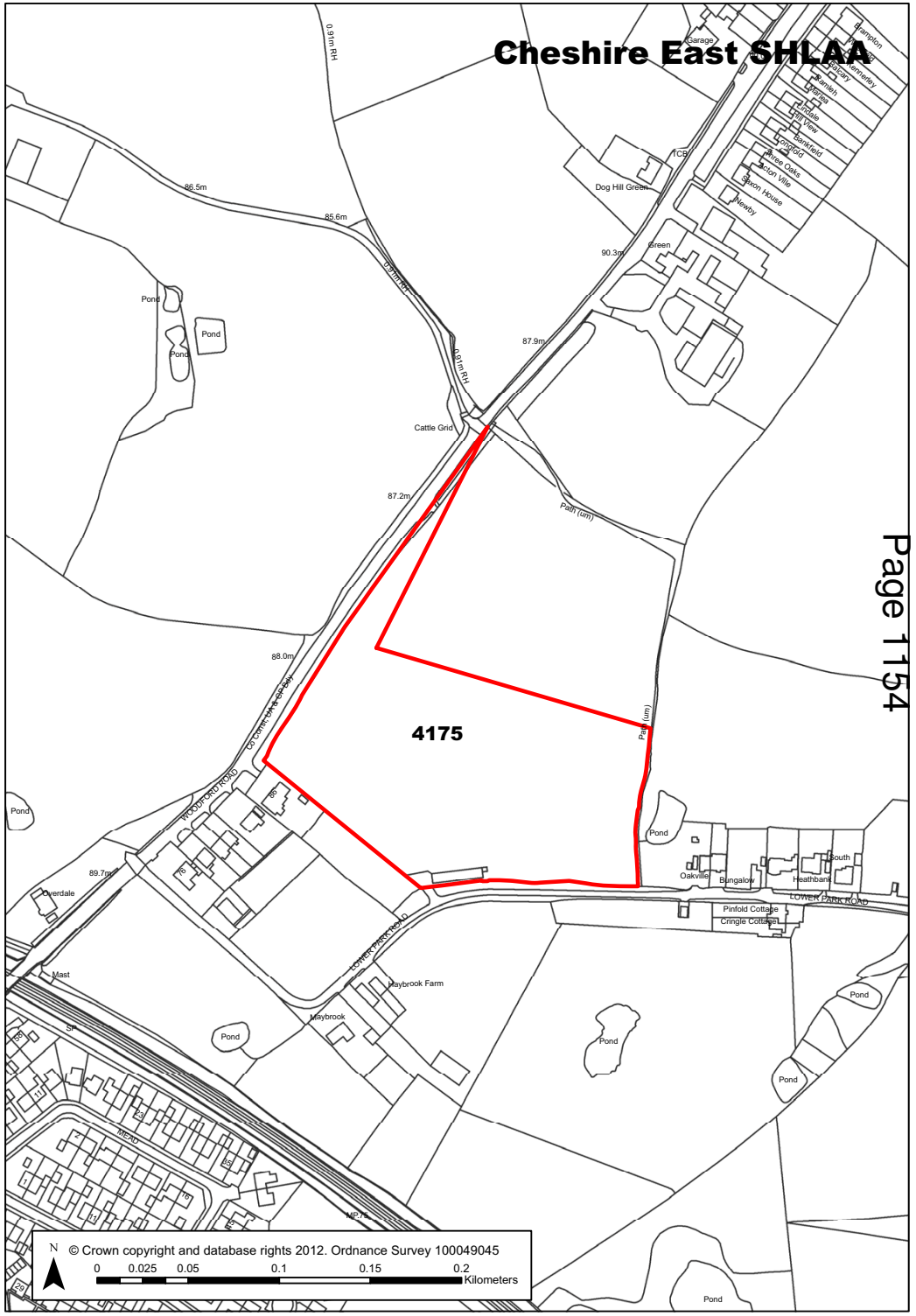
Site Description	Field with drain and mature trees surrounded by hedges and main road.
Character of Area	Open countryside and motorway.
Surrounding Land Uses	Residential and agriculture. M6 motorway is one field away.
Physical Constraints	Flood zone 1 - little or no risk. Drain on site. Potential noise and air quality issues from the motorway. Trees with Tree Preservation Orders to south western boundary. Hedges to boundary. Site is flat.
Policy Restrictions	Green Belt.
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Transport Assessment likely to be required. Flood Risk Assessment may be required due to site size. Consideration of biodiversity value of the site and potential need for a Protected Species Survey. Consultation with Environmental Health regarding the closeness of the motorway.
Sustainability	Site is not considered sustainably located although it is near to motorway network.
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	5.75
Potential Capacity	173
Potential Net Capacity	173
Potential Density	30.09
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



Ref 4175 **Site Address** Land north and east of 86 Woodford Road, Poynton.

Town / Rural	Poynton - Edge / Extension	**Easting** 390887	**Northing** 384260
Site Description	Agricultural fields.	**Site Size Net (Ha)**	2.12
Character of Area	Open countryside.	**Potential Capacity**	64
Surrounding Land Uses	Agricultural and residential.	**Potential Net Capacity**	64
Physical Constraints	Flood zone 1 - little or no risk. Footpath along part of site boundary. Site contains trees with Tree Preservation Orders. Trees and hedges to boundary. Site appears to be generally flat.		
Policy Restrictions	Green Belt. SEMMMS - includes land safeguarded for proposed new road.	**Potential Density**	30.19
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Flood Risk Assessment may be required due to site size. Consideration of biodiversity value of the site and potential need for a Protected Species Survey.	**Determination of Capacity**	Density multiplier
Sustainability	Site is not considered sustainable due to lack of services.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

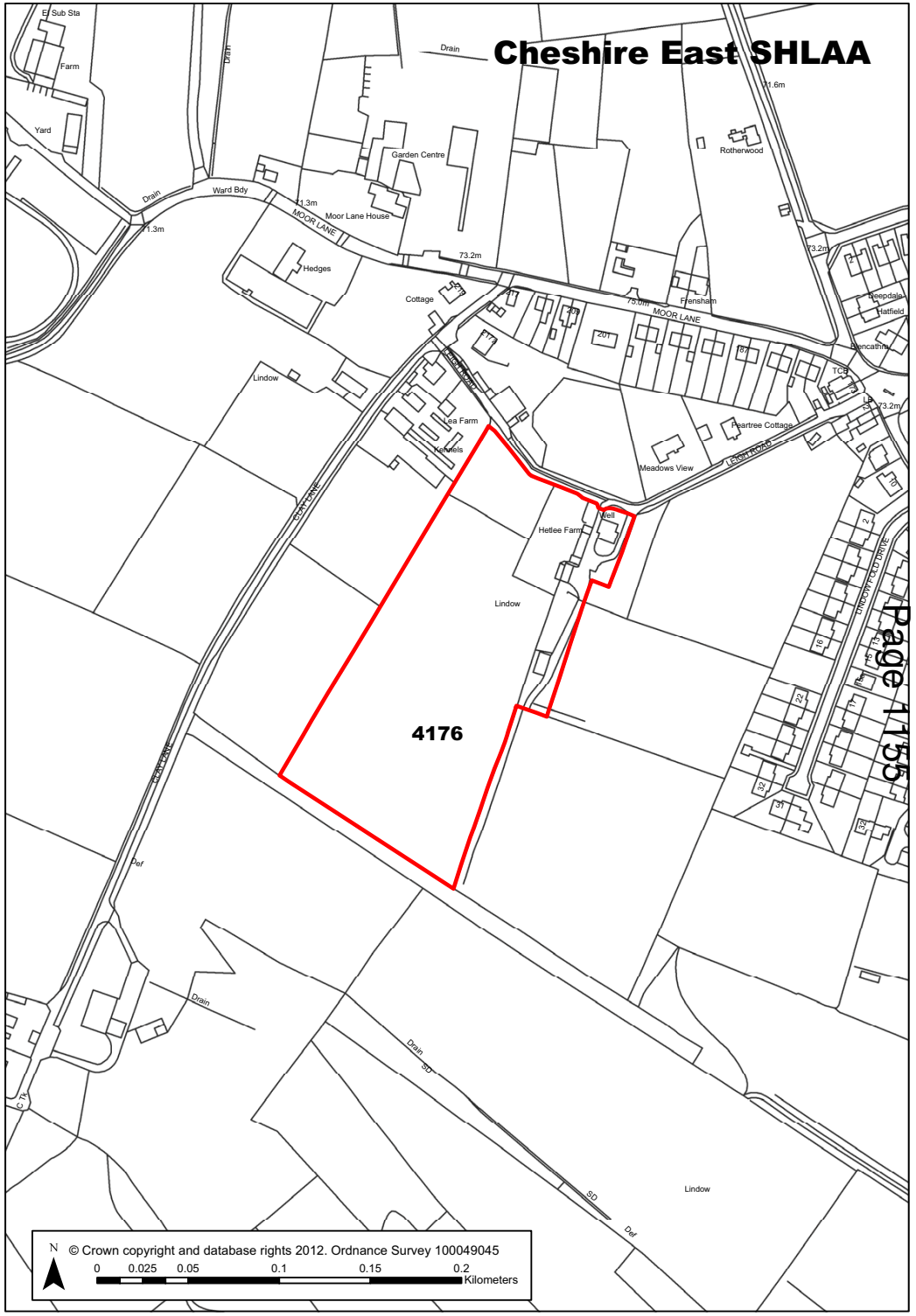


Ref 4176 **Site Address** Land at Hetlee Farm, Leigh Road, Wilmslow.

Town / Rural Wilmslow - Edge / Extension **Easting** 382488 **Northing** 379998

Site Description	Farmhouse and fields.
Character of Area	Mixed area of residential use and edge of countryside.
Surrounding Land Uses	Residential.
Physical Constraints	Flood zone 1 - little or no risk. Mature trees on site. Site is flat. Footpath adjacent to north eastern border. Buildings and hardstanding on site. Trees and hedges to boundary.
Policy Restrictions	Green Belt.
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Flood Risk Assessment may be required due to site size. Consideration of biodiversity value of the site and potential need for a Protected Species survey. Consideration of footpath.
Sustainability	Shops and services at the junction of Leigh Road and Cumber Lane.
Accessibility	Access to be discussed with Highways, current access is by way of a narrow track/lane.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

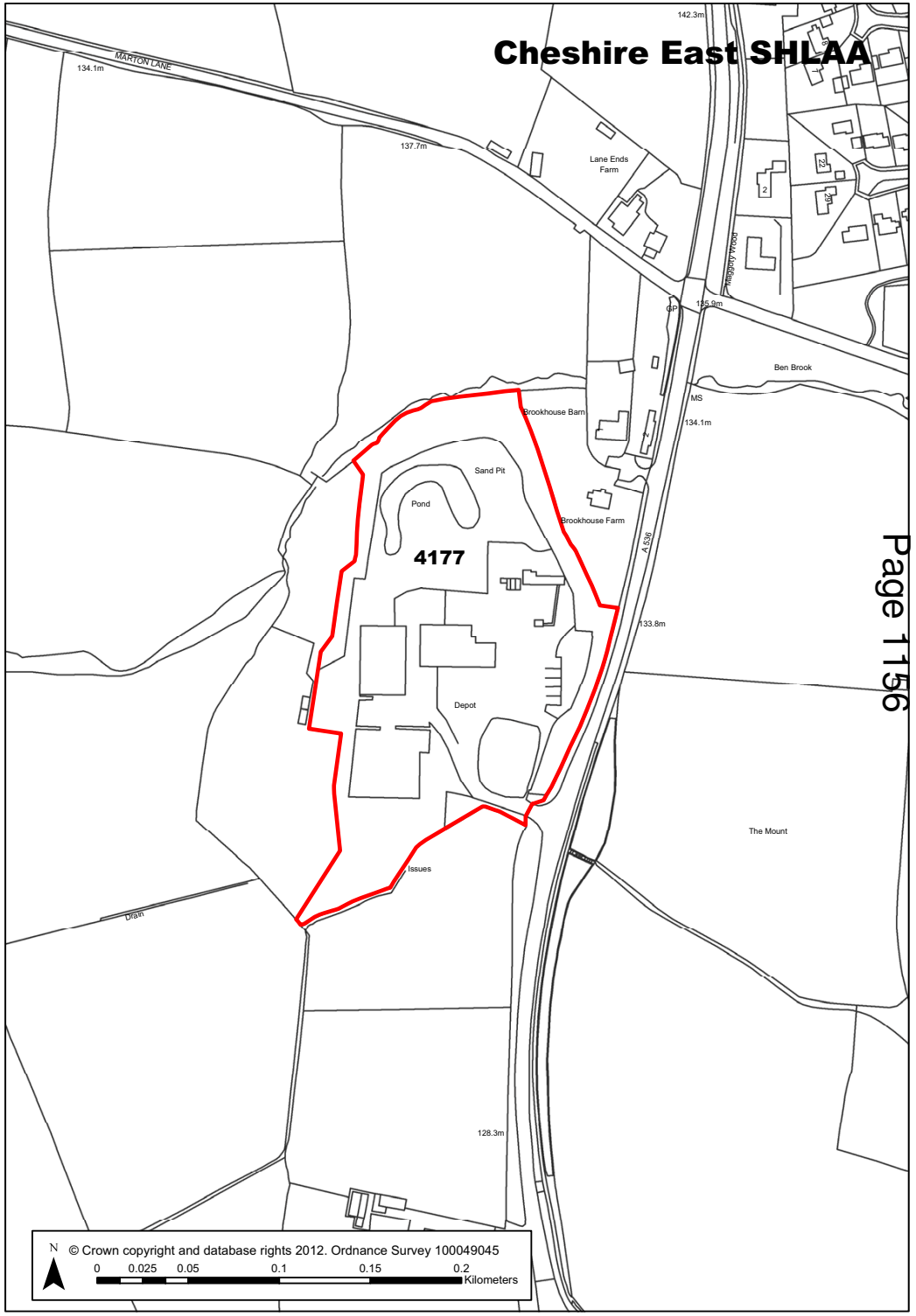
Site Size Net (Ha)	2.22
Potential Capacity	67
Potential Net Capacity	67
Potential Density	30.18
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	67
Years 11-15	0



Ref 4177 Site Address Tarmac Ltd, Congleton Road, Gawsworth, Macclesfield.

Town / Rural Rural **Easting** 388529 **Northing** 369956

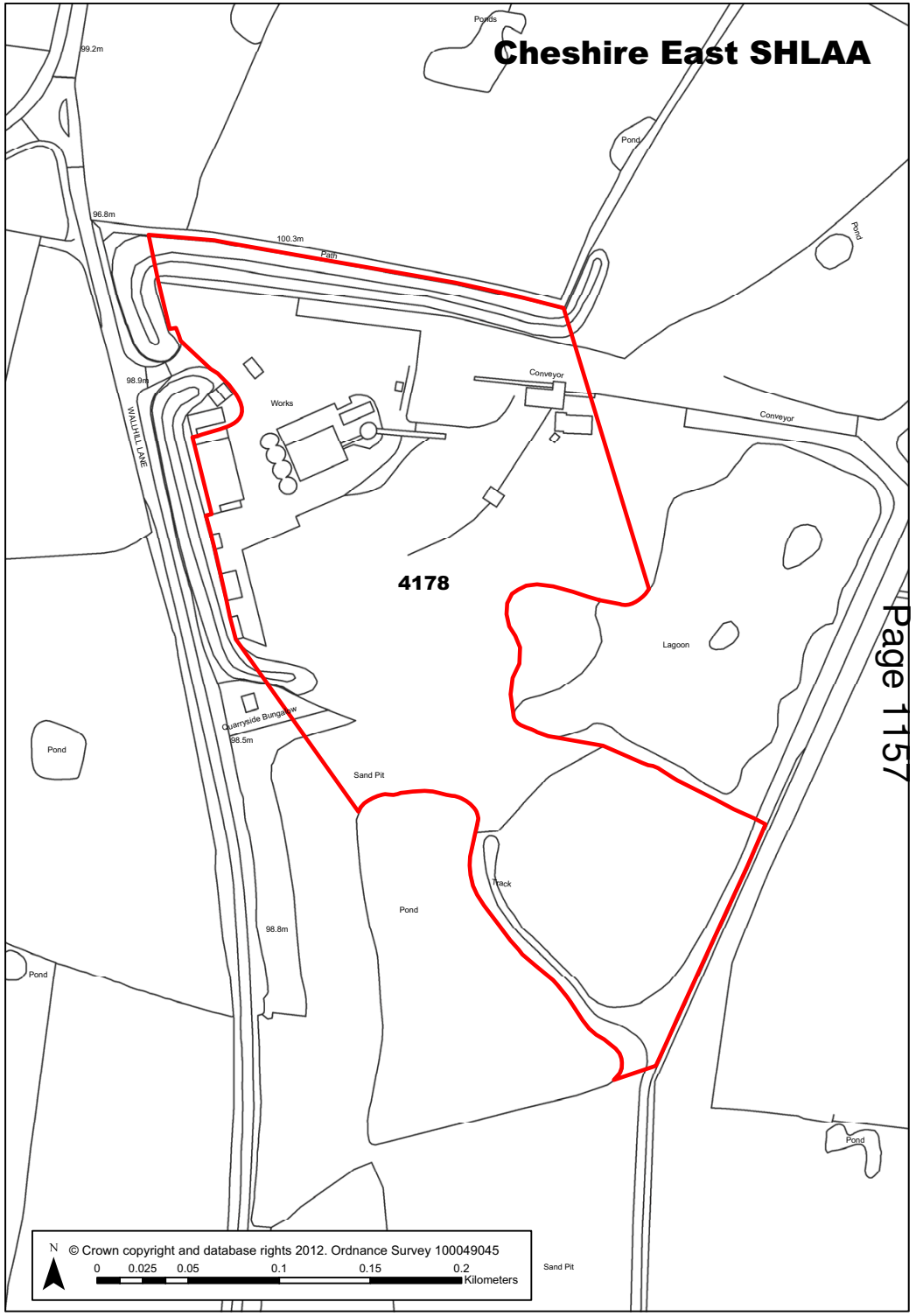
Site Description	Active sand and gravel quarry surrounded by fields.	**Site Size Net (Ha)**	3.04
Character of Area	Edge of settlement on main road to Gawsworth.	**Potential Capacity**	92
Surrounding Land Uses	Agricultural.	**Potential Net Capacity**	92
Physical Constraints	Active quarry. Footpath crosses through site. Flood zone 1 - little or no risk. Buildings and hardstanding on site. Trees on site and to boundary. Pond on site. Site is slightly sloping.		
Policy Restrictions	Green Belt, Jodrell Bank Radio Telescope Consultation Zone.	**Potential Density**	30.26
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Flood Risk Assessment may be required due to site size. Consideration of biodiversity value of the site. Consultation with Jodrell Bank. Consultation with Minerals and Waste Officers regarding active quarry use and restoration plans.	**Determination of Capacity**	Density multiplier
Sustainability	Site is not considered to be sustainably located.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Not Available - long term prospect	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 4178 Site Address Bent Farm Quarry, Wallhill Lane, Congleton

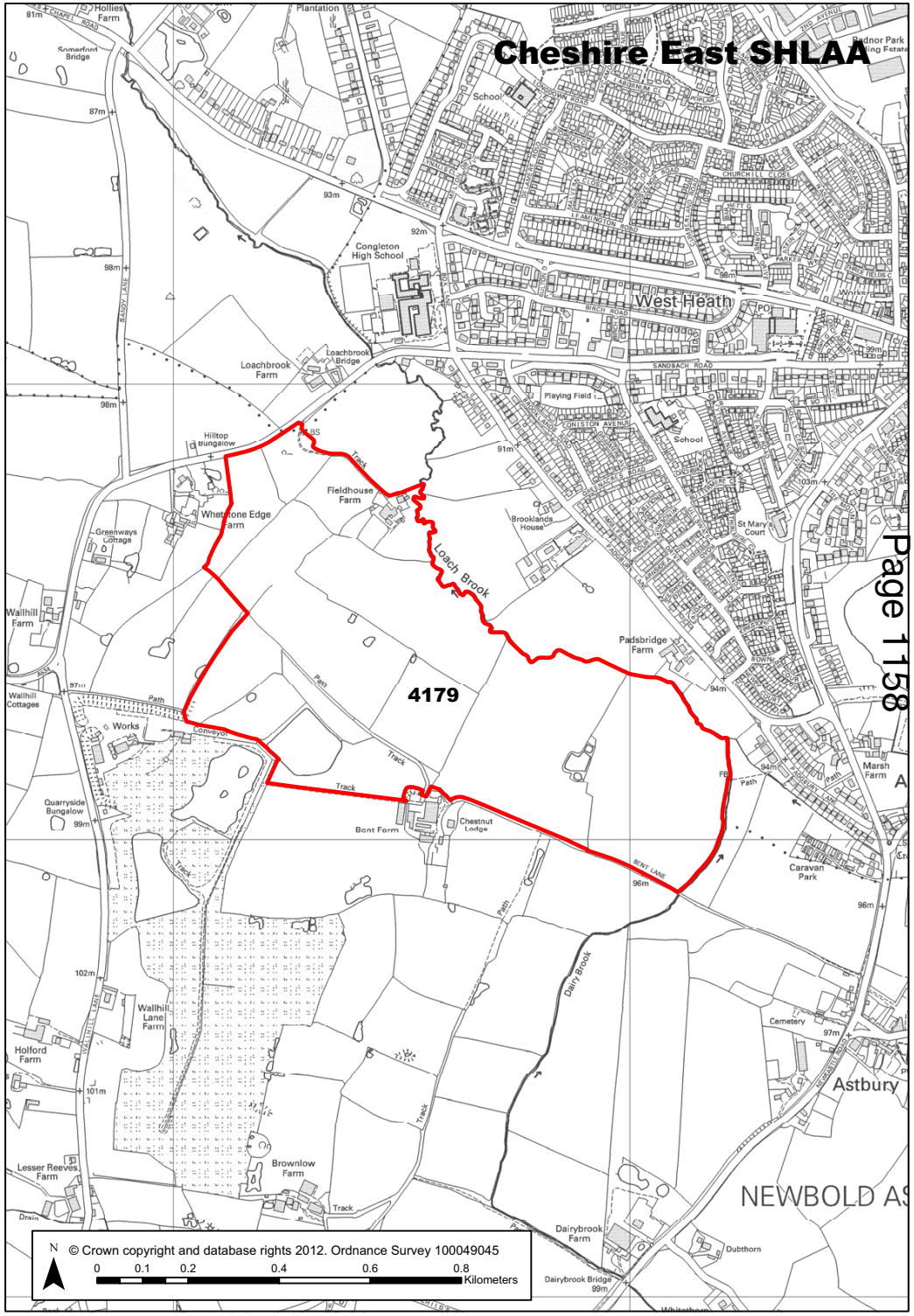
Town / Rural Rural **Easting** 382959 **Northing** 362122

Site Description	Working quarry including buildings, hardstanding, equipment and so on.	**Site Size Net (Ha)**	7.16
Character of Area	Industrial.	**Potential Capacity**	215
Surrounding Land Uses	Fields.	**Potential Net Capacity**	215
Physical Constraints	Flood zone 1 - little or no risk. Quarry. Buildings and hardstanding on site. Water bodies on site. Site bordered by trees and hedges. Land falls on a slight gradient to the south east.		
Policy Restrictions	Jodrell Bank Radio Telescope Consultation Zone, Open Countryside.	**Potential Density**	30.03
Managing Constraints	Surface water runoff on the greenfield area should be calculated in accordance with Environment Agency guidelines for greenfield sites. Transport Assessment likely to be required. Flood Risk Assessment may be required due to site size. Consideration of biodiversity value of the site and potential need for a Protected Species Survey. Consultation with Jodrell Bank. Consultation with Minerals and Waste Officers regarding active quarry use and restoration plans.	**Determination of Capacity**	Density multiplier
Sustainability	Site is not considerd to be sustainable due to lack of services.		
Accessibility	Access to be discussed wtih Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available - Medium Term	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 4179 Site Address Land off Sandbach Road, Congleton.

Town / Rural	Rural	**Easting** 383574	**Northing** 362354
Site Description	Several green fields, with land sloping downwards towards the brook on the northern side.	**Site Size Net (Ha)**	58.36
Character of Area	Open countryside on the edge of Congleton residential area.	**Potential Capacity**	1751
Surrounding Land Uses	Farm land, with three farm houses adjacent to the site and one in the site. A quarry to the south, a brook along the northern boundary.	**Potential Net Capacity**	1751
Physical Constraints	Flood zone (2 and 3 - medium to high risk) along Loach Brook. Overhead power lines on edge of the site. Footpath crosses the site. Surrounding land dips towards Congleton, hence site is relatively visible on a plateau. Undulating site. Site contains a Listed Building and ponds. Trees and hedges on site and to boundary.		
Policy Restrictions	Open Countryside.	**Potential Density**	30
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Transport Assessment likely to be required. Flood Risk Assessment may be required. Consideration of biodiversity value of the site and potential need for a Protected Species Survey. Consideration of layout or removal or relocation of overhead powerlines. Consideration of footpath. Consideration of heriatge and consultation with Heritage and Design.	**Determination of Capacity**	Density multiplier
Sustainability	School opposite the site. Site may be of a sufficient size to create a sustainable settlement.		
Accessibility	Access to be discussed with Highways. Site is currently adjacent to busy, single carriageway road.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0



Ref 4179 Site Address Land off Sandbach Road, Congleton.

Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

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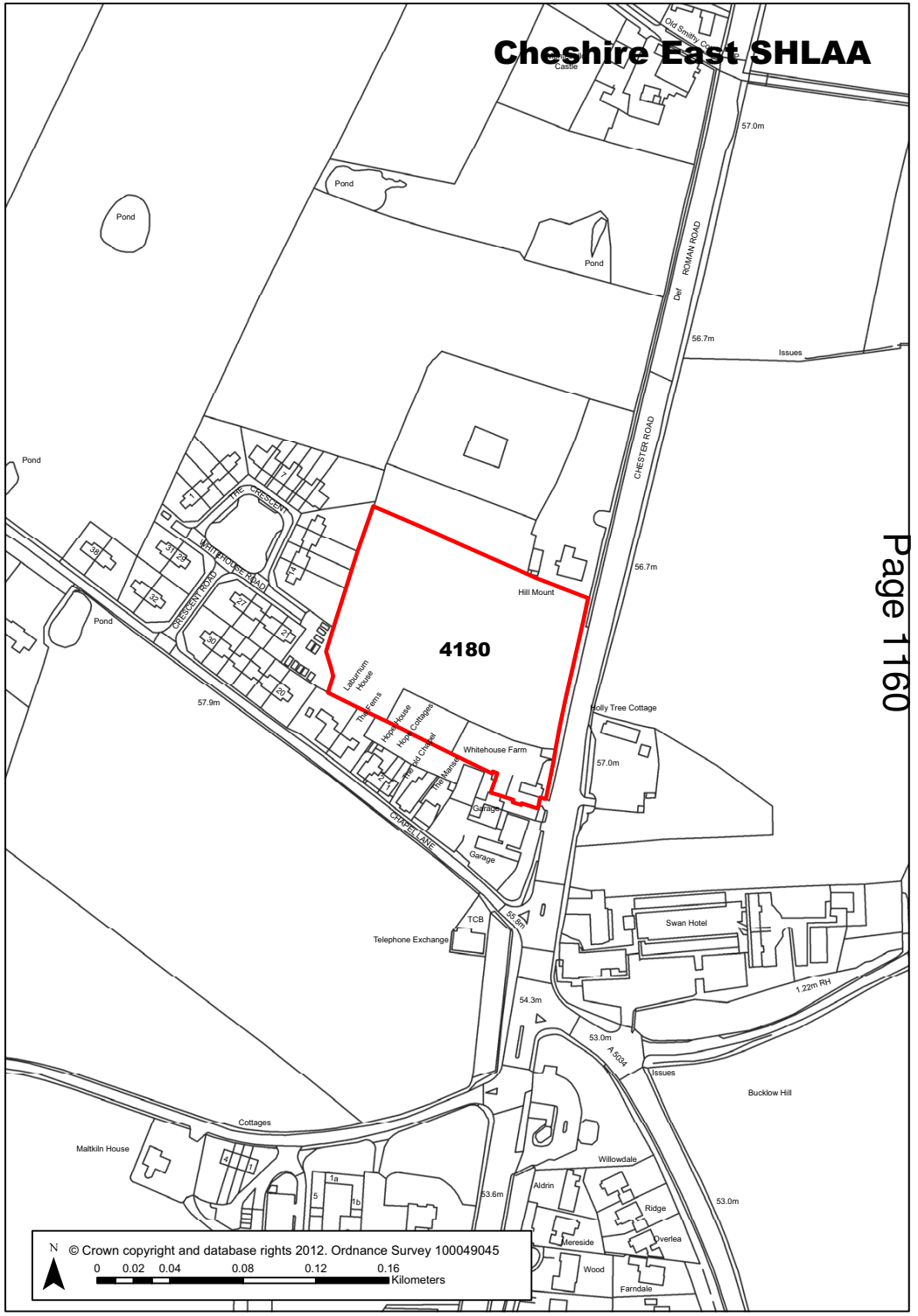
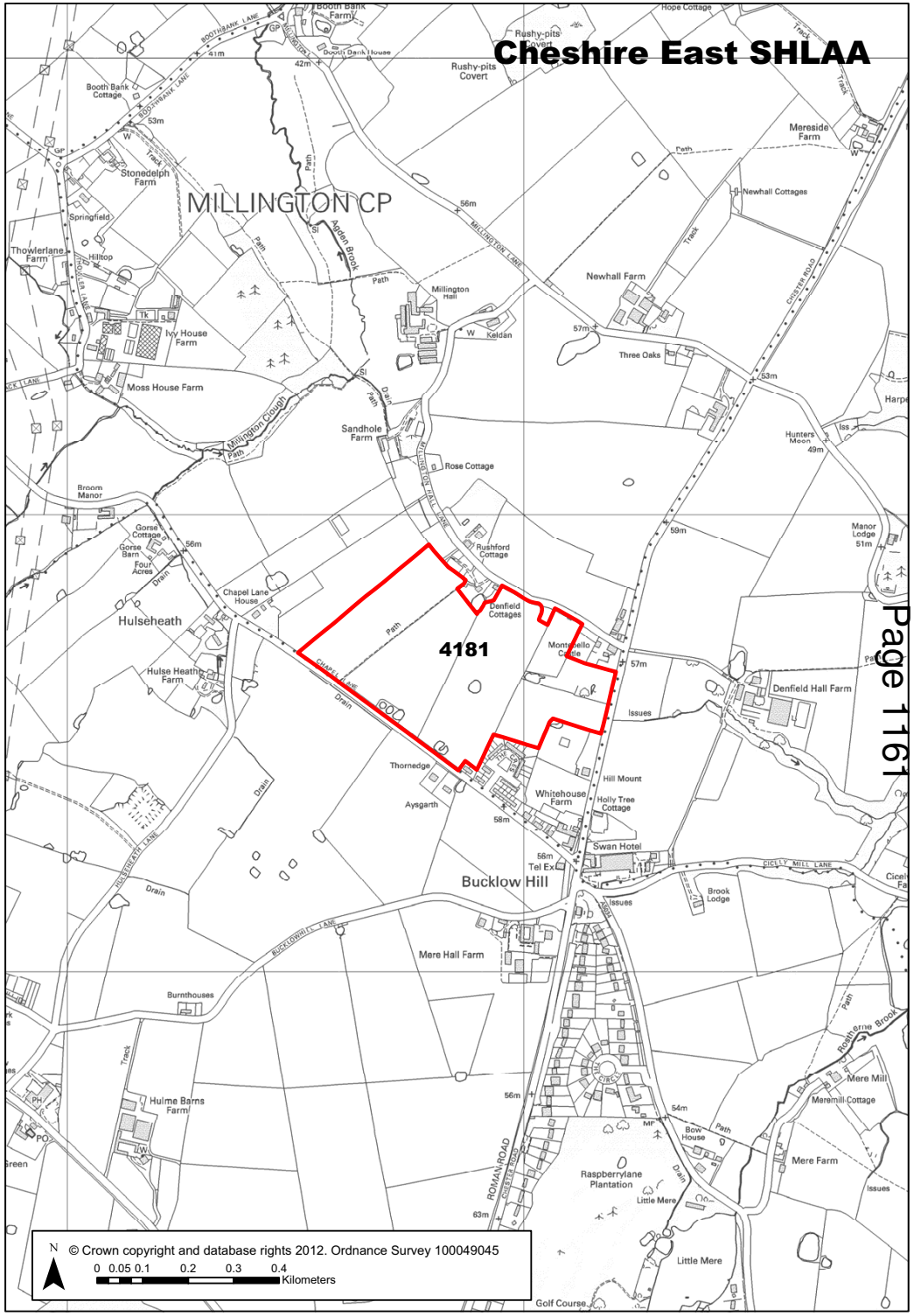
Ref 4180 Site Address Land off Whitehouse Road, Bucklow Hill.

Town / Rural	Rural	**Easting** 373074	**Northing** 383388
Site Description	Paddock, field and farm buildings.	**Site Size Net (Ha)**	1.44
Character of Area	Residential/countryside fringe.	**Potential Capacity**	44
Surrounding Land Uses	Residential, farmland, car sales and pub.	**Potential Net Capacity**	44
Physical Constraints	Flood zone 1 - little or no risk. Overhead lines, existing old buildings on site, hedges and mature trees to borders. Site appears to be flat.		
Policy Restrictions	Green Belt.	**Potential Density**	30.56
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Flood Risk Assessment may be required due to site size. Consideration of biodiversity value of the site and potential need for a Protected Species Survey.	**Determination of Capacity**	Density multiplier
Sustainability	Site is not considered sustainable due to lack of services.		
Accessibility	Access to be discussed with Highways; currrently from a busy main road.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 4181 Site Address Land off Chapel Lane, Bucklow Hill.

Town / Rural	Rural	**Easting** 372863	**Northing** 383673
Site Description	Farmland, relatively flat.	**Site Size Net (Ha)**	18.02
Character of Area	Open countryside/residential fringe.	**Potential Capacity**	541
Surrounding Land Uses	Open countryside, scattered uses on main road including residential, hotel, pub, car sales garage.	**Potential Net Capacity**	541
Physical Constraints	Flood zone 1 - little or no risk. Ponds, hedgerows and mature trees on the site. Footpath crosses the site. Dense vegetation in places. Site is bordered by hedges. Site appears to be generally flat.		
Policy Restrictions	Green Belt. Proposed road.	**Potential Density**	30.02
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Transport Assessment likely to be required. Flood Risk Assessment may be required due to site size. Consideration of biodiversity value of the site, including Protected Species Survey. Consideration of footpath and proposed road route.	**Determination of Capacity**	Density multiplier
Sustainability	Site is not considered sustainable due to lack of services.		
Accessibility	Access to be discussed with Highways. Curently from main road, with potential access from the two smaller roads to north and south.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

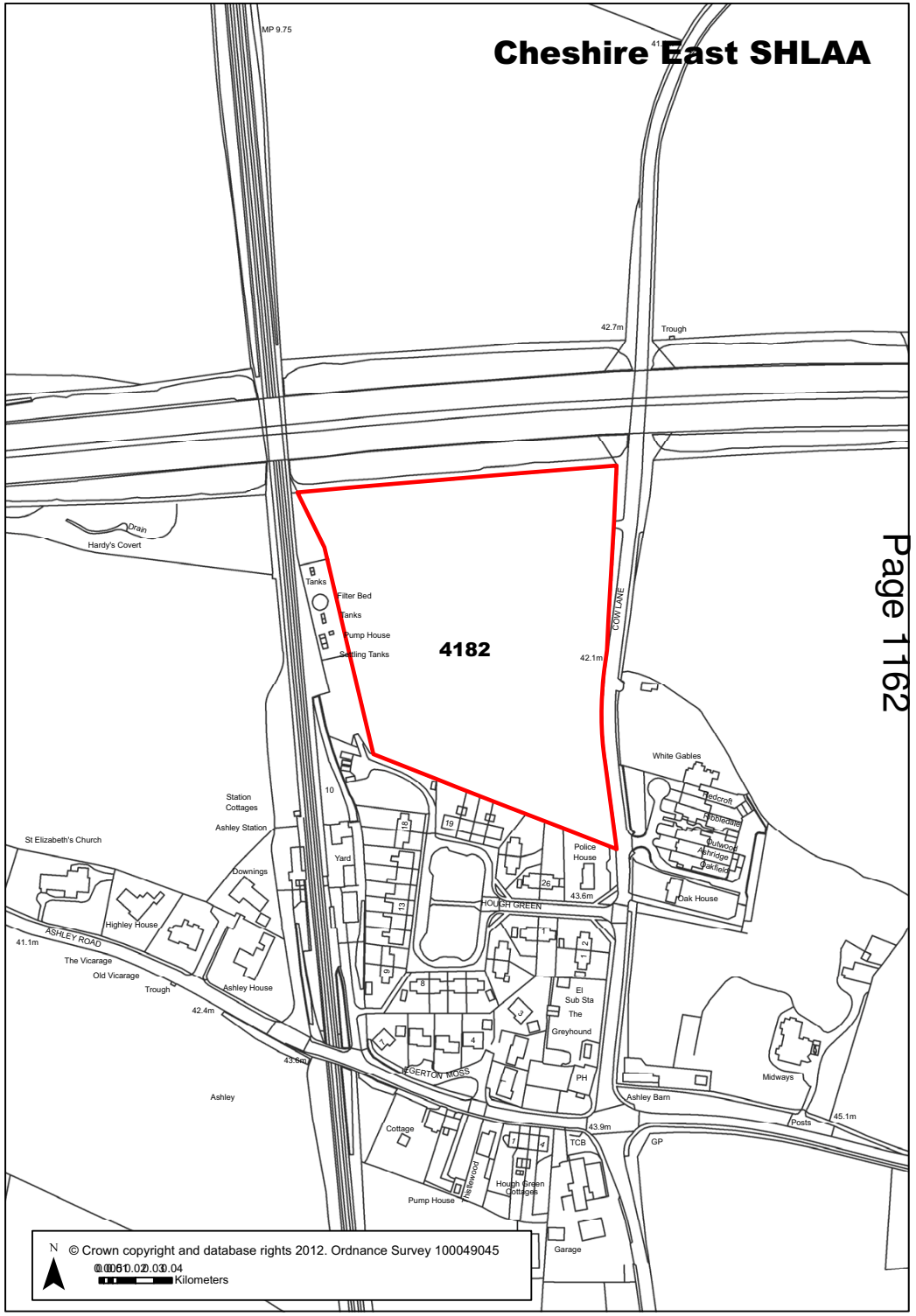


Ref	4182	Site Address	Land adjacent to Ashley Railway Station, Ashley

Town / Rural	Rural	**Easting**	377462
		Northing	394497

Site Description	Field, appears to be in agricultural use.
Character of Area	Open countryside.
Surrounding Land Uses	Section of elevated motorway, residential, fields.
Physical Constraints	Flood zone 1 - little or no risk. Noise/air quality from the adjacent motorway may be an issue, and the site is bounded by railway. Tree-lined, including mature trees and a fence. View to old church tower with potential impact on its setting. Site is undulating.
Policy Restrictions	Green Belt.
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Flood Risk Assessment may be required due to site size. Consideration of biodiversity value of the site and potential need for a Protected Species Survey. Consultation with Environmental Health regarding road and rail. Consideration of views into and out of site.
Sustainability	Site is close to a convenience store and local school.
Accessibility	Access to be discussed with Highways. Access currently from main road, although there appears to be a slight dip/drainage ditch separating the site from the road.
Other Information	Limited development may be appropriate to support the settlement.
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	2.56
Potential Capacity	30
Potential Net Capacity	30
Potential Density	11.72
Determination of Capacity	To allow for buffer to railway and motorway and of more appropriate scale to settlement.
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	30
Years 11-15	0



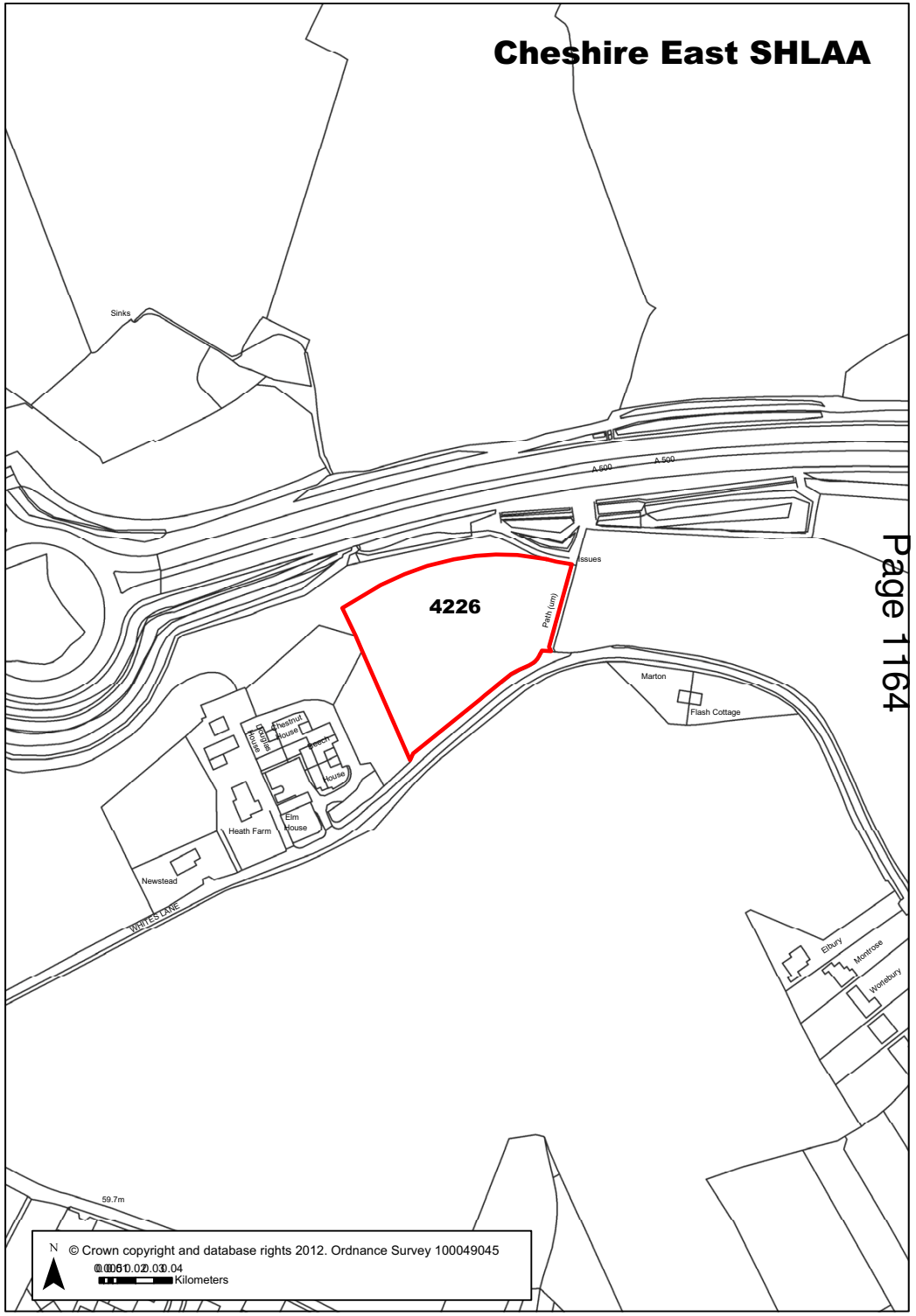
Ref 4225 Site Address Land at Gutterscroft, Haslington.

