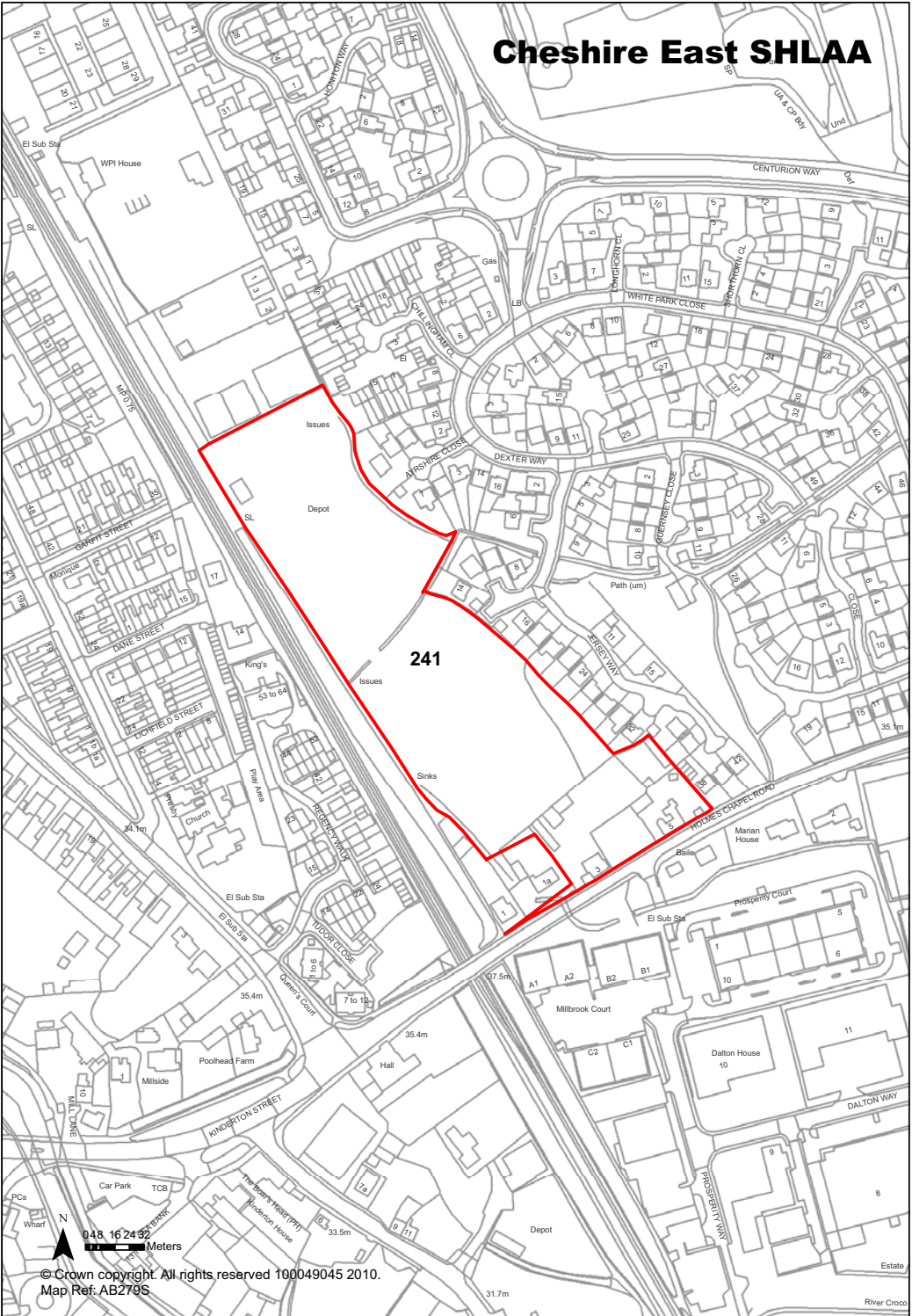
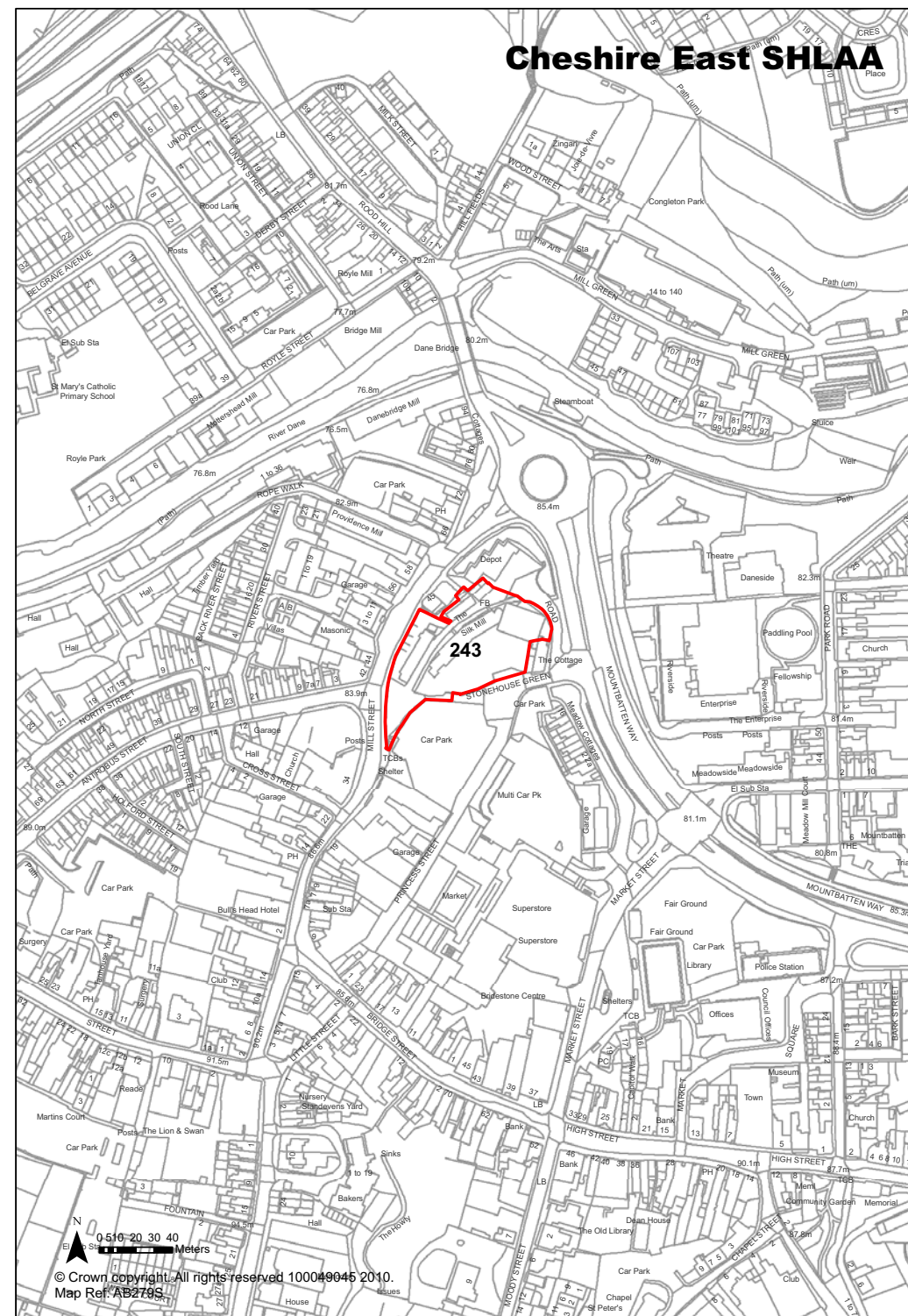


Ref	241	Site Address	Land Off Jersey Way, Middlewich		
Town / Rural	Middlewich	Easting	370697	Northing	366533
Site Description	Employment - yard for storage of portacabins.		Site Size Net (Ha)	2.71	
Character of Area	Residential to the east and south. Railway to the West.		Potential Capacity	83	
Surrounding Land Uses	Residential to the east and south. Railway to the West - currently railway not frequently used.		Potential Net Capacity	83	
Physical Constraints	Land ownership with regard to vehicular access. Access onto Kinderton Street problematic. Area of archaeological potential. Flood - Zone 1 - Little or no risk. Trees and shrubs on site. Site appears to be flat.				
Policy Restrictions	It is within an area of archaeological potential and Middlewich SZL.		Potential Density	30.63	
Managing Constraints	Archaeological survey may be required. Access issue to be addressed through discussion with highways. Consideration of biodiversity.		Determination of Capacity	Based on current permission	
Sustainability	Site is considered sustainable.				
Accessibility	Vehicle access currently being investigated due to issues with land ownership.		Total Completions	0	
Other Information	Outline planning permission granted in 2010 for 93 dwellings.		Losses Completed	0	
Brownfield / Greenfield	Brownfield		Remaining Losses	0	
Suitability	Suitable				
Availability	Available		Current Year	30	
Achievability	Achievable		Years 1-5	53	
Deliverability	Deliverable		Years 6-10	0	
Development Progress	Under Construction		Years 11-15	0	
Application Number:	11/4002C				



Ref	243	Site Address	Bossons Mill/ Brooks Mill, Stonehouse Green, Congleton	
Town / Rural	Congleton	Easting	385850	Northing 363144
Site Description	Former Mills. Some investigations undertaken.		Site Size Net (Ha)	0.42
Character of Area	Edge of town centre.		Potential Capacity	60
Surrounding Land Uses	Edge of town centre. Site is adjacent to a retail use allocation and an area earmarked for improved public car park facilities.		Potential Net Capacity	60
Physical Constraints	Zone 3a - High Risk (Exceptions Test Required). Site appears flat. Buildings and hardstanding on site.			
Policy Restrictions	Within Congleton SZL. Area of Archaeological Potential. Brook Mill is a Grade II listed building, within Congleton Conservation Area.		Potential Density	142.9
Managing Constraints	Archaeological survey may be required. Flood Risk Assessment required and consultation with Environment Agency. Consideration of historic environment.		Determination of Capacity	Based on current permission.
Sustainability	Site is considered sustainable.			
Accessibility	Vehicle access possible.		Total Completions	16
Other Information	Site is under construction, however development has stalled.		Losses Completed	0
Brownfield / Greenfield	Brownfield		Remaining Losses	0
Suitability	Suitable			
Availability	Available		Current Year	30
Achievability	Achievable		Years 1-5	30
Deliverability	Deliverable		Years 6-10	0
Development Progress	Under Construction		Years 11-15	0
Application Number:	37494/3			



Ref	246	Site Address	Wheelock Corn Mill, Crewe Road, Sandbach	
Town / Rural	Sandbach	Easting	374987	Northing 359168
Site Description	Retail pet food store and employment use.		Site Size Net (Ha)	0.85
Character of Area	Residential opposite canal to the north, agriculture to the south and recreation / open countryside to the west.		Potential Capacity	40
Surrounding Land Uses	Residential opposite canal to the north, agriculture to the south and recreation / open countryside to the west.		Potential Net Capacity	40
Physical Constraints	Small area to south of site within Flood Risk Zone 2. Trent and Mersey Canal to the north and River Wheelock to the south. Historic landfill and various industrial uses on site. Listed building opposite. Within BWB consultation zone.			
Policy Restrictions	Allocated for housing in the Local Plan. Additional development requirement of informal open space. Transport assessment required.		Potential Density	47.06
Managing Constraints	Consideration of small area of flooding and potential landfilling, any remediation as required. Consultation with Contaminated Land Officer and British Waterways. Production of Flood Risk Assessment and consultation with Environment Agency.		Determination of Capacity	Based on allocation.
Sustainability	Site is considered sustainable.			
Accessibility	Access is possible.		Total Completions	0
Other Information			Losses Completed	0
Brownfield / Greenfield	Brownfield		Remaining Losses	0
Suitability	Suitable			
Availability	Not Available - long term prospect		Current Year	0
Achievability	Achievable		Years 1-5	0
Deliverability	Developable		Years 6-10	40
Development Progress	Residential Allocation		Years 11-15	0
Application Number:				



Ref248

Site AddressBritish Crepe, Finneys Lane, Middlewich
(The Kingfishers)

Town / RuralMiddlewich

Easting370048

Northing366852

Site Description

Housing site under construction.

Site Size Net (Ha)2.25

Character of Area

Residential to south and west, canal to east.

Potential Capacity74

Surrounding Land Uses

Residential to south and west, canal to east.

Potential Net Capacity74

Physical Constraints

BWB Consultation zone, brine subsidence zone, Flood - Zone 2 - Low to Medium Risk. Site appears flat.

Policy Restrictions

Identified as a housing commitment within the Local Plan. Adjacent to the canal Conservation Area. TPOs on site.

Potential Density32.89

Managing Constraints

Site under construction. Site remediated, clean cover required in garden areas of properties still to be developed. Consultation with British Waterways and Cheshire Brine Subsidence Compensation Board. Consideration of historic environment and biodiversity.

Determination of CapacityBased on current planning permission.

Sustainability

Site is considered sustainable.

Accessibility

Vehicle access possible.

Total Completions64

Other Information

Site under construction.

Losses Completed0

Brownfield / Greenfield

Brownfield

Remaining Losses0

Suitability

Suitable

Availability

Available - site owned by developer

Current Year10

Achievability

Achievable

Years 1-50

Deliverability

Deliverable

Years 6-100

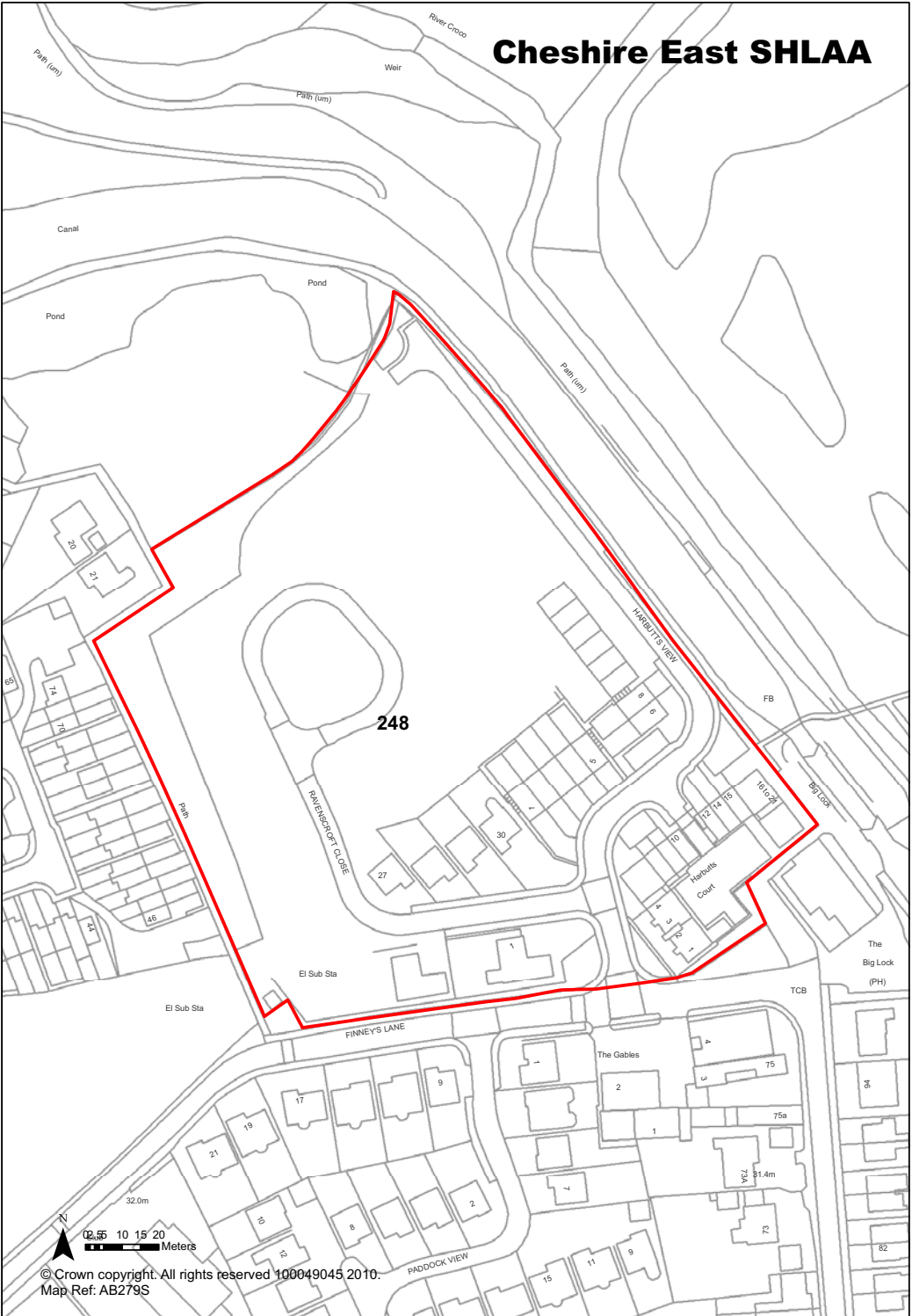
Development Progress

Under Construction

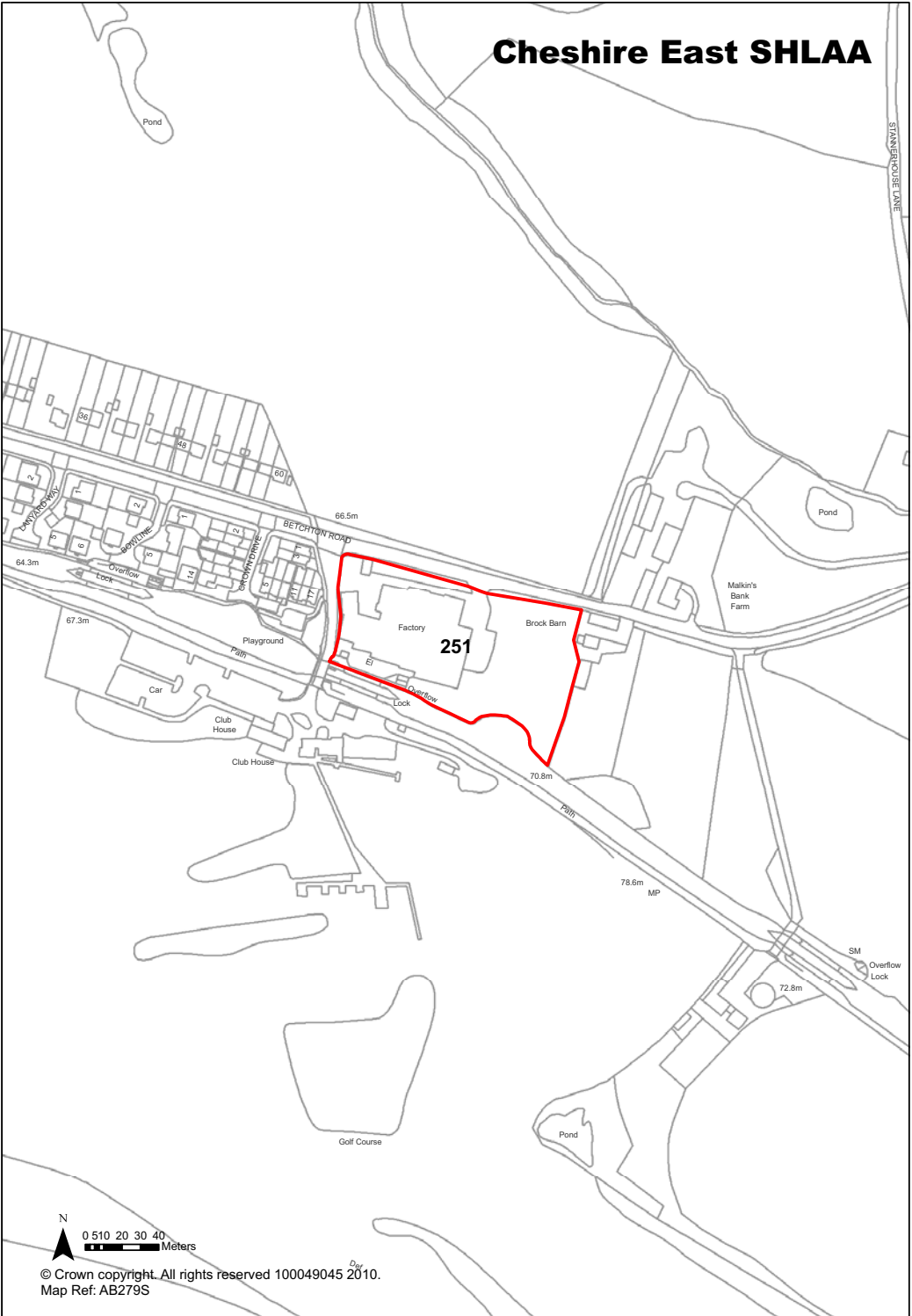
Years 11-150

Application Number:

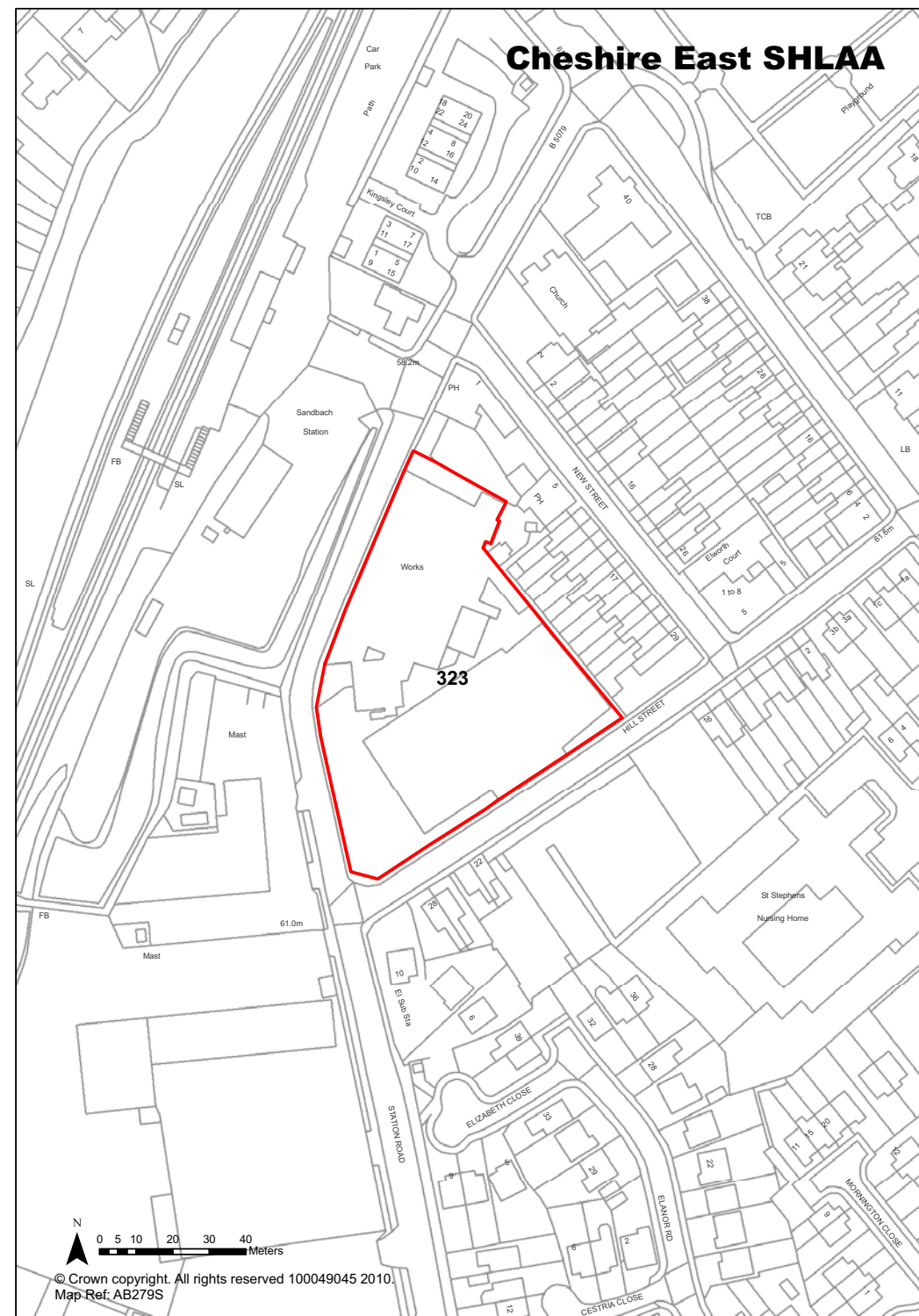
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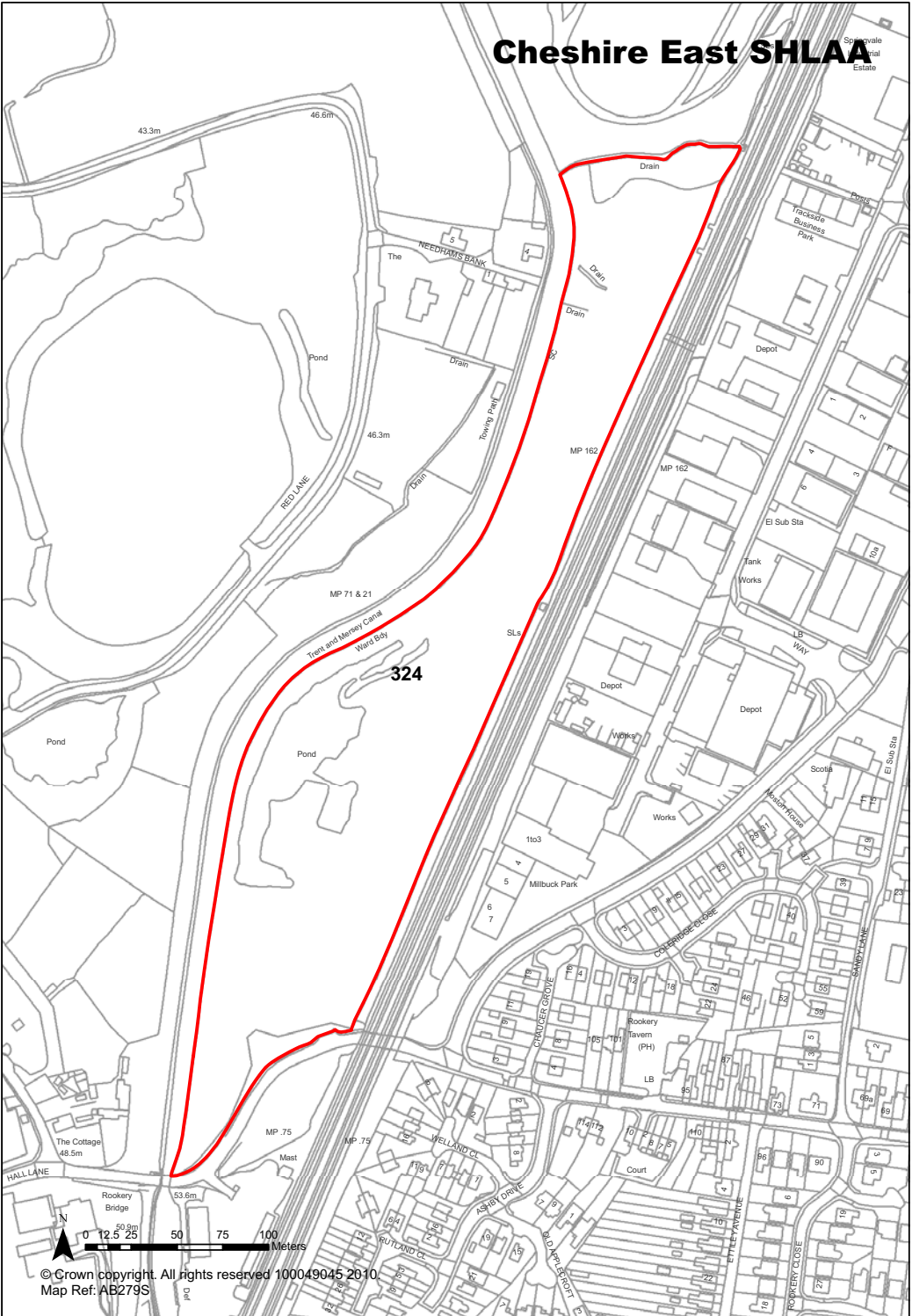
Ref	251	Site Address	Jeffries Factory (Phase 2), Betchton Road, Malkins Bank.	
Town / Rural	Smaller Villages	Easting	376677	Northing 359042
Site Description	Redundant factory complex.		Site Size Net (Ha)	0.85
Character of Area	Open countryside and some residential.		Potential Capacity	28
Surrounding Land Uses	Open countryside and some residential.		Potential Net Capacity	28
Physical Constraints	Flood Zone 1 - Little or no risk. Buildings and hardstanding on site. Site has a slightly raised bank to the road. Majority of site appears generally flat. Within BWB consultation zone. Trees and hedges to border.			
Policy Restrictions	Site is located within the infill boundary line for Malkins Bank within the Open countryside. The site is identified within the Local Plan as a mixed use commitment. There is an SBI located to the edge of the site. Area d special control for adverts.		Potential Density	32.94
Managing Constraints	Consideration of adjacent SBI. No contamination associated with Malkins Bank golf course found on phase 1. Malkins Bank golf course is expected to be determined as contaminated land in the near future; not on grounds of risk to human health though. Consultation with British waterways and consideration of biodiversity.		Determination of Capacity	Based on expired permission.
Sustainability	Site is not considered sustainable.			
Accessibility	Access is possible.		Total Completions	0
Other Information	Outline planning permission for 28 dwellings - now expired.		Losses Completed	0
Brownfield / Greenfield	Brownfield		Remaining Losses	0
Suitability	Suitable			
Availability	Available		Current Year	0
Achievability	Achievable		Years 1-5	28
Deliverability	Deliverable		Years 6-10	0
Development Progress	SHLAA Site - Current Application		Years 11-15	0
Application Number:	05/0822/OUT			



Ref	323	Site Address	Elworth Wire Mills, Station Road, Sandbach.			
Town / Rural	Sandbach		Easting	373838	Northing	361407
Site Description	Wire works factory.		Site Size		Net (Ha)	0.53
Character of Area	Commercial and residential.		Potential Capacity		16	
Surrounding Land Uses	Commercial and residential.		Potential Net Capacity		16	
Physical Constraints	Flood Zone 1 - Little or no risk. Residential to the east. Commercial development to the south. Station and station yard to the west. Within Albion Inorganic Chemicals outer consultation zone. Trees on site. Buildings and hardstanding on site. Levels appear generally flat. Located on potentially contaminated site.					
Policy Restrictions	Within SZL of Sandbach.		Potential Density		30.19	
Managing Constraints	Consideration of biodiversity. Consultation with Contaminated Land Officer		Determination of Capacity		Density multiplier.	
Sustainability	Site is considered sustainable.					
Accessibility	Access is possible.		Total Completions		0	
Other Information	Expired permission for residential development.		Losses Completed		0	
Brownfield / Greenfield	Brownfield		Remaining Losses		0	
Suitability	Suitable					
Availability	Available - Medium Term		Current Year		0	
Achievability	Achievable		Years 1-5		0	
Deliverability	Developable		Years 6-10		16	
Development Progress	SHLAA Site - Expired Permission		Years 11-15		0	
Application Number:	04/0419/OUT					



Ref	324	Site Address	Canal Fields / Rookery Bridge, Hall Lane, Moston, Sandbach.		
Town / Rural	Sandbach	Easting	373195	Northing	360341
Site Description	Vacant land.	Site Size Net (Ha)	4.15		
Character of Area	Railway to the east, and canal to the west. Test track site to the north - currently subject to a planning application for residential development. Further to the east is an industrial and commercial area.	Potential Capacity	101		
Surrounding Land Uses	Railway to the east, and canal to the west. Test track site to the north - currently subject to a planning application for residential development. Further to the east is an industrial and commercial area.	Potential Net Capacity	101		
Physical Constraints	Flood Zone 1 - Little or no risk - Canal to west of site. May be some compatiability issues due to the proximity to the railway. Pond within site, shown on maps but not visible from site boundary. Within United Phosphorous inner, middle and outer consultation zones and BWB consultation zone. Trees and shrubs on site, levels appear generally flat. Potential access issues. Potential for brine subsidence.				
Policy Restrictions	Within Sandbach SZL. Currently identified in the Local Plan as an employment commitment.	Potential Density	24.1		
Managing Constraints	Consideration of contamination and any necessary remediation work. SI undertaken, will require further investigation. Consideration given to layout in relation to noise issues. Production of a Protected Species Survey and consideration of biodiversity. Consultation with Highways to address access issues. Consultation with Cheshire Brine Subsidence Compensation Board.	Determination of Capacity	Based on current application.		
Sustainability	Site is considered sustainable.				
Accessibility	Access is possible.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Mixed	Remaining Losses	0		
Suitability	Suitable				
Availability	Available - site owned by developer	Current Year	30		

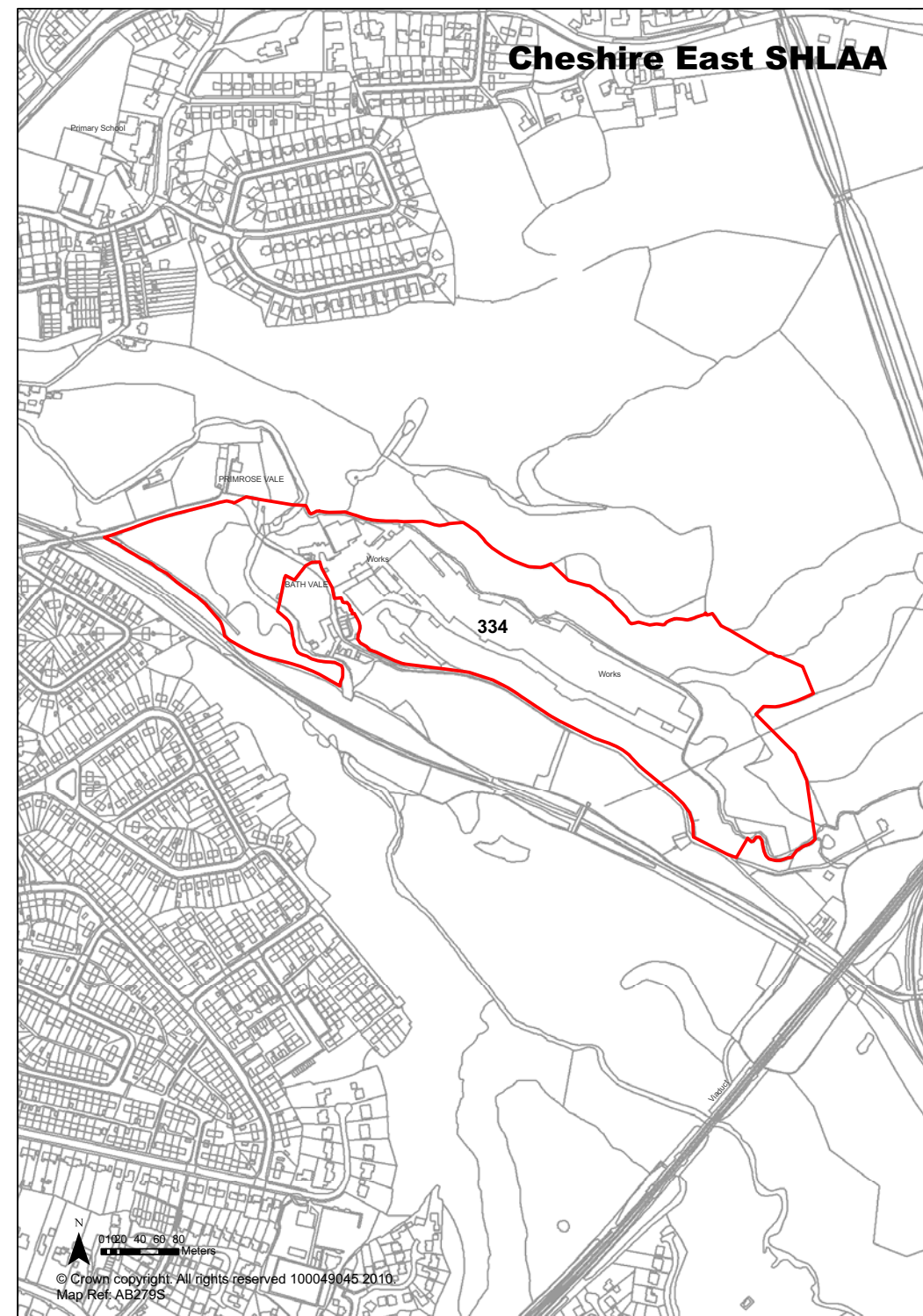


Ref	324	Site Address	Canal Fields / Rookery Bridge, Hall Lane, Moston, Sandbach.	
Achievability	Achievable	Years 1-5	71	
Deliverability	Deliverable	Years 6-10	0	
Development Progress	Under Construction	Years 11-15	0	
Application Number:	10/4973C			

