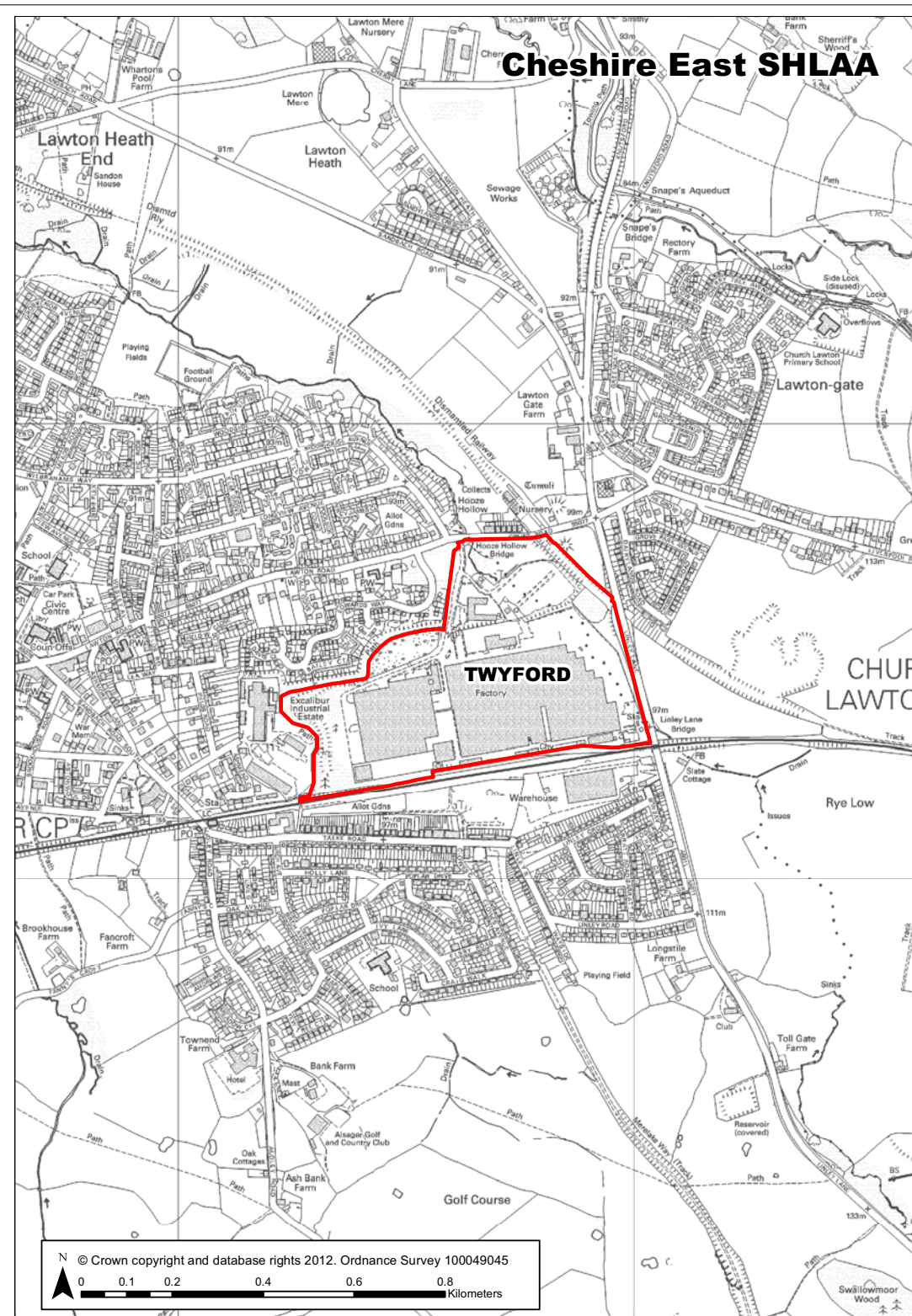


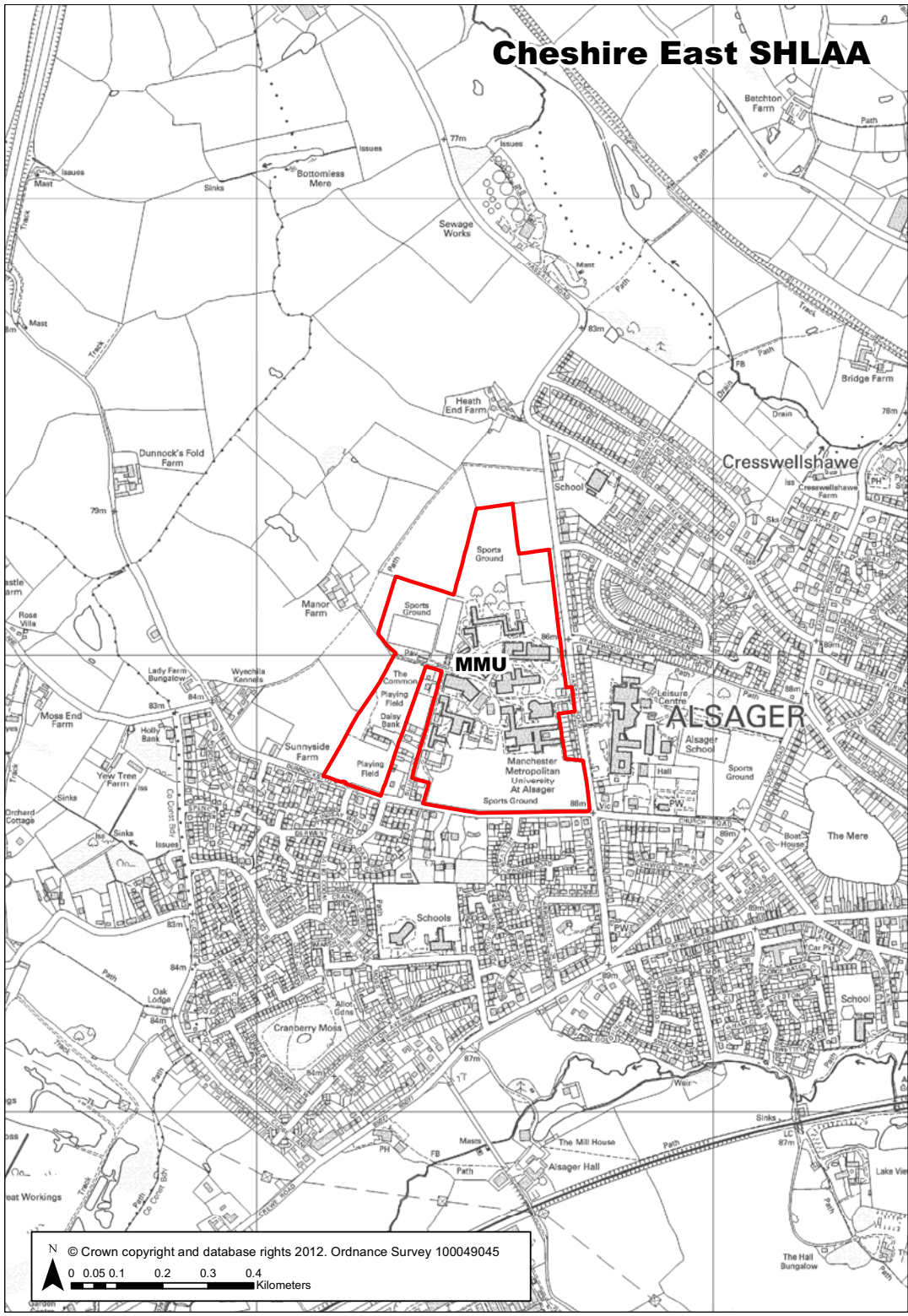
Ref	Als 1	Site Address	Als 1: Twyford			
Town / Rural	Alsager		Easting	380672	Northing	355450
Site Description	Redundant bathroom manufacturing site.		Site Size Net (Ha)		27.38	
Character of Area	Mixed - Open Countryside, industrial and residential.		Potential Capacity		450	
Surrounding Land Uses	Open 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					



