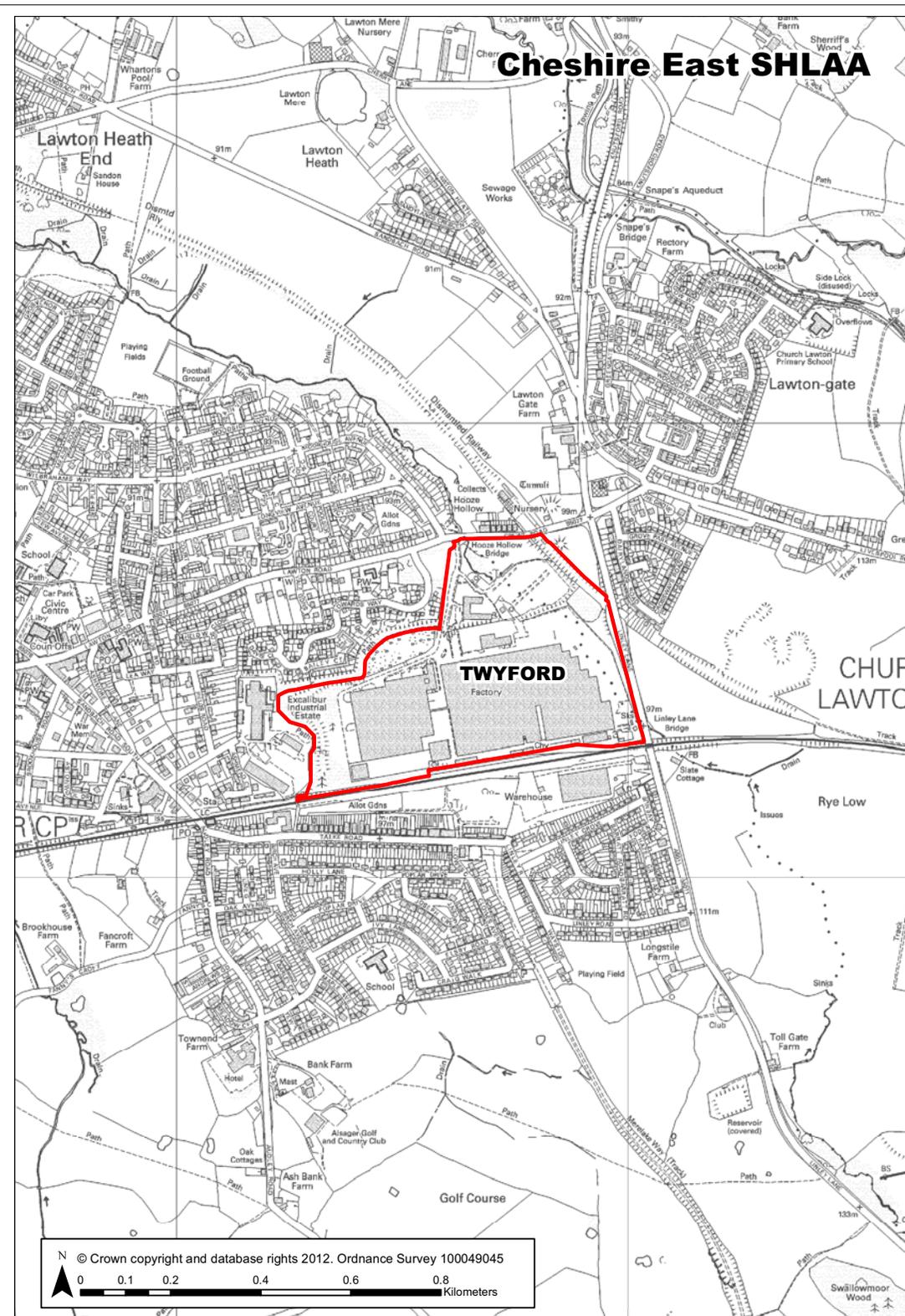


Ref	Als 1	Site Address	Als 1: Twyford			
Town / Rural	Alsager		Easting	380672	Northing	355450
Site Description	Redundant bathroom manufacturing site.		Site Size Net (Ha)	27.38		
Character of Area	Mixed - Open Countryside, industrial and residential.		Potential Capacity	450		
Surrounding Land Uses	Open 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						
Brownfield / Greenfield			Losses Completed	0		
Suitability	Suitable		Remaining Losses	0		



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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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

