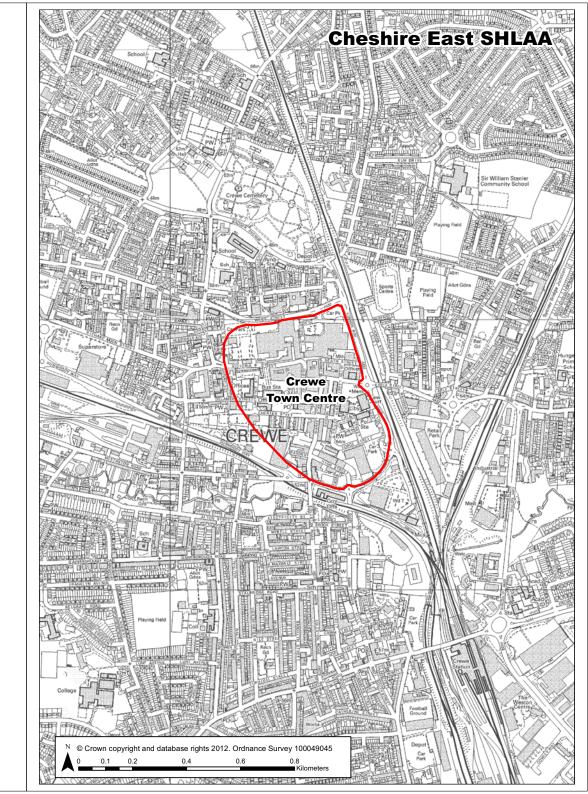
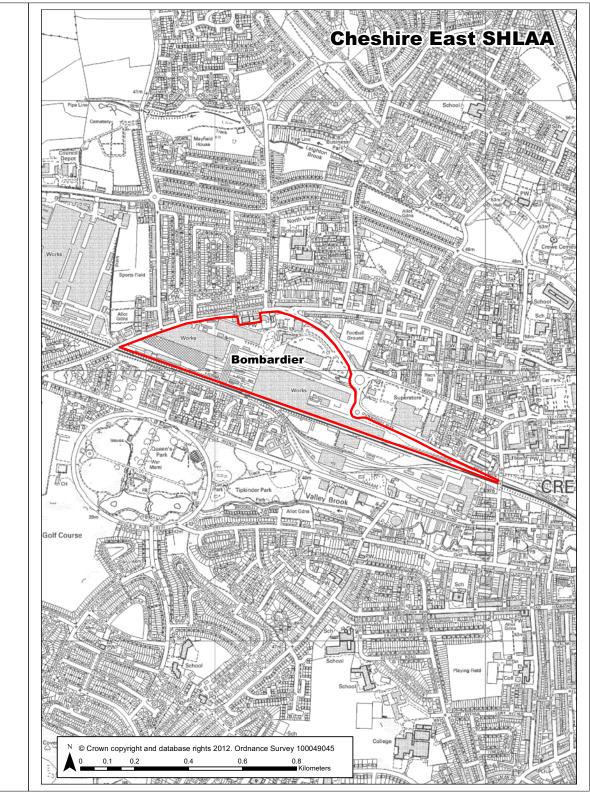
Ref Crewe 1	Site Address	Crewe 1: Crewe Town Centre				
Town / Rural Crewe		Easting	370514	Northi	ng :	355714
Site Description	Mixed use industrial and comm car parks and a bus station.	ercial,	Site Size Net (На)	27.5	5
Character of Area	Mixed use.		Potential Capa	acity	200	
Surrounding Land Uses	Residential, retail and railway li the south.	ne to	Potential Net	-	200	
Physical Constraints	Flood zone 1 - little or no risk. F the site contains public car park bus station. Buildings on site, a flat. Trees (TPOs) and listed bu on site.	s and a				
Policy Restrictions	Site is Icoated within the settler boundary of Crewe. Part of the retail/entertainment use allocati contains primary frontages. The on site.	site is a on and	Potential Dens	sity	7.27	73
Managing Constraints	Consideration of the replacementhe bus station and relevant facture along with the car parks. Considerate supersupersupersupersupersupersupersuper	illities der or units tion of ament.	Determination Capacity	of	Dev	ed on relopment itegy
Sustainability	Site is considered highly sustai	nable.				
Accessibility	Site is considered accessible.		Total Complet	ions	0	
Other Information	Oultine permission for mixed us development.	se	Losses Comp	leted	0	
Brownfield / Greenfield	Brownfield		Remaining Lo	sses	0	
Suitability	Suitable					
Availability	Available		Current Year		0	
Achievability	Achievable		Years 1-5		30	
Deliverability	Deliverable		Years 6-10		50	
Development Progress Application Number:			Years 11-15		80	

