<b>Ref</b> 2309	Site Address	Land off Canal Villa (Swans Reach), Wolstenholme Close/Canal Road,			
Town / Rural Congleton		Easting	386671	Northin	g 362068
Site Description	Grassland.		Site Size Net (	(Ha)	0.8
Character of Area	Generally residential.		Potential Cap	acity	17
Surrounding Land Uses	Generally residential.		Potential Net		17
Physical Constraints	Flood Zone 1 - Little or no ri levels slope steeply, TPO ar potential to affect the setting conservation area, BWB con zone. No buildings on site, slope up to site from Canal Potential air quality issues.	nd hedges, g of the nsultation steep	Capacity		
Policy Restrictions	Within Congleton SZL. Surf runoff should be calculated accordance with Environme guidelines for greenfield site	in nt Agency	Potential Den	sity	21.25
Managing Constraints	Consideration of conservation Consideration of biodiversity quality assessment may be ro (size of development, proxin AQMA).	y. Air equired	Determinatior Capacity	-	Based on current application
Sustainability	Greenfield site, but consider sustainably located.	red to be			
Accessibility	Access is possible.		Total Complet	tions	0
Other Information			Losses Comp	leted	0
Brownfield / Greenfield	Mixed		Remaining Lo	sses	0
Suitability	Suitable				
Availability	Available - site owned by de	eveloper	Current Year		15
Achievability	Achievable		Years 1-5		2
Deliverability	Deliverable		Years 6-10		0
Development Progress	Under Construction		Years 11-15		0
Application Number:	11/0861C				





<b>Ref</b> 2312	Site Address Rear of	f 27-31 Park Lane, Co	ngleton
Town / Rural Congleton	Easti	ng 386657 Northi	ng 362724
Site Description	Gardens with garages present on site	Site Size Net (Ha)	0.83
Character of Area	Generally residential	Potential Capacity	12
Surrounding Land Uses	Generally residential	Potential Net	12
Physical Constraints	Flood Zone 1 - Little or no risk. Access improvements needed. TPOs and vegetation, loss of open space. Site within Conservation Area. Buildings or site, slight slope.		
Policy Restrictions	Within Congleton SZL. Surface water runoff to be calculated in accordance with Environment Agency guidelines for greenfield sites.	Potential Density	14.46
Managing Constraints	Access improvements needed. Consideration of Conservation Area and biodiversity. Air quality assessmer may be required (size of development proximity to AQMA).		Based on current application.
Sustainability	Greenfield site is within walking distance of bus stops.		
Accessibility	Access improvements needed.	<b>Total Completions</b>	0
Other Information	Cash point 900m, bus stop 200m, leisure facilities 1000m, medical centre 800m, playground 800m, post office 1000m, public park 1200m, railway station 800m, grocers 900m.	Losses Completed e	0
Brownfield / Greenfield	Greenfield	Remaining Losses	0
Suitability	Suitable		
Availability	Available - site on the market	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:	11/1484C		





<b>Ref</b> 2313	Site Address L	Land at Bank Street, Congleton			
Town / Rural Congleton		Easting	386156 North	ing 362918	
Site Description	Mixed use town centre site, ind car park and commercial development. Former scrap ya garage & timber yeard present	ard,	Site Size Net (Ha)	1.09	
Character of Area	Town centre		Potential Capacity	20	
Surrounding Land Uses	Town centre uses		Potential Net	20	
Physical Constraints	Flood Zone 1 - Little or no risk buildings on site, appears gen flat. Potential contaminated si located within 250m of landfill. on site.	erally te,	Capacity	20	
Policy Restrictions	Within Congleton SZL. Within Centre. Allocated as a mixed u development in the Local Plan the site is identified as having archaeological potential. South edge of the site may include p Conservation Area. There is a one Listed Building within the Park Street.	ise . Part of nern art of the t least	Potential Density	18.35	
Managing Constraints	Consultation with Contaminated Land Officer. Consideration of biodiversity. Air quality assesment may be required (size of development, proximity to AQMA).		Determination of Capacity	Based on mixed town centre site.	
Sustainability	Site is considered sustainable,				
Accessibility	Site is considered accessible.		Total Completions	0	
Other Information	Cash point 200m, bus stop 200 lesiure facilities 300m, medica 200m, amenity area 100m, pos 600m, public park 400m, railwa station 1300m, grocers 400m.	l centre st office	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	20	
Development Progress	SHLAA Site - Mixed Use Alloc	ation	Years 11-15	0	
Application Number:	None				