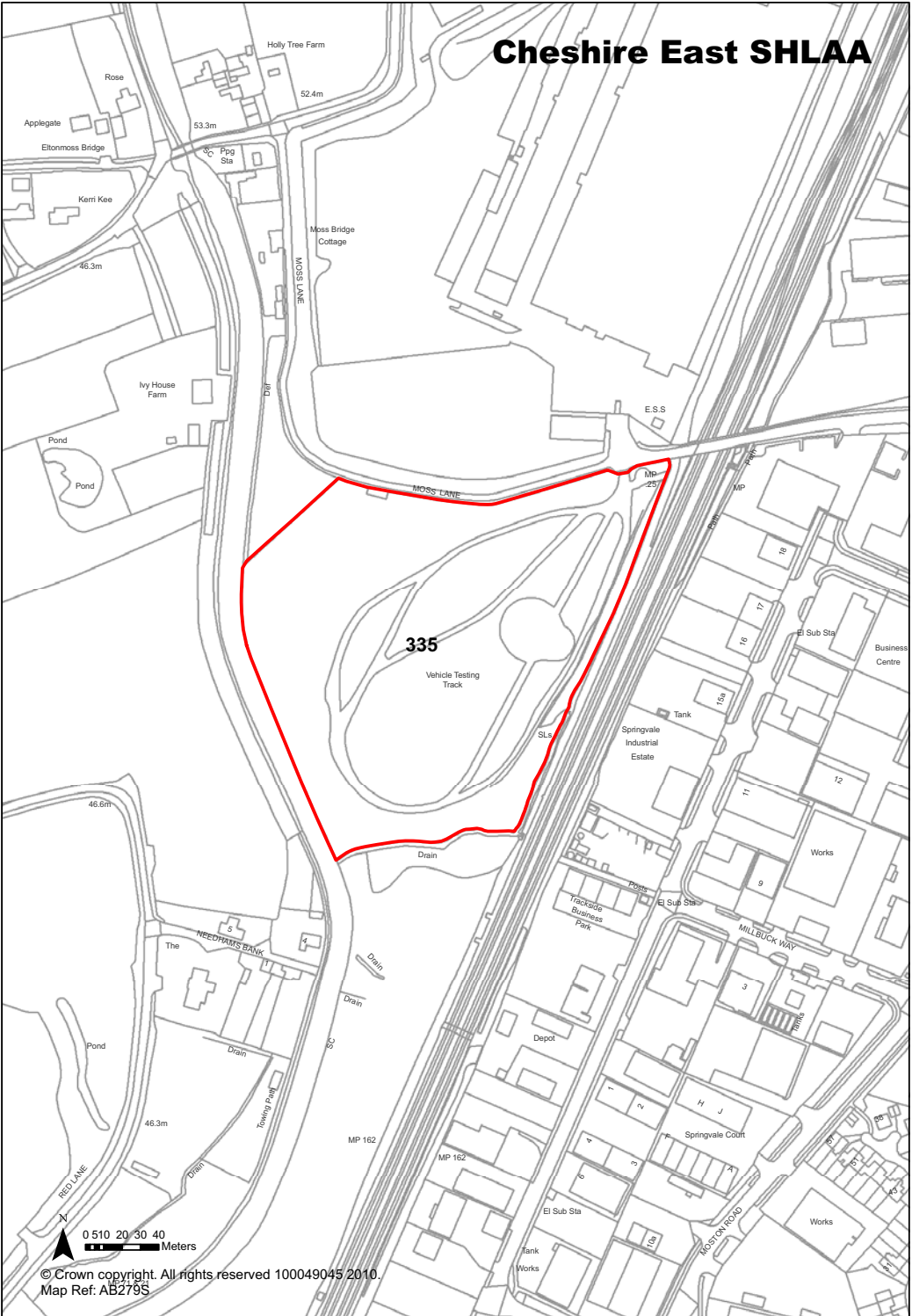
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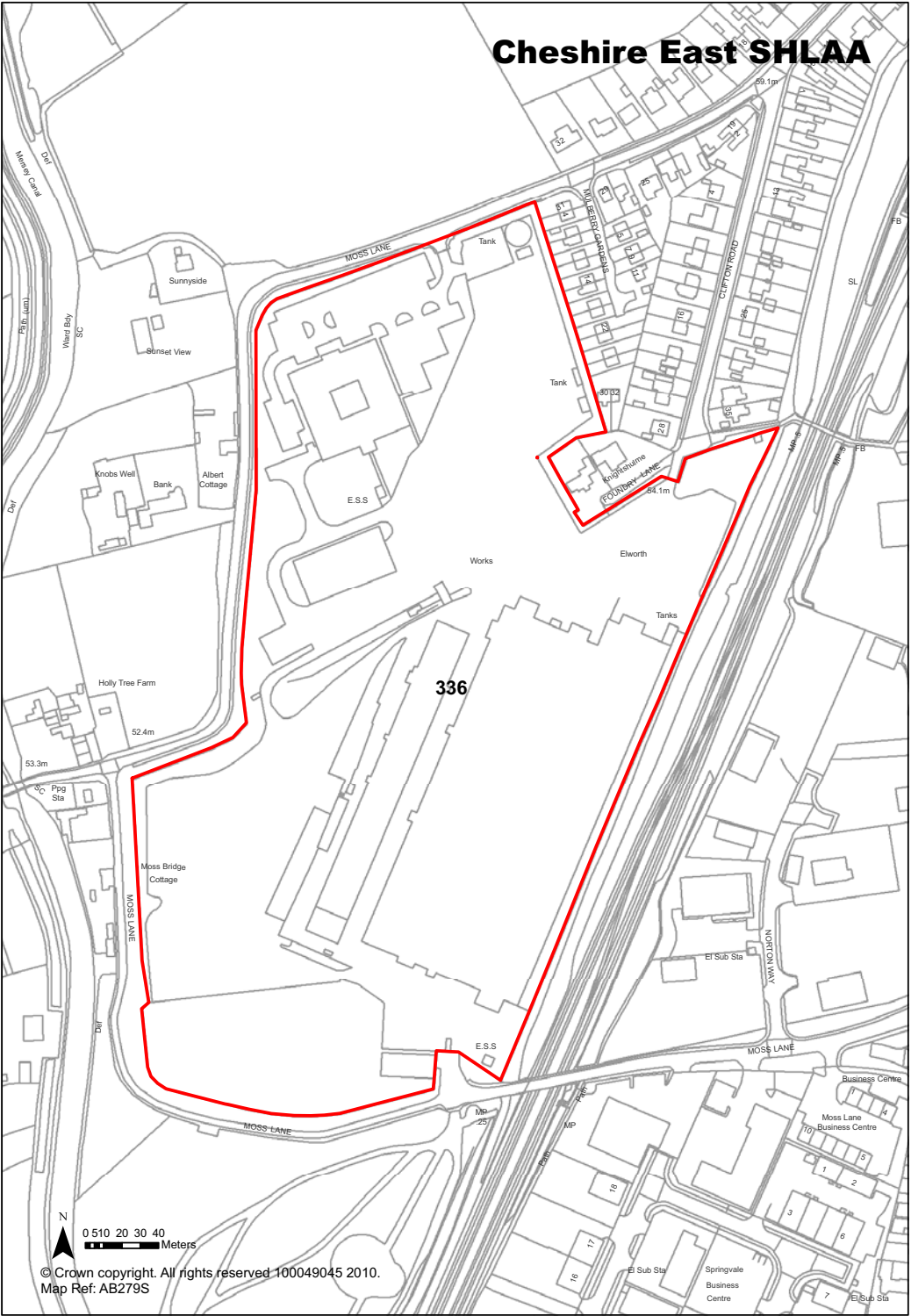
Ref	334	Site Address	Bath Vale Works, Bath Vale, Brookhouse Lane, Congleton (aka Brook		
Town / Rural	Congleton - Edge / Extension	Easting	387463	Northing	363211
Site Description	Vacant factory site.	Site Size Net (Ha)	9.96		
Character of Area	Generally open countryside	Potential Capacity	130		
Surrounding Land Uses	Agriculture/grazing, SBI	Potential Net Capacity	130		
Physical Constraints	Adjacent to SBI and wildlife corridor, part of site within flood zone 2 and 3. Site is designated open countryside. Possible contamination. Dane-in-Shaw Brook and Timbersbrook run through site. Potential for contamination from hydrocarbons and trichloroethene. Within an area of special control for adverts. Buildings and hardstanding on site. Slight change in levels on site.				
Policy Restrictions	Site is located within the Open Countryside. Part of the site is identified as being a SBI. TPO to north west of site	Potential Density	13.05		
Managing Constraints	Production of a Flood Risk Assessment. Road may need to be widened. Contamination survey may be required. Consideration of biodiversity.	Determination of Capacity	Based on current planning permission.		
Sustainability	Site is considered sustainable.				
Accessibility	Access is possible.	Total Completions	48		
Other Information	Outline planning permission for up to 130 dwellings. Construction has started on site.	Losses Completed	0		
Brownfield / Greenfield	Brownfield	Remaining Losses	0		
Suitability	Suitable				
Availability	Available - site owned by developer	Current Year	30		
Achievability	Achievable	Years 1-5	78		
Deliverability	Deliverable	Years 6-10	0		
Development Progress	Under Construction	Years 11-15	0		
Application Number:	08/1317/OUT				



Ref	335	Site Address	Fodens Test Track, Moss Lane, Sandbach.	
Town / Rural	Sandbach	Easting	373399	Northing 360903
Site Description	Former test track/vacant land.		Site Size Net (Ha)	3.28
Character of Area	Generally industrial and commercial development. However, sites to the north and to the south are currently subject to planning applications for residential development.		Potential Capacity	120
Surrounding Land Uses	Generally industrial and commercial development. However, sites to the north and to the south are currently subject to planning applications for residential development.		Potential Net Capacity	120
Physical Constraints	Flood Zone 1 - Little or no risk. Canal to west of site. Site was a former test track and has a paved tracked around the site. Within Albion Inorganic Chemicals outer consultation zone, BWB consultation zone and a brine subsidence area. Trees and shrubs on site. Levels appear generally flat.			
Policy Restrictions	Site is within the SZL for Sandbach.		Potential Density	45.43
Managing Constraints	SI undertaken, awaiting remediation. Consultation with Cheshire Brine Subsidence Compensation Board and British waterways. Consideration of biodiversity.		Determination of Capacity	Based on current permission. Outline permission for 142-149 but new Full permission subject to S106 for 120.
Sustainability	Site is considered sustainable.			
Accessibility	Access is possible.		Total Completions	0
Other Information	Outline planning permission for between 142 and 149 dwellings.		Losses Completed	0
Brownfield / Greenfield	Brownfield		Remaining Losses	0
Suitability	Suitable		Current Year	0
Availability	Available - site owned by developer		Years 1-5	90
Achievability	Achievable		Years 6-10	30
Deliverability	Deliverable		Years 11-15	0
Development Progress	Awaiting S106			
Application Number:	12/0009C			



Ref	336	Site Address	Former Fodens Factory, Moss Lane, Sandbach.	
Town / Rural	Sandbach	Easting	373478	Northing 361227
Site Description	Former factory and offices of Fodens		Site Size Net (Ha)	10.15
Character of Area	Urban to the East and more rural to the West. Industrial to east and south and residential to the north. But sites to the south are also subject to residential planning permissions.		Potential Capacity	269
Surrounding Land Uses	Industrial to east and south and residential to the north. But sites to the south are also subject to residential planning permissions.		Potential Net Capacity	269
Physical Constraints	Flood Zone 1 - Little or no risk. Canal to west of site. Southern part used for open storage of heated timber, dilapidated buildings in the central part of the site and new offices and the northern part sub-divided into small units. Within Albion Inorganic Chemicals outer consultation zone, BWB consultation zone and a brine subsidence area. Trees and shrubs on site and to border. Levels appear generally flat.			
Policy Restrictions	Within SZL for Sandbach.		Potential Density	24.43
Managing Constraints	Historic landfill within 250m - gas monitoring required.		Determination of Capacity	Based on current application
Sustainability	Site is considered sustainable.			
Accessibility	Access is possible.		Total Completions	2
Other Information	Outline permission for a mixed use development.		Losses Completed	0
Brownfield / Greenfield	Brownfield		Remaining Losses	0
Suitability	Suitable			
Availability	Available - site owned by developer		Current Year	50
Achievability	Achievable		Years 1-5	219
Deliverability	Deliverable		Years 6-10	0
Development Progress	Under Construction		Years 11-15	0
Application Number:	11/3956C			

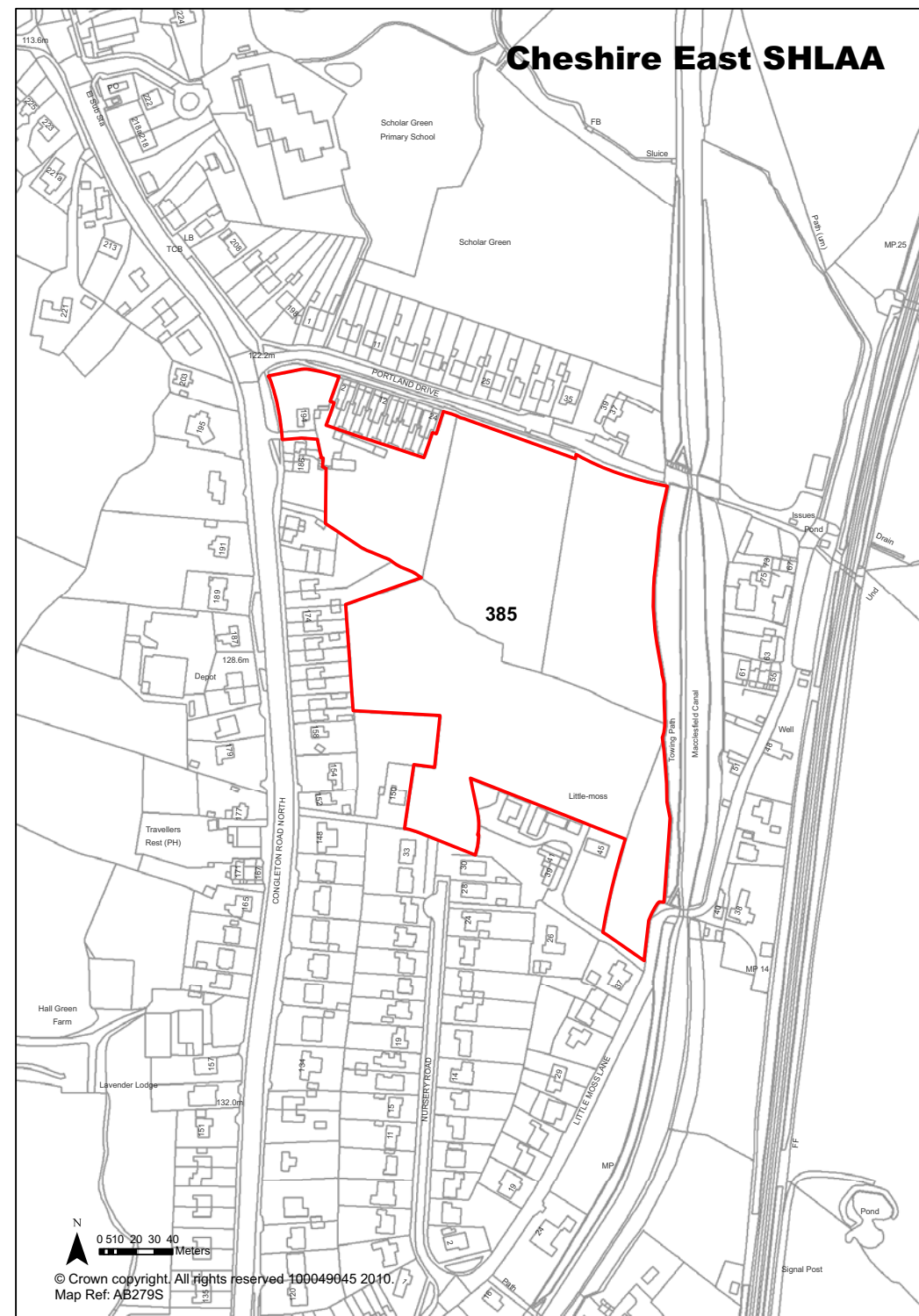


Ref	338	Site Address	Land adjacent to 5 Middlewich Road, Cranage.	
Town / Rural	Rural	Easting	374834	Northing 369198
Site Description	Agricultural Land		Site Size Net (Ha)	0.51
Character of Area	Open Countryside and some residential.		Potential Capacity	10
Surrounding Land Uses	Open Countryside and some residential.		Potential Net Capacity	10
Physical Constraints	Zone 1 - Little or no risk. Trees to boundary. Site appears generally flat. Powerlines to edge of site. Within the Jodrell Bank consultation zone. Bridalway on part of site. No buildings on site.			
Policy Restrictions	Site located within the Open Countryside and and area of special control for adverts.		Potential Density	19.61
Managing Constraints	Consultation with Jodrell Bank. Consideration of impact on open countryside and accommodation or relocation of bridalway. Surface water runoff should be calculated in accordance with Environment Agency guidelines.		Determination of Capacity	Based on current planning permission
Sustainability	Greenfield site is not considered sustainable.			
Accessibility	Access is possible.		Total Completions	0
Other Information			Losses Completed	0
Brownfield / Greenfield	Greenfield		Remaining Losses	0
Suitability	Suitable		Current Year	0
Availability	Available - site on the market		Years 1-5	10
Achievability	Achievable		Years 6-10	0
Deliverability	Deliverable		Years 11-15	0
Development Progress	Full Permission			
Application Number:	11/0748C			



Ref	385	Site Address	Land South of Portland Drive, Scholar Green.	
Town / Rural	Smaller Villages	Easting	383411	Northing 356577
Site Description	Grazing land.	Site Size Net (Ha)	2.14	
Character of Area	Residential and Open Countryside.	Potential Capacity	56	
Surrounding Land Uses	Canal and open countryside to the east, residential development to the north, south and west.	Potential Net Capacity	56	
Physical Constraints	Zone 1 - Little or no risk. Overhead lines. Hedge to boundary. Site appears to be undulating. Trees on site. Within BVB consultation zone. Footpath adjacent to site. Building on site.			
Policy Restrictions	Site is within a Village Inset in the Green Belt. Surface water runoff on greenfield sites should be calculated in accordance with Environment Agency guidelines. Adjacent to Macclesfield Canal Conservation area and Green Belt.	Potential Density	26.17	
Managing Constraints	Consideration of trees on site. Consideration of overhead lines. Consultation with British Waterways.	Determination of Capacity	56 dwgs based on current permission. Potential for increased numbers of dwellings - to 65 dwgs - as site area has been increased.	
Sustainability	Site is located within walking distance of a primary school and supermarket and a bus stop.			
Accessibility	Access is possible.	Total Completions	0	
Other Information	Site suggested as part of 'Call for Sites'. Site has permission for a health care centre and residential development.	Losses Completed	0	
Brownfield / Greenfield	Mixed	Remaining Losses	0	
Suitability	Suitable			
Availability	Available - site under option	Current Year	30	
Achievability	Achievable	Years 1-5	26	
Deliverability	Deliverable	Years 6-10	0	
Development Progress	Under Construction	Years 11-15	0	

Cheshire East SHLAA - Update January 2013



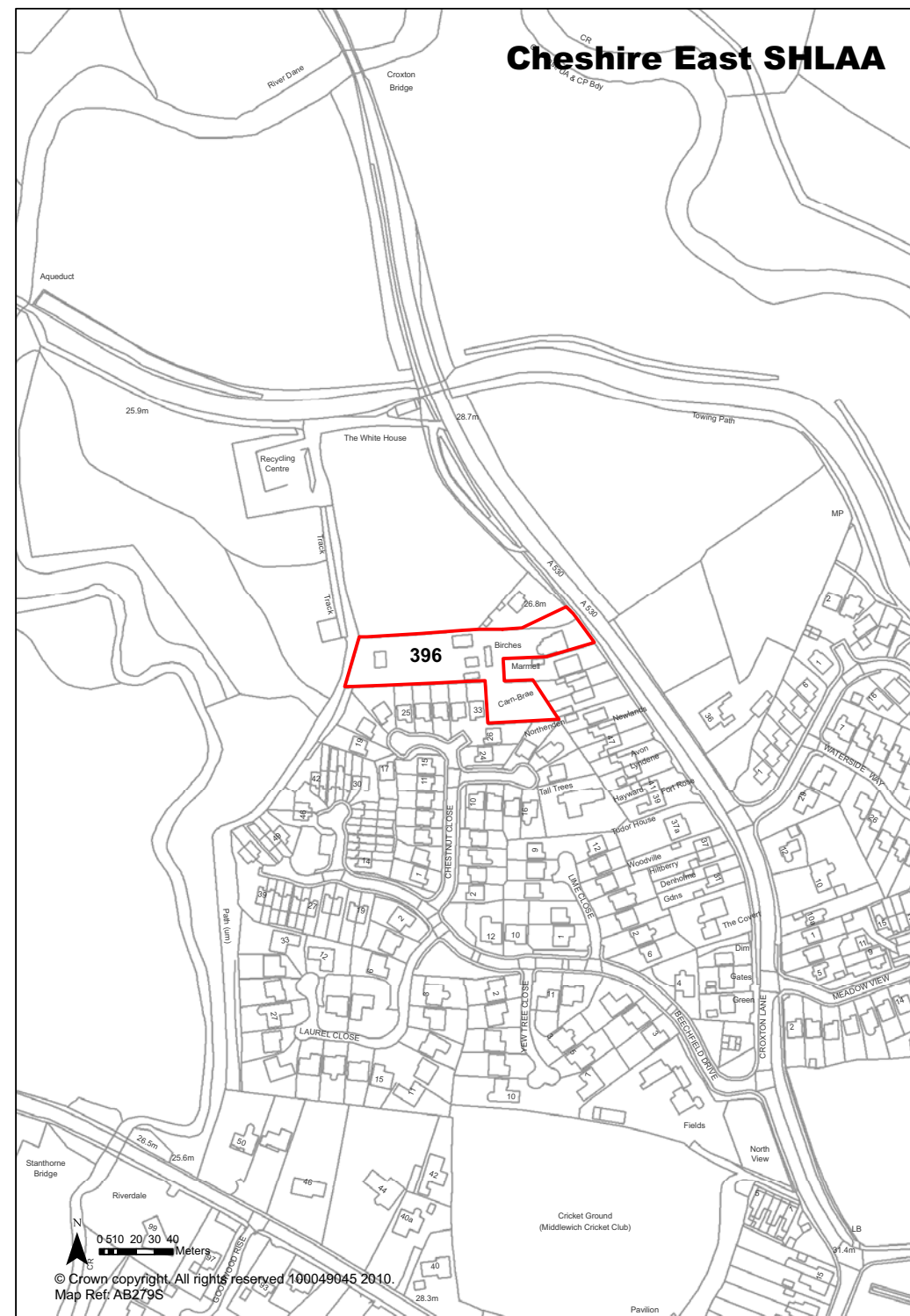
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Application Number:	08/0712/FUL
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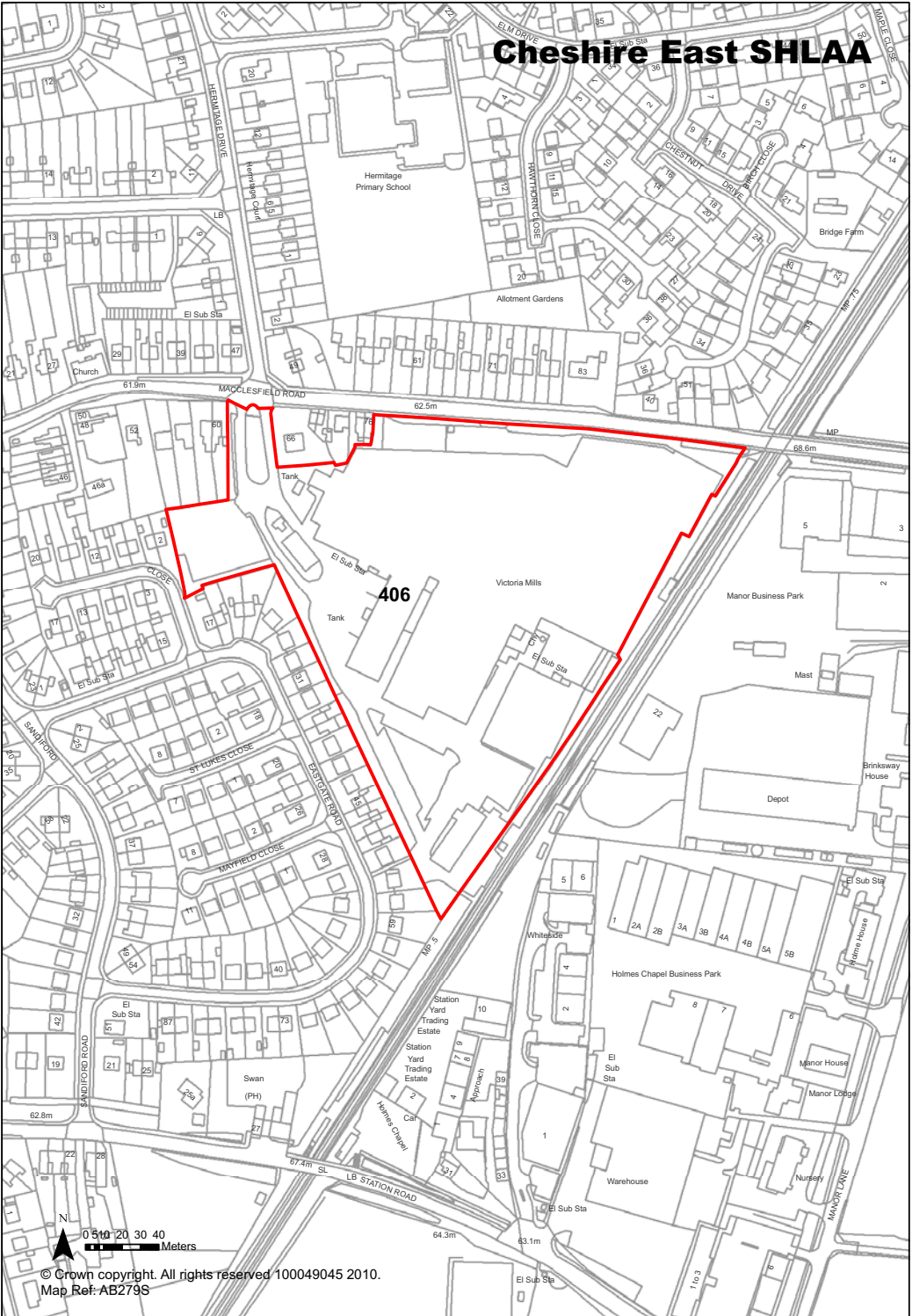
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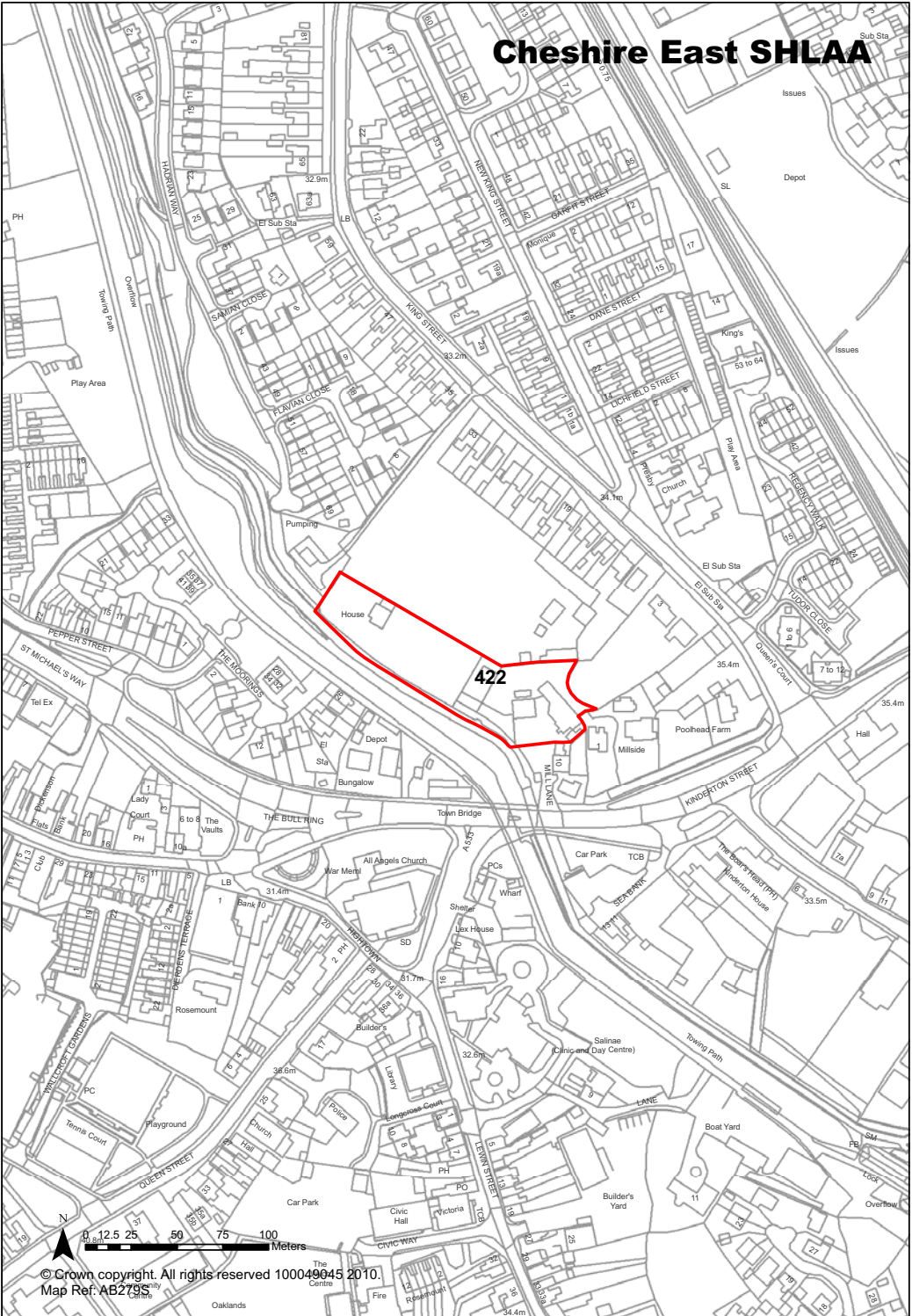
Ref	396	Site Address	Land at Silver Birches, Croxton Lane, Middlewich.		
Town / Rural	Middlewich	Easting	369658	Northing	366966
Site Description	Former nursery, now residential.		Site Size Net (Ha)	0.39	
Character of Area	Edge of settlement, boundary between residential area and open countryside.		Potential Capacity	12	
Surrounding Land Uses	Residential to south, agriculture/grazing		Potential Net Capacity	11	
Physical Constraints	Flood Zone 1 - Little or no risk. Trees and hedges with potential biodiversity value, within a brine subsidence zone and BWB consultation zone. Site appears generally flat. Recycling facility is close by.		Potential Density	30.77	
Policy Restrictions	Within Middlewich SZL. Surface water runoff should be calculated in accordance with Environment Agency guidelines on greenfield sites.		Determination of Capacity	Based on current permission.	
Managing Constraints	Appropriate consultation to be undertaken with BWB and with Cheshire Brine Subsidence Compensation Board. Consideration of biodiversity.		Total Completions	0	
Sustainability	Greenfield site.		Losses Completed	0	
Accessibility	Access is possible.		Remaining Losses	1	
Other Information	Site has outline permission for the construction of 12 dwellings.		Current Year	0	
Brownfield / Greenfield	Mixed		Years 1-5	12	
Suitability	Suitable		Years 6-10	0	
Availability	Available		Years 11-15	0	
Achievability	Achievable				
Deliverability	Deliverable				
Development Progress	Awaiting S106				
Application Number:	12/0804C				



Ref	406	Site Address	Victoria Mills, Macclesfield Road, Holmes Chapel.		
Town / Rural	Holmes Chapel	Easting	376739	Northing	367270
Site Description	Mill building and factory.		Site Size Net (Ha)	4.18	
Character of Area	Residential to the north and west. Railway to the east.		Potential Capacity	160	
Surrounding Land Uses	Proximity to the railway, may cause some compatiability issues. Generally residential development to the north and west of site.		Potential Net Capacity	160	
Physical Constraints	Flood Zone 1 - Little or no risk. Site appears generally flat. Currently site is developed so there are large buildings on site. Potential for contamination. Listed building adjacent to site. Site is adjacent to the railway. Industrial development to other side of railway.				
Policy Restrictions	Within Jodrell Bank Consultation Zone. Within the SZL for Holmes Chapel. Impact on Listed Building, just outside of site.		Potential Density	38.28	
Managing Constraints	Consideration of impact on Listed Building. Consultation with Jodrell Bank.		Determination of Capacity	Based on current application.	
Sustainability	Site is considered sustainable.				
Accessibility	Access is possible.		Total Completions	0	
Other Information			Losses Completed	0	
Brownfield / Greenfield	Brownfield		Remaining Losses	0	
Suitability	Suitable				
Availability	Available - site under option		Current Year	0	
Achievability	Achievable		Years 1-5	0	
Deliverability	Developable		Years 6-10	90	
Development Progress	Awaiting S106		Years 11-15	70	
Application Number:	08/0492/OUT				



Ref	422	Site Address	Land off Mill Lane, Middlewich	
Town / Rural	Middlewich	Easting	370429	Northing 366384
Site Description	Vacant land.	Site Size Net (Ha)	0.55	
Character of Area	Generally residential.	Potential Capacity	22	
Surrounding Land Uses	Wider area generally residential.	Potential Net Capacity	22	
Physical Constraints	Flood - Zone 2 - Low to Medium Risk. Bounded by River Croco and the Canal, therefore majority of site is within Flood Zone 2 and part of site is adjacent to Trent and Mersey Canal Conservation Area, land contamination - located within 250m of landfill, listed building adjacent to site. Site is within BWB consultation area, a brine subsidence area and is an area of Archaeological Potential. Historic use of gas works. Buildings on site, with trees and shrubs. Site appears generally flat.			
Policy Restrictions	Within Middlewich SZL. Potential archaeological site. Kinderton Mill Listed Building.	Potential Density	40	
Managing Constraints	Consideration of archaeological potential and biodiversity. Contamination survey and potential requirements for remediation. Consultation with Contaminated Land Officer. Flood Risk Assessment - Flood Alleviation if required. Consultation with Cheshire Brine Subsidence Compensation Board and British Waterways.	Determination of Capacity	Density multiplier - sustainable development	
Sustainability	Site is in a sustainable location with access to the town centre and to public transport.			
Accessibility	Access to the site is possible.	Total Completions	0	
Other Information		Losses Completed	0	
Brownfield / Greenfield	Brownfield	Remaining Losses	0	
Suitability	Suitable - if can meet policy requireme			
Availability	Marginal / Uncertain	Current Year	0	
Achievability	Achievable	Years 1-5	0	
Deliverability	Developable	Years 6-10	22	
Development Progress	SHLAA Site	Years 11-15	0	
Application Number:				



Ref	429	Site Address	Land off Nantwich Road, Middlewich
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Town / Rural	Middlewich	Easting	369697	Northing	366187
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Site Description	Vacant land	Site Size Net (Ha)	0.83
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Character of Area	Generally residential.	Potential Capacity	34
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Surrounding Land Uses	Generally residential.	Potential Net Capacity	34
Physical Constraints	Flood Zone 1 - Little or no risk. Trees		

Physical Constraints	Flood Zone 1 - Little or no risk. Trees (TPO) and hedges on boundaries, access constrained, brine subsidence area. Site appears generally flat.	Capacity
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Policy Restrictions	TPO area to SE corner of site. Within Middlewich SZL. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Potential Density	40.96
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Managing Constraints	Will be a requirement for new open space provision. Consultation with Highways to address access issues. Consultation with Cheshire Brine Subsidence Consultation Board. Consideration of biodiversity.	Determination of Capacity	Density multiplier - sustainable development
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Sustainability	Greenfield site in a sustainable location.
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Accessibility	Site is considered accessible.	Total Completions	0
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Other Information	Losses Completed	0
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Brownfield / Greenfield	Greenfield	Remaining Losses	0
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Suitability	Suitable
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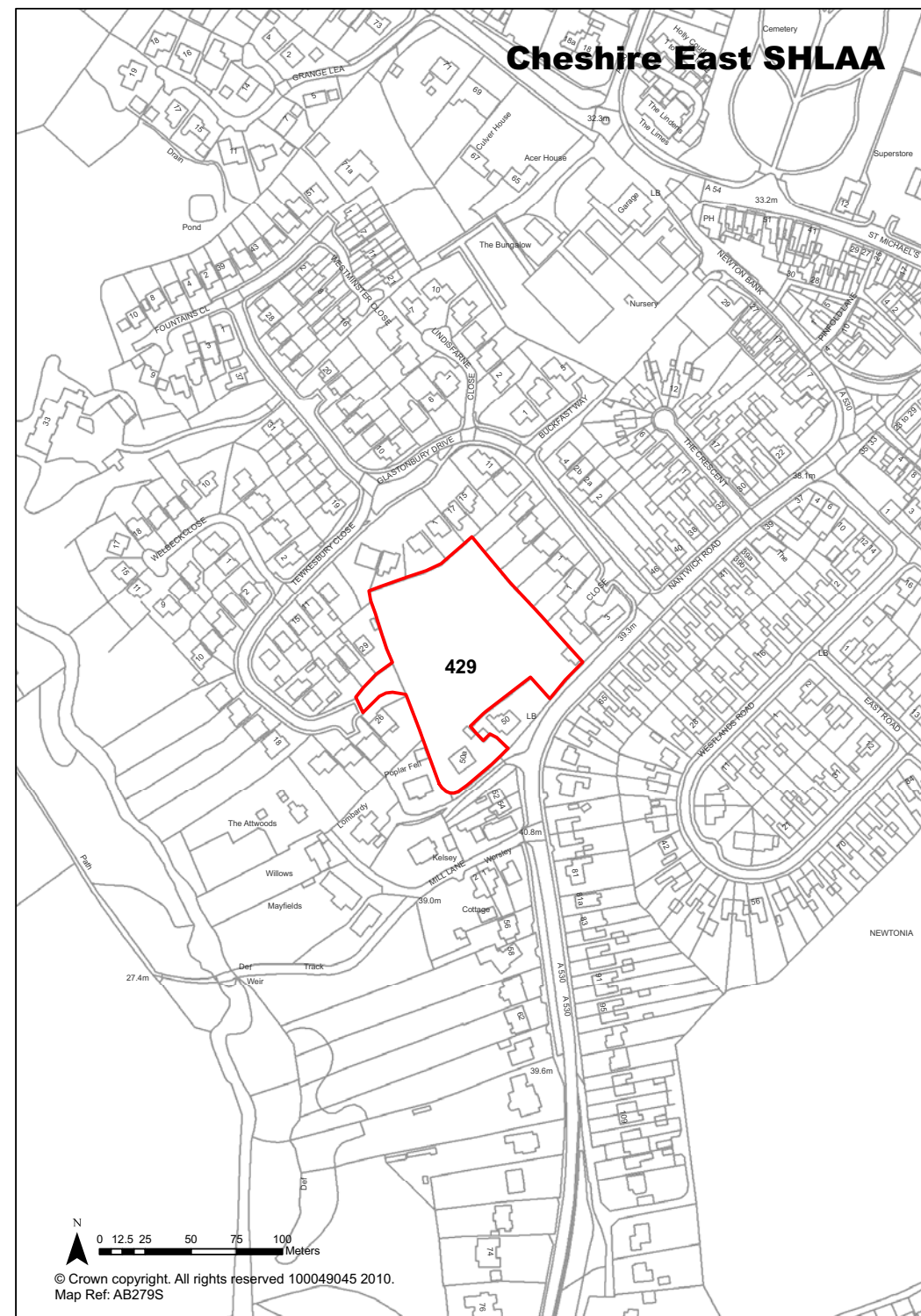
Availability	Available	Current Year	0
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Achievability	Achievable	Years 1-5	34
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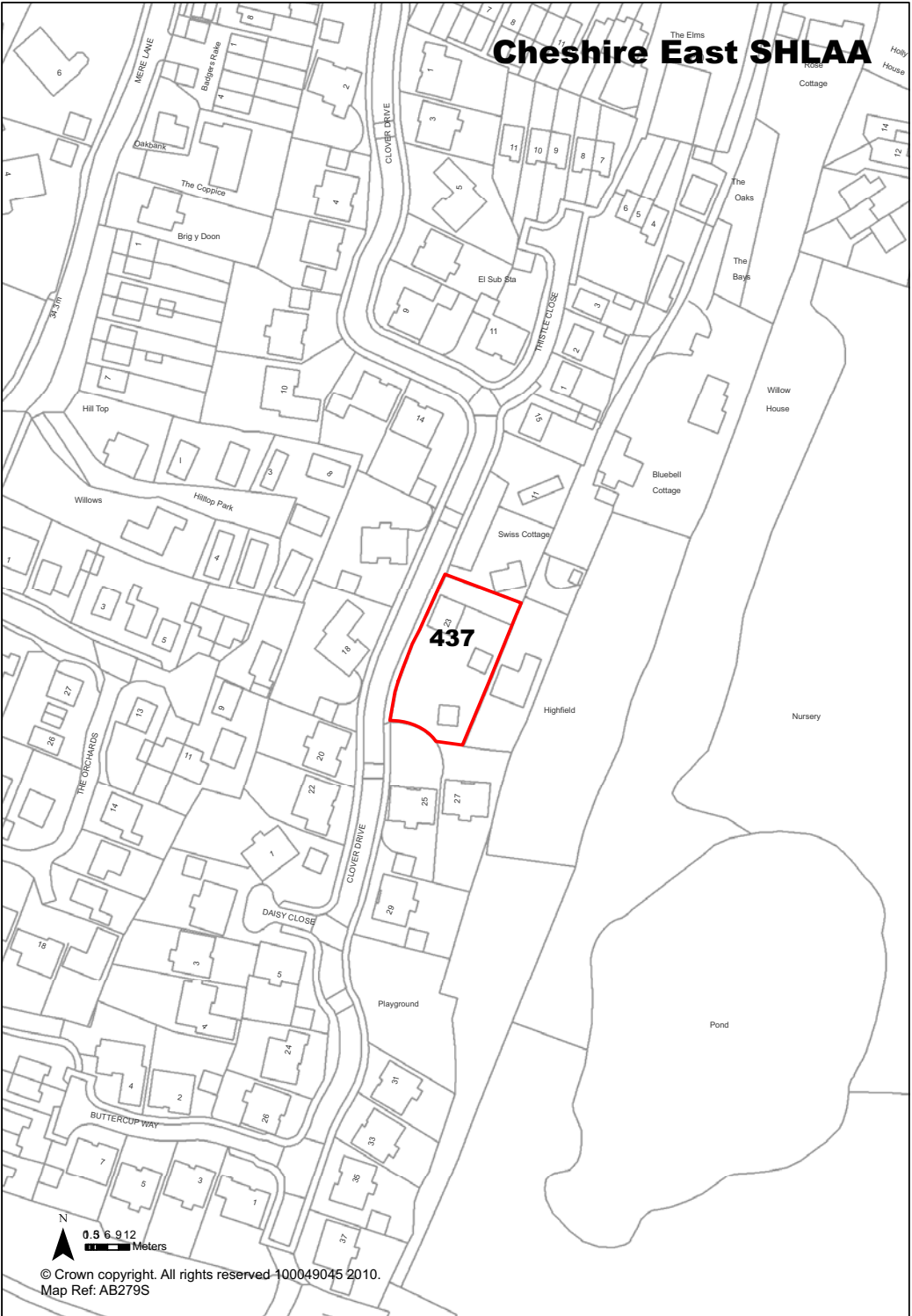
Deliverability	Deliverable	Years 6-10	0
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Development Progress	SHLAA Site	Years 11-15	0
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Application Number:

