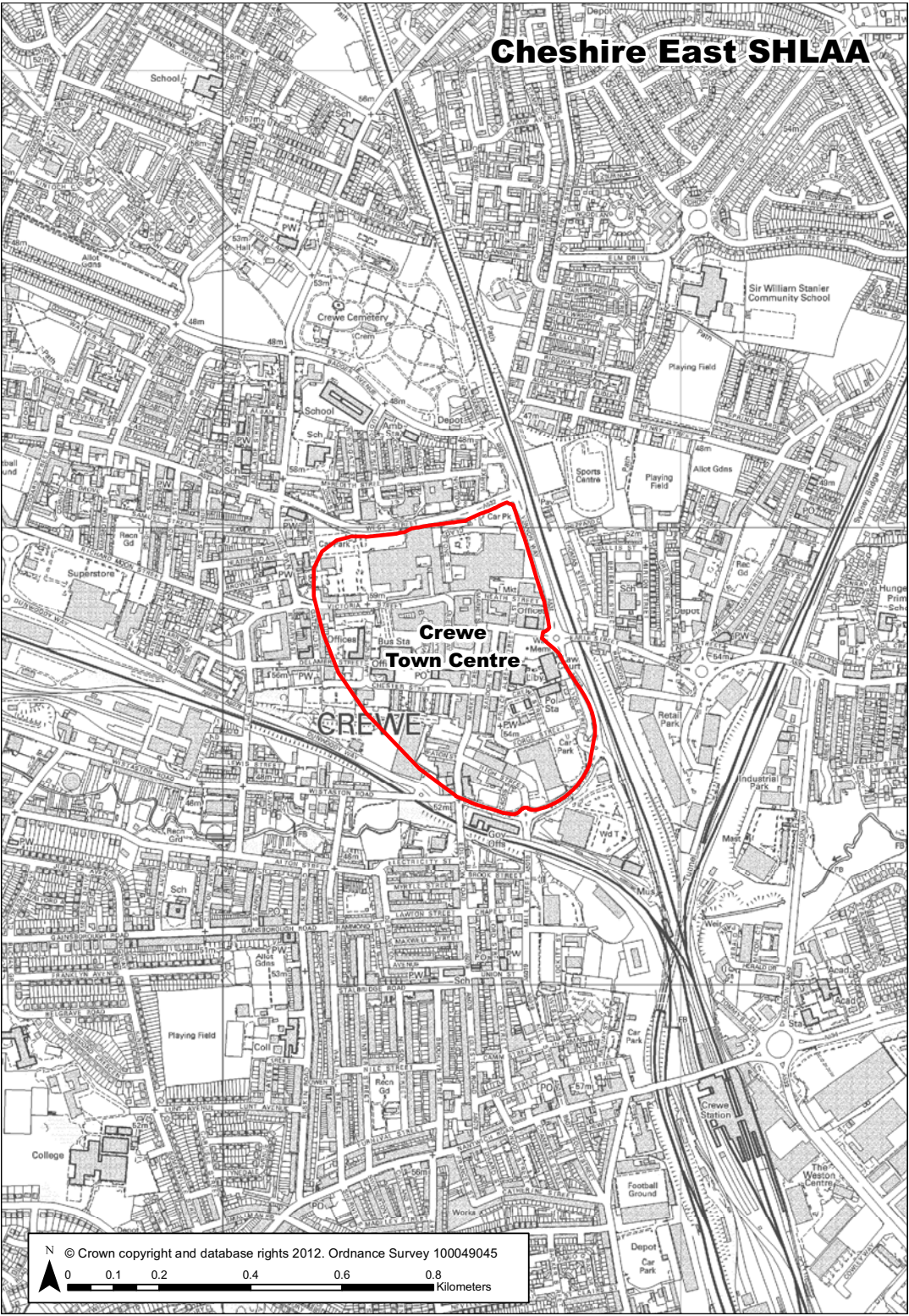


Town / Rural	Crewe	Easting	370514	Northing	355714
Site Description	Mixed use industrial and commercial, car parks and a bus station.	Site Size Net (Ha)	27.5		
Character of Area	Mixed use.	Potential Capacity	200		
Surrounding Land Uses	Residential, retail and railway line to the south.	Potential Net Capacity	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 located 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	Outline 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:					