Town / Rural	Haslington	**Easting** 373671	**Northing** 356173
Site Description	Overgrown wasteland largely surrounded by houses whose gardens back onto the site.	**Site Size Net (Ha)**	0.6
Character of Area	Rural settlement.	**Potential Capacity**	10
Surrounding Land Uses	Residential, church.	**Potential Net Capacity**	10
Physical Constraints	Flood zone 1 - little or no risk. Access issues and loss of amenity from overlooking. Trees, hedges and fencing to boundary. Footpath adajcent to northern boundary. Buildings and hardstanding on site. Site appears to be generally flat.		
Policy Restrictions	Within the settlement boundary of Haslington.	**Potential Density**	30
Managing Constraints	Surface water runoff on greenfield part of site should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consideration of biodiversity value of the site and potential need for a Protected Species Survey. Consideration of footpath.	**Determination of Capacity**	Lower density to allow for complexity of site.
Sustainability	Site is close to local services and facilities.		
Accessibility	Access is currently down a dirt track. Access for development to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Suitable - if can meet policy requireme		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	10
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



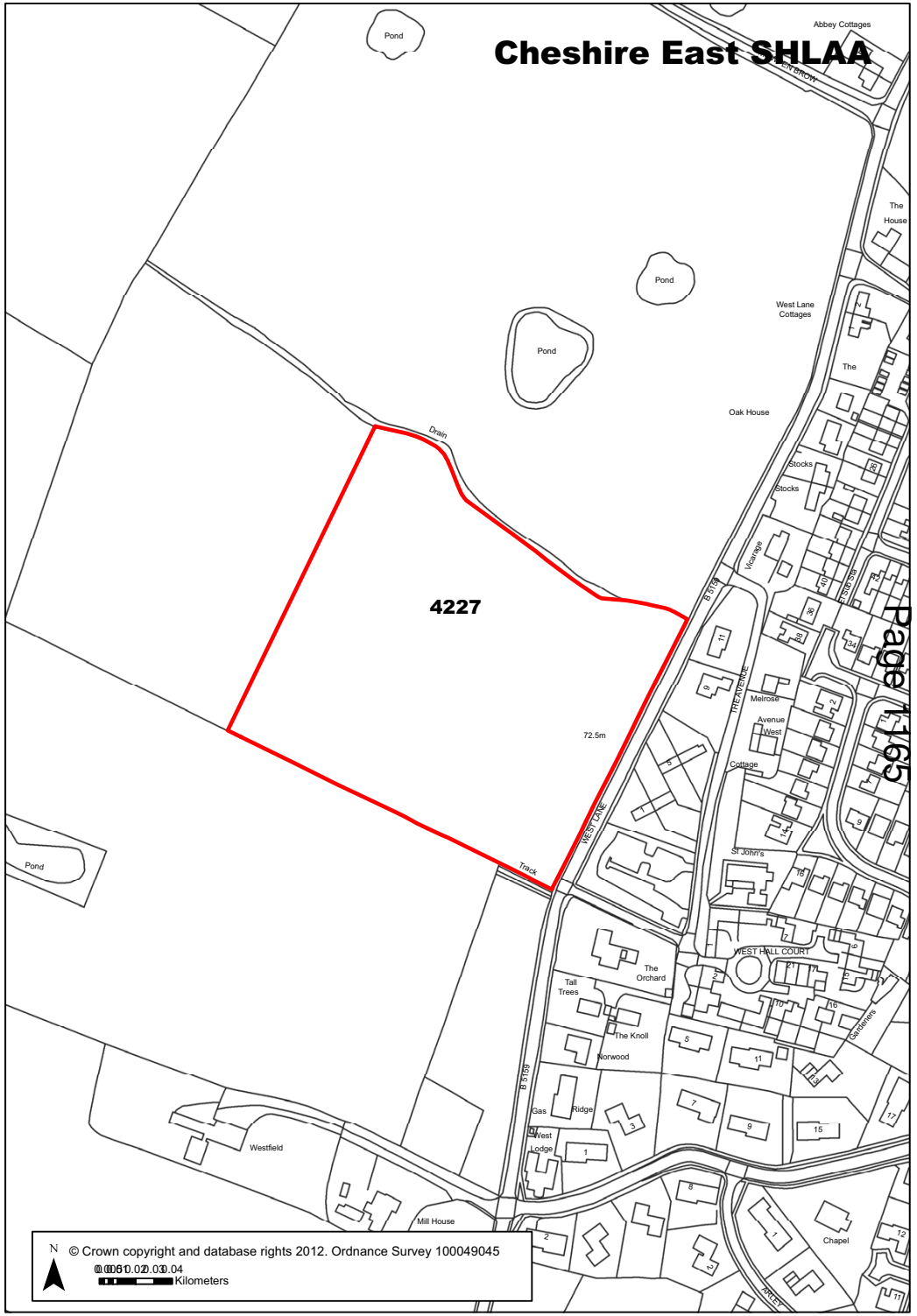
Ref 4226 Site Address Land at Whites Lane, Weston, Crewe

Town / Rural	Rural	**Easting** 372899	**Northing** 352729
Site Description	Field - undeveloped.	**Site Size Net (Ha)**	0.81
Character of Area	Farmland, rural and sporadic dwellings.	**Potential Capacity**	25
Surrounding Land Uses	Farm house and converted barns to west, A500 to north, open countryside to east and north.	**Potential Net Capacity**	25
Physical Constraints	Flood zone 1 - little or no risk. Footpath along the eastern border. Uneven site levels. Site is bounded by hedges.		
Policy Restrictions	Open Countryside, Green Gap	**Potential Density**	30.86
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consideration of footpath. Consideration of biodiversity value of the site and potential need for a Protected Species Survey.	**Determination of Capacity**	Density multiplier
Sustainability	Site not considered to be sustainable, not close to local services. Poor cycle/foot/public transport links.		
Accessibility	Access to the site to be discussed with Highways.	**Total Completions**	0
Other Information	Site is locate in the proposed Strategic Open Gap.	**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



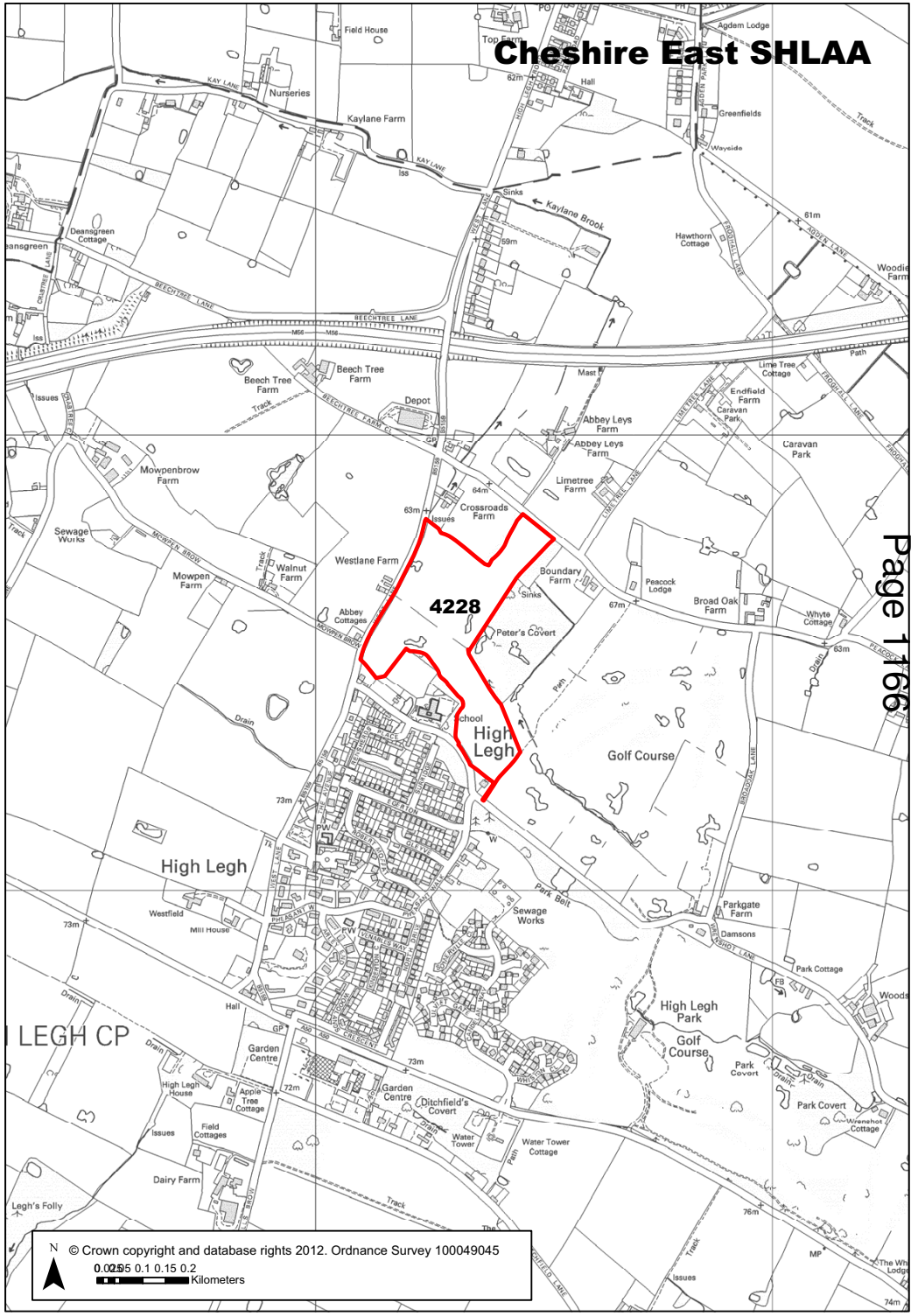
Ref 4227 Site Address Land adjacent to West Lane, High Legh.

Town / Rural		**Easting** 369864	**Northing** 384232
Site Description	Plantation of young trees.	**Site Size Net (Ha)**	3.37
Character of Area	Open countryside, edge of residential area.	**Potential Capacity**	102
Surrounding Land Uses	Residential, fields.	**Potential Net Capacity**	102
Physical Constraints	Flood zone 1 - little or no risk. Crossed by overhead lines. Hedgerows and mature trees to edges and telegraph poles. Water body adjacent to north eastern boundary and ponds close to site. Site is largely flat with land rising gradually to the west.		
Policy Restrictions	Green Belt.	**Potential Density**	30.27
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Transport Assessment likely to be required. Flood Risk Assessment may be required due to site size. Consideration of biodiversity value of the site and potential need for a Protected Species Survey. Consideration of layout or removal or relocation of overhead lines and telegraph poles.	**Determination of Capacity**	Density multiplier
Sustainability	Site is not considererd sustainable due to lack of services.		
Accessibility	Access to be discussed with Highways; currently from the main road.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 4228 Site Address Golf Course Lodges, High Legh.

Town / Rural	Rural	**Easting** 370310	**Northing** 384570
Site Description	Part/edge of golf course. Trees and undergrowth to areas edged by West Lane and Wrenshot Lane.	**Site Size Net (Ha)**	9.34
Character of Area	Edge of built-up settlement and open countryside.	**Potential Capacity**	281
Surrounding Land Uses	Residential, school, agricultural.	**Potential Net Capacity**	281
Physical Constraints	Flood zone 1 - little or no risk. Golf course use - potential undulations natural or created through infill. If the latter, investigation of potential contamination may be required. Locally Listed Buildings close to site. Ponds on site. Footpath adjacent to part of south eastern boundary. Site is bordered by trees and hedges.		
Policy Restrictions	Green Belt.	**Potential Density**	30.09
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Transport Assessment likely to be required. Flood Risk Assessment may be required due to site size. Consideration of biodiversity value of the site and potential need for a Protected Species Survey. Consultation with Contaminated Land Officer. Consideration of heritage - consultation with Heritage and Design. Consideration of footpath.	**Determination of Capacity**	Density multiplier
Sustainability	Site is not considered sustainable due to lack of services.		
Accessibility	Access to be discussed with Highways; currently from road, or narrow track from Wrenshot Lane.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

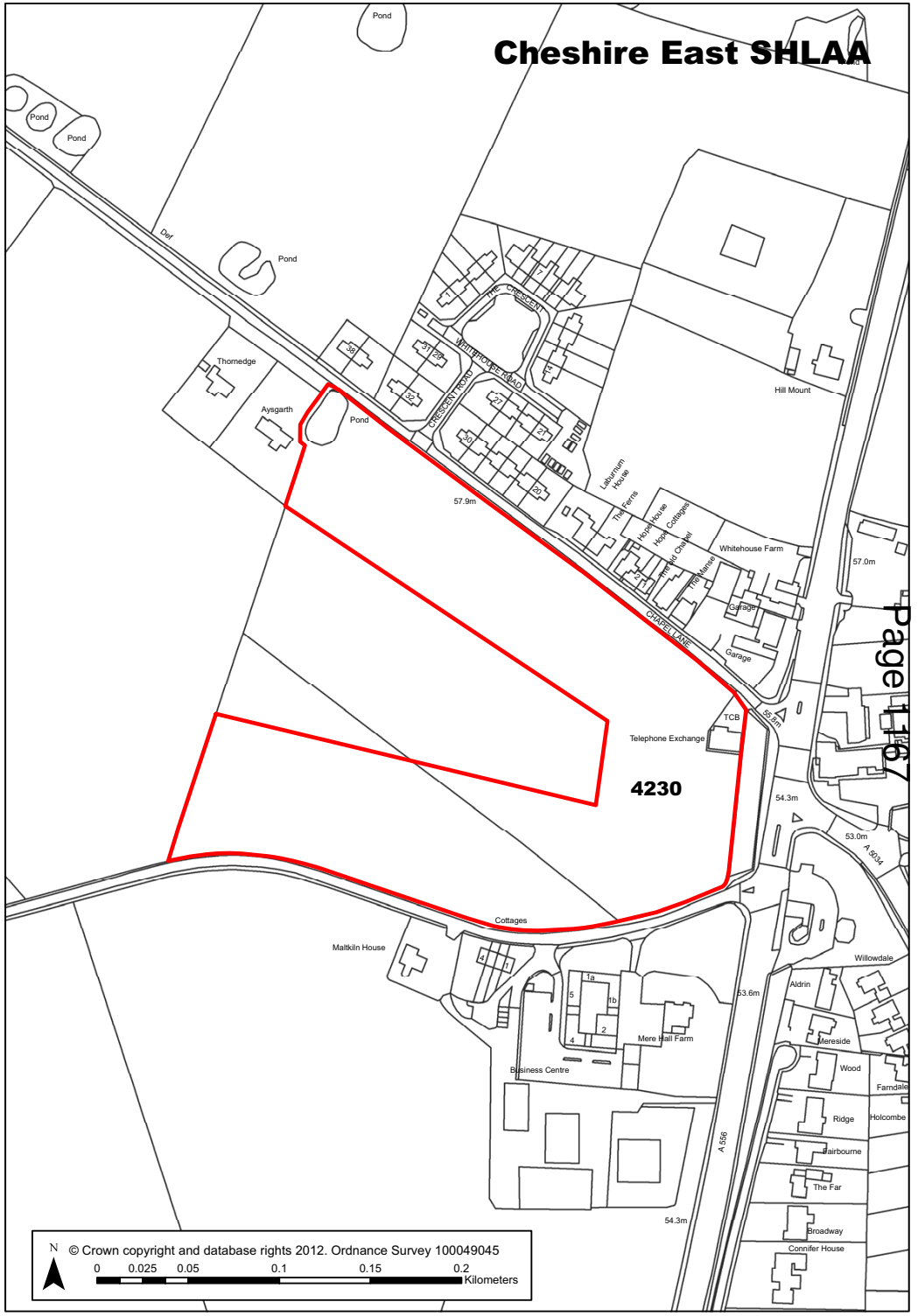


Ref 4230 Site Address Land north of Bucklow Hill Lane.

Town / Rural Rural **Easting** 372948 **Northing** 383239

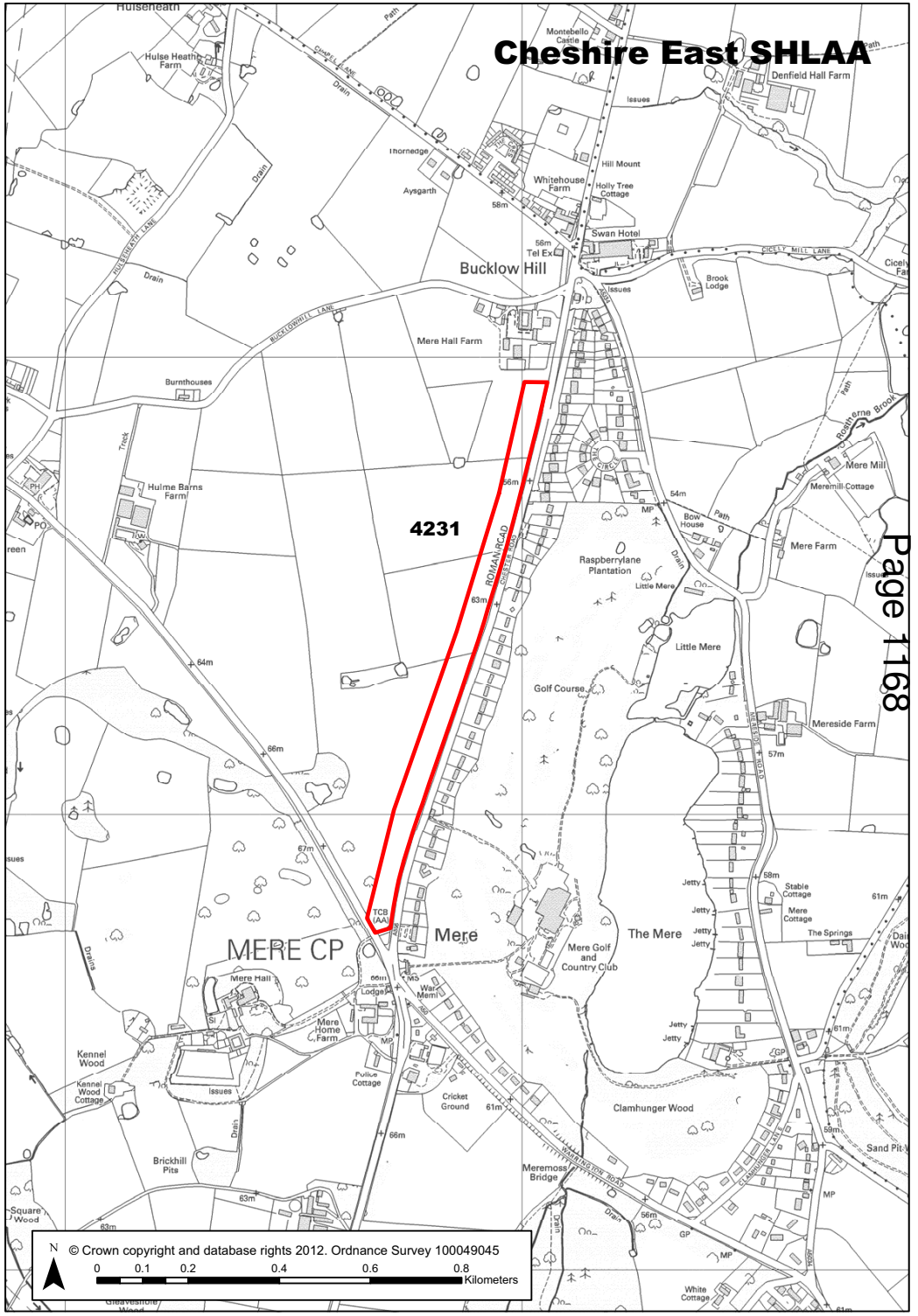
Site Description	Flat farmland, derelict former telephone exchange on hardstanding in eastern corner.
Character of Area	Open countryside/residential.
Surrounding Land Uses	Residential, pub, hotel, petrol station, car sales garage.
Physical Constraints	Flood zone 1 - little or no risk. Edged by hedges with mature trees. Pond in northern corner. At busy road junction. Derelict telephone exchange on hardstanding on site. Site is flat.
Policy Restrictions	Green Belt.
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Transport Assessment likely to be required. Flood Risk Assessment may be required due to site size. Consideration of biodiversity value of the site and potential need for a Protected Species Survey.
Sustainability	Site is not considered sustainable due to lack of services.
Accessibility	Access to be discussed with Highways. Current access from main road at busy junction or from small roads to north and south.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	4.02
Potential Capacity	121
Potential Net Capacity	121
Potential Density	30.1
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



Ref 4231 Site Address Land west of A556, Bucklow Hill

Town / Rural	Rural	**Easting** 372858	**Northing** 383338
Site Description	Flat fields, wooded to the south.	**Site Size Net (Ha)**	6.31
Character of Area	Residential and agricultural area.	**Potential Capacity**	190
Surrounding Land Uses	Residential, pub, farm buildings.	**Potential Net Capacity**	190
Physical Constraints	Flood zone 1 - little or no risk. Edged by hedges and some mature trees. Major road forms one boundary. Archaeological potential due to presence of former Roman Road. Historic field pattern may be of heritage value. Hedges cross the site, and woodland to the south. Topography - land rises in places, towards the south. AA box 372 at Mere Corner is Grade II listed, located on the southern tip of site. Also listed at Grade II is the nearby entrance arch and gates to Mere Country Club. Ponds close to site.		
Policy Restrictions	Green Belt. PRN Primary Route Network: T7 land along the routes of (d) the A556 (M) M6 to M56 link will be safeguarded from other development.	**Potential Density**	30.11
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Transport Assessment likely to be required. Flood Risk Assessment may be required due to site size. Consideration of biodiversity value of the site and potential need for a Protected Species Survey. Consideration of heritage. Consultation with Cheshire Archaeology Planning Advisory Service and Heritage and Design. Consideration of historic environment.	**Determination of Capacity**	Density multiplier
Sustainability	Site is not considered sustainable due to lack of services.		
Accessibility	Consultation with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0



Ref	4231	Site Address	Land west of A556, Bucklow Hill

Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

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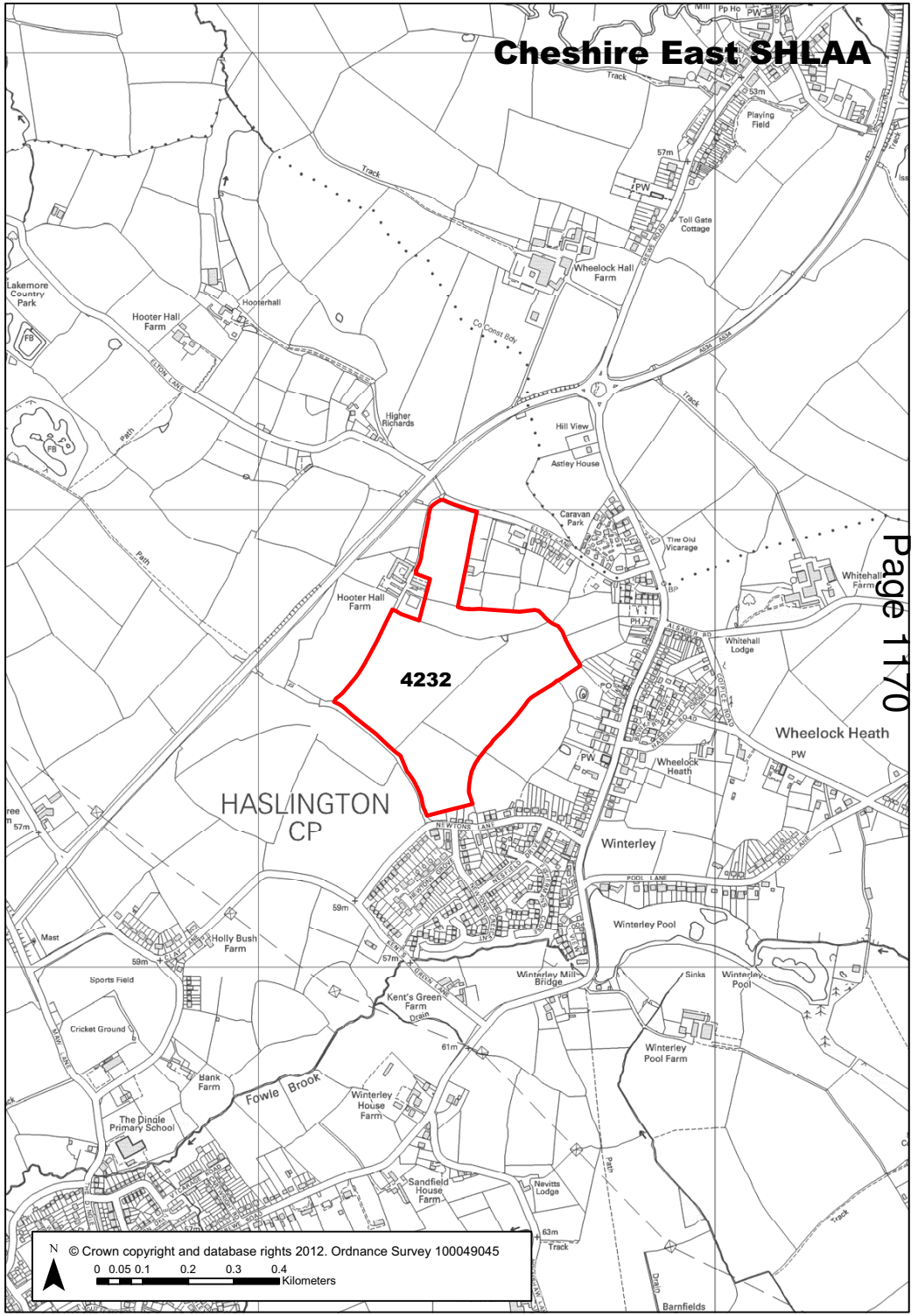
Ref 4232 Site Address Land off Newtons Lane, Winterley, Crewe

Town / Rural Smaller Villages **Easting** 374426 **Northing** 357647

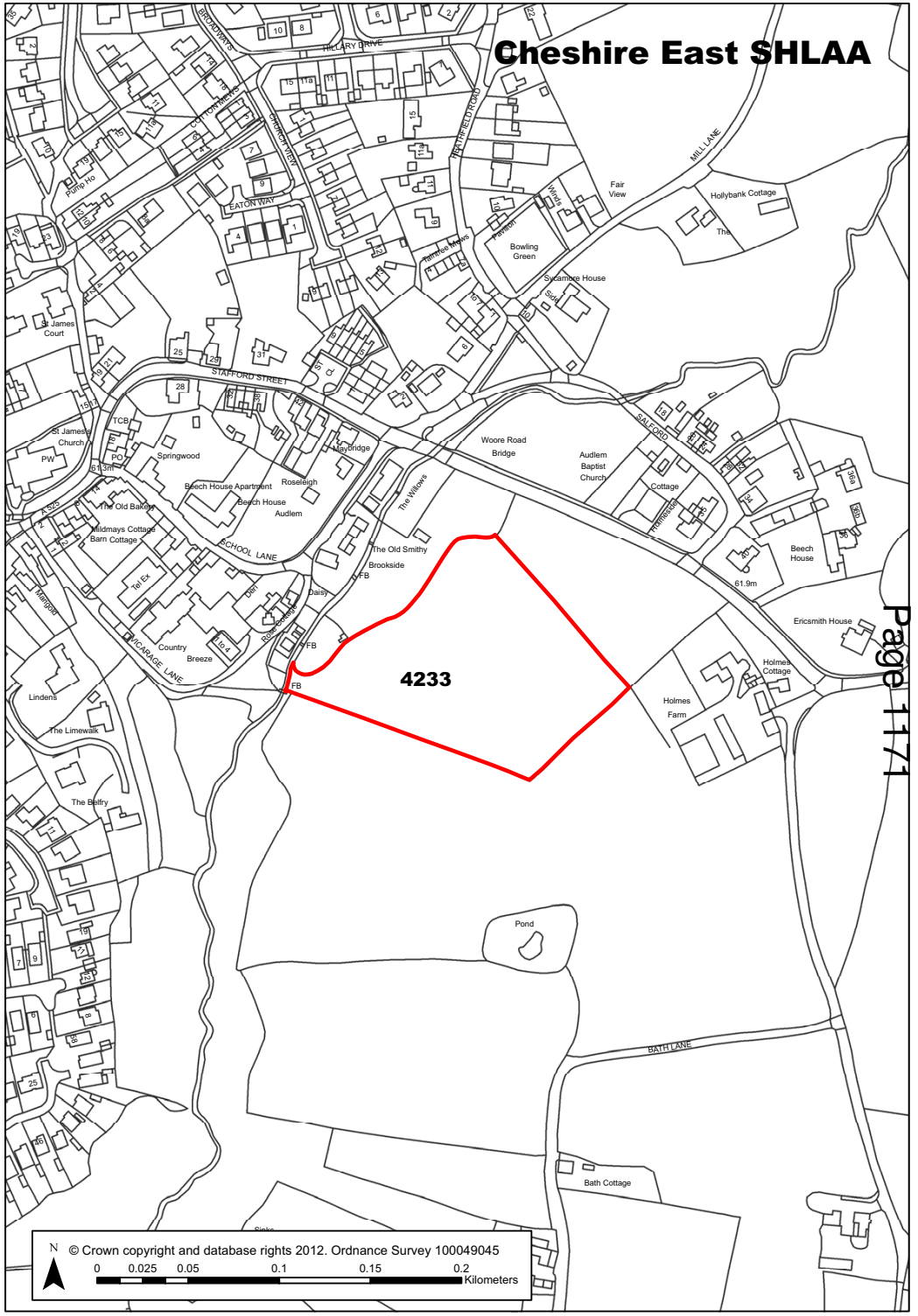
Site Description	Open fields with hedgerows and mature trees.
Character of Area	Mainly farmland existing residential estate to south. Some ribbon development on Crewe Road and Eton Lane to east.
Surrounding Land Uses	Residential, agricultural.
Physical Constraints	Flood zone 1 - little or no risk. Hedgerows including trees on site and to boundary. Footpath along south western boundary. Pond on site. Site appears to be generally flat.
Policy Restrictions	Open countryside.
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Transport Assessment likely to be required. Flood Risk Assessment may be required due to site size. Consideration of biodiversity value of the site and potential need for a Protected Species Survey.
Sustainability	Site is on a bus route, however there are few local services close by.
Accessibility	Access to be discussed with Highways.
Other Information	Part of the site is located in the proposed Strategic Open Gap.
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Marginal / Uncertain
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	15.59
Potential Capacity	468
Potential Net Capacity	468
Potential Density	30.02
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	125
Years 11-15	250



Ref 4233 Site Address Land at Bath Farm, Bath Lane, Audlem

Town / Rural	Audlem	**Easting** 366243	**Northing** 343545
Site Description	Agricultural field on edge of settlement.	**Site Size Net (Ha)**	1.29
Character of Area	Agriculture and residential.	**Potential Capacity**	39
Surrounding Land Uses	Open countryside at edge of settlement.	**Potential Net Capacity**	39
Physical Constraints	Part of the site is in flood zone 2 and 3 - medium to high risk. Hedgerows on site, brook to west. Tree with Tree Preservation Order on/overhangs site. Site is sloping down towards the brook. Footpath to south eastern border. Hedges border the site.		
Policy Restrictions	Edge of two Conservation Areas, Open Countryside.	**Potential Density**	30.23
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consideration of flood risk. Flood Risk Assessment may be required due to site size. Consideration of biodiversity value of the site and potential need for a Protected Species Survey. Consideration of footpath and heritage. Consultation with Heritage and Design.	**Determination of Capacity**	Density multiplier
Sustainability	Audlem is a Local Service Centre with shops, pubs, healthcare facilty, school and bus service to Crewe and Nantwich.		
Accessibility	Access to be discussed with Highways. No road access. Land locked, doesn't adjoin highway. Vicarage Lane very narrow and unsuitable.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

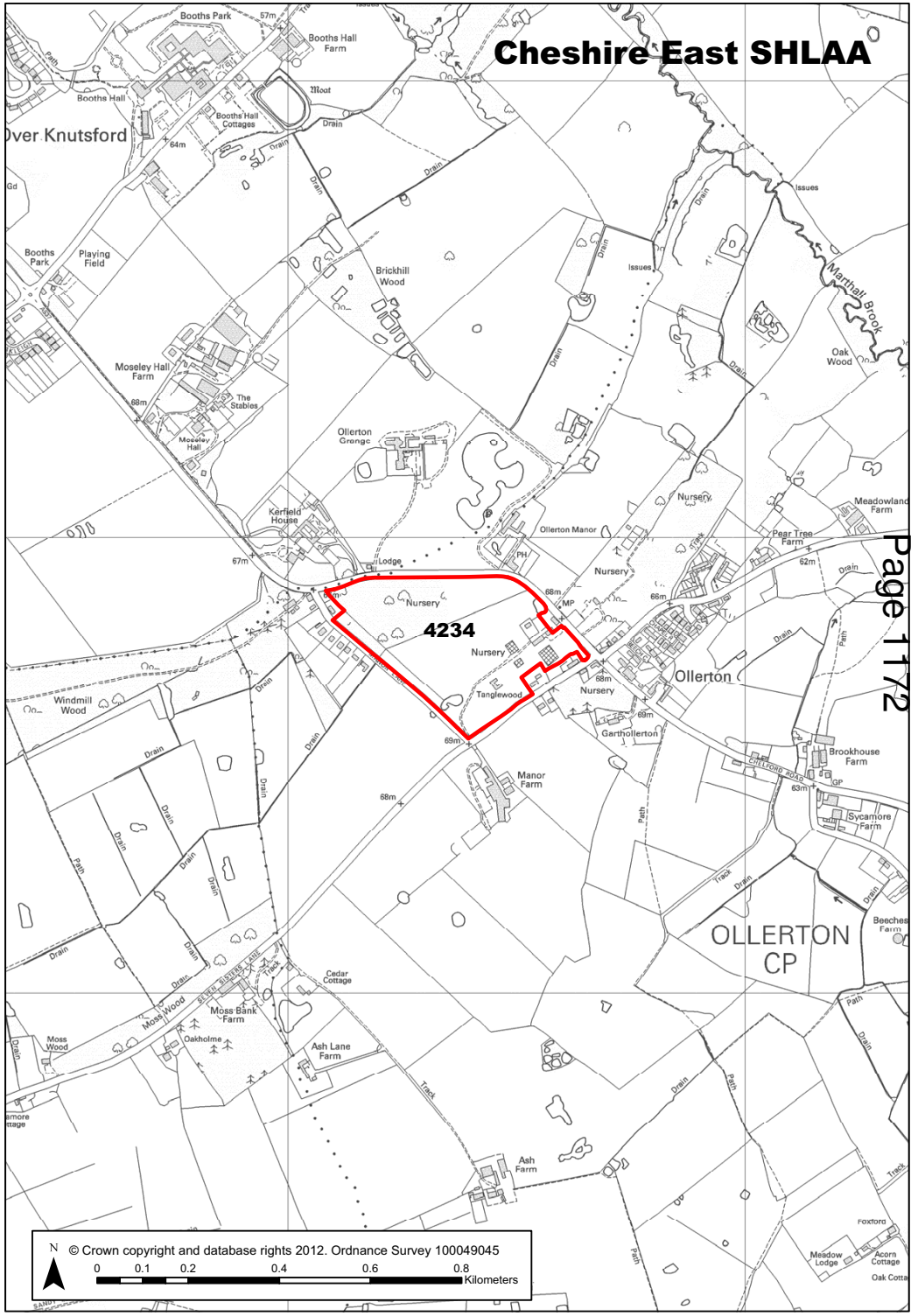


Ref 4234 **Site Address** Ollerton Nursery and plant centre, Chelford Road, Ollerton, Knutsford

Town / Rural Rural **Easting** 377368 **Northing** 376774

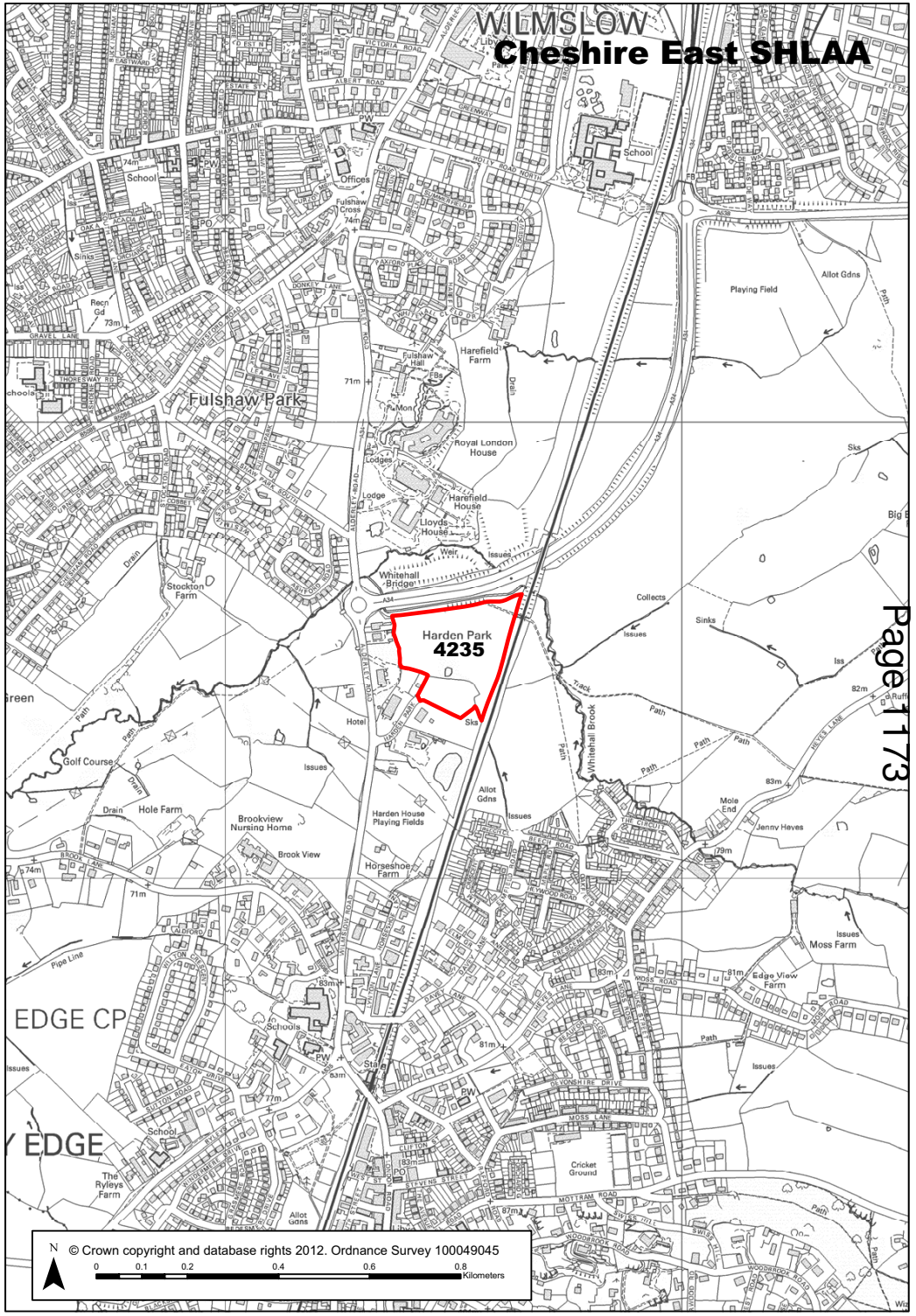
Site Description	Nursery with landscaping, house, greenhouses and pond. Flat with some buildings. Some mature trees.
Character of Area	Open countryside.
Surrounding Land Uses	Open countryside, roads to three sides. Woodland, hedgerows.
Physical Constraints	Power line across the site, ponds on site, large residential house. Trees with Tree Preservation Orders on site. Buildings and hardstanding on site. Site is flat. Listed Buildings close to site. Site is bordered by trees and hedges.
Policy Restrictions	Green Belt.
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Transport Assessment likely to be required. Flood Risk Assessment may be required due to site size. Consideration of biodiversity value of the site, including a Protected Species Survey. Consideration of layout or removal or relocation of power lines. Consideration of heritage - consultation with Heritage and Design.
Sustainability	Site is not considered sustainable due to lack of services.
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	11.45
Potential Capacity	344
Potential Net Capacity	344
Potential Density	30.04
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



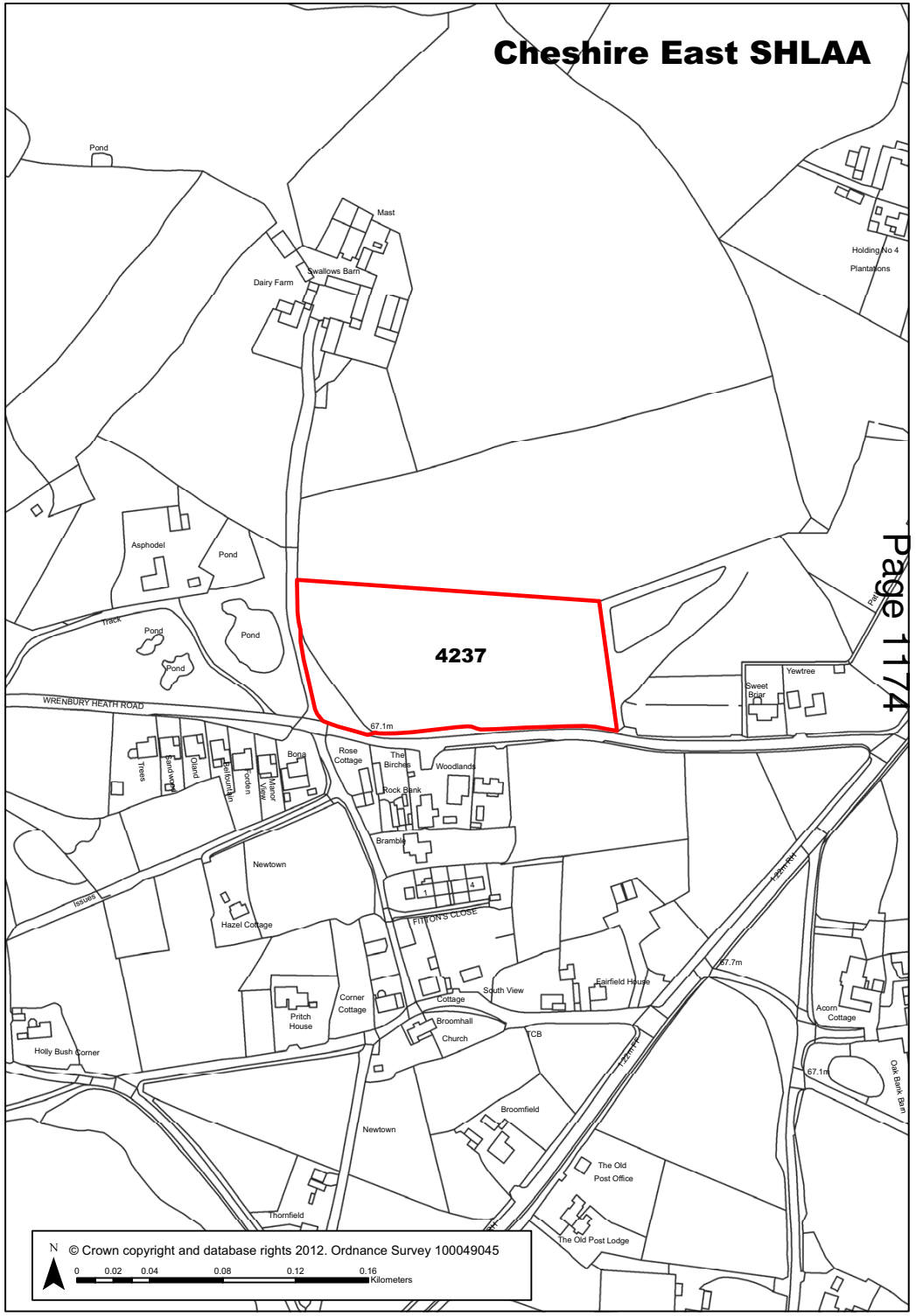
Ref 4235 Site Address Land at Harden Park, Alderley Edge.

Town / Rural	Alderley Edge	**Easting** 384509	**Northing** 379494
Site Description	Scrub, trees, slopes up to north.	**Site Size Net (Ha)**	4.76
Character of Area	Residential cul-de-sac.	**Potential Capacity**	143
Surrounding Land Uses	Residential, derelict/vacant pub/hotel and large derelict/vacant house.	**Potential Net Capacity**	143
Physical Constraints	Flood zone 1 - little or no risk. Adjacent to railway and bypass, may result in problems relating to air quality and noise. Mature trees on site. Site slopes up to north and is bordered by trees and hedges. Pond on site. Potential for bats and Great Crested Newts.		
Policy Restrictions	Green Belt.	**Potential Density**	30.04
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Transport Assessment likely to be required. Flood Risk Assessment may be required due to site size. Consideration of biodiversity value of the site and potential need for a Protected Species Survey. Consultation with Environmental Health regarding closeness to road and railway line.	**Determination of Capacity**	Density multiplier
Sustainability	Site is located close to a bus route, allowing access to services.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 4237 Site Address Land at Wrenbury Heath Road, Sound.

Town / Rural	Rural	**Easting** 362575	**Northing** 348173
Site Description	Agricultural field at side of crossroads that form a small, isolated settlement.	**Site Size Net (Ha)**	1.25
Character of Area	Rural village surrounded by open countryside.	**Potential Capacity**	38
Surrounding Land Uses	Agricultural and residential.	**Potential Net Capacity**	38
Physical Constraints	Flood zone 1 - little or no risk. Hedgerows on site and to boundary. Trees to boundary. Footpath adjacent to western boundary. Site appeasr to be generally flat.		
Policy Restrictions	Open countryside.	**Potential Density**	30.4
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Flood Risk Assessment may be required due to site size. Consideration of biodiversity value of the site and potential need for a Protected Species Survey. Consideration of footpath.	**Determination of Capacity**	Density multiplier
Sustainability	Site is not considered sustainable to to lack of services.		
Accessibility	Narrow lanes - Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

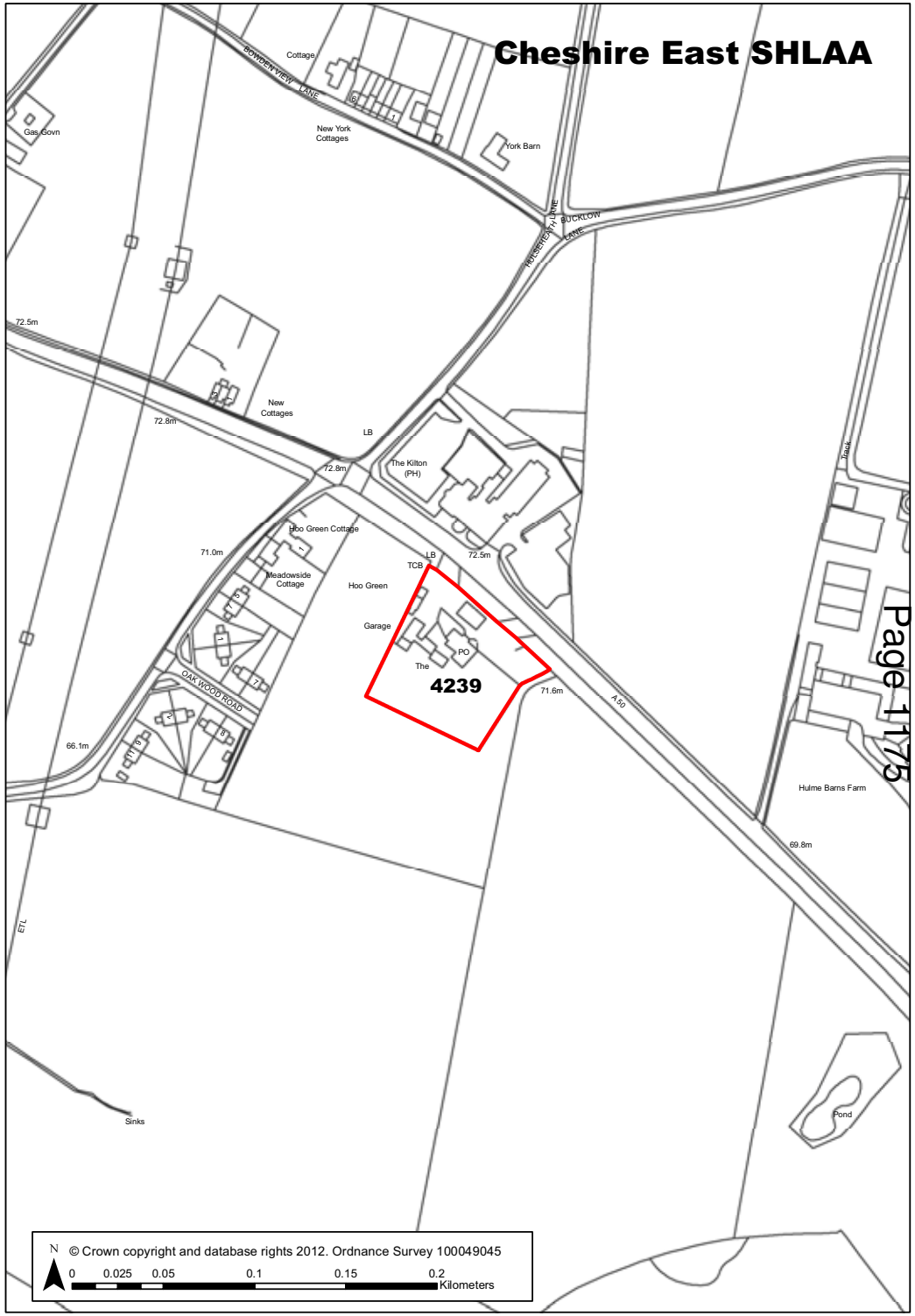


Ref 4239 **Site Address** Orchard Filling Station, Warrington Road, Mere, Knutsford

Town / Rural Rural **Easting** 371915 **Northing** 382633

Site Description	Site of former petrol filling station. Operational car wash and single-storey village store with post office and off-licence. Also garages and Art Deco style garage building. To rear, grass and trees.
Character of Area	Open countryside.
Surrounding Land Uses	Pub, hotel, residential uses and open countryside.
Physical Constraints	Flood zone 1 - little or no risk. Overhead lines and telegraph poles cross part of the site. Potential contamination from former petrol station use. Hedge boundaries, conifers, mature trees to rear. Historic value of Art Deco garage building. Buildings and hardstanding on site. Site appears to be flat.
Policy Restrictions	Green Belt.
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consultation with Contaminated Land Officer. Consideration of biodiversity of site. Consideration of histroic environment. Consideration of layout or removal of overhead lines and telegraph poles.
Sustainability	Site is not considered sustainable due to lack of services.
Accessibility	Access to be discussed with Highways. Potentially from main road.
Other Information	
Brownfield / Greenfield	Mixed
Suitability	Not Suitable
Availability	Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	0.52
Potential Capacity	16
Potential Net Capacity	16
Potential Density	30.77
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0

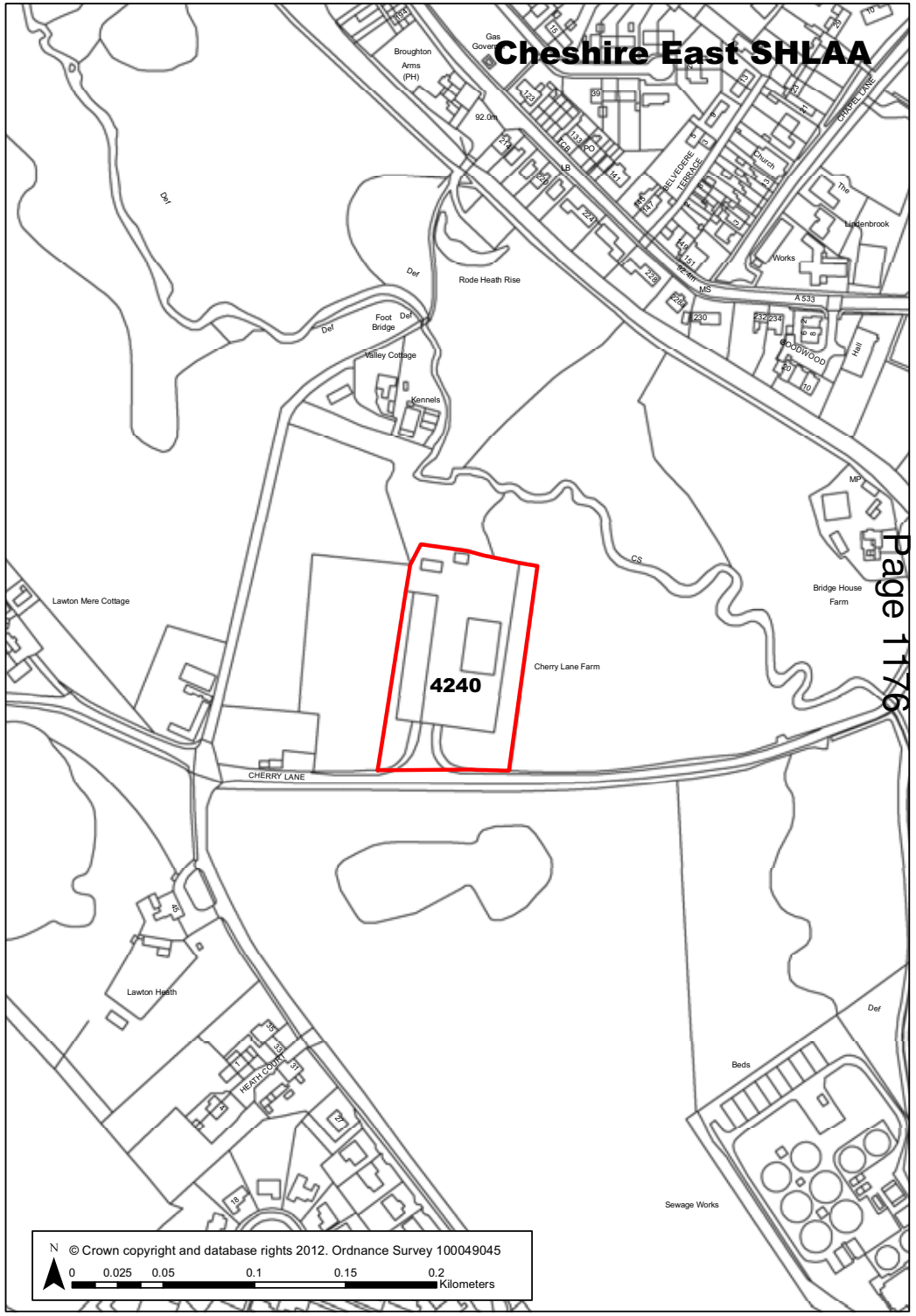


Ref	4240	Site Address	Cherry Lane Farm, Cherry Lane, Church Lawton.