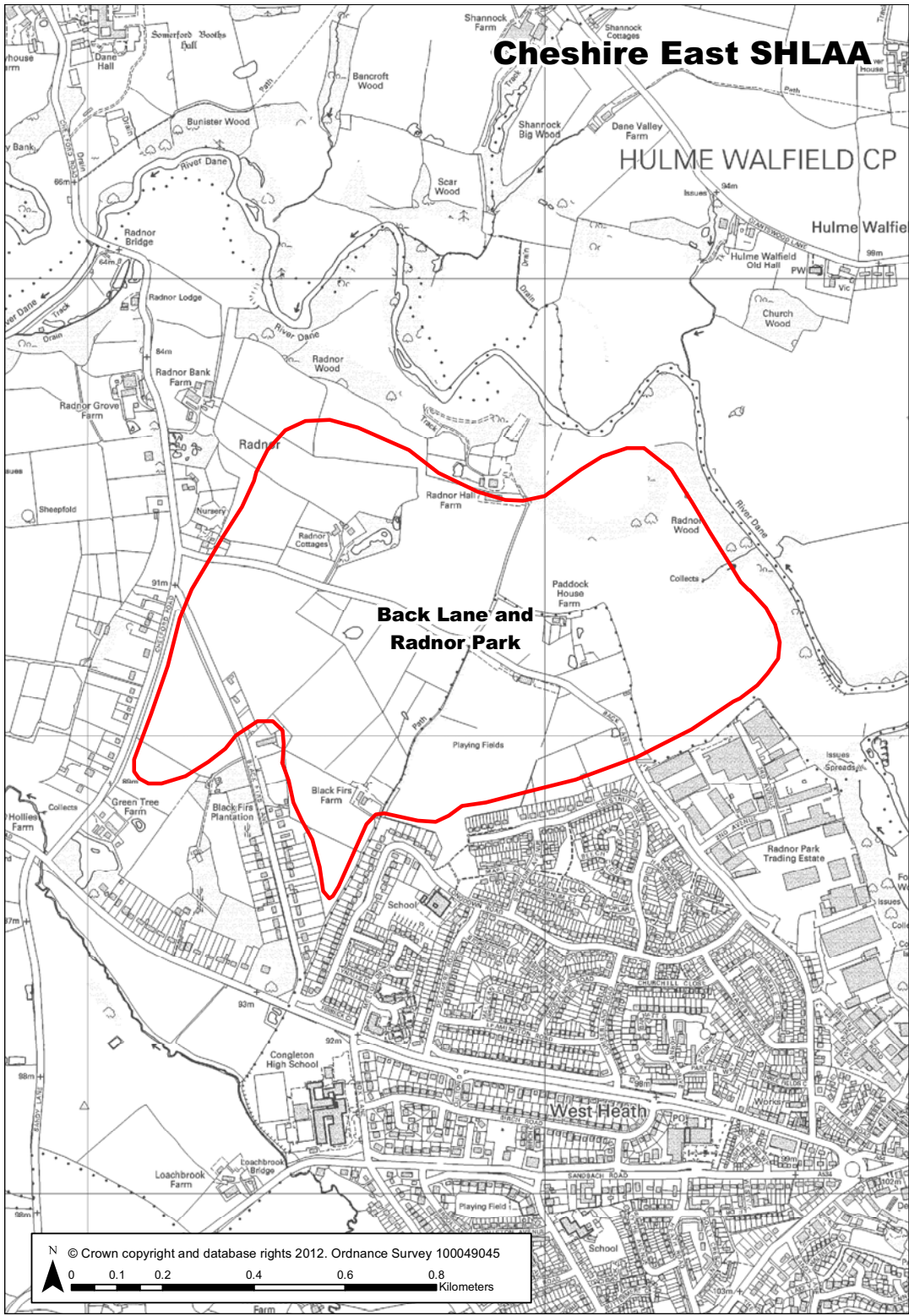
Ref Als 1	Site Address	Als 1: Twyfords	
Availability	Available	Current Year	0
Achievability	Achievable	Years 1-5	290
Deliverability	Deliverable	Years 6-10	160
Development Progress		Years 11-15	0
Application Number:	11/4109C		

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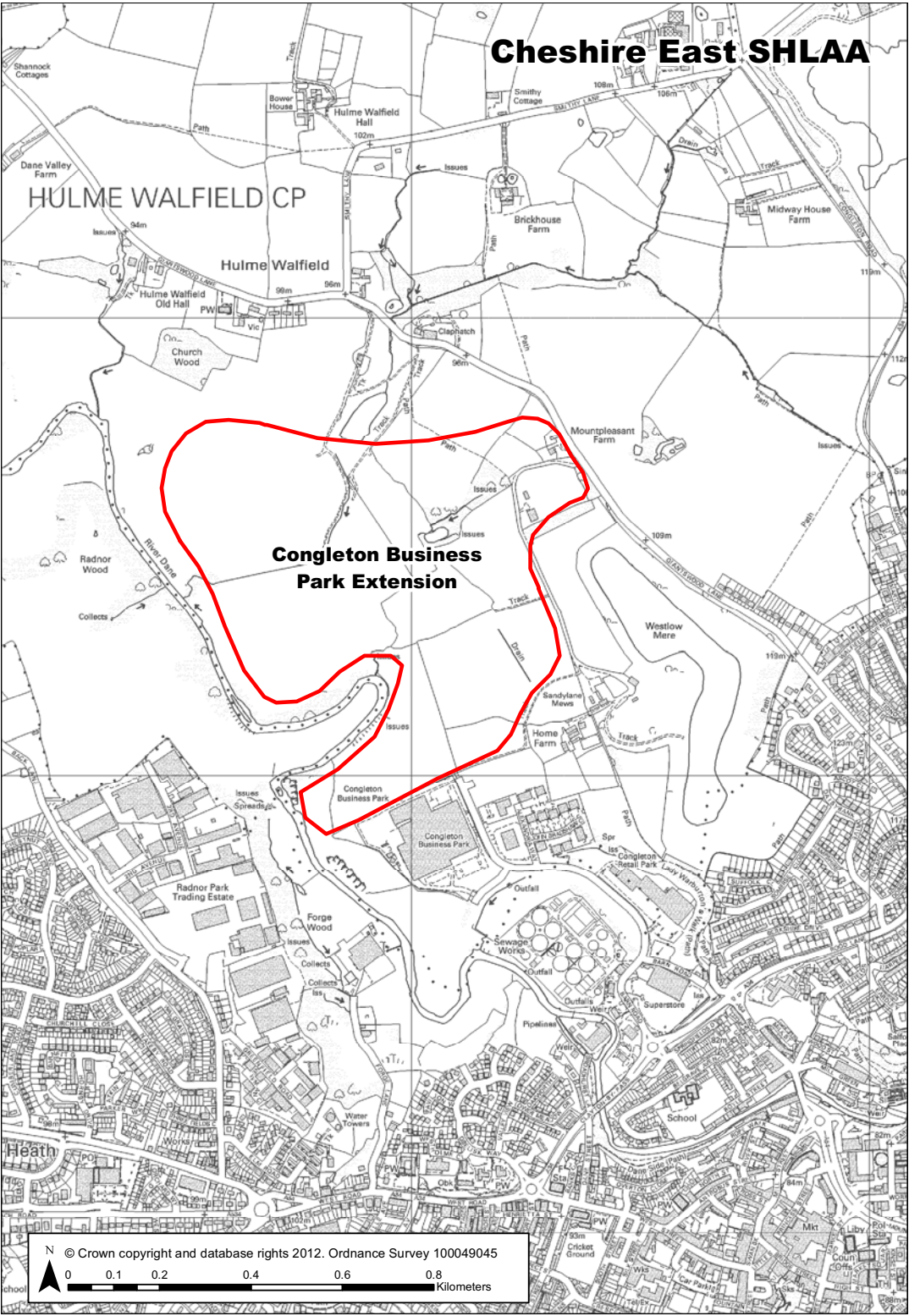
Town / Rural	Alsager	Easting	378479	Northing	355932
Site Description	MMU campus.	Site Size Net (Ha)	22.27		
Character of Area	Residential and Open Countryside.	Potential Capacity	400		
Surrounding Land Uses	Residential development to the East (also including a school and leisure centre) and South. Open 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		



Town / Rural	Congleton - Edge / Extension	Easting	383792	Northing	364226
Site Description	Open countryside.		Site Size Net (Ha)	101.8	
Character of Area	Open countryside.		Potential Capacity	500	
Surrounding Land Uses	Open countryside, employment and residential.		Potential Net Capacity	500	
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.		Potential Density	4.912	
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.		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	0	
Development Progress			Years 11-15	350	
Application Number:					