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

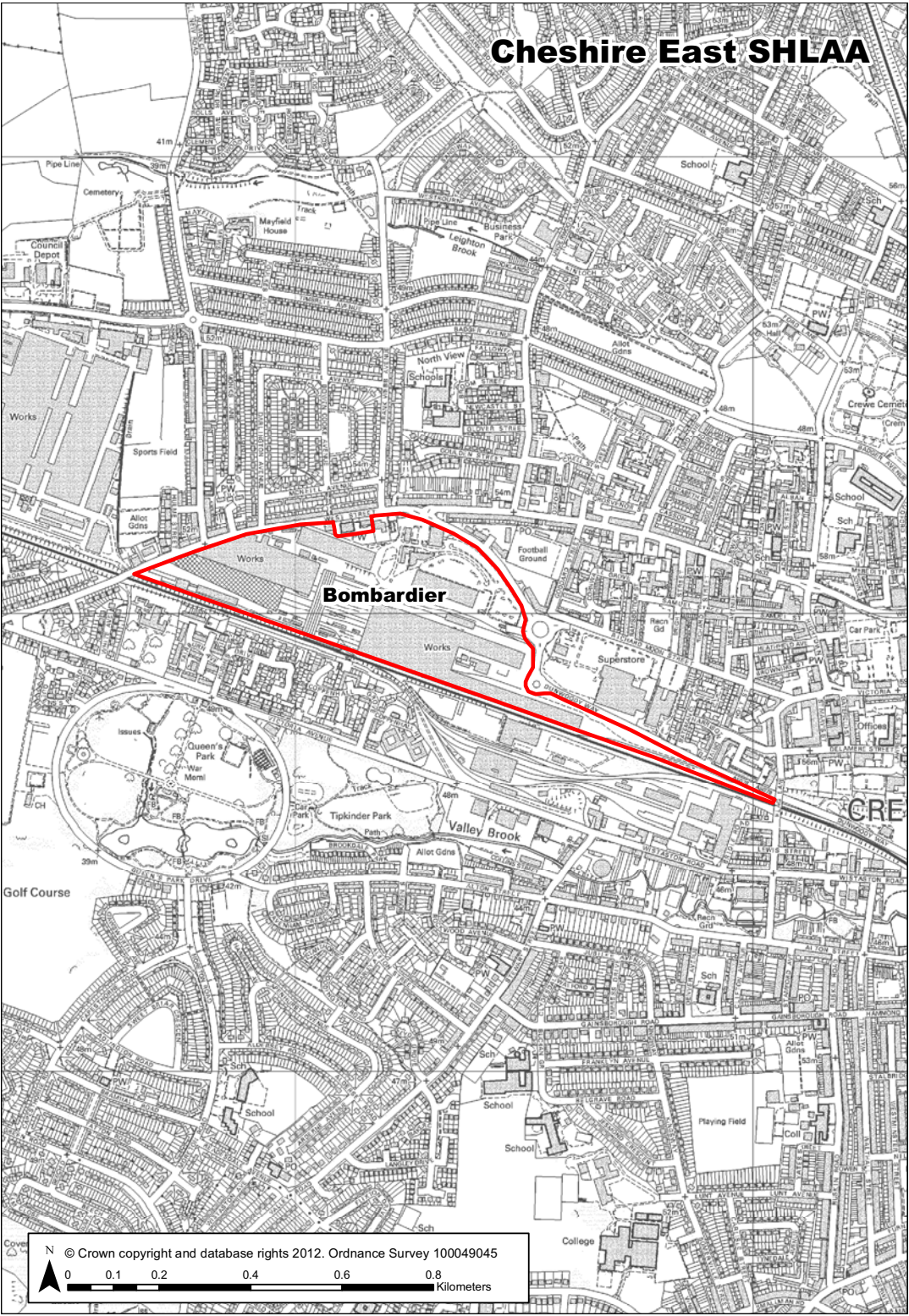
250

Development Progress

Years 11-15

250

Application Number:





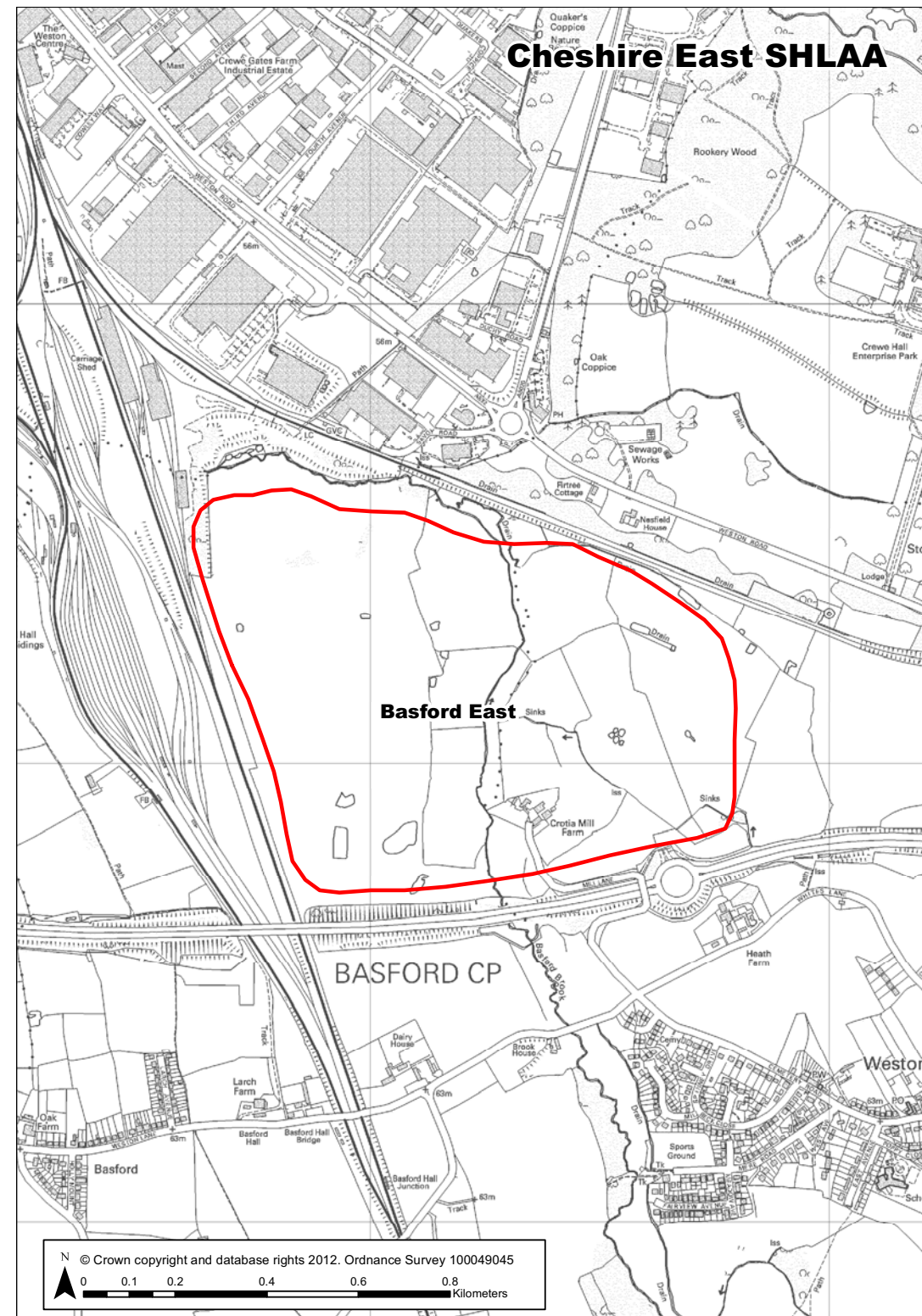
**Ref** Crewe 3

## Site Address

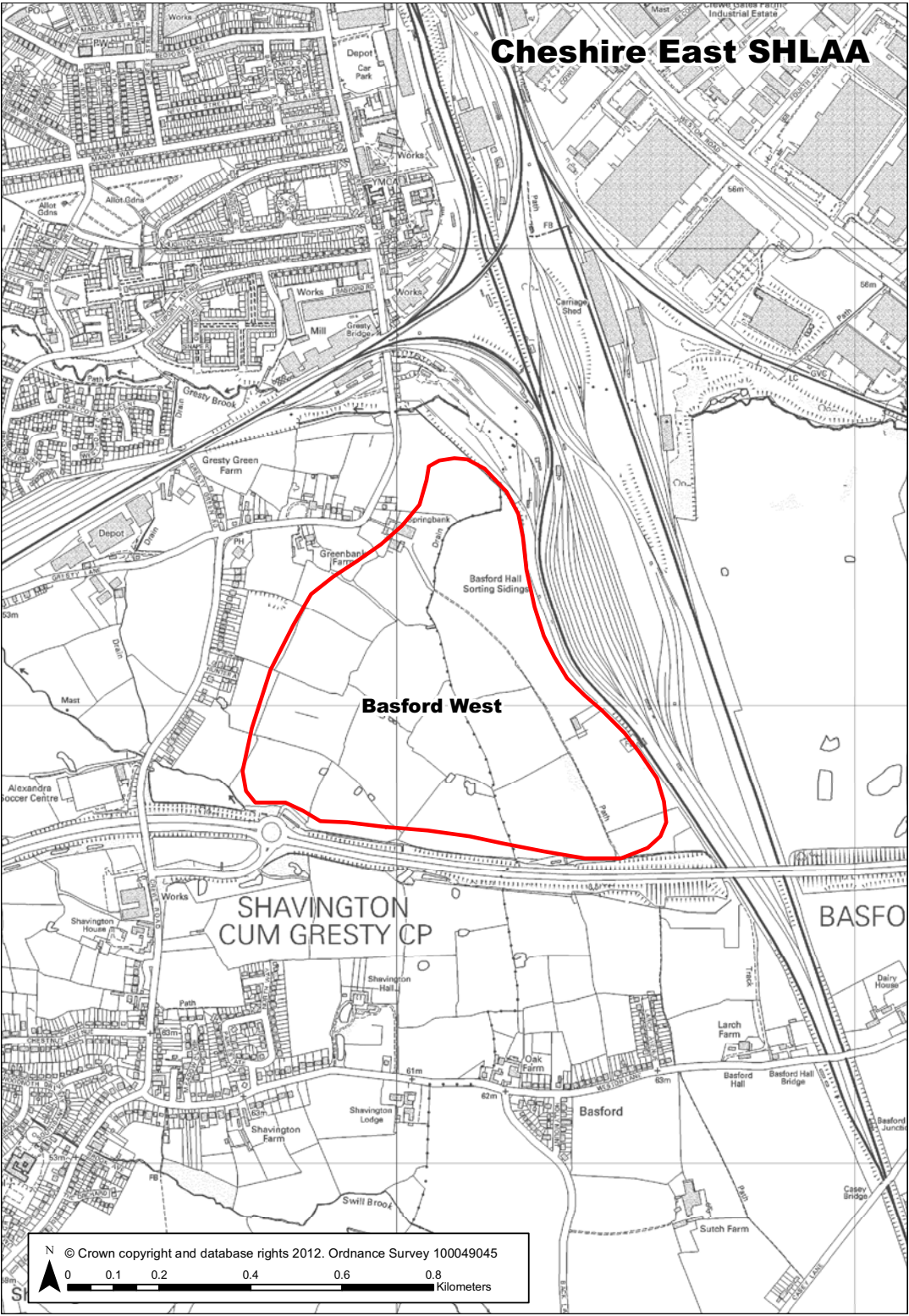
### Crewe 3: Basford East

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:					