Town / Rural	Rural	**Easting**	380618
		Northing	356806

Site Description	Agricultural use including sheds.
Character of Area	Open countryside, farms.
Surrounding Land Uses	Woodland, scattered farms, paddocks, cattery.
Physical Constraints	Flood zone 1 - little or no risk. Power cables across the site including telegraph poles. Site of Biological Importance further east, beyond the site. Buildings and hardstanding on site. Bordered by trees. Site appears to be generally flat.
Policy Restrictions	Green Belt.
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consideration of biodiversity value of the site and potential need for a Protected Species Survey. Consideration of layout or removal or relocation of power cables.
Sustainability	Site is not considered to be sustainable due to lack of services.
Accessibility	One road access, access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	0.84
Potential Capacity	26
Potential Net Capacity	26
Potential Density	30.95
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



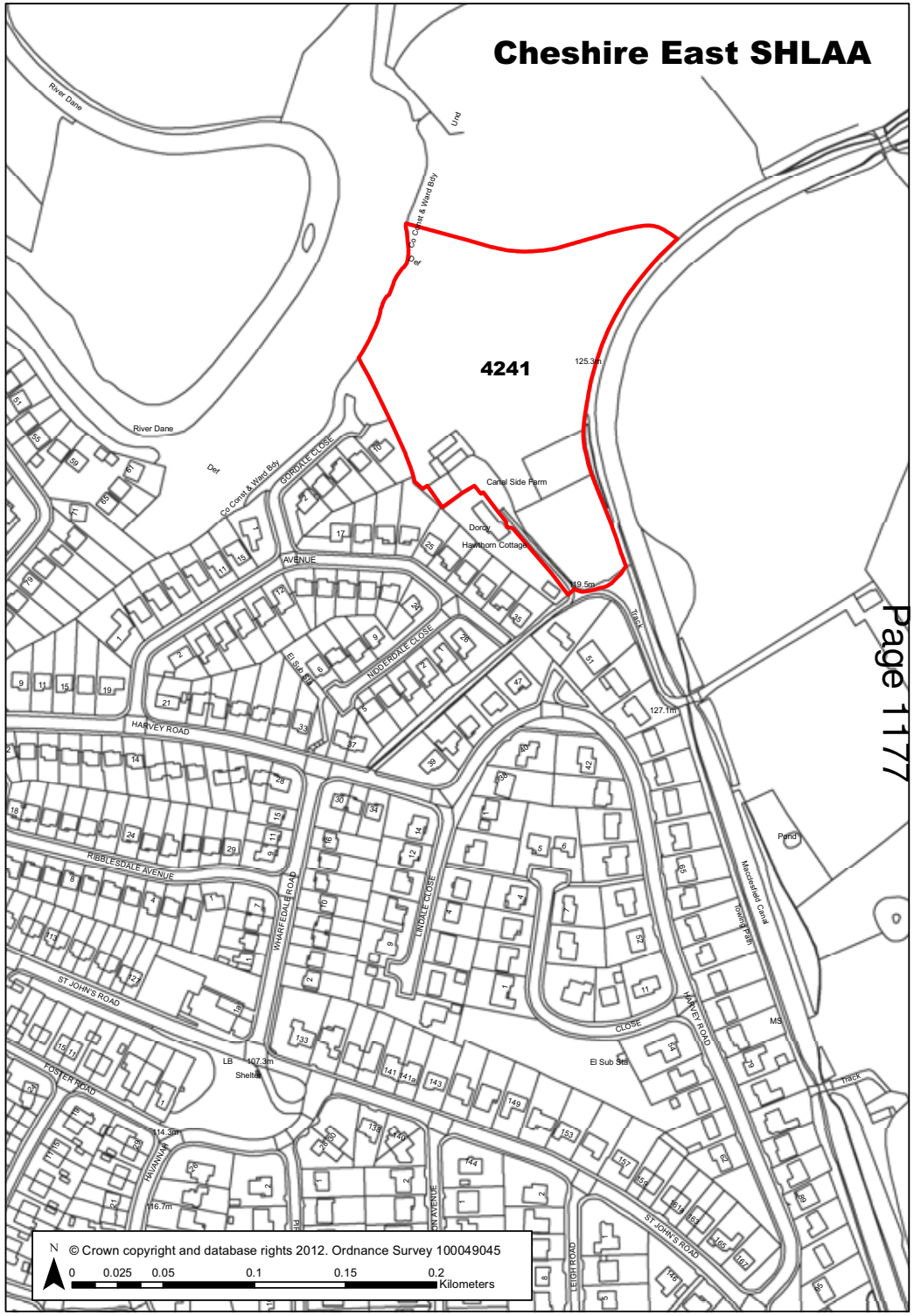
Ref 4241 **Site Address** Land adjacent to Hawthorne Cottage, Harvey Road, Buglawton, Congleton

Town / Rural Congleton **Easting** 387477 **Northing** 364523

Site Description	Green field.
Character of Area	Open countryside.
Surrounding Land Uses	Housing estate, fields, woods, canal and river at lower level to west.
Physical Constraints	Flood zone 1 - little or no risk. Farm onsite appears to be in use. Power lines cross site. Relatively steep slope in western corner towards existing road. Relatively high land, hence development here may be visible from some distance, particularly to the west of the site, where the land drops to the river. Footpaths adjacent to eastern and southern boundary. Trees with Tree Preservation Orders on site. Trees and hedges to boundary. Buildings and hardstanding on site.
Policy Restrictions	Green Belt, adjacent to a Conservation Area.
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Flood Risk Assessment may be required due to site size. Consideration of biodiversity value of the site and potential need for a Protected Species Survey. Consideration of layout or removal or relocation of powerlines. Consideration of heritage - consultation with Heritage and Design and British Waterways. Consideration of footpaths.
Sustainability	On far edge of estate. Close to a school, convenience store, hairdresser and bus route into Congleton town.
Accessibility	Through existing housing estate, access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Available
Achievability	Achievable
Deliverability	Developable

Site Size Net (Ha)	1.94
Potential Capacity	59
Potential Net Capacity	59
Potential Density	30.41
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	59

Cheshire East SHLAA - Update January 2013



Ref 4241 Site Address Land adjacent to Hawthorne Cottage, Harvey Road, Buglawton, Congleton

Development Progress SHLAA Site **Years 11-15** 0

Application Number:

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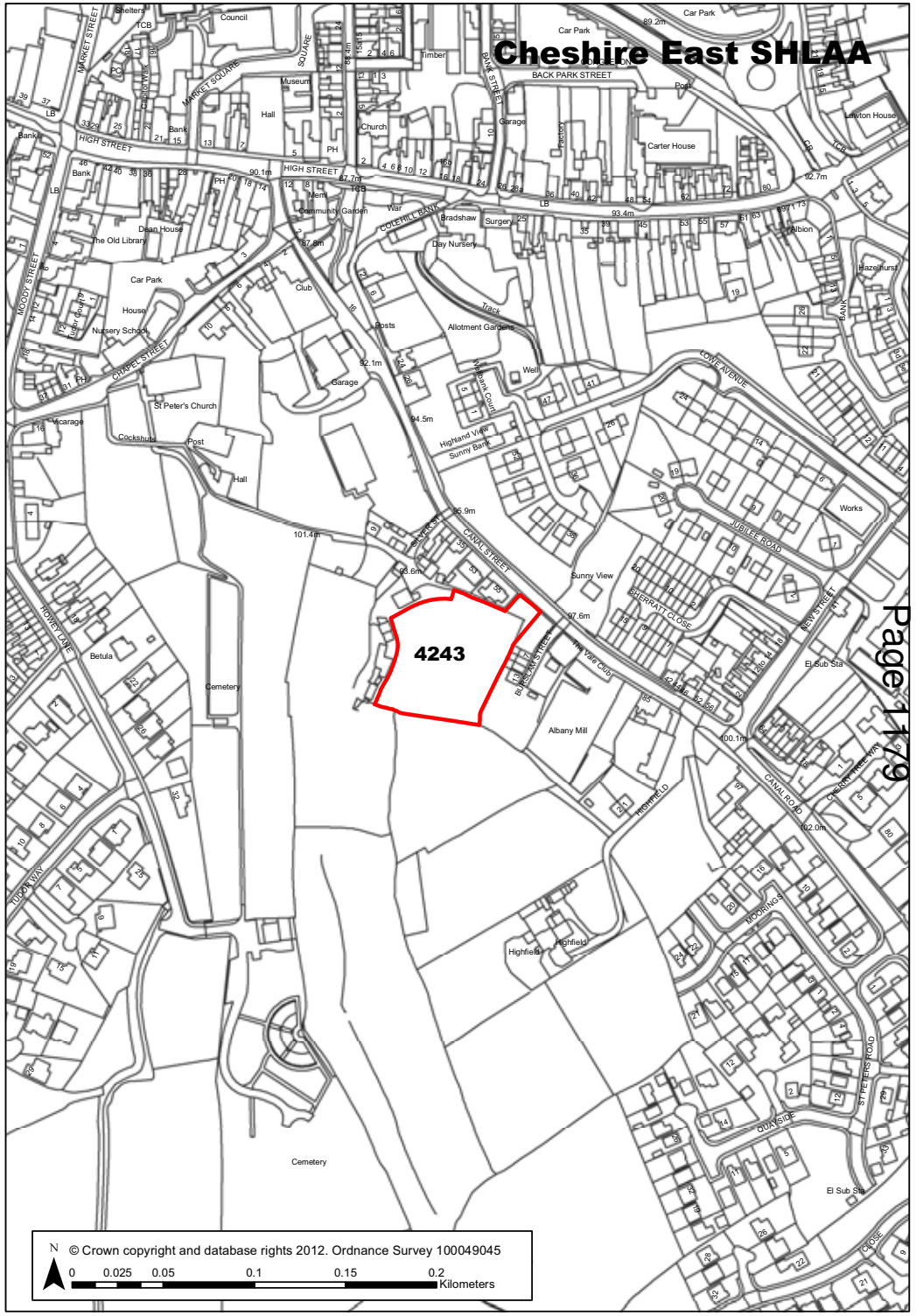
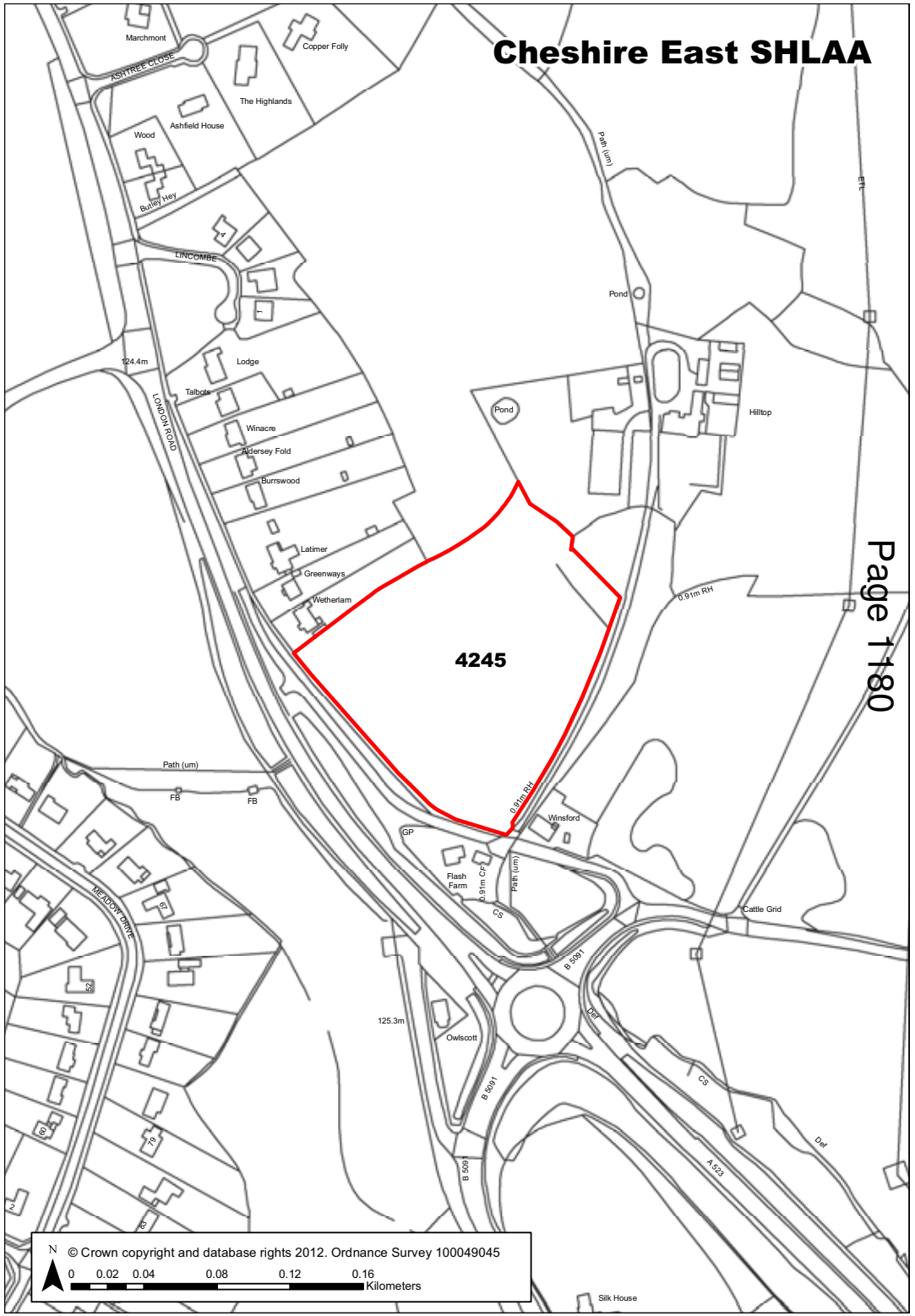
Ref 4243 Site Address Land off Canal Street, Congleton.

Town / Rural	Congleton	**Easting** 386108	**Northing** 362606
Site Description	Field with hedge/tree boundaries. Levels rise steeply to western boundary.	**Site Size Net (Ha)**	0.41
Character of Area	Residential/urban and open countryside.	**Potential Capacity**	13
Surrounding Land Uses	Residential, A1 retail use, open countryside.	**Potential Net Capacity**	13
Physical Constraints	Flood zone 1 - little or no risk. Access, topography and potential contaminated land are all issues for the site. Trees with Tree Preservation Orders may overhang the site. Site is bordered by trees and hedges.		
Policy Restrictions	Within settlement boundary of Congleton.	**Potential Density**	31.71
Managing Constraints	Consultation with Contaminated Land Officer. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consideration of biodiversity value of the site and potential need for a Protected Species Survey.	**Determination of Capacity**	Density multiplier
Sustainability	Greenfield site, considered to be sustainably located.		
Accessibility	Access possible, although impact on existing highways to be assessed. Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	13
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 4245 Site Address Land at Flash Lane, Bollington.

Town / Rural	Bollington	**Easting** 391292	**Northing** 377288
Site Description	Open field, sloping fairly steeply from west to east, between two small farms and detached housing.	**Site Size Net (Ha)**	1.83
Character of Area	Agriculture and residential.	**Potential Capacity**	55
Surrounding Land Uses	Agricultural and residential.	**Potential Net Capacity**	55
Physical Constraints	Flood zone 1 - little or no risk. Hedgerows, trees and topography are all potential issues for the site. Trees and hedges to boundary. Footpath adjacent to part of boundary.		
Policy Restrictions	Open Countryside.	**Potential Density**	30.05
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Flood Risk Assessment may be required due to site size. Consideration of biodiversity value of the site and potential need for a Protected Species Survey. Consideration of footpath.	**Determination of Capacity**	Density multiplier
Sustainability	Site is not considered sustainable due to lack of services.		
Accessibility	Accessed from busy London Road, access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

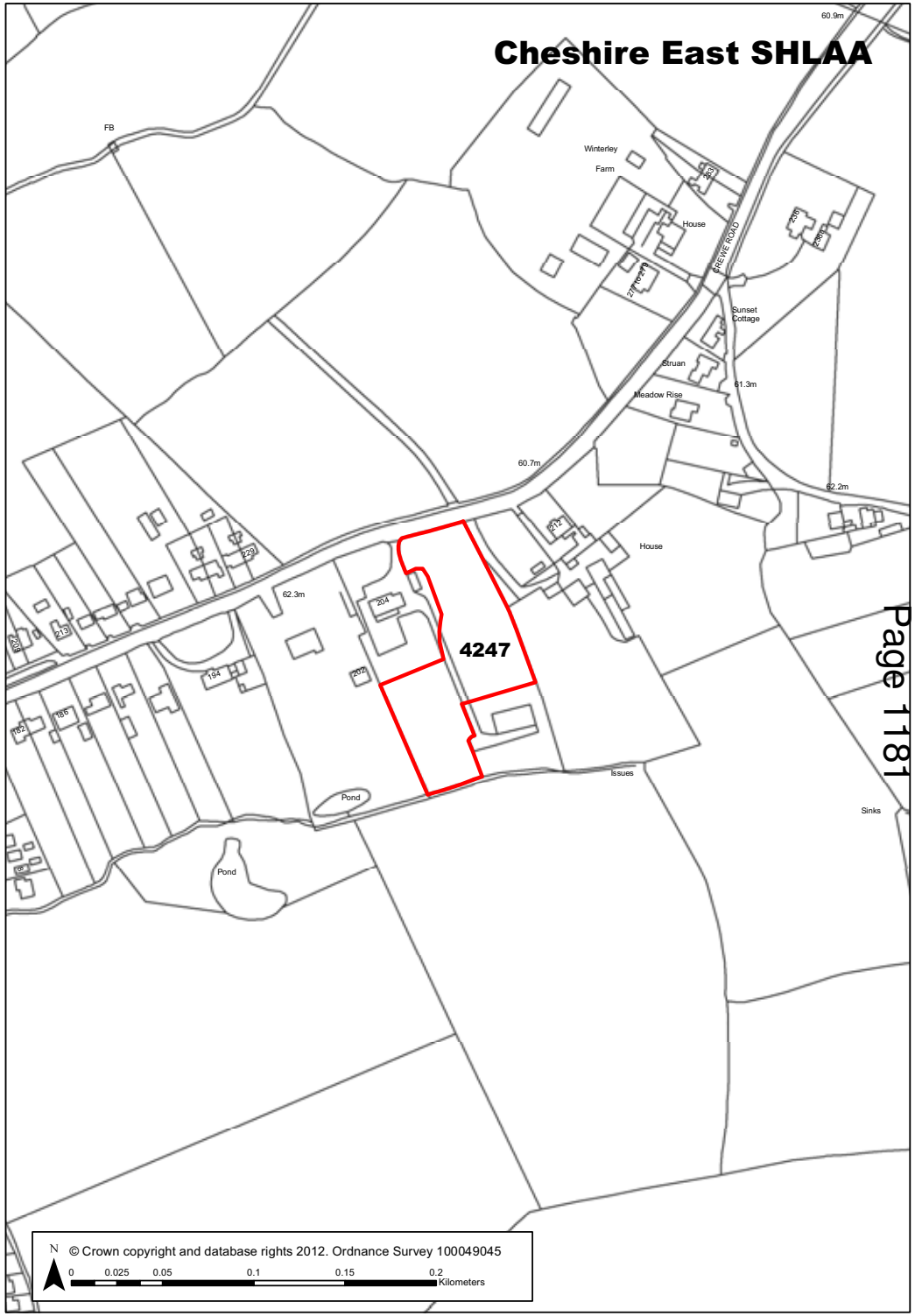


Ref	4247	Site Address	Land at the Printworks, Crewe Road, Haslington.

Town / Rural Haslington **Easting** 374232 **Northing** 356473

Site Description	Open field to the east and south of 204 Crewe Road on edge of settlement. Office/residential buldings are situated on the same plot but are not included in the boundarys of the SHLAA site. Stream runs to south boundary.
Character of Area	Edge of settlement, open countryside.
Surrounding Land Uses	Residential, agriculture.
Physical Constraints	Flood zone 1 - little or no risk. Hedgerows and mature trees on site. Stream to south is not considered a flood risk at this time. Trees with Tree Preservation Orders at site entrance. Trees, hedges and fencing to boundary. Site appears to be generally flat.
Policy Restrictions	Open Countryside.
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines. Consideration of biodiversity value of the site and potential need for a Protected Species Survey. Tree survey likely to be required.
Sustainability	Site is close to a bus route, allowing access to services.
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

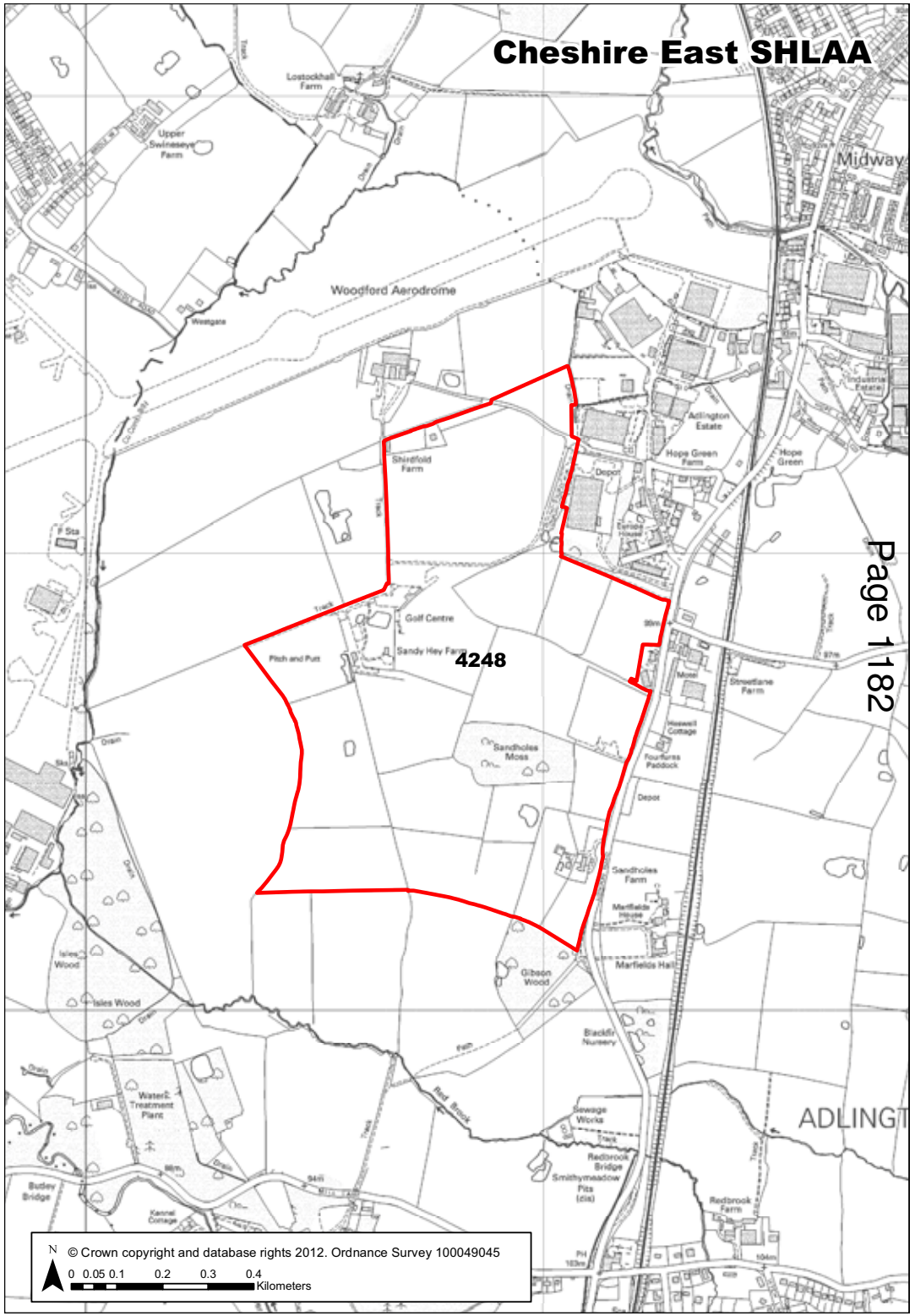
Site Size Net (Ha)	0.61
Potential Capacity	19
Potential Net Capacity	19
Potential Density	31.15
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	19
Years 11-15	0



Ref	4248	Site Address	Land west of London Road, Hope Green, Poynton.

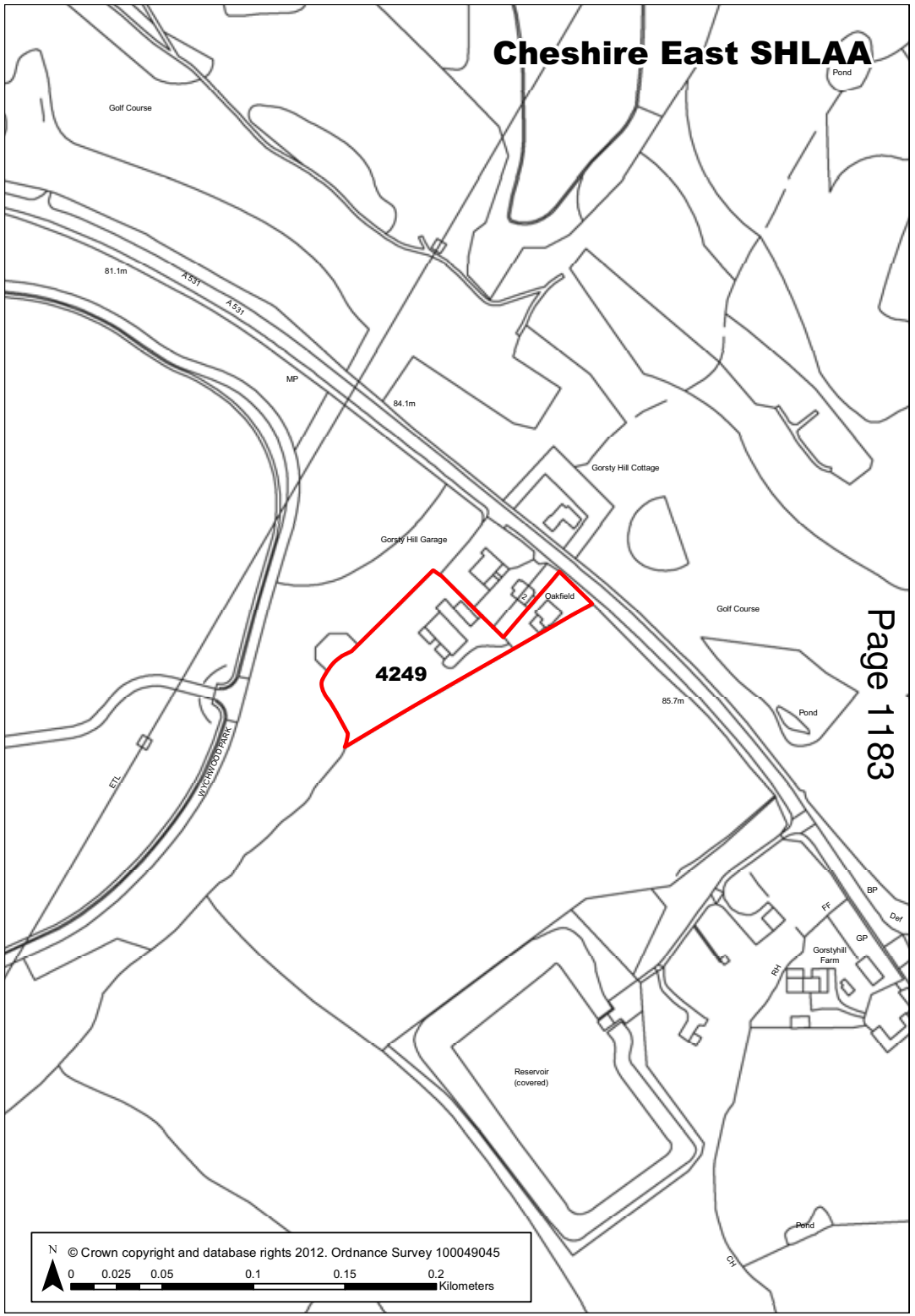
Town / Rural	Poynton - Edge / Extension	**Easting**	390838
		Northing	381716

Site Description	Large site comprising agricultural land, golf course and woodland.	**Site Size Net (Ha)**	67.86
Character of Area	Edge of settlement, semi-rural open countryside.	**Potential Capacity**	2036
Surrounding Land Uses	Industrial estate, hotel, residential, agricultural.	**Potential Net Capacity**	2036
Physical Constraints	Food zone 2 and 3 - medium to high risk. Potential for contamination. Woodland on site. Access constraints. Footpath crosses site and a footpath is also adjacent to part of the northern boundary. Buildings and hardstanding on site. Site is undulating. Trees and hedges to boundary.		
Policy Restrictions	Green Belt. Includes land safeguarded for new road.	**Potential Density**	30
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Transport Assessment likely to be required. Considration of flood risk. Flood Risk Assessment may be required due to site size. Consideration of biodiversity value of the site and potential need for a Protected Species Survey. Consideration of new road impacts.	**Determination of Capacity**	Density multiplier
Sustainability	Site is not currently considered sustainable, however, scale and mix of development could create a sustainable community.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 4249 Site Address Land at Oakfields Bungalow, Newcastle Road, Balterley, Crewe

Town / Rural	Rural	**Easting** 374323	**Northing** 350803
Site Description	Bungalow with sheds and agricultural/commercial buildings to rear on A531.	**Site Size Net (Ha)**	0.55
Character of Area	Rural.	**Potential Capacity**	17
Surrounding Land Uses	Retail, residential, gold course, agriculture, used car garage.	**Potential Net Capacity**	17
Physical Constraints	Flood zone 1 - little or no risk. Mature trees and hedgerows on site and to boundary. Fencing to boundary. Site appears to be flat.		
Policy Restrictions	Green Belt, Hazardous Installations Consultation Zone.	**Potential Density**	30.91
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines. Consideration of biodiversity of site and potential need for a Protected Species Survey. Consultation with the Health and Safety Executive.	**Determination of Capacity**	Density multiplier
Sustainability	Bus stop next to site but otherwise isolated form amenities.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

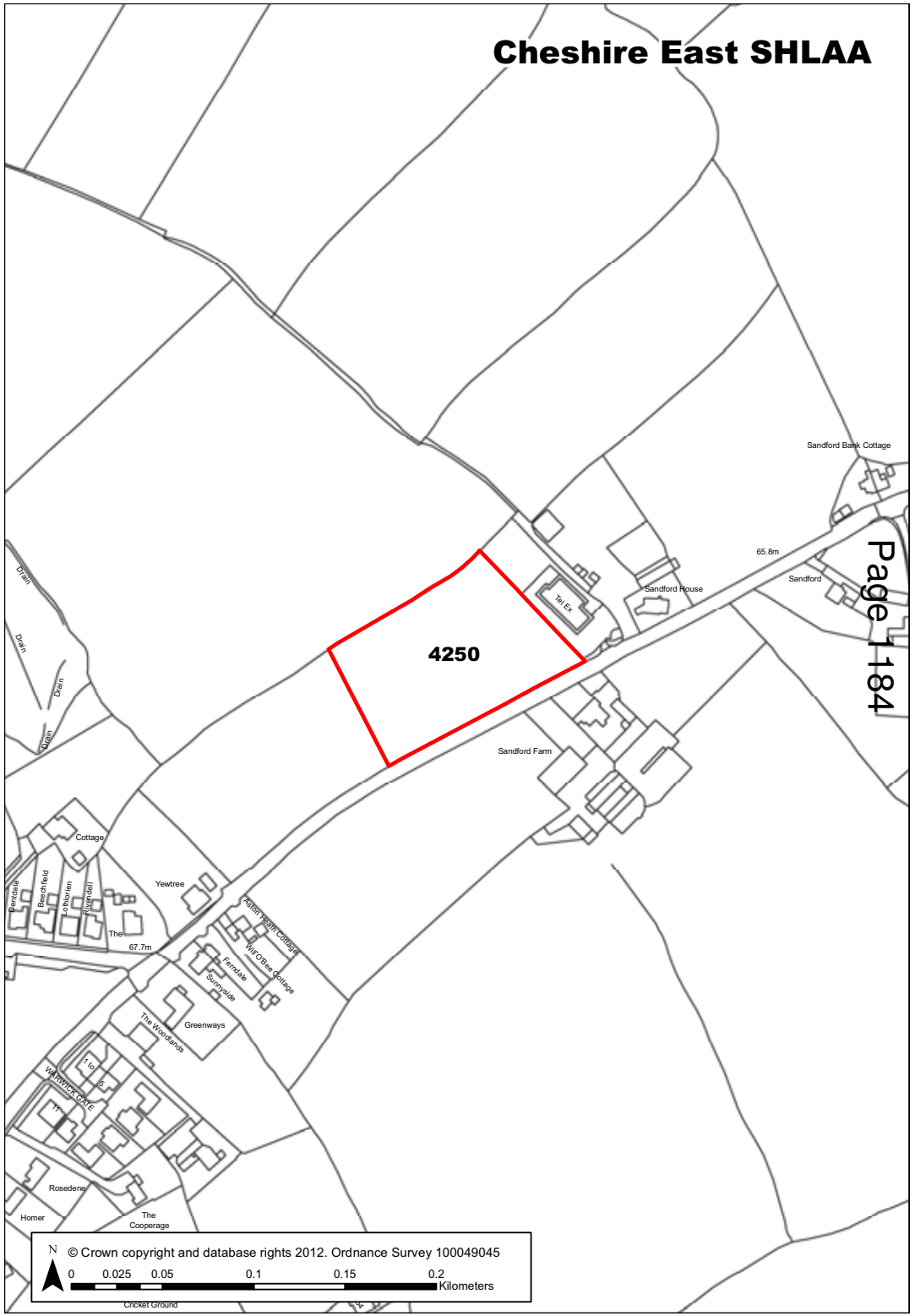


Ref 4250 | Site Address | Land adjacent to telephone exchange, Whitchurch Road, Aston, Nantwich.

Town / Rural Rural | **Easting** 361519 | **Northing** 346872

Site Description	Paddock across form Sandford Farm with country lane running along the south boundary. Telephone Exchange to the east, fields to the north and west. Hedgerows run along two sides. Site is on periphery of Aston village.
Character of Area	Agriculture - mainly equine.
Surrounding Land Uses	Open countryside
Physical Constraints	Flood zone 1 - little or no risk. Hedgerows along two sides. Footpath close to site. Close to a Listed Building. Overhead pylons crossing site. Site appears to be generally flat.
Policy Restrictions	Open Countryside.
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consideration of biodiversity of the site. Consideration of the historic environment and footoath. Consultation with Heritage and Design. Consideration of overhead pylons.
Sustainability	Site is not considered sustainable due to lack of services.
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	0.83
Potential Capacity	25
Potential Net Capacity	25
Potential Density	30.12
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	25
Years 11-15	0

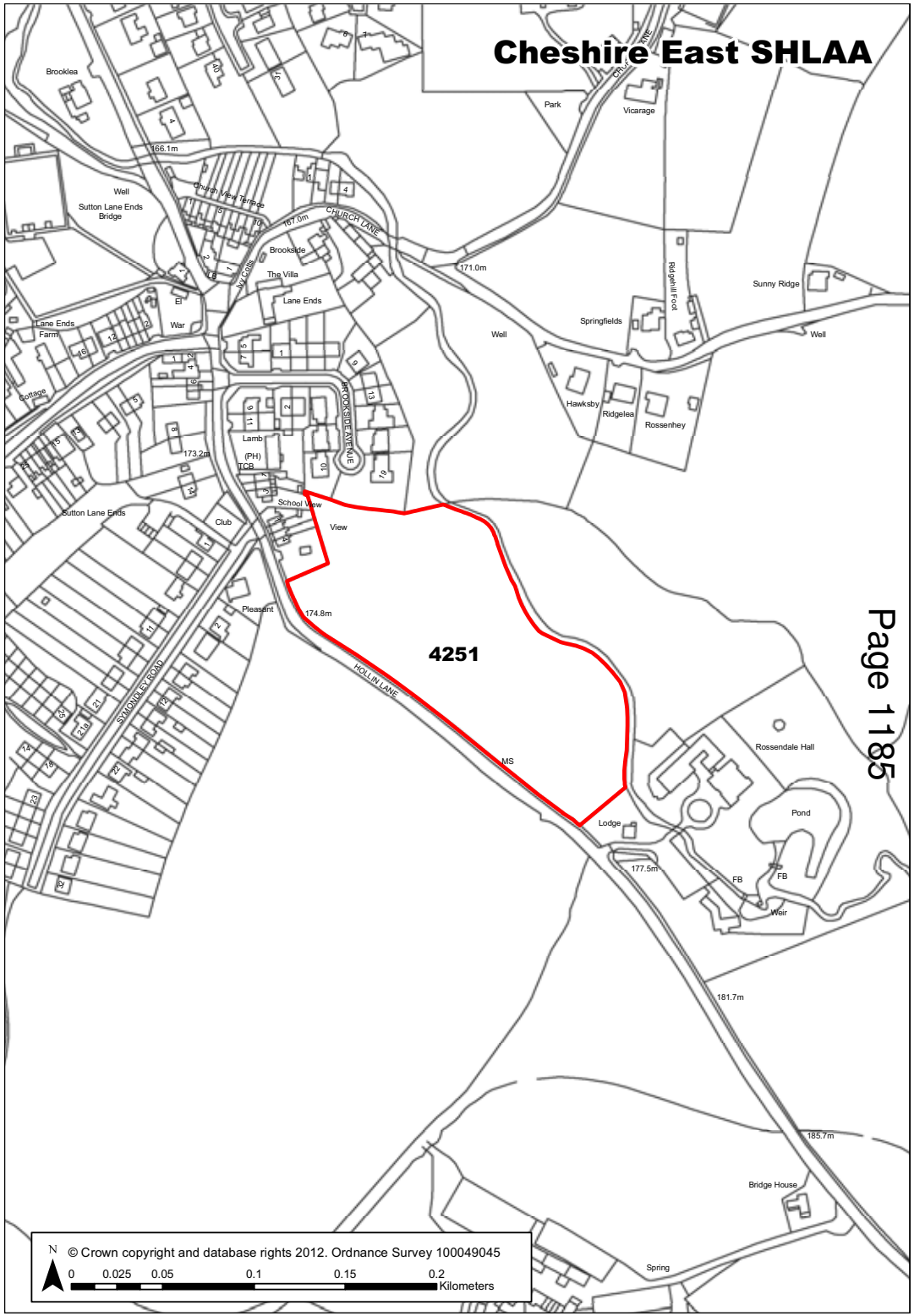


Ref	4251	Site Address	Land west of Rossendale Hall, Hollin Lane, Sutton.

Town / Rural	Rural	**Easting**	392949
		Northing	370853

Site Description	Undulating, hilly, arable field, sloping to a brook on the western boundary.
Character of Area	Edge of settlement, agricultural, residential.
Surrounding Land Uses	Residential to the north, Hall and grounds to east. Agricultural.
Physical Constraints	Flood zone 2 and 3 - medium to high risk along eastern boundary. Brook, topography and hedgerows are potential issues for the site. Hedges to boundary.
Policy Restrictions	Area of Special Country Value, Green Belt.
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Transport Assessment likely to be required. Consideration of biodiversity of the site and potential need for a Protected Species Survey. Consideration of flood risk. Flood Risk Assessment will be required. Consideration of landscape value of the site.
Sustainability	Site is not considered sustainable due to lack of services.
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Mixed
Suitability	Not Suitable
Availability	Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	1.65
Potential Capacity	50
Potential Net Capacity	50
Potential Density	30.3
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0

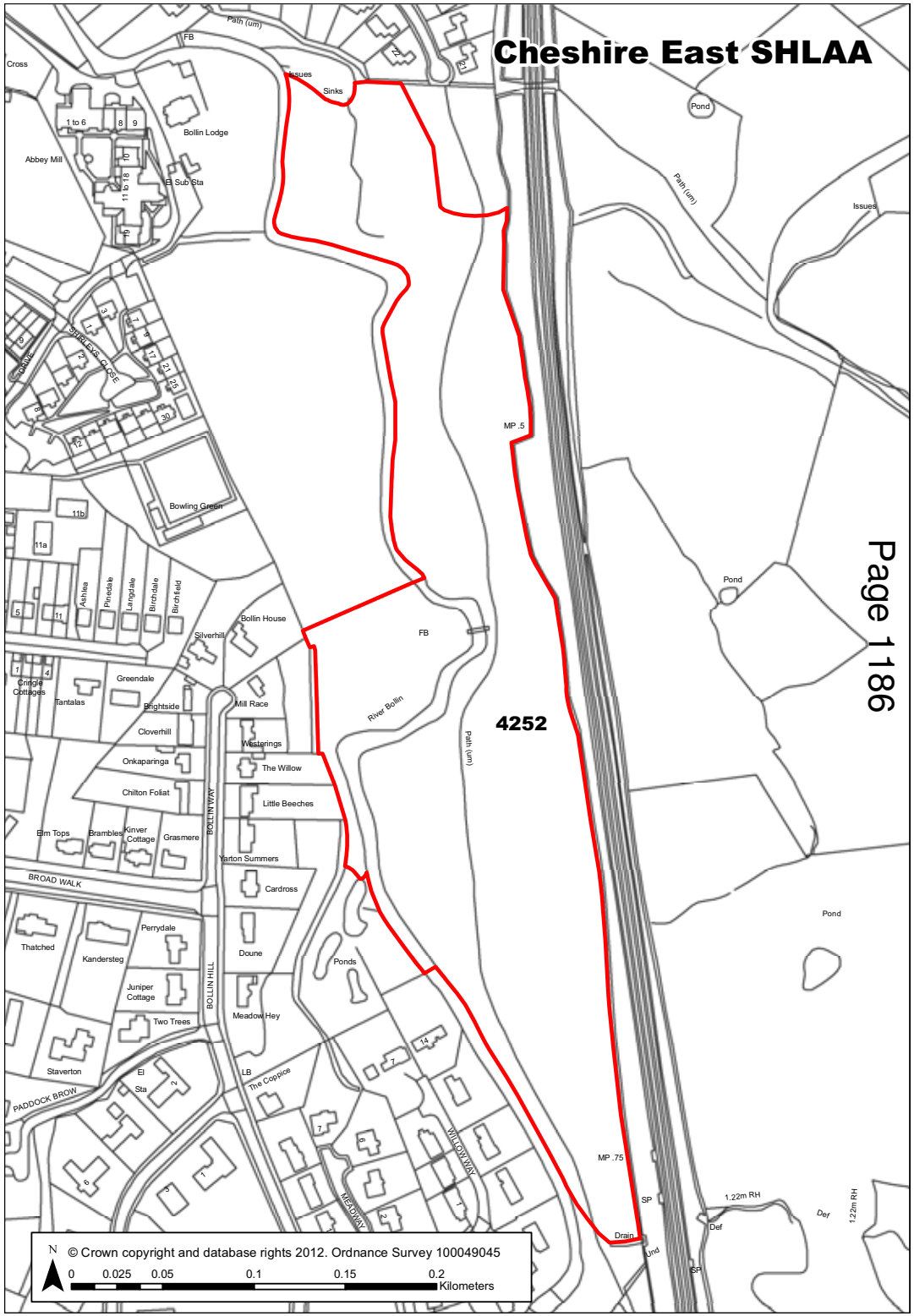


Ref	4252	Site Address	Land off Bridge Green, Prestbury, Macclesfield.