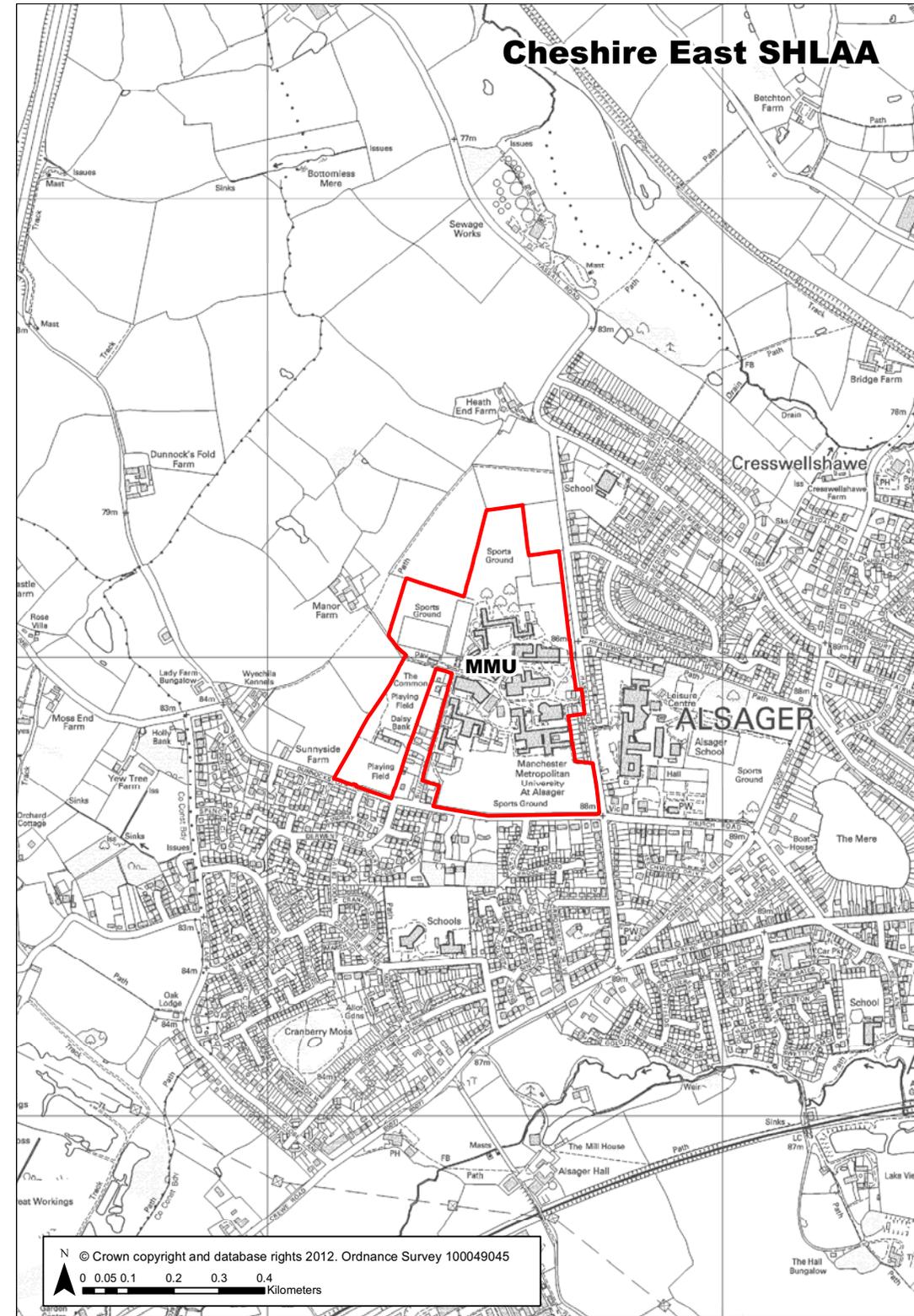
Suitability Suitable

Availability Available **Current Year** 0

Achievability Achievable **Years 1-5** 300

Deliverability Deliverable **Years 6-10** 100

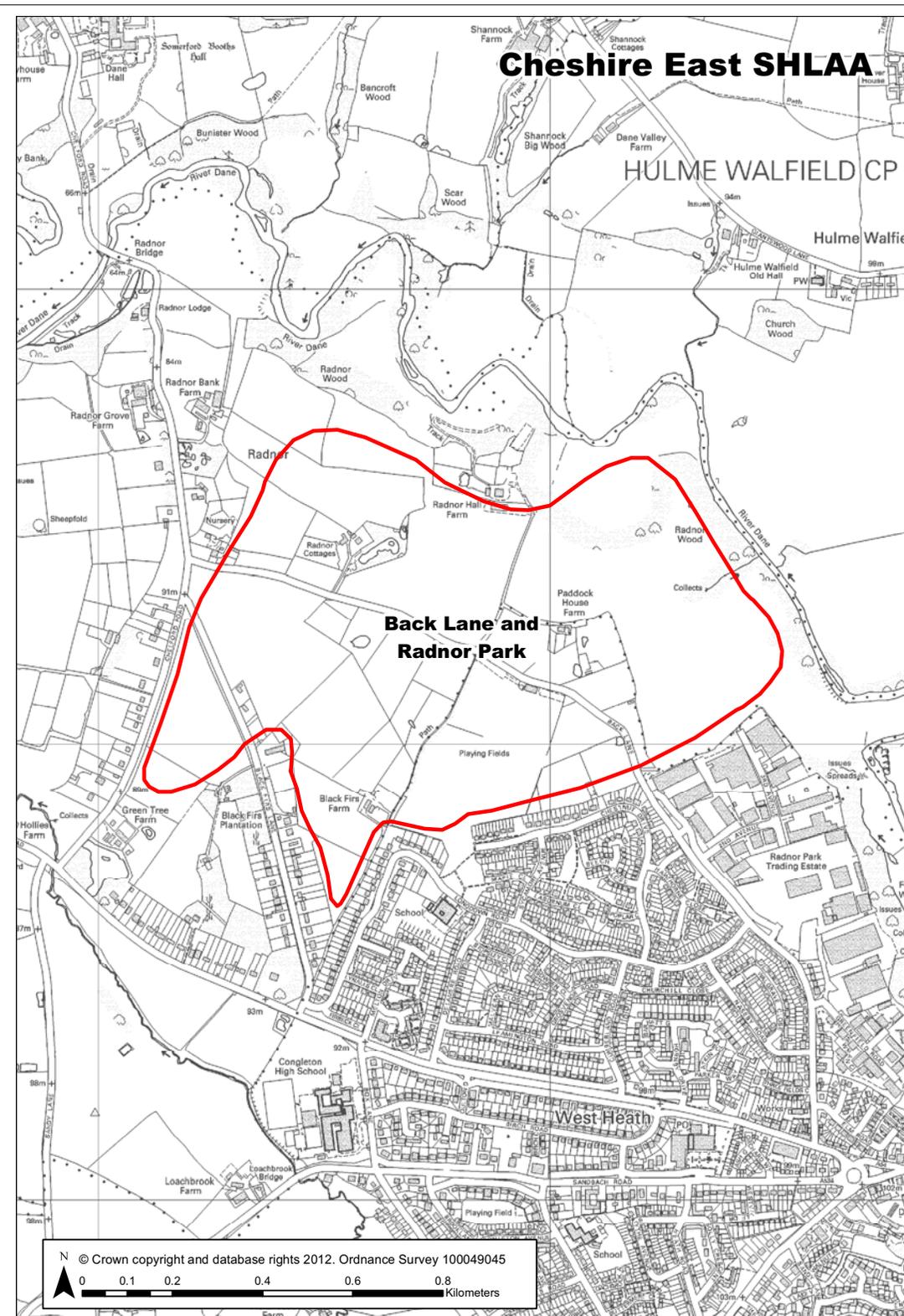
Development Progress **Years 11-15** 0



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.	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

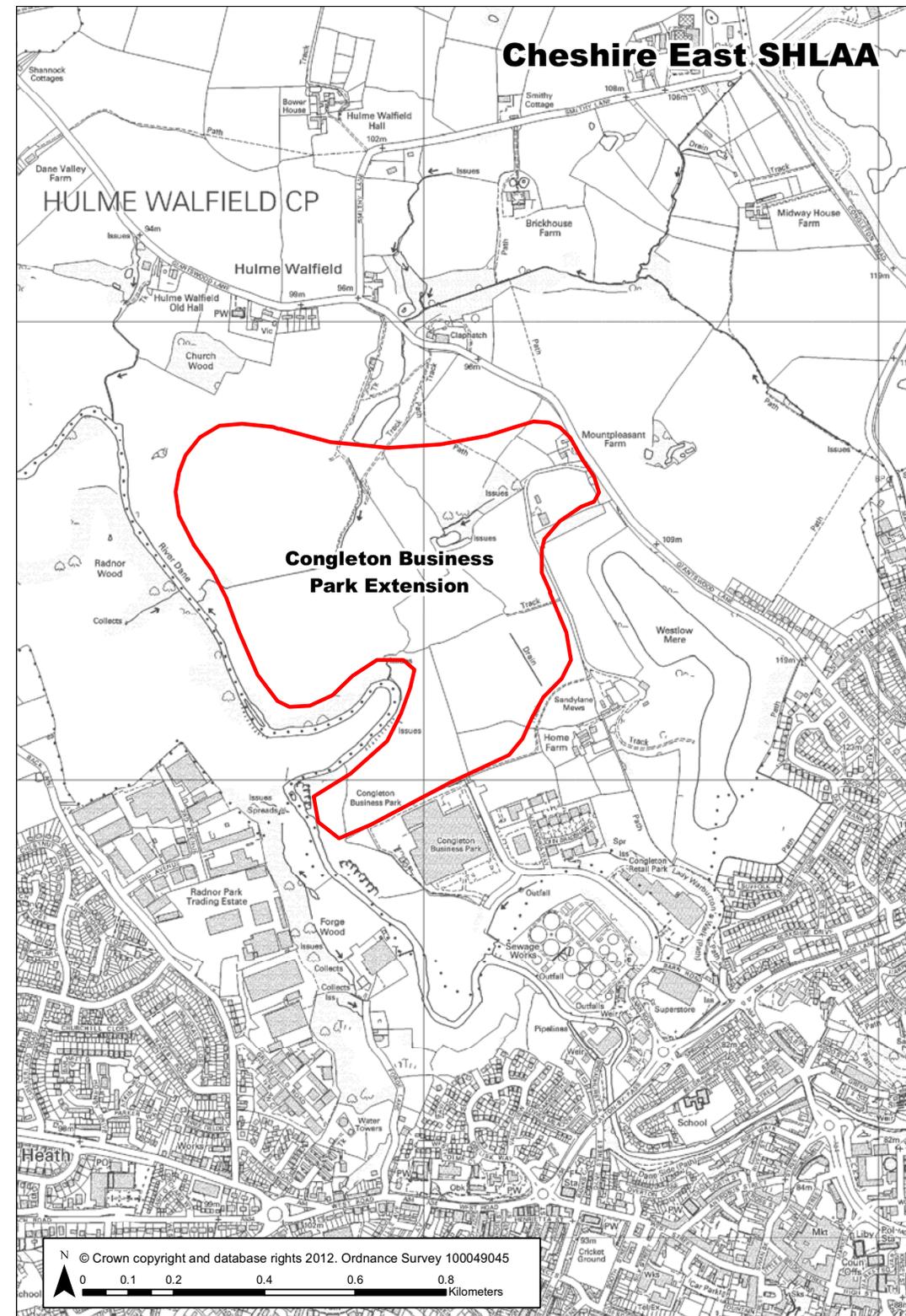
Brownfield / Greenfield Greenfield **Remaining Losses** 0

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 of 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