Cheshire East SHLAA - Update January 2013

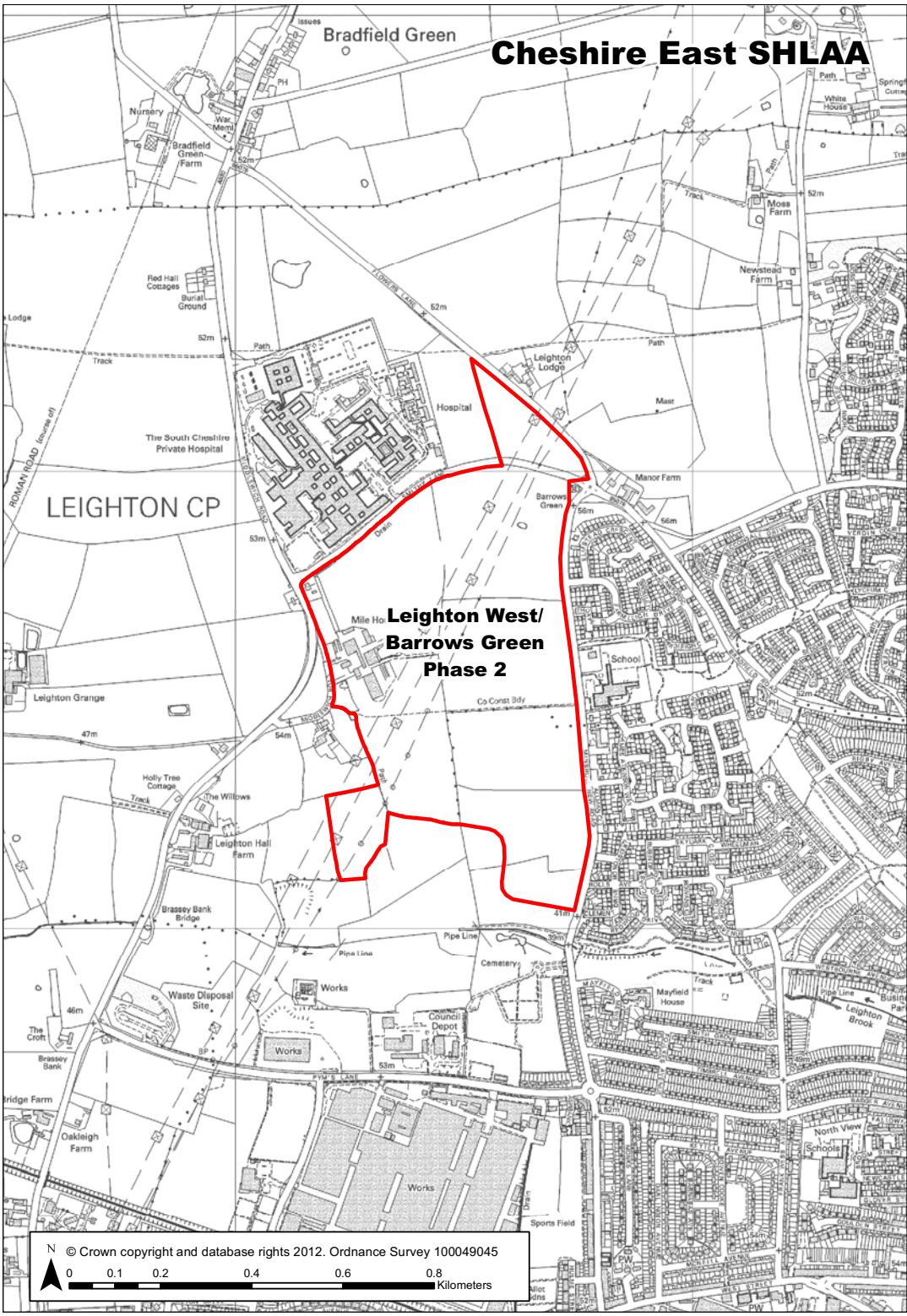


Ref	Crewe 4	Site Address	Crewe 4: Basford West			
Town / Rural	Crewe - Edge / Extension	Easting	371123	Northing	353014	
Site Description	Open countryside	Site Size Net (Ha)	48.66			
Character of Area	Edge of settlement.	Potential Capacity	300			
Surrounding Land Uses	Railway, residential and A500.	Potential Net Capacity	300			
Physical Constraints	Trees and hedges to field boundaries within the site. Path through site. Ponds on site.	Potential Density	6.165			
Policy Restrictions	Employment allocation. TPOs on site.	Determination of Capacity	Based on Development Strategy			
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.	Total Completions	0			
Sustainability		Losses Completed	0			
Accessibility	Access to be discussed with Highways.	Remaining Losses	0			
Other Information	Site has outline planning permission for warehousing and distribution, manufacturing and light industrial / office.	Current Year	0			
Brownfield / Greenfield	Greenfield	Years 1-5	300			
Suitability	Suitable	Years 6-10	0			
Availability	Available	Years 11-15	0			
Achievability	Achievable					
Deliverability	Deliverable					
Development Progress						
Application Number:						





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	
Achievability	Achievable		Years 1-5	0
Deliverability	Deliverable		Years 6-10	300
Development Progress			Years 11-15	0
Application Number:				