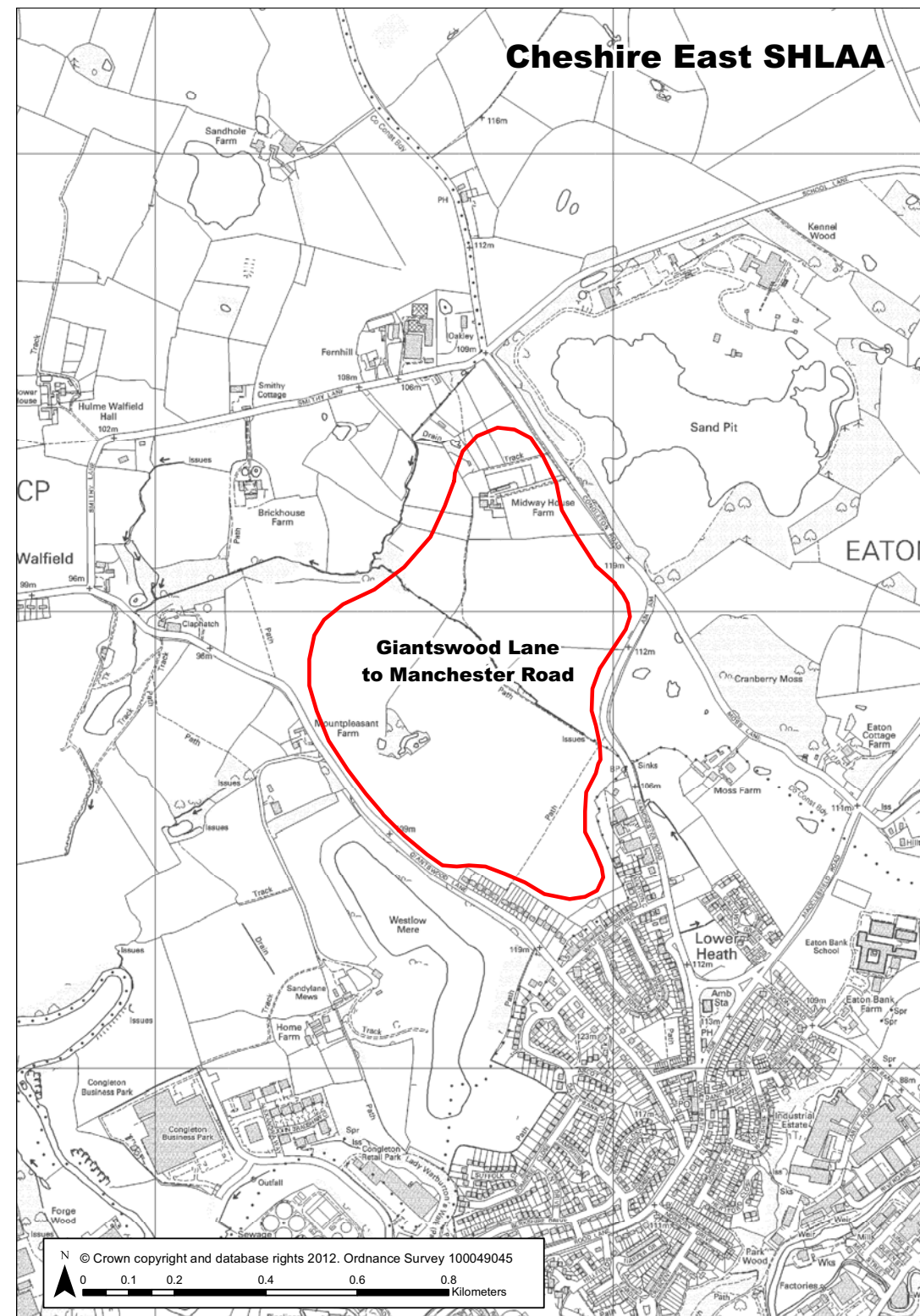
Ref	Cong 2	Site Address	Cong 2: Congleton Business Park Extension			
Town / Rural	Congleton - Edge / Extension	Easting	384933	Northing	364425	
Site Description	Agricultural land.	Site Size Net (Ha)	78.2			
Character of Area	Open countryside and commercial.	Potential Capacity	450			
Surrounding Land Uses	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 wildlife 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			



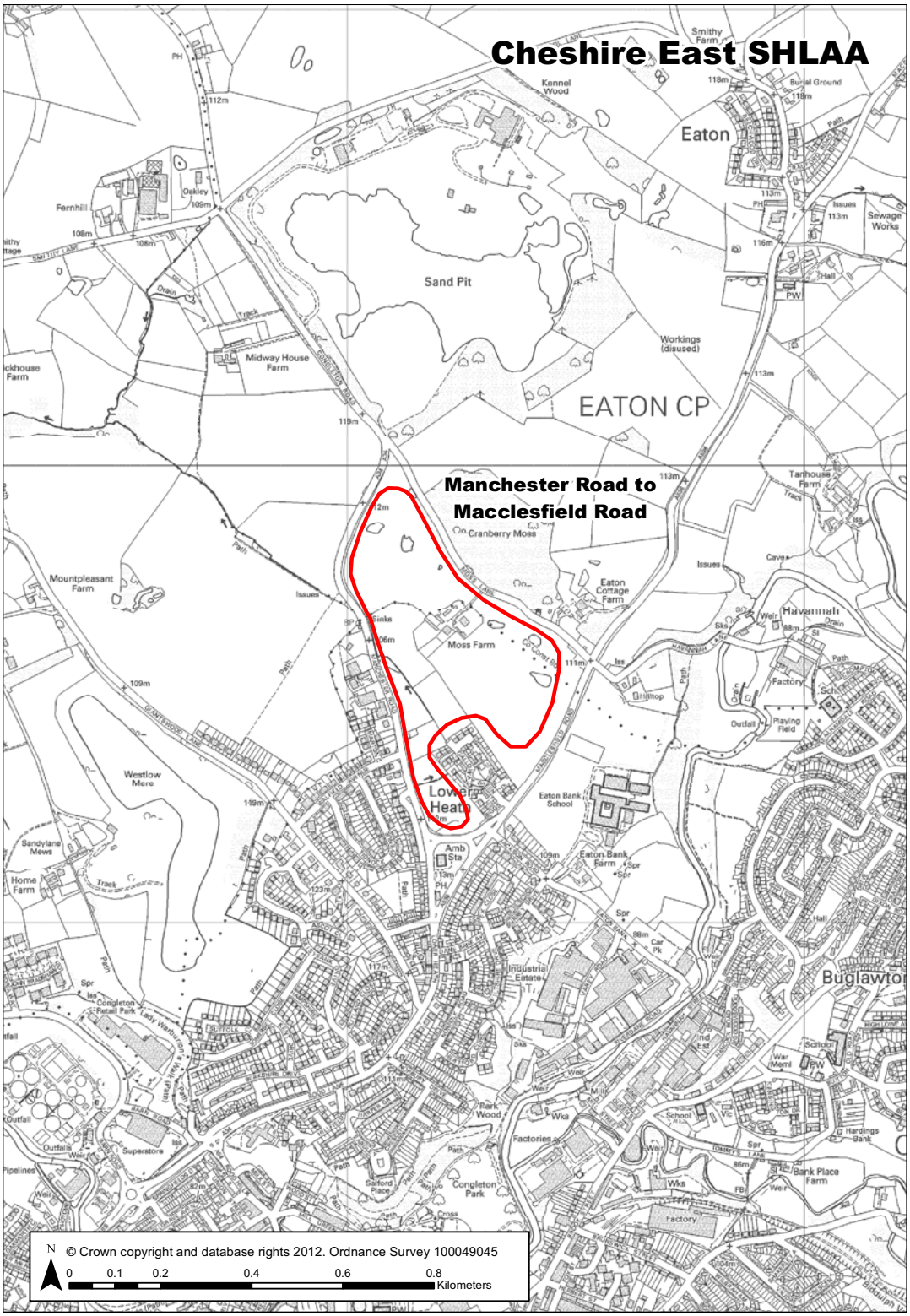
Ref	Cong 2	Site Address	Cong 2: Congleton Business Park Extension
Development Progress		Years 11-15	210
Application Number:			