Cheshire East

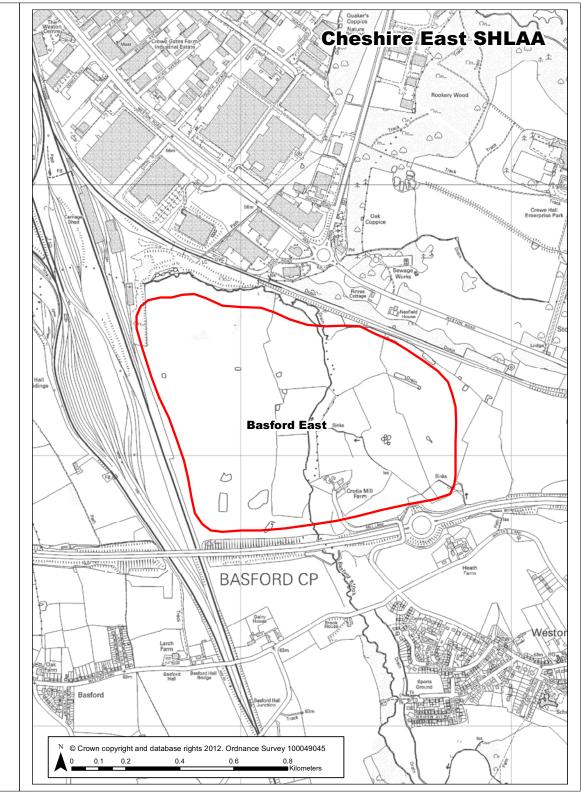


Town / Rural Crewe		Easting	369222 North	ning 356009
Site Description	Bombardier industrial site, varailway repair and servicing of Park.		Site Size Net (Ha)	21
Character of Area	Mixed use.		Potential Capacity	700
Surrounding Land Uses	Industrial and employment development, retail developn residential.	nent and	Potential Net Capacity	700
Physical Constraints	Flood zone 1 - little or no risk noise issues from adj railway on site, appears flat. Located potential contaminated site. I air quality issues. Trees, hed shrubs on site. Listed Buildin adjacent to the site.	, buildings I on a Potential ges and		
Policy Restrictions	Within Settlement boundary of and NATS safeguarding zone		Potential Density	33.33
Managing Constraints	Consultation with Contamina Officer. Consideration of biod Air quality assesment may be (size of development). Consi amenity of potential residenti development given surround Transport Assessment likely required. Consideration of his environment. Cultural heritag based assessment likely to be	diversity. e required deration of al ing uses. to be storic e desk-	Determination of Capacity	Based on Developme Strategy
Sustainability	Site is considered sustainabl	e.		
Accessibility	Site is accessible.		Total Completions	0
Other Information	A planning application has be submitted to erect a two Stor care home on part of the site (10/1659N).	ey 81 bed	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	3: Basford Ea	st		
Town / Rural Crewe - Ed	dge / Extension	Easting	372160	Northi	ng	353200
Site Description	Open countryside		Site Size Net (На)	98	.99
Character of Area	Open countryside and the soul edge of urban Crewe.	thern	Potential Capa	acity	10	00
Surrounding Land Uses	Open countryside bounded by railway, the A500 and the sout edge of urban Crewe.		Potential Net Capacity		10	00
Physical Constraints	Located on potential contamin. Potential air quality issues. Sitclose proximity to Crewe Hall Registered Park and Garden. I on site.	e is in				
Policy Restrictions	Employment Allocation. Basfor has been selected as a Local Vite.		Potential Dens	sity	10	.1
Managing Constraints	Consultation with Contaminate Officer. Air quality assessment required (size of development) assessment required (rail noise Surface water runoff should be calculated in accordance with Environment Agency guideline for greenfield sites. Transport Assessment likely to be require Consideration of historic environment Consultation with PROW office Archaeological investigations or required.	may be . Noise e). s ed. onment.	Determination Capacity	of	De	ised on evelopment rategy
Sustainability	Site is not currently considered sustainable, however, scale ar development could create a sustainable community.					
Accessibility	Access to be discussed with highways.		Total Complet	ions	0	
Other Information			Losses Comp	leted	0	
Brownfield / Greenfield	Greenfield		Remaining Lo	sses	0	
Suitability	Suitable					
Availability	Available		Current Year		0	
Achievability	Achievable		Years 1-5		50	
Deliverability	Deliverable		Years 6-10		50	0
Development Progress			Years 11-15		0	
Application Number:						
Cheshire East SHLAA - U	Jpdate January 2013				Ch	eshire East Council