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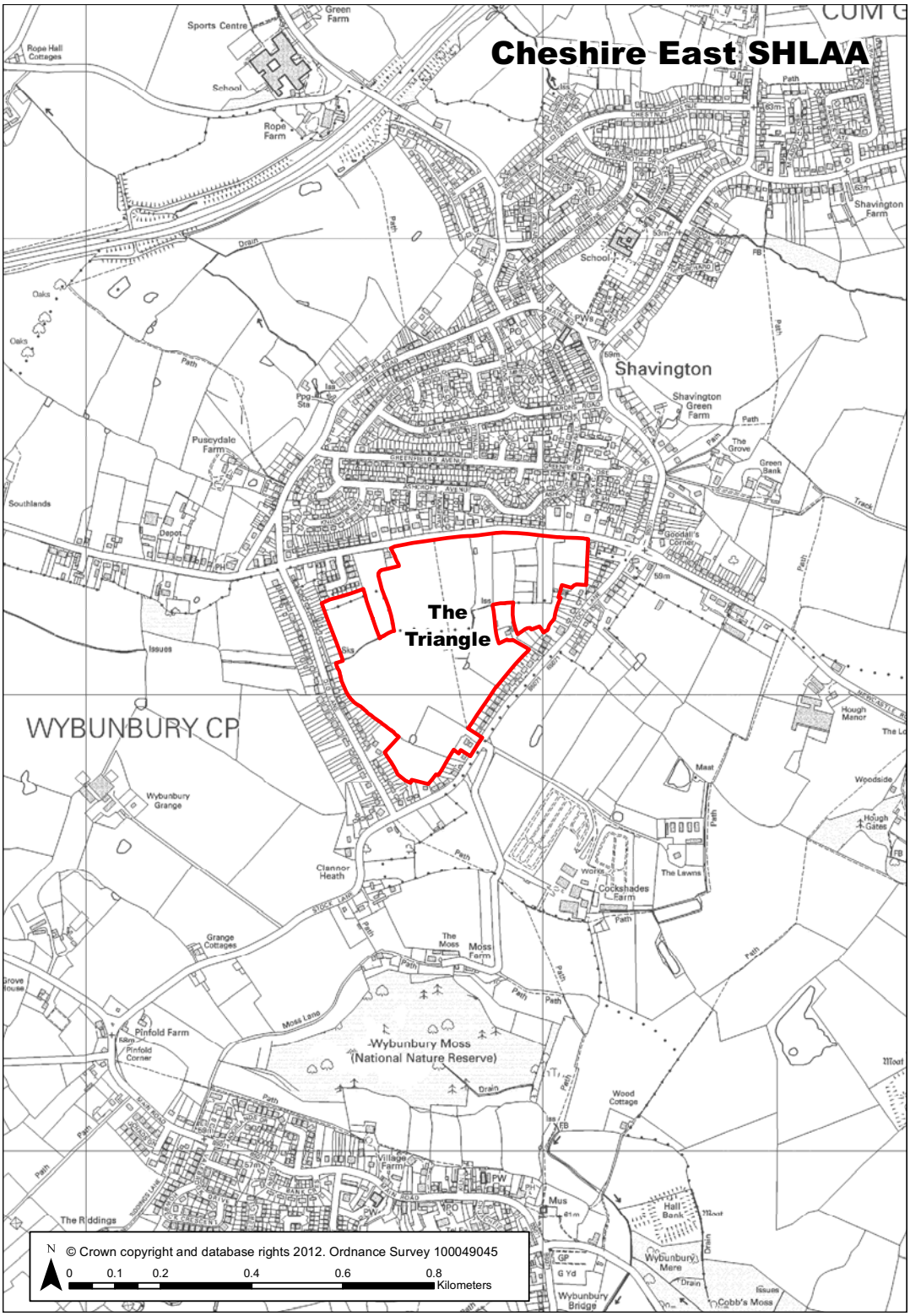


Ref	Crewe 8	Site Address	Crewe 8: Crewe Rail Exchange			
Town / Rural	Crewe		Easting	370778	Northing	355143
Site Description	Industrial and commercial units, with a proportion of open space.		Site Size Net (Ha)		0.54	
Character of Area	Mixed-use.		Potential Capacity		53	
Surrounding Land Uses	Residential, 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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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 Wyburnbury 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	Current Year	0		
Availability	Available	Years 1-5	300		
Achievability	Achievable	Years 6-10	0		
Deliverability	Deliverable	Years 11-15	0		
Development Progress					
Application Number:					