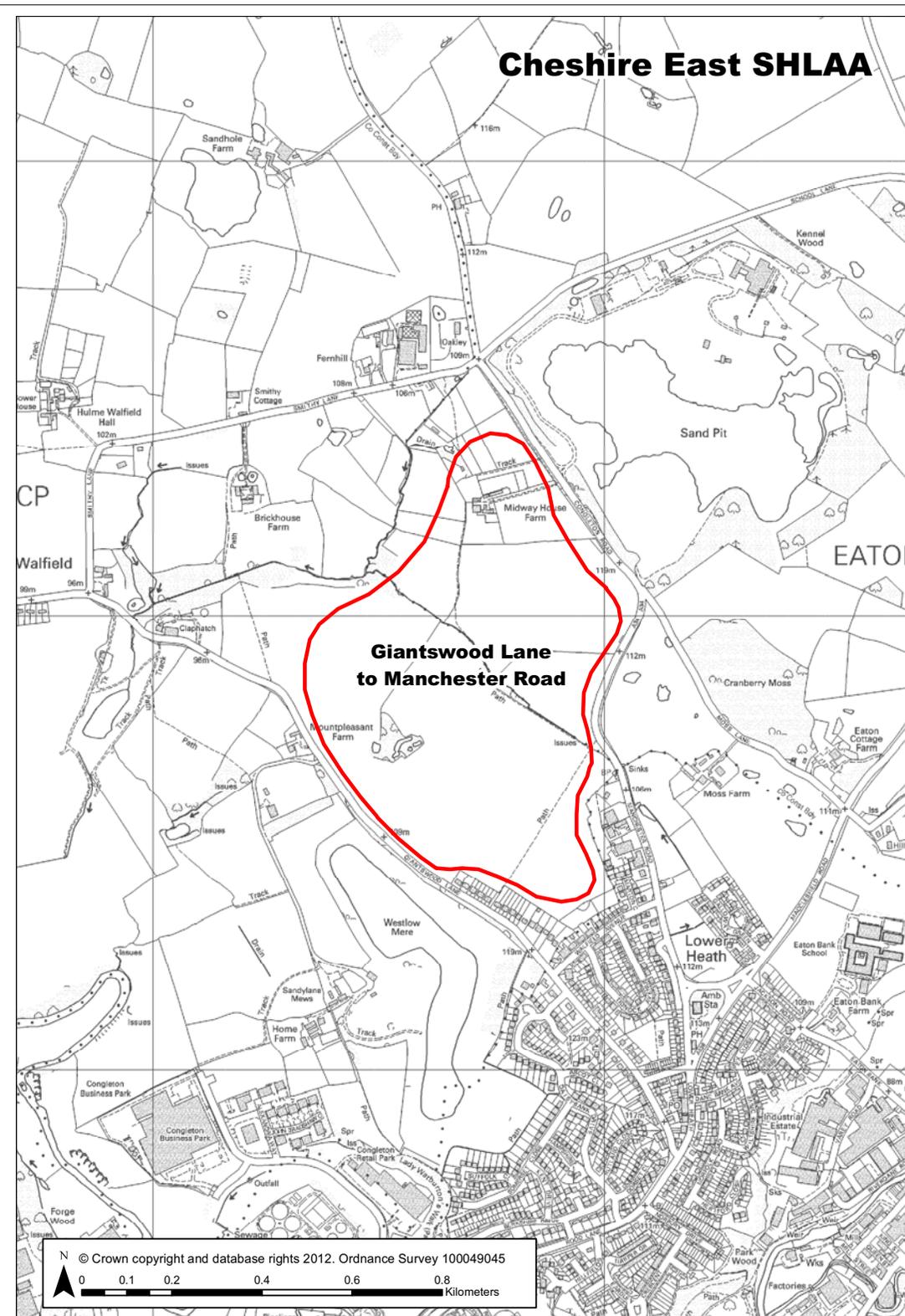
Suitability Suitable

Availability Available **Current Year** 0

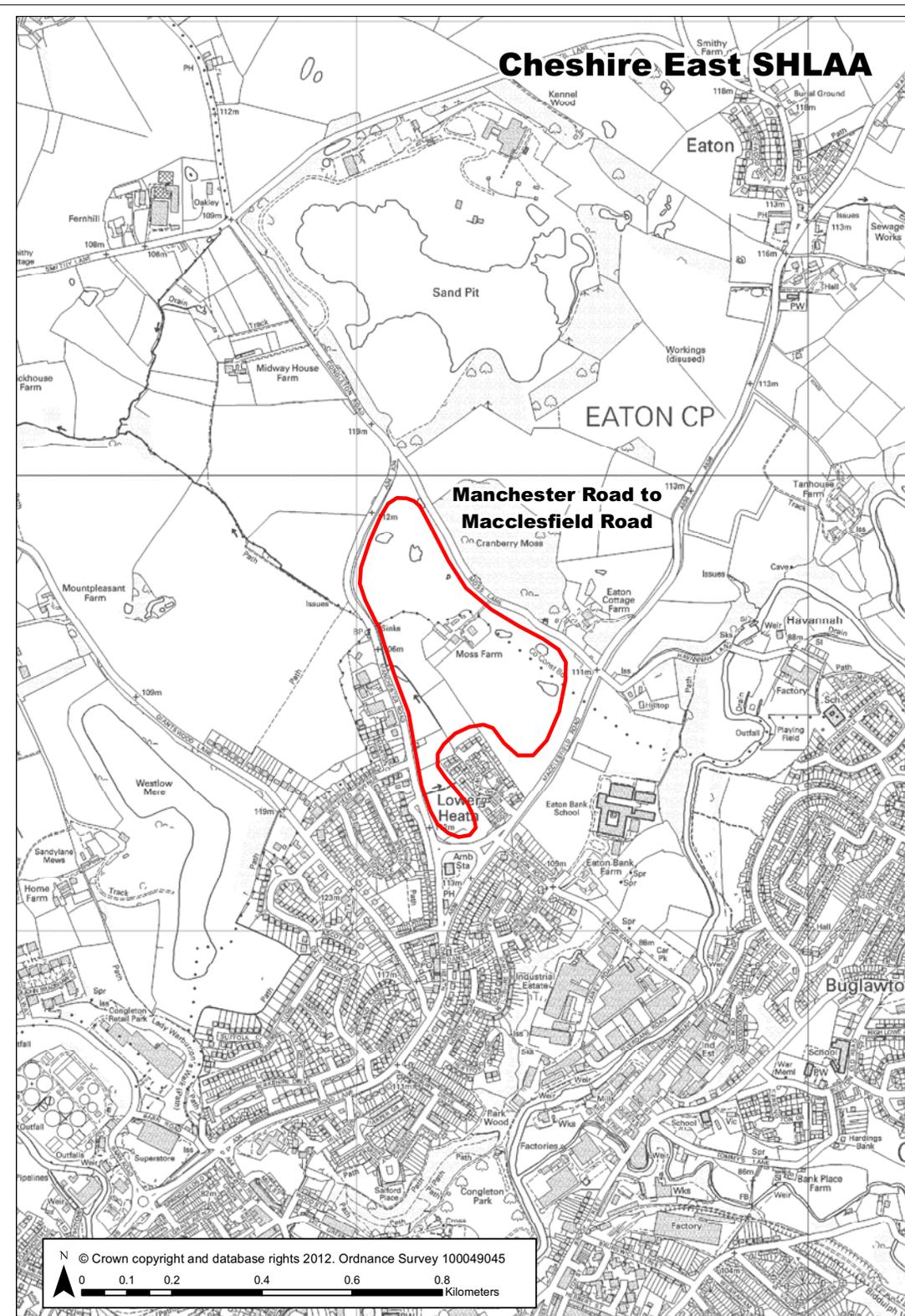
Achievability Achievable **Years 1-5** 30

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.	Potential Density	27.36		
Policy Restrictions	Open Countryside. Area of special control for adverts. Jodrell Bank Consultation Zone	Determination of Capacity	Based on Development Strategy		
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.	Total Completions	0		
Sustainability	Likely that due to size of site, and mix of uses, a sustainable development can be created.	Losses Completed	0		
Accessibility	Access to be discussed with Highways.	Remaining Losses	0		
Other Information		Current Year	0		
Brownfield / Greenfield	Greenfield	Years 1-5	390		
Suitability	Suitable	Years 6-10	160		
Availability	Available	Years 11-15	0		
Achievability	Achievable				
Deliverability	Deliverable				
Development Progress					
Application Number:					