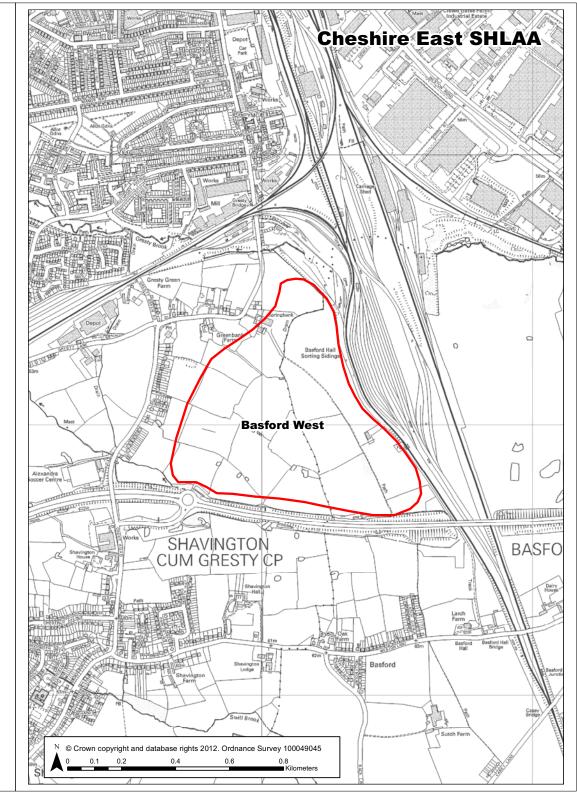


Ref Crewe 4	Site Address	Crewe 4: Basford West				
Town / Rural Crewe - Ed	dge / Extension	Easting	371123	Northi	ng 353014	
Site Description	Open countryside		Site Size Net	(Ha)	48.66	
Character of Area	Edge of settlement.		Potential Cap	oacity	300	
Surrounding Land Uses	Railway, residential and A50	0.	Potential Net		300	
Physical Constraints	Trees and hedges to field boundaries within the site. Path through site. Ponds on site.		Capacity			
Policy Restrictions	Employment allocation. TPO	s on site.	Potential Der	nsity	6.165	
Managing Constraints	value of site. Surface water r should be calculated in acco with Environment Agency gu for greenfield sites. Transpor	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.		Determination of Capacity		ıt
Sustainability						
Accessibility	Access to be discussed with	Highways.	Total Comple	etions	0	
Other Information	Site has outline planning per for warehousing and distribu manufacturing and light indu office.	tion,	Losses Com	pleted	0	
Brownfield / Greenfield	Greenfield		Remaining L	osses	0	
Suitability	Suitable					
Availability	Available		Current Year		0	
Achievability	Achievable		Years 1-5		300	