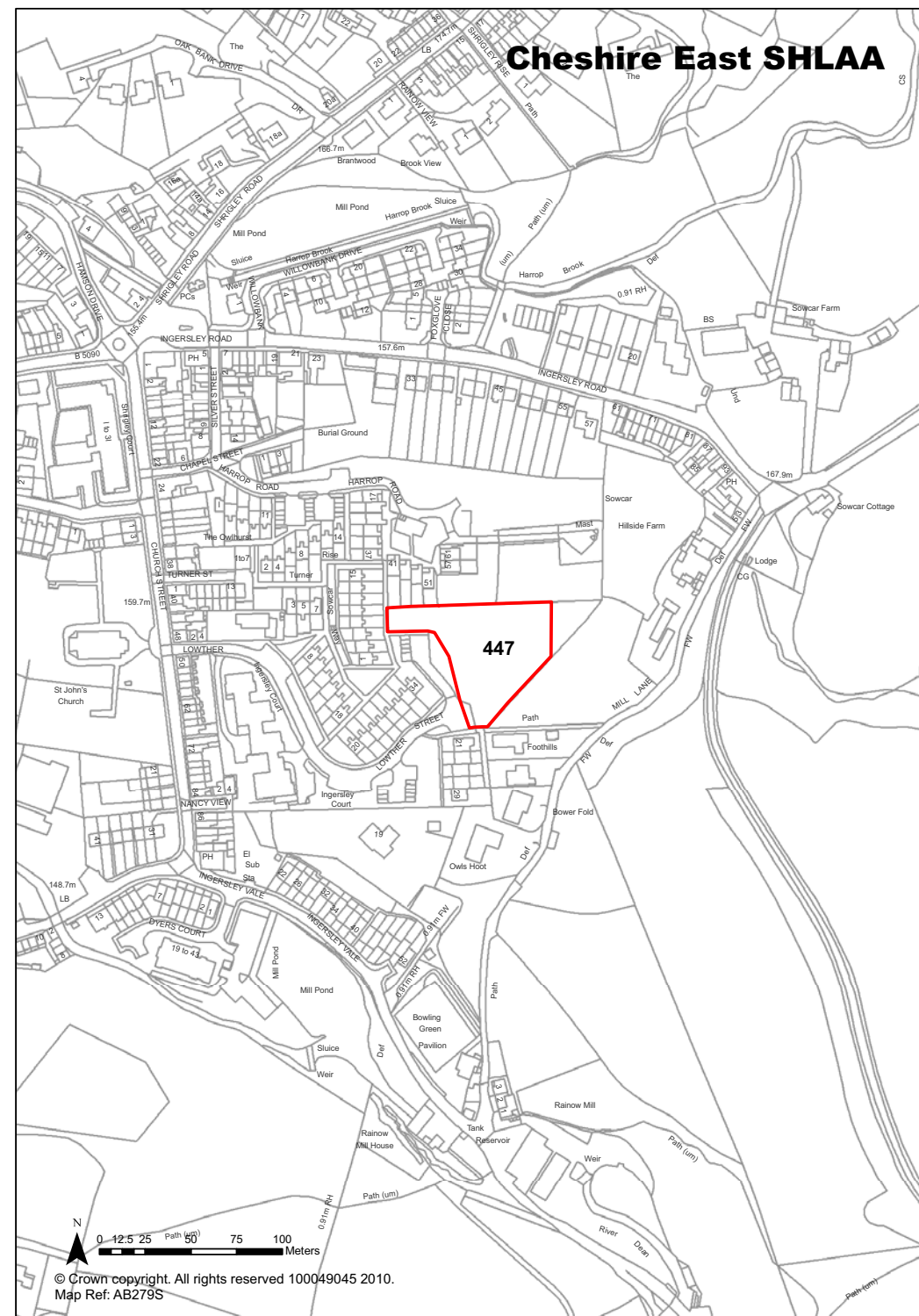


Ref	437	Site Address	Caravan Site, Park Lane & Flowery Nook, Mere Lane, Pickmere		
Town / Rural	Smaller Villages	Easting	368840	Northing	377000
Site Description	(Former) Caravan Site	Site Size Net (Ha)	2.67		
Character of Area	Open countryside and residential.	Potential Capacity	58		
Surrounding Land Uses	Open countryside and some residential.	Potential Net Capacity	49		
Physical Constraints	Site under construction. 2 Caravans remain on site.	Potential Density	21.72		
Policy Restrictions	Predominantly residential.	Determination of Capacity	Based on current permission.		
Managing Constraints	Site under construction. 2 Caravans remain on site.				
Sustainability					
Accessibility	Access is possible.	Total Completions	55		
Other Information		Losses Completed	7		
Brownfield / Greenfield	Brownfield	Remaining Losses	2		
Suitability	Suitable				
Availability	Available	Current Year	0		
Achievability	Achievable	Years 1-5	0		
Deliverability	Developable	Years 6-10	3		
Development Progress	Under Construction	Years 11-15	0		
Application Number:	00/1271				

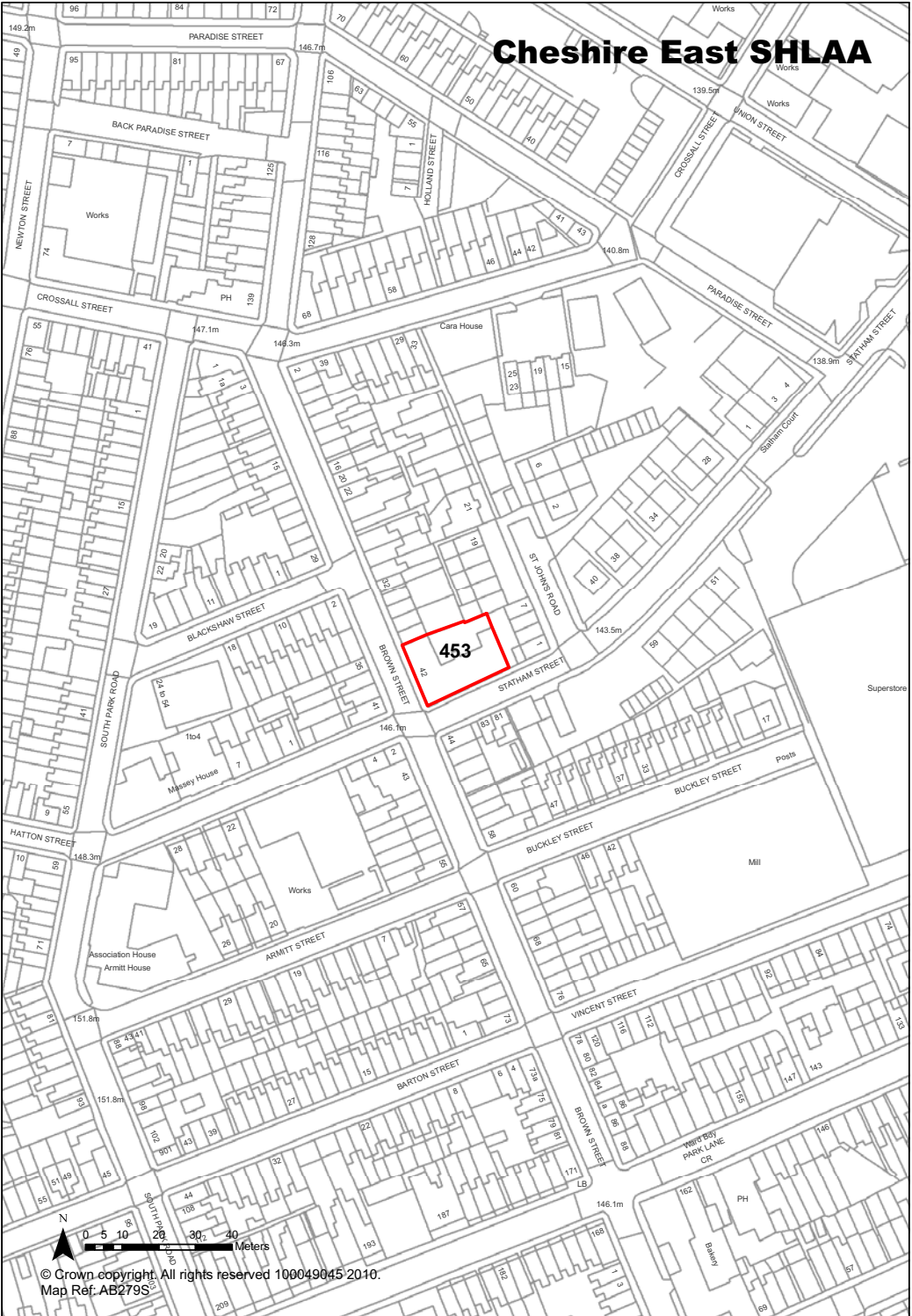


Ref 447 Site Address Lowther Street, Bollington, Macclesfield

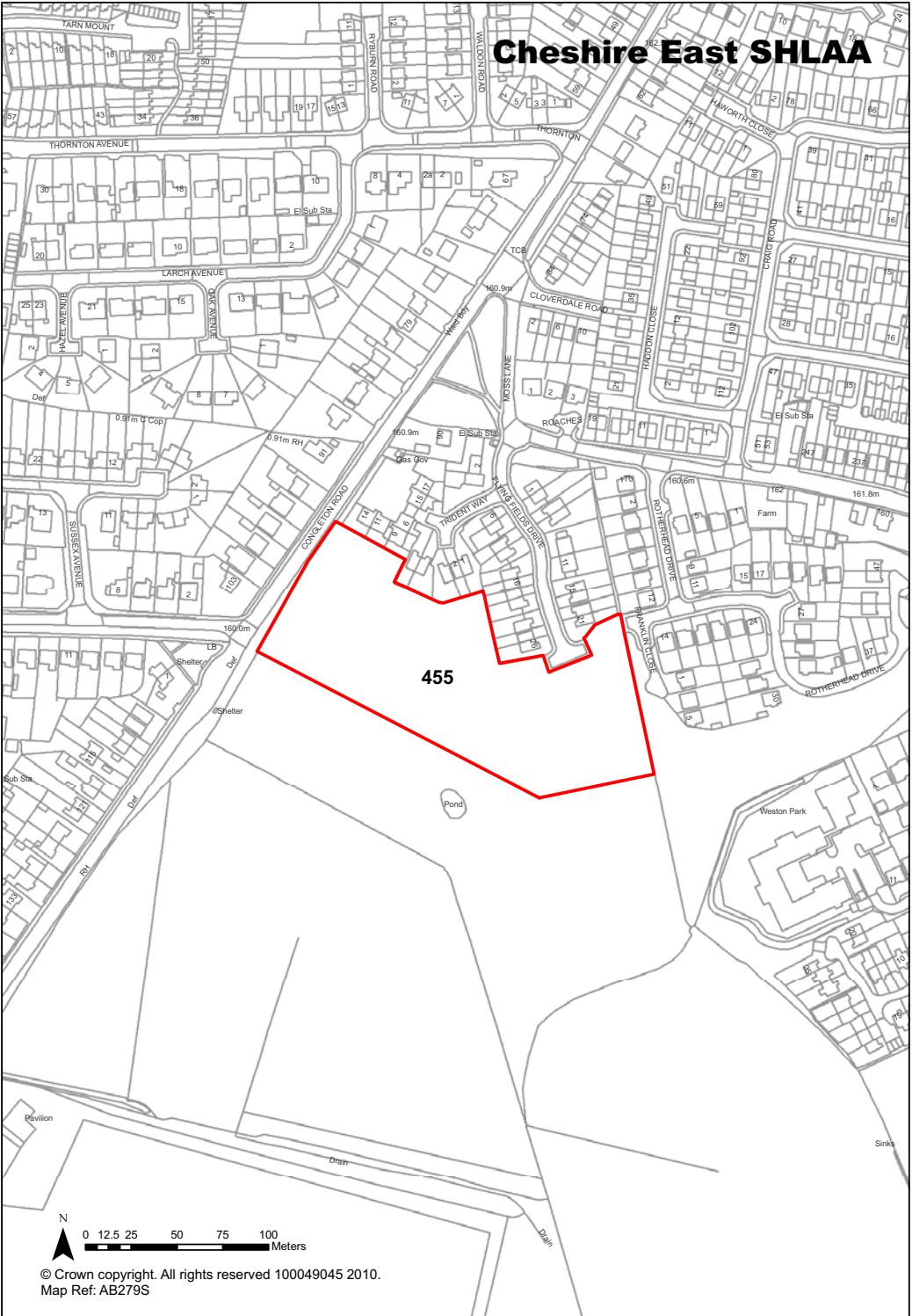
Town / Rural	Bollington	Easting	394000	Northing	377700
Site Description	Vacant Land	Site Size Net (Ha)	0.2		
Character of Area	Generally residential	Potential Capacity	10		
Surrounding Land Uses	Residential and open space	Potential Net Capacity	10		
Physical Constraints	Trees and hedges to boundary.	Potential Density	50		
Policy Restrictions	Residential allocation.	Determination of Capacity	Based on allocation.		
Managing Constraints					
Sustainability	Site is considered sustainable.				
Accessibility	Access is possible.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Suitable				
Availability	Marginal / Uncertain	Current Year	0		
Achievability	Achievable	Years 1-5	0		
Deliverability	Developable	Years 6-10	10		
Development Progress	Residential Allocation	Years 11-15	0		
Application Number:	no application				



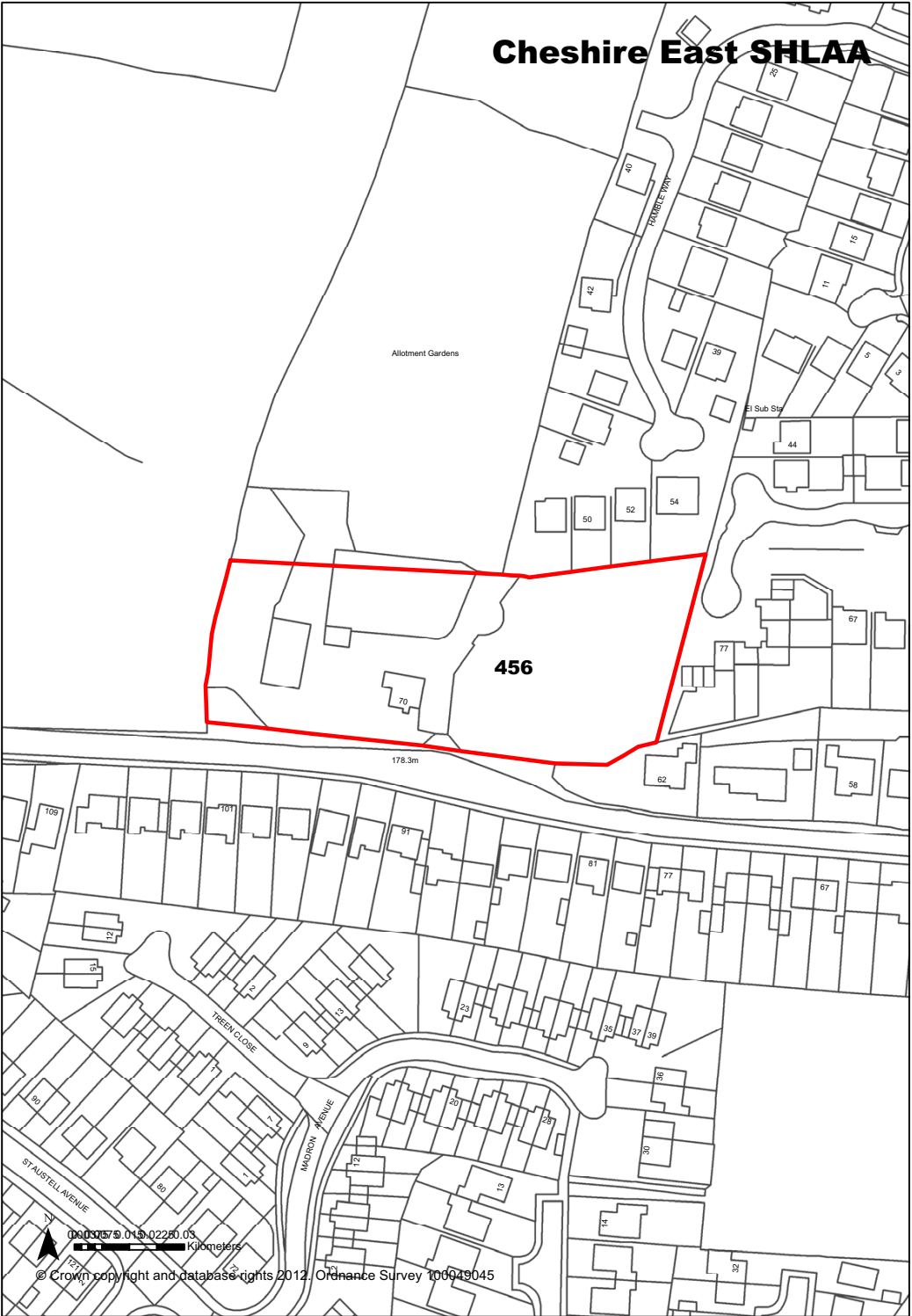
Ref	453	Site Address	Brown Street Mill, Brown Street, Macclesfield	
Town / Rural	Macclesfield	Easting	391452	Northing 373124
Site Description	Former Mill Building	Site Size Net (Ha)	0.04	
Character of Area	Generally residential	Potential Capacity	16	
Surrounding Land Uses	Residential	Potential Net Capacity	16	
Physical Constraints	Grade II Listed Building.	Potential Density	400	
Policy Restrictions	Predominantly residential.	Determination of Capacity	Based on current permission	
Managing Constraints	Site under construction. Consideration of historic environment.			
Sustainability	Site is considered sustainable.			
Accessibility	Access is possible.	Total Completions	0	
Other Information		Losses Completed	0	
Brownfield / Greenfield	Brownfield	Remaining Losses	0	
Suitability	Suitable			
Availability	Available	Current Year	15	
Achievability	Achievable	Years 1-5	1	
Deliverability	Deliverable	Years 6-10	0	
Development Progress	Under Construction	Years 11-15	0	
Application Number:	11/0642M			



Ref	455	Site Address	Land East Of Congleton Road, Macclesfield		
Town / Rural	Macclesfield	Easting	390500	Northing	371800
Site Description	Field at edge of housing estate	Site Size Net (Ha)	3.04		
Character of Area	Residential, edge of settlement	Potential Capacity	100		
Surrounding Land Uses	Residential, fields	Potential Net Capacity	100		
Physical Constraints	Some trees.	Potential Density	32.89		
Policy Restrictions	Edged by proposed open space to the south	Determination of Capacity	Based on earlier permission		
Managing Constraints					
Sustainability	Site is considered sustainable.				
Accessibility	Access is possible.	Total Completions	40		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Suitable				
Availability	Available	Current Year	0		
Achievability	Achievable	Years 1-5	60		
Deliverability	Deliverable	Years 6-10	0		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:	02/1217				



Ref	456	Site Address	Land Off Birtles Road, Macclesfield	
Town / Rural	Macclesfield	Easting	388950	Northing 374272
Site Description	Grassland	Site Size Net (Ha)	0.69	
Character of Area	Generally residential	Potential Capacity	39	
Surrounding Land Uses	Residential, allotments and open countryside	Potential Net Capacity	39	
Physical Constraints	Trees on site. Existing buildings on site. Overgrown site. Evidence of people using part of site as path.			
Policy Restrictions	Predominantly residential and very small area of Green Belt.	Potential Density	41.94	
Managing Constraints	Consideration of any biodiversity value of site.	Determination of Capacity	Based on expired permission	
Sustainability				
Accessibility	Access is possible.	Total Completions	0	
Other Information		Losses Completed	0	
Brownfield / Greenfield	Greenfield	Remaining Losses	0	
Suitability	Suitable - if can meet policy requireme			
Availability	Available	Current Year	0	
Achievability	Achievable	Years 1-5	39	
Deliverability	Deliverable	Years 6-10	0	
Development Progress	SHLAA Site - Expired Permission	Years 11-15	0	
Application Number:	05/0919			



Ref

470

Site Address

Redevelopment Of Victoria Park Flats,
Buxton Road, Macclesfield

Town / Rural

Macclesfield

Easting

392100

Northing

373750

Site Description

Site under construction - residential development

Site Size Net (Ha)

4.53

Character of Area

Edge of town centre, open space and residential

Potential Capacity

215

Surrounding Land Uses

Residential, open space, commercial uses, adjacent to town centre

Potential Net Capacity

78

Physical Constraints

Site under construction

Policy Restrictions

Predominantly residential

Potential Density

32.01

Managing Constraints

Site is under construction

Determination of Capacity

Based on current permission

Sustainability

Site is considered sustainable

Accessibility

Access is possible

Total Completions

210

Other Information

Losses Completed

137

Brownfield / Greenfield

Brownfield

Remaining Losses

0

Suitability

Suitable

Availability

Available - site owned by developer

Current Year

50

Achievability

Achievable

Years 1-5

165

Deliverability

Deliverable

Years 6-10

0

Development Progress

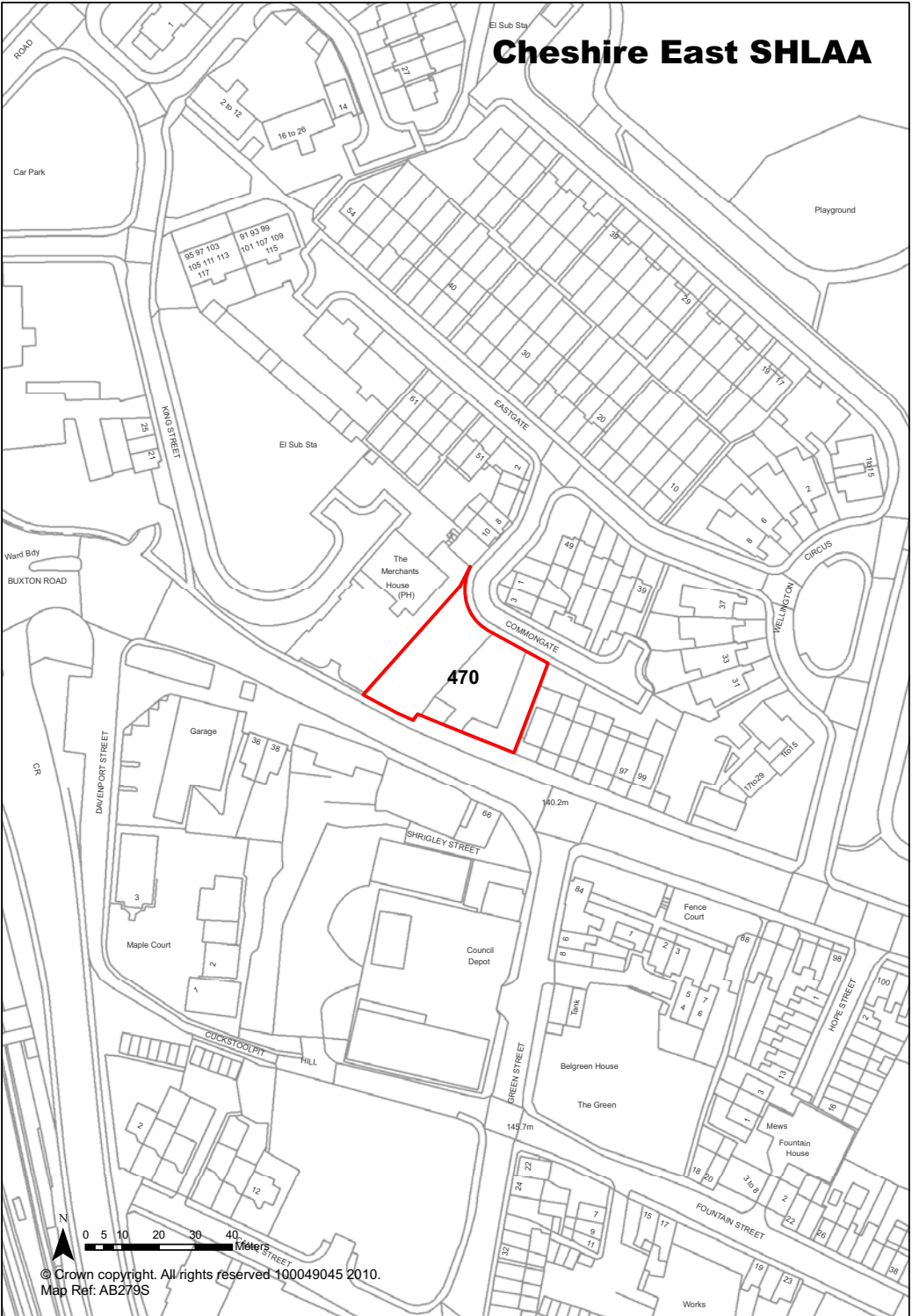
Under Construction

Years 11-15

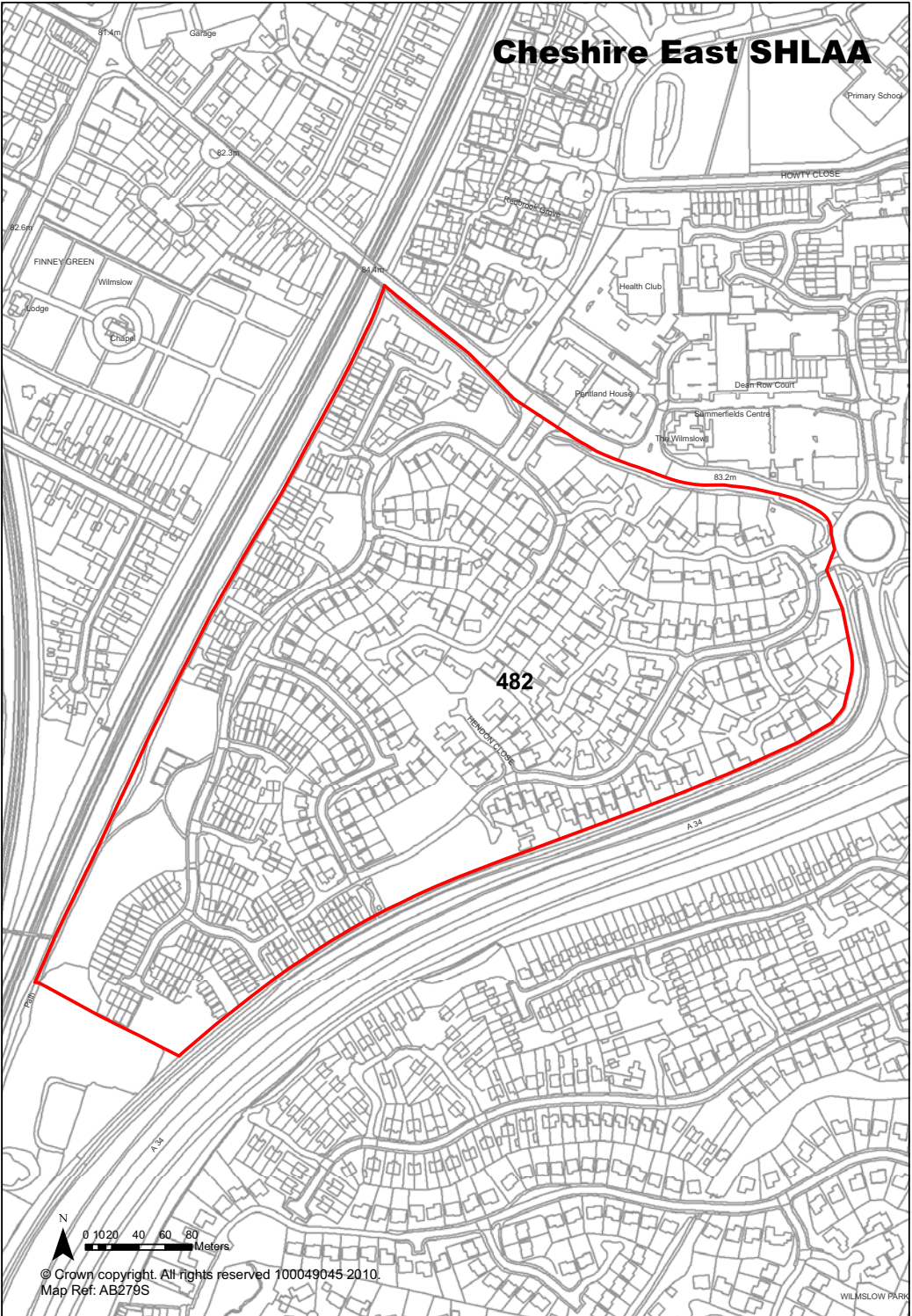
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Application Number:

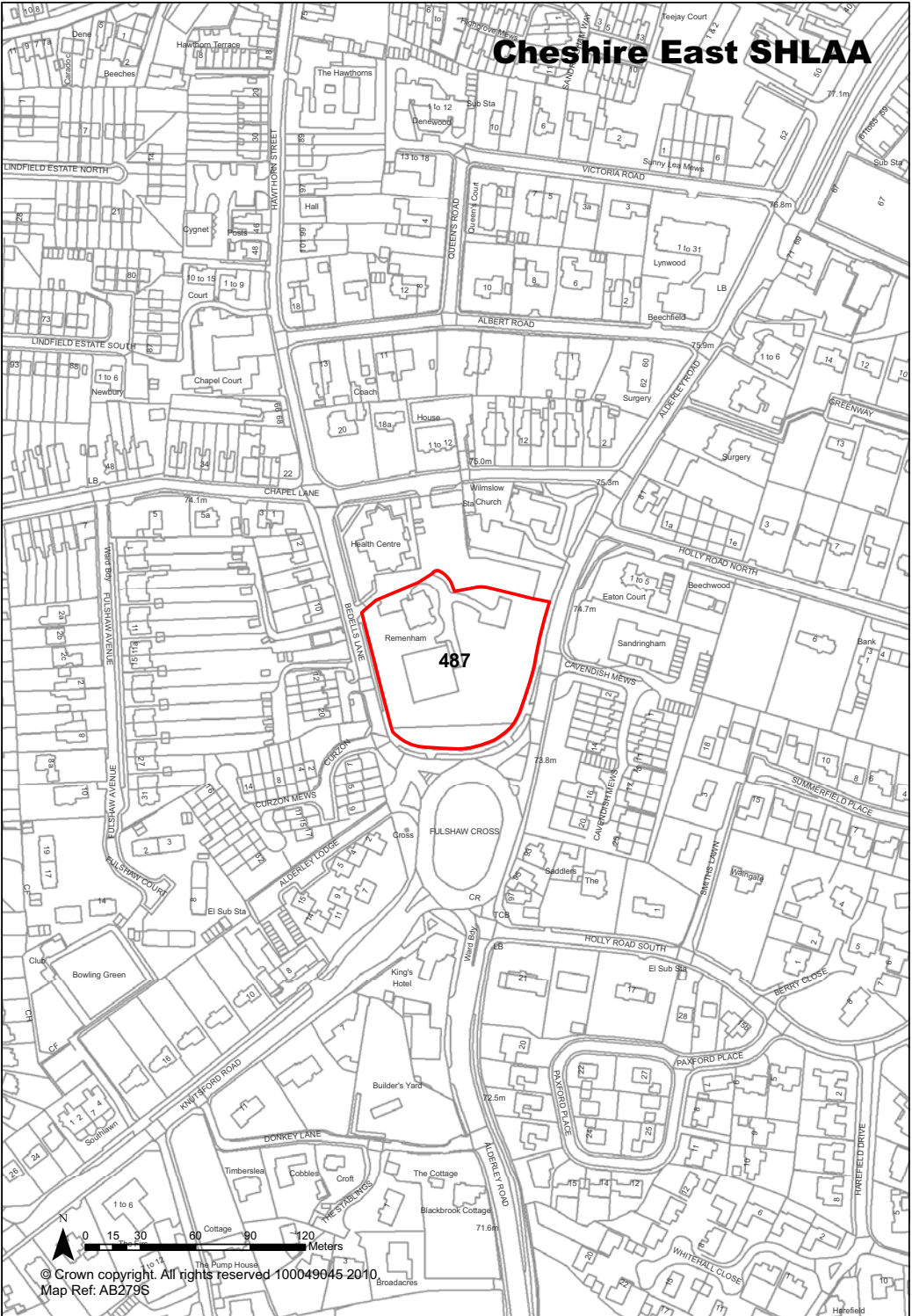
05/0343P



Ref	482	Site Address	The Villas, PSA Land at Dean Row, Wilmslow			
Town / Rural	Wilmslow		Easting	385720	Northing	382100
Site Description	Site under construction - residential development		Site Size Net (Ha)		21.8	
Character of Area	Residential and district centre		Potential Capacity		407	
Surrounding Land Uses	Highway, railway, retail and residential		Potential Net Capacity		407	
Physical Constraints	Site under construction					
Policy Restrictions	Predominantly residential		Potential Density		18.67	
Managing Constraints	Site is under construction		Determination of Capacity		Based on current permission	
Sustainability	Site is considered sustainable					
Accessibility	Access is possible		Total Completions		398	
Other Information			Losses Completed		0	
Brownfield / Greenfield	Brownfield		Remaining Losses		0	
Suitability	Suitable					
Availability	Available - site owned by developer		Current Year		12	
Achievability	Achievable		Years 1-5		0	
Deliverability	Deliverable		Years 6-10		0	
Development Progress	Under Construction		Years 11-15		0	
Application Number:	11/0325M					



Ref	487	Site Address	Bedells Lane, Wilmslow		
Town / Rural	Wilmslow	Easting	384250	Northing	380600
Site Description	In use	Site Size Net (Ha)	0.9		
Character of Area	Major roundabout junction, church building and health centre	Potential Capacity	25		
Surrounding Land Uses	Residential	Potential Net Capacity	25		
Physical Constraints	Buildings worthy of retention (not LB) Site included in TPO restricting footprint of any future building.				
Policy Restrictions	Housing proposal site.	Potential Density	27.78		
Managing Constraints	Conversion preferred. Retention of trees. Access issues addressed through consultation with Highways .	Determination of Capacity	Allocation		
Sustainability	Site is considered sustainable				
Accessibility	Access is possible	Total Completions	0		
Other Information	Bus stop within 110m. Post office within 480m. Medical facilities within 250m. Primary school within 610m. Open space within 510m. Council owned.	Losses Completed	0		
Brownfield / Greenfield	Brownfield	Remaining Losses	0		
Suitability	Suitable				
Availability	Available	Current Year	0		
Achievability	Achievable	Years 1-5	0		
Deliverability	Developable	Years 6-10	25		
Development Progress	Residential Allocation	Years 11-15	0		
Application Number:	no application				



Ref	495	Site Address	Beech Lawn & Wood Ride, Brook Lane, Alderley Edge
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Town / Rural	Alderley Edge	Easting	383938	Northing	378998
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Site Description	Site under construction	Site Size Net (Ha)	0.34
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Character of Area	Residential and open countryside	Potential Capacity	18
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Surrounding Land Uses	Residential and open countryside	Potential Net	16
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Physical Constraints	Site under construction	Capacity
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Policy Restrictions	Predominantly residential	Potential Density	52.94
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Managing Constraints	Site is under construction.	Determination of Capacity	Based on current permission
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Sustainability