<b>Ref</b> 2316	Site Address	Land at Princess Street, Congleton			
Town / Rural Congleton		Easting	385821 N	lorthing 363040	
Site Description	Car park and mixed use bui Retail, car park, garage. De study already received.	-	Site Size Net (Ha	a) 0.51	
Character of Area	General town centre uses.		Potential Capac	ity 21	
Surrounding Land Uses	General town centre uses ir some residential	ncluding	Potential Net Capacity	21	
Physical Constraints	Part of the site lies in flood a in zone 3. Site is over sever With Princess Street curren than Bridge street. Access n issue. Adjacent to listed bu Buildings, trees and shrubs Located on potnetial contan site, within 250m of landfill. air quality issues.	al levels. tly lower may be an ilding. on site. ninated			
Policy Restrictions	Within Congleton SZL. With Centre. Allocated for Retail the Local Plan. Area of Arch Potential. Within Principal S Area.	uses within naeological	Potential Densit	y 41.18	
Managing Constraints	Consideration of archaeolog potential and biodiversity. O with Contaminated Land Of quality assesment may be r (size of development, proxin AQMA).	Consultation ficer. Air equired	Determination o Capacity	of Density multiplier- sustainable development	
Sustainability	Site is considered highly su	stainable.			
Accessibility	Access is possible.		Total Completio	ons 0	
Other Information	Cash machine 50m, bus sto lesiure facilities 400m, med 200m, amenity area 400m, 200m, public park 500m, ra station 1700m, grocers 50m	ical centre post office ilway	Losses Comple	ted 0	
Brownfield / Greenfield	Brownfield		Remaining Loss	ses 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 Application Number:	SHLAA Site		Years 11-15	0	

Cheshire East SHLAA - Update January 2013





<b>Ref</b> 2317	Site Address	Land east of Eaton Bank, Congleton			
Town / Rural Congleton		Easting	386648	Northi	ng 364037
Site Description	Part parking and part open	space	Site Size Net	(Ha)	4.35
Character of Area	Industrial and commercial u south of Eaton Bank, schoo west, open countryside to w and east.	l to north	Potential Car	oacity	90
Surrounding Land Uses	Industrial and commercial u south of Eaton Bank, schoo west, open countryside to w and east.	l to north	Potential Net Capacity		90
Physical Constraints	Part of site adjacent to Rive Flood Zones 2 and 3, SBI a corridor. North west of site Hard standing on part of sit and shrubs on site. Locate potential contaminated site. air quality issues.	nd wildlife on incline. e. Trees d on			
Policy Restrictions	Within Congleton SZL. Ope Countryside to east, north a SBI to east, north and west covering part of site edges. transport Assessment is red to the granting of planning p Surface water runoff to be of in accordance with Environ Agency guidelines for green	and west. of site and A quired prior permission. calculated ment	Potential Der	nsity	20.69
Managing Constraints	Flood Zone 3a - High Risk ( Test Required). Considerati wildlife corridor and biodive Consultation with Contamin Officer. Air quality assessed required (size of developme proximity to AQMA).	ion of SBI, rsity. ated Land ent may be	Determinatio Capacity	n of	Density multiplier but leaving SBI and flood risk areas undeveloped.
Sustainability	Accessible public transport Macclesfield Road.	facilities on			
Accessibility	Access possible.		Total Comple	etions	0
Other Information	Cash point 600m, bus stop leisure facilities 1100m, me 1500m, playground 900m, p 600m, public park 900m, ra station 2600m, grocers 600	dical centre post office ilway	Losses Com	pleted	0
Brownfield / Greenfield	Mixed		Remaining L	osses	0
Suitability	Suitable - with policy chang	e			
Availability	Available - site on the mark	et	Current Year		0
Achievability	Achievable		Years 1-5		0
Cheshire East SHLAA - L	Jpdate January 2013				Cheshine East



<b>Ref</b> 2317	Site Address	Land east of Eaton Bank, Congleton				
Deliverability	Developable	Years 6-10	90			
Development Progress	SHLAA Site	Years 11-15	0			
Application Number:						