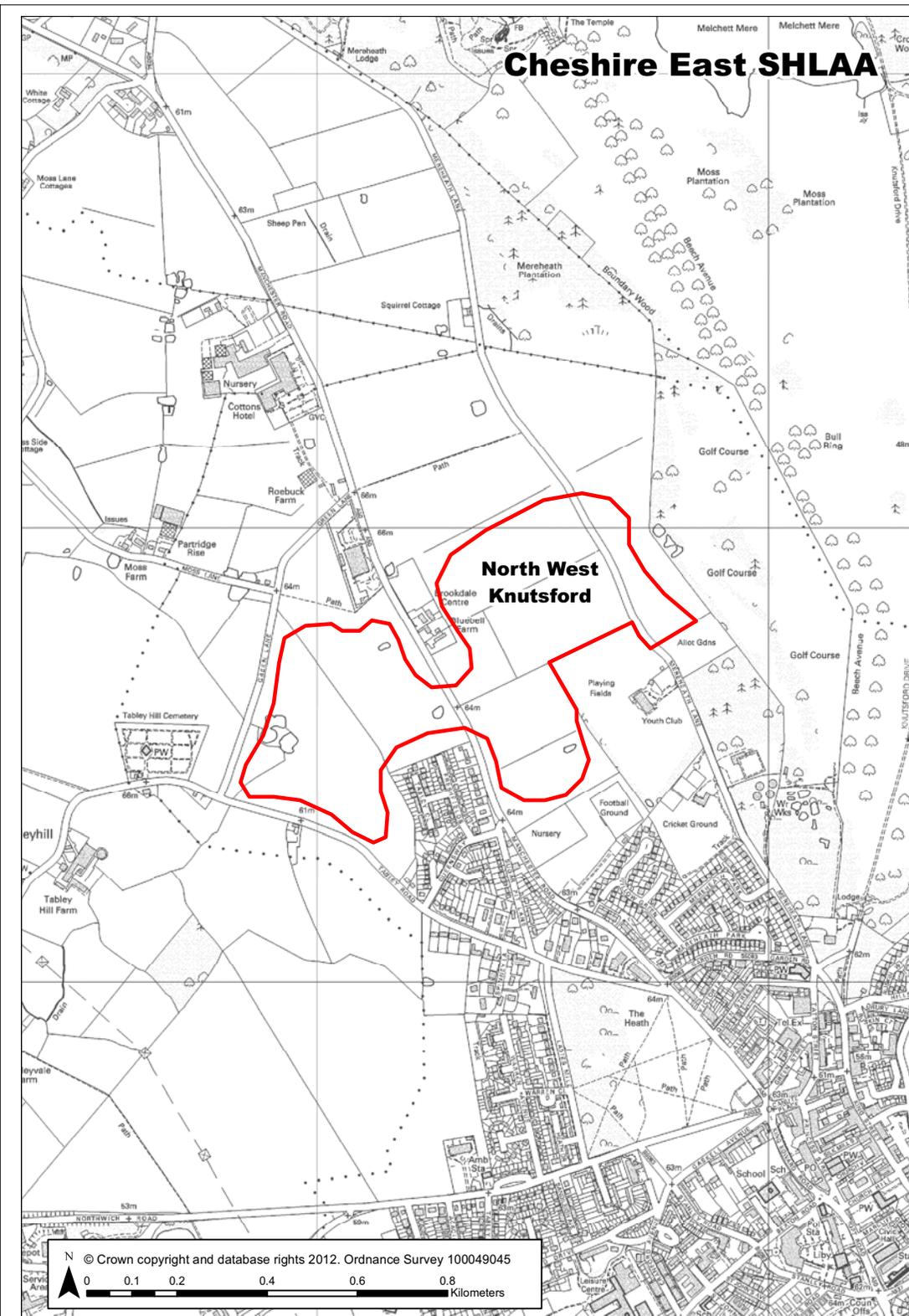
Ref Knuts 2

Site Address

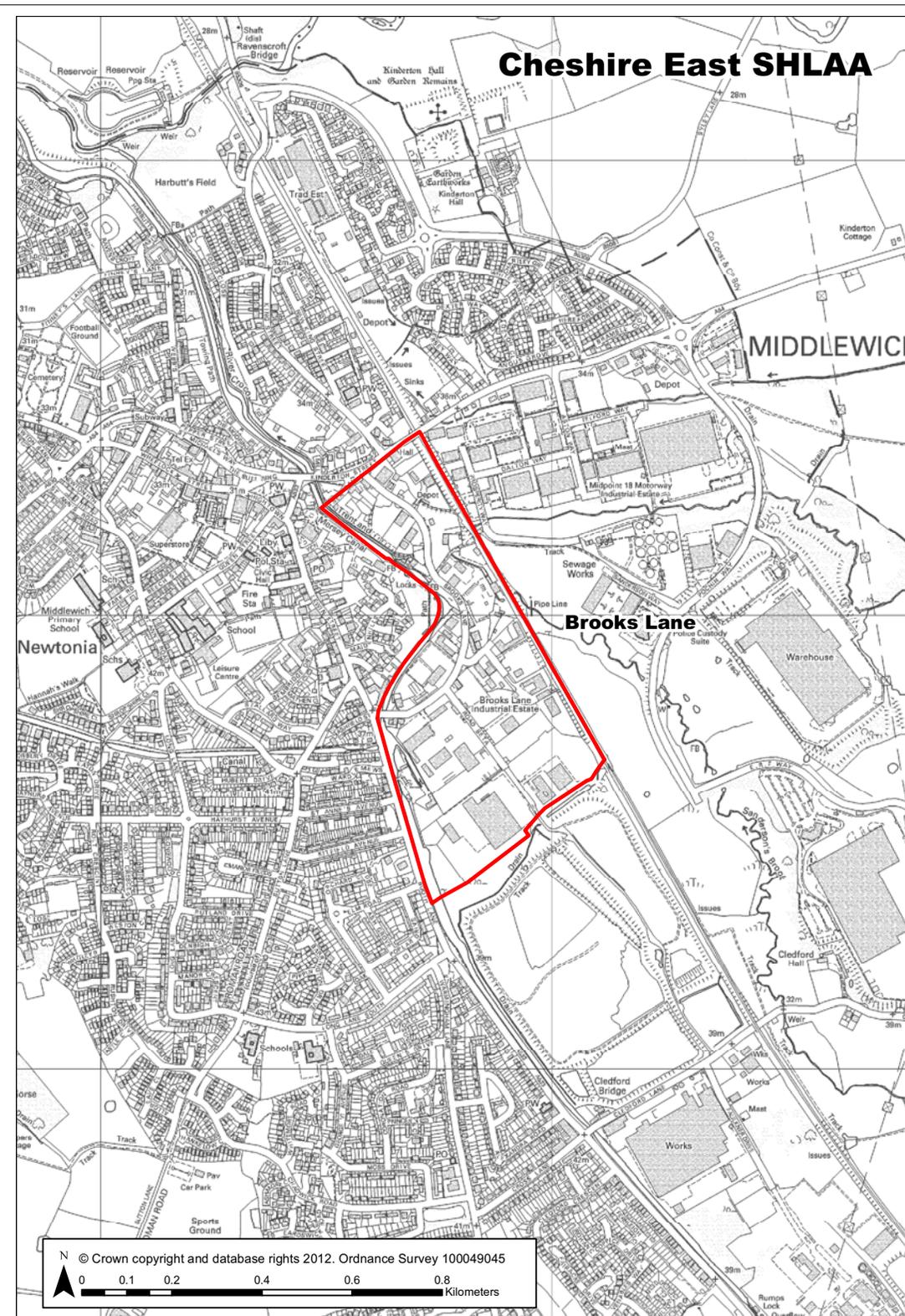
Knuts 2: North West Knutsford

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.	Potential Density	7.431		
Policy Restrictions	Green Belt.	Determination of Capacity	Based on Development Strategy		
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.				
Sustainability	Likely that due to size of site, and mix of uses, a sustainable development can be created.	Total Completions	0		
Accessibility	Access to be discussed with Highways.	Losses Completed	0		
Other Information		Remaining Losses	0		
Brownfield / Greenfield	Greenfield	Current Year	0		
Suitability	Suitable - with policy change	Years 1-5	0		
Availability	Available	Years 6-10	350		
Achievability	Achievable	Years 11-15	0		
Deliverability	Developable				
Development Progress					
Application Number:					

Cheshire East SHLAA



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 leisure 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 residential, 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 British 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				



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

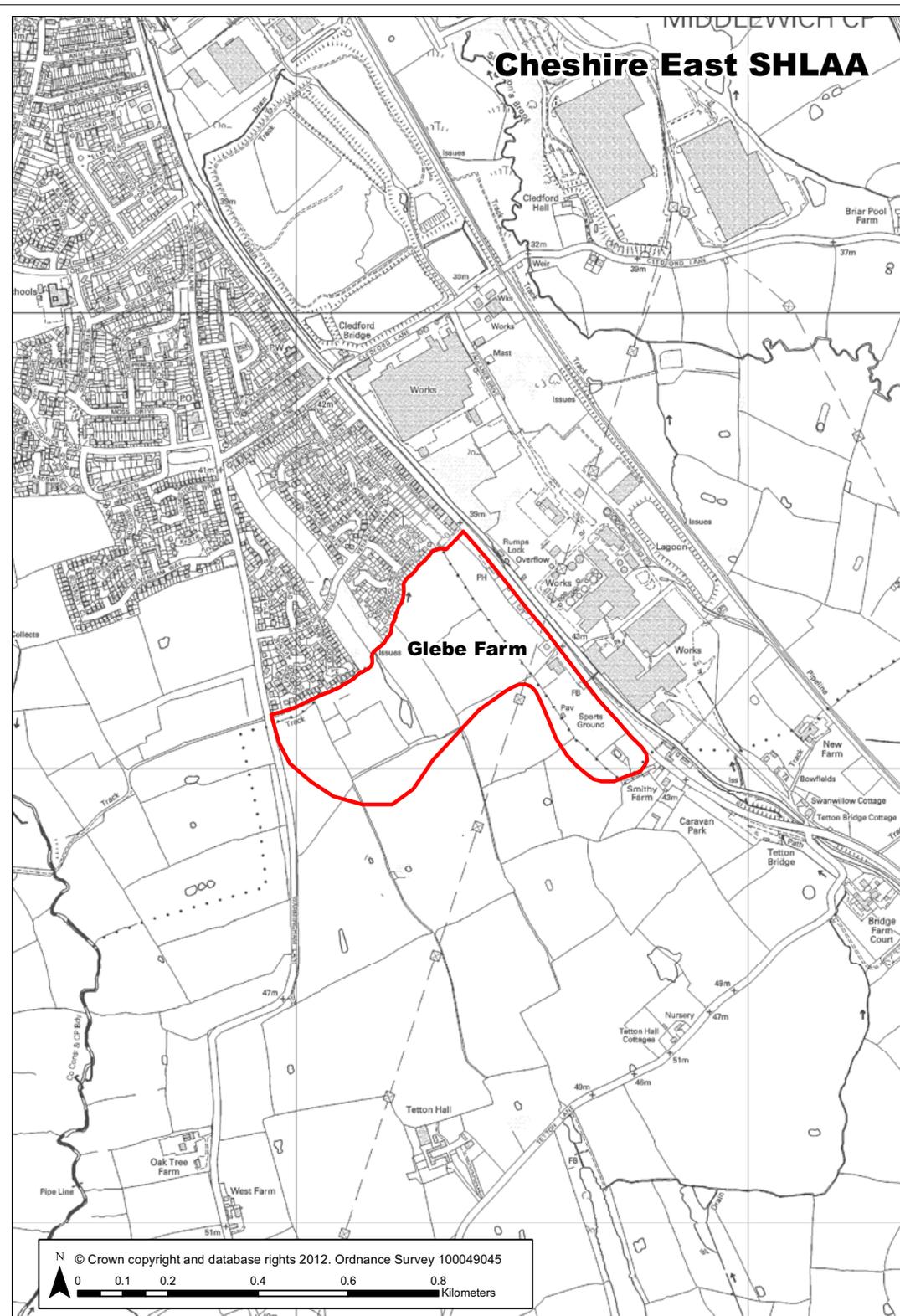
Availability Available **Current Year** 0