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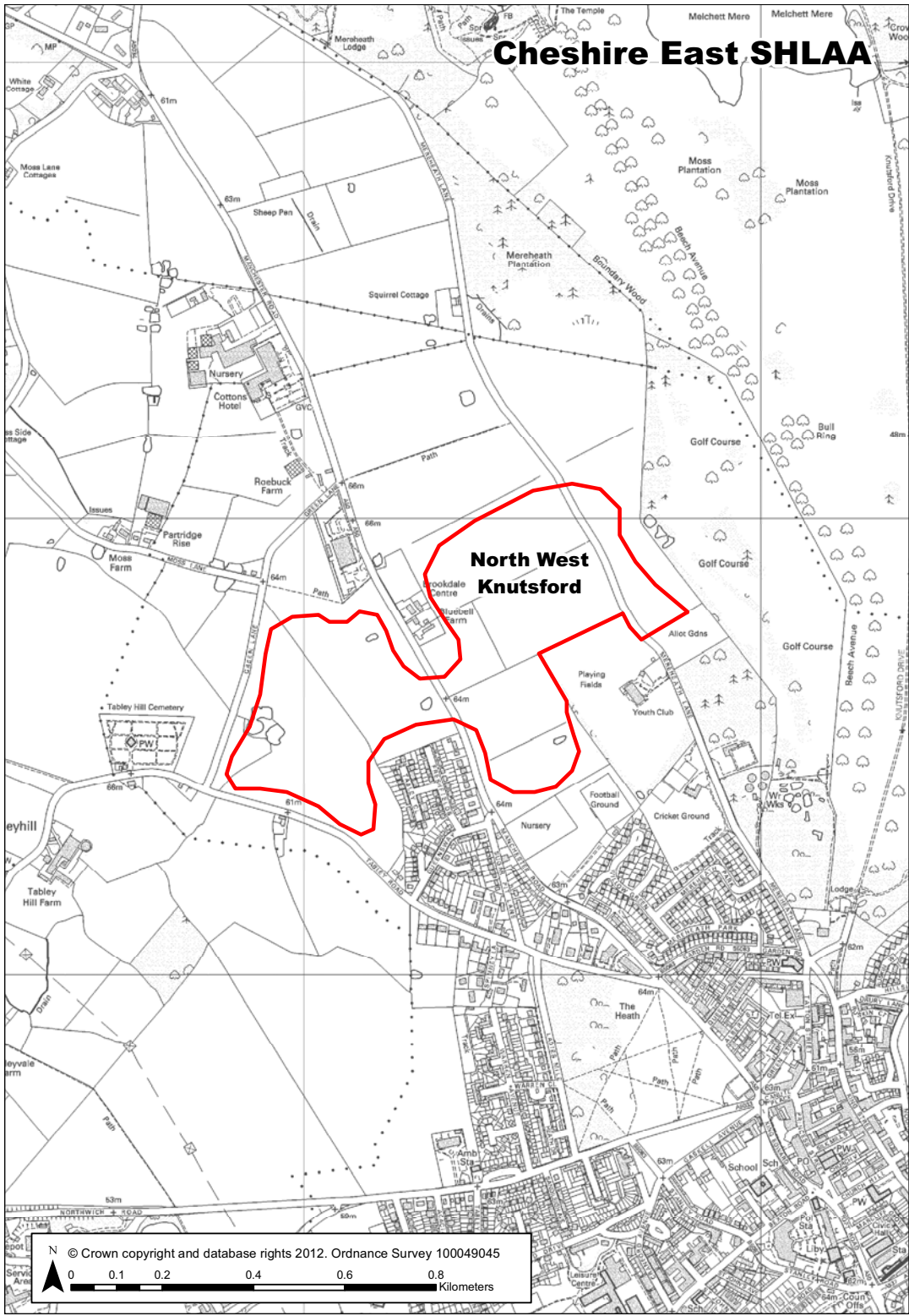
Ref	Cong 3	Site Address	Cong 3: Giantswood Lane to Manchester Road			
Town / Rural	Congleton - Edge / Extension	Easting	385710	Northing	364854	
Site Description	Agricultural land.	Site Size Net (Ha)	58.9			
Character of Area	Generally residential and open countryside.	Potential Capacity	700			
Surrounding Land Uses	Generally residential, with some employment at 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/ relocation 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			



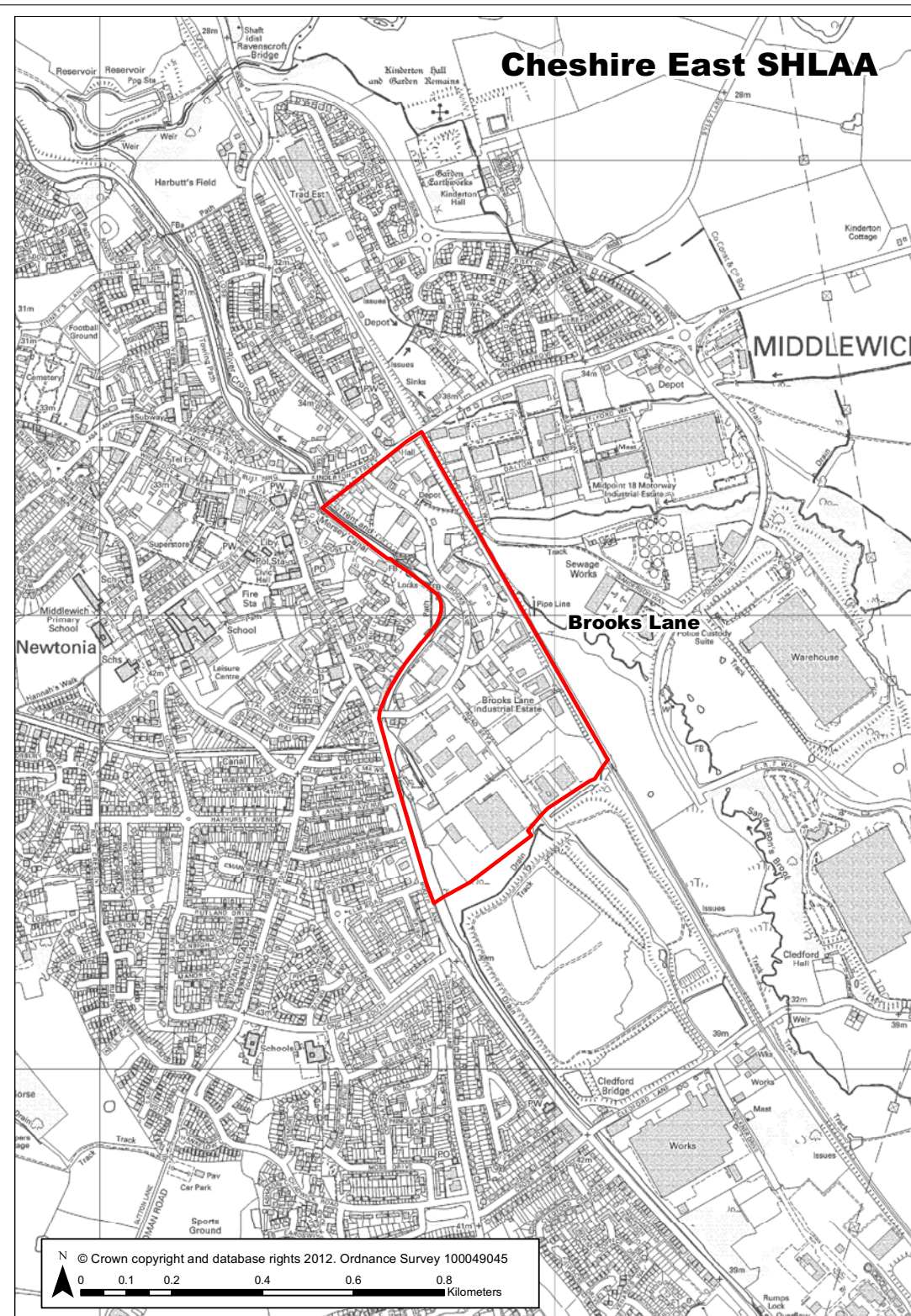
Ref	Cong 4	Site Address	Cong 4: Manchester Road / Macclesfield Road			
Town / Rural	Congleton - Edge / Extension	Easting	386215	Northing	364604	
Site Description	Agricultural land.	Site Size Net (Ha)	20.1			
Character of Area	Open countryside and residential.	Potential Capacity	550			
Surrounding Land Uses	Open countryside and residential.	Potential Net Capacity	550			
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 possibility of Great Crested Newts.					
Policy Restrictions	Open Countryside. Area of special control for adverts. Jodrell Bank Consultation Zone	Potential Density	27.36			
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.	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	390			
Deliverability	Deliverable	Years 6-10	160			
Development Progress		Years 11-15	0			
Application Number:						



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:						