PAGE LEFT BLANK FOR PRINTING



<b>Ref</b> 2318	Site Address	Site Address CEC Depot, Brunswick Wharf, Brook Street, Congleton				
Town / Rural Congleton		Easting	386582 North	<b>ing</b> 363410		
Site Description	Council depot. Old brickwo brickfield located on site.	rks and	Site Size Net (Ha)	0.68		
Character of Area	Mostly commercial and ind Some residential to the sour		Potential Capacity	21		
Surrounding Land Uses	Mostly commercial and index Some residential to the sour		Potential Net Capacity	21		
Physical Constraints	Flood Zone 1 - Little or no ri Buildings on site, appears g flat. Located on potential contaminated site. Tress to Potential air quality issues.	enerally				
Policy Restrictions	Within SZL for Congleton. A Protected Open Space to th the site. Material recycling/b facility in Structure Plan.	e south of	Potential Density	30.88		
Managing Constraints	Consultation with Contamin Officer. Consideration of bic Air quality assesment may t (size of development, proxir AQMA).	odiversity. be required	Determination of Capacity	Density multiplier		
Sustainability	Site is considered sustainat	ole.				
Accessibility	Access is possible.		Total Completions	0		
Other Information	Cash point 500m, bus stop leisure facilities 400m, medi 600m, playground 600m, po 900m, public park 400m, rai station 1700m, grocers 500	ical centre ost office ilway	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	21		
<b>Development Progress</b>	SHLAA Site		Years 11-15	0		
Application Number:						





<b>Ref</b> 2319	Site Address	Rear of 56	Sandbach Road,	Congleton
Town / Rural Congleton		Easting	383905 North	ing 363137
Site Description	Garden land.		Site Size Net (Ha)	0.32
Character of Area	Generally residential.		Potential Capacity	10
Surrounding Land Uses	Generally residential.		Potential Net	10
Physical Constraints	Flood Zone 1 - Little or no ris on parts of the site. Pond on appears flat. Potential air qu issues.	site. Site	Capacity	
Policy Restrictions	Within Congleton SZL. 56 S Road is a listed building. Su water runoff to be calculated accordance with Environmer guidelines for greenfield site	irface in nt Agency	Potential Density	31.25
Managing Constraints	Consideration of Listed Build biodiversity. Production of a Species Survey. Air quality may be required (size of dev proximity to AQMA).	Protected assesment	Determination of Capacity	Density multiplier
Sustainability	Site is within walking distand stop and local shops.	e of a bus		
Accessibility	Access is possible.		Total Completions	0
Other Information	Cash point 500m, bus stop 4 leisure facilities 2600m, med 1800m, playground 600m, p 500m, public park 2400m, ra station 4000m, grocers 500m	lical centre ost office iilway	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
<b>Development Progress</b>	SHLAA Site		Years 11-15	0
Application Number:				





<b>Ref</b> 2321	Site Address	Land off Meadow Avenue, Congleton			
Town / Rural Congleton	- Edge / Extension	Easting	385427	Northin	g 362362
Site Description	Agricultural land.		Site Size Net (	Ha)	1.27
Character of Area	Residential and Open Countr	yside	Potential Capa	city	39
Surrounding Land Uses	Residential and Open Countr	yside	Potential Net	-	39
Physical Constraints	Flood Zone 1 - Little or no ris Potential for ransom strip to c access point. Footpath along the site's border. No building appears generally flat. Trees hedges to border. Potential a issues.	k. Capacity created at part of s on site, s and			
Policy Restrictions	Open Countryside. Surface w runoff to be calculated in account with Environment Agency gui for greenfield sites.	ordance	Potential Dens	sity	30.71
Managing Constraints	Consideration of public footpa biodiversity. Air quality asses may be required (size of deve proximity to AQMA).	ment	Determination Capacity	of	Density multiplier
Sustainability	Greenfield site on edge of se	tlement.			
Accessibility	Access may be an issue.		Total Complet	ions	0
Other Information	Cash point 900m, bus stop 3 leisure facilities 1400m, medi 1000m, amenity land 300m, p 1000m, public park 1400m, ra station 2700m, grocers 900m	cal centre oost office ailway	Losses Compl	leted	0
Brownfield / Greenfield	Greenfield		Remaining Los	sses	0
Suitability	Suitable - with policy change				
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:					