Achievability Achievable **Years 1-5** 180

Deliverability Deliverable **Years 6-10** 300

Development Progress **Years 11-15** 20

Application Number:



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

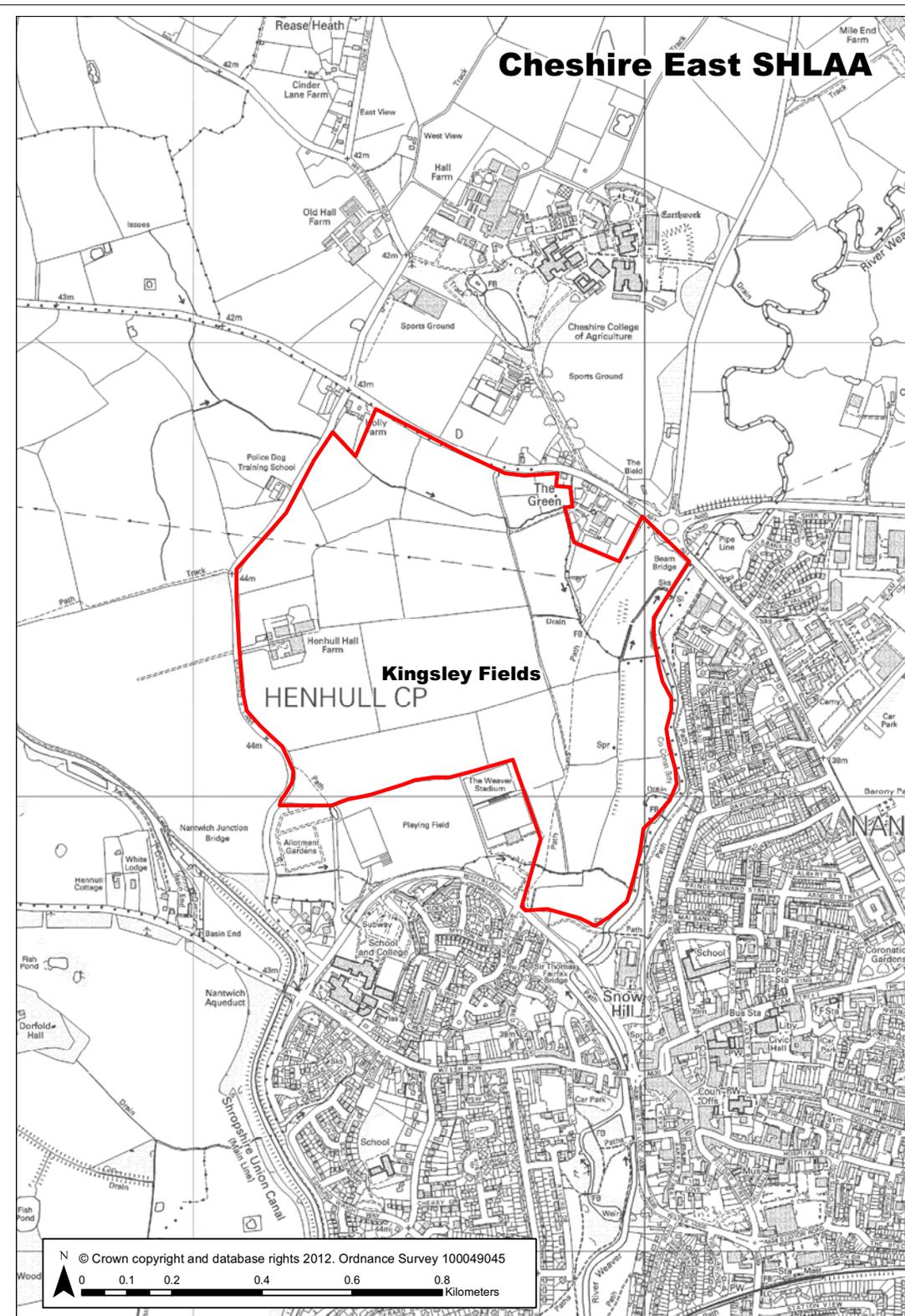
Availability Available **Current Year** 0

Achievability Achievable **Years 1-5** 240

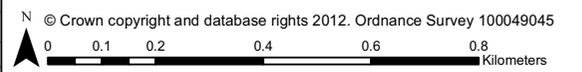
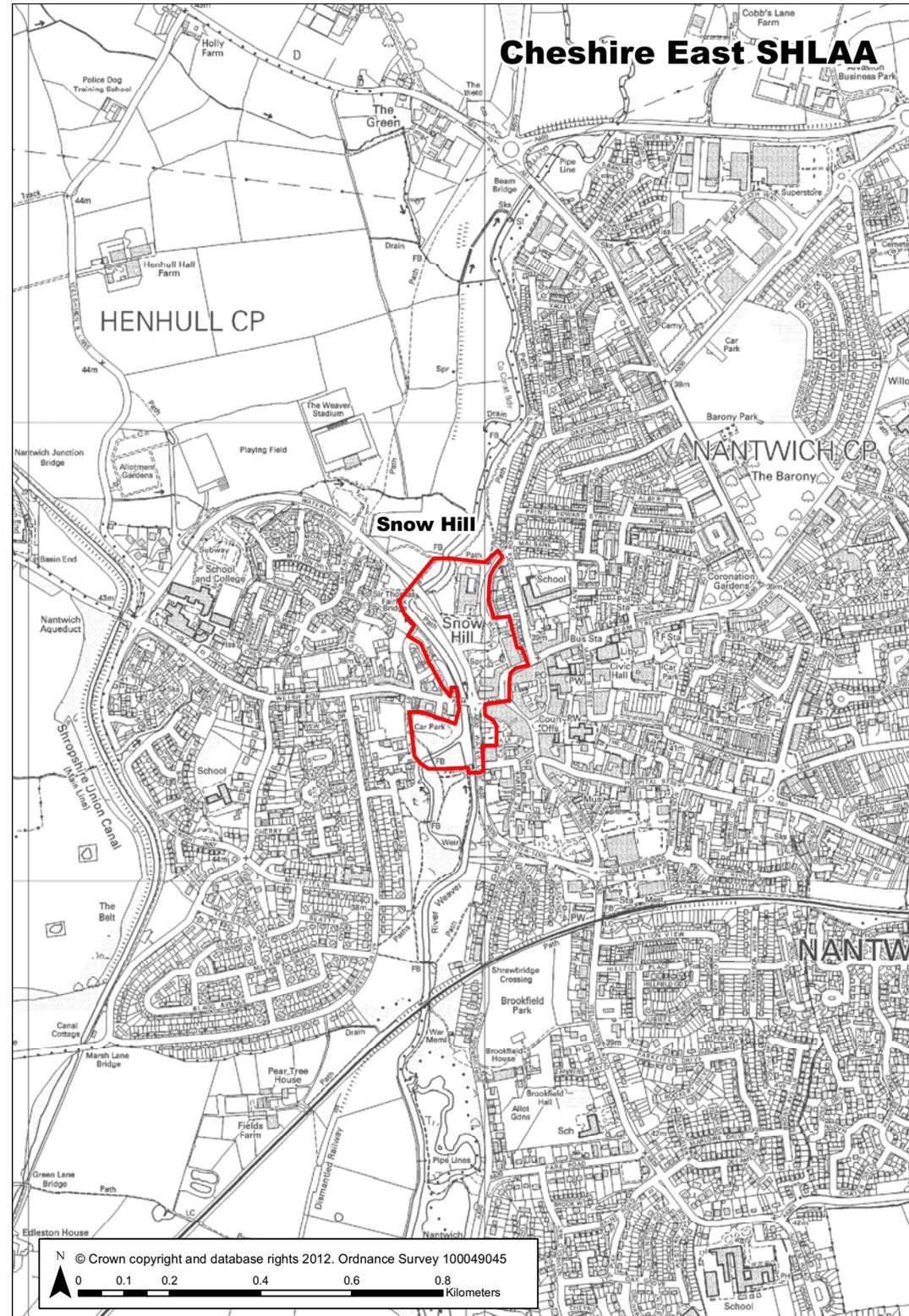
Deliverability Deliverable **Years 6-10** 400