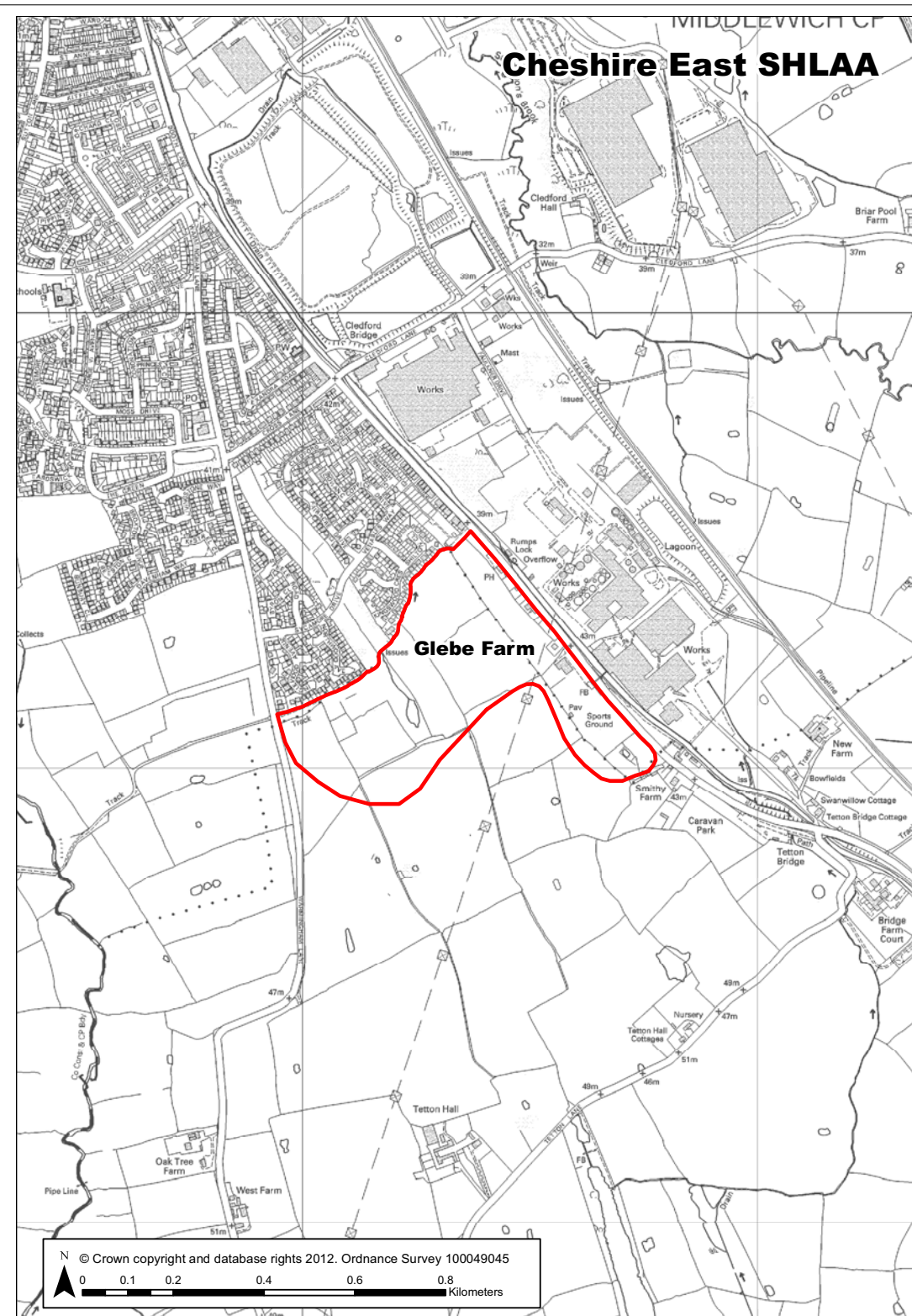


Ref	Midd 1	Site Address	Midd 1: Brooks Lane		
Town / Rural	Middlewich	Easting	370804	Northing	365852
Site Description	Mixed, but mostly industrial uses to south of Brooks Lane with residential and leisuers uses to the north of Brooks Lane.		Site Size Net (Ha)	27.7	
Character of Area	Industrial and commercial.		Potential Capacity	300	
Surrounding Land Uses	Mixed including reisdenial, 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 Developme 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				



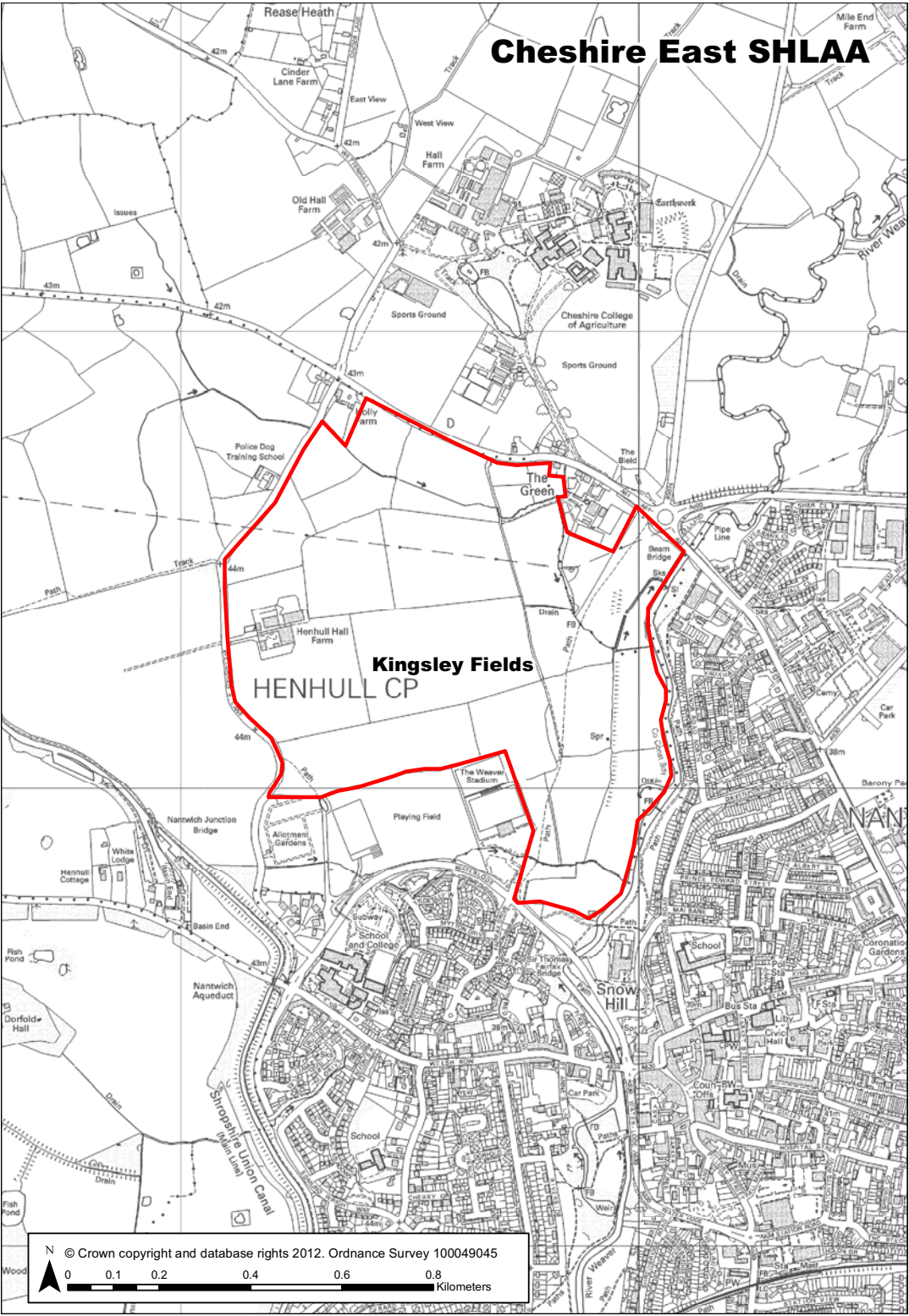
Ref	Midd 1	Site Address	Midd 1: Brooks Lane	
Availability	Available / Site 2376 currently in use	Current Year	0	
Achievability	Achievable	Years 1-5	0	
Deliverability	Developable	Years 6-10	0	
Development Progress		Years 11-15	300	
Application Number:				

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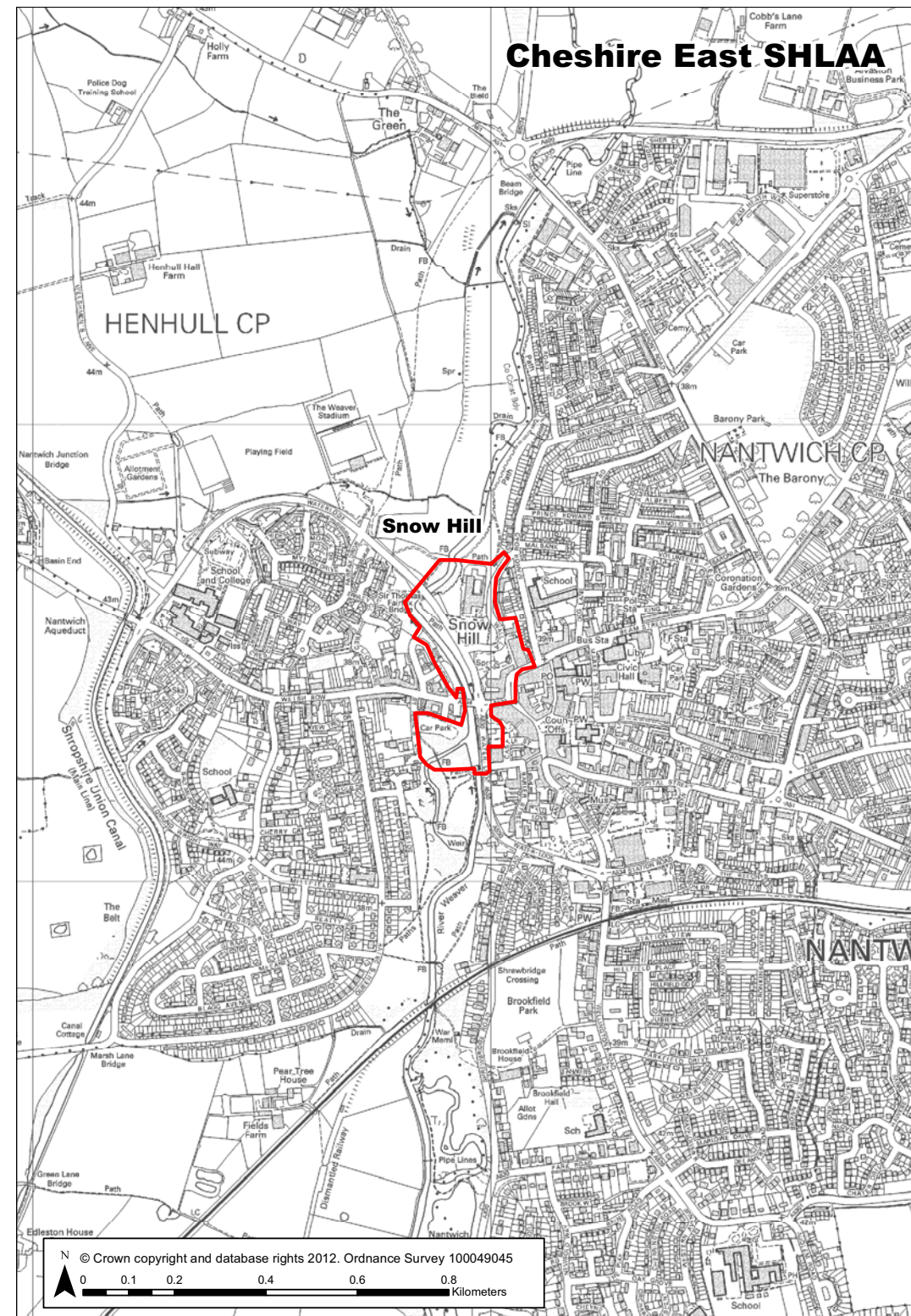
Cheshire East SHLAA - Update January 2013