Accessibility	Access is possible.	Total Completions	0
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Other Information	Access constructed.	Losses Completed	2
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Brownfield / Greenfield	Brownfield	Remaining Losses	0
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Suitability	Suitable
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Availability	Available - site owned by developer	Current Year	18
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Achievability	Achievable	Years 1-5	0
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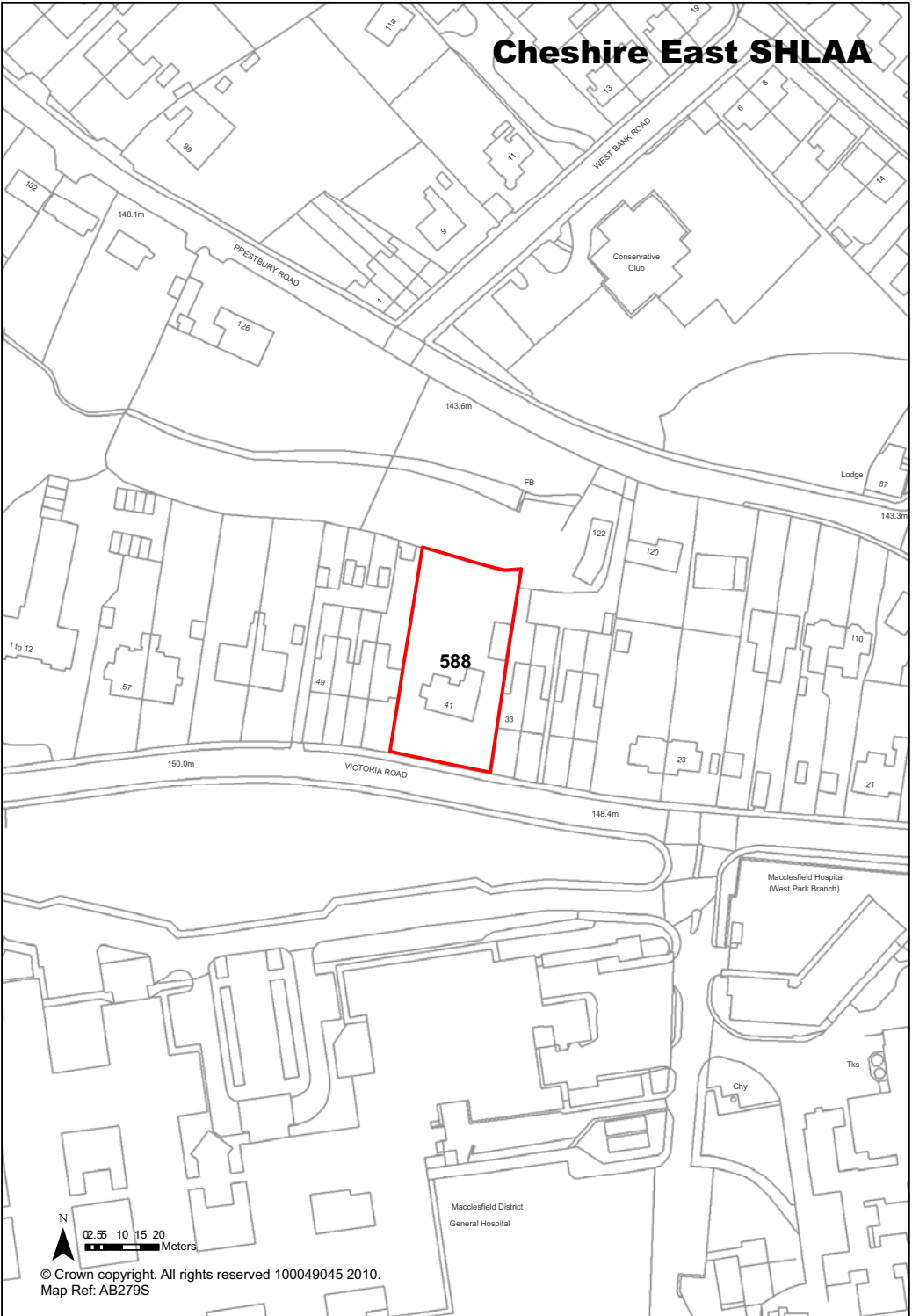
Deliverability	Deliverable	Years 6-10	0
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Development Progress	Under Construction	Years 11-15	0
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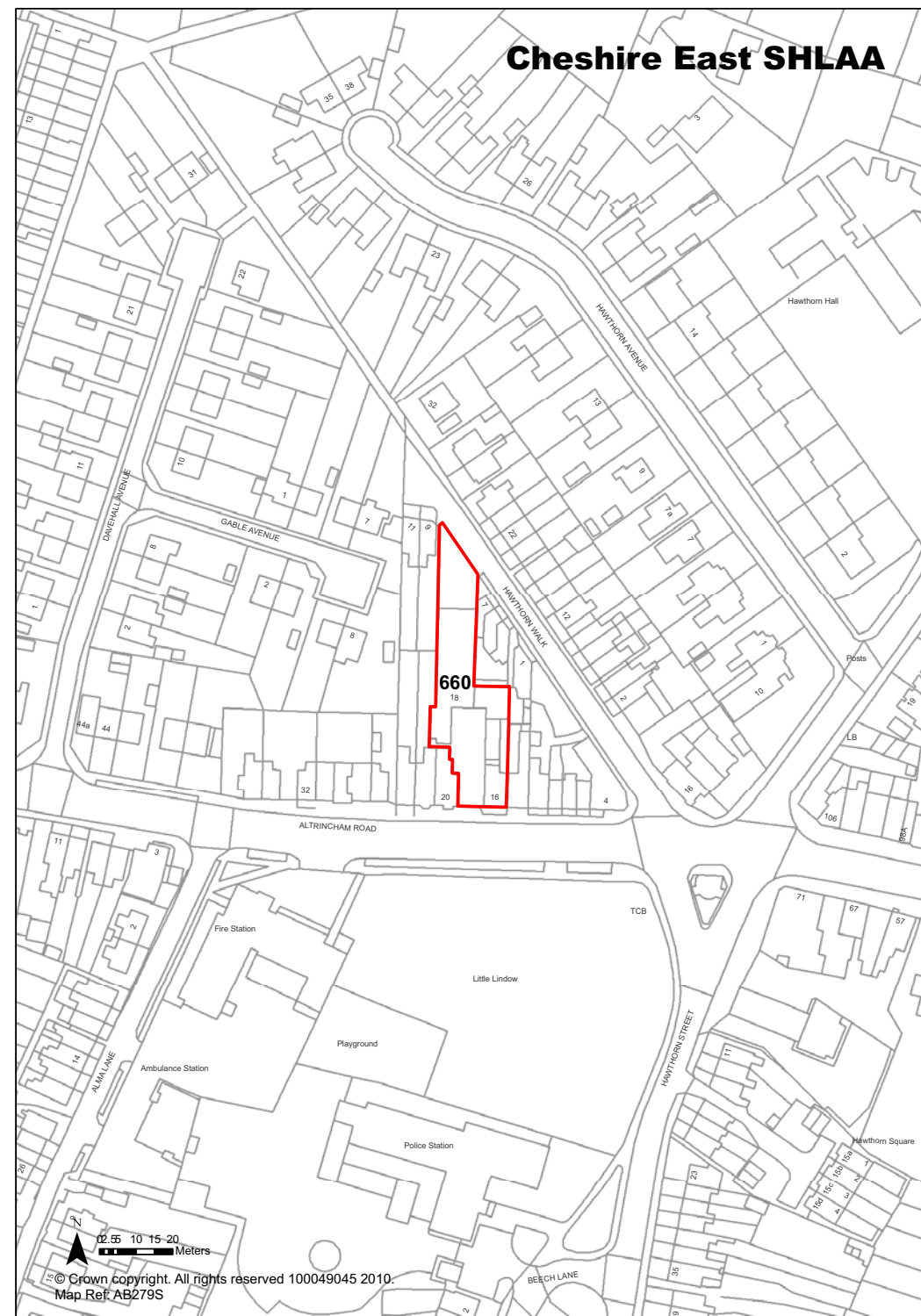
Application Number: 98/2054



Ref	588	Site Address	Nuneham Nursing Home, 41 Victoria Road, Macclesfield		
Town / Rural	Macclesfield	Easting	390736	Northing	374073
Site Description	Site cleared and ready for development.	Site Size Net (Ha)	0.15		
Character of Area	Generally residential	Potential Capacity	14		
Surrounding Land Uses	Residential	Potential Net Capacity	13		
Physical Constraints	None. Site cleared and ready for development.	Potential Density	86.67		
Policy Restrictions	Conservation Area. Predominantly residential	Determination of Capacity	Based on current permission		
Managing Constraints	None. Site cleared and ready for development.	Total Completions	0		
Sustainability	Site is considered sustainable.	Losses Completed	1		
Accessibility	Access is possible	Remaining Losses	0		
Other Information		Current Year	14		
Brownfield / Greenfield	Brownfield	Years 1-5	0		
Suitability	Suitable	Years 6-10	0		
Availability	Available	Years 11-15	0		
Achievability	Achievable				
Deliverability	Deliverable				
Development Progress	Under Construction				
Application Number:	11/4226M				



Ref	660	Site Address	BJ'S Health Centre, 16 Altrincham Road, Wilmslow	
Town / Rural	Wilmslow	Easting	384146	Northing 381201
Site Description	Former health centre	Site Size Net (Ha)	0.01	
Character of Area	Generally residential	Potential Capacity	10	
Surrounding Land Uses	Residential	Potential Net Capacity	10	
Physical Constraints	Buildings on site. Potential air quality issues.	Potential Density	1000	
Policy Restrictions	Predominantly residential	Determination of Capacity	Based on previous planning permission, not implemented.	
Managing Constraints	Removal of buildings on site. Air Quality Assessment may be required (proximity to an area of concern).			
Sustainability	Site is considered sustainable.			
Accessibility	Access is possible	Total Completions	0	
Other Information		Losses Completed	0	
Brownfield / Greenfield	Brownfield	Remaining Losses	0	
Suitability	Suitable			
Availability	Marginal / Uncertain	Current Year	0	
Achievability	Achievable	Years 1-5	0	
Deliverability	Developable	Years 6-10	10	
Development Progress	SHLAA Site - Expired Permission	Years 11-15	0	
Application Number:	02/2952			



Ref742

Site Address

Clarence Mill, Mill Road, Bollington

Town / Rural

Bollington

Easting

393394

Northing

378179

Site Description

Site Size Net (Ha)

0.48

Character of Area

Canal to W & S, reidential to N

Potential Capacity

104

Surrounding Land Uses

Residential, mixed use, green belt, conservation area

Potential Net Capacity

104

Physical Constraints

Flats already upper floors some capacity left, commercial uses gorund floor including café & Discovery Centre

Potential Density

229.2

Policy Restrictions

Mixed Use

Potential Density

229.2

Managing Constraints

Noise mitigation factors need to be considered during plans for change of use.

Determination of Capacity

Based on current permission - 19 Apartments remaining.

Sustainability

Site considered sustainable.

Accessibility

Access is possible.

Total Completions

85

Other Information

Bus stop within 300m. Post office within 870m. Medical facilities within 1200m. Primary school within 1090m. Open

Losses Completed

0

Brownfield / Greenfield

Brownfield

Remaining Losses

0

Suitability

Suitable

Availability

Available

Current Year

0

Achievability

Achievable

Years 1-5

104

Deliverability

Deliverable

Years 6-10

0

Development Progress

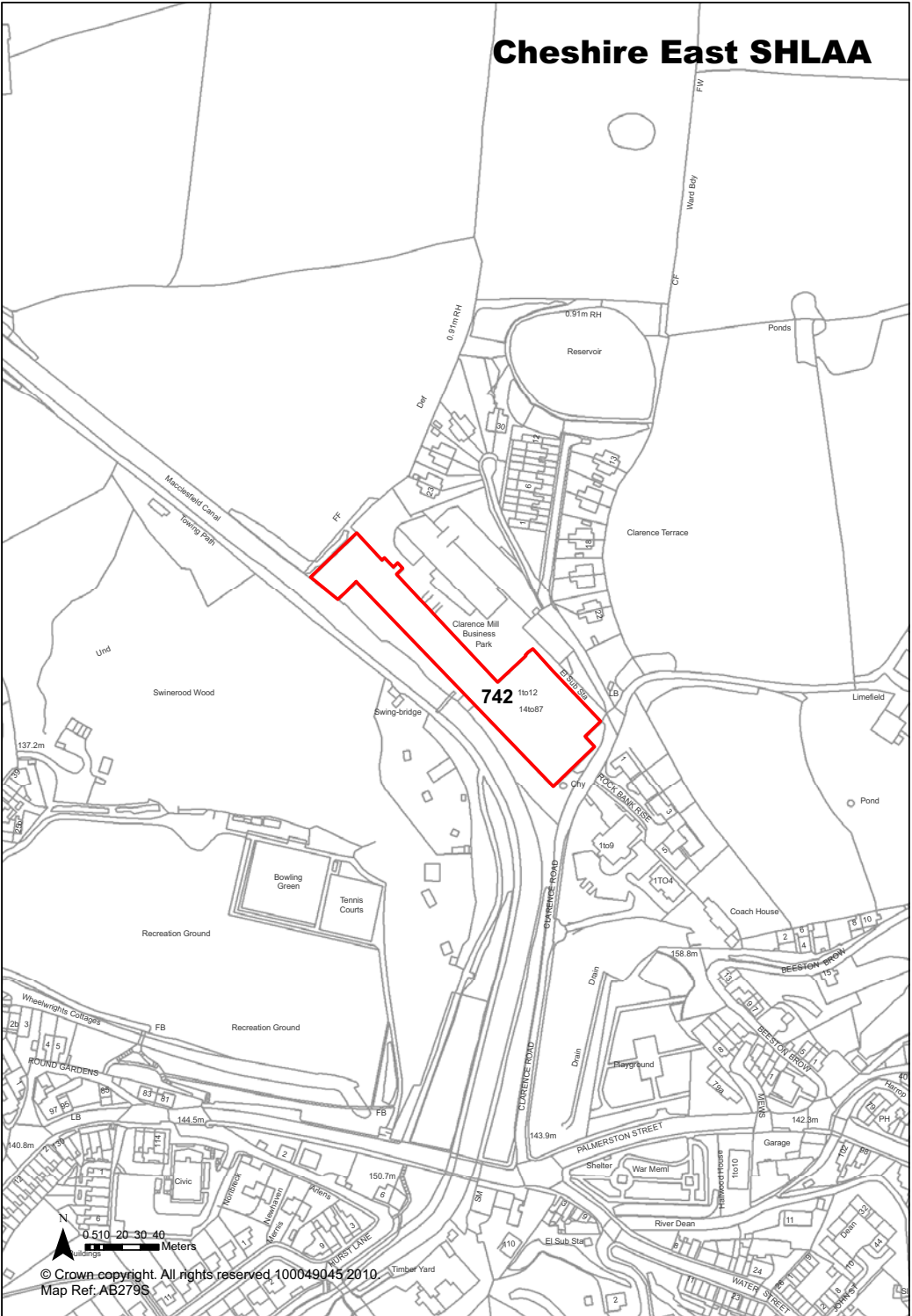
Full Permission

Years 11-15

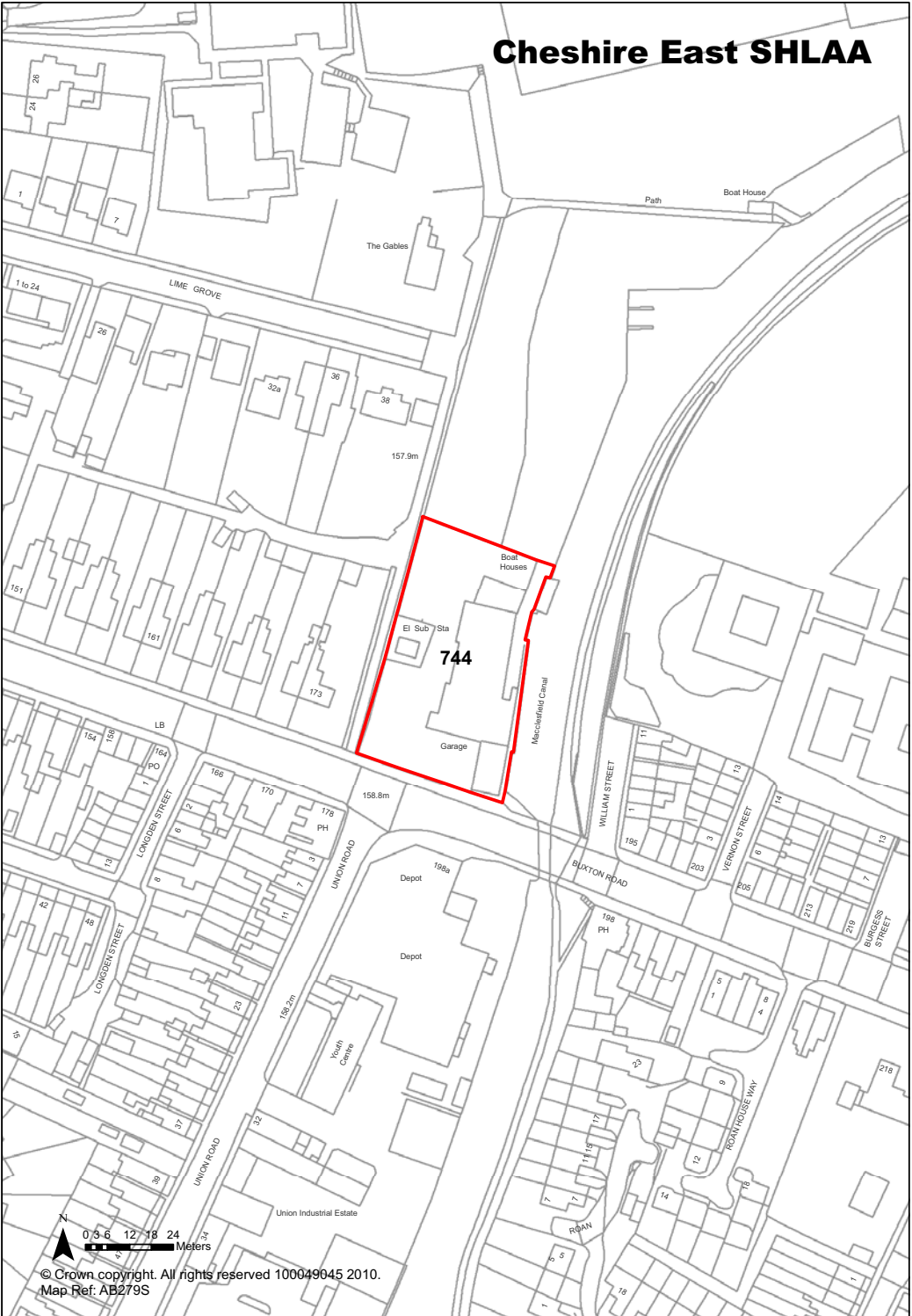
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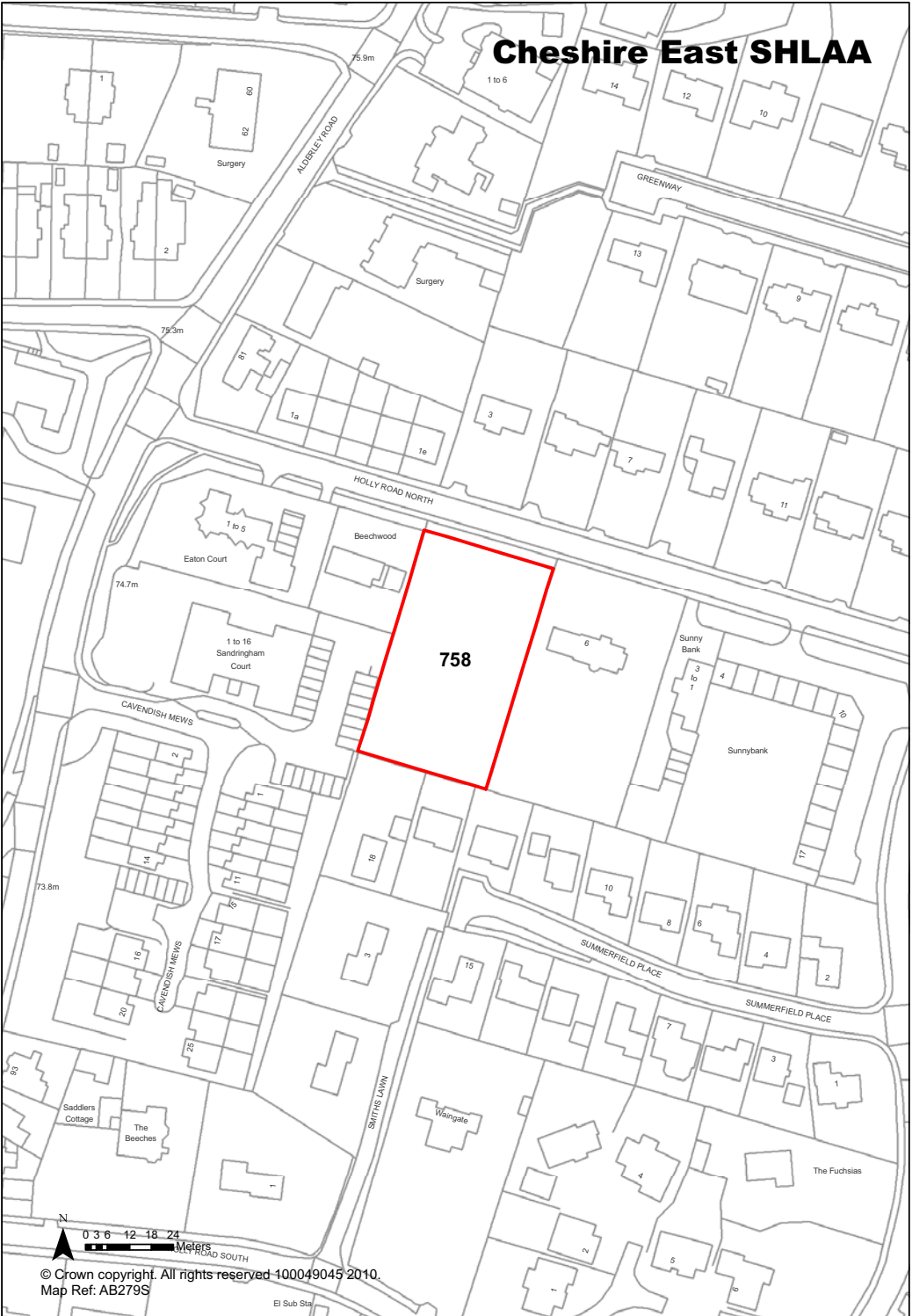
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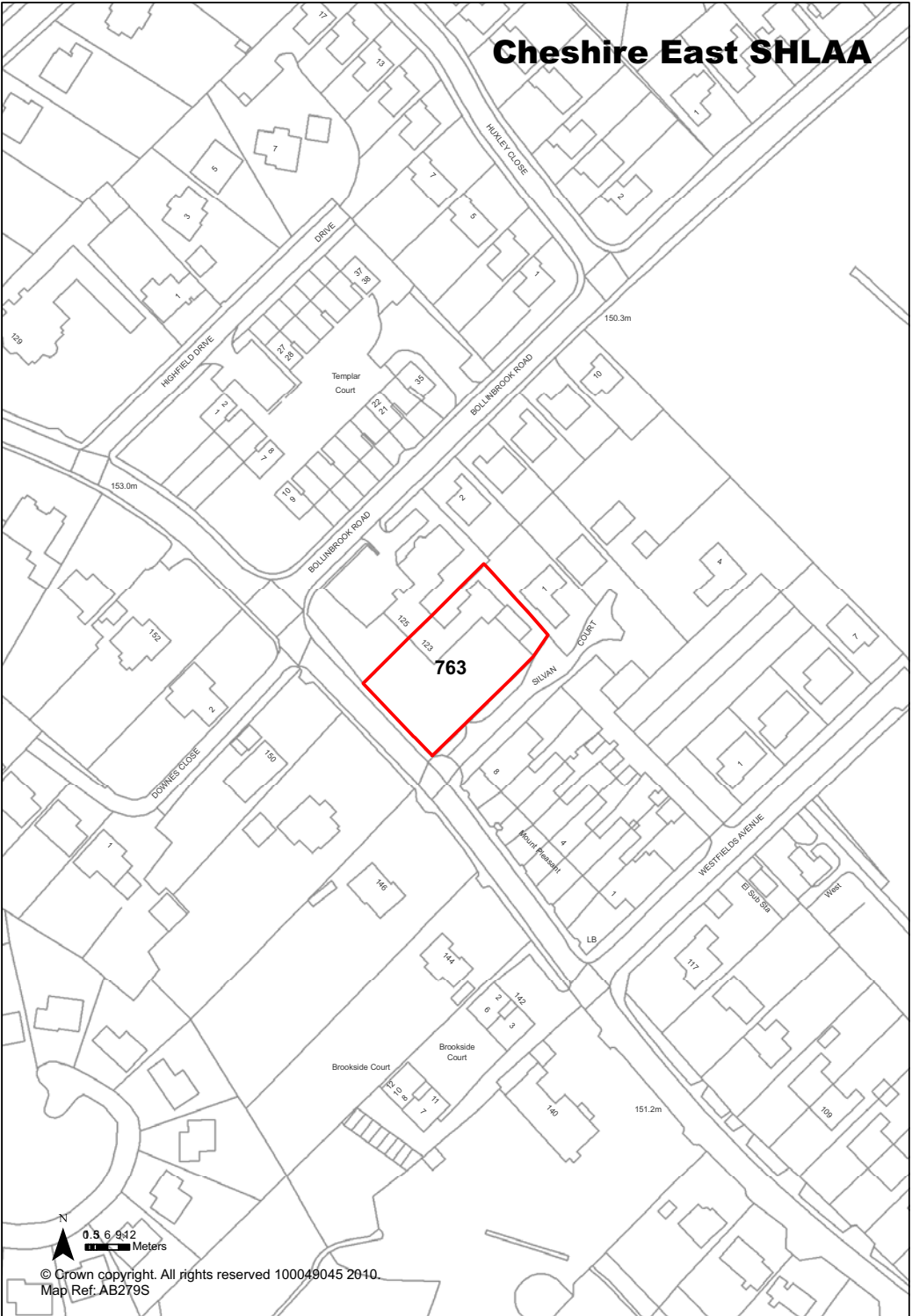
Town / Rural	Macclesfield	Easting	392480	Northing	373550
Site Description	Garage	Site Size Net (Ha)	0.2		
Character of Area	Generally residential	Potential Capacity	10		
Surrounding Land Uses	Residential, canal and commercial	Potential Net Capacity	10		
Physical Constraints	Site appears in use. Buildings on site. Adjacent to the canal.				
Policy Restrictions	Residential Allocation. Conservation Area.	Potential Density	50		
Managing Constraints	Consideration of the historic environment.	Determination of Capacity	Based on allocation in Local Plan		
Sustainability	Site is considered sustainable				
Accessibility	Access is possible.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Brownfield	Remaining Losses	0		
Suitability	Suitable				
Availability	Available	Current Year	0		
Achievability	Achievable	Years 1-5	10		
Deliverability	Deliverable	Years 6-10	0		
Development Progress	Residential Allocation	Years 11-15	0		
Application Number:	no application				



Ref	758	Site Address	2-4 Holly Road, Wilmslow	
Town / Rural	Wilmslow	Easting	384432	Northing 380572
Site Description	Site cleared.	Site Size Net (Ha)	0.24	
Character of Area	Generally residential	Potential Capacity	10	
Surrounding Land Uses	Residential	Potential Net Capacity	8	
Physical Constraints	Site cleared and ready for development. Some trees on site and overgrown.	Potential Density	41.67	
Policy Restrictions	Predominantly residential	Determination of Capacity	Based on current permission	
Managing Constraints	Site cleared and ready for development.	Total Completions	0	
Sustainability	Site is considered sustainable	Losses Completed	2	
Accessibility	Access is possible	Remaining Losses	0	
Other Information	Demolished in 2008, but work not started on construction	Current Year	0	
Brownfield / Greenfield	Brownfield	Years 1-5	10	
Suitability	Suitable	Years 6-10	0	
Availability	Available	Years 11-15	0	
Achievability	Achievable			
Deliverability	Deliverable			
Development Progress	Full Permission			
Application Number:	11/0533M			

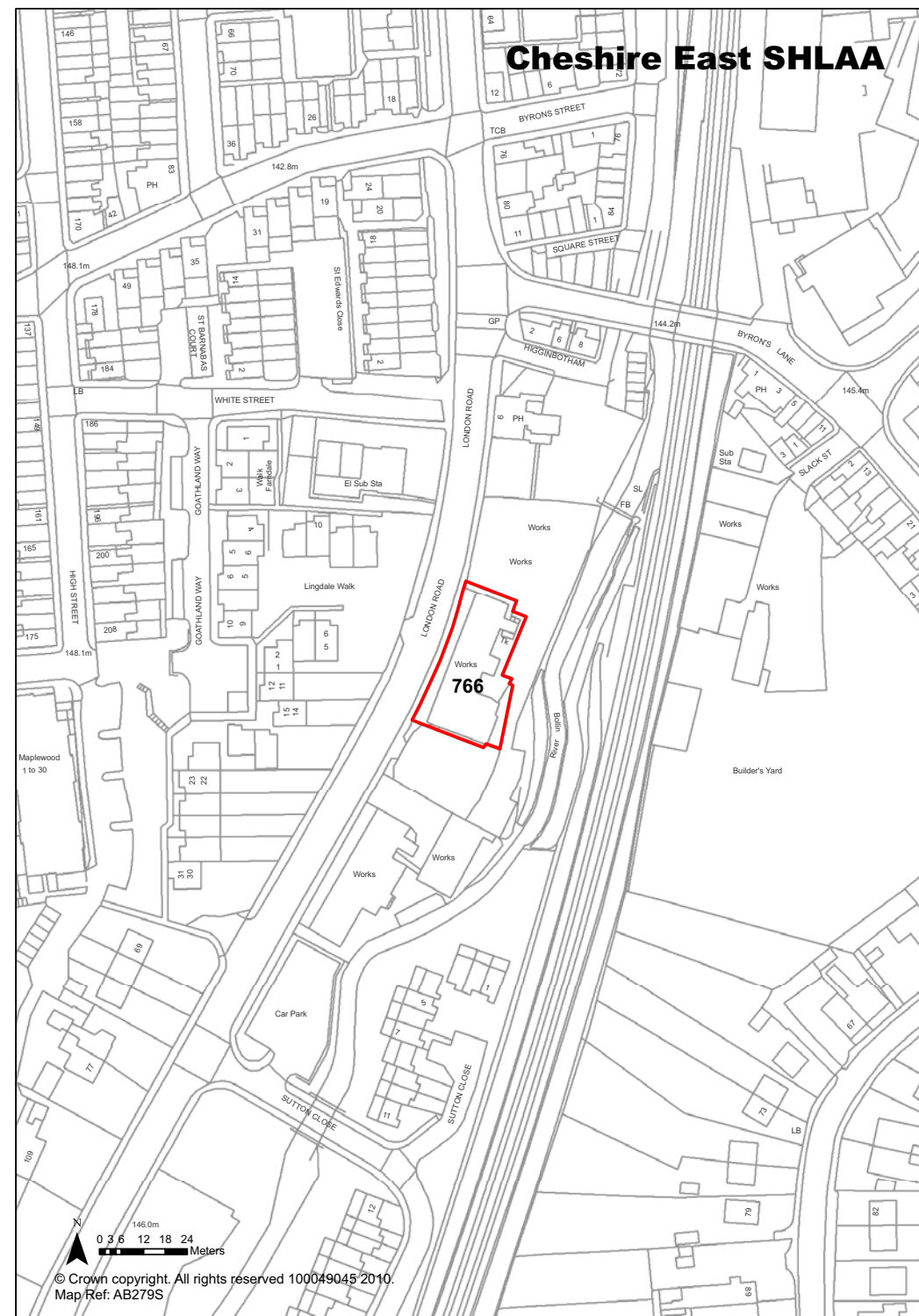


Ref	763	Site Address	123 Prestbury Road, Macclesfield		
Town / Rural	Macclesfield	Easting	390513	Northing	374387
Site Description	Existing apartments	Site Size Net (Ha)	0.15		
Character of Area	Generally residential	Potential Capacity	10		
Surrounding Land Uses	Residential	Potential Net Capacity	6		
Physical Constraints	Buildings on site	Potential Density	66.67		
Policy Restrictions	Predominantly residential area. Conservation Area.	Determination of Capacity	Based on expired permission.		
Managing Constraints	Consideration of historic environment.				
Sustainability	Site is considered sustainable.				
Accessibility	Access to be discussed with highways	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Brownfield	Remaining Losses	4		
Suitability	Suitable				
Availability	Available - Medium Term	Current Year	0		
Achievability	Achievable	Years 1-5	0		
Deliverability	Developable	Years 6-10	10		
Development Progress	SHLAA Site - Expired Permission	Years 11-15	0		
Application Number:	03/1454				



Ref 766 Site Address Albion Mill, London Road, Macclesfield

Town / Rural	Macclesfield	Easting	392021	Northing	372466
Site Description	Former Mill	Site Size Net (Ha)	0.1		
Character of Area	Commercial and residential	Potential Capacity	16		
Surrounding Land Uses	Commercial, river, railway and residential	Potential Net Capacity	16		
Physical Constraints	Building on site. Adjacent to river. Listed Building II. Potential for contamination. Flood Zone 2. Potential air quality issues.				
Policy Restrictions	Identified as existing employment	Potential Density	161.6		
Managing Constraints	Assessment of Flood Risk and any necessary remediation. Potential for contamination investigated. Consideration of Historic Environment. Consultation with Contaminated Land Officer. Air Quality Assessment may be required (proximity to AQMA).	Determination of Capacity	Based on expired permissions		
Sustainability	x				
Accessibility	x	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Brownfield	Remaining Losses	0		
Suitability	Suitable				
Availability	Available - Medium Term	Current Year	0		
Achievability	Achievable	Years 1-5	0		
Deliverability	Developable	Years 6-10	16		
Development Progress	SHLAA Site - Expired Permission	Years 11-15	0		
Application Number:	03/3001				



Ref

778

Site Address

The Parade Shopping Precinct, London Road, Alderley Edge

Town / Rural

Alderley Edge

Easting

384310

Northing

378426

Site Description

Retail units and car park

Site Size Net (Ha)

0.53

Character of Area

Mixed Use

Potential Capacity

44

Surrounding Land Uses

Mixed uses including retail and residential

Potential Net Capacity

44

Physical Constraints

Buildings on site. Car Park on site. Trees to the edge of the site. Adjacent to railway line. Site appears lower than road. Potential air quality and noise issues. Located on a potentially contaminated site.

Policy Restrictions

x

Potential Density

83.02

Managing Constraints

Consultation with Contaminated Land Officer. Air Quality Assessment may be required (proximity to area of concern). Noise assessment required (PPG24 rail noise)

Determination of Capacity

Based on expired permission

Sustainability

Site is considered sustainable

Accessibility

Access is possible

Total Completions

0

Other Information

Losses Completed

0

Brownfield / Greenfield

Brownfield

Remaining Losses

0

Suitability

Suitable

Availability

Marginal / Uncertain

Current Year

0

Achievability

Achievable

Years 1-5

0

Deliverability

Not currently developable

Years 6-10

0

Development Progress

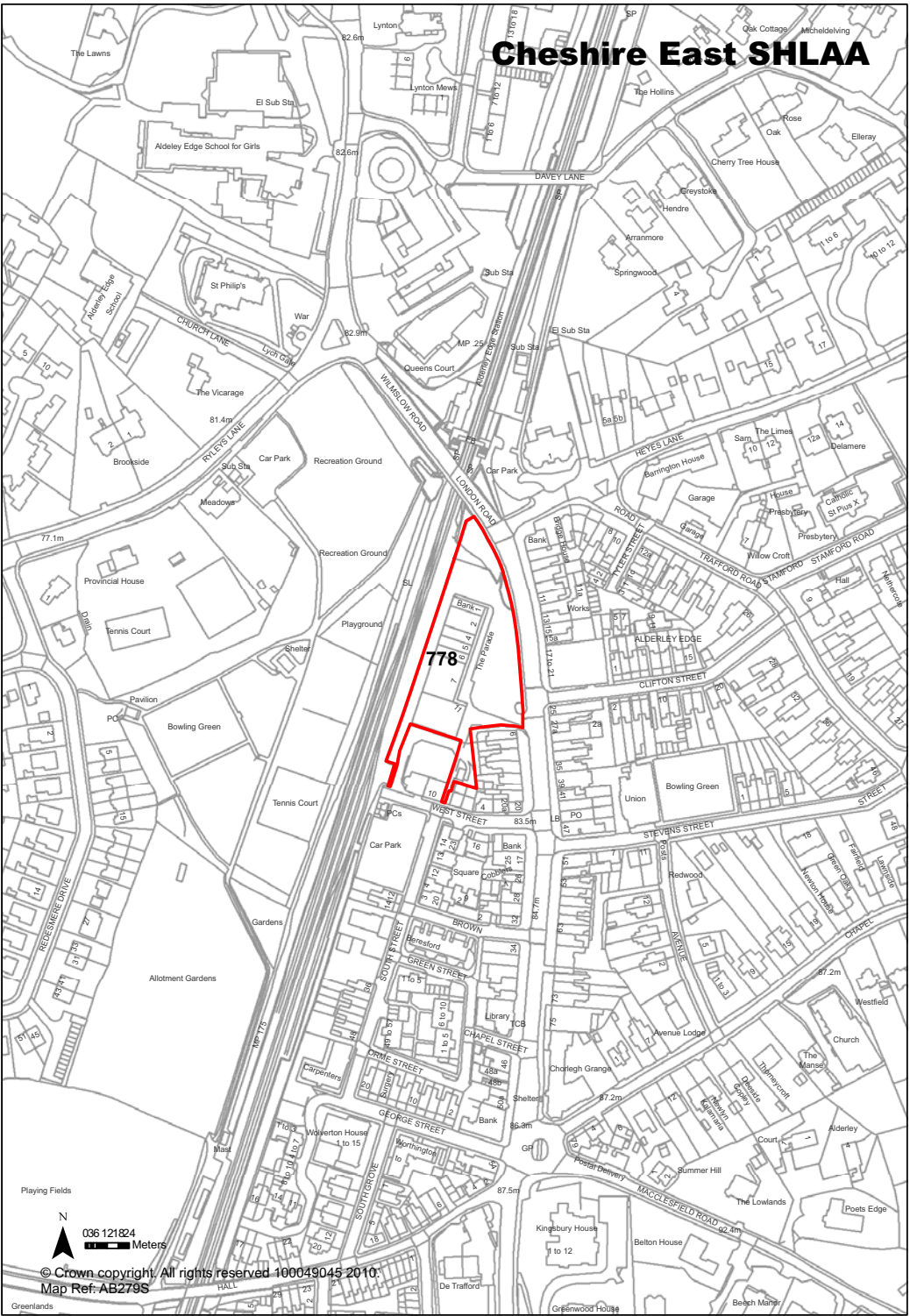
SHLAA Site - Expired Permission

Years 11-15

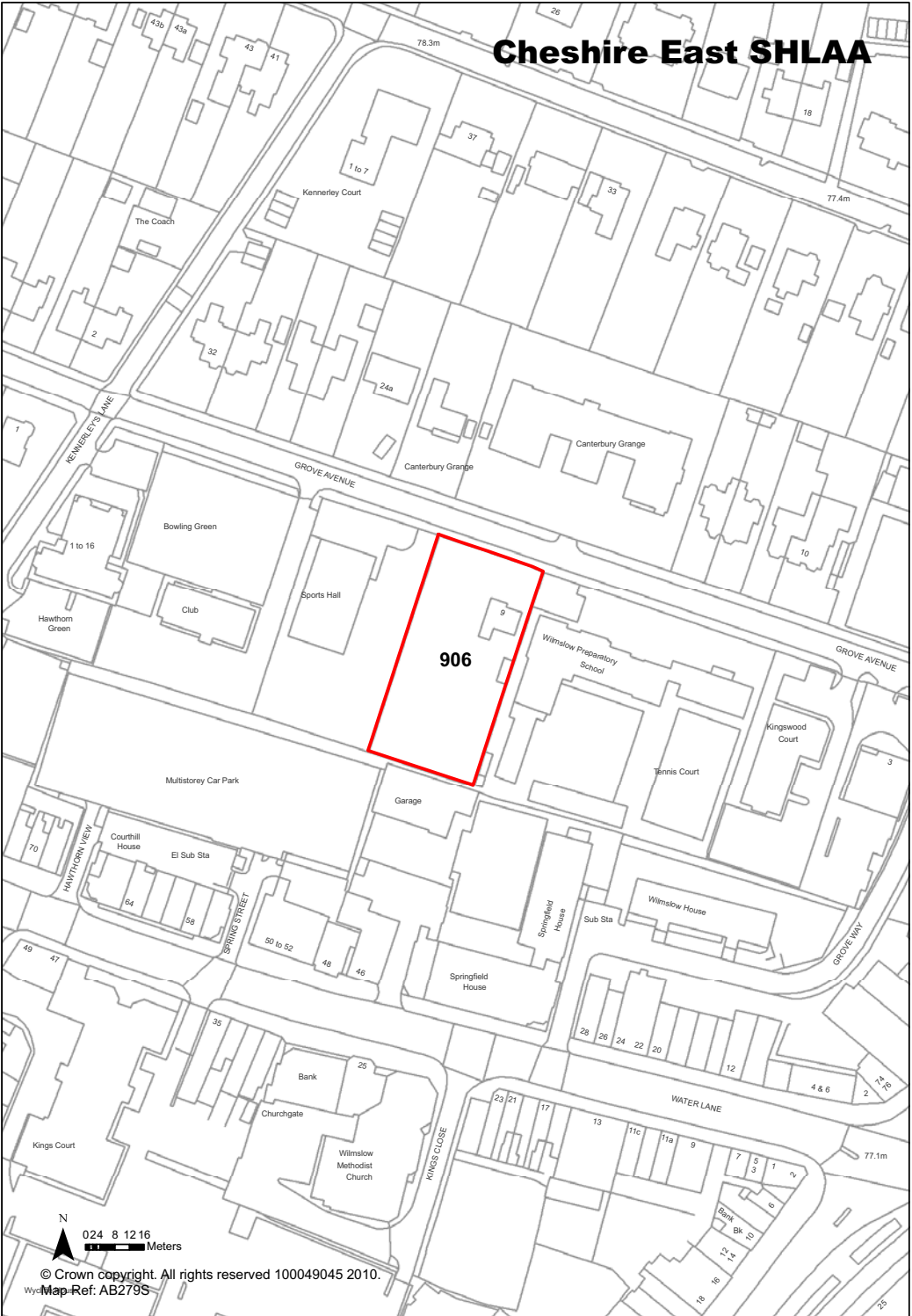
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Application Number:

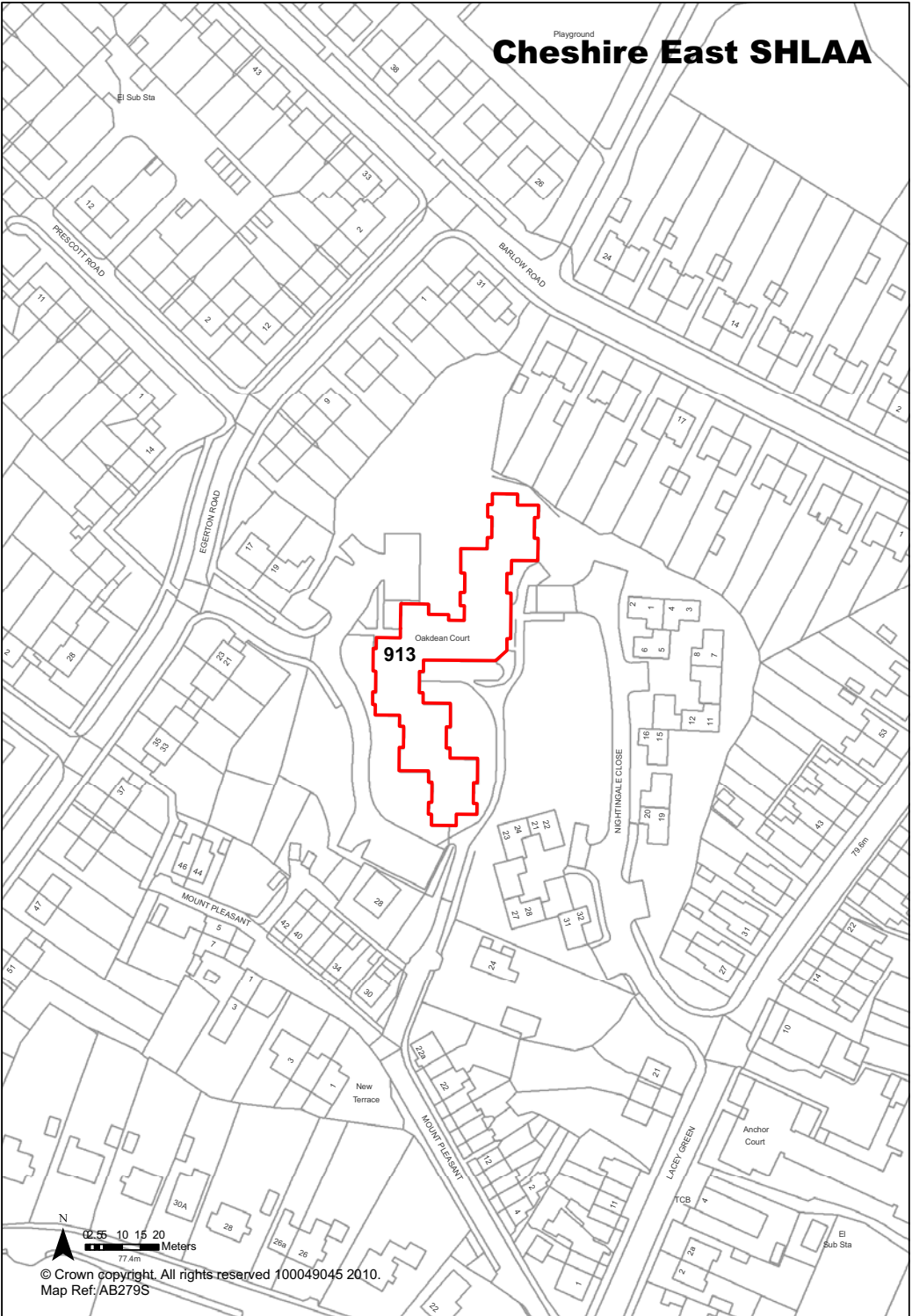
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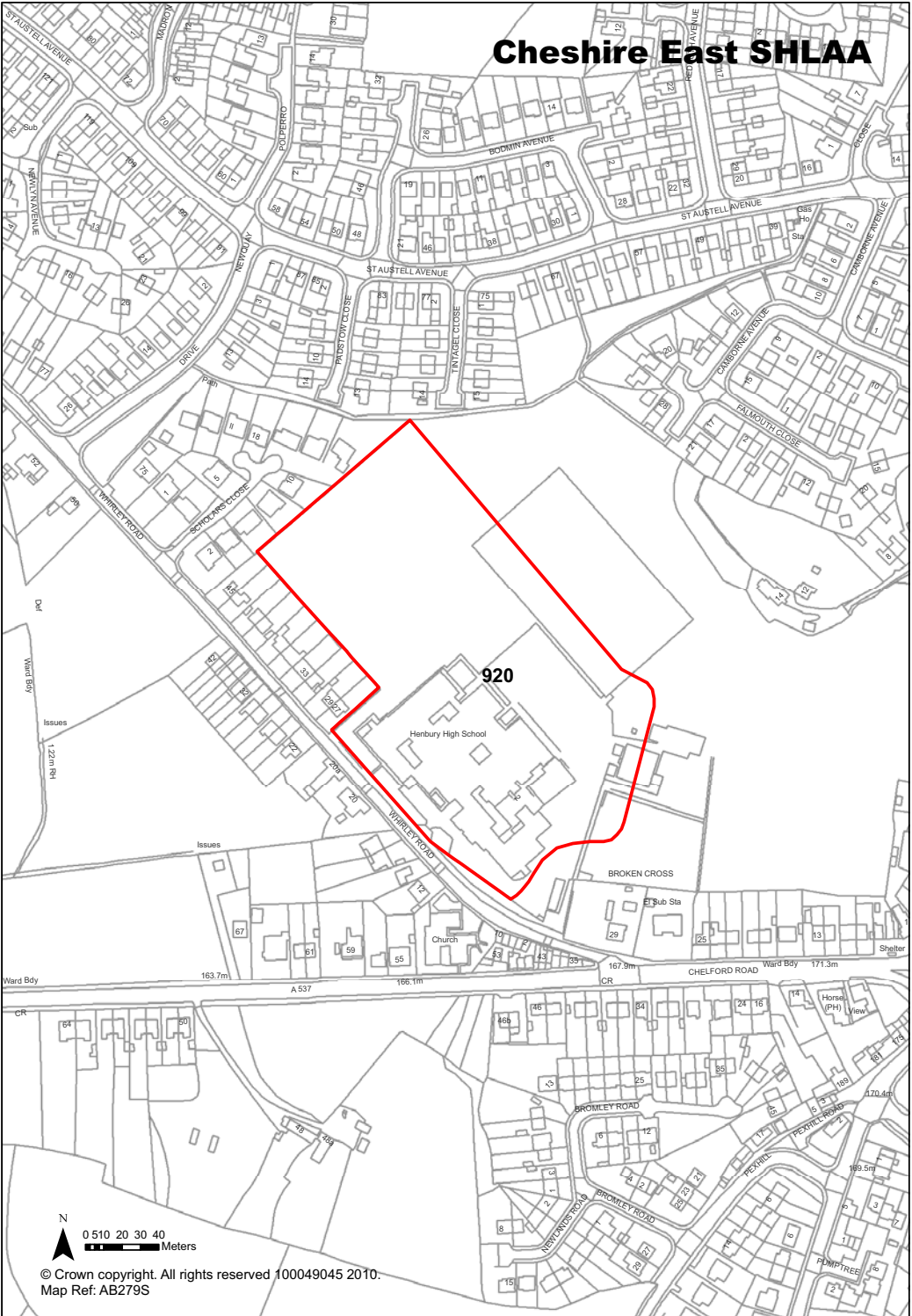
Ref	906	Site Address	Brockley, 9 Grove Ave, Wilmslow		
Town / Rural	Wilmslow	Easting	384479	Northing	381154
Site Description	Existing dwelling	Site Size Net (Ha)	0.19		
Character of Area	Residential	Potential Capacity	14		
Surrounding Land Uses	Residential and school	Potential Net Capacity	13		
Physical Constraints	Flood Zone 1 - little or no risk. Building on site, appears flat. Trees on boundary.	Potential Density	73.68		
Policy Restrictions	Predominantly residential	Determination of Capacity	Based on current permission		
Managing Constraints	Site has permission.	Total Completions	0		
Sustainability	Site is considered sustainable.	Losses Completed	0		
Accessibility	Access is possible	Remaining Losses	1		
Other Information		Current Year	0		
Brownfield / Greenfield	Mixed	Years 1-5	14		
Suitability	Suitable	Years 6-10	0		
Availability	Available	Years 11-15	0		
Achievability	Achievable				
Deliverability	Deliverable				
Development Progress	SHLAA Site - Expired Permission				
Application Number:	07/2476				



Town / Rural	Wilmslow	Easting	384703	Northing	382088
Site Description	Older person dwellings	Site Size Net (Ha)	0.73		
Character of Area	Residential	Potential Capacity	31		
Surrounding Land Uses	Residential	Potential Net Capacity	-27		
Physical Constraints	Flood Zone 1 - little or no risk. Building on site - potential for change of use. Site appears flat. TPO on site.				
Policy Restrictions	Within the Manchester Airport wind and air safe zones.	Potential Density	42.47		
Managing Constraints	Site has previously had permission	Determination of Capacity	Based on expired permission		
Sustainability	Site is considered sustainable				
Accessibility	Access is possible	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Brownfield	Remaining Losses	58		
Suitability	Suitable				
Availability	Marginal / Uncertain	Current Year	0		
Achievability	Achievable	Years 1-5	0		
Deliverability	Developable	Years 6-10	31		
Development Progress	SHLAA Site - Expired Permission	Years 11-15	0		
Application Number:	04/2568				

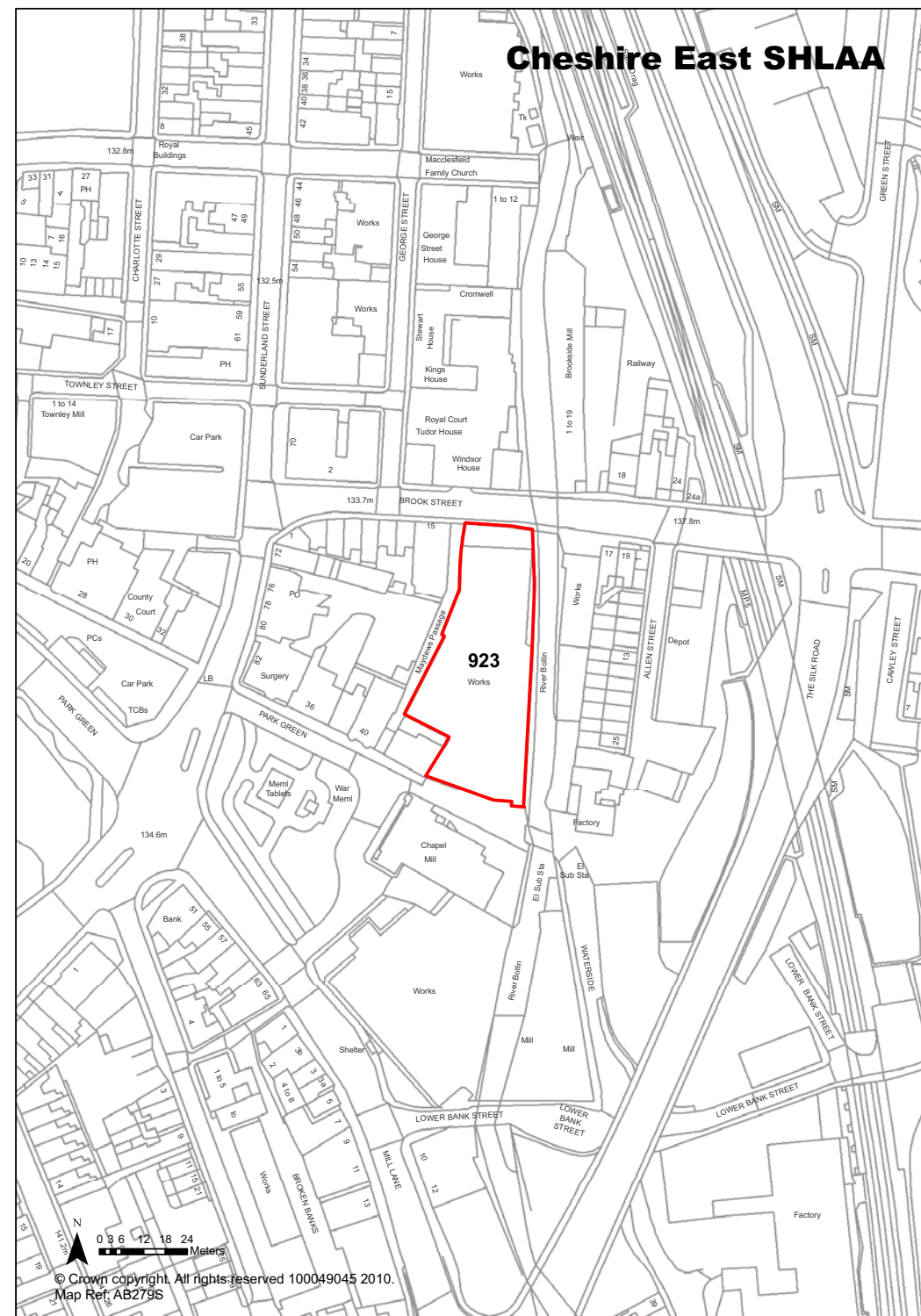


Ref	920	Site Address	Henbury High School, Whirley Road (Jasmine Park)		
Town / Rural	Macclesfield	Easting	389042	Northing	373716
Site Description	Former school under construction for residential development	Site Size Net (Ha)	6.92		
Character of Area	Residential	Potential Capacity	132		
Surrounding Land Uses	Residential	Potential Net Capacity	132		
Physical Constraints	Site under construction.	Potential Density	17.77		
Policy Restrictions	Site under construction.	Determination of Capacity	Based on current permission		
Managing Constraints	Site under construction.				
Sustainability	Site is considered fairly sustainable.				
Accessibility	Site considered accessible.	Total Completions	123		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Mixed	Remaining Losses	0		
Suitability	Suitable				
Availability	Available	Current Year	26		
Achievability	Achievable	Years 1-5	0		
Deliverability	Deliverable	Years 6-10	0		
Development Progress	Under Construction	Years 11-15	0		
Application Number:	10/2821M				

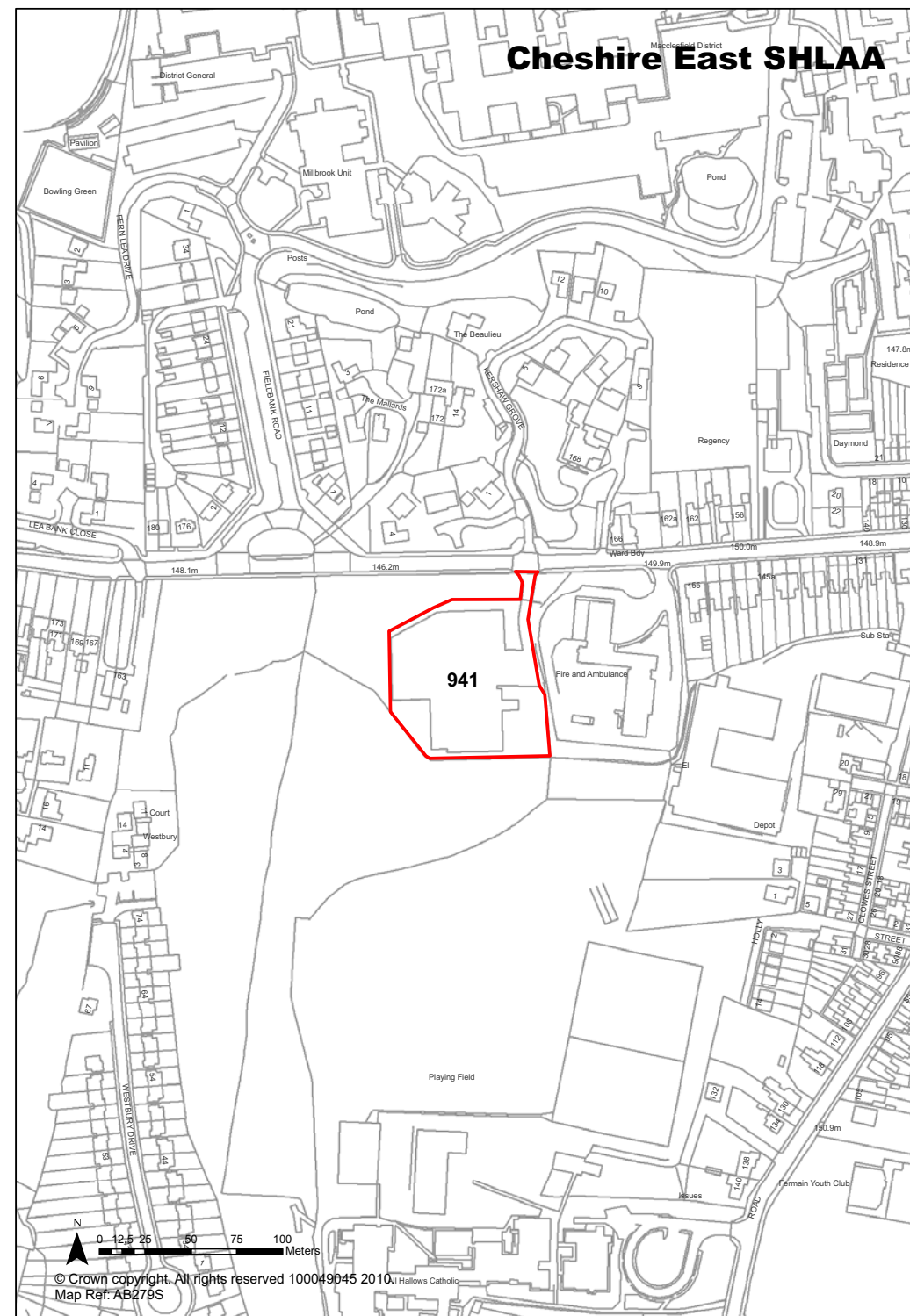


Ref	923	Site Address	Gradus/land at Park Green, Macclesfield
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Town / Rural	Macclesfield	Easting	391975	Northing	373174
Site Description	Vacant mill building.		Site Size Net (Ha)	0.2	
Character of Area	Generally employment with the River Bollin to the east.		Potential Capacity	85	
Surrounding Land Uses	Generally employment		Potential Net Capacity	85	
Physical Constraints	Site lies within flood zone 2 and an area of archaeological potential. Building on site and site is generally flat.				
Policy Restrictions	Site lies within a Conservation Area		Potential Density	425	
Managing Constraints	Consultation with environment Agency and consideration of conservation area and area of archaeological potential.		Determination of Capacity	Based on current permission	
Sustainability	Site is considered sustainable.				
Accessibility	Site is considered accessible.		Total Completions	0	
Other Information			Losses Completed	0	
Brownfield / Greenfield	Brownfield		Remaining Losses	0	
Suitability	Suitable				
Availability	Available		Current Year	0	
Achievability	Achievable		Years 1-5	85	
Deliverability	Deliverable		Years 6-10	0	
Development Progress	Full Permission		Years 11-15	0	
Application Number:	08/2361P				



Ref	941	Site Address	FORMER TA CENTRE, CHESTER ROAD, MACCLESFIELD, CHESHIRE	
Town / Rural	Macclesfield	Easting	390632	Northing 373600
Site Description	Former TA Barracks, now demolished.		Site Size Net (Ha)	3.55
Character of Area	Predominantly Residential		Potential Capacity	87
Surrounding Land Uses	Predominantly Residential		Potential Net Capacity	87
Physical Constraints	Watercourse, site lower level than road, access off busy road. TPO on site, building demolished. Flood Zone 1 - little or no risk.			
Policy Restrictions	Woodford Aerodrome and Manchester Airport airspace zone, Manchester Airport windsafe zone		Potential Density	24.51
Managing Constraints	Flood Risk Assessment - Flood Alleviation if required. Improve highway access (communicate with highways agency)		Determination of Capacity	Based on current application.
Sustainability	Site considered sustainable.			
Accessibility	Highway access likely to require improvement.		Total Completions	0
Other Information	Bus stop within 100m. Post Office within 1000m. Medical facilities within 500m. Primary Schools within 750m. Open space within 300m.		Losses Completed	0
Brownfield / Greenfield	Mixed		Remaining Losses	0
Suitability	Suitable			
Availability	Available		Current Year	0
Achievability	Achievable		Years 1-5	87
Deliverability	Deliverable		Years 6-10	0
Development Progress	Full Permission		Years 11-15	0
Application Number:	09/3213M			

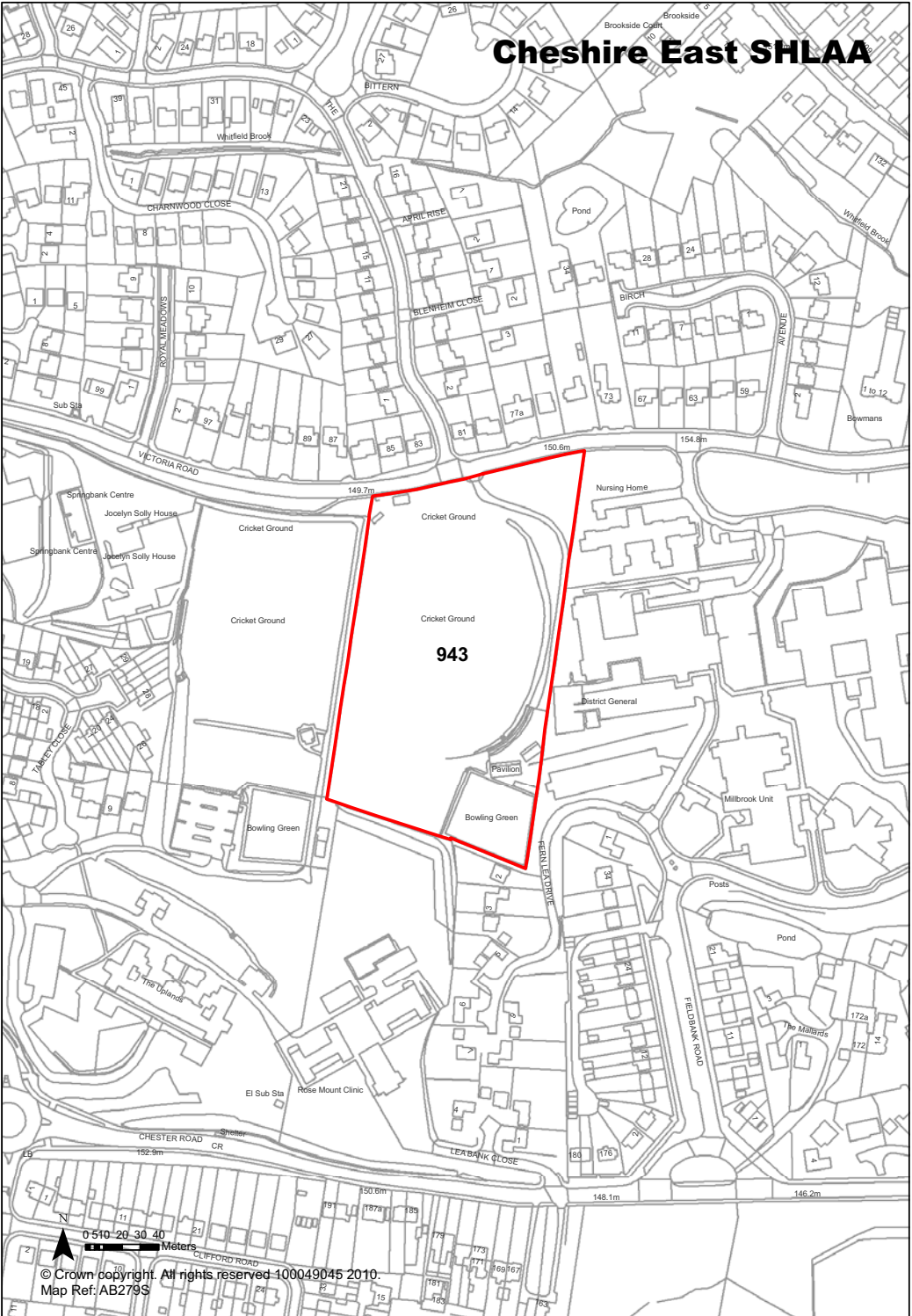


Ref 943

Site Address

Macclesfield Cricket Club, Victoria Road, Macclesfield

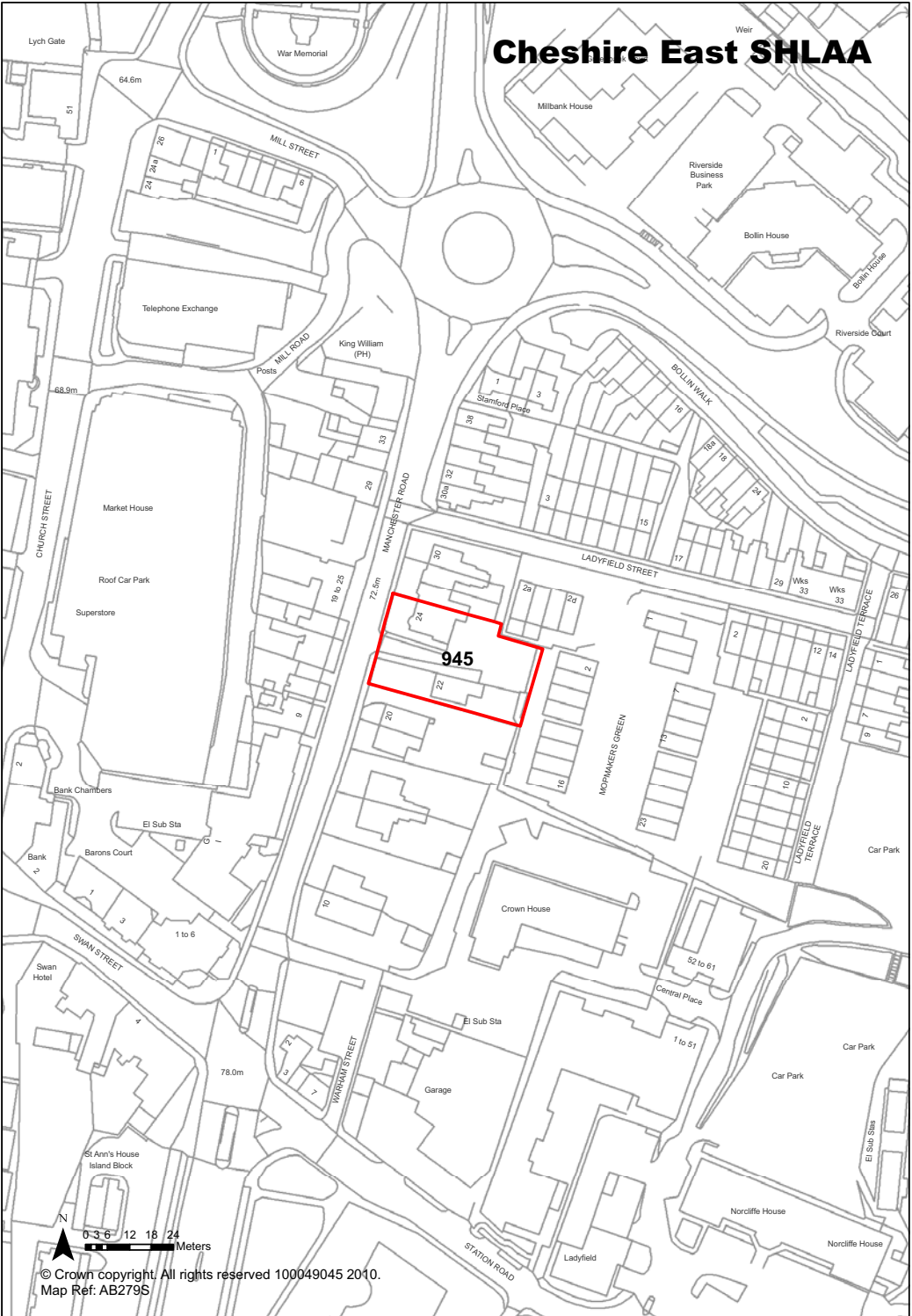
Town / Rural	Macclesfield	Easting	390389	Northing	373930
Site Description	Cricket ground - existing open space.	Site Size Net (Ha)	2.2		
Character of Area	Residential.	Potential Capacity	66		
Surrounding Land Uses	Mainly residential with a cricket ground to the west.	Potential Net Capacity	66		
Physical Constraints	Flood Zone 1 - little or no risk. Slight slope to site, hardstanding, building on site.				
Policy Restrictions	Existing open space.	Potential Density	24.55		
Managing Constraints	Consideration of open space provision and the possibility of relocation.	Determination of Capacity	Density multiplier		
Sustainability	Site is considered sustainable				
Accessibility	Site is considered accessible.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Suitable				
Availability	Not Available	Current Year	0		
Achievability	Achievable	Years 1-5	0		
Deliverability	Not currently developable	Years 6-10	0		
Development Progress	Awaiting S106	Years 11-15	0		
Application Number:	07/1337				



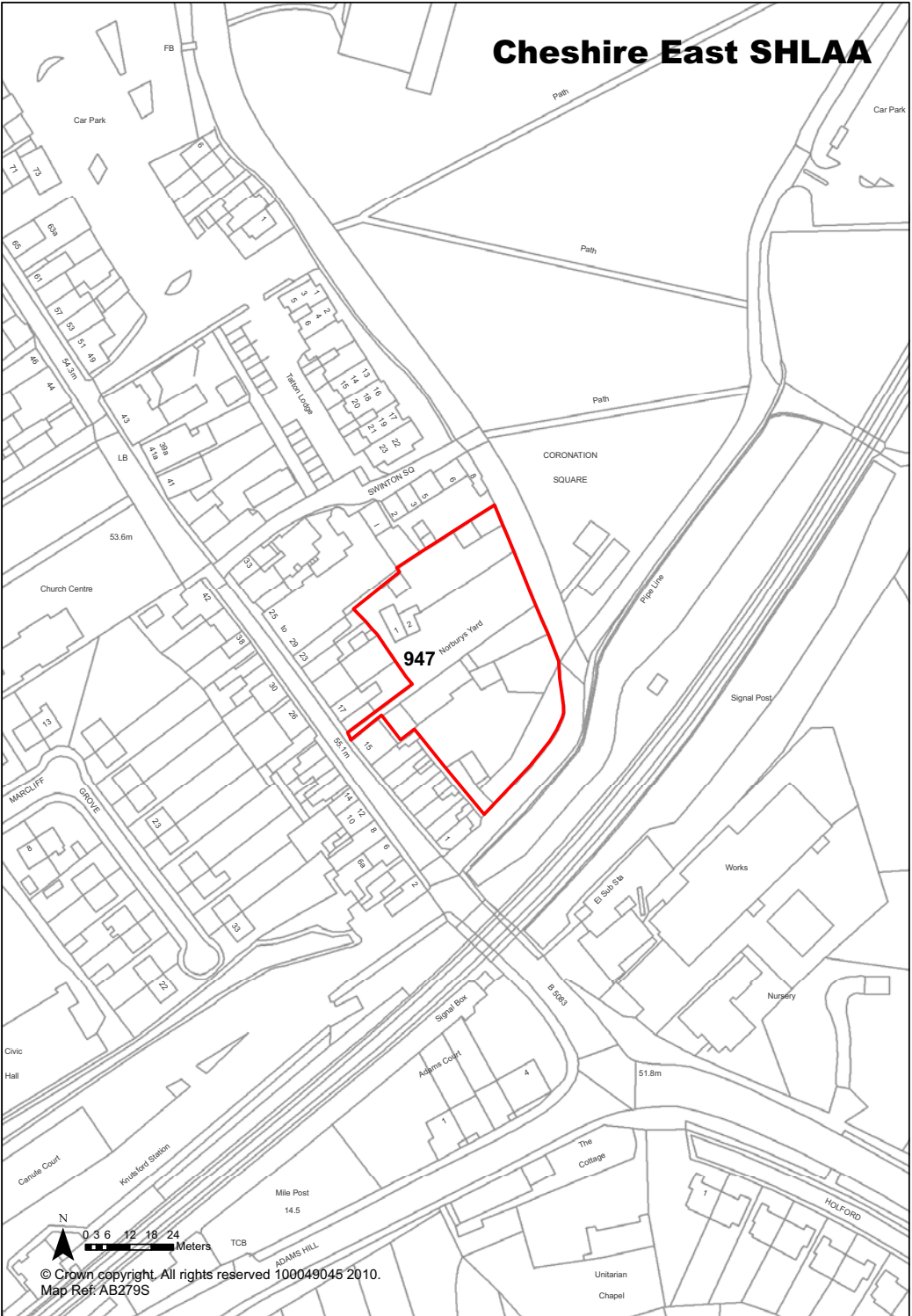
Ref 945

Site Address22-24 Manchester Road, Wilmslow

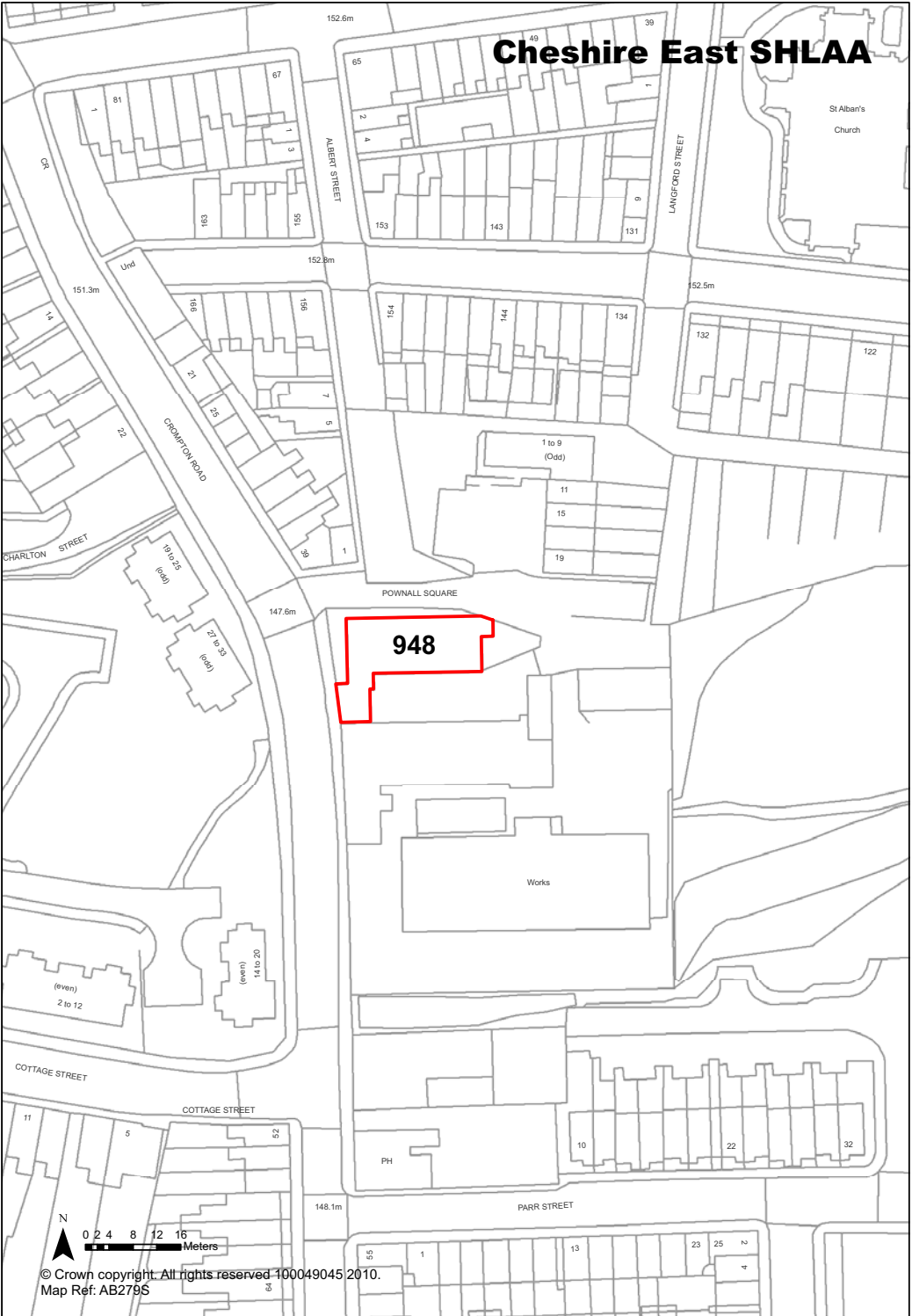
Town / Rural	Wilmslow	Easting	384898	Northing	381291
Site Description	Mixed use site.	Site Size Net (Ha)	0.097		
Character of Area	Mixed use.	Potential Capacity	10		
Surrounding Land Uses	Residential opposite and business use to either side.	Potential Net Capacity	10		
Physical Constraints	Flood Zone 1 - little or no risk. Buildings on site, generally flat.				
Policy Restrictions	Mixed use area, which includes residential use.	Potential Density	103.1		
Managing Constraints	N/A	Determination of Capacity	Based on current permission		
Sustainability	Site is considered sustainable.				
Accessibility	Site is considered accessible.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Brownfield	Remaining Losses	0		
Suitability	Suitable				
Availability	Available	Current Year	10		
Achievability	Achievable	Years 1-5	0		
Deliverability	Deliverable	Years 6-10	0		
Development Progress	Under Construction	Years 11-15	0		
Application Number:	10/4786M				