Development Progress **Years 11-15** 360

Application Number:



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

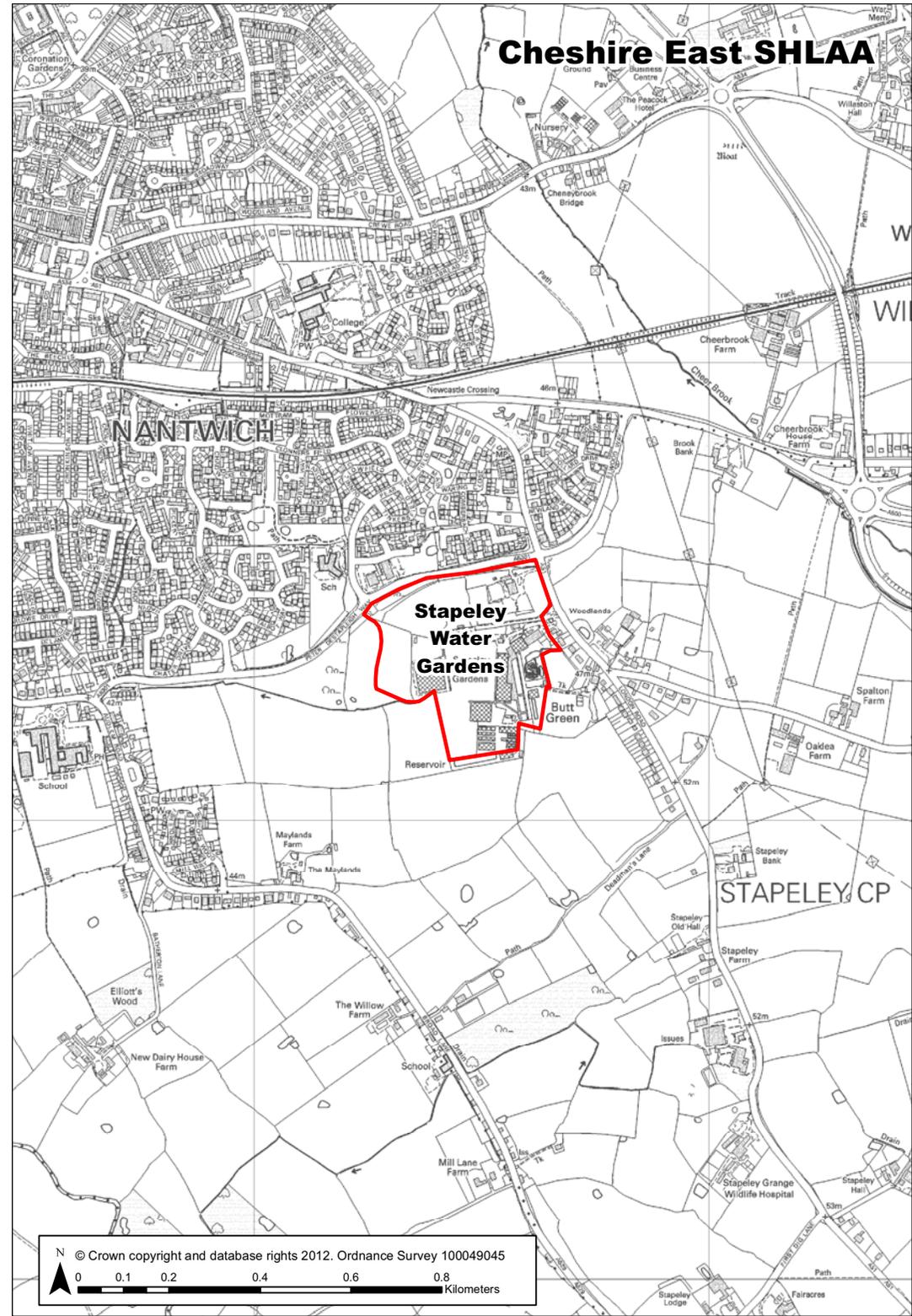
Availability Available **Current Year** 0

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. **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

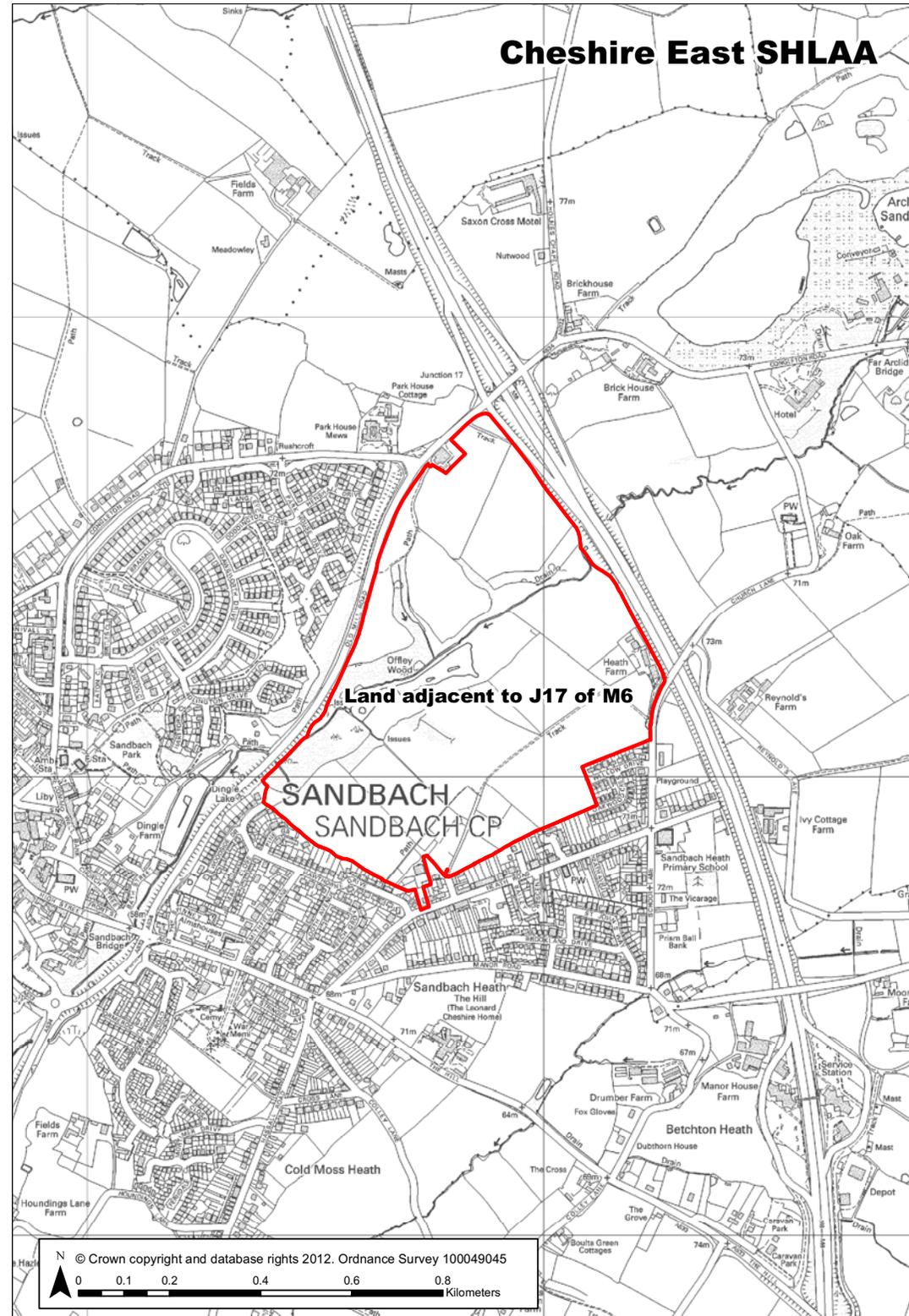
Availability Available **Current Year** 0

Achievability Achievable **Years 1-5** 240

Deliverability Deliverable **Years 6-10** 460

Development Progress **Years 11-15** 0

Application Number:



Ref Sand 2 **Site Address** Sand 2: Albion Chemical Work

Town / Rural Sandbach - Edge / Extension **Easting** 373140 **Northing** 362908

Site Description Industrial and agricultural. **Site Size Net (Ha)** 19.6

Character of Area Open countryside 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 electricity 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 around 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.