Town / Rural	Prestbury	**Easting**	390340
		Northing	376596

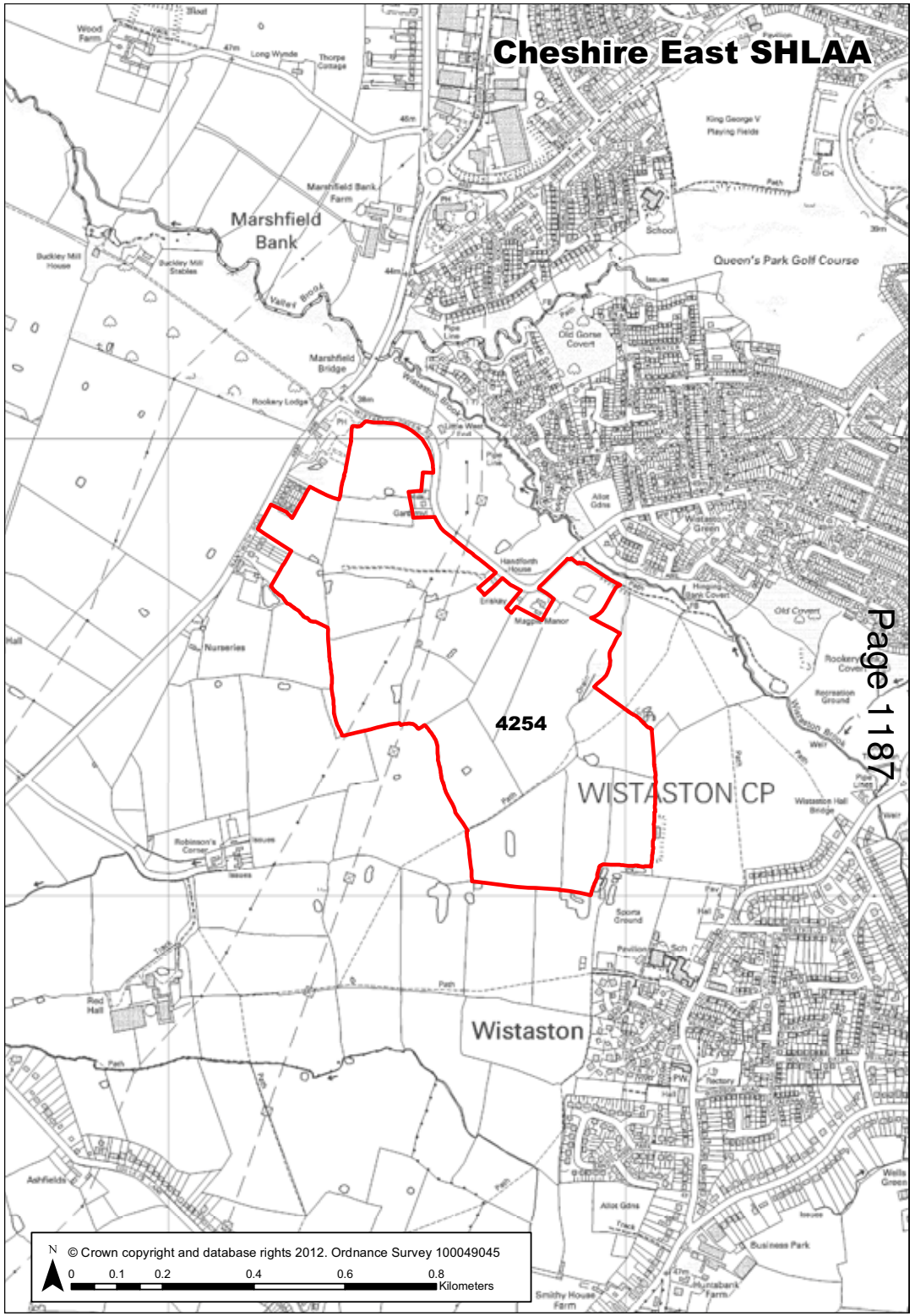
Site Description	Green fields.
Character of Area	Semi-rural, edge of settlement.
Surrounding Land Uses	Residential and railway.
Physical Constraints	Site is adjacent to the River Bollin, potential for flood risk. Potential access issues. Footpath through site. Adjacent to the railway.
Policy Restrictions	Flood zone 2 and 3. Area of Special County Value for landscape. Green Belt. Open Space.
Managing Constraints	Retention or replacement of open space. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Flood mitigation likely to be required. Consideration of biodiversity of site. Transport Assessment likely to be required. Consideration of landscape value of the site.
Sustainability	Edge of existing settlement containing a range of services.
Accessibility	No visible access. Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	5.57
Potential Capacity	168
Potential Net Capacity	168
Potential Density	30.16
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



Ref 4254 Site Address Land off Wistaston Green Road, Crewe.

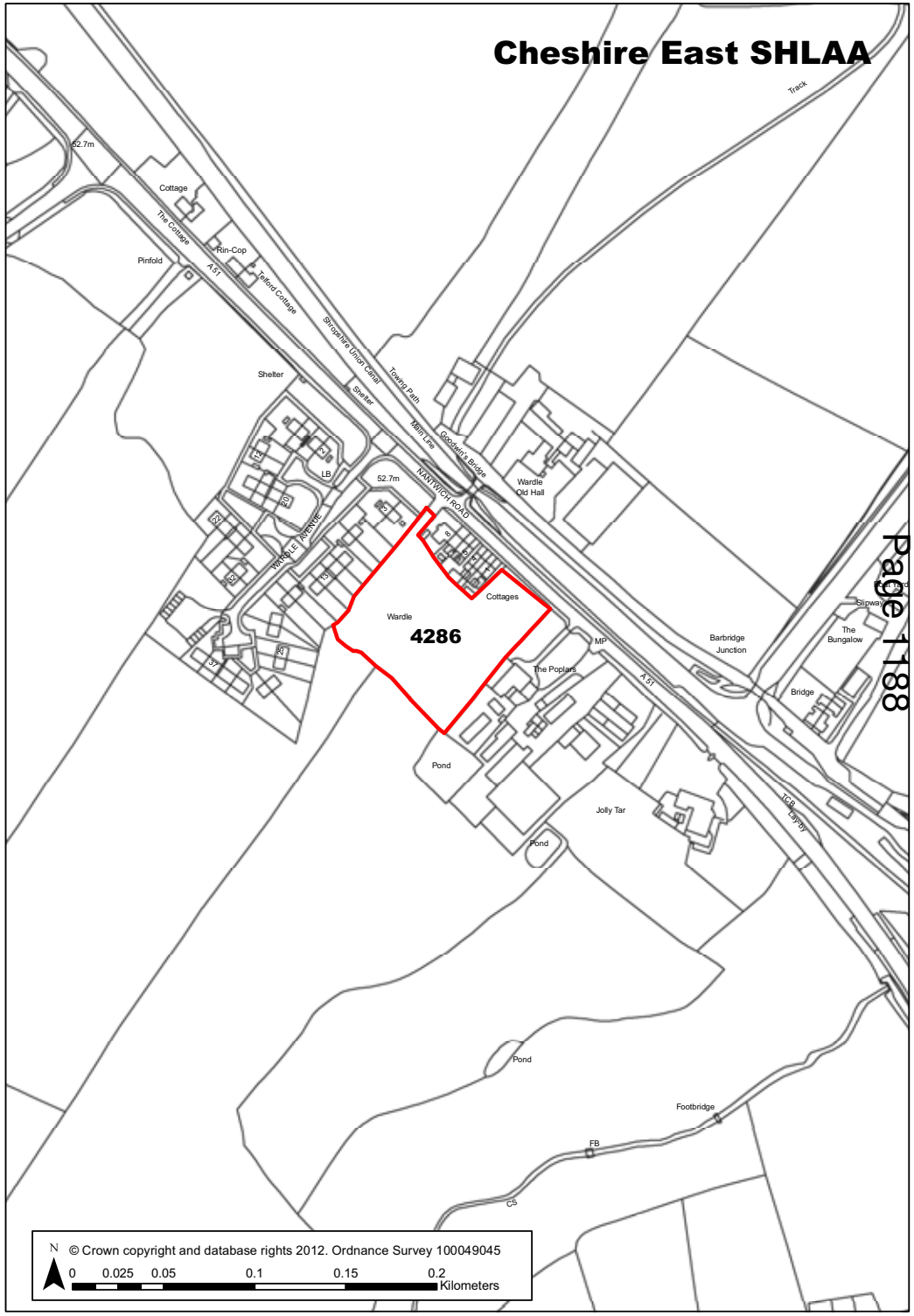
Town / Rural	Crewe - Edge / Extension	**Easting** 367668	**Northing** 354488
Site Description	Numerous agricultural fields forming green space between Wistaston and Wistaston Green.	**Site Size Net (Ha)**	44.9
Character of Area	Green gap between settlements.	**Potential Capacity**	1347
Surrounding Land Uses	Agricultural and residential settlements.	**Potential Net Capacity**	1347
Physical Constraints	Power lines and Pylons across site. Footpath across the site. Drain on site. Appear to be ponds within the site. Trees and hedgerows to field boundaries within site and on the boundaries.		
Policy Restrictions	Green Gap, western side of site is in a hazadous consultation zone. Part of site within the new Green Belt as identified in the Development Strategy.	**Potential Density**	30
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Transport Assessment likely to be required. Consideration of biodiversity of the site, including a Protected Species Survey. Flood risk assessment may be required due to site size. Consultation with the PROW officer. Consideration of layout or relocation or removal of power lines.	**Determination of Capacity**	Density multiplier
Sustainability	Bus route, post box, public house and ATM on Nantwich Road.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref	4286	Site Address	Land rear of Wardle Cottages, Nantwich Road, Wardle

Town / Rural	Rural	**Easting**	361128 **Northing** 357039

Site Description	Disused field enclosed.	**Site Size Net (Ha)**	0.64
Character of Area	Open countryside with industry and settlements located around the canal network.	**Potential Capacity**	20
Surrounding Land Uses	Agricultural, industrial and residential.	**Potential Net Capacity**	20
Physical Constraints	Trees and hedgerows to boundaries. Boggy uneven ground.		
Policy Restrictions	Open countryside	**Potential Density**	31.25
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines. Consideration of biodiversity of the site.	**Determination of Capacity**	Density multiplier
Sustainability	Public house and bus route on Nantwich Road.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

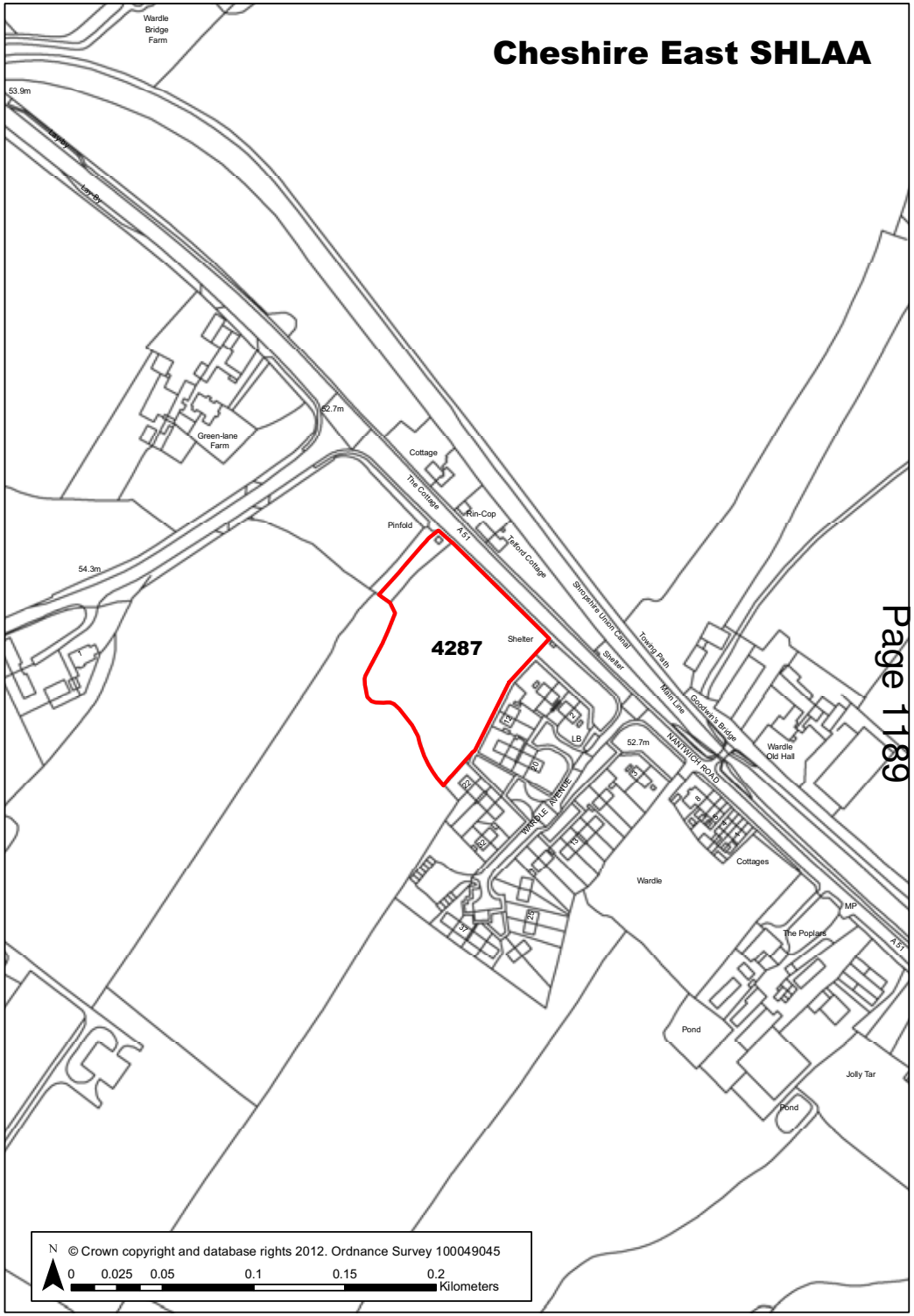


Ref 4287 **Site Address** Land adjacent Wardle Avenue off Nantwich Road, Wardle

Town / Rural Rural **Easting** 360998 **Northing** 357171

Site Description	Open unused paddock.
Character of Area	Edge of Wardle settlement.
Surrounding Land Uses	Residential, agriculture and industry located along main road and canal network.
Physical Constraints	Trees and hedges to boundaries.
Policy Restrictions	Open countryside.
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines. Consideration of biodiversity of site.
Sustainability	Public house and bus route on Nantwich Road.
Accessibility	Access to be discussed with Highways.
Other Information	4286 on other side of buildings also submitted to SHLAA.
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	0.73
Potential Capacity	22
Potential Net Capacity	22
Potential Density	30.14
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



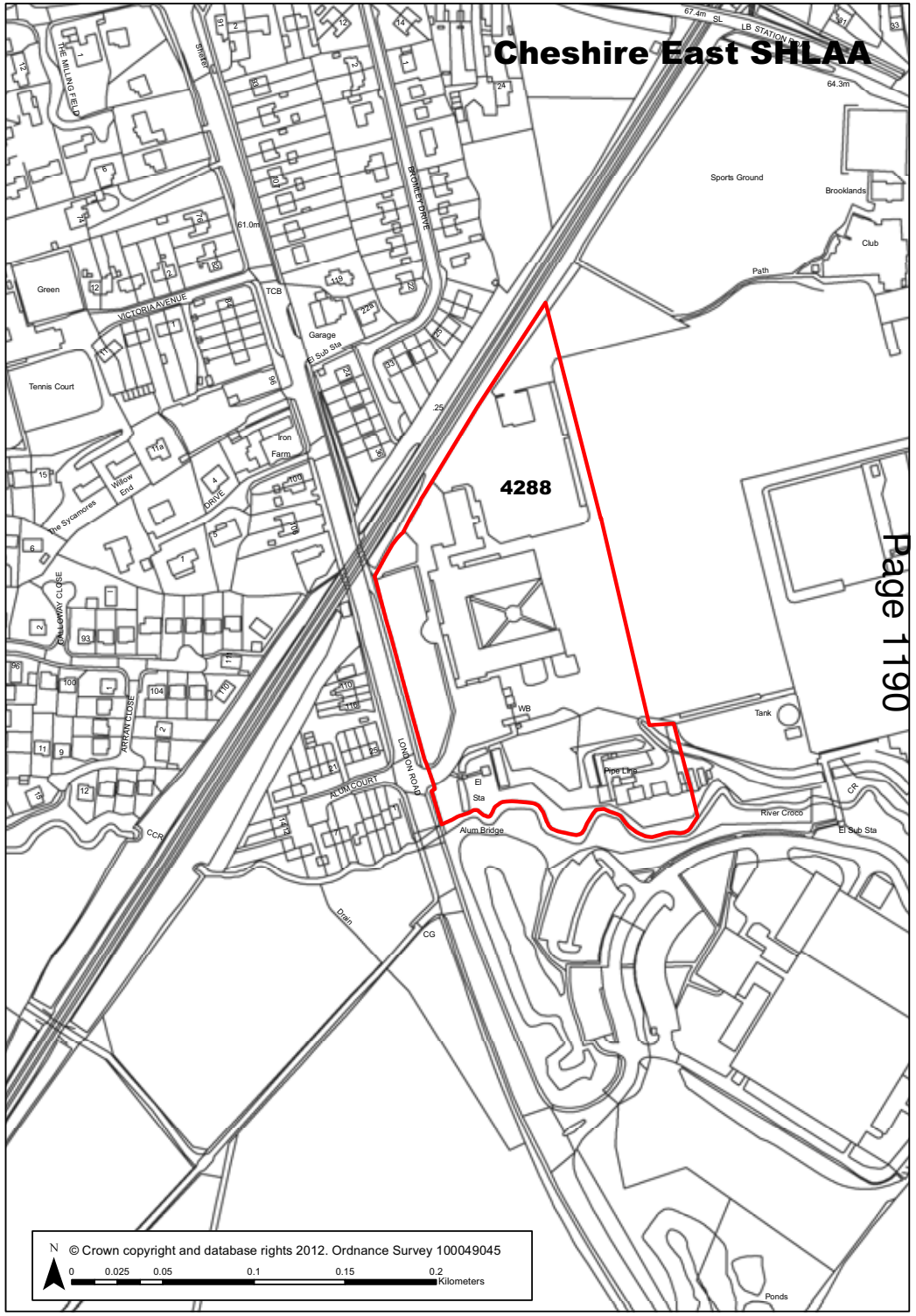
Ref	4288	Site Address	Former Fisons offices, London Road, Holmes Chapel.

Town / Rural	Holmes Chapel	**Easting**	376520
Northing	366596		

Site Description	Former offices.
Character of Area	Residential and industrial.
Surrounding Land Uses	Residential, industrial and countryside.
Physical Constraints	Existing building, and its potential heritage merit as an art deco style building. Slightly raised site may make development on the site prominent in views. Adjacent to railway line. Potential contamination. Low flood risk along southern boundary of site
Policy Restrictions	Jodrell Bank Radio Telescope Consultation Zone, Within the Holmes Chapel Settlement Zone Line.
Managing Constraints	Consideration of biodiversity of the site. Flood risk assessment may be required due to site size. Consultation with University of Manchester regarding Jodrell Bank. Consultation with Contaminated Land officer. Noise assessment may be required. Consideration of amenity of new residential development adjacent.
Sustainability	Train station on Station Road and bus route on London Road. Adjacent to existing new residential development. New links to village centre to be provided to create sustainable development.
Accessibility	Good access from main road, although currently this is a 60mph road. Access to be discussed with Highways.

Site Size Net (Ha)	2.8
Potential Capacity	84
Potential Net Capacity	84
Potential Density	30
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	84
Years 6-10	0
Years 11-15	0

Other Information	
Brownfield / Greenfield	Brownfield
Suitability	Suitable
Availability	Available
Achievability	Achievable
Deliverability	Deliverable
Development Progress	SHLAA Site
Application Number:	

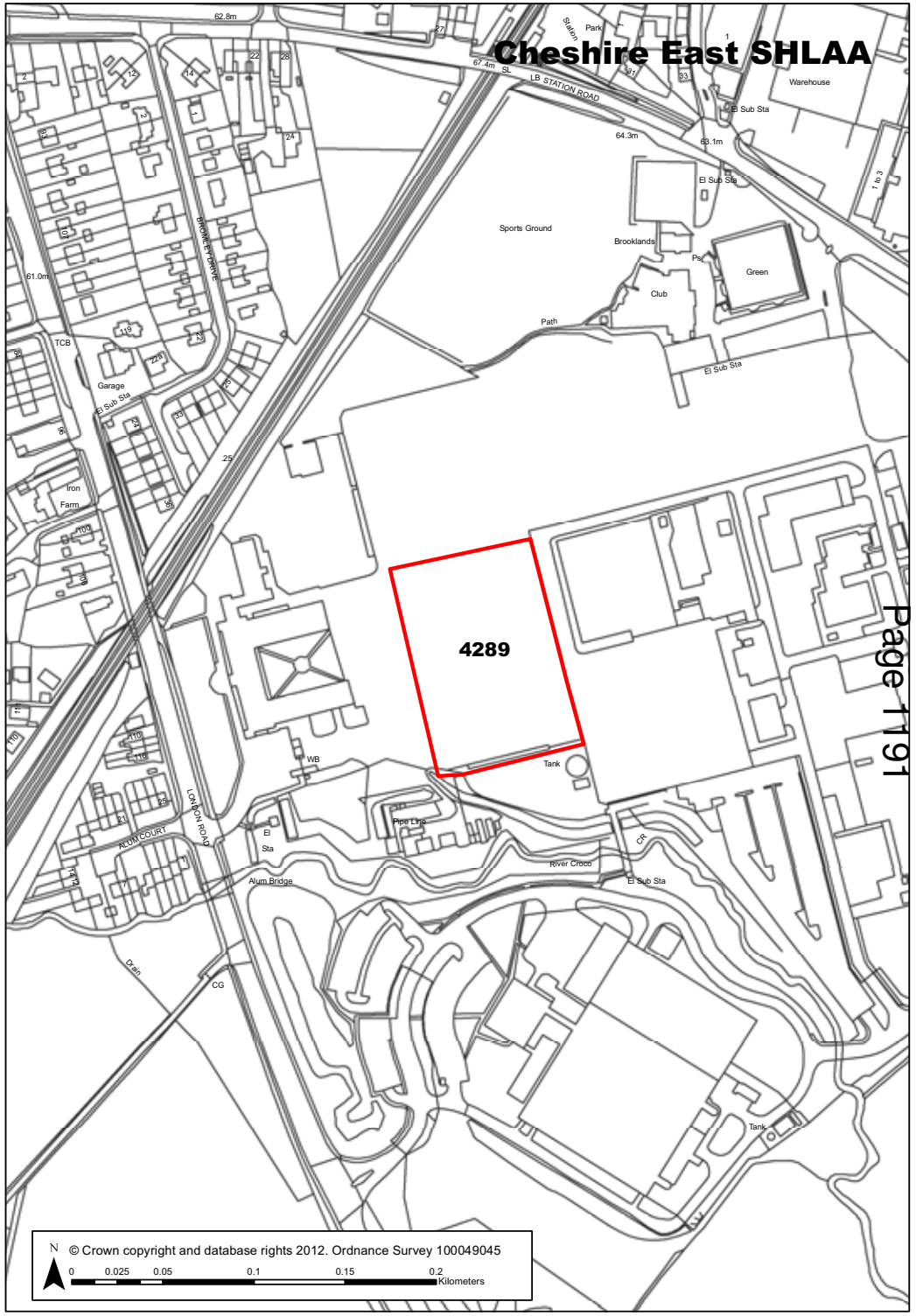


Ref	4289	Site Address	Land rear of former Fisons offices, London Road, Holmes Chapel.

Town / Rural	Holmes Chapel	**Easting**	376614
		Northing	366605

Site Description	Former offices and industry.
Character of Area	Industrial and Residential.
Surrounding Land Uses	Residential and Industrial.
Physical Constraints	Slightly raised site, hence development impact may be greater. Adjacent to railway line. Potential contamination.
Policy Restrictions	Jodrell Bank Radio Telescope Consultation Zone, Settlement Zone
Managing Constraints	Consideration of biodiversity of the site. Consultation with University of Manchester regarding Jodrell Bank. Consultation with Contaminated Land officer. Consideration of the amenity and potential links into the new residential development adjacent to the site.
Sustainability	Train station on Station Road and bus route on London Road. Adjacent to existing new residential development. New links to village centre to be provided to create sustainable development.
Accessibility	Currently landlocked, would depend upon Site Ref 4288 coming forward and/or providing access from main road.
Other Information	
Brownfield / Greenfield	Brownfield
Suitability	Suitable
Availability	Available
Achievability	Achievable
Deliverability	Deliverable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	0.94
Potential Capacity	29
Potential Net Capacity	29
Potential Density	30.85
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	29
Years 6-10	0
Years 11-15	0

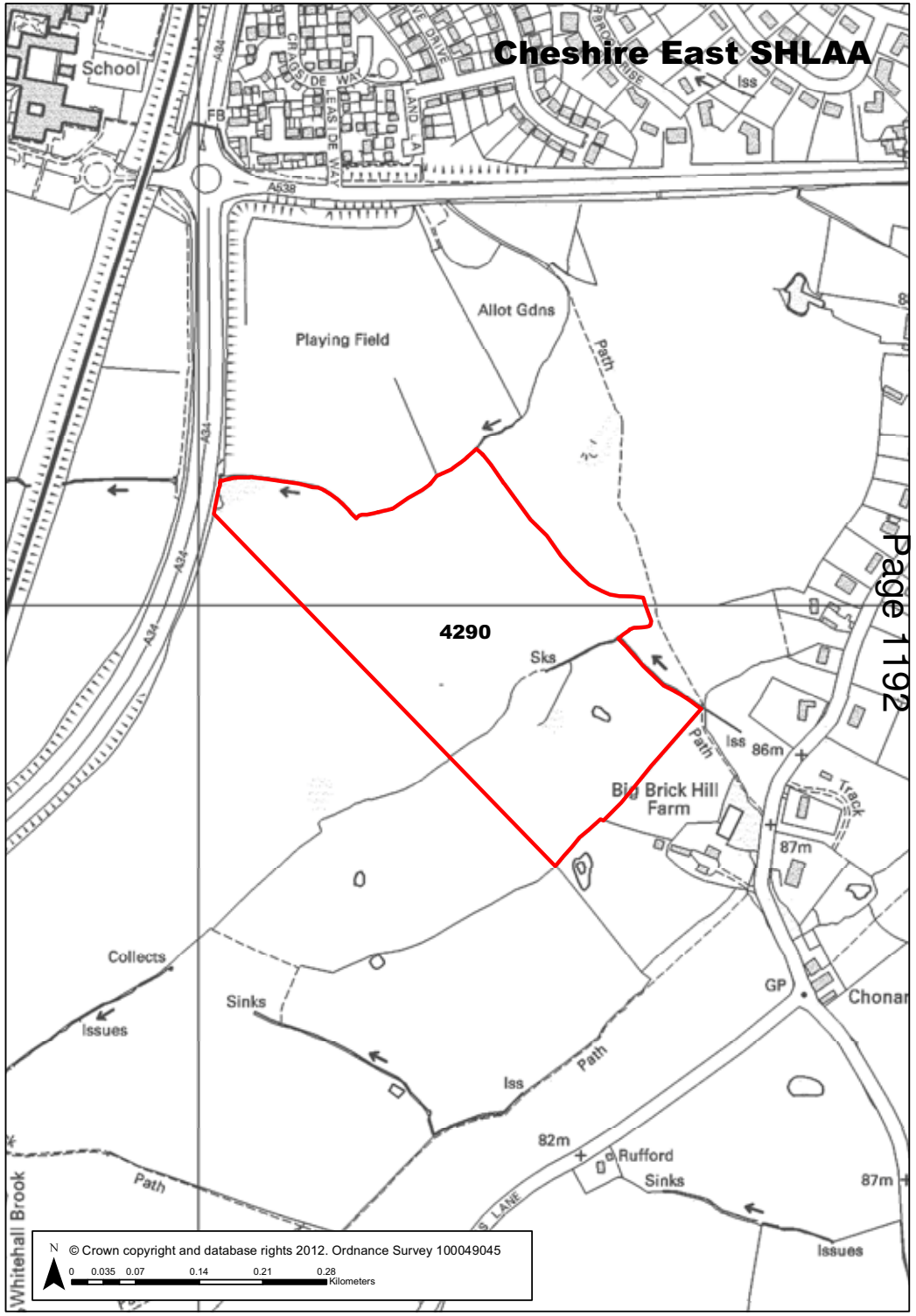


Ref 4290 Site Address Land between Big Brick Hill Farm and A34, Wilmslow.

Town / Rural Wilmslow - Edge / Extension **Easting** 385304 **Northing** 378864

Site Description	Undulating field with trees.
Character of Area	Edge of residential built-up area.
Surrounding Land Uses	Countryside, residential, farm on opposite side of road.
Physical Constraints	Ponds. North-west corner of site edges the A34, potentially giving rise to traffic noise and air quality issues. Undulating with a steep rise towards the A34. No flood risk. Adjacent to playing fields.
Policy Restrictions	Green Belt.
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Transport Assessment likely to be required. Consideration of biodiversity of the site. Flood risk assessment may be required due to site size.
Sustainability	Site is not considered sustainable.
Accessibility	No access to the site from the existing road due to intervening fields.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	11.01
Potential Capacity	331
Potential Net Capacity	331
Potential Density	30.06
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0

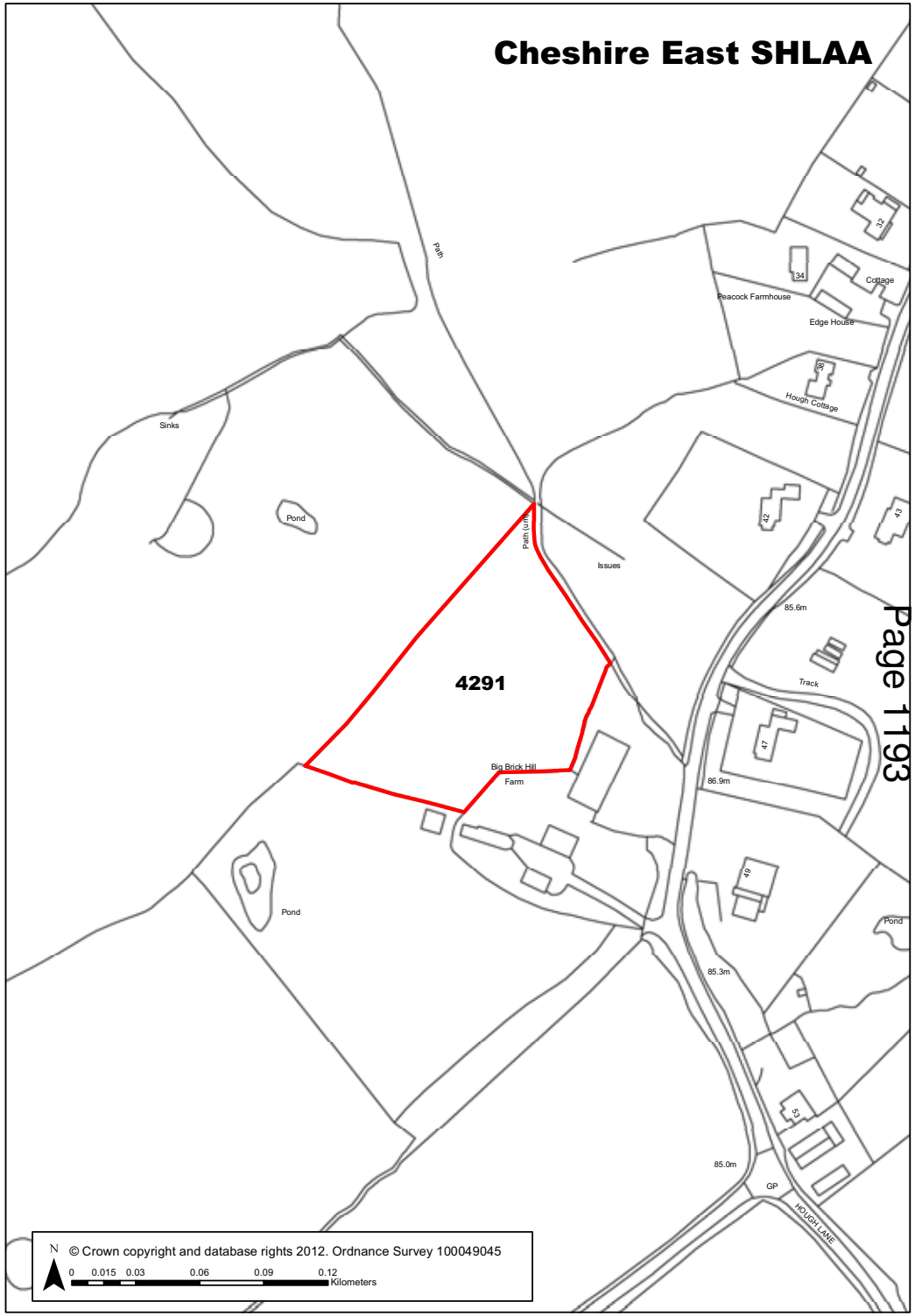


Ref	4291	Site Address	Land rear of Big Brick Hill Farm, Hough Lane, Wilmslow.

Town / Rural	Wilmslow - Edge / Extension	**Easting**	385524
		Northing	379800

Site Description	Lined by mature trees, open countryside, sloping to the west.
Character of Area	Edge of residential built-up area.
Surrounding Land Uses	Countryside, residential uses, farm on opposite side of road.
Physical Constraints	No direct access to the site, which is blocked by adjacent fields. Mature trees. Undulating. Relatively high land, visible from a distance. No flood risk. Footpath to boundary.
Policy Restrictions	Green Belt.
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consideration of biodiversity of site. Consultation with the PROW officer.
Sustainability	Site is not considered sustainably located.
Accessibility	No direct access from the road. Site is blocked by adjacent fields.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	0.98
Potential Capacity	30
Potential Net Capacity	30
Potential Density	30.61
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0

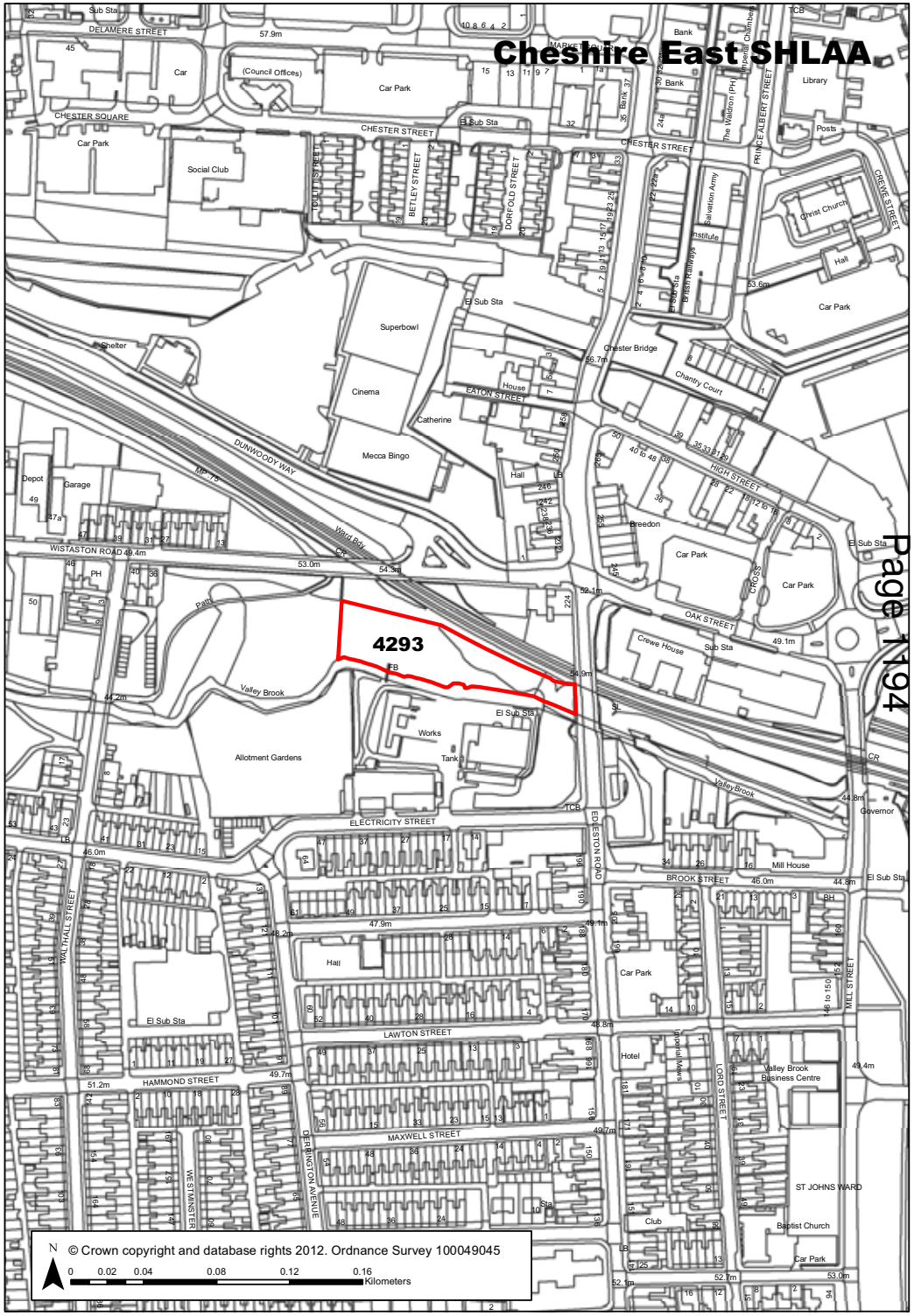


Ref	4293	Site Address	Land rear of the old Manweb Depot, Electricity Street, Crewe.

Town / Rural	Crewe	**Easting**	370437
		Northing	355363

Site Description	Narrow piece of scrub wasteland in a deep valley with a railway line along nothern boundary. Disected by a stream. Road bridge goes over centre of the site.
Character of Area	Town centre.
Surrounding Land Uses	Industry, allotments, railway, residential, commercial.
Physical Constraints	Topography, railway line, road bridge, valley brook, flood risk area.
Policy Restrictions	Town centre.
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines. Consideration of biodiversity of the site. Noise assessment likely to be required.
Sustainability	In town centre.
Accessibility	No clear access route.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

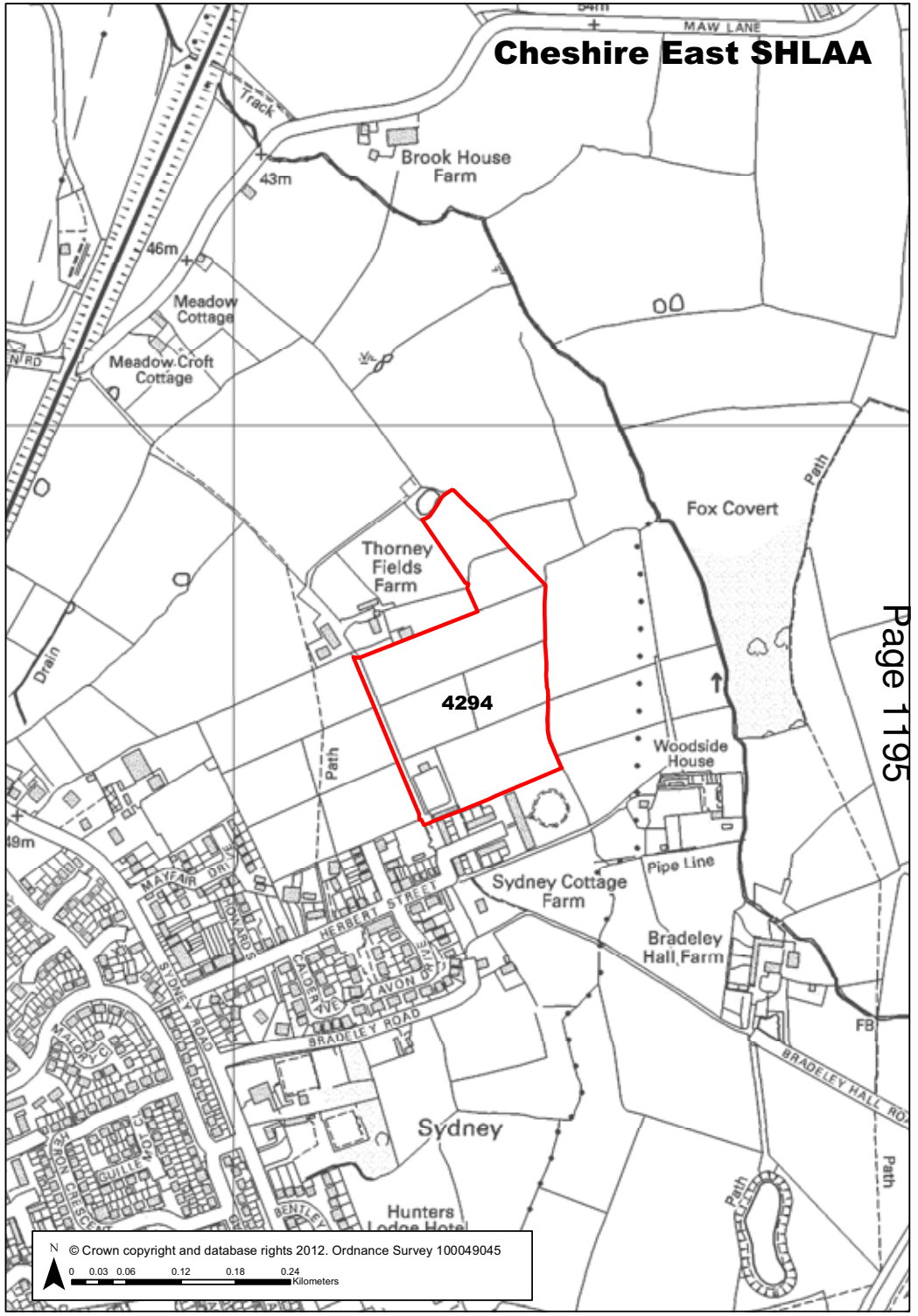
Site Size Net (Ha)	0.32
Potential Capacity	10
Potential Net Capacity	10
Potential Density	31.25
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



Ref	4294	Site Address	Land adjacent Thorneyfields Farm, Herbert Street, Crewe

Town / Rural Crewe **Easting** 372258 **Northing** 356722

Site Description	Six agricultural fields and an agricultural building. New build flats to the south and agricultural fields on all other sides.	**Site Size Net (Ha)**	4.45
Character of Area	Edge of settlement.	**Potential Capacity**	134
Surrounding Land Uses	Residential, agricultural. Fields to the west have also been submitted to SHLAA (4039).	**Potential Net Capacity**	134
Physical Constraints	Trees and hedges to field boundaries. Buildings on site. Overhead lines to edge of site.		
Policy Restrictions	Green Gap. Site is within Strategic Open Gap as identified in the Development Strategy.	**Potential Density**	30.11
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines. Transport Assessment likely to be required. Consideration of biodiversity of the site. Flood risk assessment may be required due to site size.	**Determination of Capacity**	Density multiplier
Sustainability	Site is not considered sustainable. However, it may be possible to create a sustainable development due to the scale of development proposed in the wider area.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	90
Development Progress	SHLAA Site	**Years 11-15**	44
Application Number:			

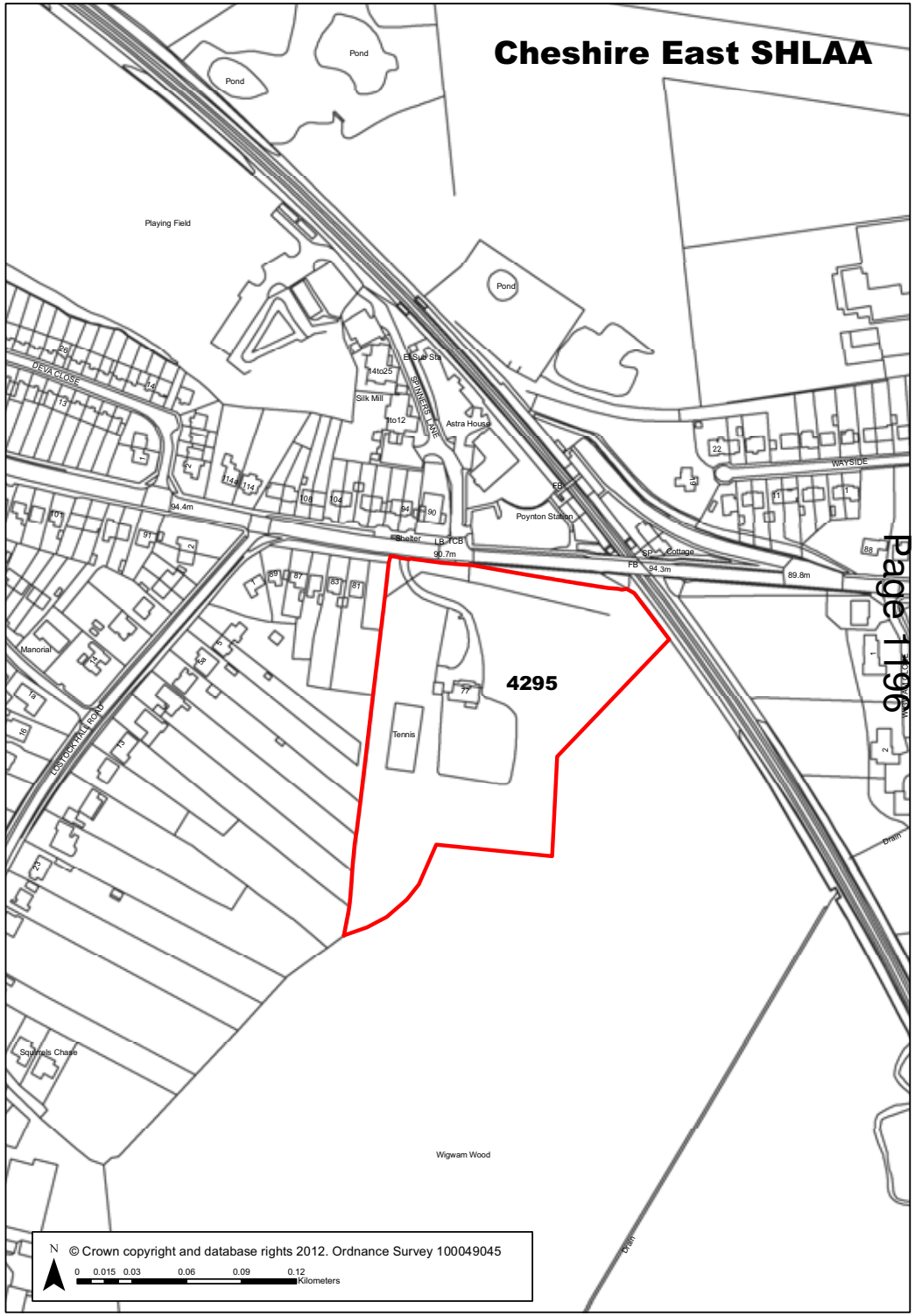


Ref	4295	Site Address	Land at Woodleigh, 77 Chester Road, Poynton.