## Macc 1: Macclesfield Town Centre

**Cheshire East SHLAA**

**Macclesfield Town Centre**

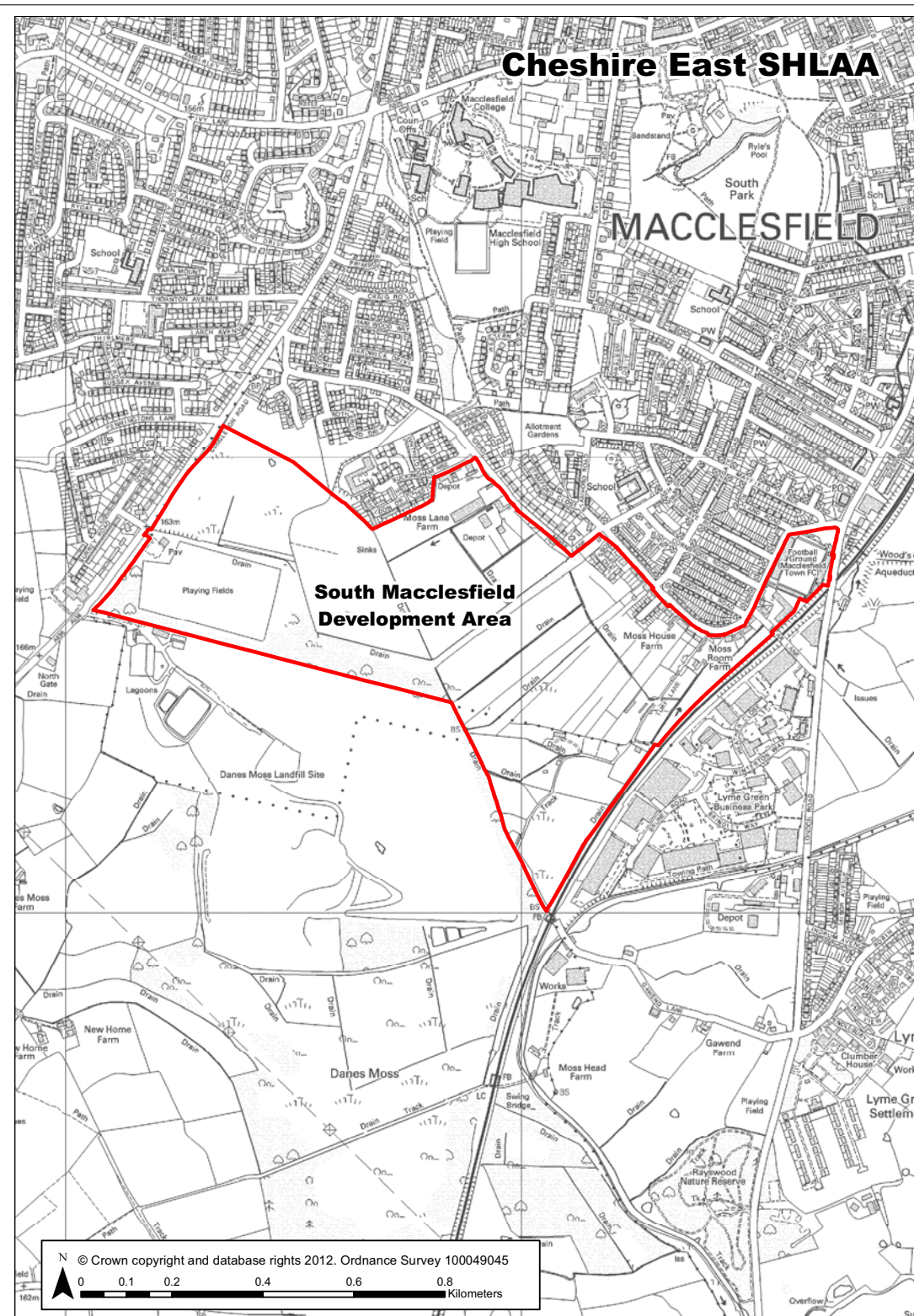
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0 0.1 0.2 0.4 0.6 0.8 Kilometers



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				

Cheshire East SHLAA - Update January 2013



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.