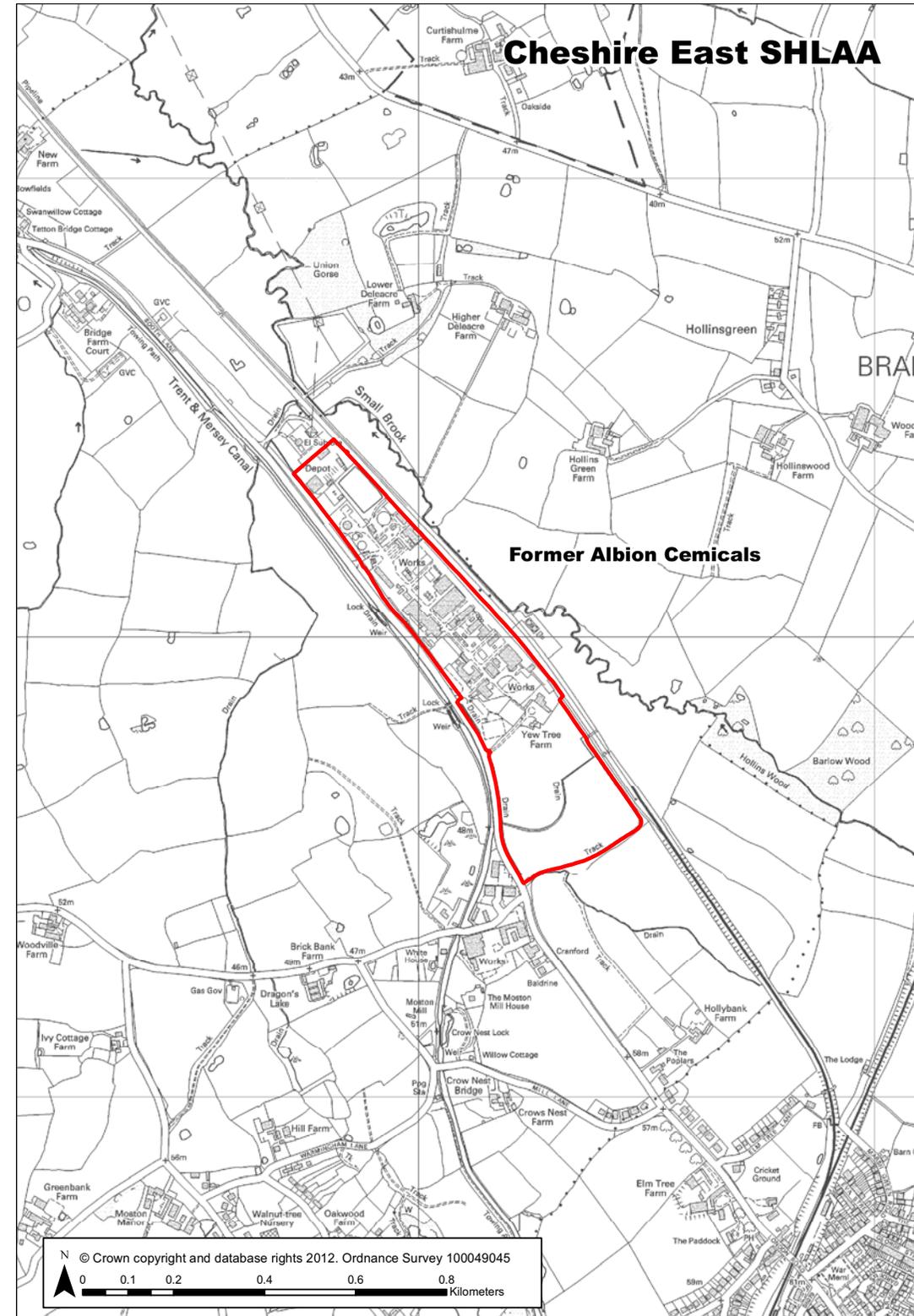
Accessibility Access is possible. **Total Completions** 0

Other Information Application 09/2083C granted subject to S106. **Losses Completed** 0

Brownfield / Greenfield Mixed **Remaining Losses** 0

Suitability Suitable

Cheshire East SHLAA - Update January 2013

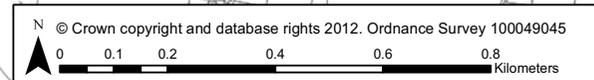
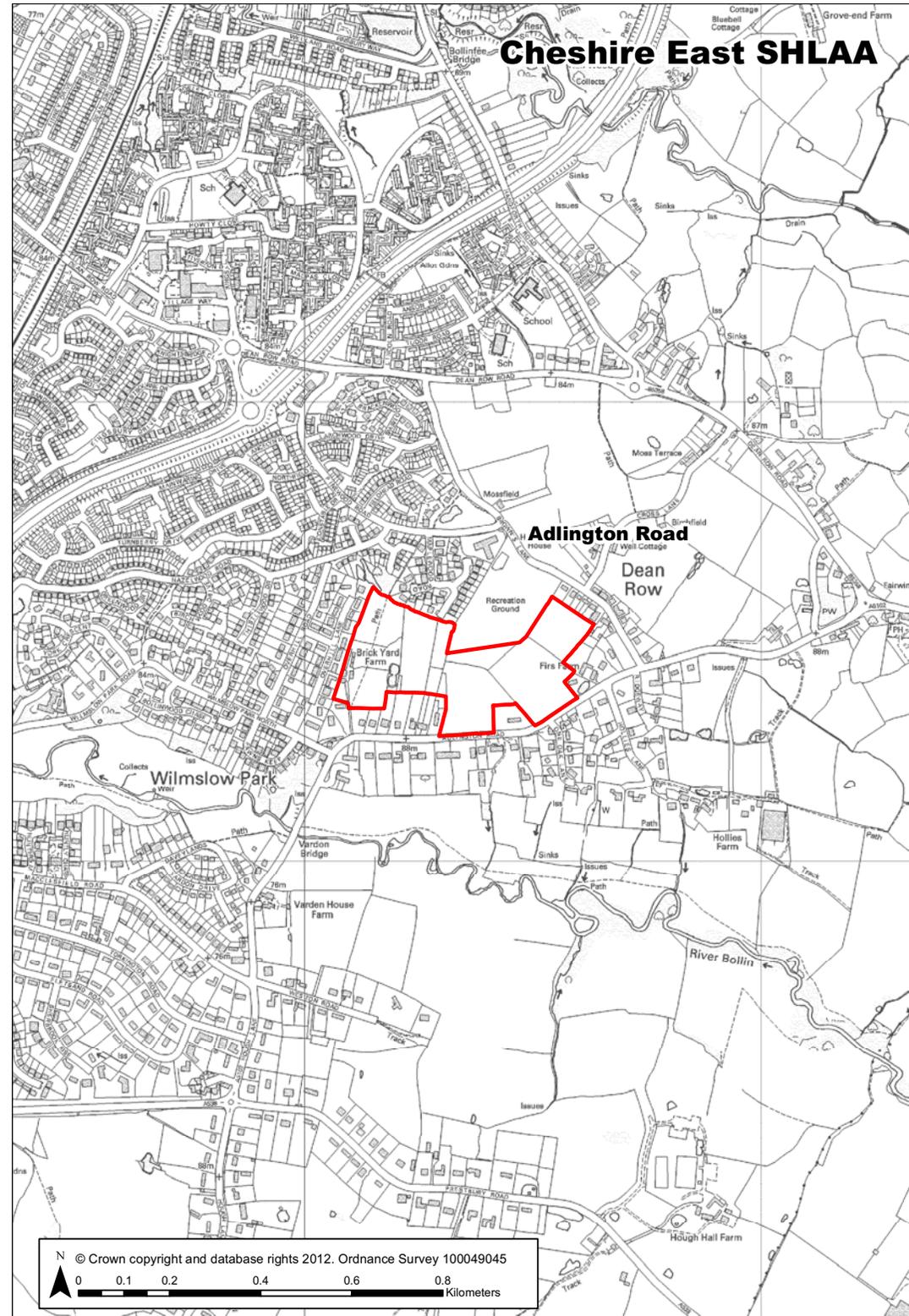