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		

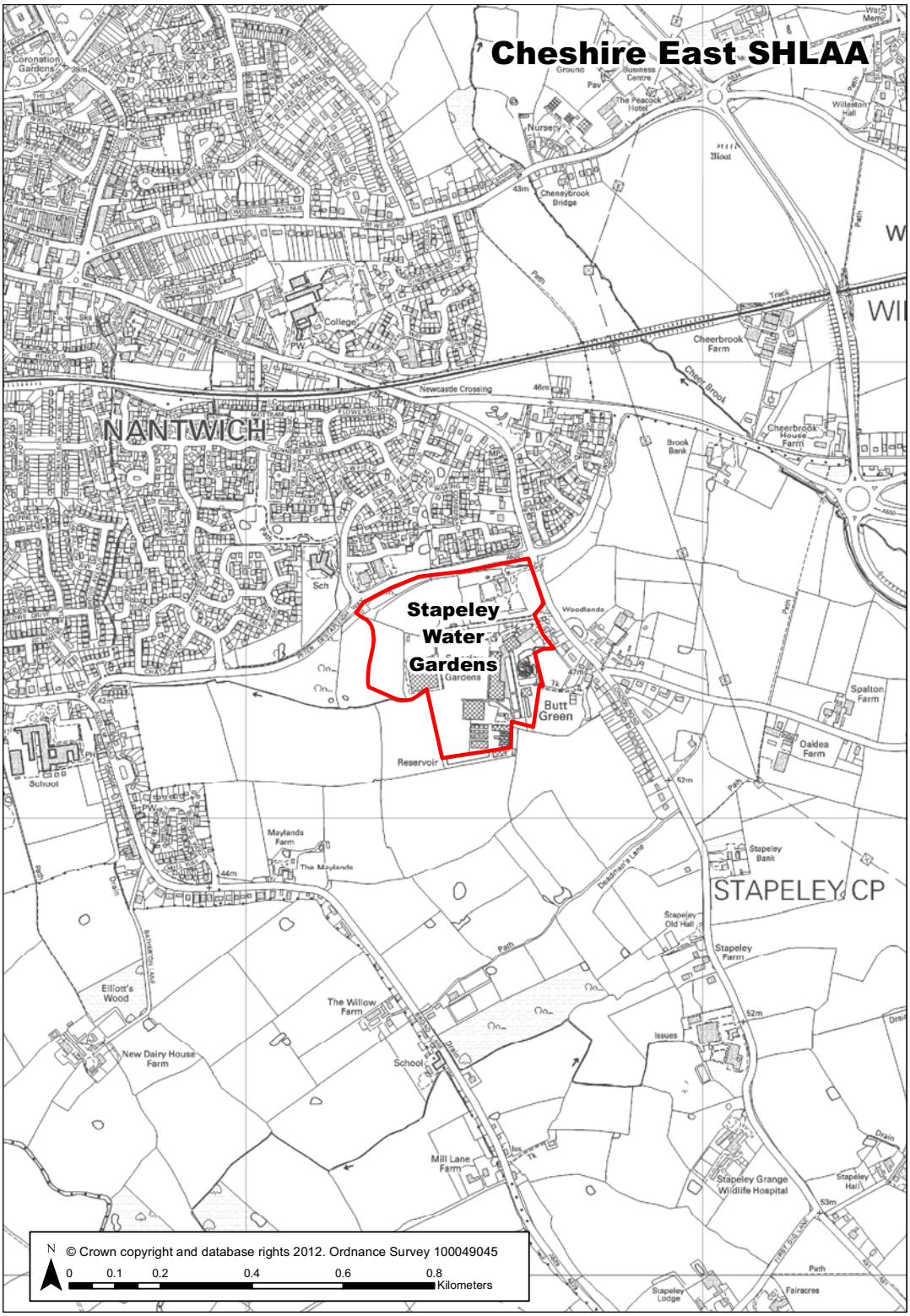
Application Number:



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.		Potential Density	7.792	
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.		Determination of Capacity	Based on Development Strategy	
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.		Total Completions	0	
Sustainability	Site is considered sustainable.		Losses Completed	0	
Accessibility	Access to be discussed with Highways.		Remaining Losses	0	
Other Information			Current Year	0	
Brownfield / Greenfield	Mixed		Years 1-5	0	
Suitability	Suitable		Years 6-10	30	
Availability	Available		Years 11-15	30	
Achievability	Achievable				
Deliverability	Developable				
Development Progress					

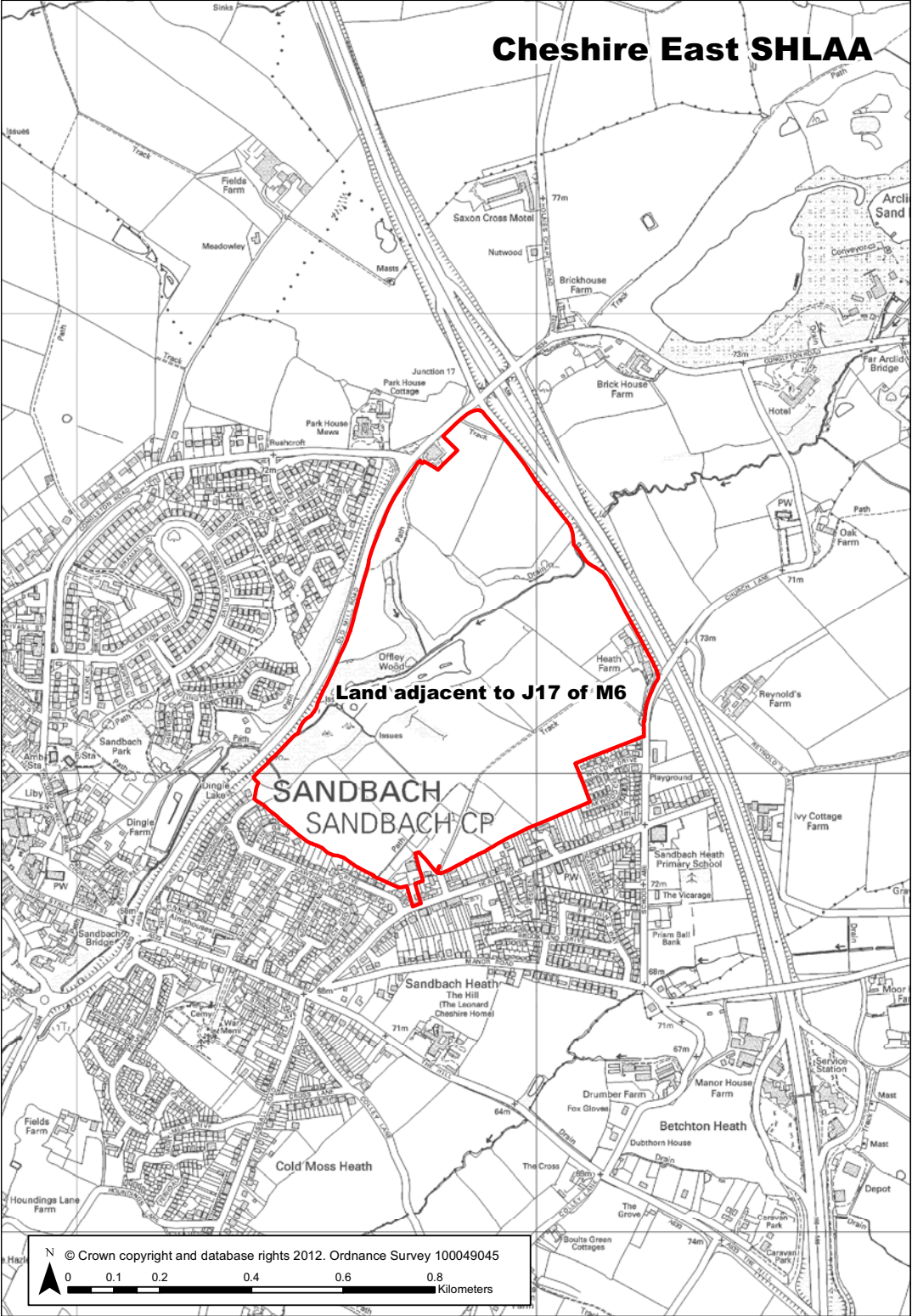


Ref	Nant 3	Site Address	Nant 3: Stapeley Water Gardens			
Town / Rural	Nantwich - Edge / Extension	Easting	366473	Northing	351366	
Site Description	Stapeley Water Gardens and surrounds		Site Size Net (Ha)	12.4		
Character of Area	Generally open countryside and residential.		Potential Capacity	250		
Surrounding 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		Current Year	0		
Availability	Available		Years 1-5	200		
Achievability	Achievable		Years 6-10	50		
Deliverability	Deliverable		Years 11-15	0		
Development Progress						
Application Number:						