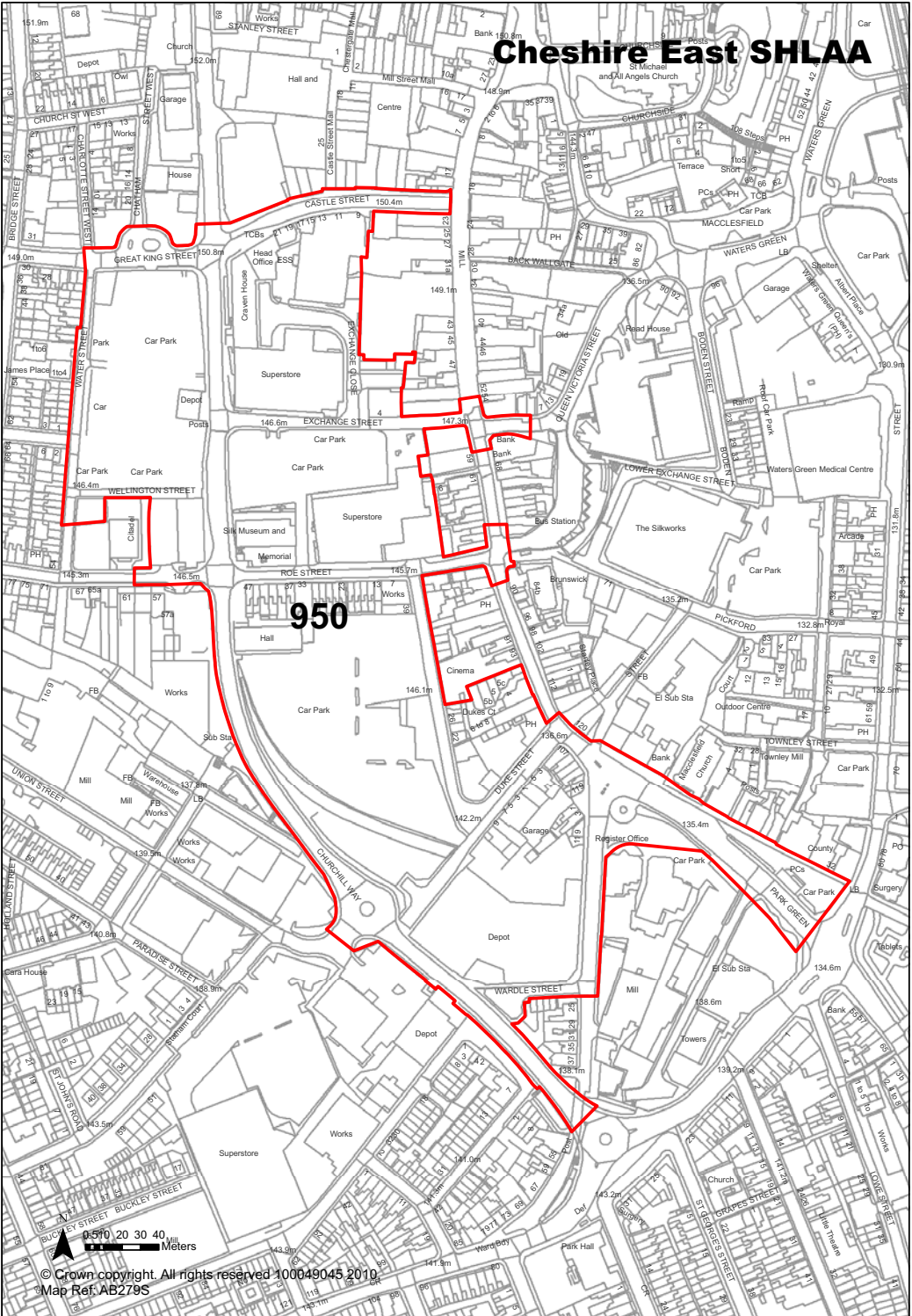
Ref	947	Site Address	Land at Norburys Yard, Church Walk, Knutsford		
Town / Rural	Knutsford	Easting	375385	Northing	378522
Site Description	Mixed use site, predominantly employment with some residential.		Site Size Net (Ha)	0.24	
Character of Area	Shopping area, residential, openspace, railway line		Potential Capacity	14	
Surrounding Land Uses	Predominantly Residential, Shopping Area, Proposed Multi Storey Car Park, Conservation Area, Existing Open Space		Potential Net Capacity	14	
Physical Constraints	Flood Zone 1 - little or no risk. River Lily to edge of site (east), Conservation area and relationship to buildings of architectural merit, listed buildings. Area of archaeological potential. Access issues however resolved in previous planning application. Buildings on site, Change of level on site and relationship to adjacent dwellings an				
Policy Restrictions	Predominantly Residential		Potential Density	58.33	
Managing Constraints	Consideration of historic environment. Consideration of biodiversity and landscape value of river.		Determination of Capacity	Based on current permission.	
Sustainability	Site is considered sustainable.				
Accessibility	Access is possible.		Total Completions	0	
Other Information			Losses Completed	0	
Brownfield / Greenfield	Brownfield		Remaining Losses	0	
Suitability	Suitable				
Availability	Available		Current Year	0	
Achievability	Achievable		Years 1-5	14	
Deliverability	Deliverable		Years 6-10	0	
Development Progress	Full Permission		Years 11-15	0	
Application Number:	11/1992M				



Town / Rural	Macclesfield	Easting	391085	Northing	373573
Site Description	Old mill building sub-divided into units.	Site Size Net (Ha)	0.06		
Character of Area	Predominantly residential.	Potential Capacity	12		
Surrounding Land Uses	Predominantly residential and open space.	Potential Net Capacity	12		
Physical Constraints	Flood Zone 1 - little or no risk. Buildings on site, site generally flat. Potential air quality issues. Located on a potential contaminated site.				
Policy Restrictions	The mill is a listed building.	Potential Density	200		
Managing Constraints	Consideration of listed building. Consultation with Contaminated Land Officer. Air Quality Assessment may be required (proximity to AQMA).	Determination of Capacity	Based on current permission		
Sustainability	Site is considered sustainable				
Accessibility	Site is considered accessible.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Brownfield	Remaining Losses	0		
Suitability	Suitable	Current Year	0		
Availability	Available	Years 1-5	12		
Achievability	Achievable	Years 6-10	0		
Deliverability	Deliverable	Years 11-15	0		
Development Progress	SHLAA Site - Expired Permission				
Application Number:	08/0788				



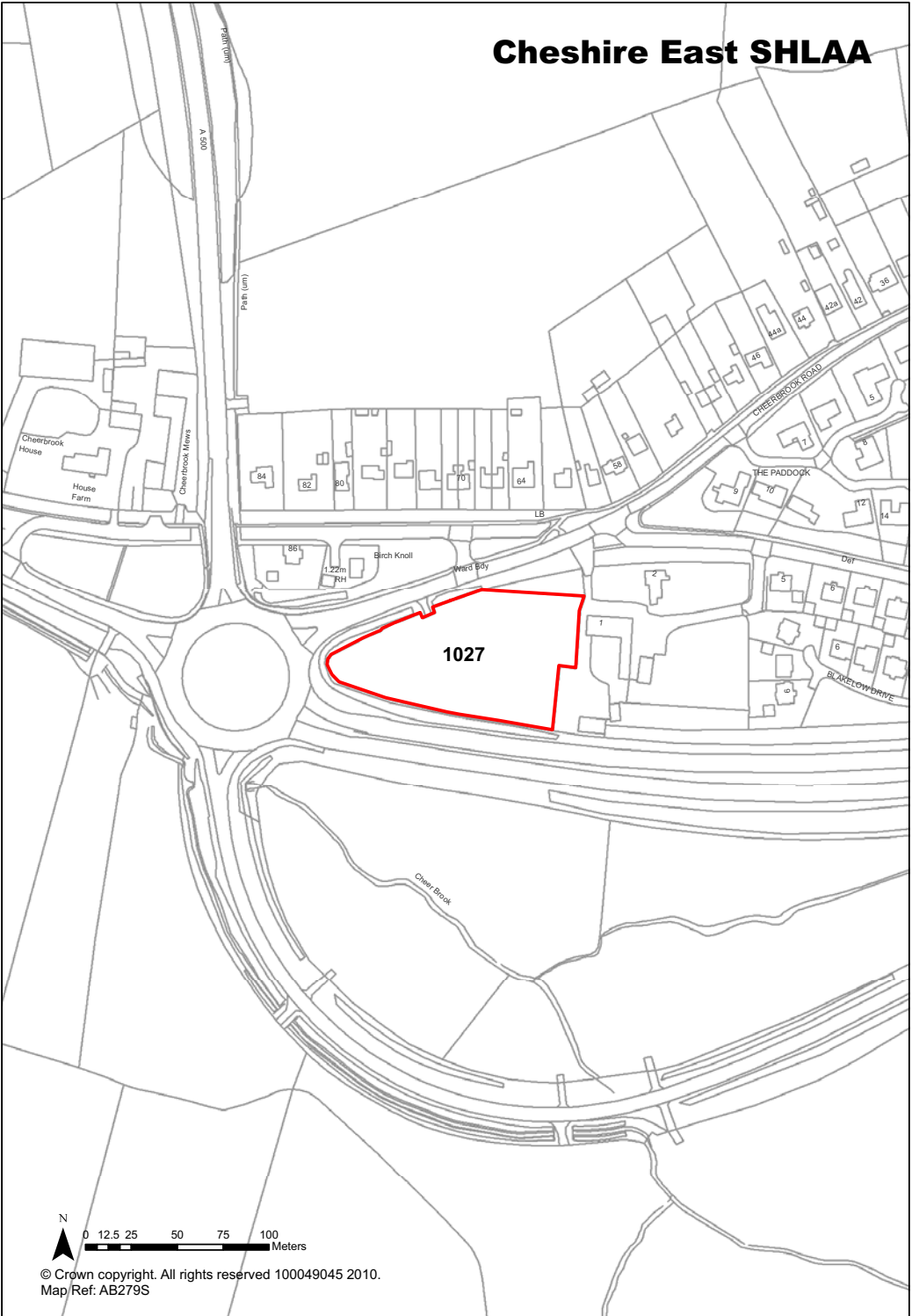
Ref	950	Site Address	Macclesfield Town Centre Redevelopment, Macclesfield	
Town / Rural	Macclesfield	Easting	391543	Northing 373454
Site Description	Macclesfield Town Centre, including retail development, car parking and some residential development.	Site Size Net (Ha)	7.59	
Character of Area	Town centre.	Potential Capacity	60	
Surrounding Land Uses	Mixed town centre uses retail mostly to the north and east, with residential to the west.	Potential Net Capacity	53	
Physical Constraints	Site slopes from north to south. Majority of site currently developed and in use for town centre retail purposes and car parking. Listed buildings and conservation within parts of site. Located on a potential contaminated site.			
Policy Restrictions	Christ Church Conservation Area covers part of the site and the Park Green Conservation Area is adjacent. Area of archaeological potential. Within Manchester airport safeguarding area. Within Environmental Improvement Area. Listed buildings within the site including the Heritage Centre and the Citadel. Area of flood risk.	Potential Density	7.905	
Managing Constraints	Consideration of archaeological potential. Careful design to take into account conservation areas and listed buildings. Flood Risk Assessment - Flood Alleviation if required. Consultation with Contaminated Land Officer. Air quality assesment may be required (close to area of concern, size of development, proximity to AQMA).	Determination of Capacity	Based on current planning application.	
Sustainability	Site considered to be sustainable.			
Accessibility	Site access possible.	Total Completions	0	
Other Information		Losses Completed	0	
Brownfield / Greenfield	Brownfield	Remaining Losses	7	
Suitability	Suitable			
Availability	Available	Current Year	0	
Achievability	Achievable	Years 1-5	0	
Deliverability	Developable	Years 6-10	60	
Development Progress	SHLAA Site - Current Application	Years 11-15	0	
Application Number:	08/3000P			



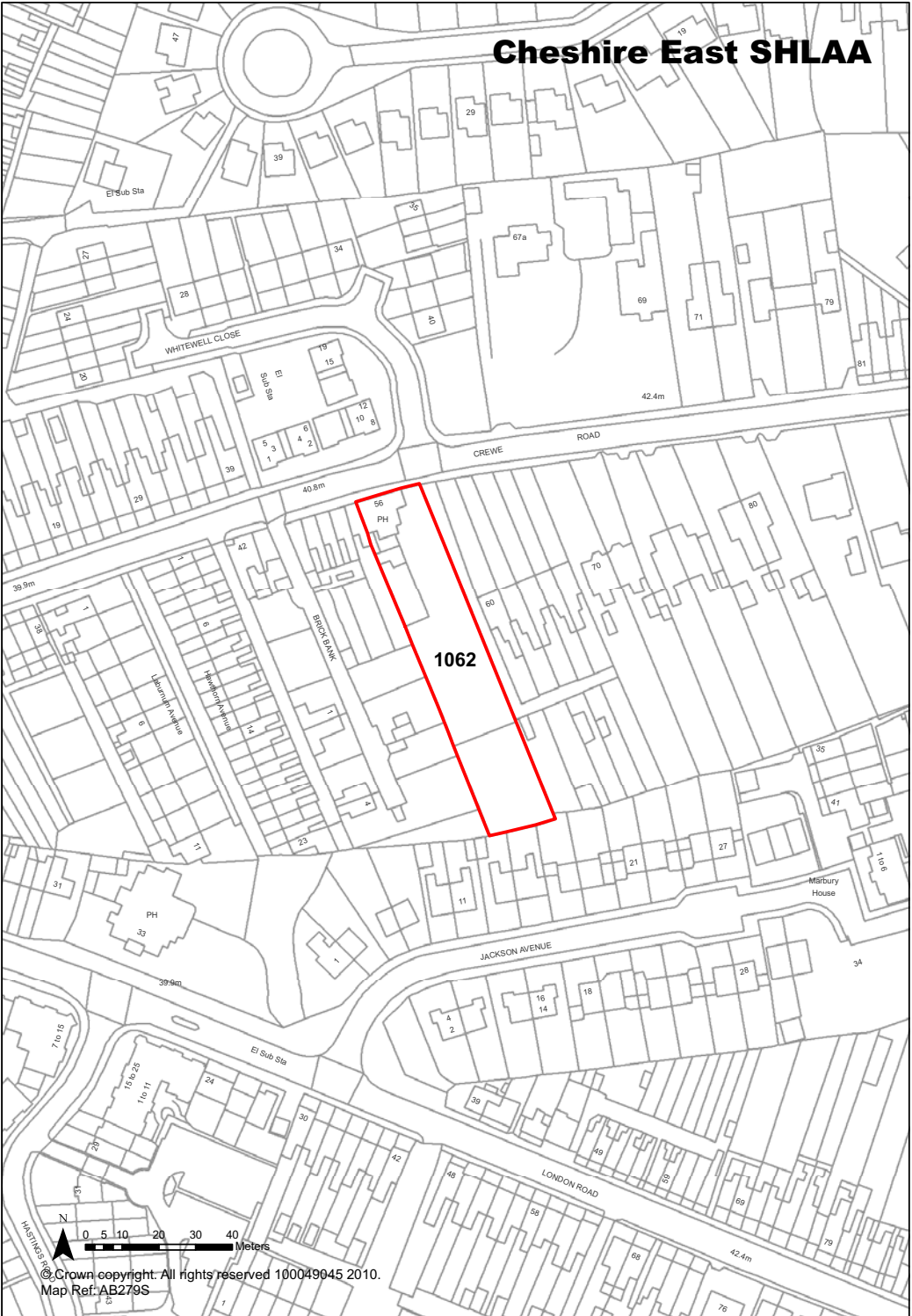
Ref	1006	Site Address	198-200 Edleston Road, Crewe		
Town / Rural	Crewe	Easting	370509	Northing	355263
Site Description	1 retail unit and 1 snooker hall currently occupied.		Site Size Net (Ha)	0.847	
Character of Area	Predominantly industrial and commercial.		Potential Capacity	14	
Surrounding Land Uses	Industrial, commercial and residential.		Potential Net Capacity	14	
Physical Constraints	Flood zone 1 - little or no risk. Buildings on site, generally flat.		Potential Density	16.53	
Policy Restrictions	Within the settlement boundary of Crewe. Smoke Control Order and NATS safeguarding zone.		Determination of Capacity	Based on current permission	
Managing Constraints	N/A		Total Completions	0	
Sustainability	Site considered sustainable.		Losses Completed	0	
Accessibility	Site considered accessible.		Remaining Losses	0	
Other Information	Site has permission for 13 dwellings, retail units and offices.		Current Year	0	
Brownfield / Greenfield	Brownfield		Years 1-5	14	
Suitability	Suitable		Years 6-10	0	
Availability	Available		Years 11-15	0	
Achievability	Achievable				
Deliverability	Deliverable				
Development Progress	Full Permission				
Application Number:	11/3264N				



Ref	1027	Site Address	West of Manor Bank Farm, Cheerbrook Road, Willaston	
Town / Rural	Crewe	Easting	367465	Northing 351712
Site Description	Agricultural land.		Site Size Net (Ha)	0.71
Character of Area	Residential and open countryside.		Potential Capacity	12
Surrounding Land Uses	Residential and the A500.		Potential Net Capacity	12
Physical Constraints	Flood zone 1 - little or no risk. New woodland planting and landscaping, no buildings on site, generally flat.			
Policy Restrictions	Within the settlement boundary of Crewe. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		Potential Density	16.9
Managing Constraints	Consideration of planting scheme and biodiversity.		Determination of Capacity	Based on current application.
Sustainability	Greenfield site close to a bus stop			
Accessibility	Site is considered accessible		Total Completions	0
Other Information	Site has permission for 4 bungalows and 8 apartments, awaiting the signing of a s106 Agreement.		Losses Completed	0
Brownfield / Greenfield	Greenfield		Remaining Losses	0
Suitability	Suitable			
Availability	Available		Current Year	0
Achievability	Achievable		Years 1-5	12
Deliverability	Deliverable		Years 6-10	0
Development Progress	Awaiting S106		Years 11-15	0
Application Number:	P09/0040			



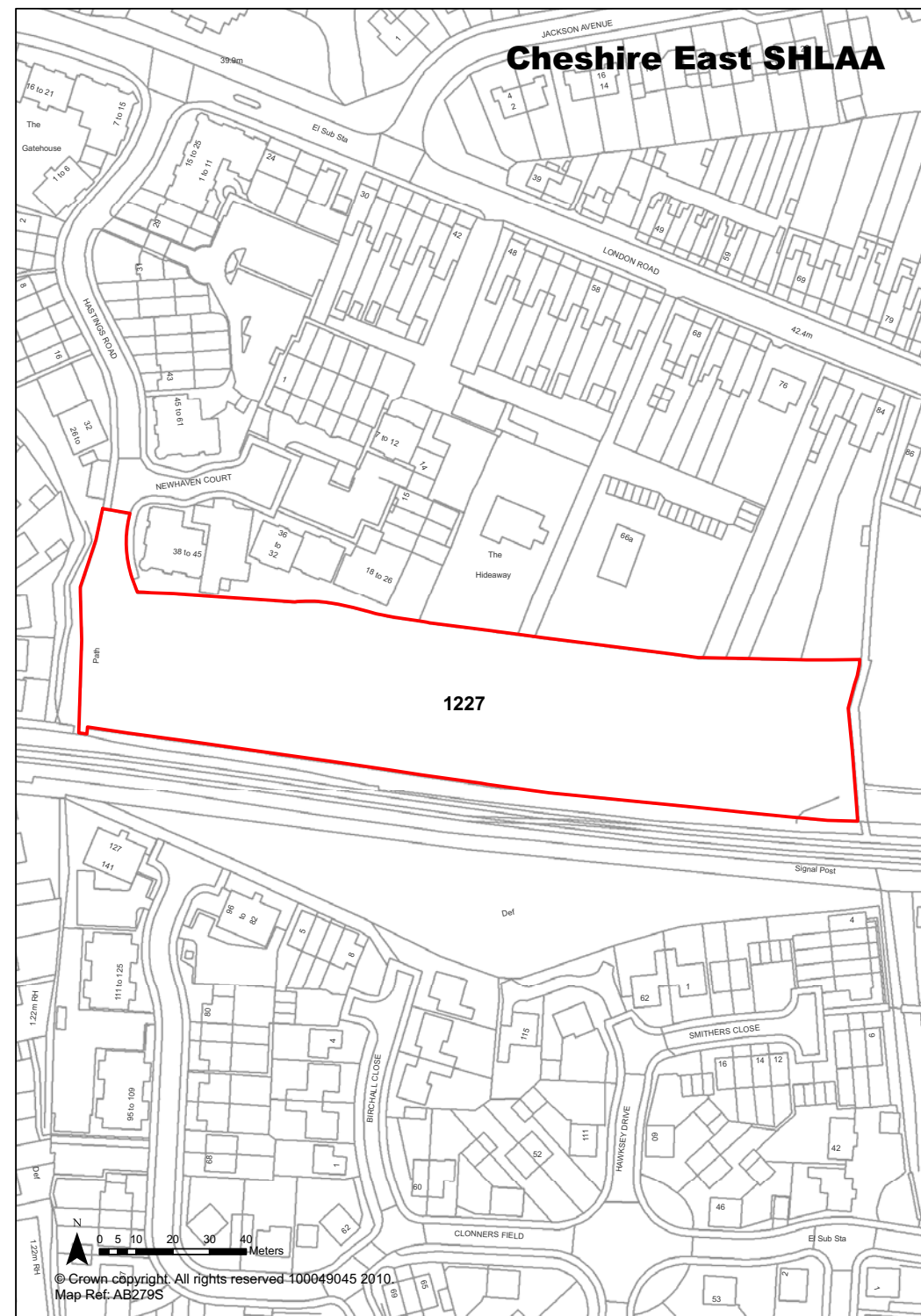
Ref	1062	Site Address	Cheshire Cheese, 56 Crewe Road, Nantwich	
Town / Rural	Nantwich	Easting	365830	Northing 352232
Site Description	Former Public House	Site Size Net (Ha)	0.18	
Character of Area	Generally residential	Potential Capacity	10	
Surrounding Land Uses	Residential	Potential Net Capacity	9	
Physical Constraints	Flood zone 1 - little or no risk. Building and hardstanding on site. Site appears flat. Trees and hedges to border.	Potential Density	55.56	
Policy Restrictions	Within the settlement boundary of Nantwich.	Determination of Capacity	Based on current permission	
Managing Constraints	Consideration of biodiversity	Total Completions	9	
Sustainability	Site is considered sustainable	Losses Completed	1	
Accessibility	Access is possible	Remaining Losses	0	
Other Information	Site has permission for a residential development.	Current Year	1	
Brownfield / Greenfield	Brownfield	Years 1-5	0	
Suitability	Suitable	Years 6-10	0	
Availability	Available	Years 11-15	0	
Achievability	Achievable			
Deliverability	Deliverable			
Development Progress	Under Construction			
Application Number:	10/4018N			



Ref	1073	Site Address	82 Barony Road, Nantwich		
Town / Rural	Nantwich	Easting	365278	Northing	353199
Site Description	Residential property	Site Size Net (Ha)	0.4		
Character of Area	Generally residential	Potential Capacity	13		
Surrounding Land Uses	Residential	Potential Net Capacity	12		
Physical Constraints	Flood zone 1 - little or no risk. Property on site. Trees on site. Site appears flat.	Potential Density	32.5		
Policy Restrictions	Within the settlement boundar of Nantwich. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Determination of Capacity	Based on current permission		
Managing Constraints	Consideration of biodiversity.	Total Completions	10		
Sustainability	Site is considered sustainable	Losses Completed	1		
Accessibility	Access is possible	Remaining Losses	0		
Other Information	Site has permission for the erection of 14 dwellings.	Current Year	9		
Brownfield / Greenfield	Mixed	Years 1-5	0		
Suitability	Suitable	Years 6-10	0		
Availability	Available	Years 11-15	0		
Achievability	Achievable				
Deliverability	Deliverable				
Development Progress	Under Construction				
Application Number:	09/2341N				



Ref	1227	Site Address	Land off Hastings Road, Nantwich		
Town / Rural	Nantwich	Easting	365817	Northing	351977
Site Description	Vacant, undeveloped land.		Site Size Net (Ha)	0.91	
Character of Area	Residential.		Potential Capacity	34	
Surrounding Land Uses	Residential and railway line.		Potential Net Capacity	34	
Physical Constraints	Flood zone 1 - little or no risk. Trees on site including TPO, appears flat.		Potential Density	37.36	
Policy Restrictions	Within the settlement boundary of Nantwich. Housing commitment. Surface water runoff to be calculated in line with Environment Agency guidelines.		Determination of Capacity	Based on current application.	
Managing Constraints	Consideration of trees and biodiversity.				
Sustainability	Greenfield site close to bus stops and a college.				
Accessibility	Site is considered accessible.		Total Completions	1	
Other Information	Site has permission for the erection of 34 dwellings and is awaiting the signing of a s106 Agreement.		Losses Completed	0	
Brownfield / Greenfield	Greenfield		Remaining Losses	0	
Suitability	Suitable		Current Year	15	
Availability	Available		Years 1-5	19	
Achievability	Achievable		Years 6-10	0	
Deliverability	Deliverable		Years 11-15	0	
Development Progress	Under Construction				
Application Number:	11/2886N				



Ref 1589 **Site Address** Land to Rear of 157 Crewe Road,
accessed via Gutterscroft, HASLINGTON

Town / Rural Haslington **Easting** 373695 **Northing** 356271

Site Description Mixed use site including grazing, residential and a church. **Site Size Net (Ha)** 0.46

Character of Area Residential. **Potential Capacity** 11

Surrounding Land Uses Residential, retail, public house. **Potential Net Capacity** 11

Physical Constraints Flood zone 1 - little or no risk. Trees on site (TPO) and some buildings. Site appears to be flat. Public footpath through site. **Potential Density** 38.6

Policy Restrictions Within the settlement boundary of Haslington. Within NATS safeguarding zone. Surface water runoff should be calculated using Environment Agency guidelines for greenfield sites.

Managing Constraints Consideration of biodiversity. Consideration of accommodation or relocation of public footpath. **Determination of Capacity** Based on current permission.

Sustainability Site is adjacent to an identified cycle route.

Accessibility Site is accessible. **Total Completions** 0

Other Information Site has permission for the construction of 44 dwellings. **Losses Completed** 0

Brownfield / Greenfield Mixed **Remaining Losses** 0

Suitability Suitable

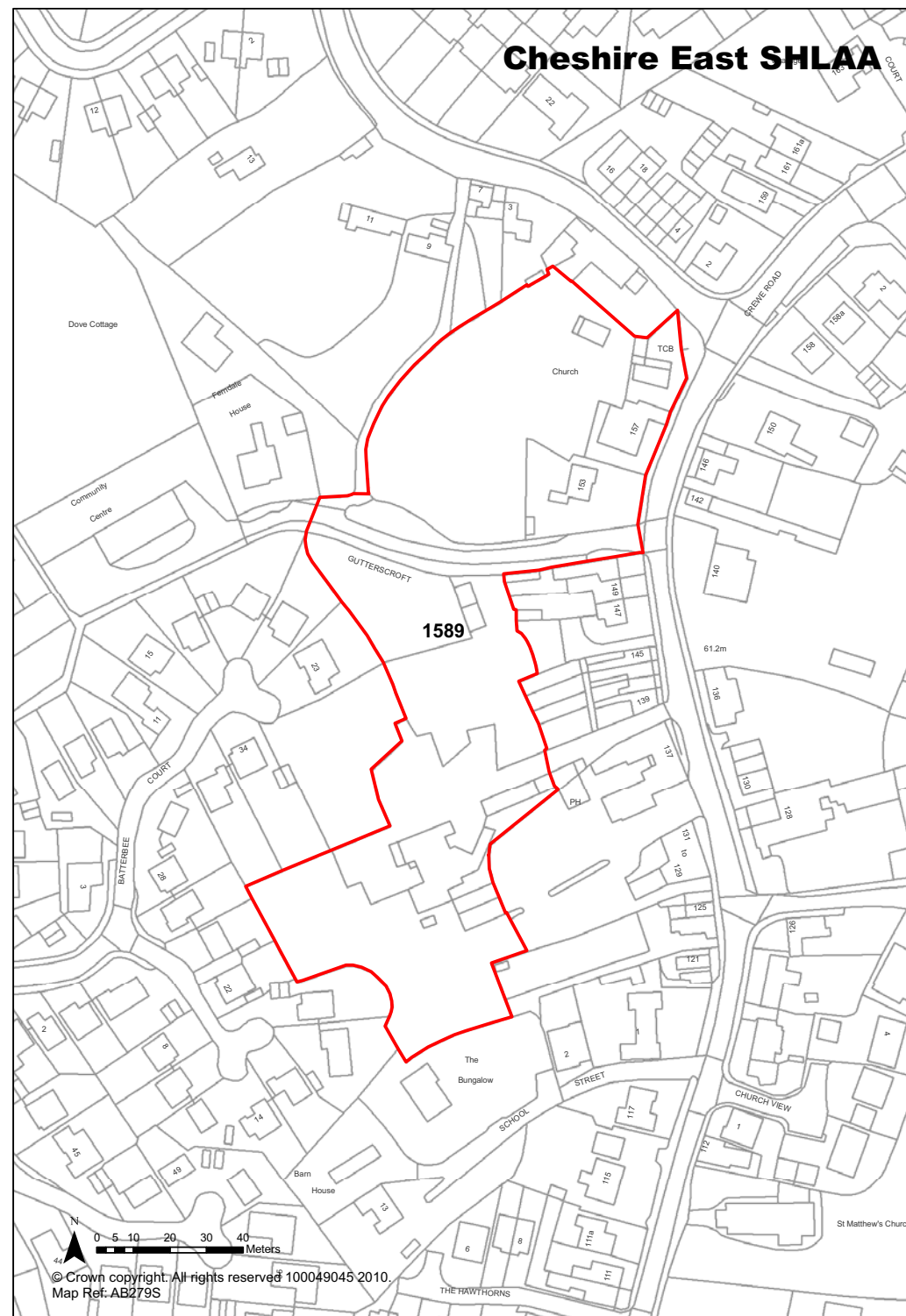
Availability Available **Current Year** 0

Achievability Achievable **Years 1-5** 11

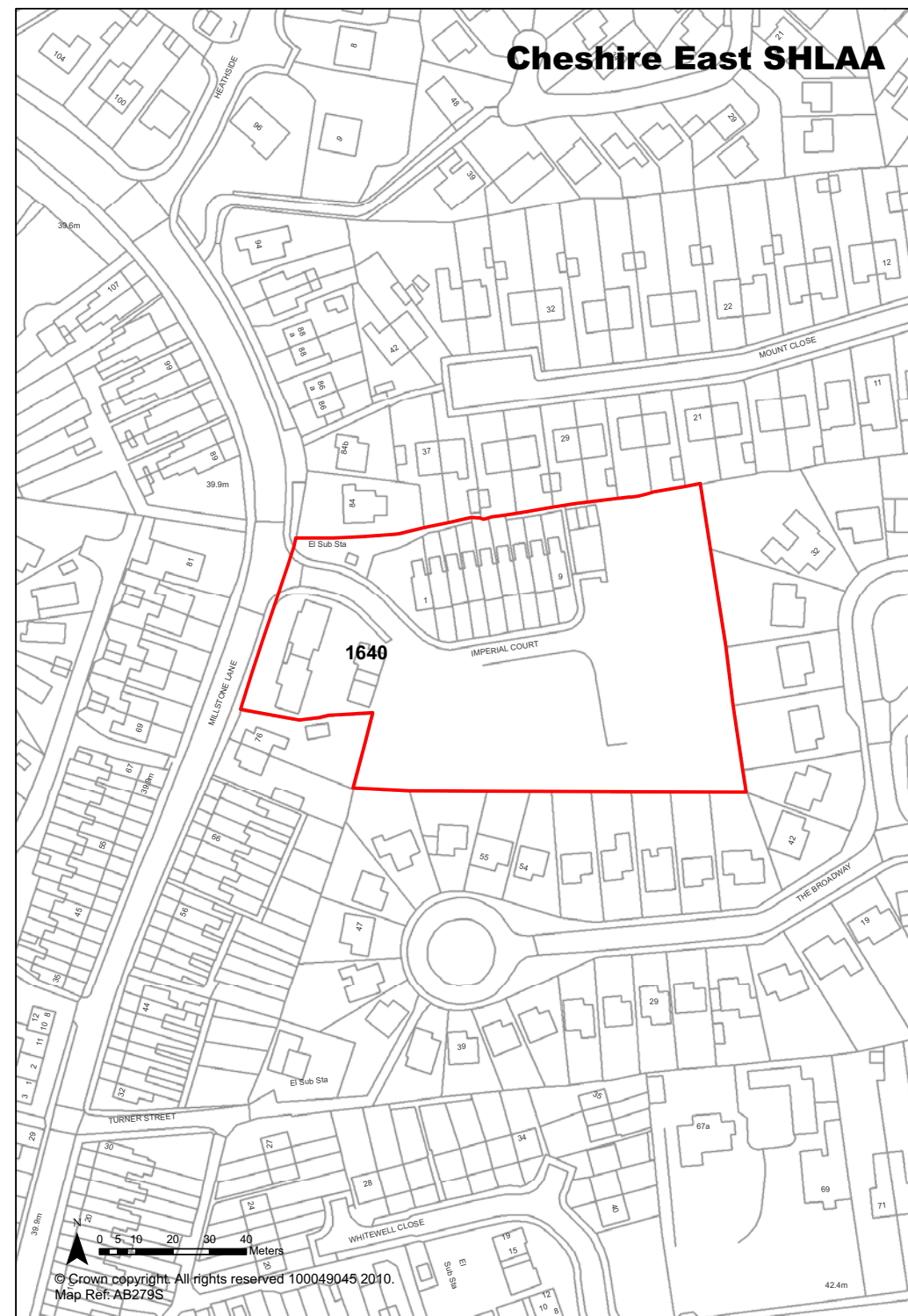
Deliverability Deliverable **Years 6-10** 0

Development Progress Full Permission **Years 11-15** 0

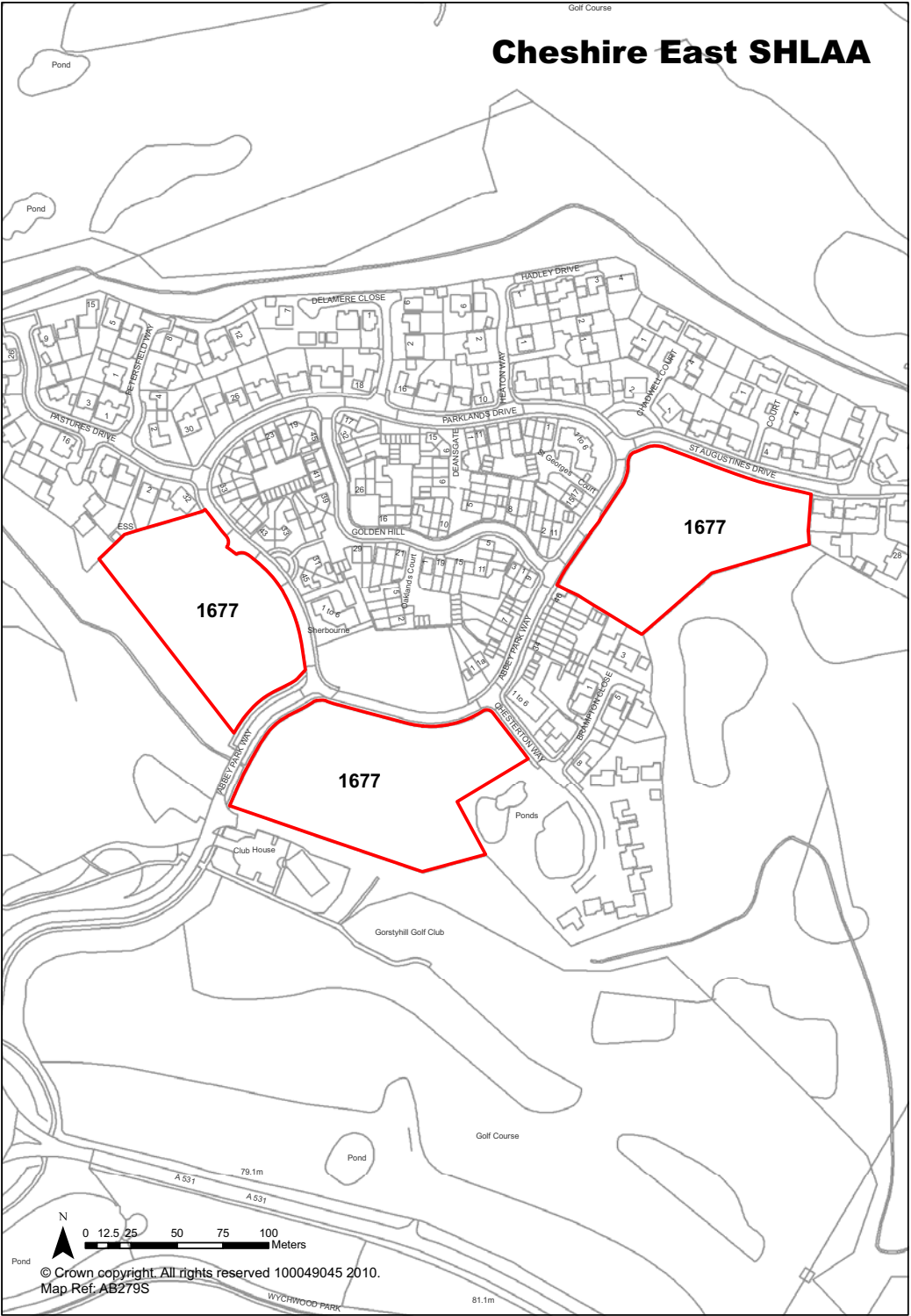
Application Number: 11/3867N



Ref	1640	Site Address	Land off Millstone Lane, Nantwich	
Town / Rural	Nantwich	Easting	365749	Northing 352464
Site Description	Former factory site under construction for a residential development.	Site Size Net (Ha)	0.86	
Character of Area	Residential	Potential Capacity	29	
Surrounding Land Uses	Residential.	Potential Net Capacity	29	
Physical Constraints	Flood zone 1 - little or no risk. Trees and shrubs to border.	Potential Density	33.72	
Policy Restrictions	Within the settlement boundary of Nantwich.	Determination of Capacity	Based on current permission	
Managing Constraints	Consideration of biodiversity.	Total Completions	15	
Sustainability	Site is considered sustainable.	Losses Completed	0	
Accessibility	Site is considered accessible.	Remaining Losses	0	
Other Information	Site is under construction for the erection of 29 dwellings.	Current Year	14	
Brownfield / Greenfield	Brownfield	Years 1-5	0	
Suitability	Suitable	Years 6-10	0	
Availability	Available	Years 11-15	0	
Achievability	Achievable			
Deliverability	Deliverable			
Development Progress	Under Construction			
Application Number:	P07/0542			