Town / Rural	Poynton - Edge / Extension	**Easting**	391091
		Northing	383602

Site Description	Large, gated residential house. Railway at part of eastern boundary.
Character of Area	Generally reisdential. Residential, next to train station.
Surrounding Land Uses	Residential and woodland.
Physical Constraints	Part of site Nature Conservation area. Adjacent to Wig Wam Wood SBI. Woodland and trees on site. Part Flood Zone 2 and 3. TPO. Adjacent to the Railway.
Policy Restrictions	Green Belt. Part of site Nature Conservation area. SBI. Part Flood Zone 2 and 3. TPO.
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Transport Assessment likely to be required. Consideration of biodiversity of the site, including protection of SBI and Nature Conservation Area. Flood risk assessment may be required. Noise assessment may be required (rail). Tree Survey likely to be required.
Sustainability	Bus route and post box on Chester Road. Train Station opposite site. The scale of development in the wider area could create a sustainable community, providing appropriate services and infrastructure are provided.
Accessibility	Access to be discussed with highways. Located off main road.
Other Information	
Brownfield / Greenfield	Mixed
Suitability	Not Suitable
Availability	Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	2.06
Potential Capacity	62
Potential Net Capacity	62
Potential Density	30.1
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0

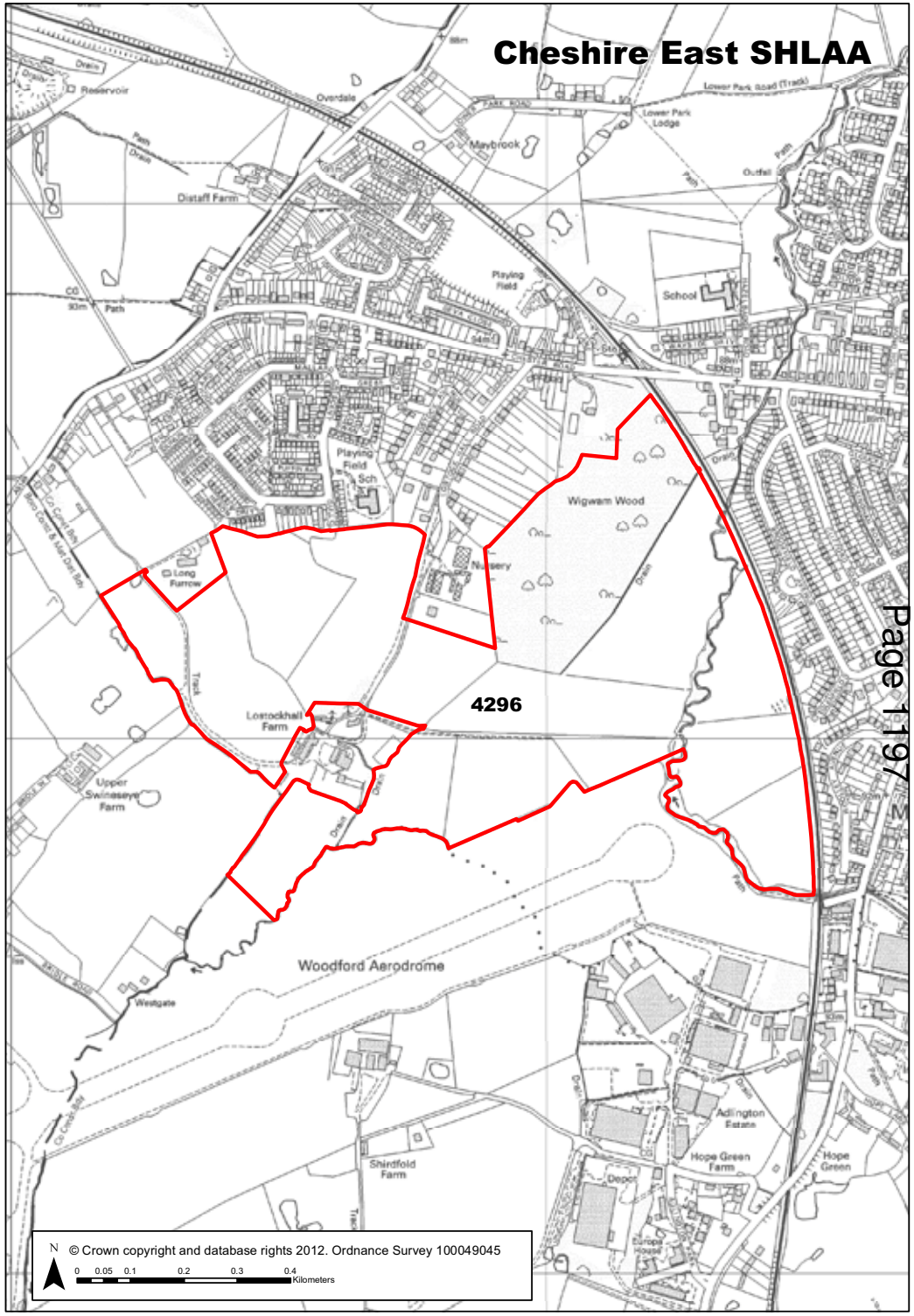


Ref 4296 Site Address Land at Lostock Hall Farm, Lostock Hall Road, Poynton.

Town / Rural Poynton - Edge / Extension **Easting** 390917 **Northing** 383130

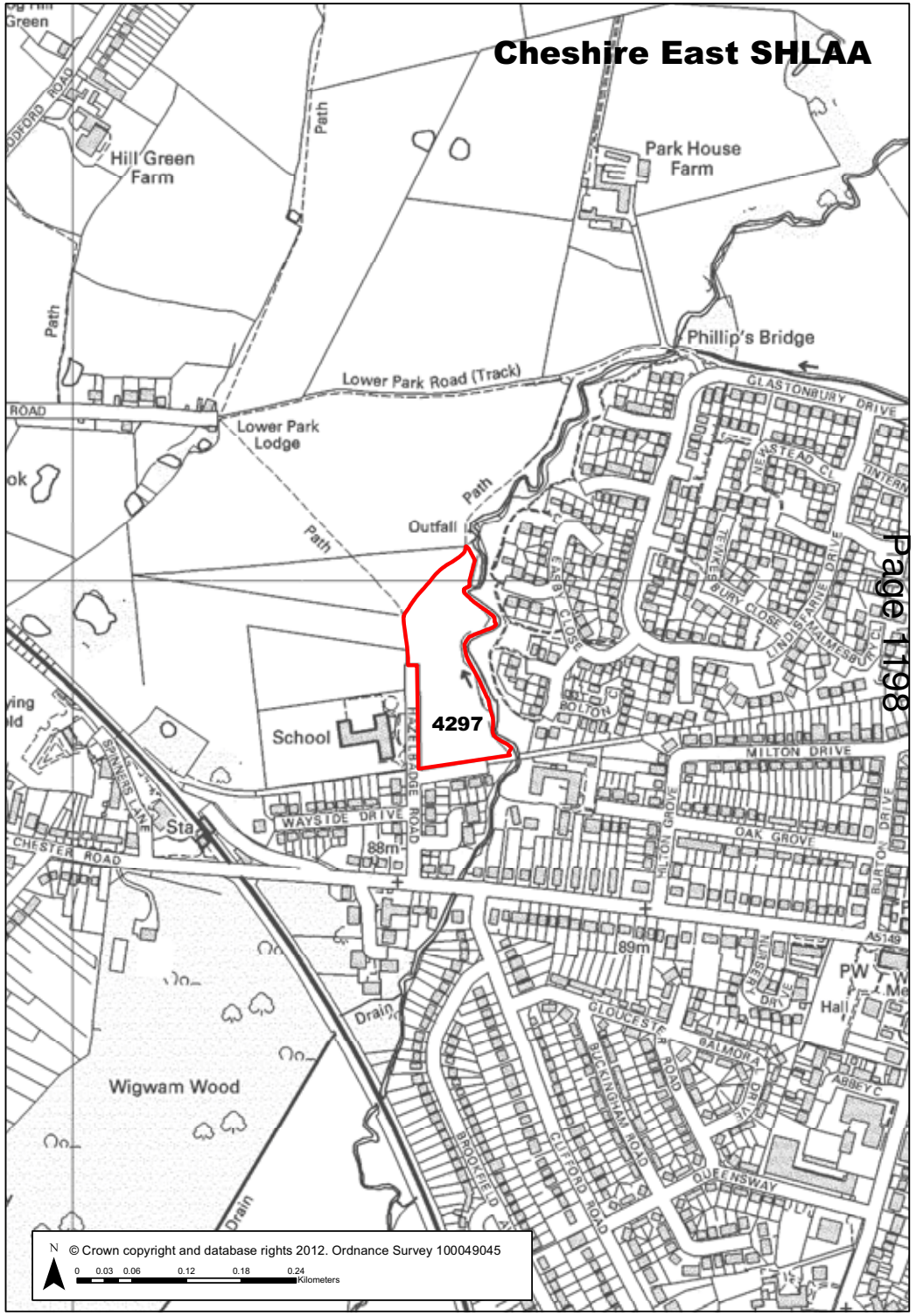
Site Description	Farm fields and woods surrounding farm house. Edge of residential development.
Character of Area	Open countryside.
Surrounding Land Uses	Residential, woodland and agriculture.
Physical Constraints	Poynton bypass. Site includes Wig Wam wood, an area of woodland and an SBI. TPO. Potentially part of flood risk area. Site is adjacent to the railway. Footpaths cross the site. A brook and a drain appear to cross through the site. Undulating site.
Policy Restrictions	Green Belt. SBI. TPO. Poynton bypass. Nature Conservation Importance area.
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Transport Assessment likely to be required. Consideration of biodiversity of the site, including protection of nature conservation area and SBI. Flood risk assessment may be required.
Sustainability	School and Train Station nearby. Bus route and post box on Chester Road. The scale of development in the wider area could create a sustainable community, providing appropriate services and infrastructure are provided.
Accessibility	Access to be discussed with highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Available
Achievability	Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	62.12
Potential Capacity	1864
Potential Net Capacity	1864
Potential Density	30.01
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



Ref 4297 Site Address Land off Hazelbridge Road, Poynton.

Town / Rural	Poynton	**Easting** 391412	**Northing** 383901
Site Description	Green field adjacent to primary school. Brook forms boundary to west, and fields to north	**Site Size Net (Ha)**	1.61
Character of Area	Edge of settlement, rural.	**Potential Capacity**	49
Surrounding Land Uses	Residential, school and agricultural.	**Potential Net Capacity**	49
Physical Constraints	Adjacent to Poynton Brook. Potential for flooding. Footpath to site boundary. Trees and hedges to site boundary. Overhead lines to western edge of site.		
Policy Restrictions	Green Belt. Indicative Flood Risk Area.	**Potential Density**	30.43
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Transport Assessment likely to be required. Consideration of biodiversity of the site. Flood risk assessment may be required. Consultation with PROW officer. Consideration of layout, relocation or removal of overhead lines.	**Determination of Capacity**	Density multiplier
Sustainability	Close to school. The scale of development in the wider area could create a sustainable community, providing appropriate services and infrastructure are provided.		
Accessibility	Access to be discussed with highways, currently from Hazelbadge Road.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	49
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

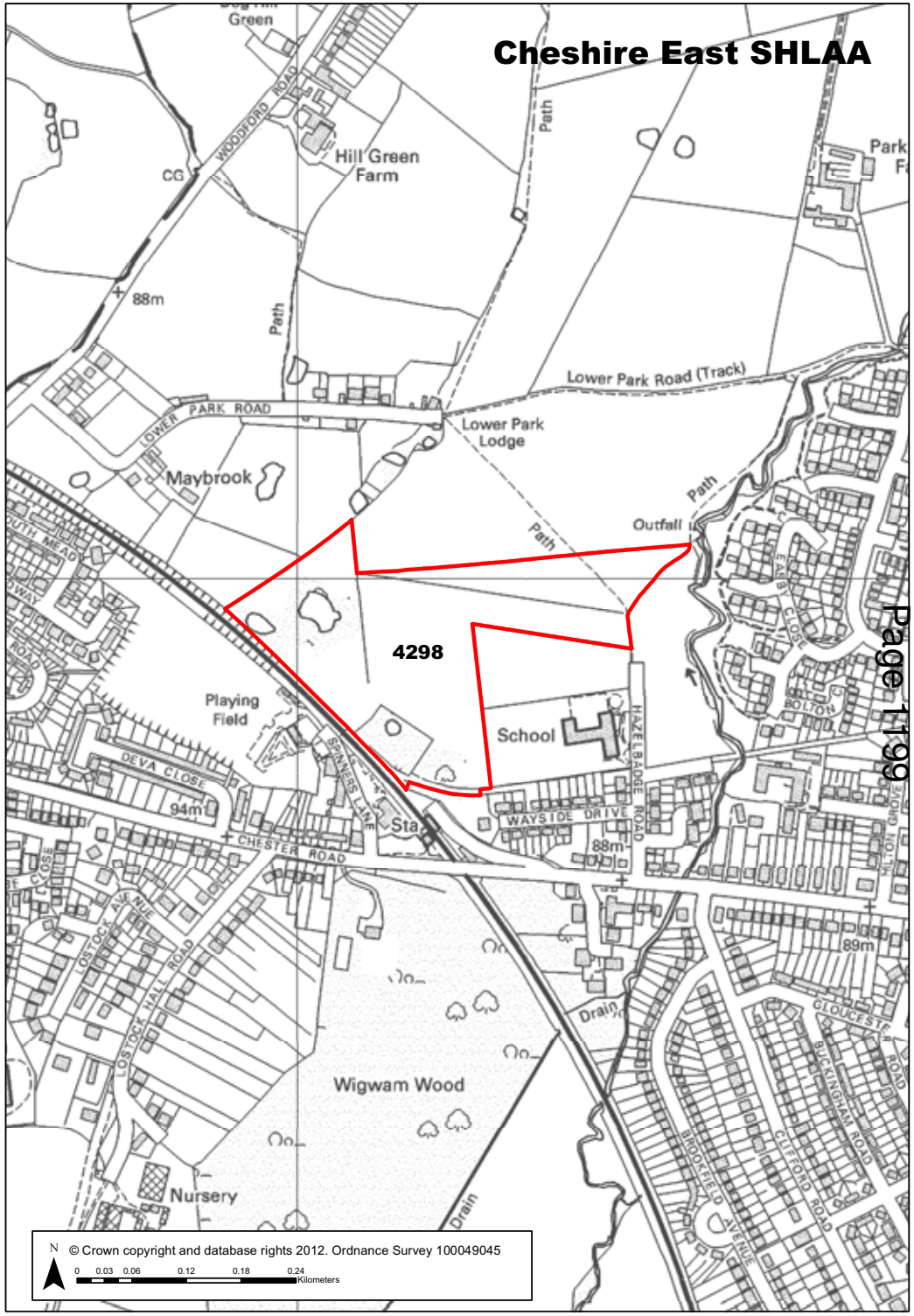


Ref 4298 **Site Address** Land north of Lower Park Primary School, Hazelbadge Road, Poynton.

Town / Rural Poynton - Edge / Extension **Easting** 391147 **Northing** 383931

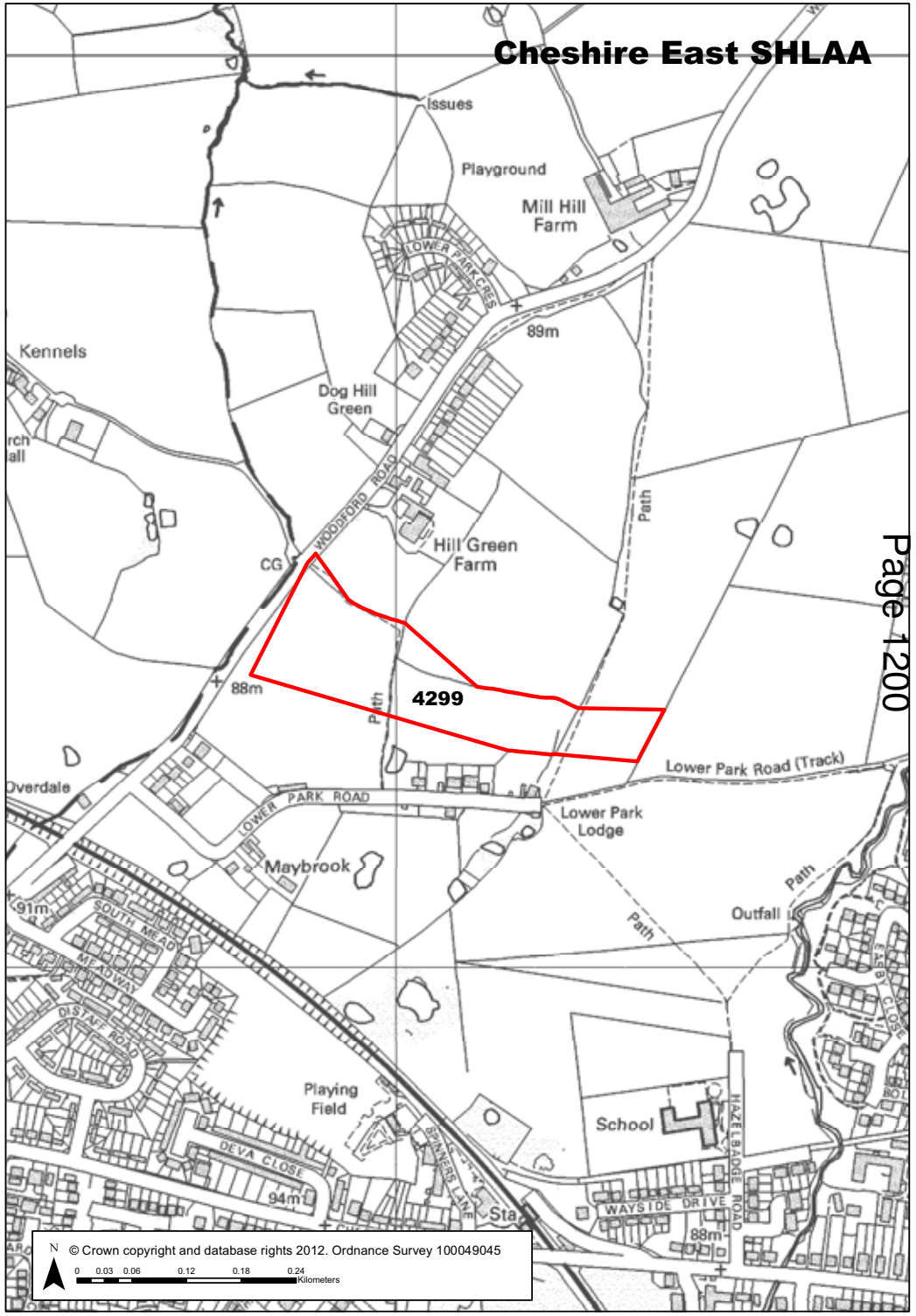
Site Description	Woods and ponds on east of site, green fields behind school. Railway to western boundary.
Character of Area	Residential, edge of settlement.
Surrounding Land Uses	Residential, school and agriculture.
Physical Constraints	Inaccessible without redevelopment of Site 4301. Adjacent to the Railway. Area of woodland within the site. Appears to be ponds within this area also. Trees and hedges to boundaries.
Policy Restrictions	Green Belt. TPO. Indicative Flood Plain on eastern tip of site.
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Transport Assessment likely to be required. Consideration of biodiversity of the site, including Protected Species Survey. Flood risk assessment may be required. Noise assessment likely to be required.
Sustainability	Close to school. The scale of development in the wider area could create a sustainable community, providing appropriate services and infrastructure are provided.
Accessibility	Inaccessible. Requires redevelopment of Site 4301.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	6.48
Potential Capacity	195
Potential Net Capacity	195
Potential Density	30.09
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	90
Years 11-15	105



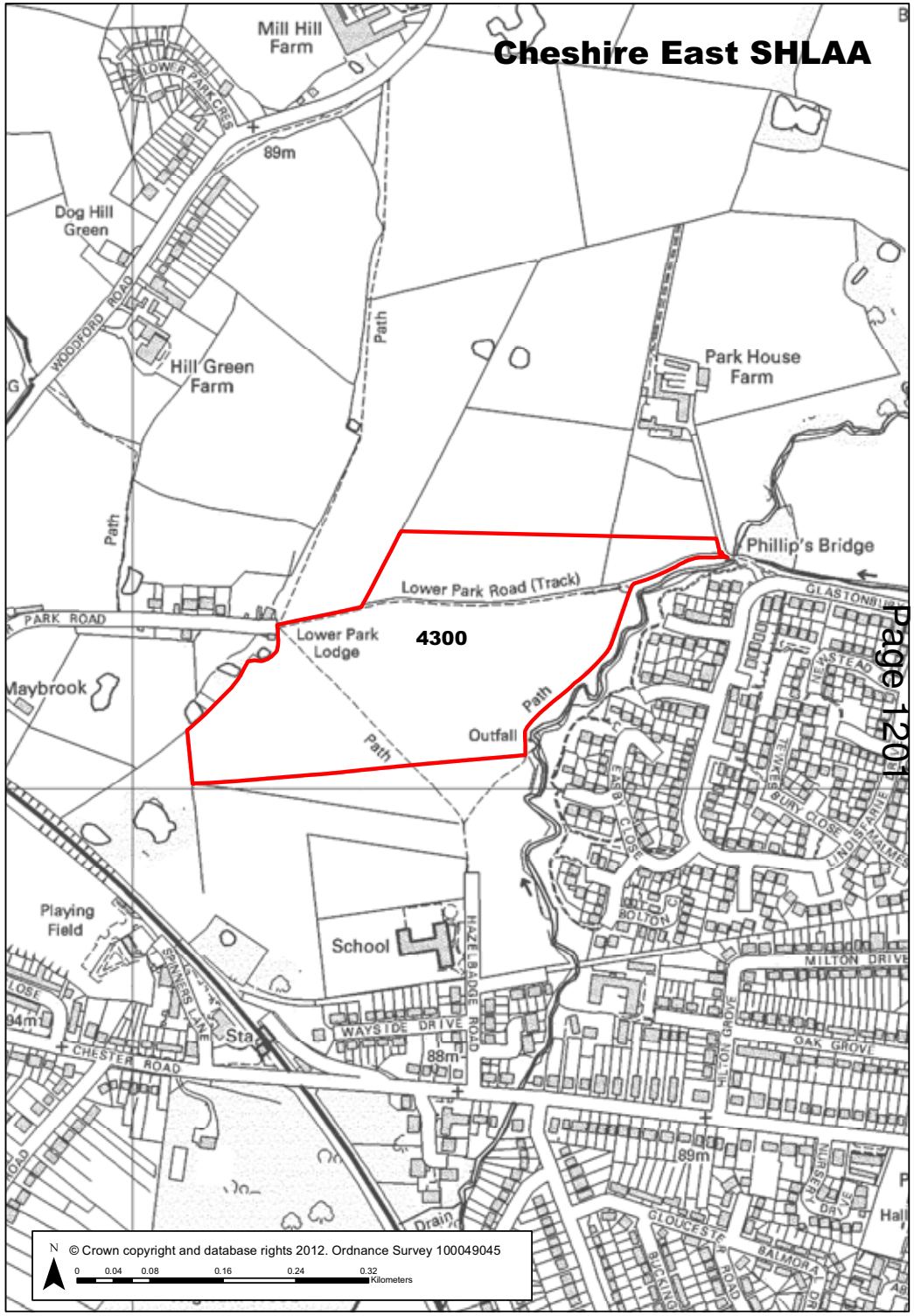
Ref 4299 **Site Address** Land south of Hill Green Farm, Woodford Road, Poynton.

Town / Rural	Poynton - Edge / Extension	**Easting** 391034	**Northing** 384314
Site Description	Agricultural fields.	**Site Size Net (Ha)**	3.5
Character of Area	Open countryside.	**Potential Capacity**	105
Surrounding Land Uses	Agricultural and residential.	**Potential Net Capacity**	105
Physical Constraints	Footpaths through site. Trees and hedges to field boundaries. Appears to be a pond on site. Overhead lines.		
Policy Restrictions	Green Belt. SEMMMS - site includes area safeguarded for proposed new road. TPO.	**Potential Density**	30
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Transport Assessment likely to be required. Consideration of biodiversity of the site. Flood risk assessment may be required due to site size.	**Determination of Capacity**	Density multiplier
Sustainability	Site is not currently considered sustainable, however, scale of development could create a sustainable community, providing appropriate services and infrastructure are provided.		
Accessibility	Access to be discussed with highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 4300 Site Address Land off Glastonbury Drive, Poynton.

Town / Rural	Poynton - Edge / Extension	**Easting** 391328	**Northing** 384146
Site Description	Agricultural fields	**Site Size Net (Ha)**	9.05
Character of Area	Open countryside	**Potential Capacity**	272
Surrounding Land Uses	Agricultural, residential	**Potential Net Capacity**	272
Physical Constraints	Footpaths through the site. Trees and hedges to the boundaries. Adjacent to Poynton Brook. Potential for flood risk. Restricted byway through the site.		
Policy Restrictions	Green Belt. TPO. Eastern side of site includes Indicative Flood Risk Area.	**Potential Density**	30.06
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Transport Assessment likely to be required. Consideration of biodiversity of the site. Flood risk assessment may be required. Consultation with PROW officer.	**Determination of Capacity**	Density multiplier
Sustainability	Close to school. The scale of development in the wider area could create a sustainable community, providing appropriate services and infrastructure are provided.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	125
Development Progress	SHLAA Site	**Years 11-15**	147
Application Number:			

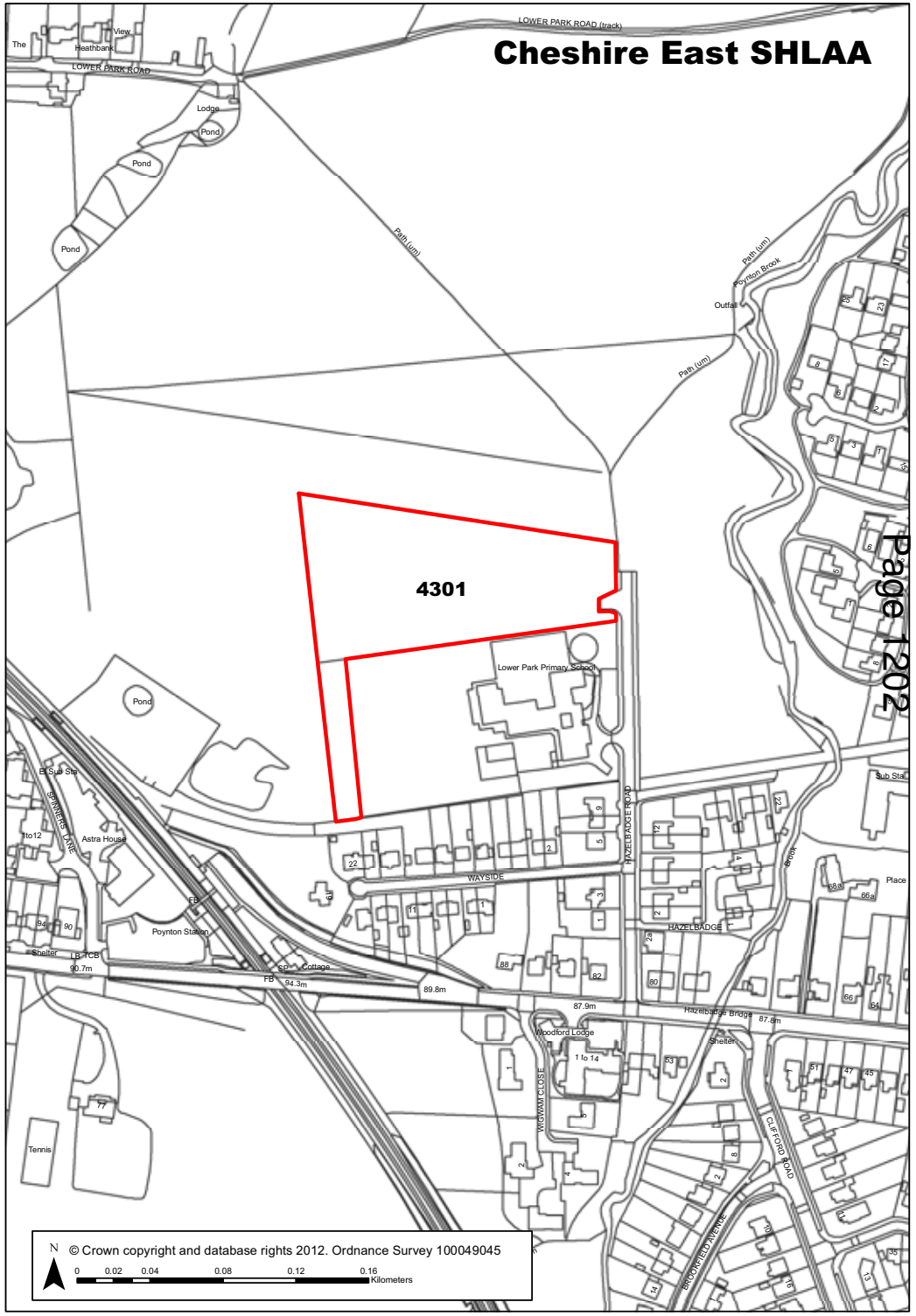


Ref	4301	Site Address	Playing fields at Lower Park Primary School, Hazelbadge Road, Poynton.

Town / Rural	Poynton - Edge / Extension	**Easting**	391264
		Northing	383894

Site Description	Playing fields next to primary school.
Character of Area	Edge of settlement.
Surrounding Land Uses	Residential, school and agricultural.
Physical Constraints	Playing field. Trees and hedges to boundary.
Policy Restrictions	Green Belt. Open Space / Playing Fields.
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consideration of biodiversity of the site. Flood risk assessment may be required due to site size.
Sustainability	Proximity to school.
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Marginal / Uncertain
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	1.27
Potential Capacity	39
Potential Net Capacity	39
Potential Density	30.71
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	39
Years 11-15	0

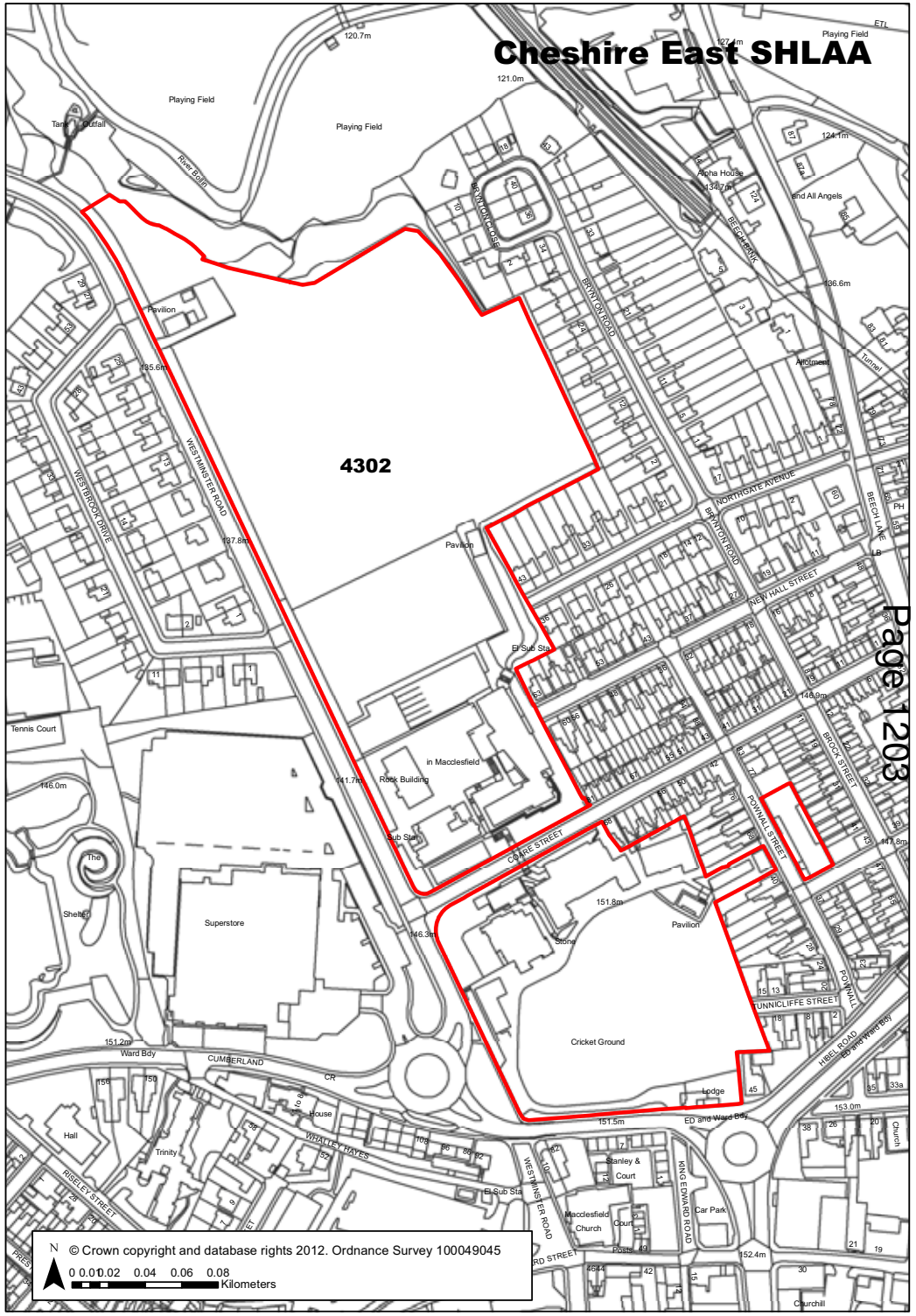


Ref 4302 **Site Address** Kings School, Cumberland Street, Macclesfield.

Town / Rural Macclesfield **Easting** 391379 **Northing** 374177

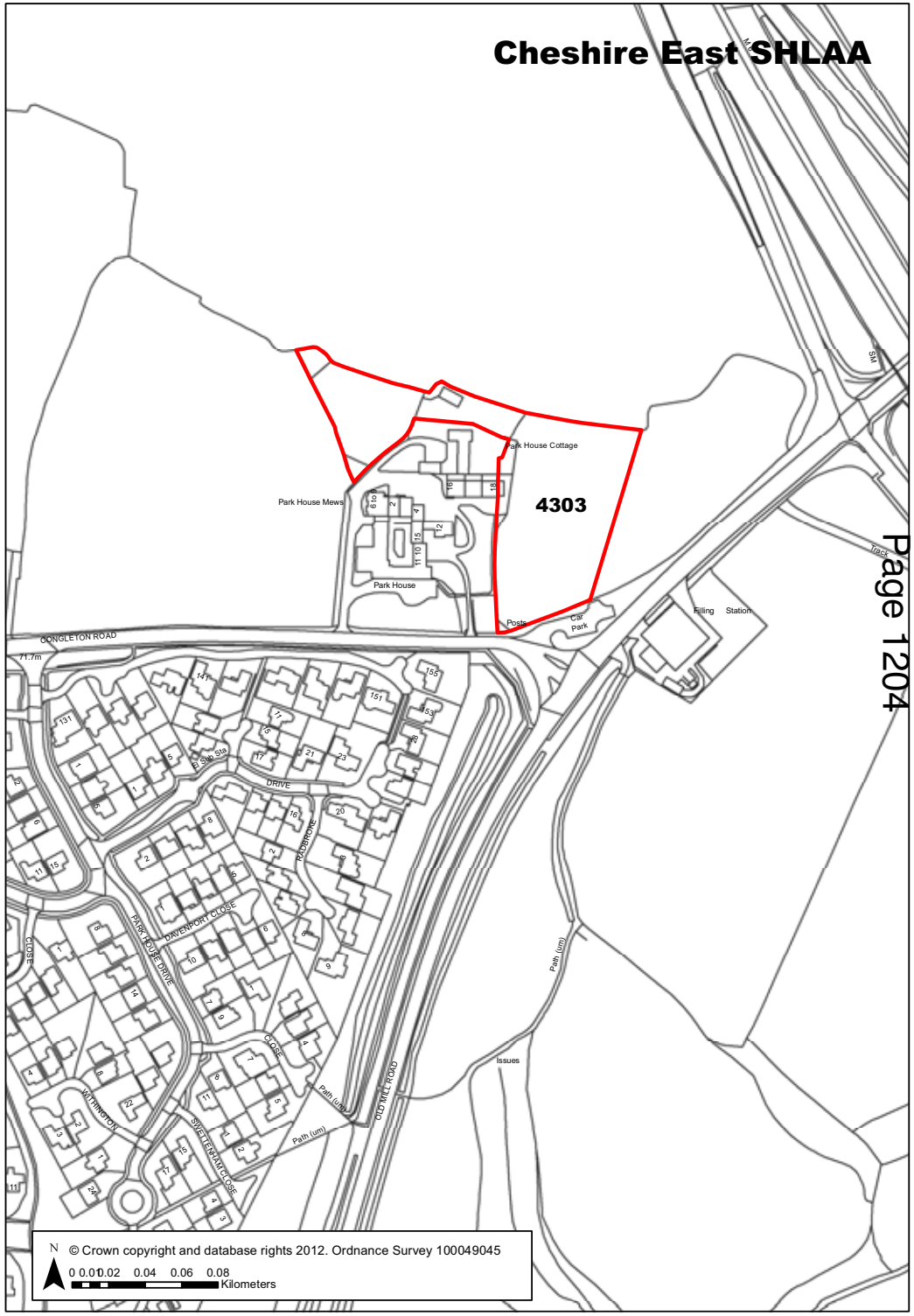
Site Description	School and playing fields.
Character of Area	Generally residential.
Surrounding Land Uses	Residential and supermarket.
Physical Constraints	River Bollin to the north of the site. Listed buildings within the site. Cricket Ground and other sports pitches.
Policy Restrictions	Open Space / Playing Fields. Listed Buildings on the site (Kings School and Lodge of Kings School, both Grade II). Northern corner is an Area of Special County Value and Green Belt.
Managing Constraints	Retention or replacement of playing fields and sports ptiches. Relocation of the school. Transport Assessment likely to be required. Consideration of biodiversity of the site. Flood risk assessment may be required due to site size. Consideration of historic environment.
Sustainability	Site is in close proximity to Sainsbury's Supermarket and the town centre. Bus service on Westminster Road.
Accessibility	Access to be discussed with Highways. Existing access to serve school facilities.
Other Information	
Brownfield / Greenfield	Mixed
Suitability	Suitable - with policy change
Availability	Available - Medium Term
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	7.43
Potential Capacity	223
Potential Net Capacity	223
Potential Density	30.01
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	125
Years 11-15	98



Ref 4303 **Site Address** Land adjacent Park House Residential Home, Congleton Road, Sandbach.

Town / Rural	Sandbach	**Easting** 376683	**Northing** 361782
Site Description	Garden, paddock, field.	**Site Size Net (Ha)**	1.01
Character of Area	Edge of settlement.	**Potential Capacity**	31
Surrounding Land Uses	Residential, grazing and residential care home.	**Potential Net Capacity**	31
Physical Constraints	Large telegraph pole, overhead lines, mature trees. Motorway is relatively close by, hence potential air quality and noise issues.		
Policy Restrictions	Open Countryside.	**Potential Density**	30.69
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consideration of biodiversity of the site. Flood risk assessment may be required due to site size. Consideration of layout or relocation or removal of overhead lines. Noise and Air quality assessment likely to be required.	**Determination of Capacity**	Density multiplier
Sustainability	Bus route on Congleton Road. Access to ATM and small convenience store at nearby petrol station.		
Accessibility	Access to be discussed with Highways. It appears to be adjacent to main road but access appears to be blocked by existing car park.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

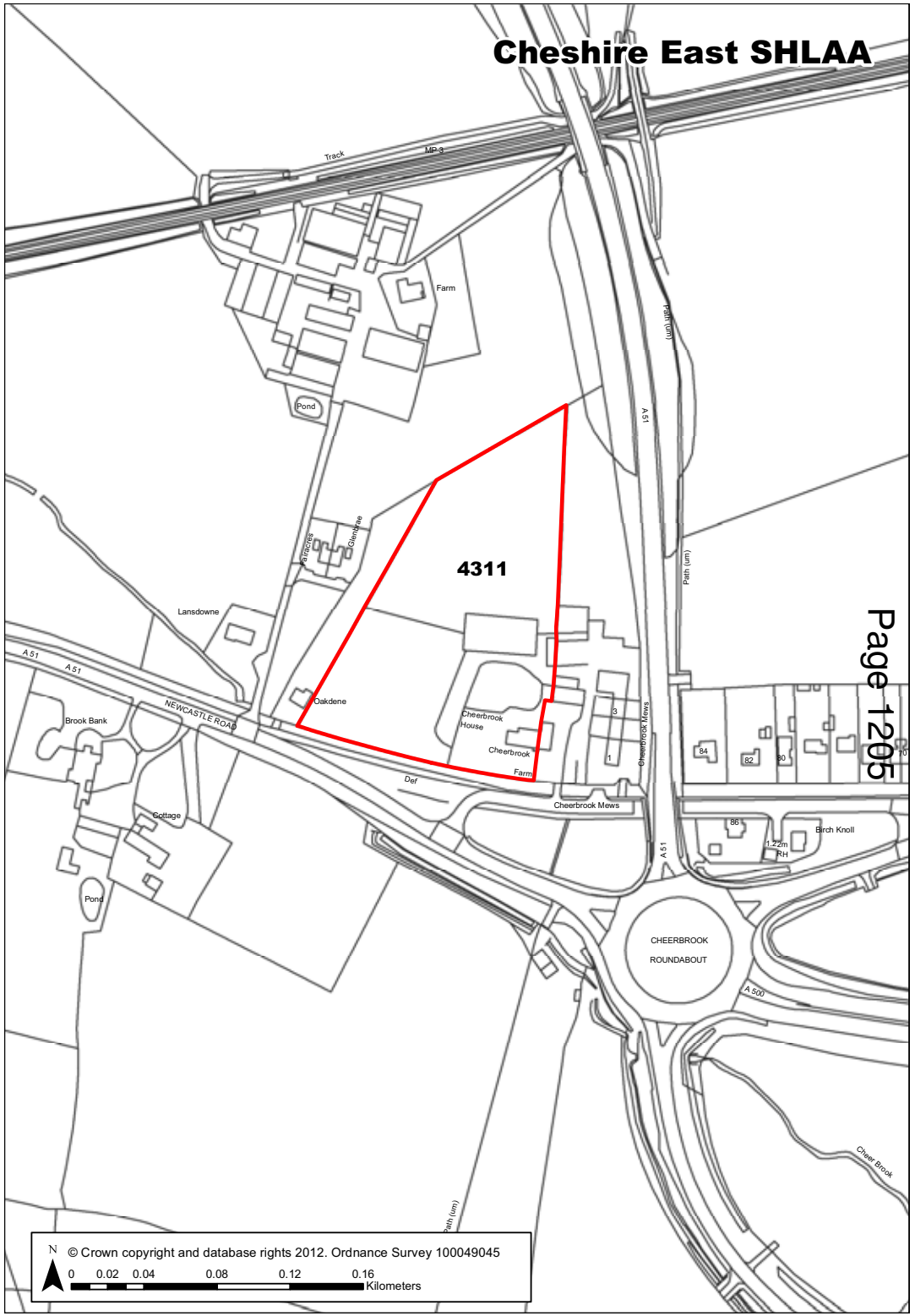


Ref 4311 Site Address Cheerbrook House, Newcastle Road, Willaston, Nantwich

Town / Rural Rural **Easting** 367204 **Northing** 351896

Site Description	House, farm shop, cafe and surrounding fields off A51 (Newcastle Road) surrounded by open countryside. Just off busy Cheerbrook roundabout which forms junction for A51 and A500.
Character of Area	Residential, agriculture.
Surrounding Land Uses	Open countryside, road network is prominent.
Physical Constraints	Trees and hedges to boundaries and with the site. Edge of flood risk zone.
Policy Restrictions	Green gap. Site is within the proposed new Green Belt as identified in the Development Strategy.
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines. Consideration of biodiversity of the site. Flood risk assessment may be required due to site size.
Sustainability	Bus route on A51 Newcastle Road. Remote from other services.
Accessibility	Joins to an A road just before a busy roundabout. Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Mixed
Suitability	Not Suitable
Availability	Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	1.76
Potential Capacity	53
Potential Net Capacity	53
Potential Density	30.11
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0

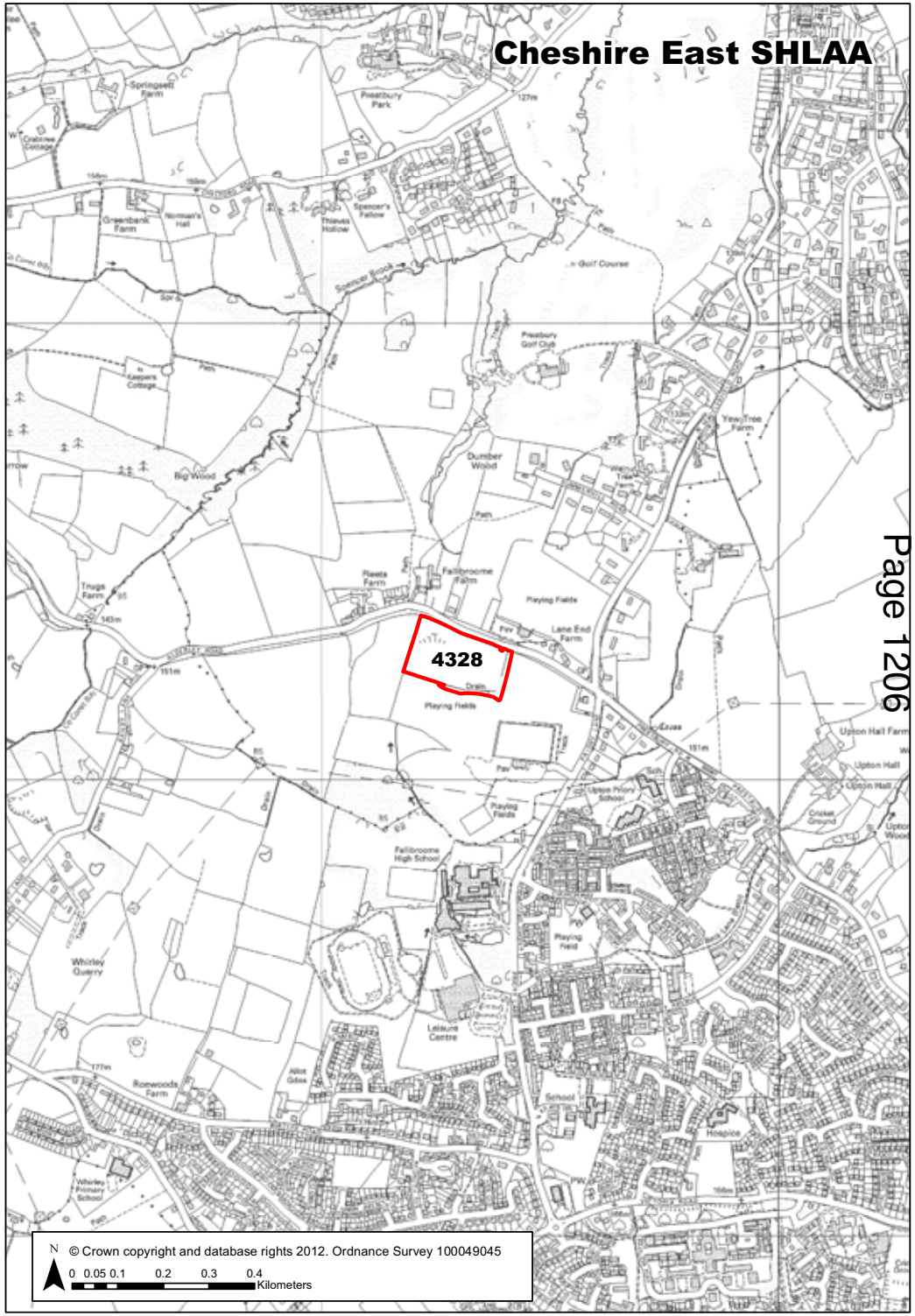


Ref	4328	Site Address	Land south of Alderley Road, Macclesfield.