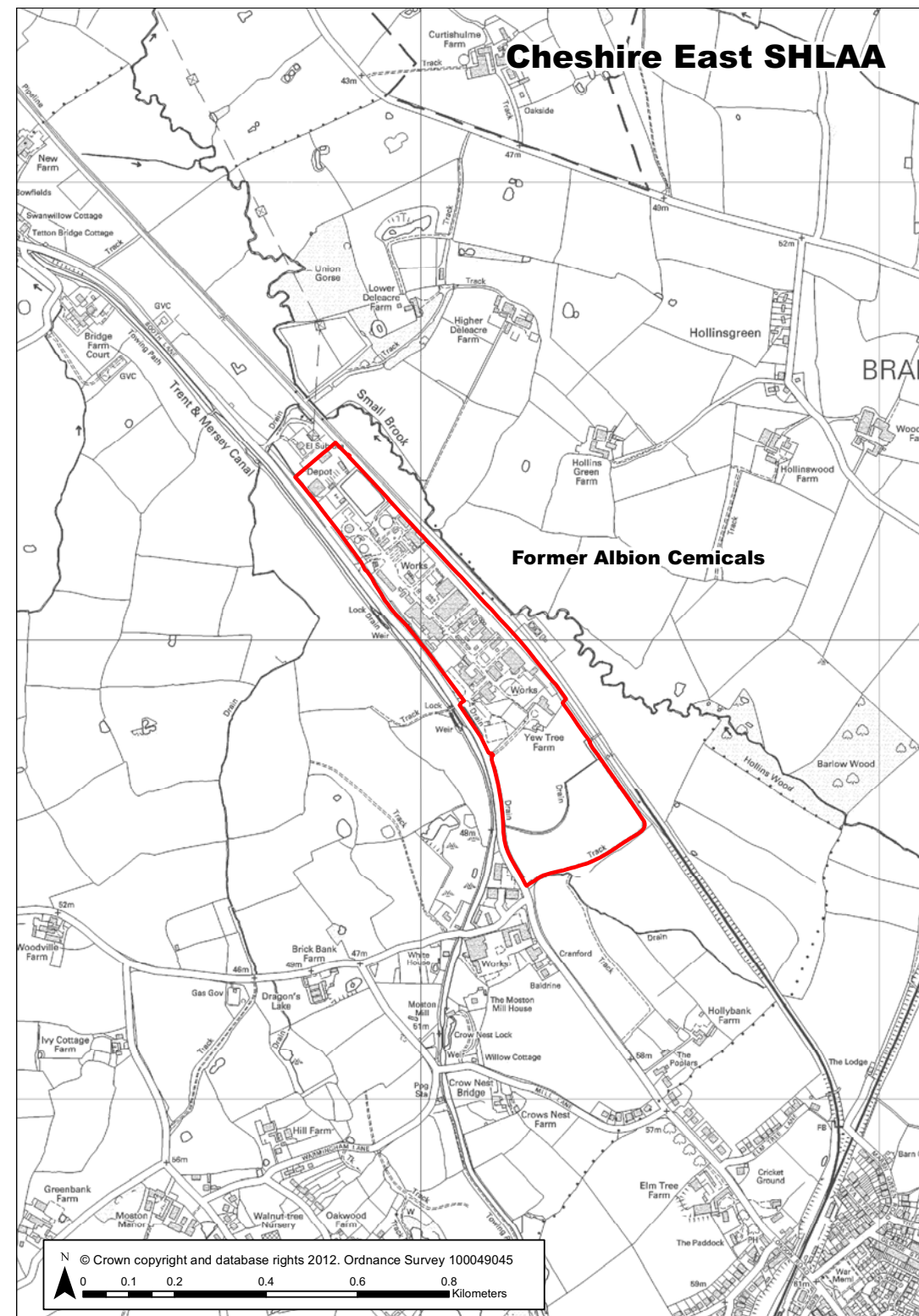
Town / Rural	Sandbach - Edge / Extension	Easting	376840	Northing	361210
Site Description	Agricultural land.	Site Size Net (Ha)	50.9		
Character of Area	Residential, significant woodland and water areas.	Potential Capacity	700		
Surrounding Land Uses	Residential, petrol filling station and M6 motorway.	Potential Net Capacity	700		
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.	Potential Density	13.75		
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.	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	460		
Development Progress		Years 11-15	0		

Application Number:



Sand 2: Albion Chemical Work

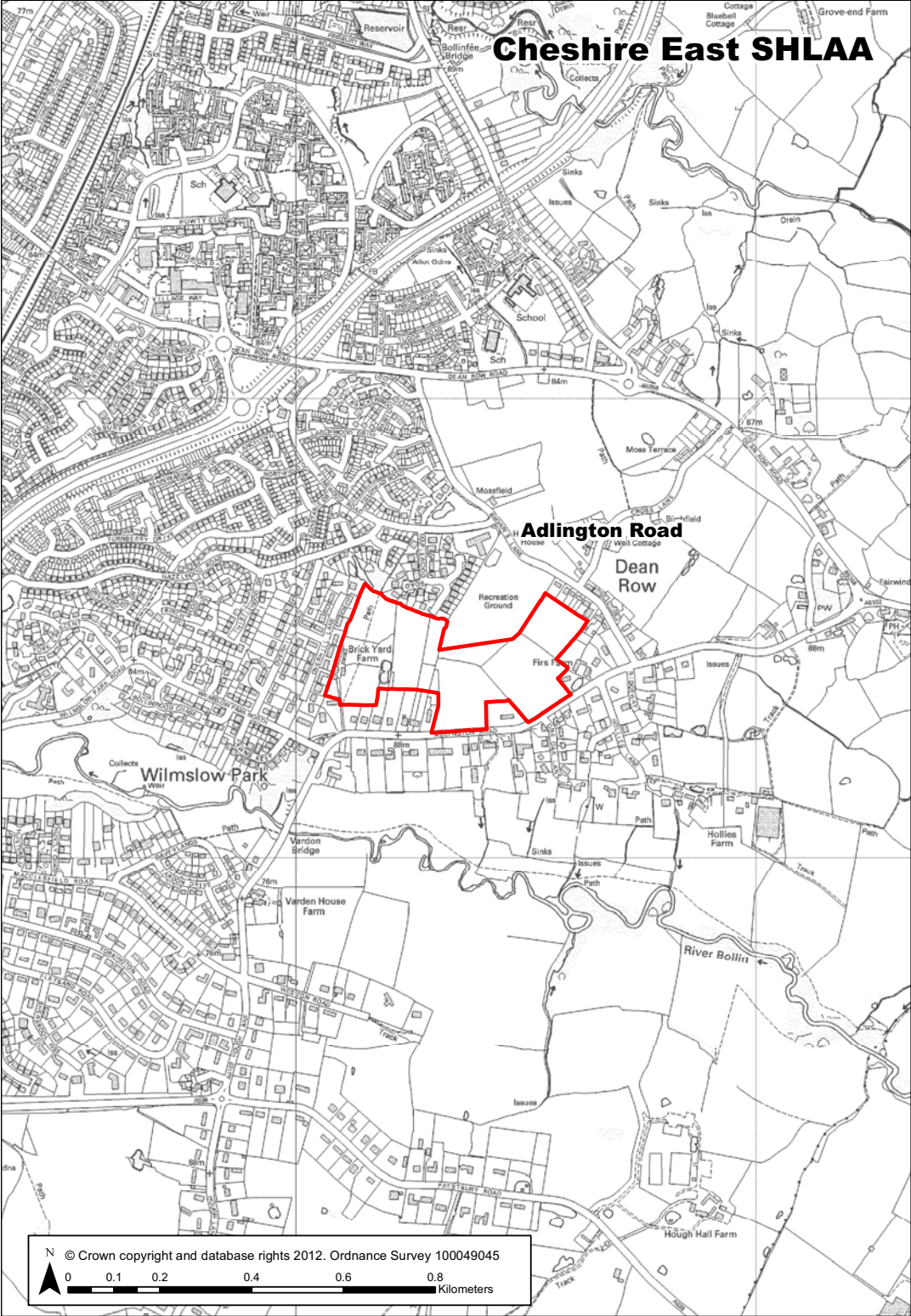
Cheshire East SHLAA - Update January 2013