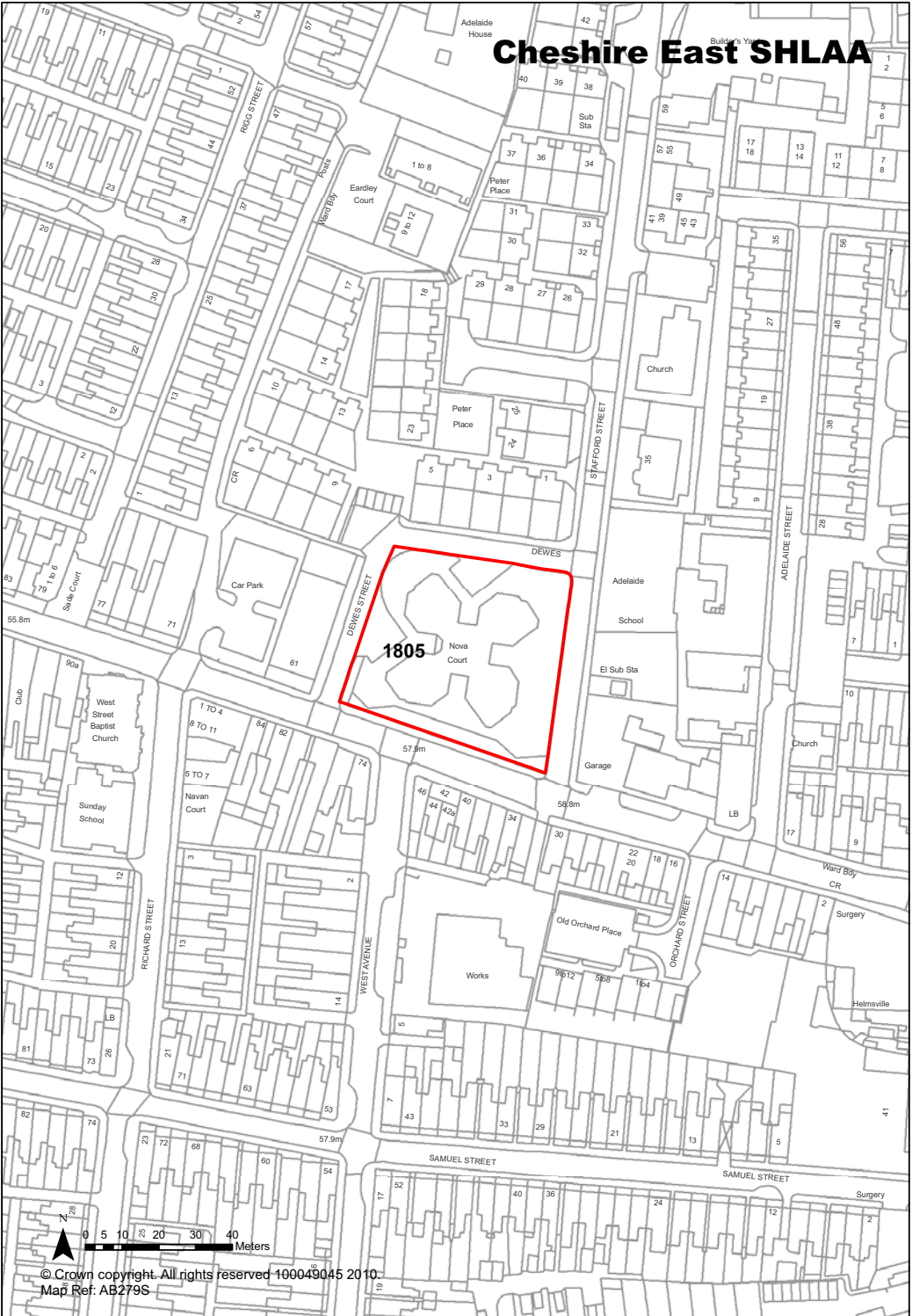
Ref	1677	Site Address	Wychwood Park, Abbey Park Way, Weston	
Town / Rural	Rural	Easting	374157	Northing 351268
Site Description	Site under construction.	Site Size Net (Ha)	3.05	
Character of Area	Residential and open countryside.	Potential Capacity	100	
Surrounding Land Uses	Residential and open countryside.	Potential Net Capacity	100	
Physical Constraints	Flood zone 1 - little or no risk. Site appears generally flat.	Potential Density	32.79	
Policy Restrictions	Site is within the open countryside. Surface water runoff should be calculated using Environment Agency guidelines for greenfield sites.	Determination of Capacity	Based on current permission	
Managing Constraints	N/A	Total Completions	67	
Sustainability	Site within walking distance of a bus stop.	Losses Completed	0	
Accessibility	Site is considered accessible.	Remaining Losses	0	
Other Information	Site is currently under construction for 100 dwellings.	Current Year	30	
Brownfield / Greenfield	Greenfield	Years 1-5	23	
Suitability	Suitable	Years 6-10	0	
Availability	Available	Years 11-15	0	
Achievability	Achievable			
Deliverability	Deliverable			
Development Progress	Under Construction			
Application Number:	P05/0112			



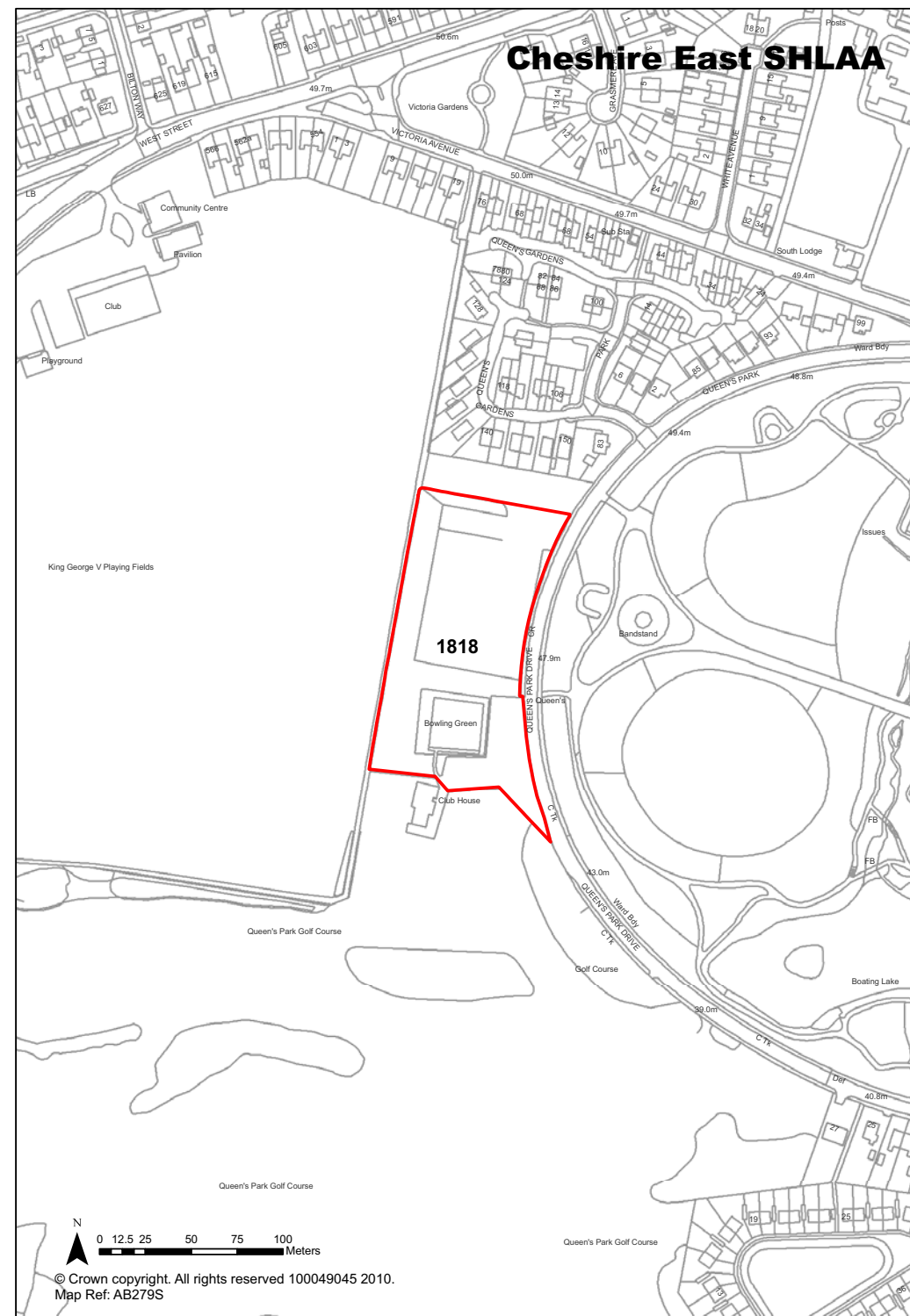
Ref	1699	Site Address	Former Job Centre, Wellington Road, Nantwich	
Town / Rural	Nantwich	Easting	365266	Northing 351889
Site Description	Former job centre.	Site Size Net (Ha)	0.082	
Character of Area	Predominantly residential.	Potential Capacity	14	
Surrounding Land Uses	Residential, railway line and train station.	Potential Net Capacity	14	
Physical Constraints	Flood zone 1 - little or no risk. Building on site. Site appears to be flat. Trees (TPO) on site.	Potential Density	170.7	
Policy Restrictions	Within the settlement boundary of Nantwich.	Determination of Capacity	Based on current permission	
Managing Constraints	Consideration of biodiversity.	Total Completions	0	
Sustainability	Site considered fairly sustainable.	Losses Completed	0	
Accessibility	Site considered accessible.	Remaining Losses	0	
Other Information	Site has permission for the construction of 14 apartments.	Current Year	14	
Brownfield / Greenfield	Brownfield	Years 1-5	0	
Suitability	Suitable	Years 6-10	0	
Availability	Available	Years 11-15	0	
Achievability	Achievable			
Deliverability	Deliverable			
Development Progress	Under Construction			
Application Number:	11/2184N			



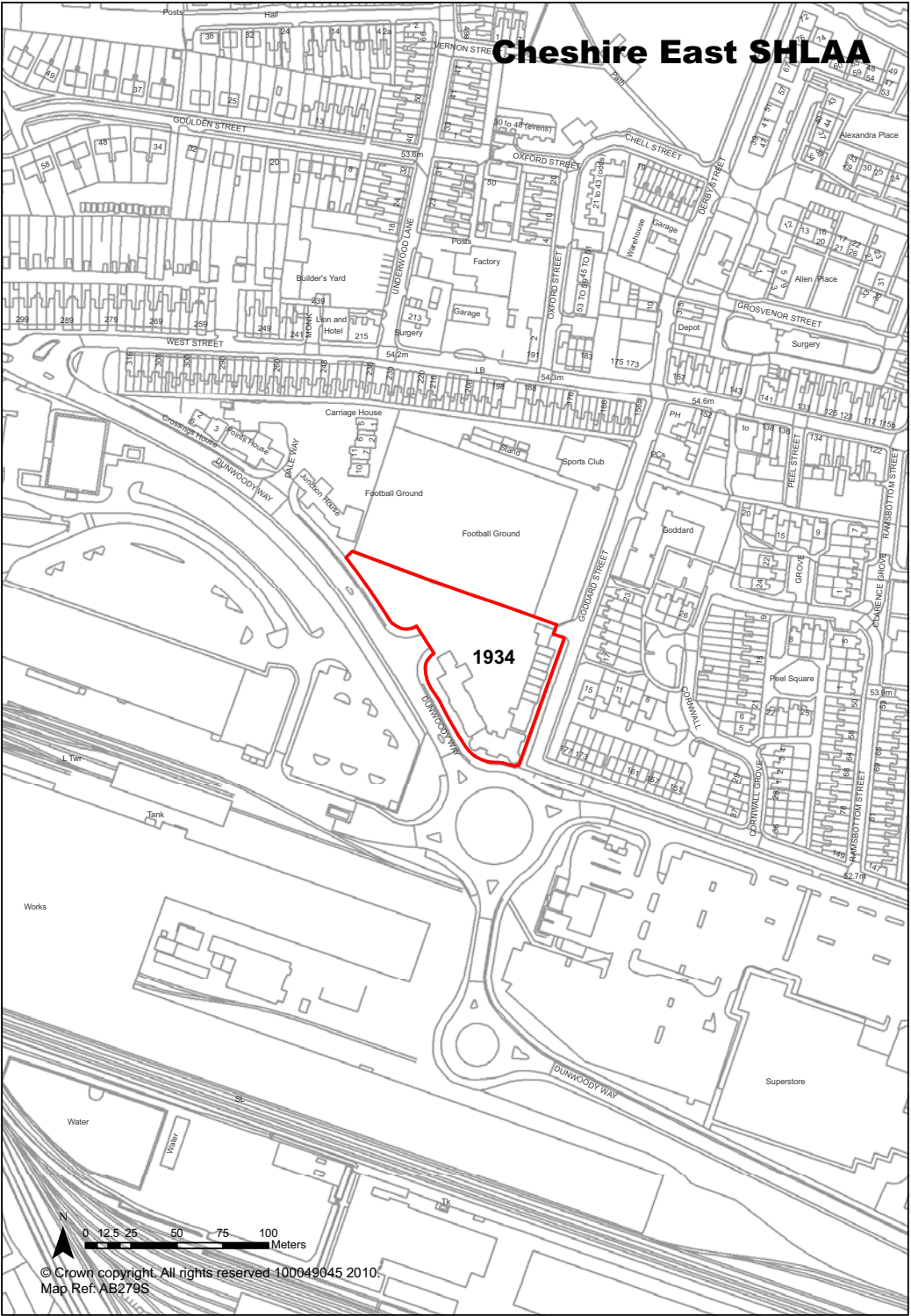
Ref	1805	Site Address	Nova Court, Dewes Street, Crewe		
Town / Rural	Crewe	Easting	369980	Northing	356134
Site Description	Fomer sheltered accommodation.	Site Size Net (Ha)	0.26		
Character of Area	Residential.	Potential Capacity	18		
Surrounding Land Uses	Mixed use.	Potential Net Capacity	-13		
Physical Constraints	Flood zone 1 - little or no risk. Buildings on site and appears to be flat. Trees on site.	Potential Density	76.92		
Policy Restrictions	Site is within the settlement boundary of Crewe. Site is wtihin NATS safeguarding zone.	Determination of Capacity	Based on current permission		
Managing Constraints	Consideraration of biodiversity.	Total Completions	0		
Sustainability	Site is considered sustainable.	Losses Completed	31		
Accessibility	Site is accessible.	Remaining Losses	0		
Other Information	Site has permission for the construction of 18 dwellings - awaiting signing of s106 Agreement.	Current Year	15		
Brownfield / Greenfield	Brownfield	Years 1-5	3		
Suitability	Suitable	Years 6-10	0		
Availability	Available	Years 11-15	0		
Achievability	Achievable				
Deliverability	Deliverable				
Development Progress	Under Construction				
Application Number:	10/1409N				



Ref	1818	Site Address	Land off Queens Park Drive, Crewe		
Town / Rural	Crewe	Easting	368444	Northing	355678
Site Description	Bowling green, car park and vacant land.		Site Size Net (Ha)	1.22	
Character of Area	Open space.		Potential Capacity	37	
Surrounding Land Uses	Predominantly recreation with some residential.		Potential Net Capacity	37	
Physical Constraints	Flood zone 1 - little or no risk. Hardstanding on site. Trees and shrubs on site. Site located directly on landfill.		Potential Density	30.33	
Policy Restrictions	Site is within the settlement boundar of Crewe. Partially within a hazardous installation consultation zone. Adj to an historic park and garden. Part of the site is formal open space. Site is within the Smoke Control Order zone and NATS safeguarding zone. Surace water runoff should be calculted in accrdance with Environment Agency guidelines.		Determination of Capacity	Density multiplier	
Managing Constraints	Consideration to the replacement/relocation of the open space and to the setting of the park and garden. Consideration of biodiversity. Consutation with Contaminated Land Officer.		Total Completions	0	
Sustainability	Site is considered sustainable.		Losses Completed	0	
Accessibility	Site is accessible.		Remaining Losses	0	
Other Information	Potential covenant issues which will need to be addressed. Site has an expired outline permission for residential development.		Current Year	0	
Brownfield / Greenfield	Mixed		Years 1-5	0	
Suitability	Suitable		Years 6-10	37	
Availability	Available		Years 11-15	0	
Achievability	Achievable				
Deliverability	Developable				
Development Progress	SHLAA Site - Expired Permission				
Application Number:	P05/0150				



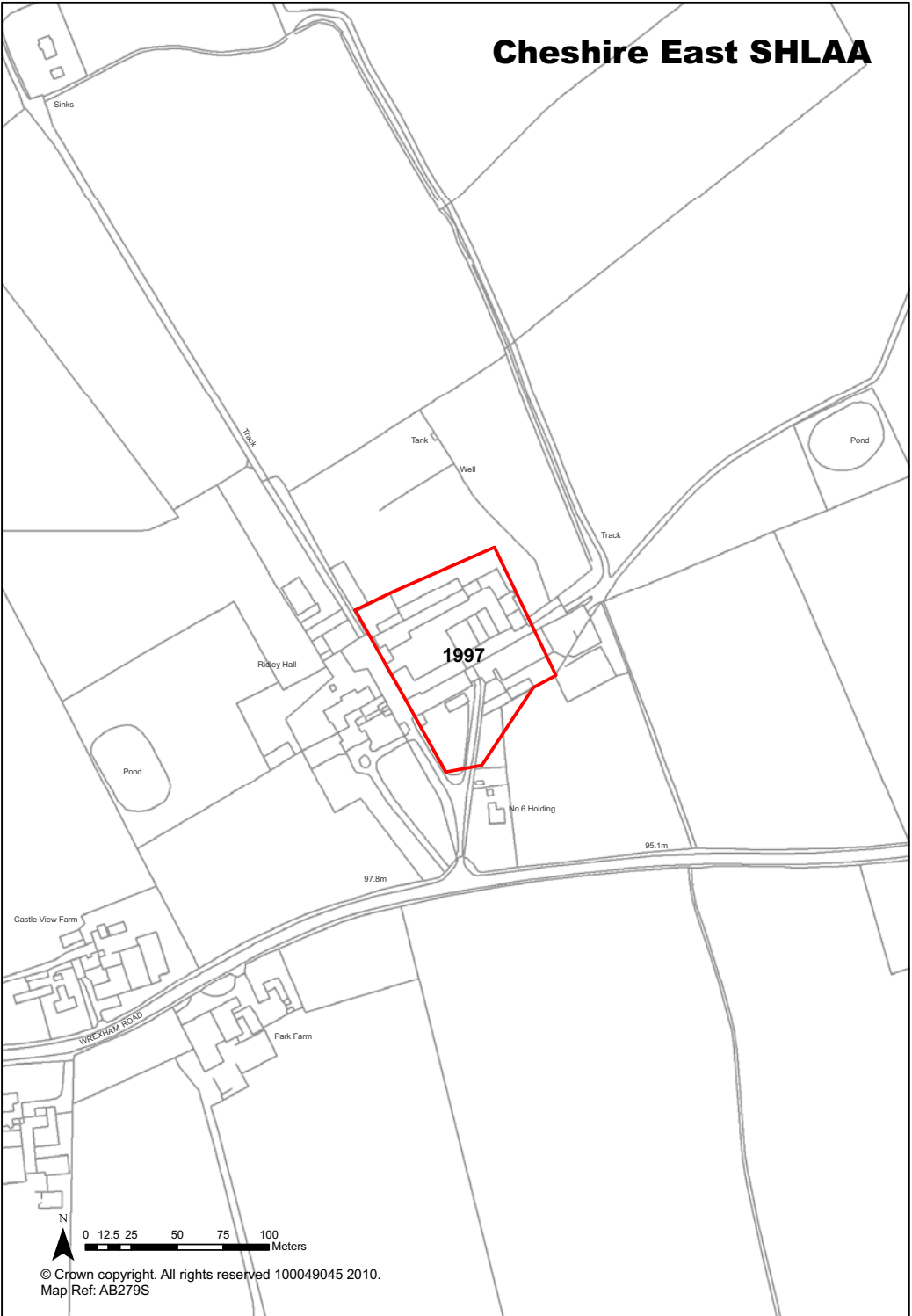
Ref	1934	Site Address	Land off Dunwoody Way, Crewe			
Town / Rural	Crewe		Easting	369516	Northing	356056
Site Description	Former industrial/commercial site under construction.		Site Size Net (Ha)		0.61	
Character of Area	Mixed use		Potential Capacity		79	
Surrounding Land Uses	Mixed use.		Potential Net Capacity		79	
Physical Constraints	Flood zone 1 - little or no risk. Shrubs to boundary, hardstanding on site. Levels appear generally flat.					
Policy Restrictions	Site is within the settlement boundary of Crewe and NATS safeguarding zone.		Potential Density		129.5	
Managing Constraints	Consideration of biodiversity.		Determination of Capacity		Based on current permission	
Sustainability	Site is considered sustainable.					
Accessibility	Site accessible.		Total Completions		0	
Other Information	Site is under construction for 79 dwellings.		Losses Completed		0	
Brownfield / Greenfield	Brownfield		Remaining Losses		0	
Suitability	Suitable					
Availability	Available		Current Year		30	
Achievability	Achievable		Years 1-5		49	
Deliverability	Deliverable		Years 6-10		0	
Development Progress	Under Construction		Years 11-15		0	
Application Number:	P07/0767					



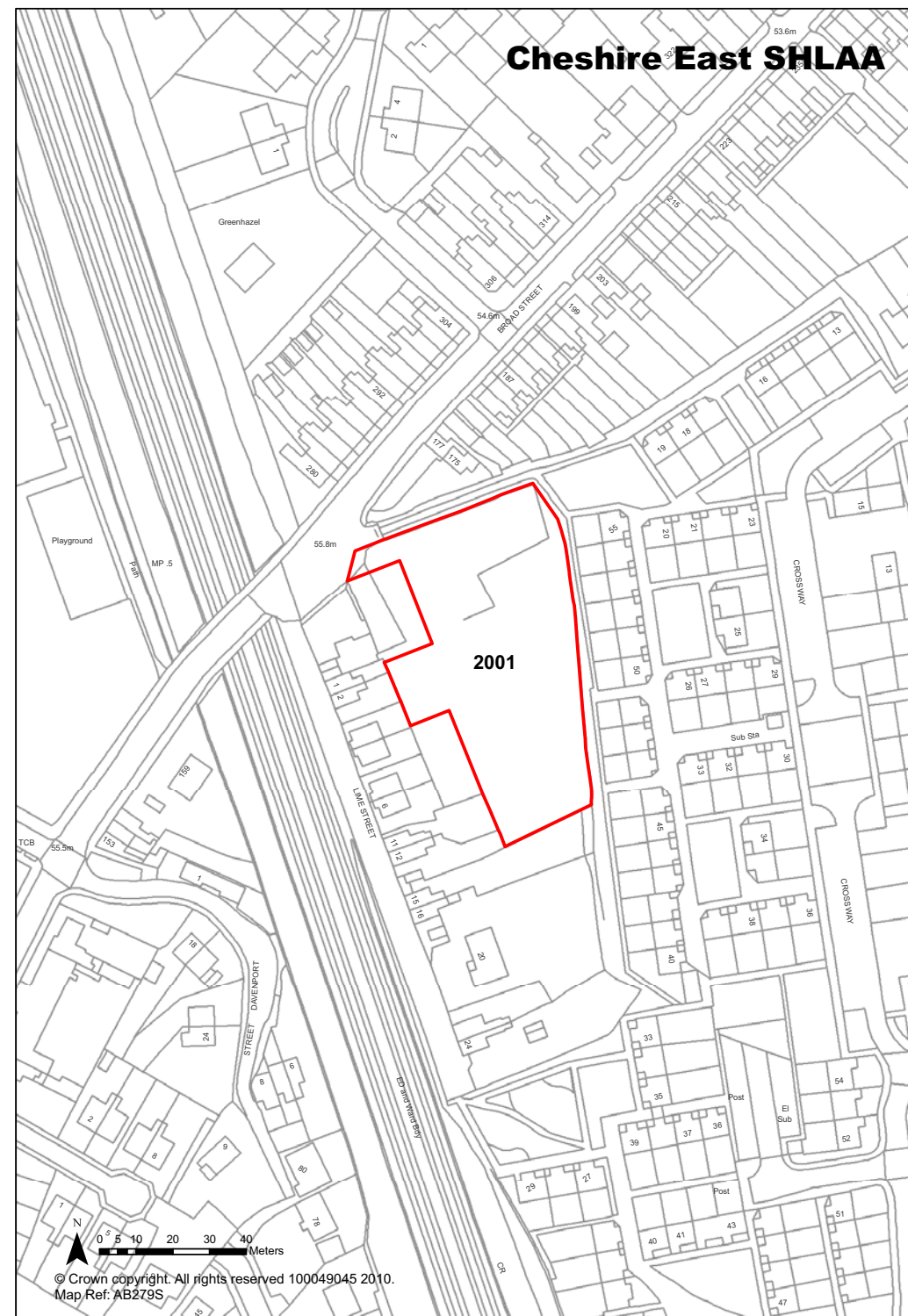
Ref	1970	Site Address	Rear of Earl of Crewe Public House, Nantwich Road, Crewe	
Town / Rural	Crewe	Easting	370238	Northing 354516
Site Description	Grassland, demolished outbuildings and hardstanding	Site Size Net (Ha)	0.215	
Character of Area	Generally residential	Potential Capacity	10	
Surrounding Land Uses	Public house and residential	Potential Net Capacity	10	
Physical Constraints	Flood zone 1 - little or no risk. Buildings on site, hardstanding. Site appears flat. Site is adjacent to a listed building. Trees and shrubs on site.	Potential Density	46.51	
Policy Restrictions	Site is located within the settlement boundary of Crewe and the edge of Welsh Row retail area. Site is within a Smoke Control order zone and NATS safeguarding area.	Determination of Capacity	Based on current permission	
Managing Constraints	Consideration of setting of listed building. Consideration of biodiversity.	Total Completions	0	
Sustainability	Site is considered sustainable.	Losses Completed	0	
Accessibility	Access is possible	Remaining Losses	0	
Other Information	Site has permission for the construction of 10 dwellings.	Current Year	0	
Brownfield / Greenfield	Brownfield	Years 1-5	10	
Suitability	Suitable	Years 6-10	0	
Availability	Available	Years 11-15	0	
Achievability	Achievable			
Deliverability	Deliverable			
Development Progress	Full Permission			
Application Number:	10/0100N			



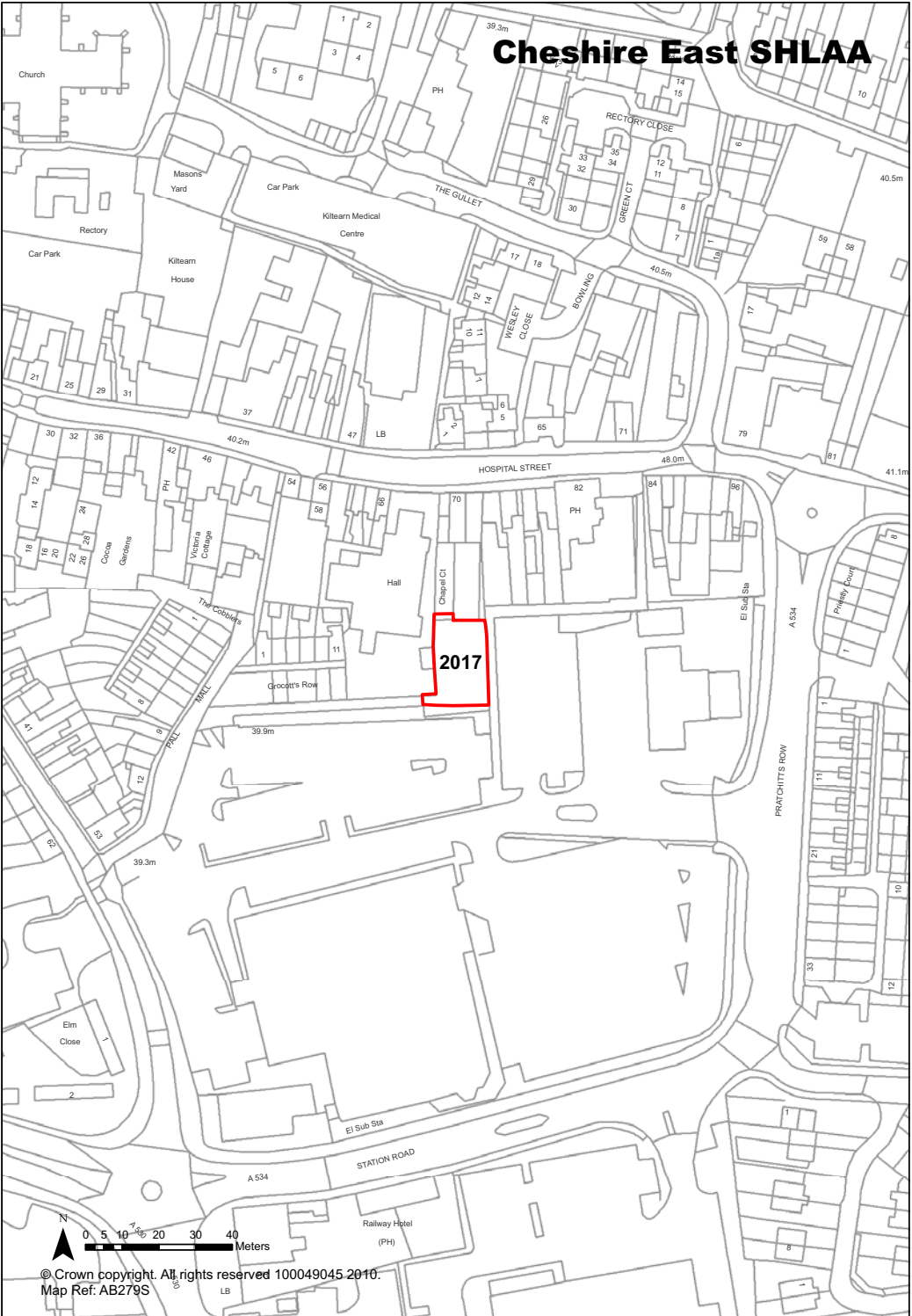
Ref	1997	Site Address	Holding 4, Ridley Hall Farm, Wrexham Road, Ridley	
Town / Rural	Rural	Easting	354688	Northing 354763
Site Description	Redundant farm buildings	Site Size Net (Ha)	0.745	
Character of Area	Open countryside	Potential Capacity	10	
Surrounding Land Uses	Farm and countryside	Potential Net Capacity	10	
Physical Constraints	Flood zone 1 - little or no risk. Great Crested Newts. Potential for contamination. Potential for Bats within existing buildings to be converted. Buildings on site, appears flat. Trees on site.			
Policy Restrictions	Site is located within the open countryside. Gatehouse is Listed Building. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Potential Density	13.42	
Managing Constraints	Consideration of biodiversity. Production of a Protected Species survey.	Determination of Capacity	Based on current permission	
Sustainability	Site is not considered sustainable.			
Accessibility	Access is possible	Total Completions	0	
Other Information	Site has permission for building conversions to 10 dwellings.	Losses Completed	0	
Brownfield / Greenfield	Greenfield	Remaining Losses	0	
Suitability	Suitable			
Availability	Available	Current Year	0	
Achievability	Achievable	Years 1-5	10	
Deliverability	Deliverable	Years 6-10	0	
Development Progress	Full Permission	Years 11-15	0	
Application Number:	10/1477N			



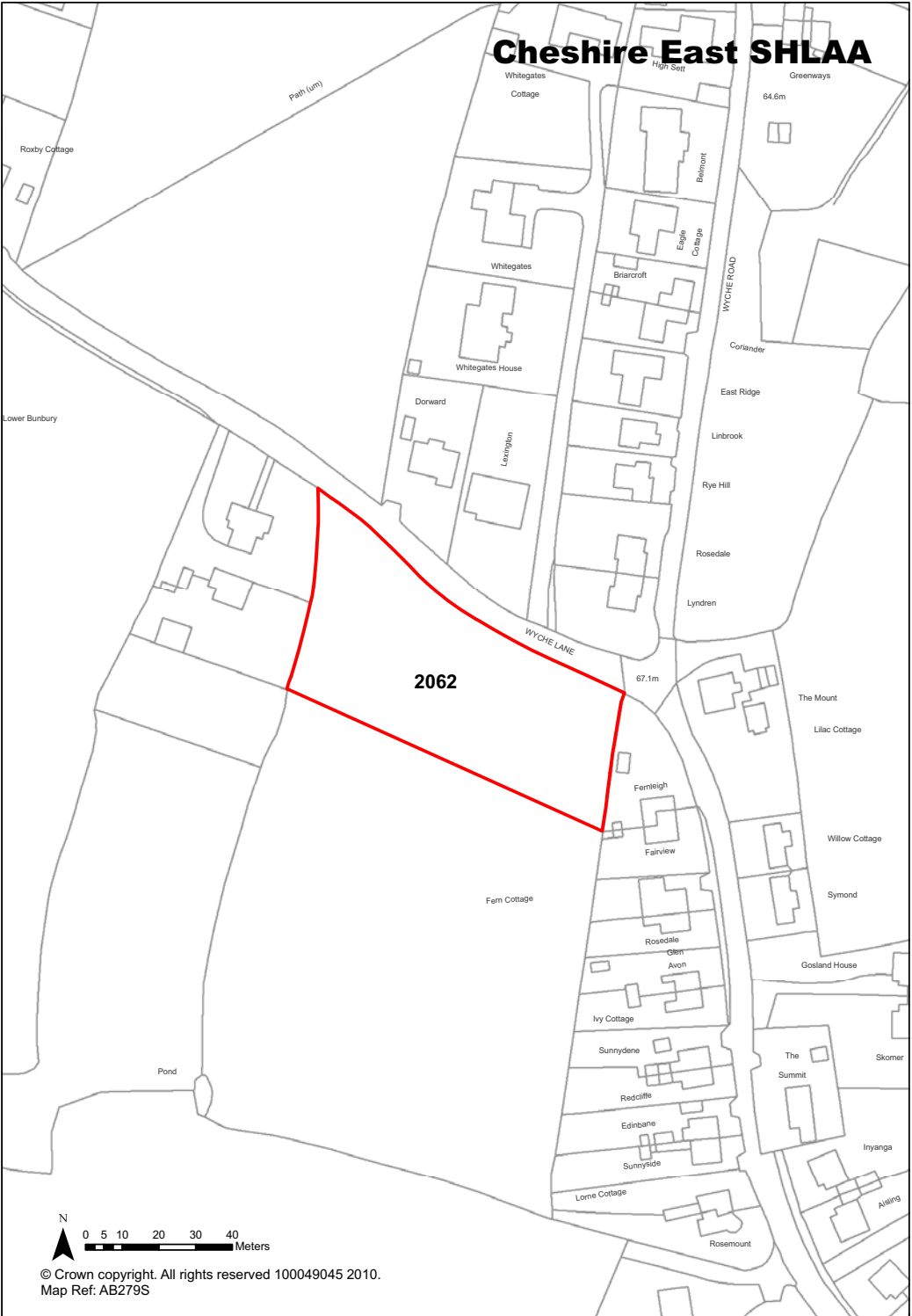
Ref	2001	Site Address	Land South East to Bridge Inn, Broad St. Crewe	
Town / Rural	Crewe	Easting	370428	Northing 356955
Site Description	Grassland.	Site Size Net (Ha)	0.36	
Character of Area	Generally residential.	Potential Capacity	14	
Surrounding Land Uses	Residential and public house.	Potential Net Capacity	14	
Physical Constraints	Flood zone 1 - little or no risk. Site appears flat. Trees to edge of site.	Potential Density	38.67	
Policy Restrictions	Located within the settlement boundary of Crewe, Smoke Control order zone and NATS safeguarding zone	Determination of Capacity	Based on current permission	
Managing Constraints	Consideration of biodiversity.			
Sustainability	Site is located within walking distance of a local school and bus stops.			
Accessibility	Access is possible	Total Completions	0	
Other Information	Site has permission for the construction of a residential care home.	Losses Completed	0	
Brownfield / Greenfield	Greenfield	Remaining Losses	0	
Suitability	Suitable	Current Year	0	
Availability	Available	Years 1-5	14	
Achievability	Achievable	Years 6-10	0	
Deliverability	Deliverable	Years 11-15	0	
Development Progress	Full Permission			
Application Number:	12/3877N			



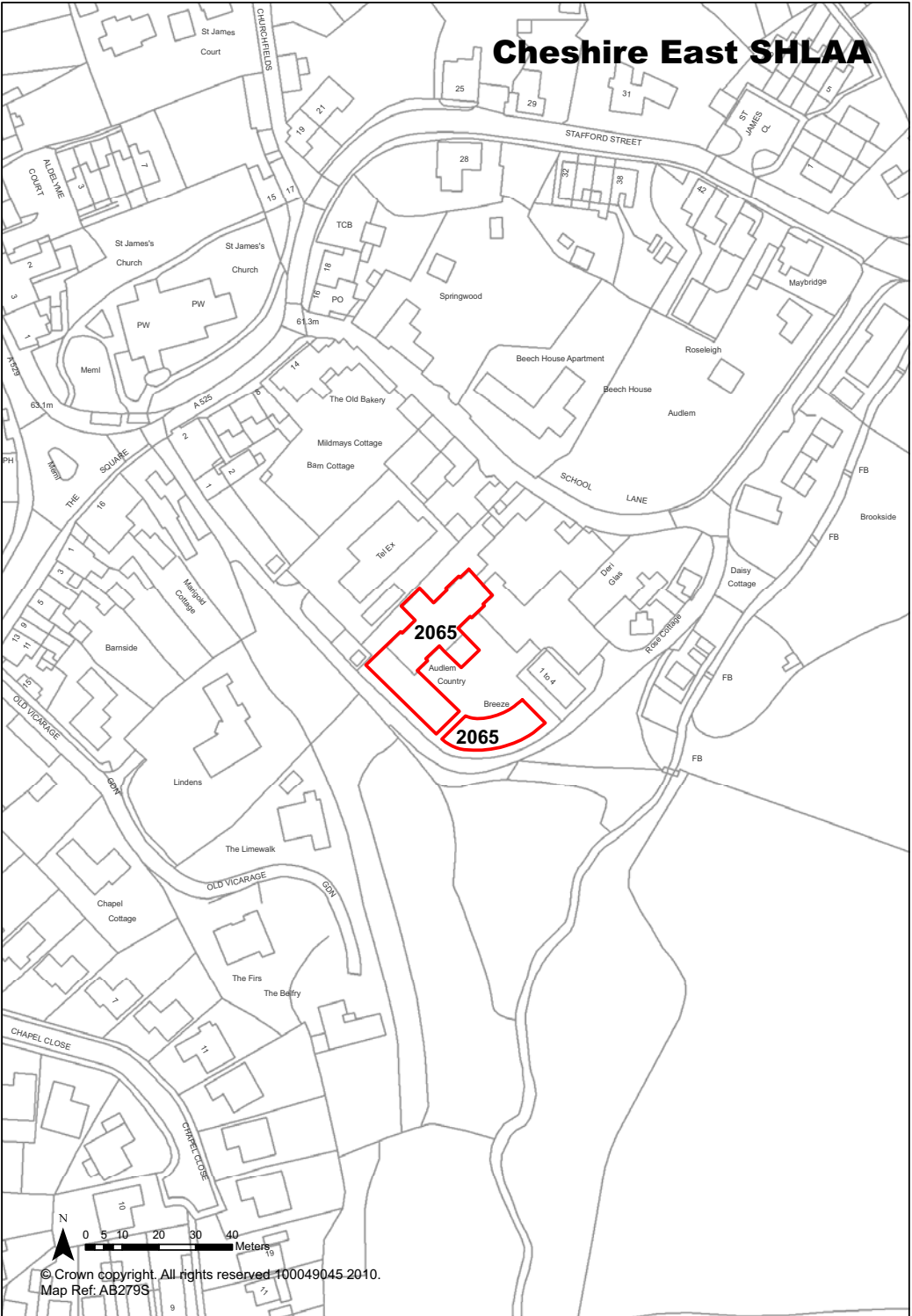
Ref	2017	Site Address	Land to the rear of 5 Chapel Court, Nantwich	
Town / Rural	Nantwich	Easting	365325	Northing 352164
Site Description	Vacant plot.	Site Size Net (Ha)	0.035	
Character of Area	Mixed use	Potential Capacity	10	
Surrounding Land Uses	Mixed use.	Potential Net Capacity	10	
Physical Constraints	Flood zone 1 - little or no risk. Hardstanding on site, appears flat. Shrubs to border.	Potential Density	285.7	
Policy Restrictions	Within the settlement boundary of Nantwich, a conservation area, area of archaeological potential and within the town centre area.	Determination of Capacity	Based on current planning permission	
Managing Constraints	Consideration of the setting of the conservation area and of the historic environment. Consideration of biodiversity.	Total Completions	0	
Sustainability	Site considered sustainable.	Losses Completed	0	
Accessibility	Access possible.	Remaining Losses	0	
Other Information	Site has permission for the construction of 10 dwellings.	Current Year	0	
Brownfield / Greenfield	Brownfield	Years 1-5	10	
Suitability	Suitable	Years 6-10	0	
Availability	Available	Years 11-15	0	
Achievability	Achievable			
Deliverability	Deliverable			
Development Progress	SHLAA Site - Expired Permission			
Application Number:	P07/0714			