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.

Potential Density 7.802

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

Brownfield / Greenfield Greenfield

Suitability Suitable - with policy change

Availability Available

Achievability Achievable

Deliverability Developable

Development Progress

Losses Completed 0

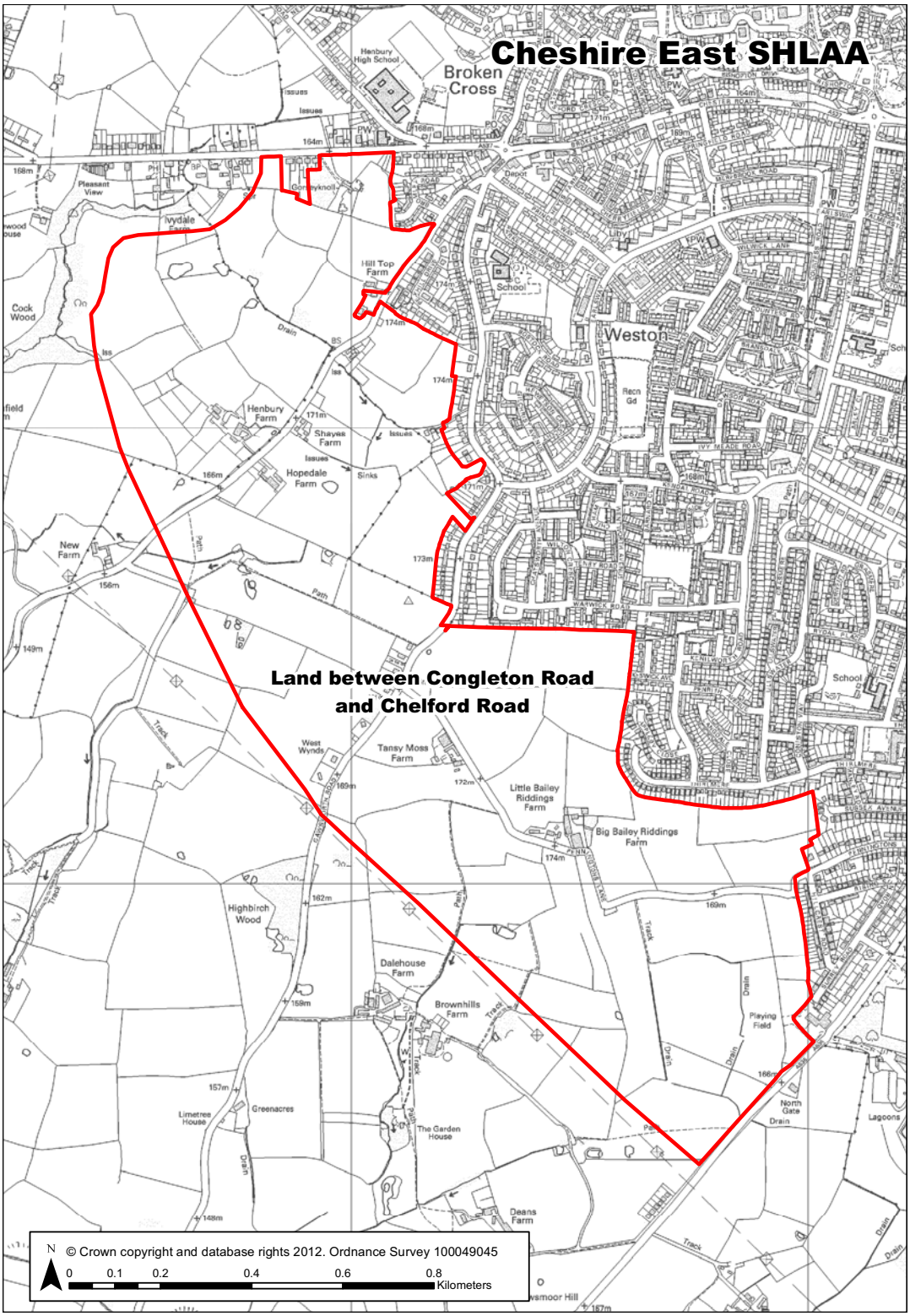
Remaining Losses 0

Current Year 0

Years 1-5 0

Years 6-10 425

Years 11-15 500





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:					