Years 6-10

Years 11-15

Cheshire East



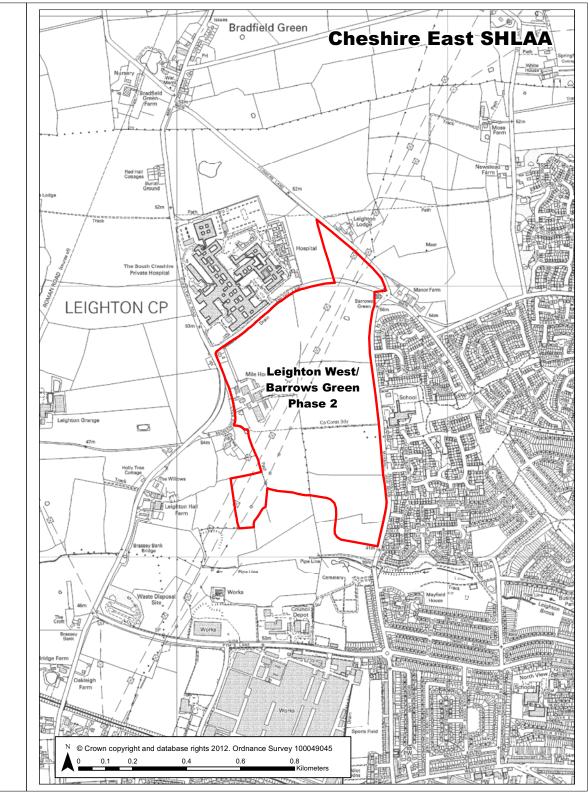
Deliverable

Deliverability

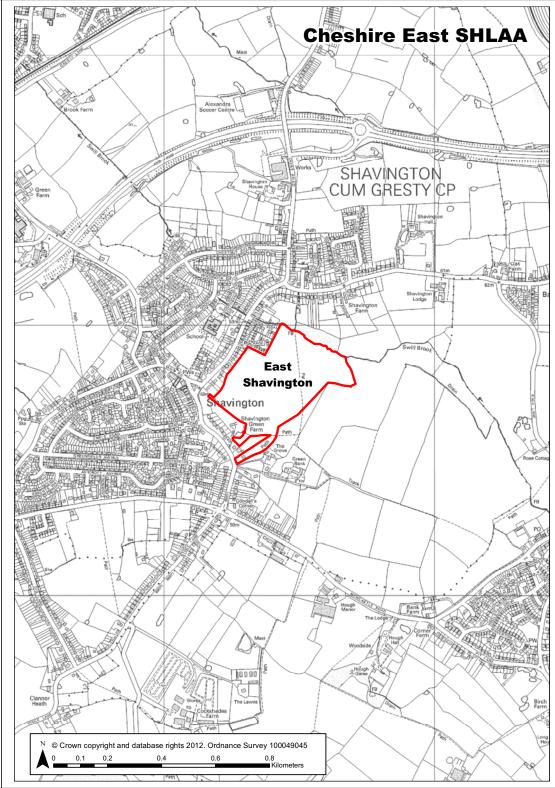
Development Progress

Application Number:

Ref Crewe 5	Site Address	Crewe 5:	Leighton West	
Town / Rural Crewe - Ed	lge / Extension	Easting	368504 N	orthing 357586
Site Description	Farm land		Site Size Net (Ha	44.6
Character of Area	Open countryside and reside	ntial.	Potential Capaci	ty 750
Surrounding Land Uses	Open countryside, Hospital a residential.	nd	Potential Net Capacity	750
Physical Constraints	Part of site within flood zone risk. Located directly on land Potential air quality issues. Thedges to boundary. Overhepowerlines. Slight slope to sit Footpath on site. Great crest known to be present. Provision expansion land for hospital.	fill. rees and ad te. ed newts		
Policy Restrictions	Open countryside. Surface v runoff should be calculated ir accordance with Environmen guidelines.	า	Potential Density	y 16.82
Managing Constraints	Transport Assessment would required. Consultation with Contaminated Land Officer. Assessment may be required development). Consideration biodiversity and flood risk with production of a Flood Risk Assessment. Consideration overhead lines. Amenity of he Consultation with PROW officer.	Air quality (size of of h the ospital.	Determination of Capacity	f Based on Developmen Strategy
Sustainability				
Accessibility	Consideration of traffic impact both the local and strategic h infrastructure - discussion with highways required.	ighways	Total Completion	ns 0
Other Information			Losses Complet	ed 0
Brownfield / Greenfield	Greenfield		Remaining Loss	es 0
Suitability	Suitable			
Availability	Available		Current Year	0
Achievability	Achievable		Years 1-5	340
	Deliverable		Years 6-10	400
Deliverability			37 44 45	
Deliverability Development Progress			Years 11-15	10



Town / Rural Shavington Site Description Character of Area Surrounding Land Uses Physical Constraints	Open countryside Open countryside and residential. Open countryside to the east of the site and residential development to north, south and west.	370424 North Site Size Net (Ha) Potential Capacity Potential Net	ing 351780 12.1 300
Character of Area Surrounding Land Uses	Open countryside and residential. Open countryside to the east of the site and residential development to north,	Potential Capacity	
Surrounding Land Uses	Open countryside to the east of the site and residential development to north,		300
-	and residential development to north,		000
Physical Constraints		Capacity	300
	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
Buitability	Suitable		
vailability	Available	Current Year	0