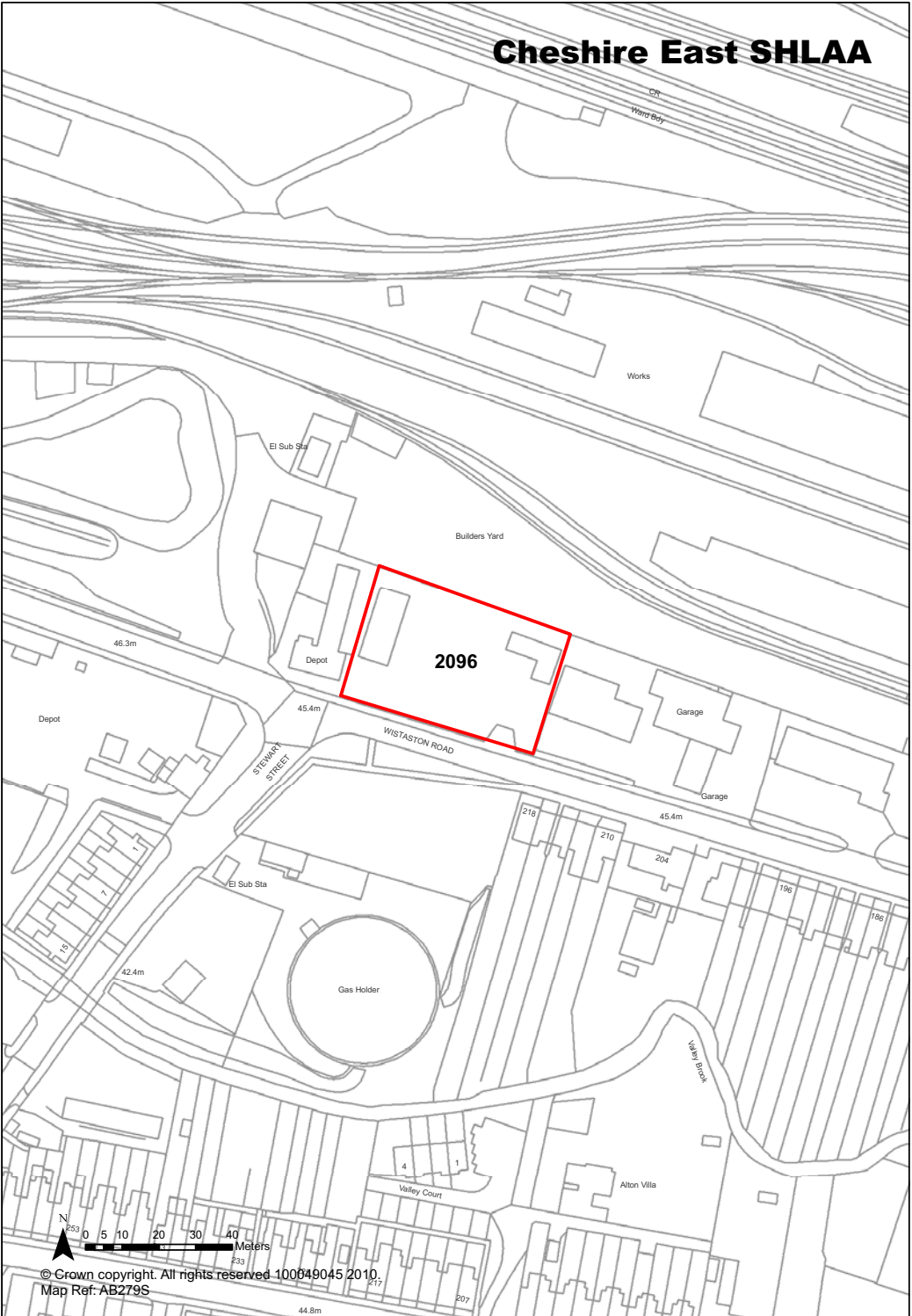
Ref	2062	Site Address	Land off Wyche Lane, Bunbury		
Town / Rural	Bunbury - Edge / Extension	Easting	356755	Northing	357724
Site Description	Vacant grazing land.	Site Size Net (Ha)	0.38		
Character of Area	Open countryside.	Potential Capacity	10		
Surrounding Land Uses	Residential.	Potential Net Capacity	10		
Physical Constraints	Flood zone 1 - little or no risk. TPO on site. Site appears flat, with no constructions present.				
Policy Restrictions	Open countryside, within NATS safeguarding zone. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Potential Density	26.04		
Managing Constraints	Consideration of biodiversity.	Determination of Capacity	Based on current planning application subject to S106		
Sustainability	Site is not considered sustainable.				
Accessibility	Site is accessible.	Total Completions	0		
Other Information	Site has permission for the construction of 10 affordable houses, subject to the signing of a s106 Agreement.	Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Suitable	Current Year	10		
Availability	Available	Years 1-5	0		
Achievability	Achievable	Years 6-10	0		
Deliverability	Deliverable	Years 11-15	0		
Development Progress	Under Construction				
Application Number:	P07/0867				



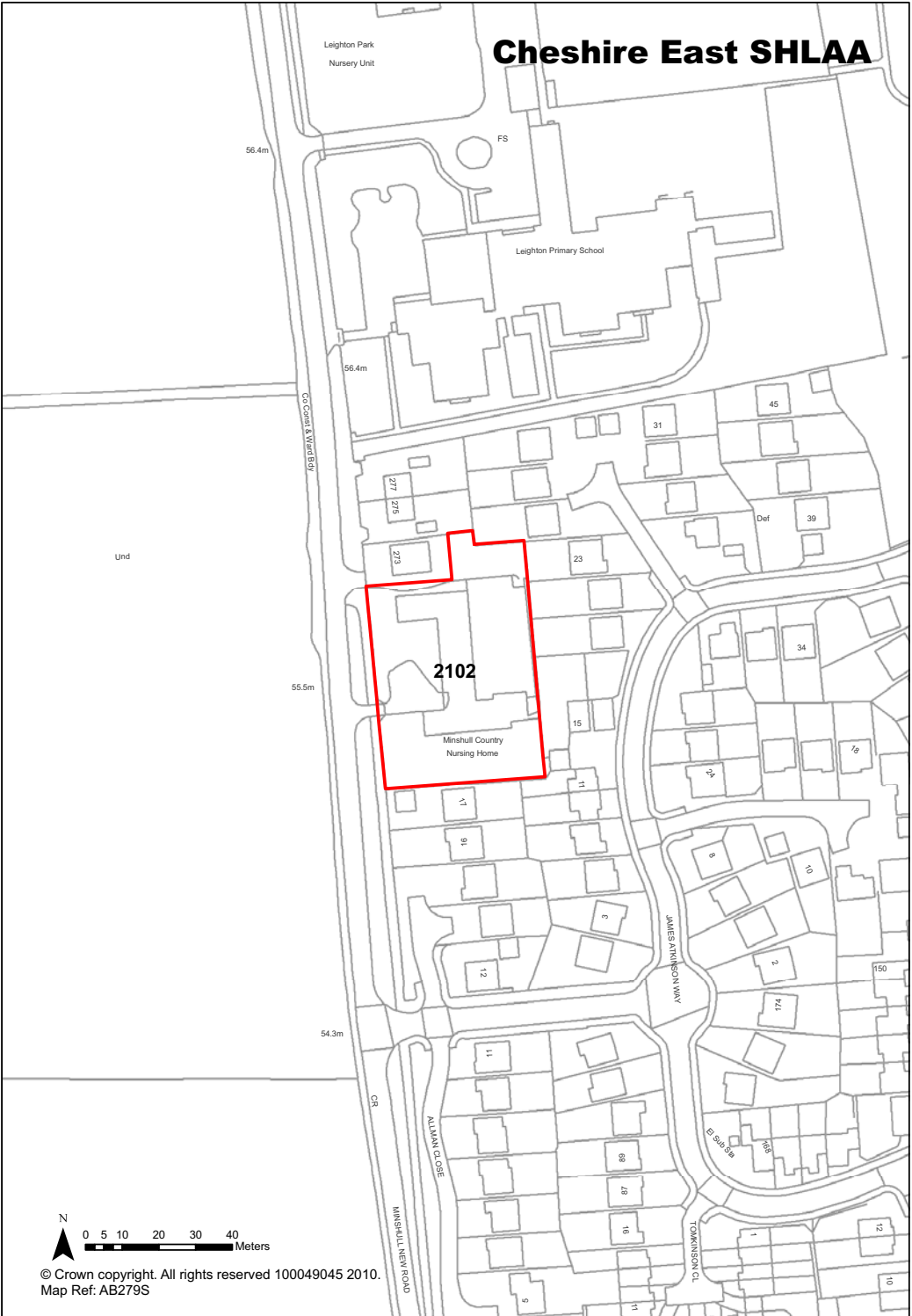
Ref	2065	Site Address	Audlem Country Nursing Home, School Lane, Audlem	
Town / Rural	Audlem	Easting	366080	Northing 343561
Site Description	Nursing home and surrounding grounds.		Site Size Net (Ha)	0.08
Character of Area	Residential.		Potential Capacity	22
Surrounding Land Uses	Residential and open countryside.		Potential Net Capacity	22
Physical Constraints	Flood zone 1 - little or no risk. Buildings on site, appears flat. Flood plain close to site. Listed building on site. Public footpath close to site. Trees on site.		Potential Density	265.1
Policy Restrictions	Site lies within a Conservation Area and an Area of Archaeological Potential.		Determination of Capacity	Based on current application
Managing Constraints	Consideration of historic environment and biodiversity.		Total Completions	0
Sustainability	Site is considered fairly sustainable.		Losses Completed	0
Accessibility	Site is accessible.		Remaining Losses	0
Other Information			Current Year	0
Brownfield / Greenfield	Brownfield		Years 1-5	22
Suitability	Suitable		Years 6-10	0
Availability	Available		Years 11-15	0
Achievability	Achievable			
Deliverability	Deliverable			
Development Progress	Full Permission			
Application Number:	10/1551			



Town / Rural	Crewe	Easting	369694	Northing	355535
Site Description	Used car sales site.	Site Size Net (Ha)	0.195		
Character of Area	Industrial and commercial	Potential Capacity	12		
Surrounding Land Uses	Industrial, commercial, residential.	Potential Net Capacity	12		
Physical Constraints	Flood zone 1 - little or no risk. Building and hardstanding on site, appears flat. Shrubs to border.				
Policy Restrictions	Located within the settlement boundary of Crewe, a Smoke Control Order zone and NATS safeguarding zone	Potential Density	61.54		
Managing Constraints	Consideration of biodiversity.	Determination of Capacity	Based on current permission		
Sustainability	Site is considered sustainable.				
Accessibility	Site is accessible.	Total Completions	0		
Other Information	Site has permission for the construction of 12 dwellings.	Losses Completed	0		
Brownfield / Greenfield	Brownfield	Remaining Losses	0		
Suitability	Suitable	Current Year	0		
Availability	Available	Years 1-5	12		
Achievability	Achievable	Years 6-10	0		
Deliverability	Deliverable	Years 11-15	0		
Development Progress	Full Permission				
Application Number:	10/3903N				



Ref	2102	Site Address	Minshull Court Nursing Home, Minshull New Rd, Crewe	
Town / Rural	Crewe	Easting	368795	Northing 357415
Site Description	Nursing home and grounds.	Site Size Net (Ha)	0.264	
Character of Area	Residential.	Potential Capacity	14	
Surrounding Land Uses	Residential and open countryside.	Potential Net Capacity	14	
Physical Constraints	Flood zone 1 - little or no risk. Building on site, site appears flat. Trees and shrubs on site.	Potential Density	53.03	
Policy Restrictions	Within the settlement boundary for Crewe and NATS safeguarding zone.	Determination of Capacity	Based on current permission.	
Managing Constraints	Consideration of biodiversity.			
Sustainability	Site is located adjacent to a bus stop and is within walking distance of a local school.			
Accessibility	Site is accessible.	Total Completions	0	
Other Information	Site has outline permission for the construction of 14 dwellings.	Losses Completed	0	
Brownfield / Greenfield	Brownfield	Remaining Losses	0	
Suitability	Suitable	Current Year	0	
Availability	Available	Years 1-5	14	
Achievability	Achievable	Years 6-10	0	
Deliverability	Deliverable	Years 11-15	0	
Development Progress	Outline Permission			
Application Number:	10/3210N			



Ref

2120

Site Address

South Cheshire College of Further Education, Dane Bank Avenue, Crewe

Town / Rural

Crewe

Easting

369785

Northing

354565

Site Description

College buildings

Site Size Net (Ha)

1.77

Character of Area

Residential.

Potential Capacity

91

Surrounding Land Uses

Residential.

Potential Net Capacity

91

Physical Constraints

Flood zone 1 - little or no risk. Buildings and hardstanding on site, appears flat. Trees (TPO) on site.

Policy Restrictions

Within the settlement boundary of Crewe, NATS safeguarding zone and Smoke Control Order area. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.

Potential Density

51.41

Managing Constraints

Consideration of biodiversity.

Determination of Capacity

Based on current application.

Sustainability

Site considered sustainable.

Accessibility

Site is accessible.

Total Completions

0

Other Information

Site has outline permission for the erection of 91 dwellings, subject to the signing of a s106 Agreement.

Losses Completed

0

Brownfield / Greenfield

Mixed

Remaining Losses

0

Suitability

Suitable

Availability

Available

Current Year

0

Achievability

Achievable

Years 1-5

90

Deliverability

Deliverable

Years 6-10

1

Development Progress

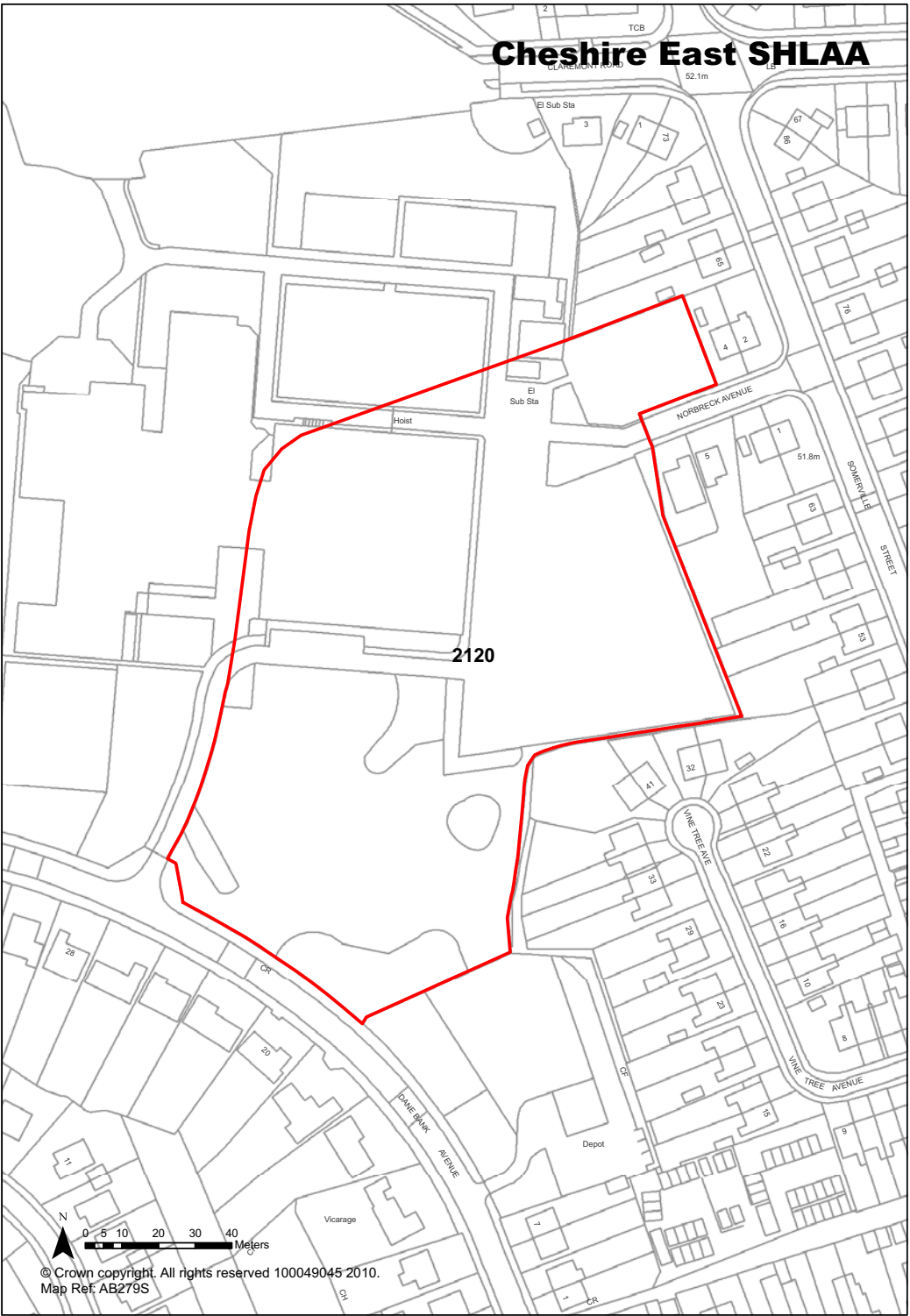
Awaiting S106

Years 11-15

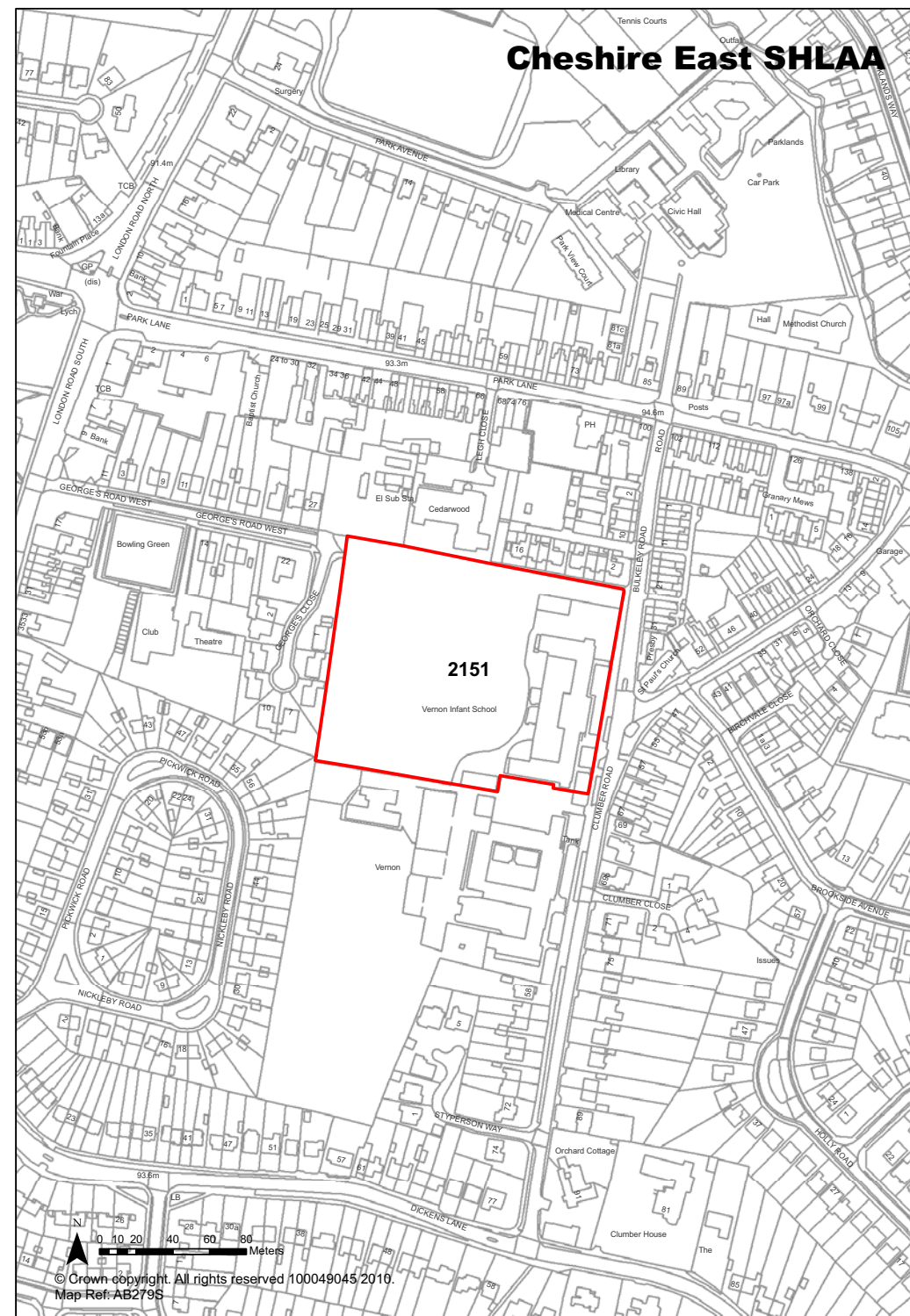
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Application Number:

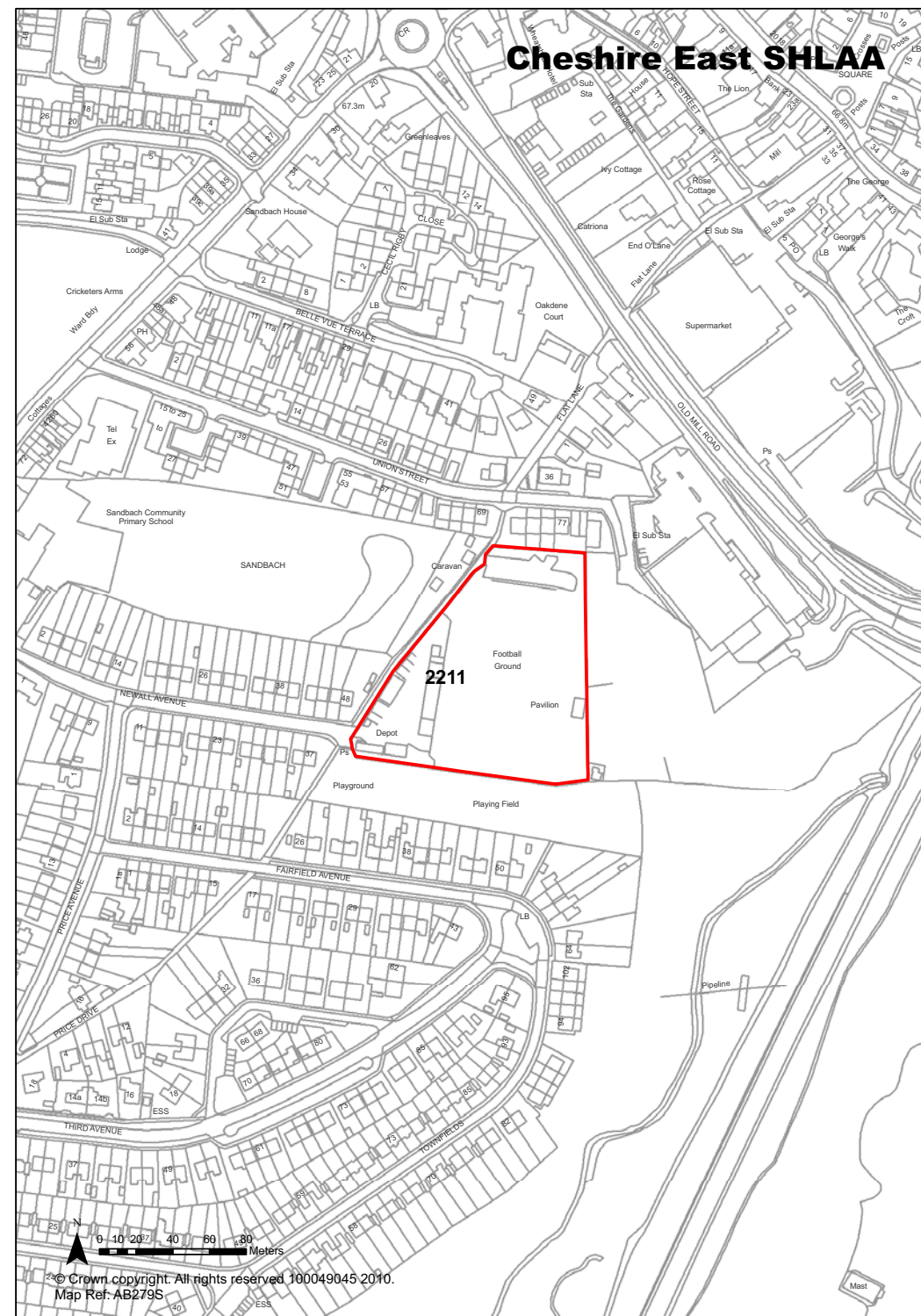
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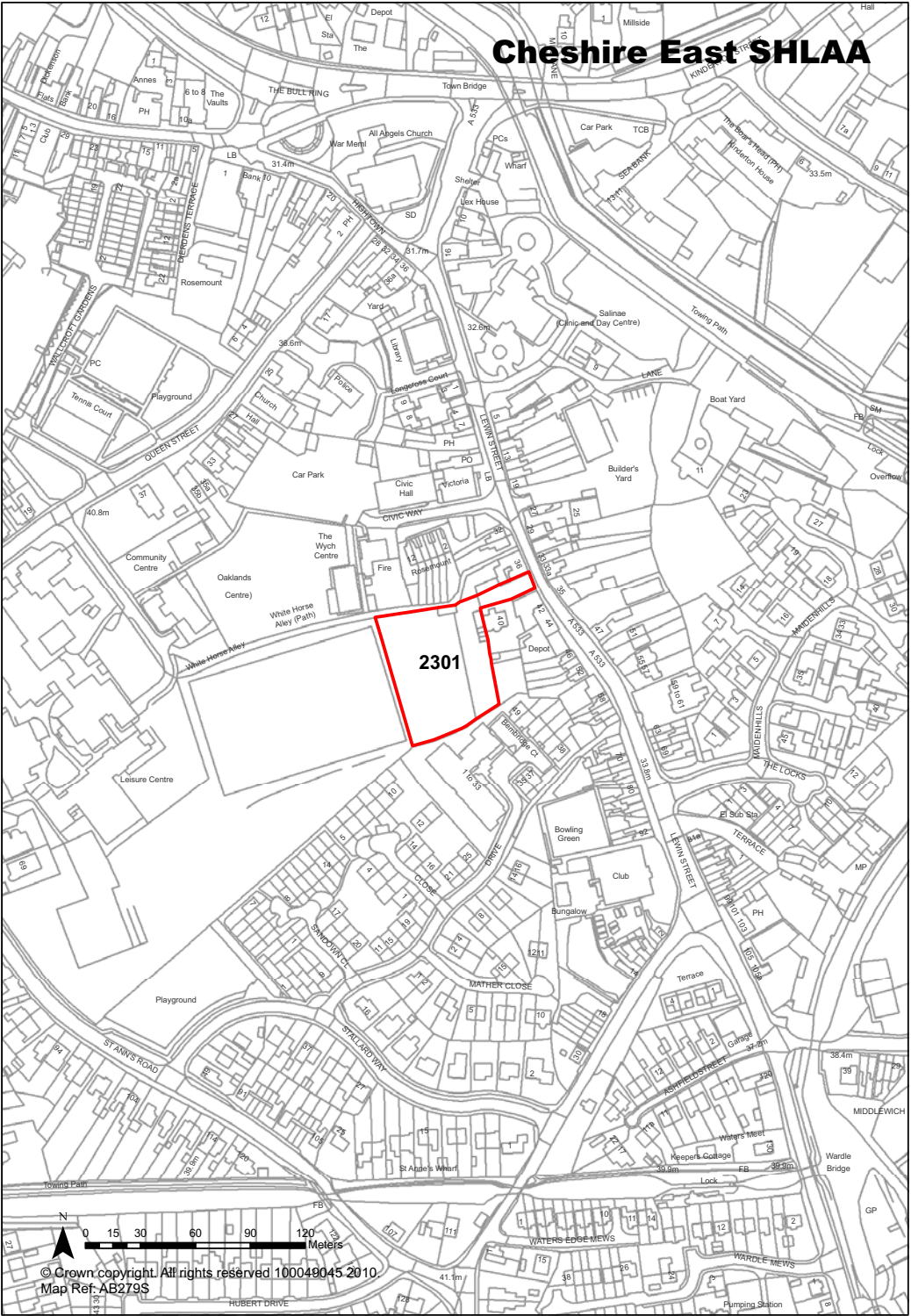
Ref	2151	Site Address	Site of Vernon County Infant School, Bulkely Road, Poynton		
Town / Rural	Poynton	Easting	392163	Northing	383385
Site Description	School bulding and grounds.	Site Size Net (Ha)	1.811		
Character of Area	Residential.	Potential Capacity	55		
Surrounding Land Uses	Residential.	Potential Net Capacity	55		
Physical Constraints	Buildings on site, appears flat.	Potential Density	30.37		
Policy Restrictions	Flood zone 1 - little or no risk. Existing open space, within Manchester Airport wind and air safe zones, Woodford aerodrome airspace zone.	Determination of Capacity	Density multiplier.		
Managing Constraints	Consideration of replacement/relocation of open space.	Total Completions	0		
Sustainability	Site is considered sustainable.	Losses Completed	0		
Accessibility	Site is accessible.	Remaining Losses	0		
Other Information	Site has permission for extra care but development not started yet.	Current Year	0		
Brownfield / Greenfield	Mixed	Years 1-5	0		
Suitability	Suitable	Years 6-10	0		
Availability	Not Available	Years 11-15	0		
Achievability	Achievable				
Deliverability	Not currently developable				
Development Progress	Outline Permission				
Application Number:	09/3565M				



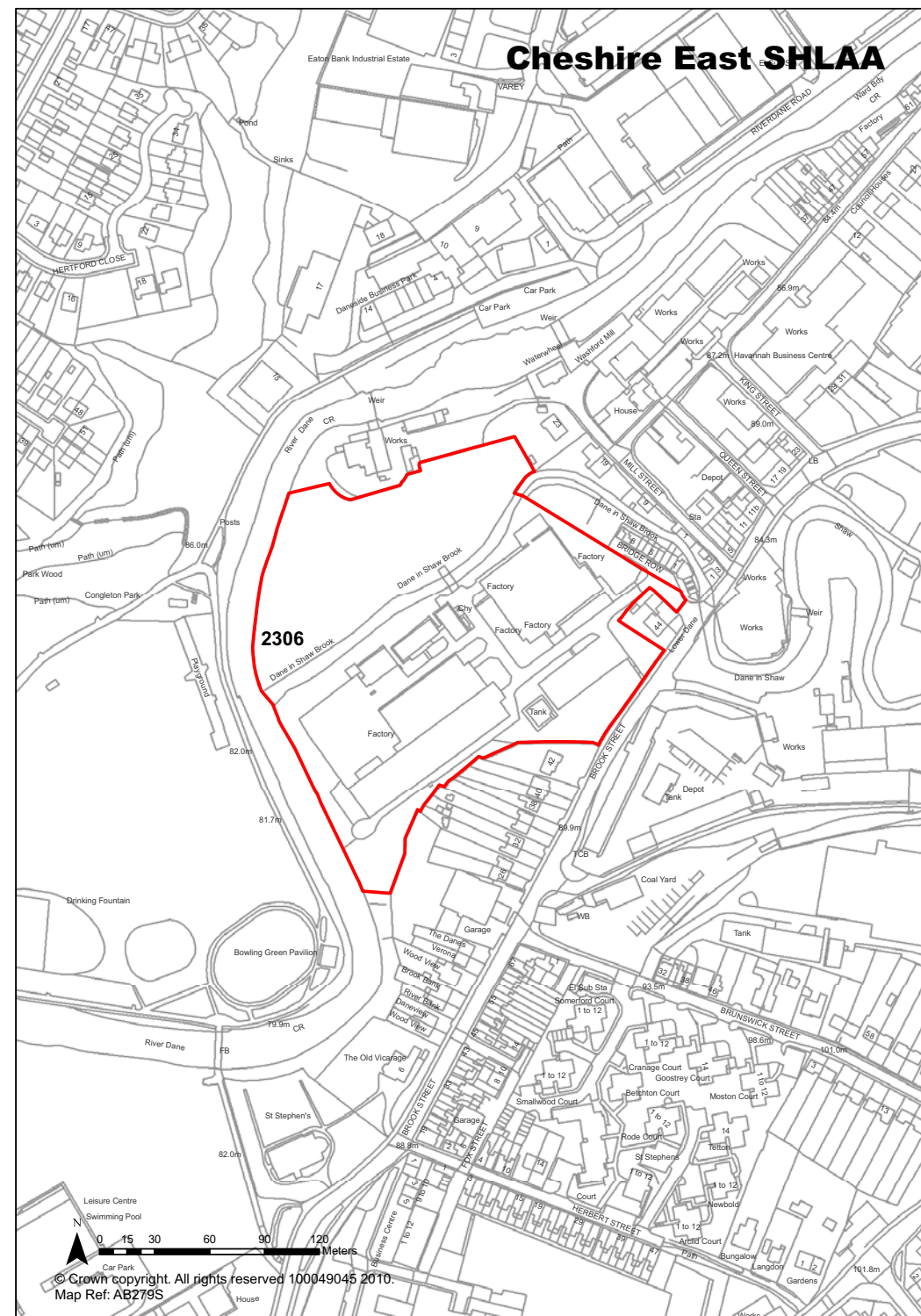
Ref	2211	Site Address	Council Depot, Newall Avenue, Sandbach	
Town / Rural	Sandbach	Easting	375652	Northing 360485
Site Description	Council depot and recreation.. Waste transfer station.		Site Size Net (Ha)	1.17
Character of Area	Generally residential		Potential Capacity	107
Surrounding Land Uses	Generally residential, including local school and open space and also Homebase.		Potential Net Capacity	107
Physical Constraints	Flood Zone 1 - Little or no risk. Site contamination possible due to industrial uses. Buildings on site, appears flat. Trees to eastern boundary.			
Policy Restrictions	Within SZL for Sandbach. Allocated for housing in the Local Plan. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfields sites.		Potential Density	91.45
Managing Constraints	Consultation with Contaminated Land Officer. Consideration of biodiversity.		Determination of Capacity	Based on current application.
Sustainability	Site considered sustainable.			
Accessibility	Access is possible.		Total Completions	0
Other Information	Site has outline permission for the construction of 107 extra care apartments.		Losses Completed	0
Brownfield / Greenfield	Mixed		Remaining Losses	0
Suitability	Suitable			
Availability	Not Available		Current Year	0
Achievability	Achievable		Years 1-5	0
Deliverability	Not currently developable		Years 6-10	0
Development Progress	SHLAA Site - Current Application		Years 11-15	0
Application Number:	09/3400C			



Ref	2301	Site Address	Land off Lewin Street, Middlewich		
Town / Rural	Middlewich	Easting	370436	Northing	365986
Site Description	Derelict outbuilding and adjacent paddock.		Site Size Net (Ha)	0.39	
Character of Area	Generally residential including high school and leisure centre.		Potential Capacity	16	
Surrounding Land Uses	Generally residential including high school and leisure centre.		Potential Net Capacity	16	
Physical Constraints	Flood Zone 1 - Little or no risk. Small trees and hedges bound site, 1 larger tree. Access is significant constraint (vehicular), need other land to form an access, area of arch potential. Building on site, appears flat.				
Policy Restrictions	Within Middlewich SZL. Within town centre. Surface water runoff should be calculated in accordance with Environment Agency guidelines.		Potential Density	41.03	
Managing Constraints	Access issues will need to be overcome. Consideration of biodiversity.		Determination of Capacity	Density multiplier - sustainable development	
Sustainability	Site is considered sustainable.				
Accessibility	Access issues will need to be overcome.		Total Completions	0	
Other Information	Cash point 400m, bus stop 200m, leisure facilities, 200m, medical centre 200m, playground 300m, post office 200m, park 300m, grocers 400m.		Losses Completed	0	
Brownfield / Greenfield	Mixed		Remaining Losses	0	
Suitability	Suitable				
Availability	Marginal / Uncertain		Current Year	0	
Achievability	Achievable		Years 1-5	0	
Deliverability	Developable		Years 6-10	16	
Development Progress	SHLAA Site		Years 11-15	0	
Application Number:					



Ref	2306	Site Address	Kestrel Engineering, Brook Street, Congleton	
Town / Rural	Congleton	Easting	386461	Northing 363487
Site Description	Vacant industrial land and factory and vairous industrial uses including HW Plastics.		Site Size Net (Ha)	3.24
Character of Area	Some residential to the south and to the north, but wider area appears industrial and commercial development.		Potential Capacity	54
Surrounding Land Uses	Much of site bounded by the River Dane. Some residential to the south and to the north, but wider area appears industrial and commercial development.		Potential Net Capacity	54
Physical Constraints	Flood Zone 3a - High Risk (Exceptions Test Required). Much of site bounded by the River Dane, which would require an 8m stand off in line with EA requirements. Dane in Shaw Brook runs through the site. Buildings and hardstanding on site, slope from Brook Street down to buildings. Trees on site.			
Policy Restrictions	Part of the site is identified within the Local Plan as an Owner Specific Employment Site.		Potential Density	16.67
Managing Constraints	A large proportion of the site is within Flood Risk Zones 2 and 3, mitigation scheme proposed by current applicant. Production of a Flood Risk Assessment. Consideration of biodiversity.		Determination of Capacity	Based on current planning application.
Sustainability	Site is considered sustainable.			
Accessibility	Access is possible.		Total Completions	0
Other Information	Site has outline permission for residential development, subject to the signing of a s106 Agreement.		Losses Completed	0
Brownfield / Greenfield	Brownfield		Remaining Losses	0
Suitability	Suitable			
Availability	Available		Current Year	0
Achievability	Achievable		Years 1-5	54
Deliverability	Deliverable		Years 6-10	0
Development Progress	Awaiting S106		Years 11-15	0
Application Number:	12/0410C			



Ref	2308	Site Address	North of Congleton Station, park Lane, Congleton	
Town / Rural	Congleton	Easting	387247	Northing 362400
Site Description	Vacant land - former railway use, car park, retail, vacant land		Site Size Net (Ha)	1.27
Character of Area	Railway and commercial to south. Residential to north.		Potential Capacity	39
Surrounding Land Uses	Railway to the south of the site.		Potential Net Capacity	39
Physical Constraints	Flood Zone 1 - Little or no risk. Trees and shrubs - biodiversity value likely, overspill car park for station, noise from trains, part of site within BWB consultation area. Building on site, appears flat. Located on a potential contaminated site (located within 250m of landfill). Potential air quality and noise issues.			
Policy Restrictions	Within Congleton SZL.		Potential Density	30.71
Managing Constraints	Consideration of biodiversity value. Noise issues will need to be considered due to proximity to railway. Consultation with Contaminated Land Officer. Air quality assesment may be required (size of development, proximity to AQMA). PPG24 noise assessment required (rail/road noise).		Determination of Capacity	Density multiplier - sustainable development - but based on mixed use scheme
Sustainability	Site is within walking distance of local facilities.			
Accessibility	Access is possible.		Total Completions	0
Other Information	Cash machine 300m, bus stop 200m, leisure facilities 1400m, medical centre 1100m, playground 1100m, post office 300m, public park 1600m, railway station 100m, grocers 300m.		Losses Completed	0
Brownfield / Greenfield	Brownfield		Remaining Losses	0
Suitability	Suitable			
Availability	Marginal / Uncertain		Current Year	0
Achievability	Achievable		Years 1-5	0
Deliverability	Developable		Years 6-10	39
Development Progress	SHLAA Site		Years 11-15	0
Application Number:				