Town / Rural Macclesfield **Easting** 389298 **Northing** 375261

Site Description	Disused field behind rugby club on Alderley Road, on edge of Upton Priory.
Character of Area	Edge of settlement.
Surrounding Land Uses	Residential and agricultural.
Physical Constraints	Trees and hedges to boundaries. Drains to rear.
Policy Restrictions	TPOs. Green Belt.
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consideration of biodiversity of the site. Flood risk assessment may be required due to site size.
Sustainability	Near schools and leisure club, edge of settlement. Bus routes on Priory Lane and Prestbury Road.
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	2.65
Potential Capacity	80
Potential Net Capacity	80
Potential Density	30.19
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0

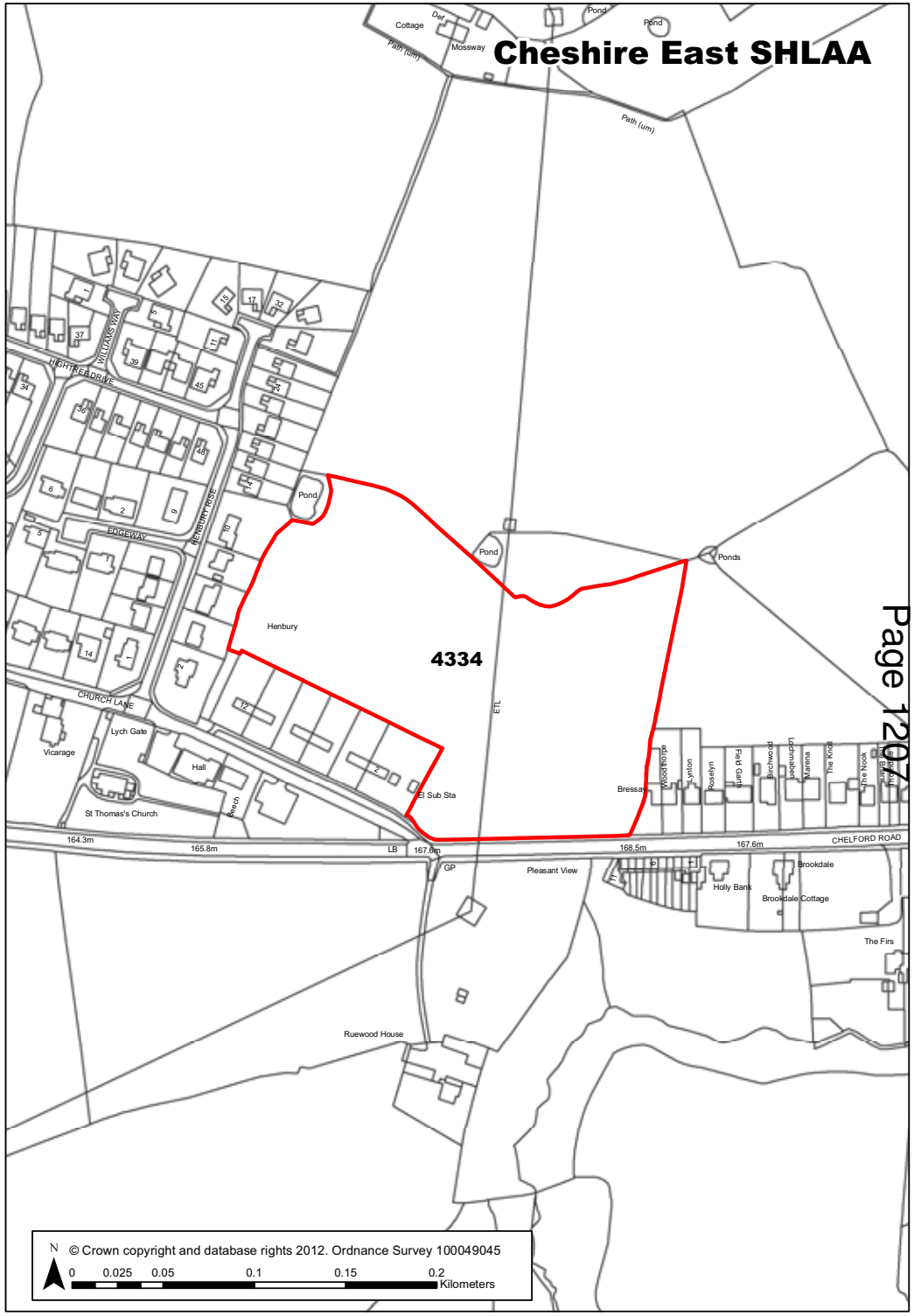


Ref 4334 Site Address Land off Chelford Road, Henbury, Macclesfield.

Town / Rural Macclesfield - Edge / Extension **Easting** 388338 **Northing** 373685

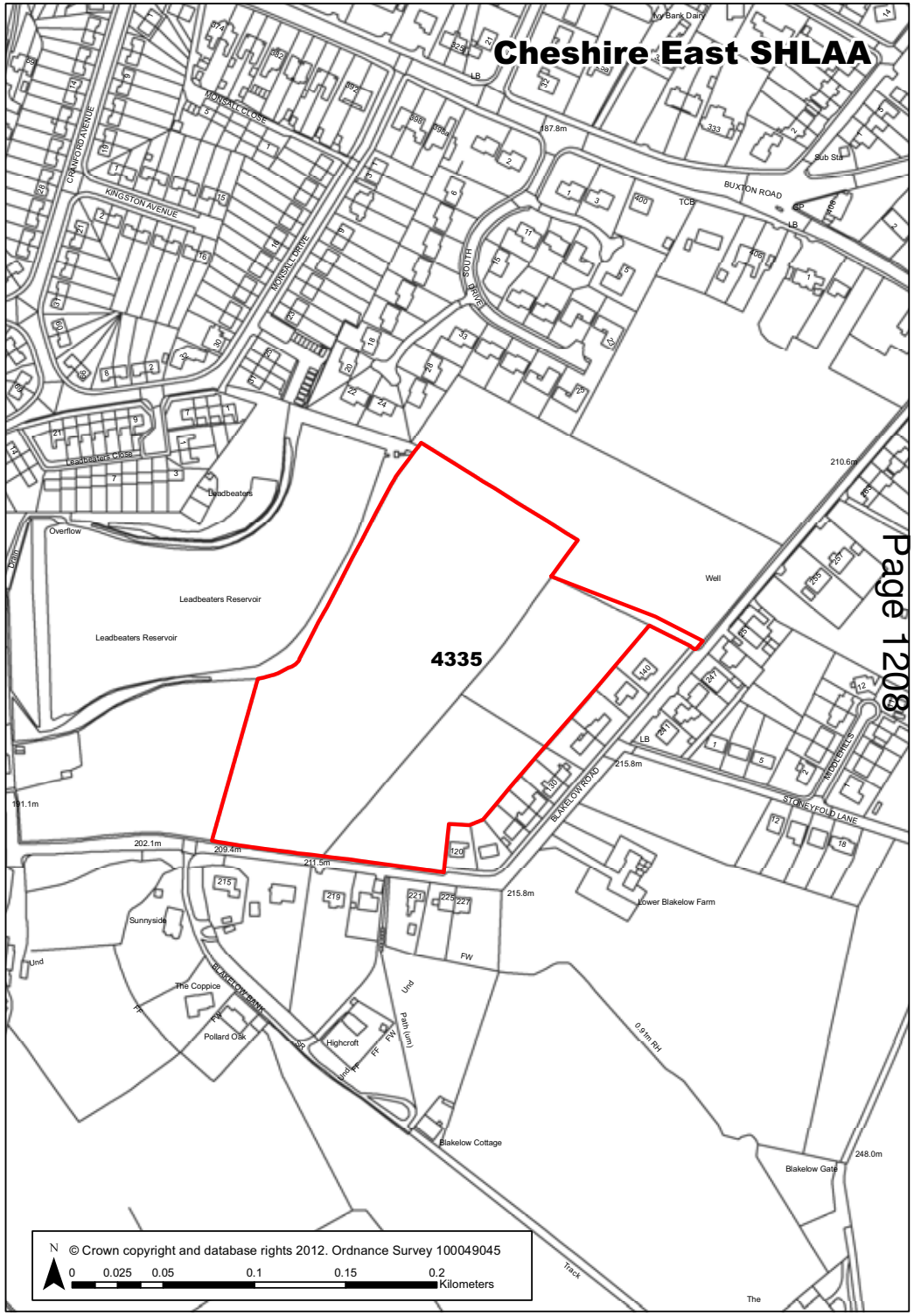
Site Description	Field off Chelford Road in Henbury, on the edge of the village.
Character of Area	Edge of settlement.
Surrounding Land Uses	Residential, agricultural and industrial.
Physical Constraints	Trees and hedges to site boundaries. Power lines through site. Substation in the south-west corner. Ponds to the edge of the site.
Policy Restrictions	Green Belt, park (west) open space.
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consideration of biodiversity of the site and potentially a Protected Species survey in light of the pond on site. Flood risk assessment may be required due to site size. Consideration of layout or relocation or removal of power lines and substation.
Sustainability	Bus service and post box on Chelford Road (A537).
Accessibility	Access to be discussed with highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	2.85
Potential Capacity	86
Potential Net Capacity	86
Potential Density	30.18
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	86
Years 11-15	0



Ref 4335 Site Address Land off Blakelow Road, Macclesfield.

Town / Rural	Macclesfield	**Easting** 393035	**Northing** 372964
Site Description	Hilly fields sloping on a steep gradient from south to north. Reservoir to the west of the site. Field to north.	**Site Size Net (Ha)**	3.07
Character of Area	Edge of settlement.	**Potential Capacity**	93
Surrounding Land Uses	Residential and agricultural.	**Potential Net Capacity**	93
Physical Constraints	Topography. Adjacent to Leadbeaters Reservoir.		
Policy Restrictions	Green Belt. Area of Special County Value	**Potential Density**	30.29
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Transport Assessment likely to be required. Consideration of biodiversity of the site. Flood risk assessment may be required due to site size. Consideration of landscape value.	**Determination of Capacity**	Density multiplier
Sustainability	Edge of settlement.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	90
Development Progress	SHLAA Site	**Years 11-15**	3
Application Number:			

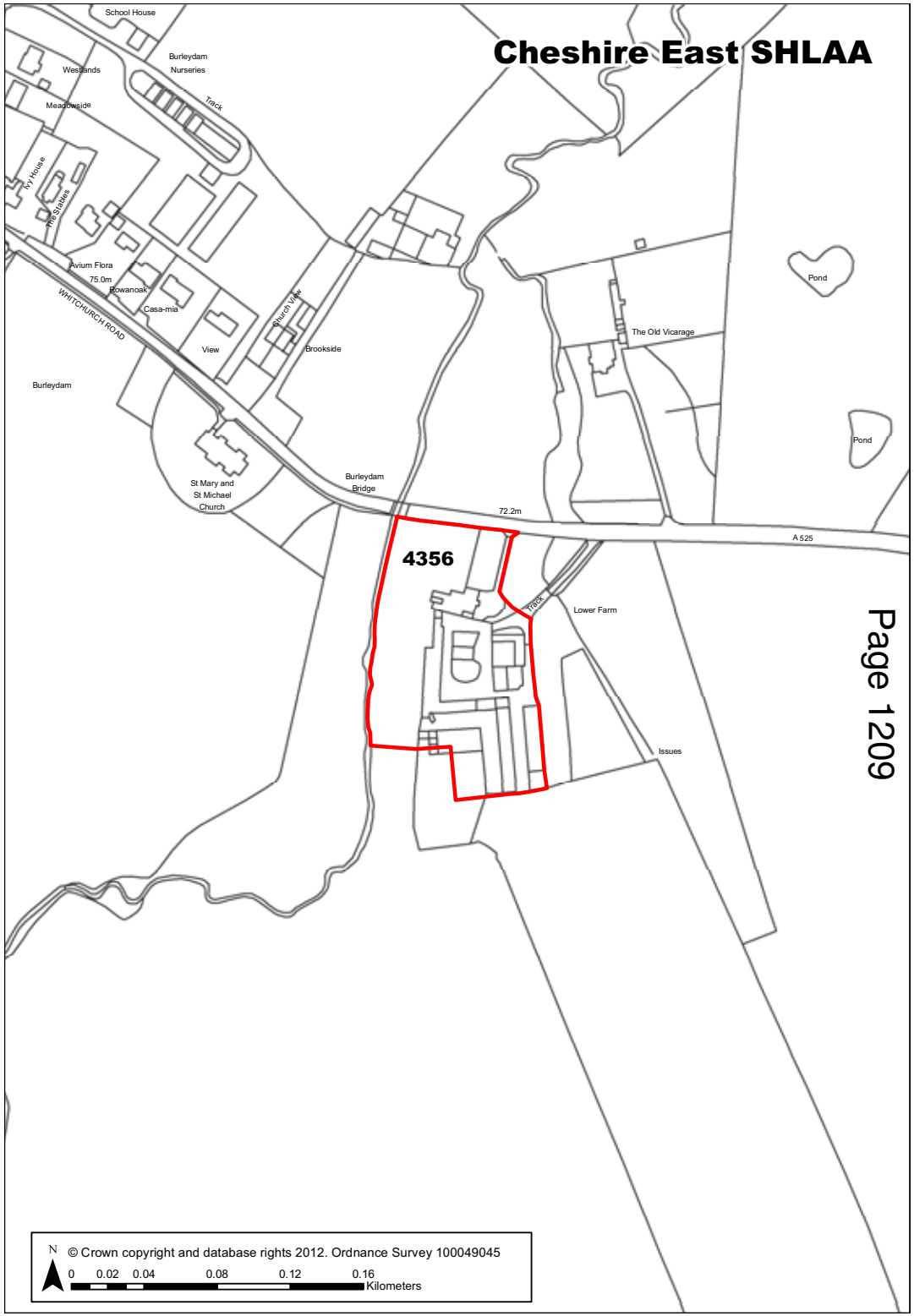


Ref	4356	Site Address	Lower Farm, WHITCHURCH ROAD, BURLEYDAM

Town / Rural	Rural	**Easting**	360823
		Northing	342454

Site Description	Red brick disused farm house, ancillary buildings and field, in various states of repair on edge of settlement off main road.
Character of Area	Edge of settlement, open countryside
Surrounding Land Uses	Rural village surrounded by open countryside. Brook forms western boundary, the A525 is the nothern boundary with the east and south comprising of fields.
Physical Constraints	Flood Risk Zone 3 (significant), busy main road with blind bend.
Policy Restrictions	Majority of site sits in a Hazardous Consultation Zone, Open Countryside.
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines. Consideration of biodiversity of the site. Flood risk assessment may be required due to site size. Consultation with the HSE regarding hazardous consultation zone.
Sustainability	Bus service on Whitechurch Road.
Accessibility	Access as agreed in current permission. The proposed access and visibility is considered acceptable to serve a small residential development as proposed.
Other Information	This proposed development is for the conversion of the range of traditional barns into 9 dwellings and the subdivision of the existing farmhouse into 2 dwellings.
Brownfield / Greenfield	Mixed
Suitability	Suitable
Availability	Available
Achievability	Achievable
Deliverability	Deliverable
Development Progress	Full Permission
Application Number:	12/3007N

Site Size Net (Ha)	1.11
Potential Capacity	11
Potential Net Capacity	10
Potential Density	9.91
Determination of Capacity	Based on current permission
Total Completions	0
Losses Completed	0
Remaining Losses	1
Current Year	0
Years 1-5	11
Years 6-10	0
Years 11-15	0

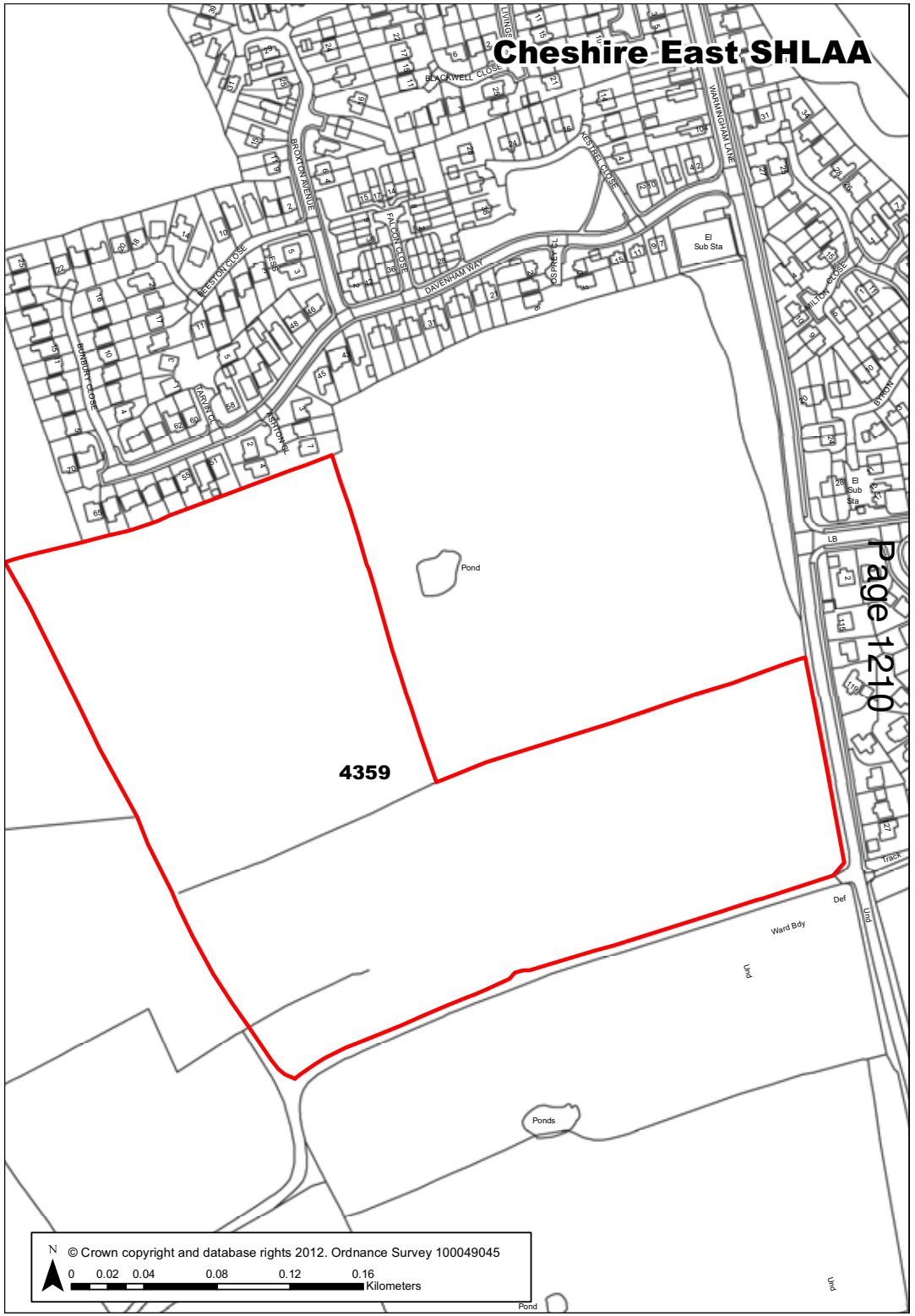


Ref 4359 **Site Address** LAND OFF, WARMINGHAM LANE, MIDDLEWICH

Town / Rural Middlewich **Easting** 370699 **Northing** 364168

Site Description	Fields. Flat.
Character of Area	Open countryside on the edge of a residential area
Surrounding Land Uses	Open countryside, residential
Physical Constraints	Line of trees across the site, some mature. Telegraph poles and overhead lines. Sections of hedgerow on the site. Not an area of flood risk.
Policy Restrictions	Open Countryside
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Transport Assessment likely to be required. Consideration of biodiversity of the site. Flood risk assessment may be required due to site size.
Sustainability	Edge of existing settlement.
Accessibility	Access as agreed in permission. Currently accessed from main road.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable
Availability	Available
Achievability	Achievable
Deliverability	Deliverable
Development Progress	Outline Permission
Application Number:	12/2685C

Site Size Net (Ha)	7.2
Potential Capacity	194
Potential Net Capacity	194
Potential Density	26.94
Determination of Capacity	Based on current permission
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	120
Years 6-10	74
Years 11-15	0

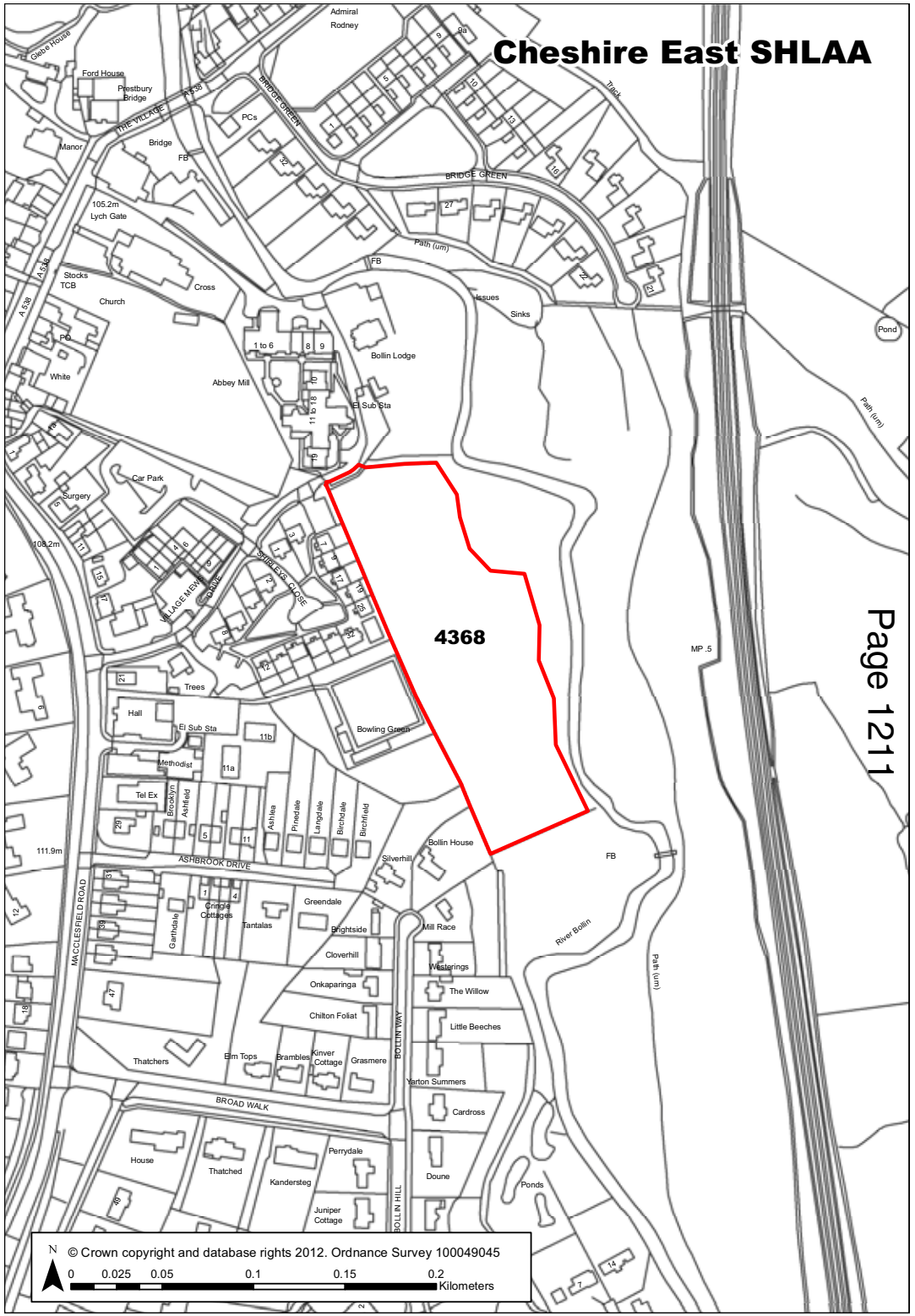


Ref	4368	Site Address	Land off Shirleys Drive, Prestbury.

Town / Rural	Prestbury	**Easting**	390231
		Northing	376716

Site Description	Open greenspace
Character of Area	Semi-rural, edge of settlement.
Surrounding Land Uses	Residential and bowling green.
Physical Constraints	Public footpath across the site. River Bollin flows behind the site, hence potential flood risk.Trees.
Policy Restrictions	Adjacent to Conservation Area. Adjacent to flood risk area. Green Belt.
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consideration of biodiversity of the site. Flood risk assessment may be required due to site size. Consultation with PROW officer. Consideration of historic environment.
Sustainability	Edge of existing village.
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	1.41
Potential Capacity	43
Potential Net Capacity	43
Potential Density	30.5
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	43
Years 11-15	0

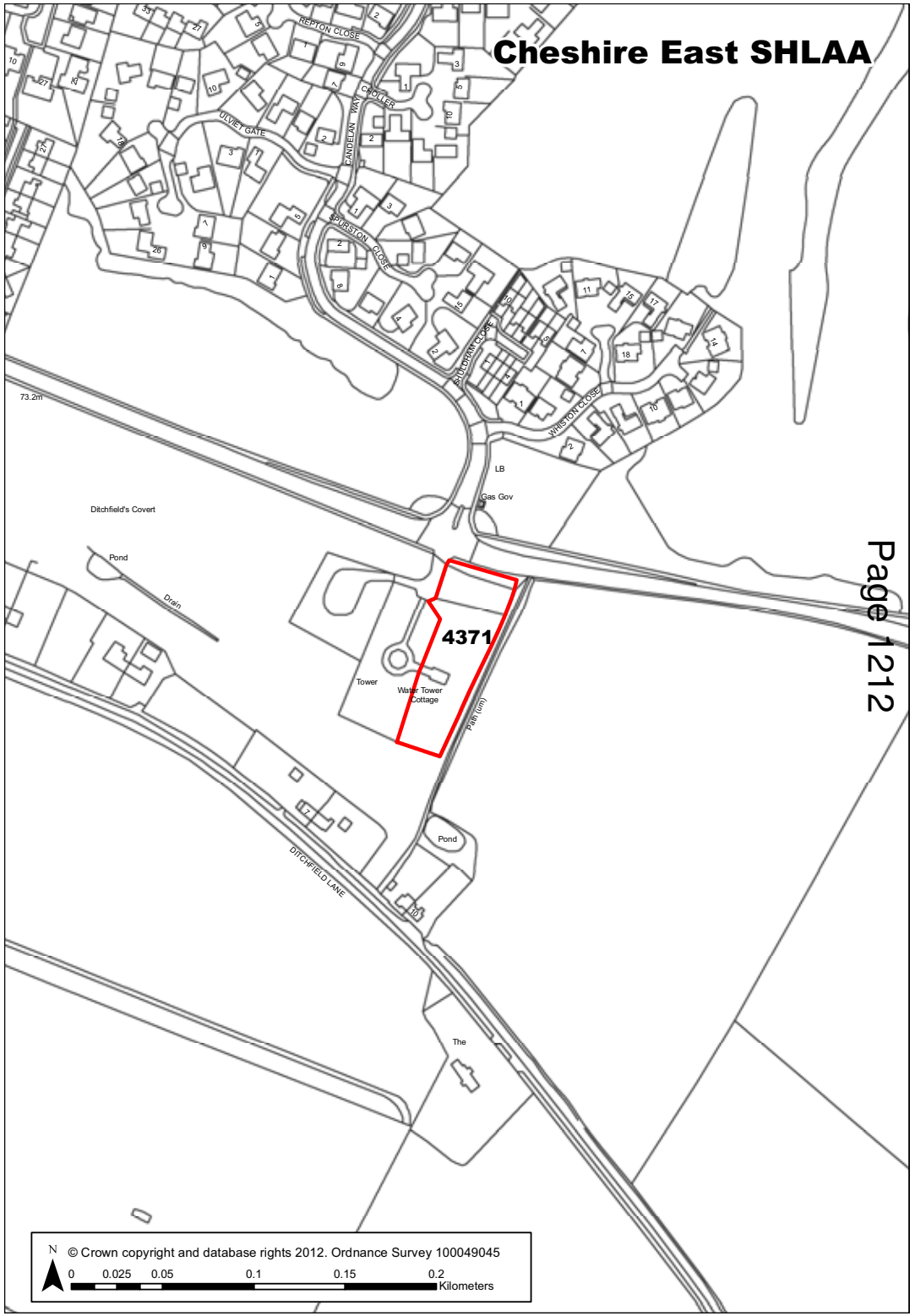


Ref	4371	Site Address	Land at water Tower Cottage, Warrington Road, High Legh, Knutsford

Town / Rural	Rural	**Easting**	370414
		Northing	383463

Site Description	Flat, domestic-scale grassed area within curtilege of tower and adjacent cottage, and a fenced, wilder area of trees closer to the road
Character of Area	Agricultural and residential.
Surrounding Land Uses	Agricultural and residential, wood, water tower with sign reading "High Legh Booster Water Pumping Station - Danger"
Physical Constraints	Water tower may be of heritage merit. Safety / operational concerns regarding the water pumping station. Footpath adjacent to site. Buildings and trees on site. Flood zone 1 - little or no risk. Adjacent wooded area. Site appears to be flat.
Policy Restrictions	Green Belt.
Managing Constraints	Consideration of biodiversity. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
Sustainability	Site is not considered sustainably located.
Accessibility	Access is possible from the main road.
Other Information	
Brownfield / Greenfield	Mixed
Suitability	Suitable - with policy change
Availability	Not Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	0.33
Potential Capacity	10
Potential Net Capacity	9
Potential Density	30.3
Determination of Capacity	Density mulitplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0

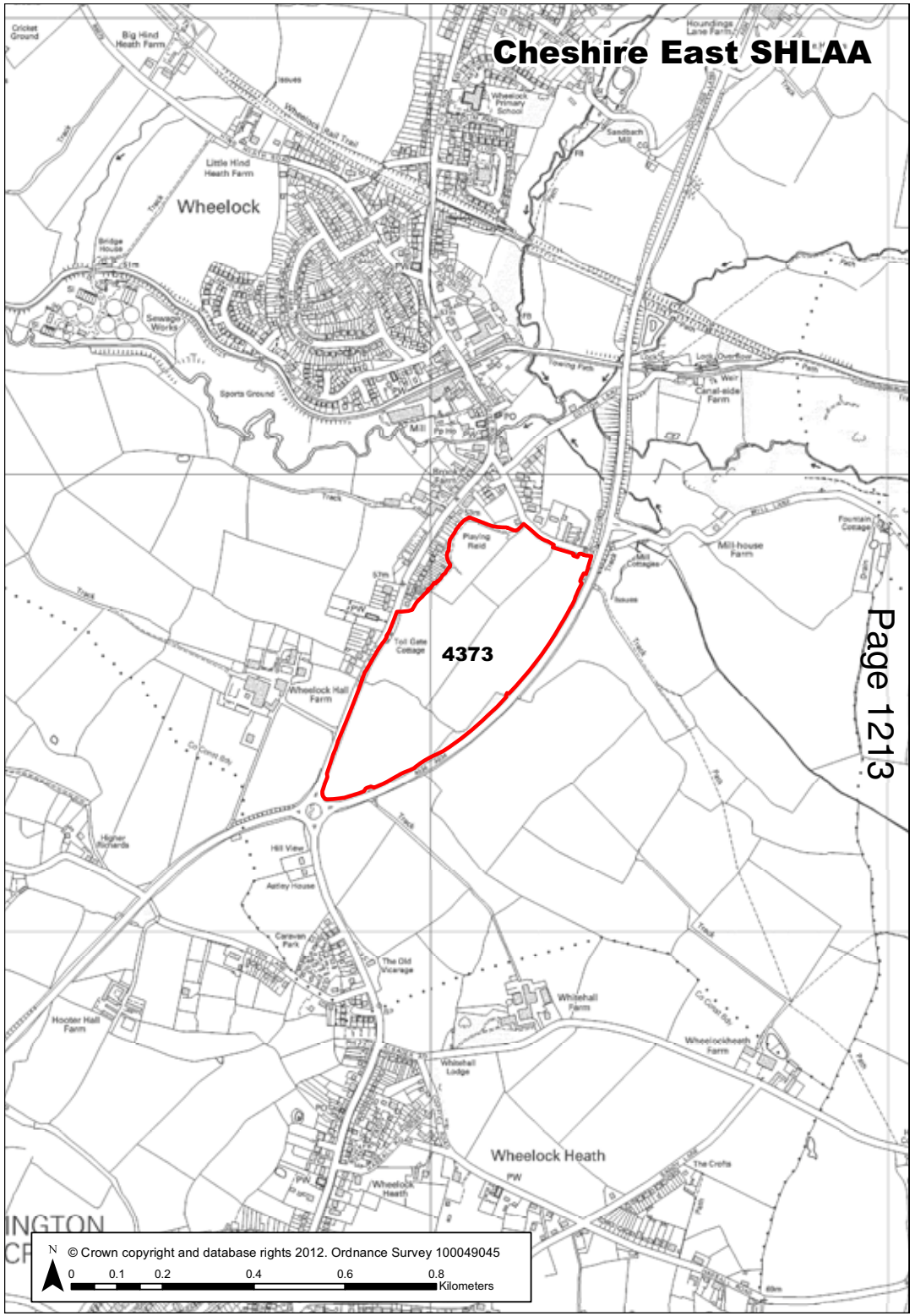


Ref	4373	Site Address	Land to the west of A534 Wheelock Bypass, Sandbach

Town / Rural	Sandbach - Edge / Extension	**Easting**	375055
		Northing	358610

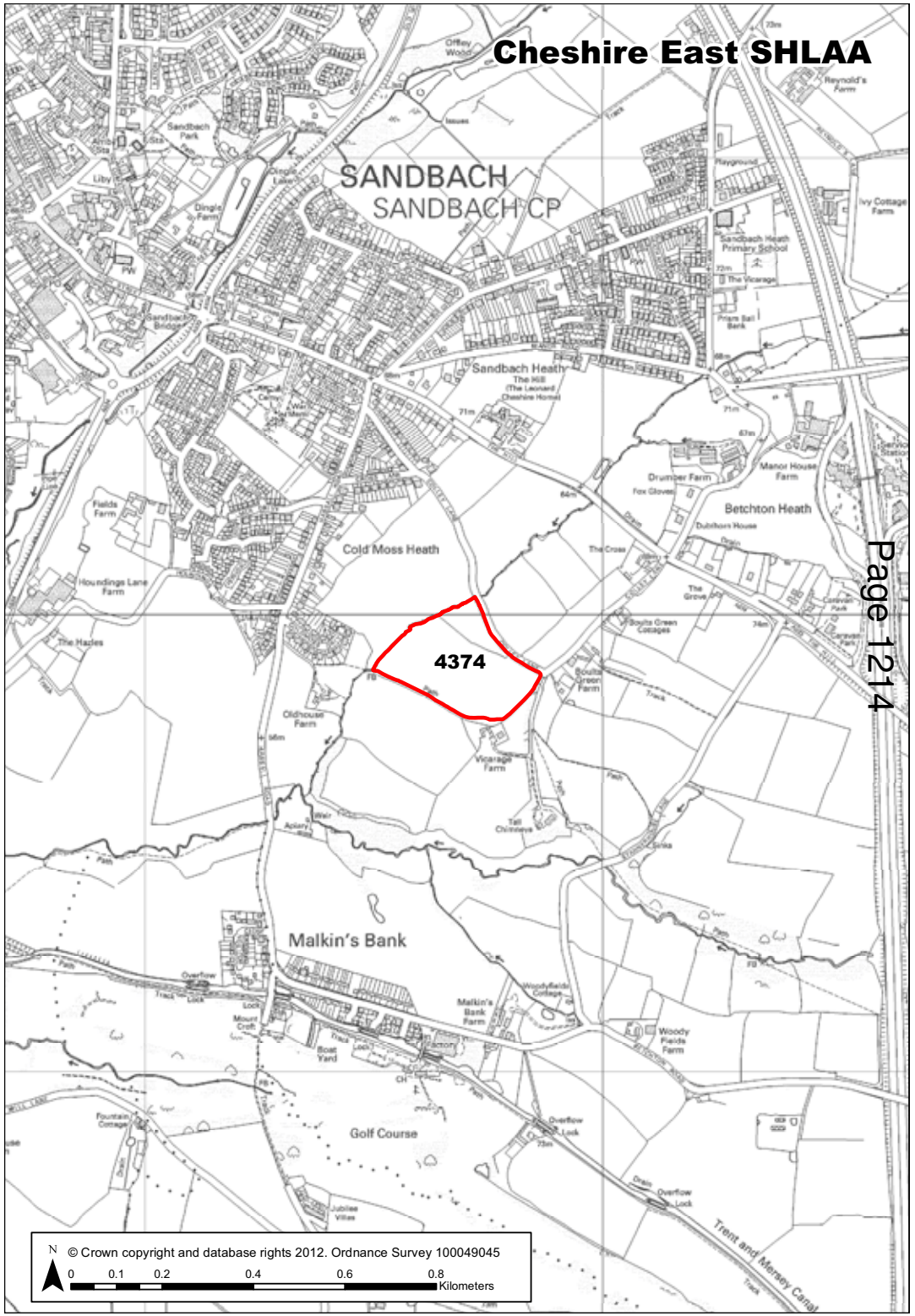
Site Description	Fields and playing field.
Character of Area	Open countryside/edge of built-up area.
Surrounding Land Uses	Residential and open countryside.
Physical Constraints	Slightly higher than surrounding land. Mature hedges and trees.
Policy Restrictions	Open Countryside. Contains a playing field. Partially covered by Strategic Open Gap as identified in Development Strategy.
Managing Constraints	Retention or replacement of playing field. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.Transport Assessment likely to be required. Consideration of biodiversity of the site. Flood risk assessment may be required due to site size.
Sustainability	Edge of Wheelock. Bus Services on Crewe Road.
Accessibility	Access to be discussed with highways. Existing cycle path.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Marginal / Uncertain
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	17.11
Potential Capacity	250
Potential Net Capacity	250
Potential Density	14.61
Determination of Capacity	Alternative site in the Development Strategy
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	125
Years 11-15	125



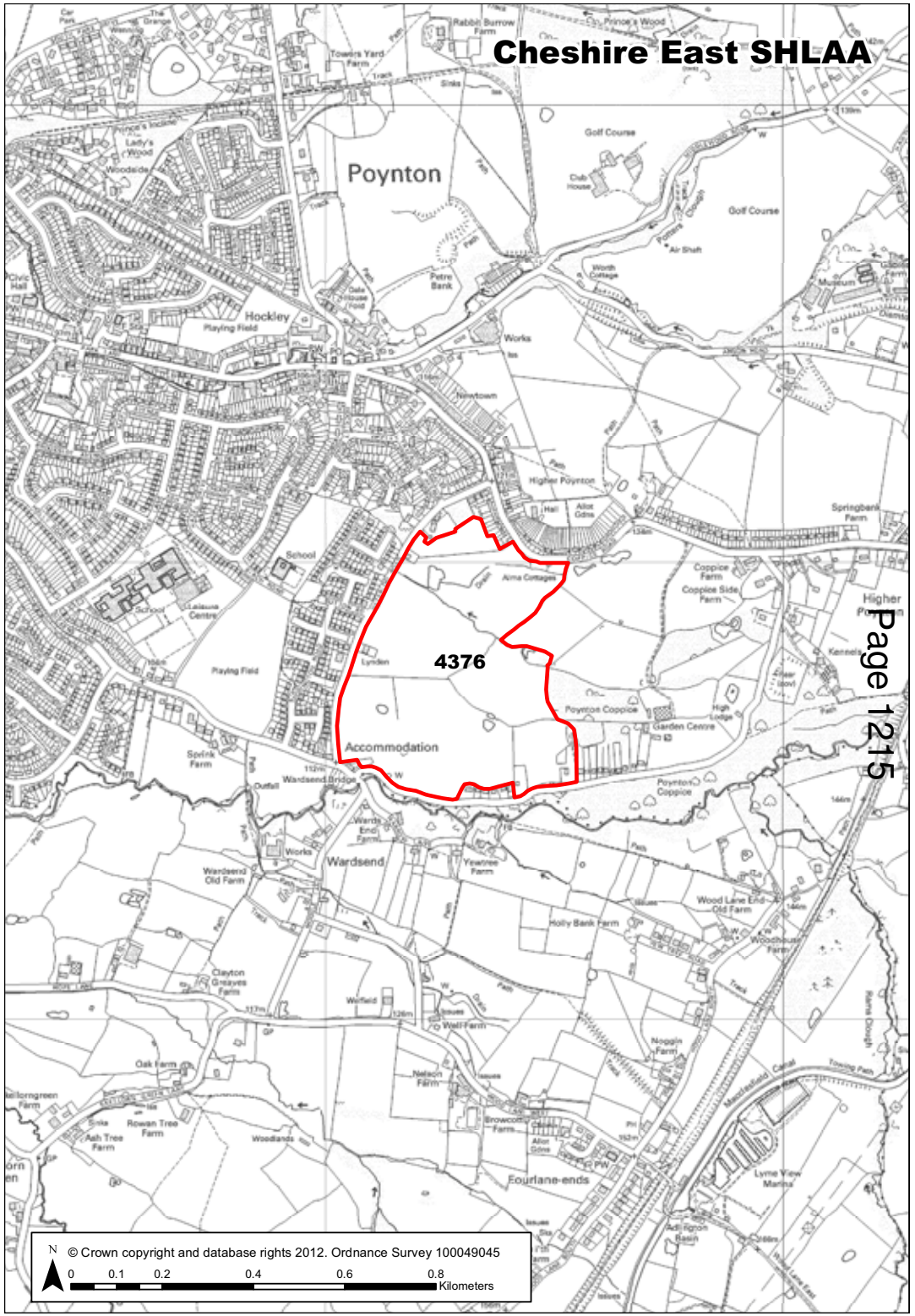
Ref 4374 Site Address Sandbach Heath

Town / Rural	Sandbach - Edge / Extension	**Easting** 376690	**Northing** 359891
Site Description	Agricultural land.	**Site Size Net (Ha)**	5.31
Character of Area	Rural.	**Potential Capacity**	152
Surrounding Land Uses	Agricultural land.	**Potential Net Capacity**	152
Physical Constraints	Trees and hedges within site. Footpath to site boundary.		
Policy Restrictions	Open countryside.	**Potential Density**	28.63
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Transport Assessment likely to be required. Consideration of biodiversity of the site. Flood risk assessment may be required due to site size. Consultation with PROW officer.	**Determination of Capacity**	Based on Development Strategy
Sustainability	Site is not considered sustainably located.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 4376 **Site Address** Land to the west of Poynton Coppice

Town / Rural	Poynton - Edge / Extension	**Easting** 393288	**Northing** 382755
Site Description	Undulating arable fields.	**Site Size Net (Ha)**	22.4
Character of Area	Open countryside.	**Potential Capacity**	670
Surrounding Land Uses	Agricultural and residential.	**Potential Net Capacity**	670
Physical Constraints	Adjacent to Poynton Coppice. Trees and hedges on site. Properties within the site. Potential flood risk area. Footpaths across site.		
Policy Restrictions	Green Belt.	**Potential Density**	29.91
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Transport Assessment likely to be required. Consideration of biodiversity of the site. Flood risk assessment may be required. Consultation with the PROW officer.	**Determination of Capacity**	Based on Development Strategy
Sustainability	Close to a school and leisure centre. Bus routes on Waterloo Road and Coppice Road.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	125
Development Progress	SHLAA Site	**Years 11-15**	250
Application Number:			