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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Town / Rural Crewe	Easting	370778 Northi	ng 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

Site Address

Crewe 8: Crewe Rail Exchange



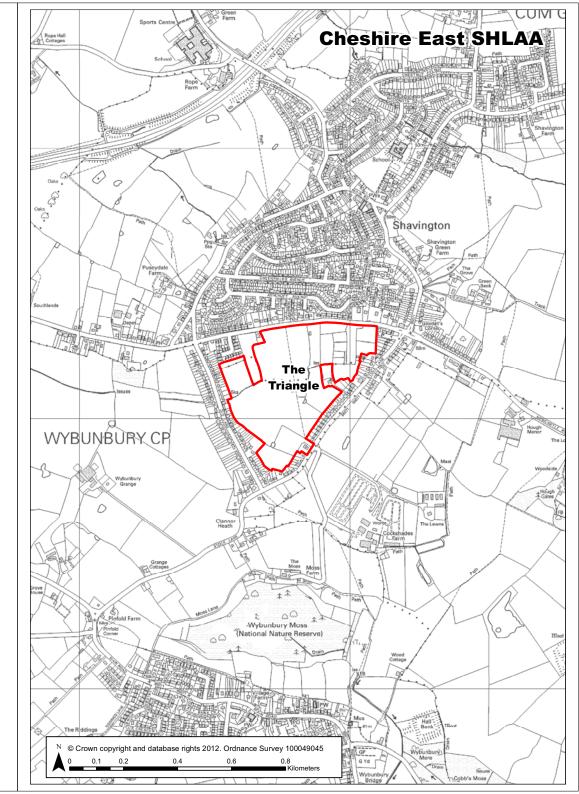
Cheshire East SHLAA - Update January 2013

Application Number:

Ref Crewe 8

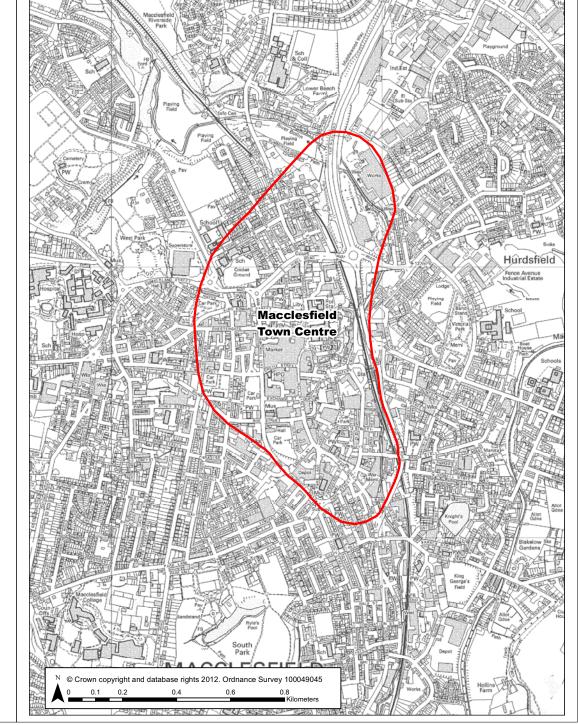
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Ref Crewe 6	Site Address	Crewe 6:	The Triangle	
Town / Rural Shavington	n - Edge / Extension	Easting	369791 Nor	thing 351128
Site Description	Farm land		Site Size Net (Ha)	17.4
Character of Area	Generally residential		Potential Capacity	300
Surrounding Land Uses	Farmland bounded by reside development	ntial	Potential Net Capacity	300
Physical Constraints	Hedge and trees along field boundaries. Public right of wa site. Located on potential cor site. Potential air quality issue Potential impacts on Wybunb SAC and RAMSAR site.	ntaminated es.	, ,	
Policy Restrictions	Open Countryside.		Potential Density	
Managing Constraints	Consideration of PRoW in an development. Transport Asserequired. The development is need to provide financial conto the A500 link improvement M6. Consultation with Contar Land Officer. Air quality assemay be required (size of deve Surface water runoff should be calculated in accordance with Environment Agency guideling greenfield sites.	essment s likely to tribution ts to the minated ssment elopment).	Determination of Capacity	Based on Development Strategy
Sustainability	Site is considered sustainable	е.		
Accessibility	Access to be discussed with The site would have an impalocal and strategic highway infrastructure. S106, S278 and S38 agreements managements of required.	ct on the	Total Completions	0
Other Information	Additional information submit through Call for Sites Consul		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:				
Cheshire East SHLAA - U	Jpdate January 2013			Cheshire East Council