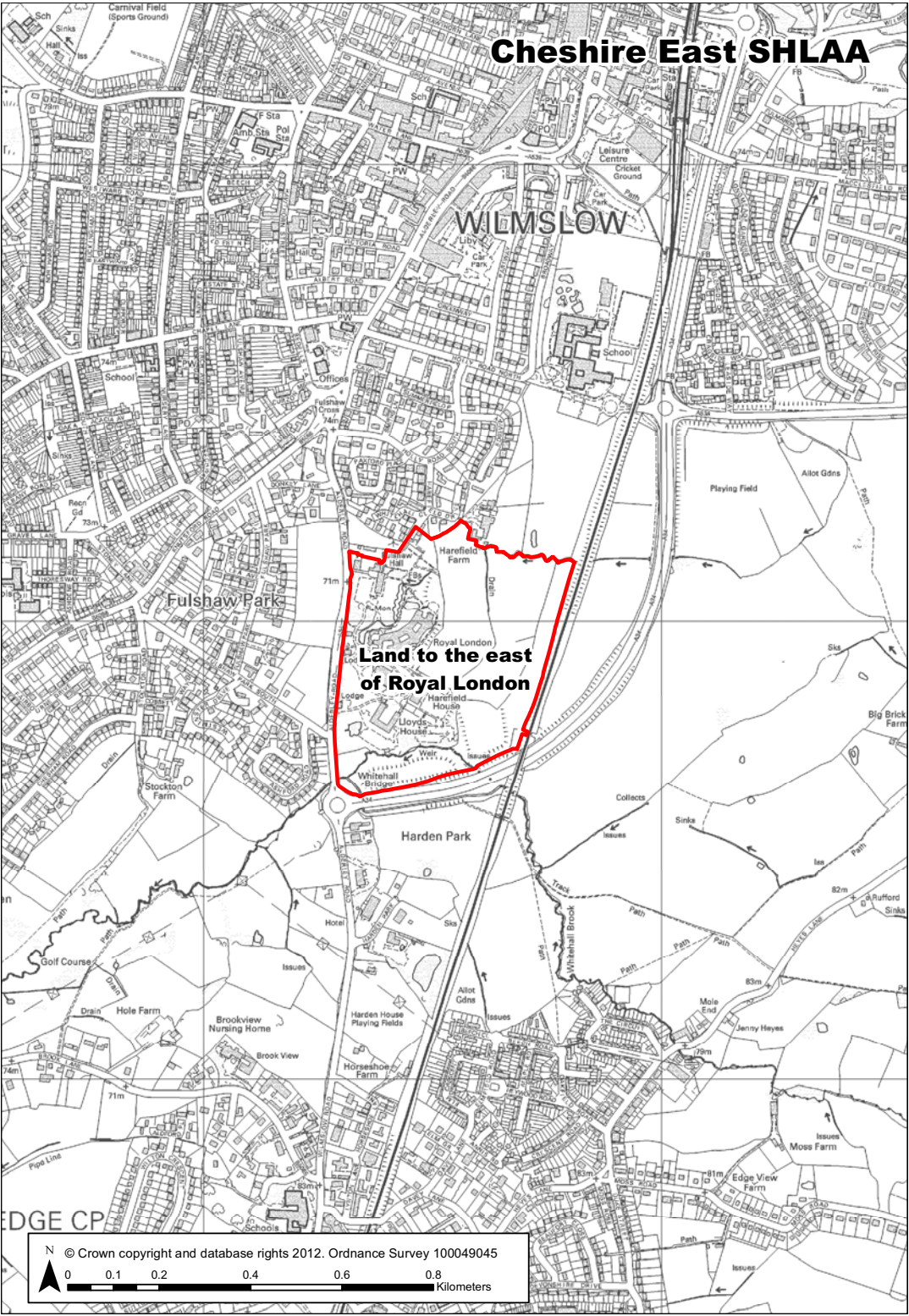
Availability	Available	Current Year	0
Achievability	Achievable	Years 1-5	120
Deliverability	Deliverable	Years 6-10	200
Development Progress		Years 11-15	55
Application Number:			

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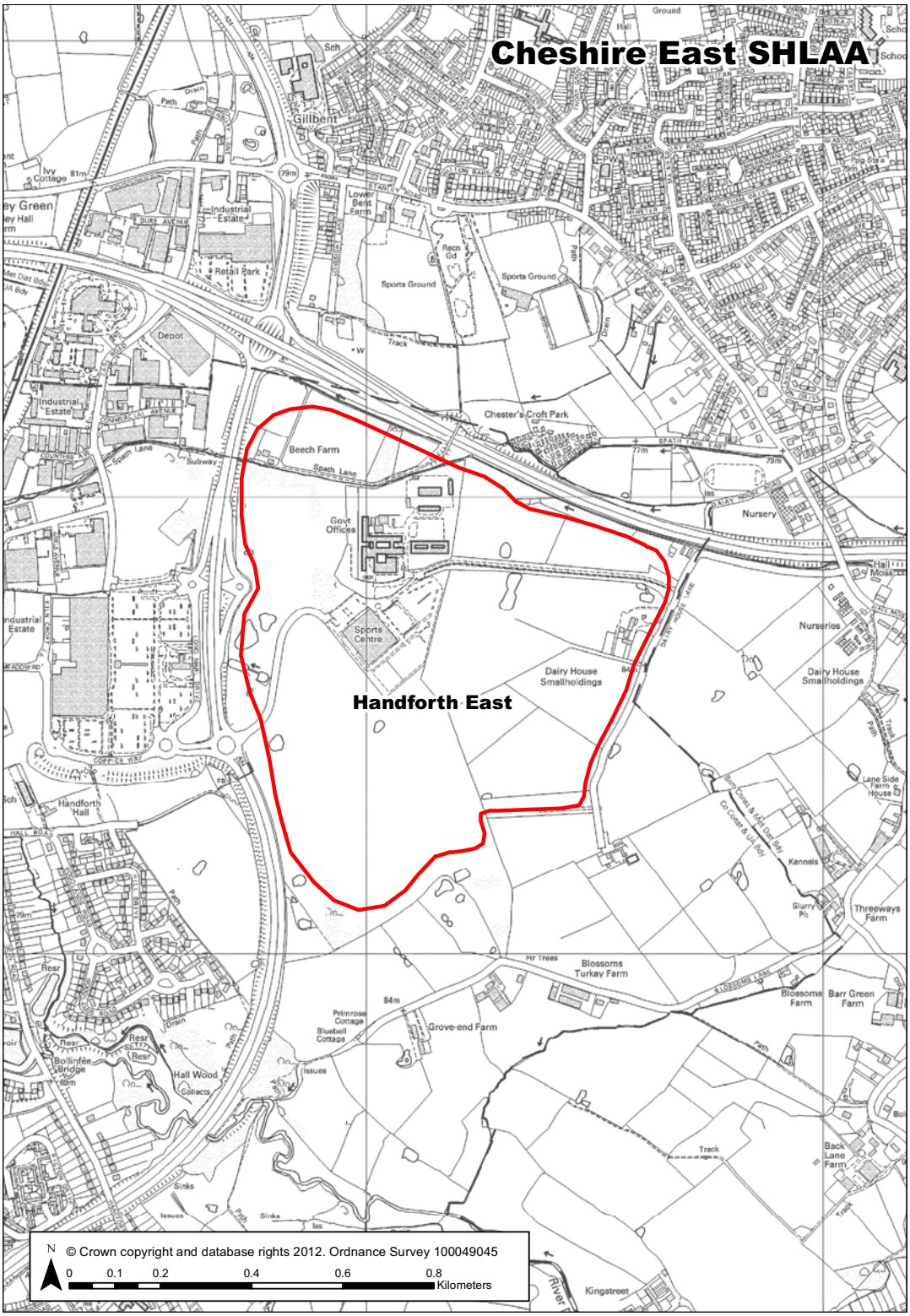
Ref	Wilm 1	Site Address	Wilm 1: Adlington Road		
Town / Rural	Wilmslow	Easting	386340	Northing	381425
Site Description	Vacant land.	Site Size Net (Ha)	9.8		
Character of Area	Residential and farmland.	Potential Capacity	225		
Surrounding Land Uses	Open space, residential and open countryside.	Potential 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:						



Town / Rural	Handforth - Edge / Extension	Easting	387123	Northing	383669
Site Description	Mixed uses - farmland, offices, fitness centre.	Site Size Net (Ha)	69		
Character of Area	Open countryside.	Potential Capacity	1800		
Surrounding Land Uses	Open countryside, residential and road network.	Potential Net Capacity	1800		
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.	Potential Density	26.09		
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.	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 - with policy change				
Availability	Available	Current Year	0		
Achievability	Achievable	Years 1-5	0		
Deliverability	Developable	Years 6-10	600		
Development Progress		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:					