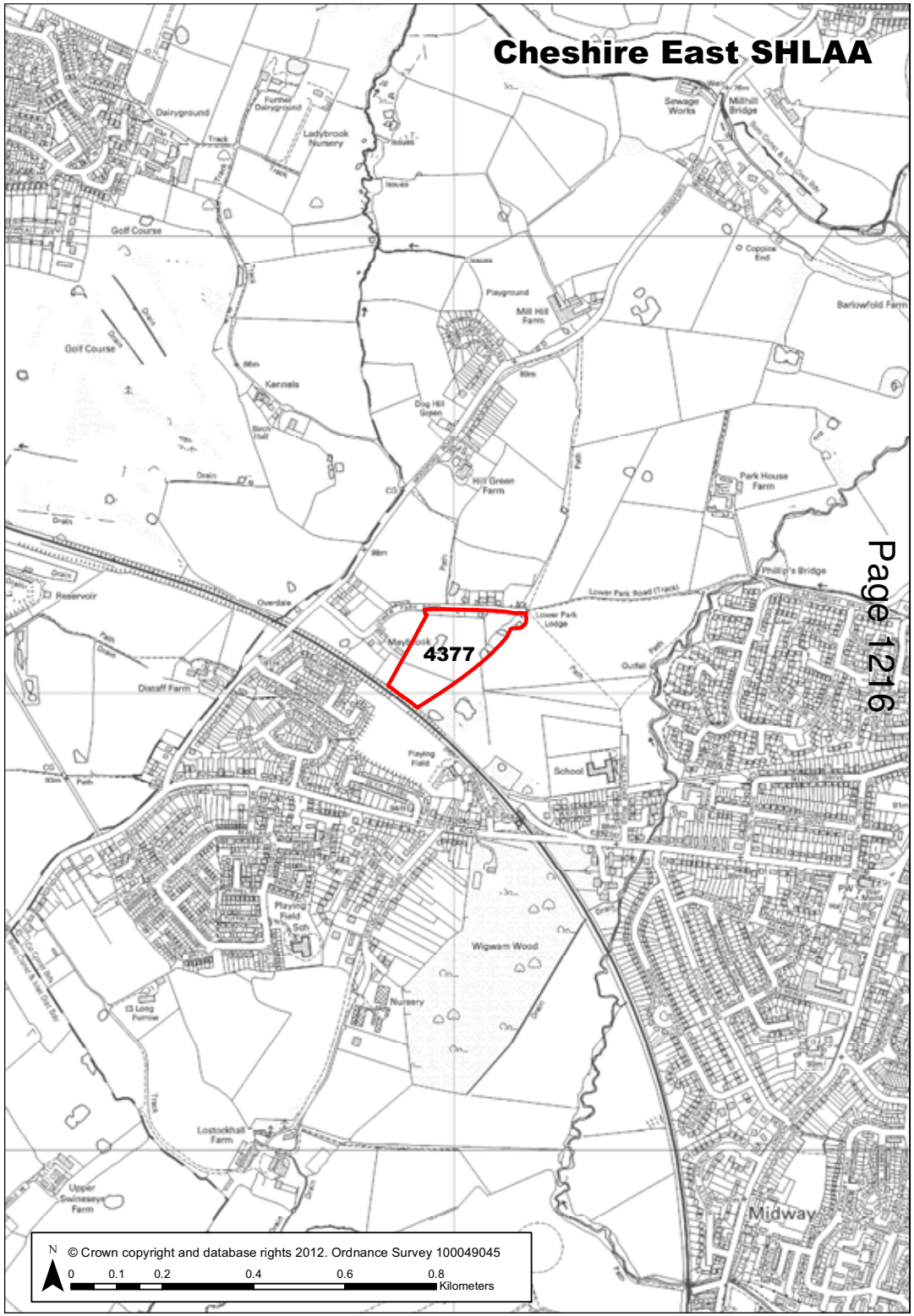
Ref	4377	Site Address	Land to the south of Lower Park Road, Poynton

Town / Rural	Poynton - Edge / Extension	**Easting**	390992
		Northing	384094

Site Description	Agricultural fields
Character of Area	Agricultural, residential
Surrounding Land Uses	Agricultural and residential
Physical Constraints	Trees and hedges on site. Pond on site. Buildings on site.
Policy Restrictions	Green Belt
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Transport Assessment likely to be required. Consideration of biodiversity of the site. Flood risk assessment may be required.
Sustainability	School and playing fields nearby. Scale of development in wider area could create a sustainable community, providing appropriate services and infrastructure are provided. Retention of existing properties.
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	3.45
Potential Capacity	104
Potential Net Capacity	104
Potential Density	
Determination of Capacity	Density multiplier

Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	90
Years 11-15	14

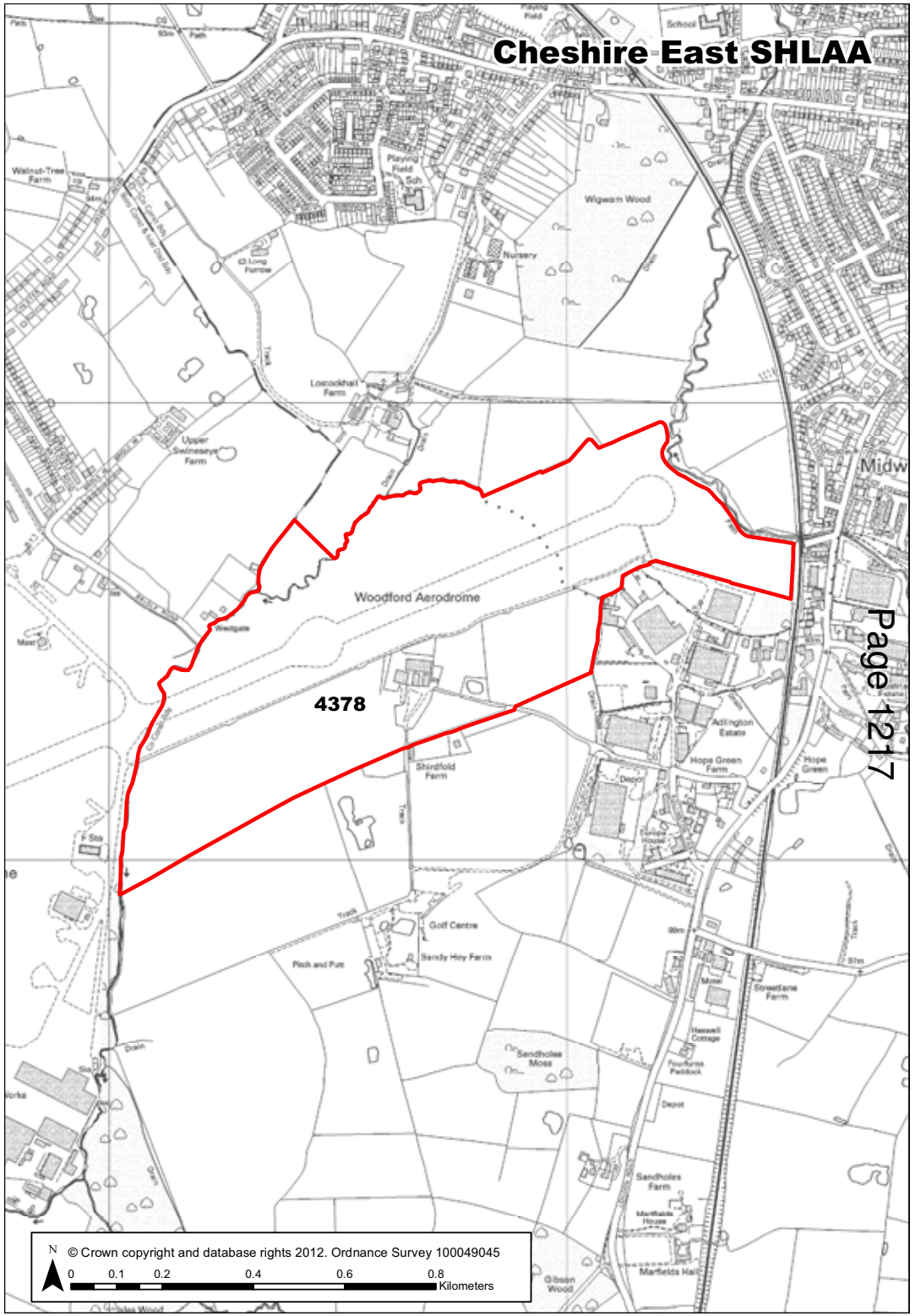


Ref 4378 Site Address Woodford Aerodrome, Poynton

Town / Rural	Poynton - Edge / Extension	**Easting**	390669
		Northing	382495

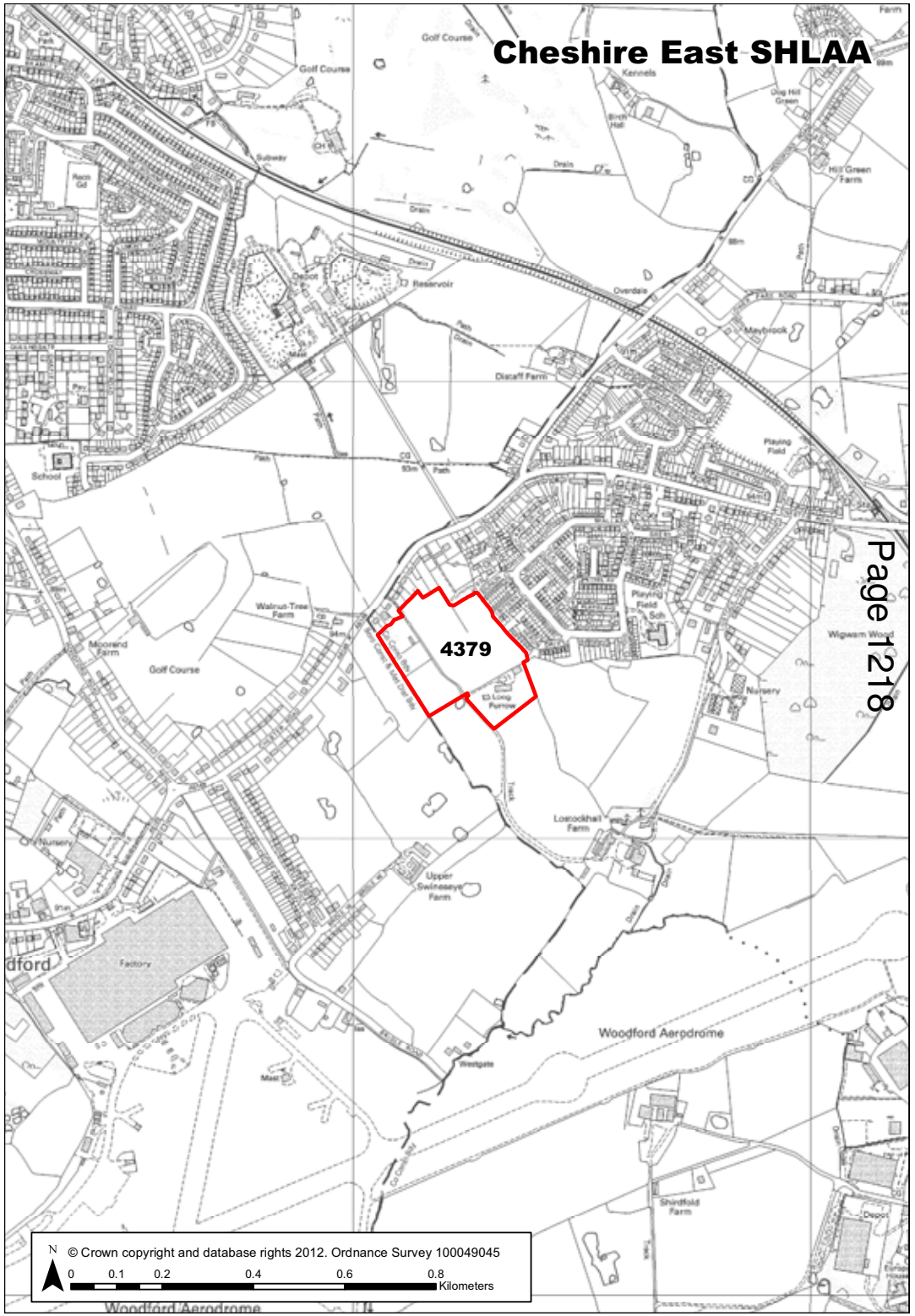
Site Description	Woodford Aerodrome. Airfield on edge of local authority boundary
Character of Area	Open Countryside
Surrounding Land Uses	Agricultural, industrial, residential and golf course
Physical Constraints	Potential contamination, potential existing airfield infrastructure.
Policy Restrictions	Green Belt. To east, site includes Indicative Flood Risk Area and land safeguarded for proposed new road
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.Transport Assessment likely to be required. Consideration of biodiversity of the site. Flood risk assessment may be required. Consultation with Contaminated Land officer.
Sustainability	Site is not currently considered sustainable, however, scale of development could create a sustainable community, providing appropriate services and infrastructure are provided.
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Mixed
Suitability	Not Suitable
Availability	Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	60.45
Potential Capacity	1814
Potential Net Capacity	1814
Potential Density	30.01
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



Ref 4379 Site Address Land to south of Cheser Road, Poynton

Town / Rural	Poynton	**Easting** 390232	**Northing** 383398
Site Description	Fields to rear of housing estate. Arable, furrow, footpath, some trees.	**Site Size Net (Ha)**	6.36
Character of Area	Agricultural, fields	**Potential Capacity**	191
Surrounding Land Uses	Residential, agricultural	**Potential Net Capacity**	191
Physical Constraints	Trees, access		
Policy Restrictions	Footpath. Green Belt. South-western corner is safeguarded for proposed new road	**Potential Density**	30.03
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Transport Assessment likely to be required. Consideration of biodiversity of the site. Flood risk assessment may be required due to site size.	**Determination of Capacity**	Density multiplier
Sustainability	School and railway are close by		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Mixed	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

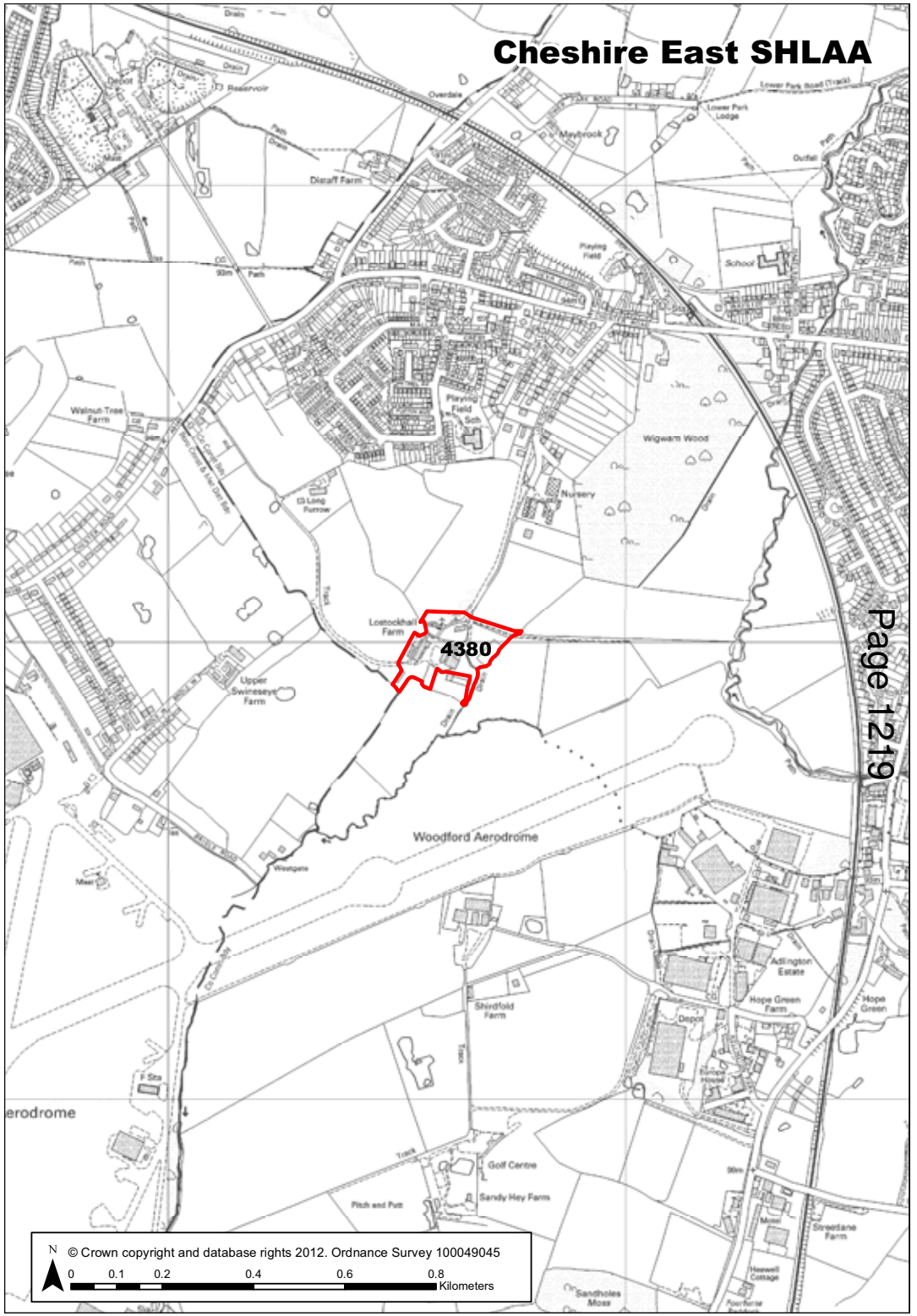


Ref 4380 Site Address Lostock Hall Farm, Poynton

Town / Rural	Poynton - Edge / Extension	**Easting** 390620	**Northing** 382986

Site Description	Farm house set within fields.
Character of Area	Open countryside.
Surrounding Land Uses	Residential, woodland, agriculture.
Physical Constraints	Railway, woodland, flood risk. Listed Building. Footpaths through site. Proximity to former Woodford Aerodrome and future development site.
Policy Restrictions	Green Belt.
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consideration of biodiversity of the site. Flood risk assessment may be required due to site size. Consideration of historic environment. Consultation with PROW officer.
Sustainability	Site is not considered sustainably located.
Accessibility	Access to be disccused with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Available
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	2.69
Potential Capacity	81
Potential Net Capacity	81
Potential Density	30.11
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0

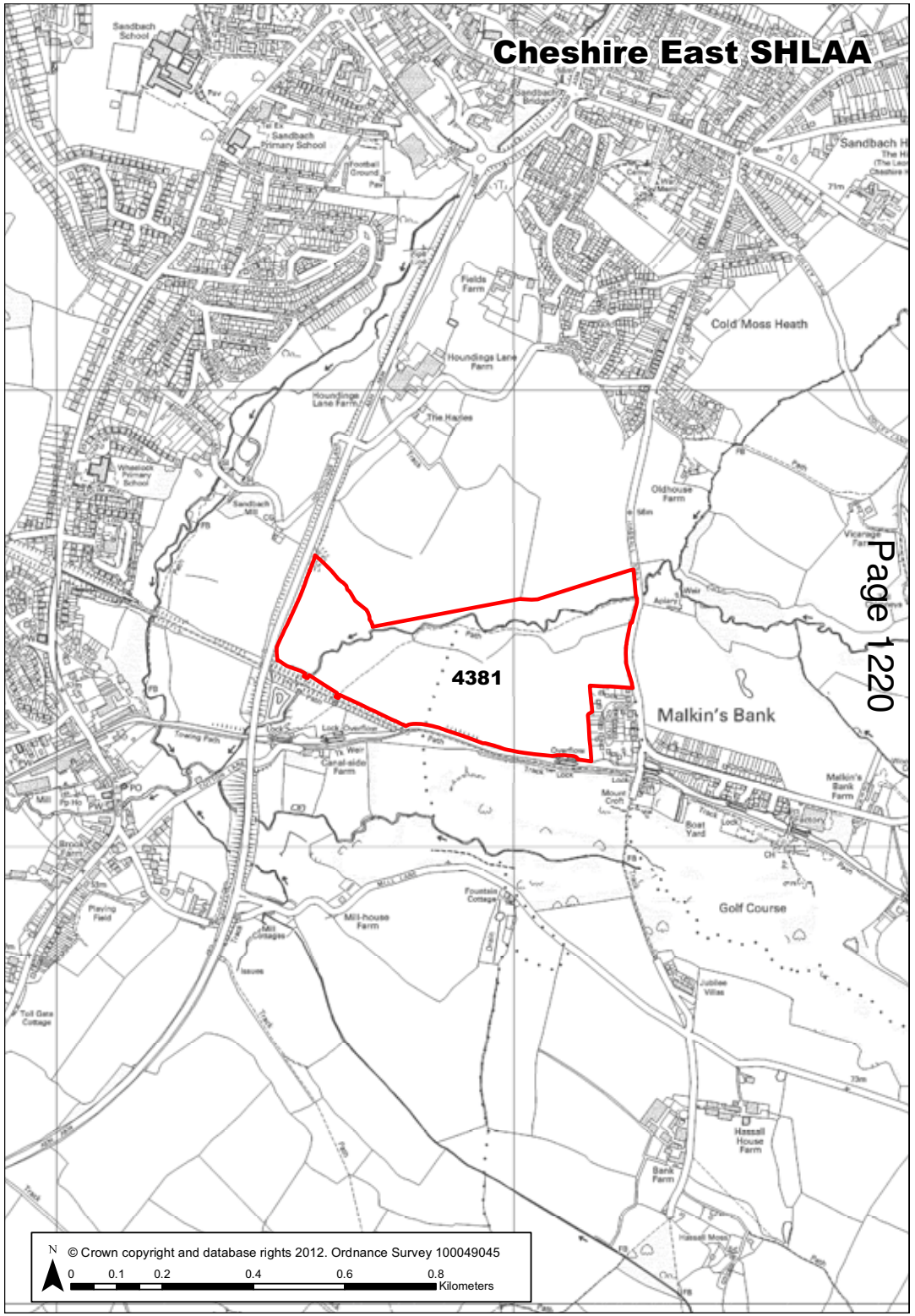


Ref	4381	Site Address	Land between Hassall Road and A534, Sandbach

Town / Rural	Sandbach - Edge / Extension	**Easting**	375909
		Northing	359406

Site Description	Undulating fields, river.
Character of Area	Hamlet within countryside.
Surrounding Land Uses	Residential, open countryside.
Physical Constraints	Site drops steeply to river; includes hedgerows; varied topography throughout; mature trees; stream; telegraph poles and overhead lines; adjacent to main road to the west, potentially with air quality and noise impacts. Footpath through site. Wheelock Rail Trail to south of site.
Policy Restrictions	Adjacent to Site of Biological Importance, bordered by a Conservation Area, Protected Area of Open Space / Recreational Facility. Public Right of Way, Main River, Canal, Wildlife Corridor, Open Countryside
Managing Constraints	Retention or replacement of protected area of open space. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Transport Assessment likely to be required. Consideration of biodiversity of the site, including protection of wildlife corridor. Flood risk assessment may be required. Consideration of historic environment. Consultation with PROW officer. Consideration of layout or relocation or removal of overhead lines. Noise assessment may be required. Air quality assessment may be required.
Sustainability	Site is not currently considered sustainable, however, scale of development could create a sustainable community, providing appropriate services and infrastructure are provided.
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Marginal / Uncertain

Site Size Net (Ha)	20.33
Potential Capacity	610
Potential Net Capacity	610
Potential Density	30
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0



Ref	4381	Site Address	Land between Hassall Road and A534, Sandbach

Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

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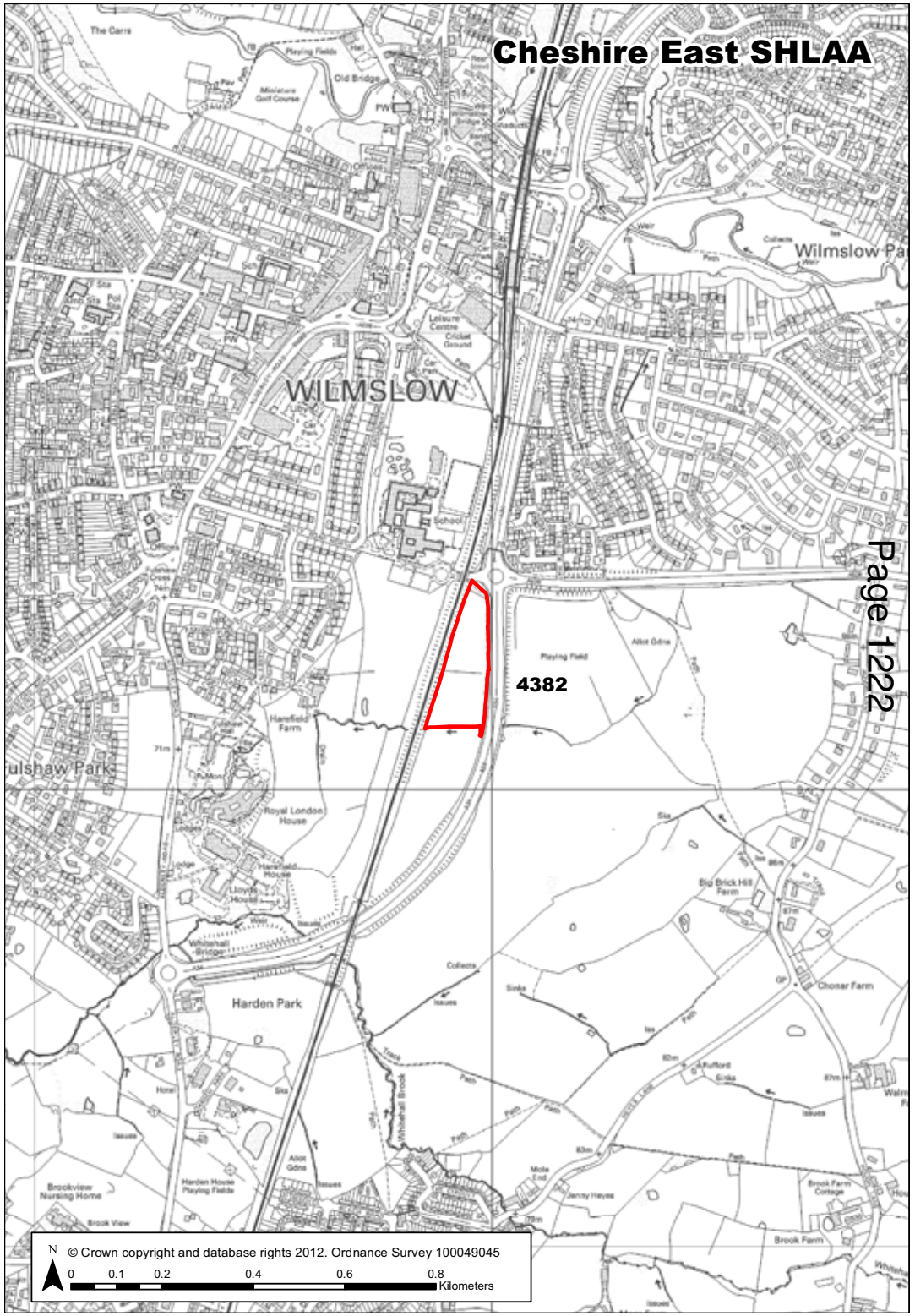
Ref	4382	Site Address	Land between A34 and the railway, Wilmslow

Town / Rural	Wilmslow - Edge / Extension	**Easting**	384942
		Northing	380265

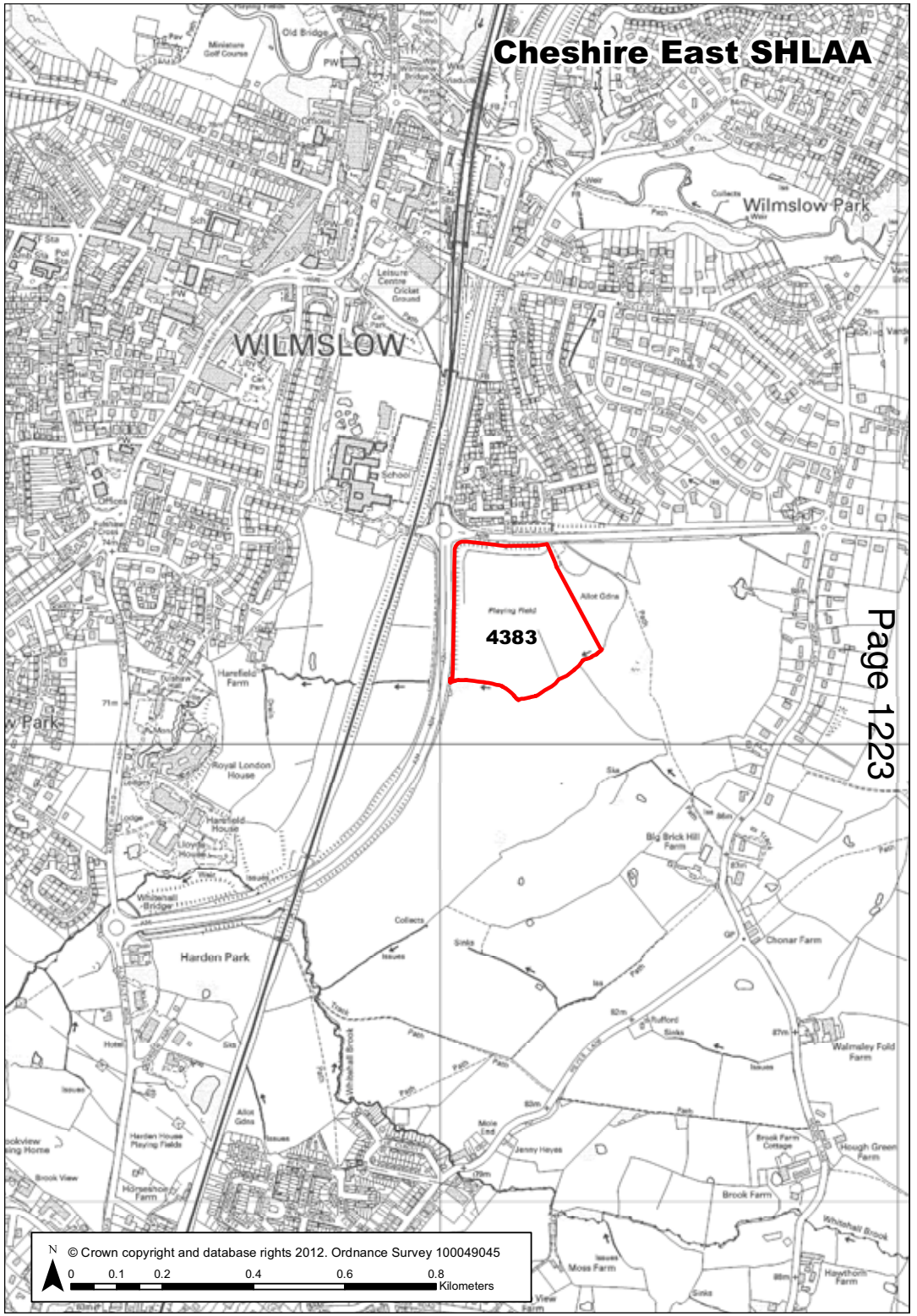
Site Description	School car park and adjacent flat field.
Character of Area	Edge of settlement, bypass and fields.
Surrounding Land Uses	Adjacent to raised section of railway, school and A34 bypass. Residential area slight distance away.
Physical Constraints	Bounded by railway and bypass, which may give rise to noise and air quality problems. Edged by mature trees to the south.
Policy Restrictions	Green Belt, Playing Fields.
Managing Constraints	Retention or replacement of playing fields. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Transport Assessment likely to be required. Consideration of biodiversity of the site. Flood risk assessment may be required due to site size. Noise assessment likely to be required (rail and road). Air quality assessment likely to be required.
Sustainability	School nearby.
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Mixed
Suitability	Not Suitable
Availability	Marginal / Uncertain
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	2.72
Potential Capacity	82
Potential Net Capacity	82
Potential Density	
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0



Ref 4383 **Site Address** Playing field to south of A538, Wilmslow

Town / Rural	Wilmslow - Edge / Extension	**Easting** 385165	**Northing** 380273
Site Description	Playing field.	**Site Size Net (Ha)**	8.24
Character of Area	Edge of settlement.	**Potential Capacity**	248
Surrounding Land Uses	School, residential, major roads, allotments and open countryside.	**Potential Net Capacity**	248
Physical Constraints	Large puddles/pond. Mature trees across site. Lined by hedges. Bounded by major roads on two sides which form barriers to nearby residential area and its amenities. Partly raised above adjacent roads.		
Policy Restrictions	Green Belt, playing fields	**Potential Density**	
Managing Constraints	Retention or replacement of playing fields. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Transport Assessment likely to be required. Consideration of biodiversity of the site. Flood risk assessment may be required due to site size.	**Determination of Capacity**	Density multiplier
Sustainability	High school nearby.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Not Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

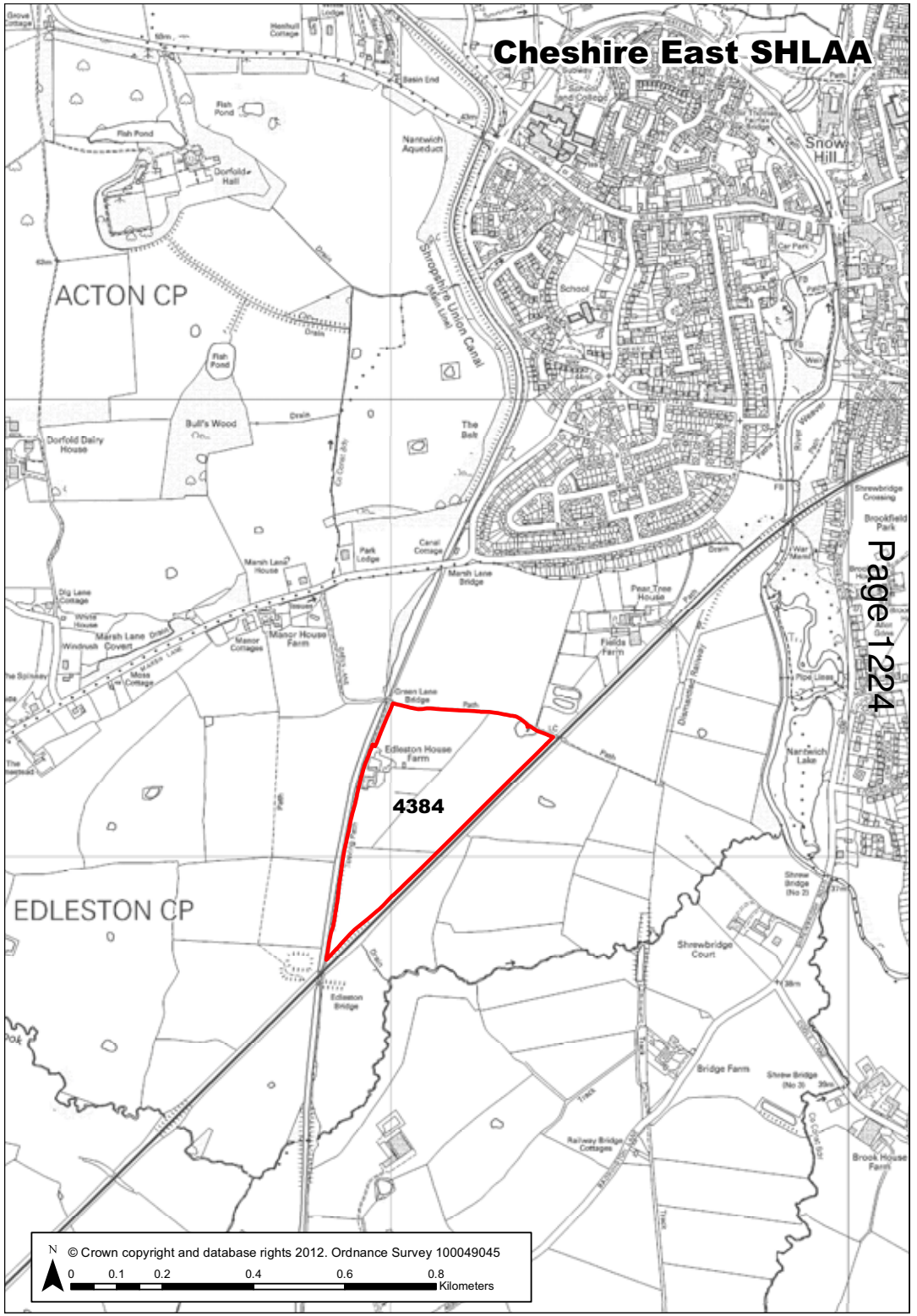


Ref 4384 Site Address Edleston House Farm, Nantwich

Town / Rural	Nantwich - Edge / Extension	**Easting** 364069	**Northing** 351127

Site Description	Triangular. Fields and farm house with canal to the western boundary and railway to the east. Path along north. Open fields, mature trees. South of Nantwich
Character of Area	Open countryside
Surrounding Land Uses	Agriculture
Physical Constraints	Fields and farm house with canal to the western boundary and railway to the east. Path along north. Open fields. Mature trees on site. Access to be addressed. Flood risk.
Policy Restrictions	Open cpuntryside.
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Transport Assessment likely to be required. Consideration of biodiversity of the site. Flood risk assessment may be required. Consultation with the PROW officer.
Sustainability	Site is not considered sustainable.
Accessibility	Access to be discussed with Highways, currently via a single-track lane.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Marginal / Uncertain
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	11.77
Potential Capacity	354
Potential Net Capacity	354
Potential Density	30.08
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0

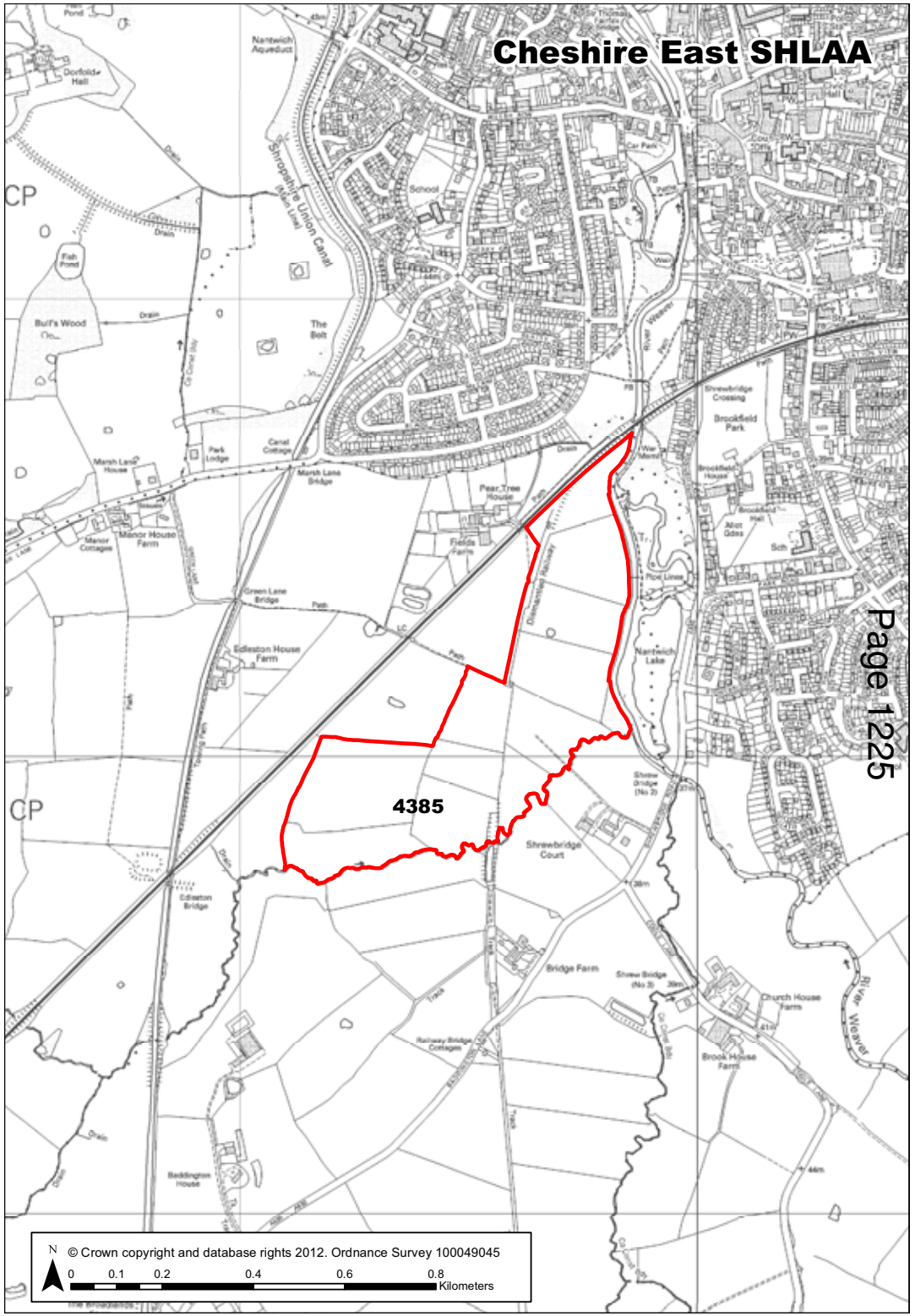


Ref	4385	Site Address	Land between Nantwich Lake and the Railway, Nantwich

Town / Rural	Nantwich - Edge / Extension	**Easting**	364540
		Northing	351095

Site Description	Fields to west of Nantwich lake. Railway bounds the site along the north/west boundary. Dismantled railway runs through the site.
Character of Area	Edge of settlement.
Surrounding Land Uses	Residential, agricultural, leisure and railway.
Physical Constraints	Nantwich Lake and River Weaver adjacent to the site. Dismantled railway into site. Railway to the north of the site. Paths through the site. Access to the site would need to be addressed. Pipeline to the east.
Policy Restrictions	Ajdacent to floodplain to south-east. Adjacent to Green Corridor. Open countryside.
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Transport Assessment likely to be required. Consideration of biodiversity of the site. Flood risk assessment may be required. Noise assessment likely to be required (rail noise). Consultation with the PROW officer.
Sustainability	Site is not currently considered sustainable, however, scale of this development could create a sustainable community, providing appropriate services and infrastructure are provided.
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Not Suitable
Availability	Marginal / Uncertain
Achievability	Not Achievable
Deliverability	Not currently developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	27.94
Potential Capacity	839
Potential Net Capacity	839
Potential Density	30.03
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	0
Years 11-15	0

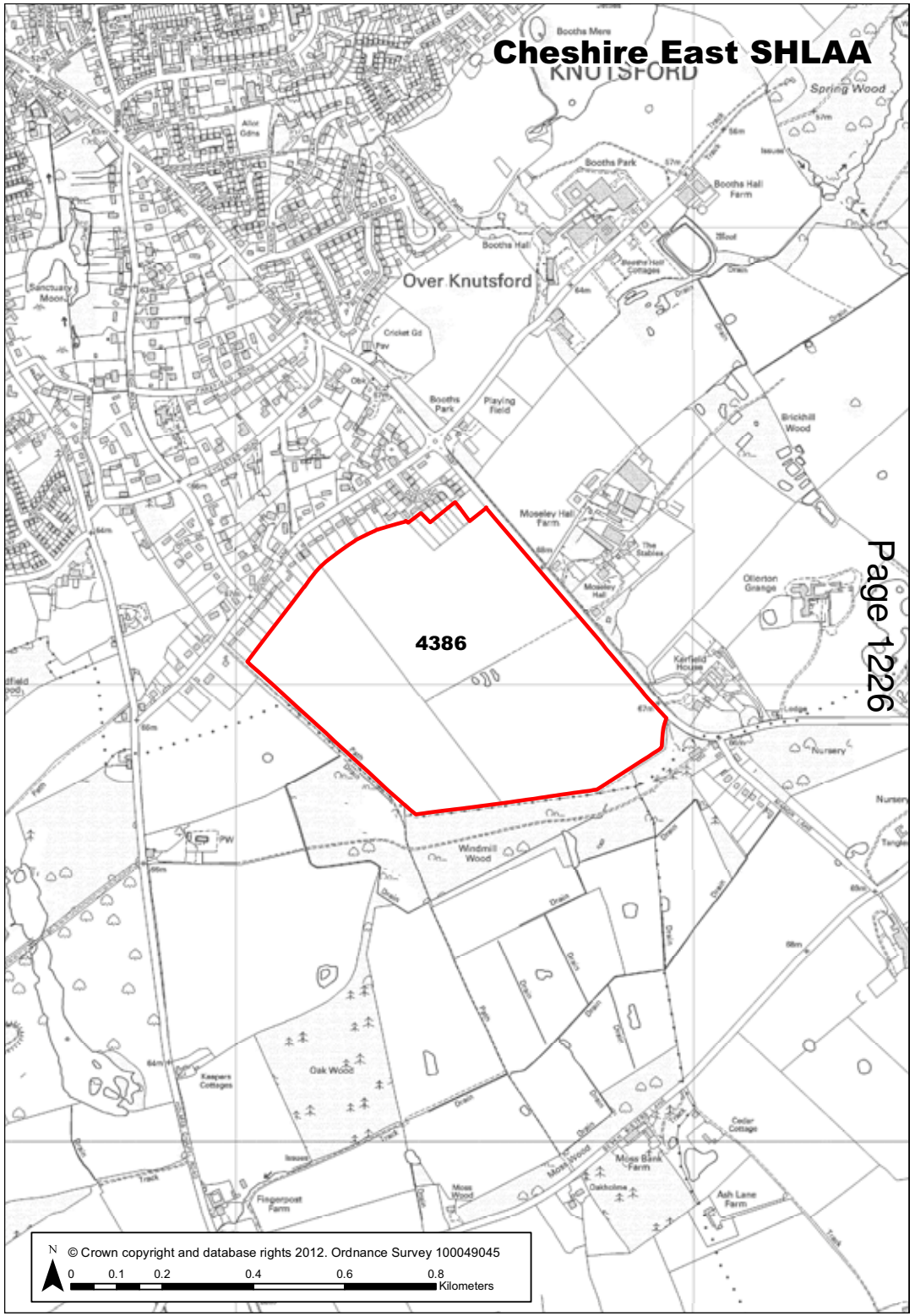


Ref	4386	Site Address	Land between Gough's Lane and Clelford Road

Town / Rural Rural **Easting** 376484 **Northing** 377031

Site Description	Flat agricultural land and some garden extensions along the Chelford Rd, next to main road.
Character of Area	Residential / Open countryside.
Surrounding Land Uses	Residential.
Physical Constraints	Mature trees along carriage way. Near to Conservation Area. Site includes some areas that appear to be rear gardens to properties on Gough's Lane.
Policy Restrictions	Green Belt, next to site of nature conservation.
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consideration of biodiversity. Transport Assessment likely to be reuqired. Flood risk assessment may be required due to site size. Consideration of histroic environment.
Sustainability	Site is not currently considered sustainable, however, scale of development could create a sustainable community, providing appropriate services and infrastructure are provided.
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Marginal / Uncertain (part known to be
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	38.4
Potential Capacity	576
Potential Net Capacity	576
Potential Density	15
Determination of Capacity	Based on character of the area.
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	125
Years 11-15	250