Town / Rural Macclesfie	eld Easting	North	ing
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	400
Physical Constraints	Existing development and parking. Conservation area and Listed Buildings within the site. Trees within the site.	Capacity	
Policy Restrictions	Town centre policies. Within Macclesfield settlement. Conservation Area.	Potential Density	
Managing Constraints	Consideration of amenity of existing development. Consideration of the historic environment.	Determination of Capacity	Based on Development Strategy
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

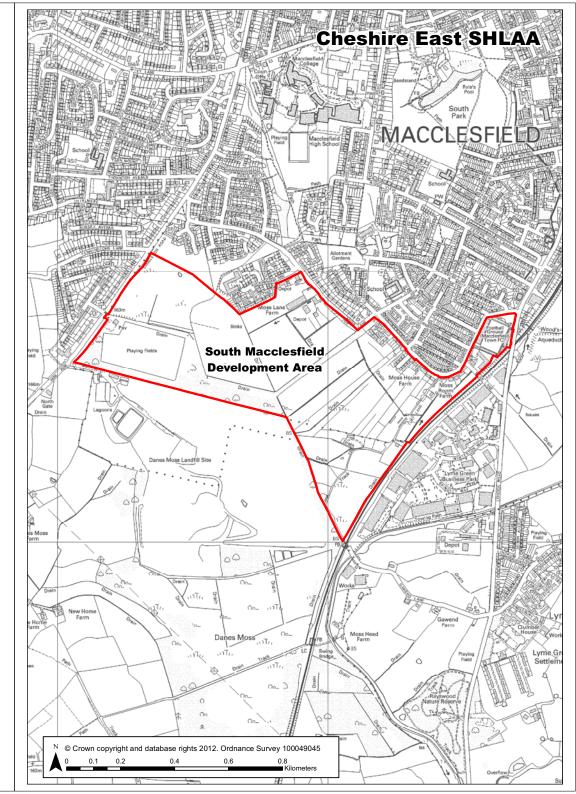




Cheshire East SHLAA

Application Number:

Ref Macc 2			2: South Macclesfield pment Area			
Town / Rural Macclesfie	ld	Easting	390853	Northin	g 371635	
Site Description	Vacant land in part, playing fiel residential.	ds and	Site Size Net (I	На)	62.4	
Character of Area	Residential, employment and countryside.	ppen	Potential Capa	city	900	
Surrounding Land Uses	Residential, employment and countryside.	ppen	Potential Net Capacity		900	
Physical Constraints	Flood zone 1 - little or no risk. Feasibility study carried out - sconstraints; problems with ope replacement if Macc Football C developed in isolation. Ground conditions known to include pe Located directly on landfill. Pot quality and noise issues. Greet through site. Trees, hedges an on site. Slightly undulating site adjacent to Danes Moss SSSI.	n space Club site at. ential air nway d shrubs . Site is				
Policy Restrictions	Within the settlement boundary Macclesfield. Site is zoned for shopping & employment & ope Proposed road and landscapin Exsiting open space. TPO tree	n space. g.	Potential Dens	ity	14.42	
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guideline: greenfield sites. Consultation w Contaminated Land Officer. Tracksessment likely to be required quality assessment may be received of development). Noise assessment required (rail noise Consideration of biodiversity. Consultation with the PROW of	s for vith ansport ed. Air quired	Determination Capacity	of	Based on Development Strategy	
Sustainability	Site is within walking distance stops and retail park.	of bus				
Accessibility	Access is possible, however, n junction works and a link road to be required. The Highways Agency is likely to require asset of traffic generation and impact trunk road network.	are likely essment	Total Completi	ons	0	
Other Information	Bus stop within 280m. Post offi within 2000m. Medical facilities 1650m. Primary school within 2 Open space within 130m.	within	Losses Compl	eted	0	
Brownfield / Greenfield	Mixed		Remaining Los	sses	0	
Suitability	Suitable					
Cheshire East SHLAA - U	Jpdate January 2013				Cheshire East Council	