Ref Sand 2 **Site Address** Sand 2: Albion Chemical Work

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		Current Year	0	
Availability	Available		Years 1-5	135	
Achievability	Achievable		Years 6-10	90	
Deliverability	Deliverable		Years 11-15	0	
Development Progress					
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

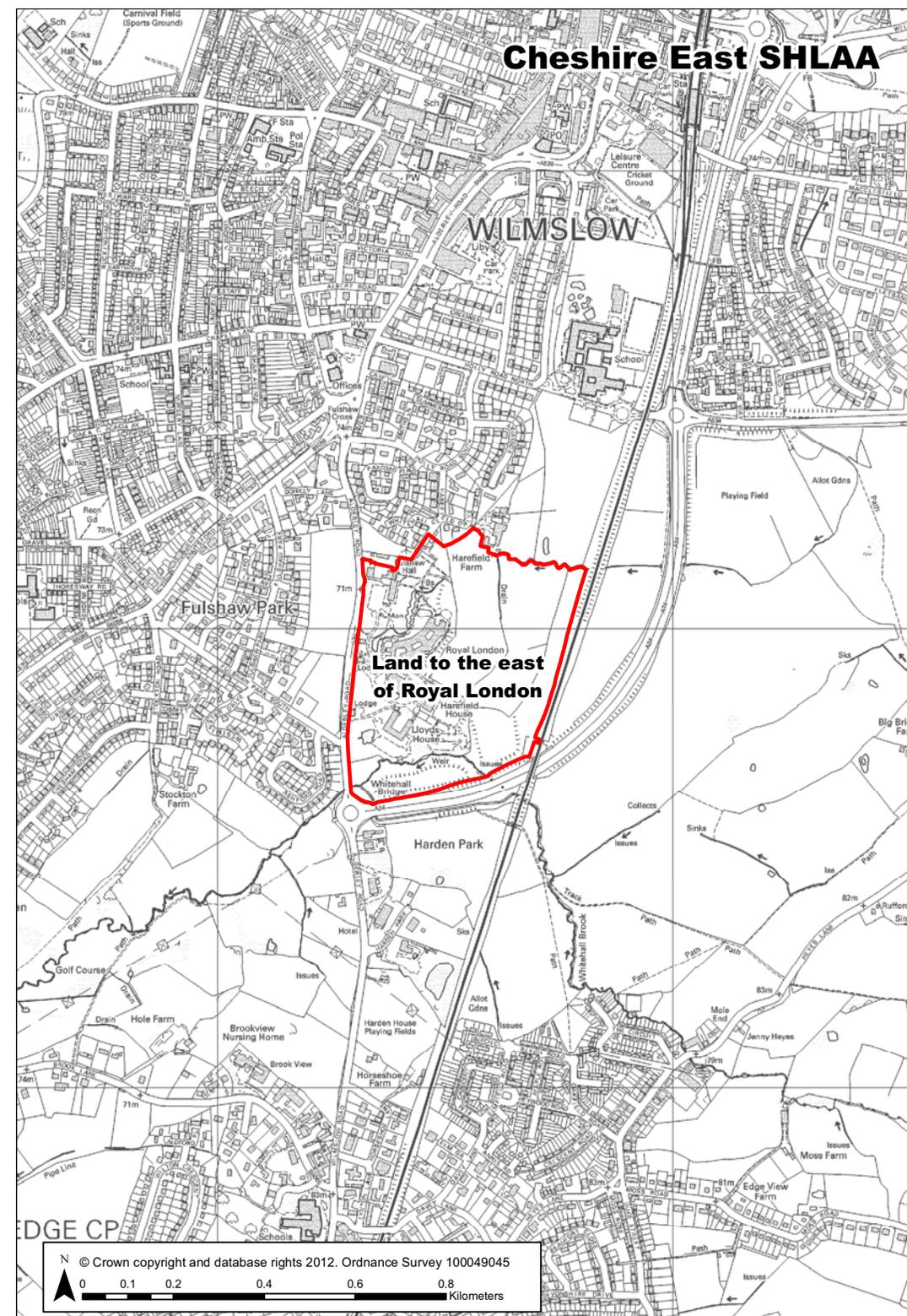
Achievability Achievable Years 1-5 0

Deliverability Developable Years 6-10 75

Development Progress Years 11-15 0

Application Number:

Cheshire East SHLAA



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. **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

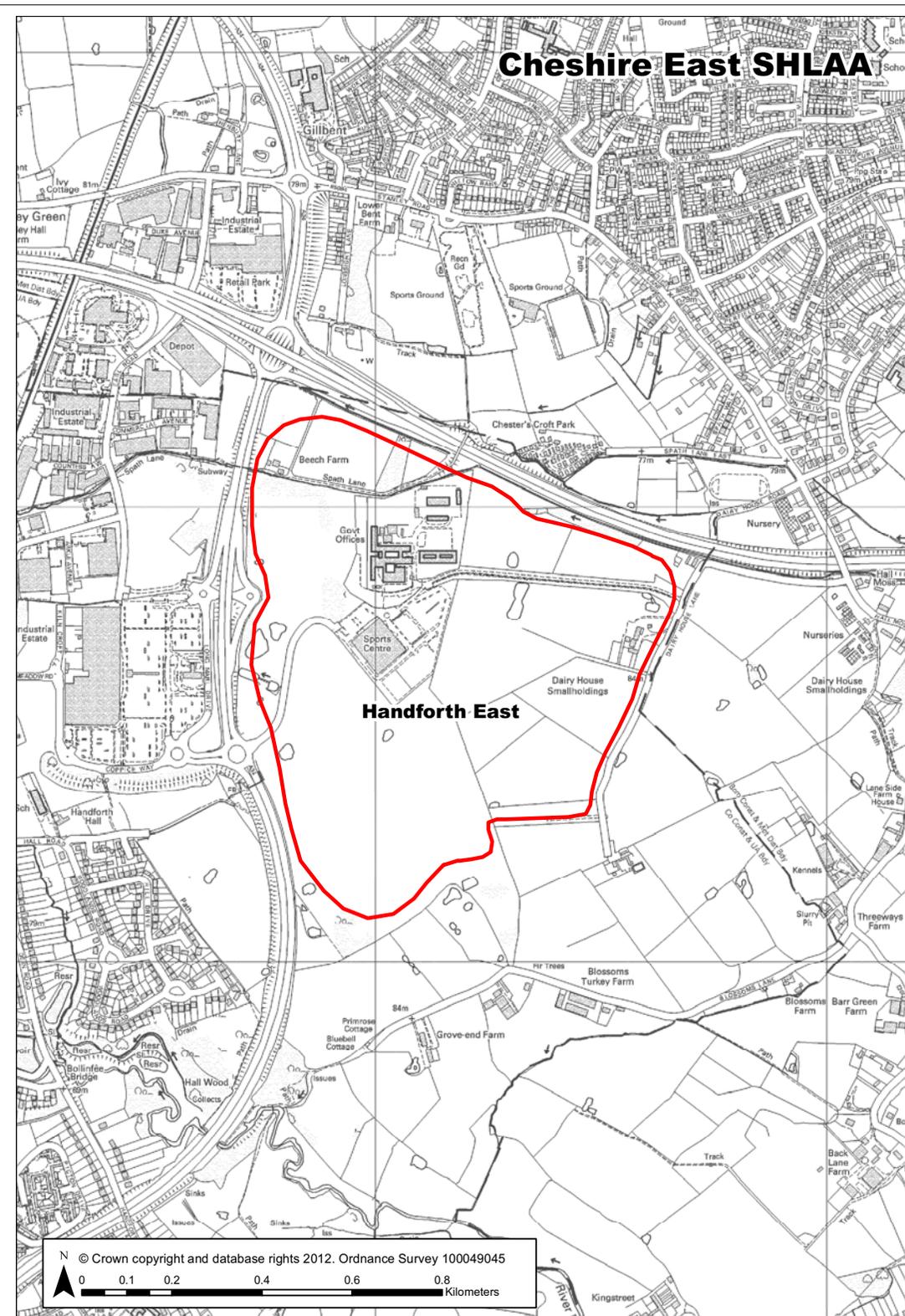
Suitability Suitable - with policy change

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.	Potential Density	21.19	
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.	Determination of Capacity	Based on Development Strategy	
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.	Total Completions	0	
Sustainability	Likely that due to size of site, and mix of uses, a sustainable development can be created.	Losses Completed	0	
Accessibility	Access to be discussed with Highways.	Remaining Losses	0	
Other Information		Current Year	0	
Brownfield / Greenfield	Greenfield	Years 1-5	0	
Suitability	Suitable - with policy change	Years 6-10	500	
Availability	Available	Years 11-15	500	
Achievability	Achievable			
Deliverability	Developable			
Development Progress				
Application Number:				