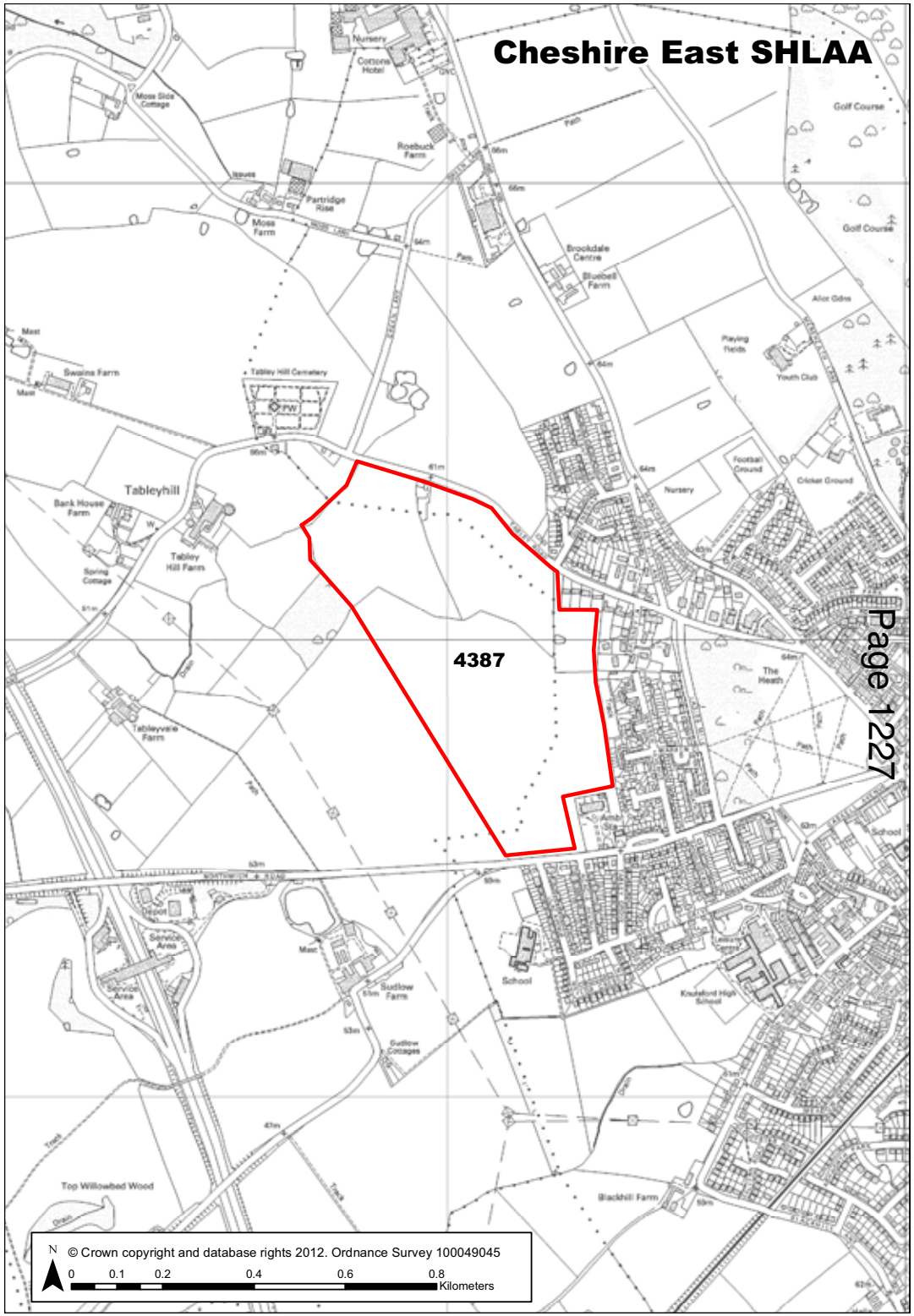


Ref	4387	Site Address	Land between Northwich Road and Tabley Road, Knutsford

Town / Rural	Knutsford - Edge / Extension	**Easting**	374058
		Northing	378985

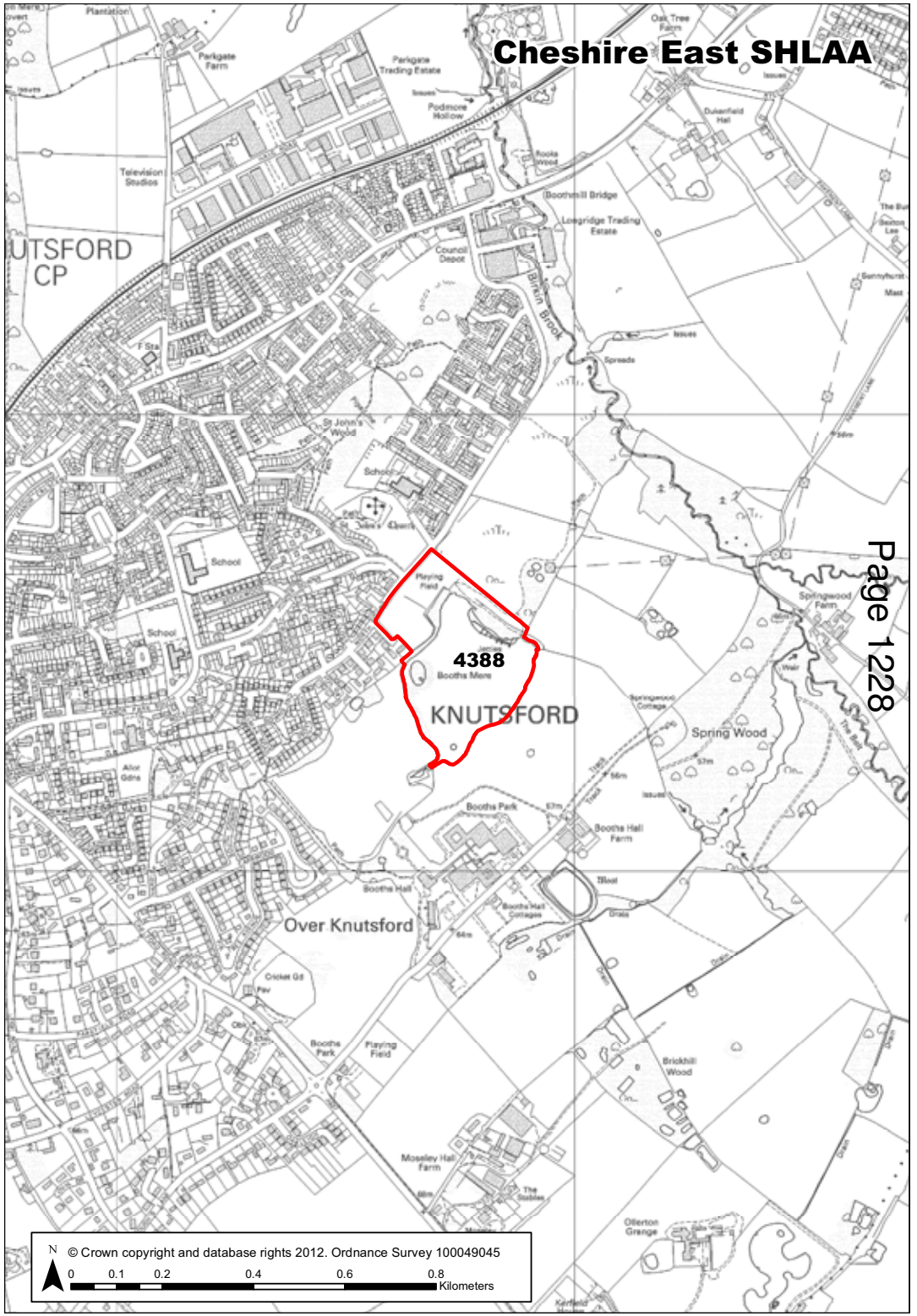
Site Description	Fields in agricultural use and grazing.
Character of Area	Residential/countryside edge.
Surrounding Land Uses	Residential and open countryside.
Physical Constraints	Includes cottage of potential heritage merit; farm buildings; hedgerows and mature trees.
Policy Restrictions	Green Belt
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Flood risk assessment may be required due to site size. Consideration of historic environment.
Sustainability	Bus services available on both Tabley Road and Northwich Road. Scale of development could create a sustainable community, providing appropriate services and infrastructure are provided.
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Available
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	31.45
Potential Capacity	944
Potential Net Capacity	944
Potential Density	30.02
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	125
Years 11-15	250



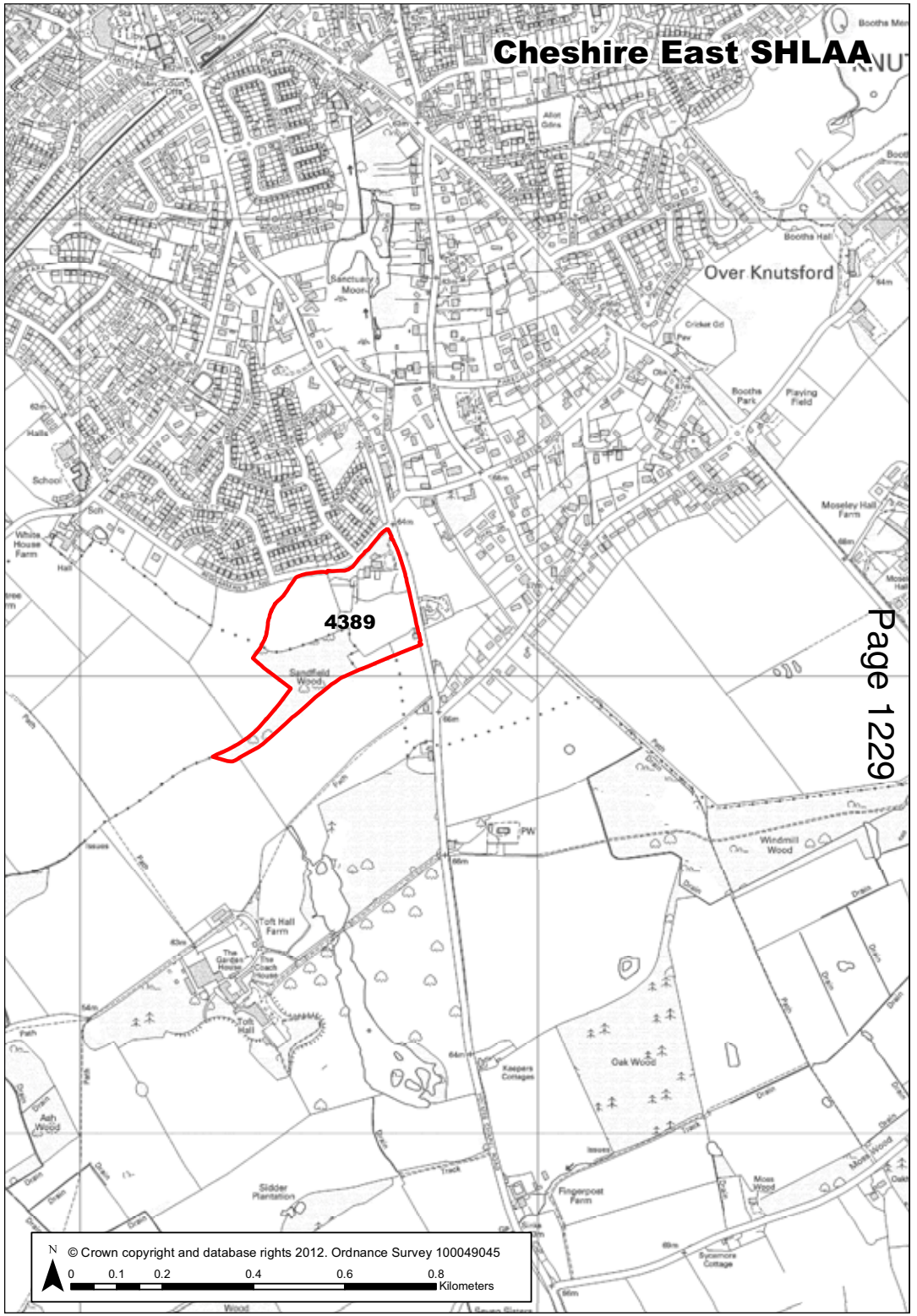
Ref 4388 Site Address Booths Mere, Knutsford

Town / Rural	Rural	**Easting** 376743	**Northing** 378473
Site Description	Amenity green space opposite houses, flat with mature hedges within the site.	**Site Size Net (Ha)**	2
Character of Area	Housing and open countryside.	**Potential Capacity**	10
Surrounding Land Uses	Housing, offices and open countryside.	**Potential Net Capacity**	10
Physical Constraints	Large body of water and trees on site. Playing fields on site.		
Policy Restrictions	Green belt and Site of Nature Conservation Importance.	**Potential Density**	5
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consideration of biodiversity of site, including Protected Species Survey. Protection of Mere. Flood risk assessment may be required due to site size. Retention or replacement of playing fields.	**Determination of Capacity**	Based on area available
Sustainability	Site is not considered sustainable as it is a Mere, although it is potentially sustainably located.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information	Most of site not developable as it is a mere.	**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Not Available	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 4389 **Site Address** Land between Beggarman's Lane and Toft Road, Knutsford

Town / Rural	Rural	**Easting** 375555	**Northing** 377096
Site Description	Arable field, residential property and garden, woodland, containing phone mast.	**Site Size Net (Ha)**	5.2
Character of Area	Residential and open countryside.	**Potential Capacity**	78
Surrounding Land Uses	Residential and open countryside.	**Potential Net Capacity**	78
Physical Constraints	Phone mast in hedgerow. Mature hedgerow along the highway. Sandfield Wood is included in the site.		
Policy Restrictions	Green Belt	**Potential Density**	15
Managing Constraints	Consideration of layout in relation to phone mast. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Transport Assessment likely to be required. Consideration of biodiversity of site. Flood risk assessment may be required due to site size.	**Determination of Capacity**	Density multiplier to allow for existing woodland and farm buildings.
Sustainability	Bus services are available on Beggarman's Lane.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	78
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			

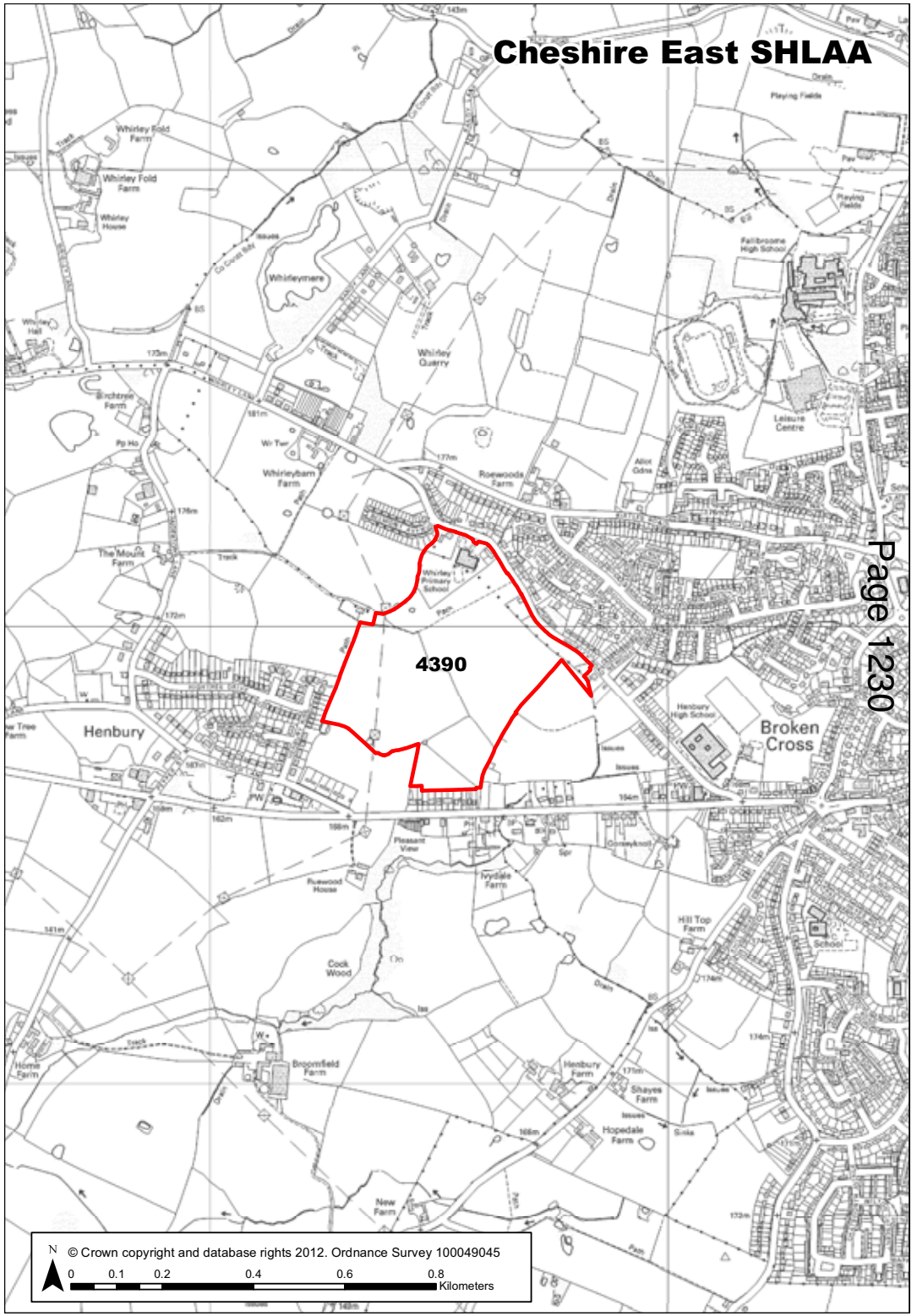


Ref 4390 **Site Address** Land between Whirley Road and Henbury Rise, Macclesfield

Town / Rural Macclesfield - Edge / Extension **Easting** 388521 **Northing** 373913

Site Description	Fields between residential areas, bounded by houses and fields, and Primary School.
Character of Area	Open land between urban areas.
Surrounding Land Uses	Residentilal, agricultural uses and industrial.
Physical Constraints	Footpaths across site. Pylons over site. Hedgerows and mature trees to field boundaries within the site.
Policy Restrictions	Green Belt
Managing Constraints	Surface water runoff to be calculated in accordance with Environment Agency guidelines for greenfield sites. Transport Assessment likely to be required. layout or removal or relocation of overhead lines. Flood risk assessment may be required due to site size. Consideration of biodiversity value of site. Consideration of retention or replacement of Primary School.
Sustainability	Bus route on Whirley Road. Whirley Primary School, to north of site. Scale of development could create a sustainable community, if appropriate services and infrastructure are provided.
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Mixed
Suitability	Suitable - with policy change
Availability	Marginal / Uncertain
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	17.34
Potential Capacity	521
Potential Net Capacity	521
Potential Density	30.05
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	125
Years 11-15	250

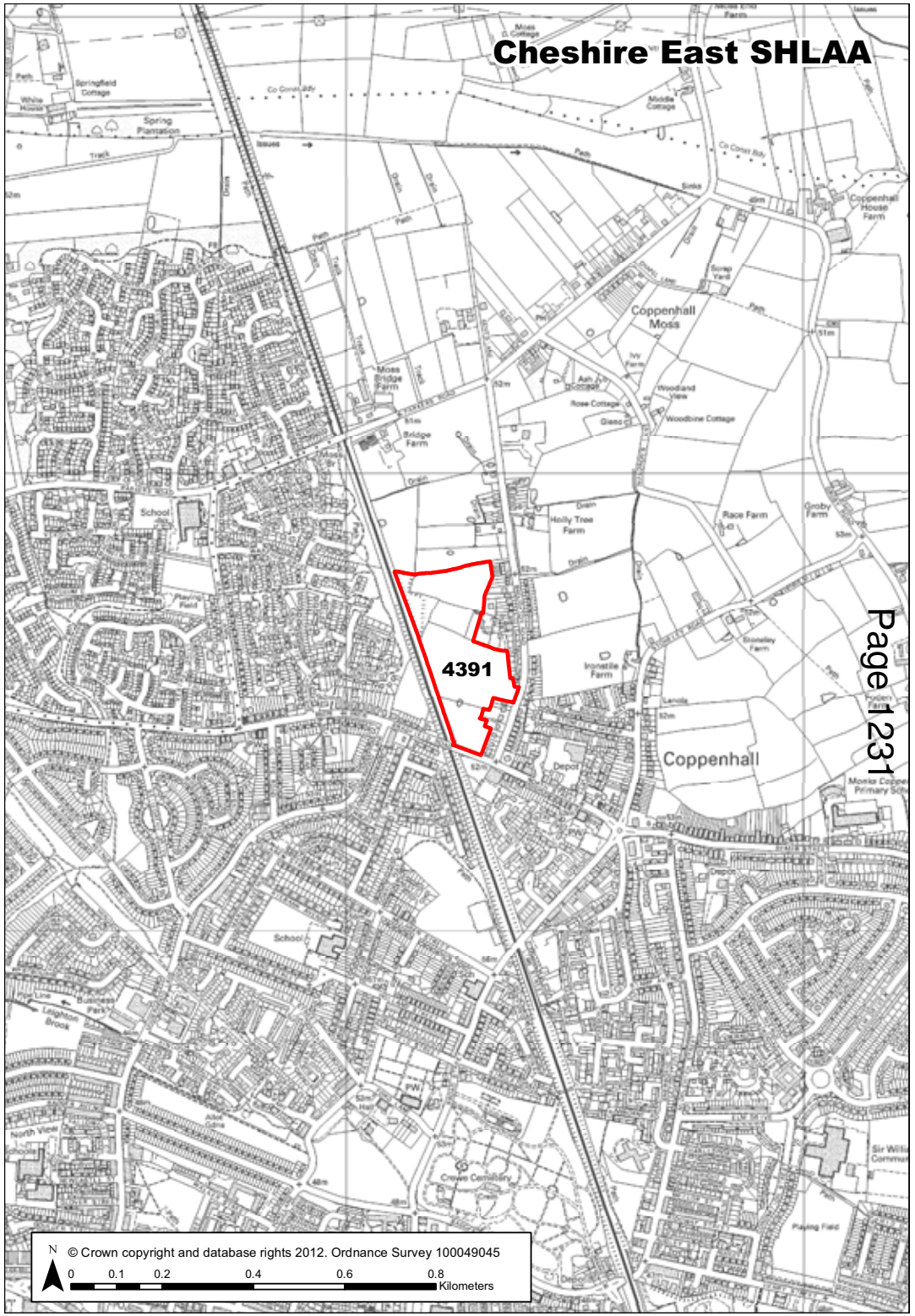


Ref 4391 **Site Address** Land between Broughton Road and Bradfield Road, Crewe

Town / Rural Crewe - Edge / Extension **Easting** 370247 **Northing** 357618

Site Description	Open fields behind houses, with railway line to the western boundary.
Character of Area	Edge of settlement.
Surrounding Land Uses	Residential, agricultural.
Physical Constraints	Railway line to western boundary. Hedgerows, pond and mature trees.
Policy Restrictions	Open countryside.
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Transport Assessment likely to be required. Consideration of biodiversity. Noise assessment likely to be required (rail noise). Flood risk assessment may be required due to site size.
Sustainability	Primary school close by and bus services on both Bradfield Road and Broughton Road.
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Marginal / Uncertain
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	5.76
Potential Capacity	173
Potential Net Capacity	173
Potential Density	30.03
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	90
Years 11-15	83

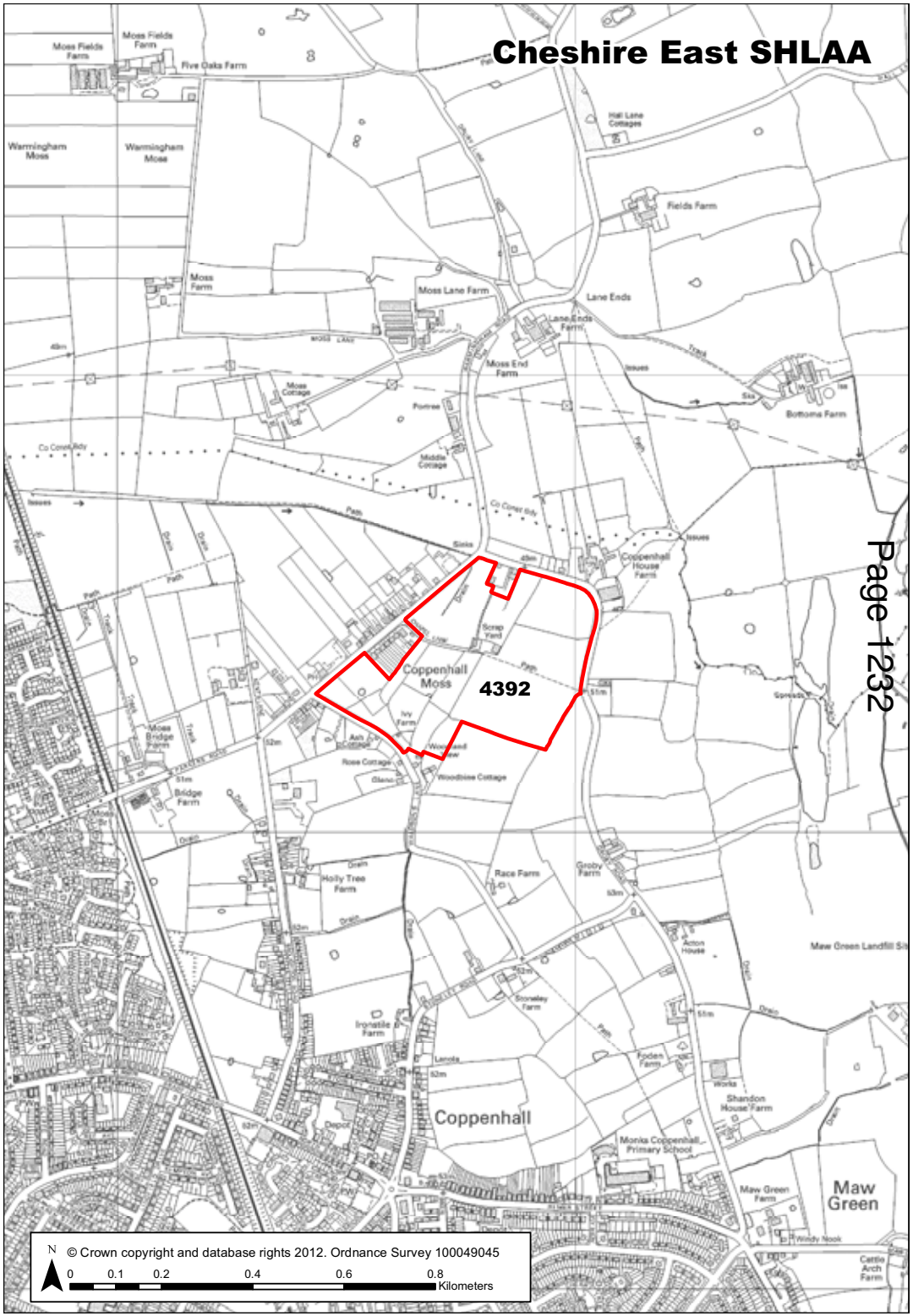


Ref 4392 **Site Address** Land between Waldron Road and Groby Road, Crewe

Town / Rural Crewe - Edge / Extension **Easting** 370790 **Northing** 358367

Site Description	Scrapyard and buildings, fields and farmland off main road on very edge of town, leading to open countryside.
Character of Area	Open countryside.
Surrounding Land Uses	Residential, agriculture and commercial.
Physical Constraints	Footpath on site. Hedgerows and mature trees to field boundaries within the site. Pond on site.
Policy Restrictions	Open countryside.
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Transport Assessment likely to be required. Consideration of biodiversity, including a Protected Species Survey. Flood risk assessment may be required due to site size.
Sustainability	Site is not currently considered sustainable, however, scale and mix of development on this site and in the wider area could create a sustainable community.
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Marginal / Uncertain
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	15.34
Potential Capacity	461
Potential Net Capacity	461
Potential Density	30.05
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	125
Years 11-15	250

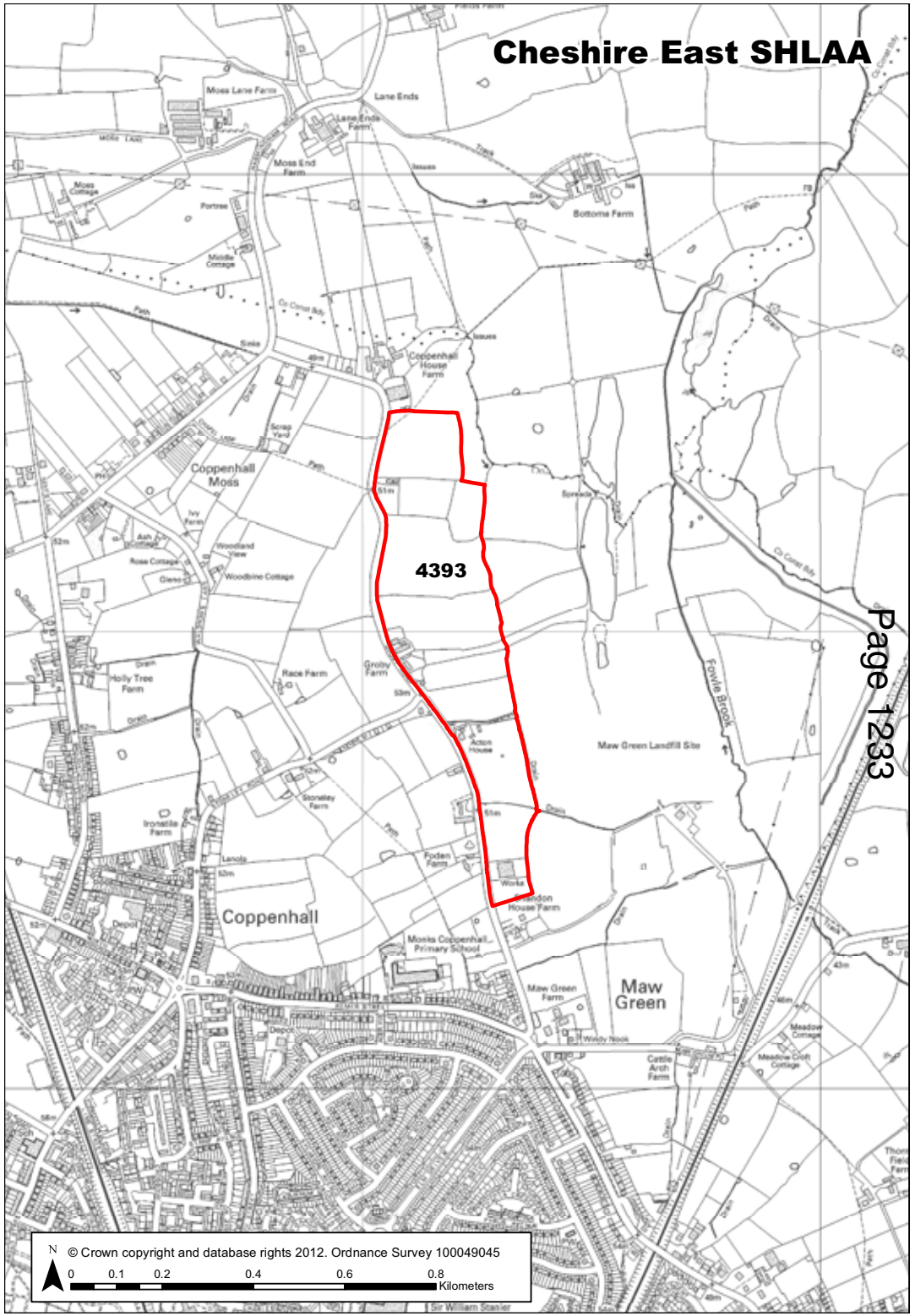


Ref 4393 **Site Address** Land to the east of Groby Road, Crewe

Town / Rural Crewe - Edge / Extension **Easting** 371200 **Northing** 358012

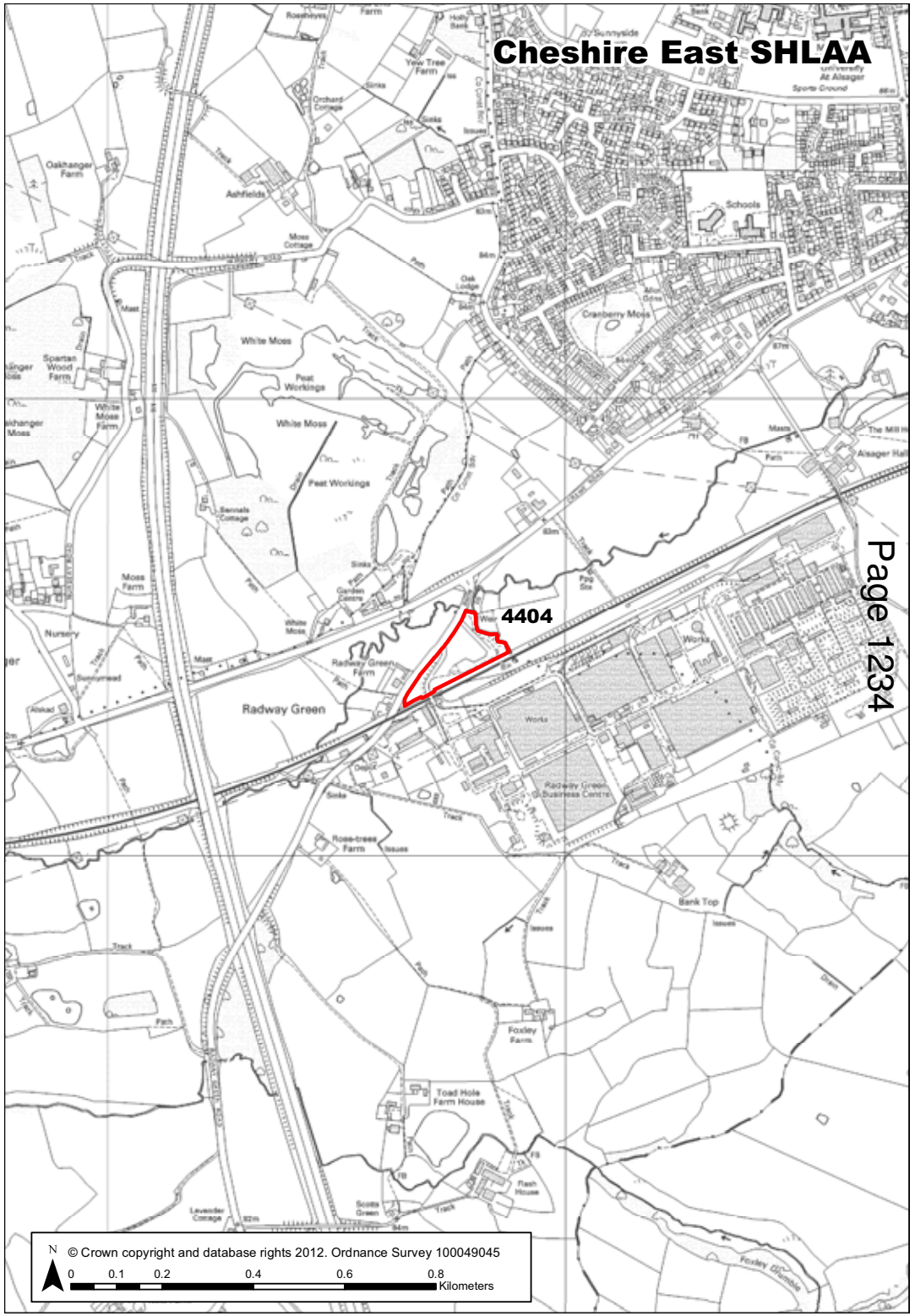
Site Description	Long site of crop and grazing fields with Groby Road to the western boundary.
Character of Area	Edge of settlement, green space adjacent to landfill.
Surrounding Land Uses	Residential, landfill and a commerical site to the south.
Physical Constraints	Landfill in close proximity to site. Commercial site to the south. Trees and hedges within site.
Policy Restrictions	Open countryside
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Transport Assessment likely to be required. Flood risk assessment may be required due to site size.Consultation with Contaminated Land officer and Environmental health in relation to proximity to landfill.
Sustainability	Site is not considered sustainable. However, it may be possible to create a sustainable development due to the scale of development proposed in the wider area.
Accessibility	Access to be discussed with Highways.
Other Information	
Brownfield / Greenfield	Greenfield
Suitability	Suitable - with policy change
Availability	Marginal / Uncertain
Achievability	Achievable
Deliverability	Developable
Development Progress	SHLAA Site
Application Number:	

Site Size Net (Ha)	19.19
Potential Capacity	576
Potential Net Capacity	576
Potential Density	30.02
Determination of Capacity	Density multiplier
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	0
Years 6-10	125
Years 11-15	250



Ref 4404 Site Address Former Radway Green Car Park, Alsager

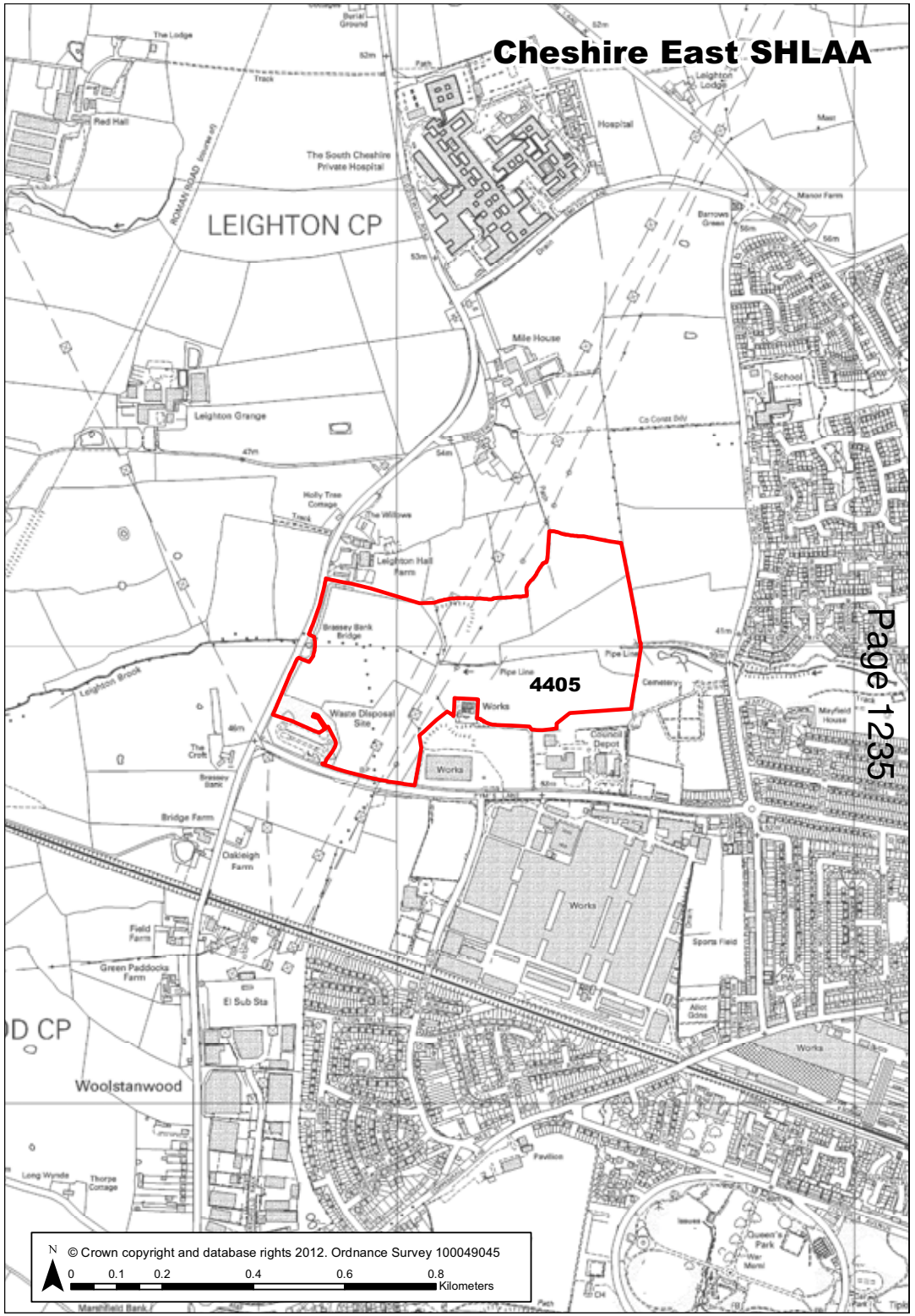
Town / Rural	Edge of town/ Rural	**Easting** 377766	**Northing** 354432
Site Description	Car parking, grassed areas and trees	**Site Size Net (Ha)**	1.64
Character of Area	Industrial uses on residential/countryside fringe	**Potential Capacity**	50
Surrounding Land Uses	Railway, industrial estate, open countryside	**Potential Net Capacity**	50
Physical Constraints	Extreme changes in level, existing uses		
Policy Restrictions		**Potential Density**	30.49
Managing Constraints	Flood risk assessment may be required due to site size.	**Determination of Capacity**	Density multiplier
Sustainability			
Accessibility		**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Brownfield	**Remaining Losses**	0
Suitability	Suitable - with policy change		
Availability	Available	**Current Year**	0
Achievability	Achievable	**Years 1-5**	0
Deliverability	Developable	**Years 6-10**	50
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 4405 Site Address Land to the north of Pyms Lane, Crewe

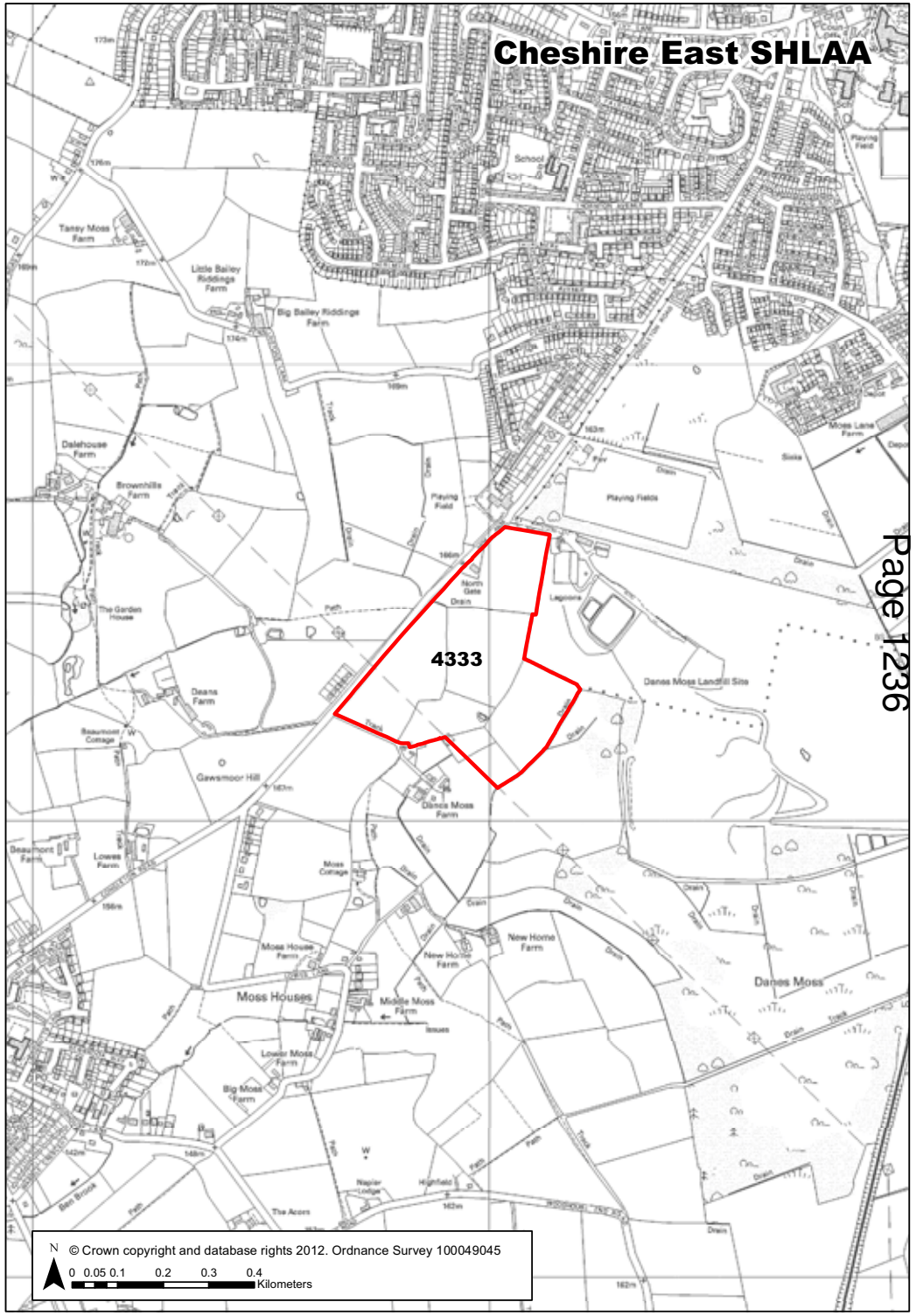
Town / Rural	Crewe - Edge / Extension	**Easting** 368153	**Northing** 356972

Site Description	Fields behind waste disposal plant.	**Site Size Net (Ha)**	24.83
Character of Area	Open countryside and industrial	**Potential Capacity**	745
Surrounding Land Uses	Industrial, waste disposal and agricultural	**Potential Net Capacity**	745
Physical Constraints	Power lines and pipes run through the centre of the site. Brook enters site. Waste unit.		
Policy Restrictions	Informal Open Space - Leighton West Country Park. Area of New Woodland Planting and Landscaping	**Potential Density**	
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Transport Assessment likely to be required. Flood risk assessment may be required due to site size. Consideration of biodiversity value of the site.	**Determination of Capacity**	Density mulitplier
Sustainability	Edge of settlement		
Accessibility		**Total Completions**	0
Other Information	Site identified as Open Space in the Development Strategy.	**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref 4412 Site Address Land at Danes Moss Farm, Gawsworth

Town / Rural	Rural	**Easting** 389963	**Northing** 371338
Site Description	On main road, arable fields with landfill to east and settlement (playing fields) to north	**Site Size Net (Ha)**	15.28
Character of Area	Edge of settlement, agriculture	**Potential Capacity**	459
Surrounding Land Uses	Agricultural and residential	**Potential Net Capacity**	459
Physical Constraints	#Deleted	**Potential Density**	30.04
Policy Restrictions	Green Belt.	**Determination of Capacity**	Density multiplier
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.Transport Assessment likely to be required. Flood risk assessment may be required due to site size.		
Sustainability	School nearby.		
Accessibility	Access to be discussed with Highways.	**Total Completions**	0
Other Information		**Losses Completed**	0
Brownfield / Greenfield	Greenfield	**Remaining Losses**	0
Suitability	Not Suitable		
Availability	Marginal / Uncertain	**Current Year**	0
Achievability	Not Achievable	**Years 1-5**	0
Deliverability	Not currently developable	**Years 6-10**	0
Development Progress	SHLAA Site	**Years 11-15**	0
Application Number:			



Ref	4423	Site Address	LAND ON SHEPPENHALL LANE, ASTON

Town / Rural	Rural	**Easting**	361270
		Northing	346266

Site Description	Farmland
Character of Area	Edge of rural settlement
Surrounding Land Uses	Open countryside and residential
Physical Constraints	Mature hedge, interspersed with individual trees, along its eastern boundary with Sheppenhall Lane and along its western boundary with the farmland beyond. Sewer across site. Site lies adjacent to the National Cycle Network Regional Route 75. Great Crested Newts believed to be on site.
Policy Restrictions	Open countryside
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.Transport Assessment likely to be required. Flood risk assessment may be required due to site size. Noise assessment may be required (road). - A public sewer crosses the site and therefore a diversion of the affected public sewer at the applicant's expense will be necessary.
Sustainability	Bus route on Sheppenhall Lane, post box close to site.
Accessibility	Access is possible, in principle and subject to the completion of a section 278 and section 38 agreements
Other Information	Enabling development for Combermere Abbey
Brownfield / Greenfield	Greenfield
Suitability	Suitable - if can meet policy requireme
Availability	Available
Achievability	Achievable
Deliverability	Deliverable
Development Progress	Full Permission
Application Number:	11/2818N

Site Size Net (Ha)	1.58
Potential Capacity	43
Potential Net Capacity	43
Potential Density	27.22
Determination of Capacity	Based on current permission
Total Completions	0
Losses Completed	0
Remaining Losses	0
Current Year	0
Years 1-5	43
Years 6-10	0
Years 11-15	0

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