Ref Macc2 Site Address Macc 2: South Macclesfield Development Area

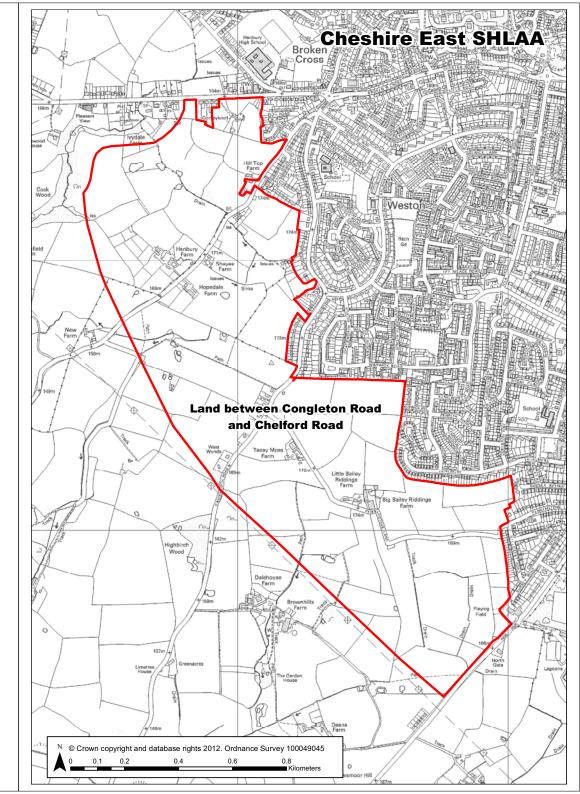
AvailabilityAvailableCurrent Year0AchievabilityAchievableYears 1-5400DeliverabilityDeliverableYears 6-100Development ProgressYears 11-15500

Application Number:

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Ref Macc 3	Site Address		: Land between C elford Road	ongleton Road
Town / Rural Macclesfie	ld - Edge / Extension	Easting	389185 Nort	hing 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 countrys	ide.	Potential Net	1125
Physical Constraints	Flood zone 1 - little or no risk. and hedges within site. Overhewithin the site. Slight undulation the site. Woodland on site. Prosite. Brook through site. A number drains across the site. A number drains across site. Ponds on site. Located within 250m of landfill Potential air quality issues. A sinature conservation importance within the site. Site includes an Public right of way within the site.	ead lines ns within operty on ober of of field te. ite of e is	Capacity	
Policy Restrictions	Green Belt. Site includes an Strees on site.	BI. TPO	Potential Density	7.802
Managing Constraints	Consideration of the biodiversi of the site. Surface water runot be calculated in accordance w Environment Agency guideline Address road network. Transp Assessment likely to be require Consideration of loss of agricu land. Consultation with Contan Land Officer. Air quality assessmay be required (size of develonsultation with the PROW of	ff should ith s. ort ed. Itural ninated sment opment).	Determination of Capacity	Based on development strategy
Sustainability	Likely to be of sufficient size to a sustainable settlement.	create		
Accessibility	Access to be discussed with H It should be noted given the siz site that several access points needed for this site. The Highw Agency will require assessmer traffic generation and impact o road network.	ze of the will be vays nt of	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
Cheshire East SHLAA - U	Jpdate January 2013			Cheshire East Council



Ref Macc 4	Site Address	Macc 4: L	acc 4: Land off Fence Avenue			
Town / Rural Macclesfield - Edge / Extension		Easting	392581	Northing	373874	
Site Description	Part of The Kings School		Site Size Net (I	Ha) 1	3.2	
Character of Area	Generally residential.		Potential Capacity 300		800	
Surrounding Land Uses	Educational use and resident commercial and industrial.			•	800	
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 Dens	sity 2	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 Capacity		Based on Developmer Strategy	
Sustainability	Site is considered sustainable	e.				
Accessibility	Access is possible.		Total Completi	ions 0)	
Other Information			Losses Compl	eted 0)	
Brownfield / Greenfield	Mixed		Remaining Los	sses 0)	
Suitability	Suitable - with policy change					
Availability	Available		Current Year	0)	
Achievability	Achievable		Years 1-5	0)	
Deliverability	Developable		Years 6-10	5	60	
Development Progress			Years 11-15	2	250	

Cheshire East