<b>Ref</b> 2322	Site Address Land off Howey Lane, Congleton				
Town / Rural Congleton	- Edge / Extension	Easting	383858 North	ing 363624	
Site Description	Grazing land.		Site Size Net (Ha)	0.66	
Character of Area	Open countryside and edge settlement.	of	Potential Capacity	16	
Surrounding Land Uses	Residential to north, agricult grazing to south.	ure and	Potential Net Capacity	16	
Physical Constraints	Flood Zone 1 - Little or no ris and hedges, open countrysic buildings on site, appears fla Potential air quality issues.	de. No			
Policy Restrictions	Within Open Countryside. A special control for adverts. S water runoff to be calculated accordance with Environmen guidelines for greenfield site	Surface ⊢in nt Agency	Potential Density	24.24	
Managing Constraints	Consideration of biodoversity. Air quality assesment may be required (size of development, proximity to AQMA).		Determination of Capacity	Based on current permission	
Sustainability	Greenfield site on edge of se considered to be sustainably				
Accessibility	Access is possible.		Total Completions	0	
Other Information	Site suggested as part of 'Ca	all for Sites'	Losses Completed	0	
Brownfield / Greenfield	Greenfield		Remaining Losses	0	
Suitability	Suitable				
Availability	Available		Current Year	0	
Achievability	Achievable		Years 1-5	16	
Deliverability	Deliverable		Years 6-10	0	
Development Progress	Awaiting S106		Years 11-15	0	
Application Number:	11/4434C				





<b>Ref</b> 2325	Site Address	Land off Brookhouse Road,Sandbach			
Town / Rural Sandbach		Easting	375900	Northing 360650	
Site Description	Vacant land.		Site Size Net (H	<b>Ha)</b> 0.41	
Character of Area	Land on fringe of central ar	ea.	Potential Capa	city 12	
Surrounding Land Uses	Mainly residential and com	mercial.	Potential Net	12	
Physical Constraints	Flood Zone 1 - Little or no r Woodland on boundaries. site, slight slope to site.		Capacity		
Policy Restrictions	Within the SZL of Sandback allocation in Local Plan, Co Area and Area of Archeaolo Potential. Adjacent to listed Surface water runoff to be of in accordance with Environ Agency guidelines for green	nservation ogical d buildings. calculated ment	Potential Dens	ity 29.27	
Managing Constraints	Consideration of historic en and biodiversity.	vironment	Determination Capacity	of Density multiplier and Based on development above retail premises.	
Sustainability	Site is considered sustainal	ble.			
Accessibility	Site is considered accessib	le.	Total Completi	ions 0	
Other Information			Losses Compl	eted 0	
Brownfield / Greenfield	Greenfield		Remaining Los	sses 0	
Suitability	Suitable				
Availability	Marginal / Uncertain		Current Year	0	
Achievability	Achievable		Years 1-5	0	
			Years 6-10	12	
Deliverability	Developable		Tears 0-10	12	
Deliverability Development Progress	Developable SHLAA Site		Years 11-15	0	





<b>Ref</b> 2343	Site Address L	Site Address Land off Hassall Road, Sandbach				
Town / Rural Sandbach	- Edge / Extension	Easting	367496	Northin	ng 360152	
Site Description	Agricultural/grazing land adjac builders yard.	ent to	Site Size Net (	Ha)	1.29	
Character of Area	Open countryside and residen	tial.	Potential Capa	acity	39	
Surrounding Land Uses	Open countryside and residen	tial.	Potential Net	-	39	
Physical Constraints	appears generally flat with son constructions apparent. Locat	Flood Zone 1 - Little or no risk. Site appears generally flat with some constructions apparent. Located on potential contaminated site. Trees and hedges to boundary.				
Policy Restrictions	Within Open Countryside and special control for adverts. Su water runoof should be calcula accordance with Environment guidelines.	rface ited in	Potential Dens	ity	30.23	
Managing Constraints	Consultation with Contaminated Land Officer. Consideration of biodiversity.		Determination Capacity	of	Based on curent permission.	
Sustainability	Site is in close proximity to a b	us route				
Accessibility	Site is considered accessible.		Total Complet	ions	0	
Other Information	Site has been suggested throu 'Call for Sites' process.	igh the	Losses Compl	eted	0	
Brownfield / Greenfield	Greenfield		Remaining Los	sses	0	
Suitability	Suitable					
Availability	Available - site owned by deve	loper	Current Year		0	
Achievability	Achievable		Years 1-5		39	
Deliverability	Deliverable		Years 6-10		0	
<b>Development Progress</b>	Full Permission		Years 11-15		0	
Application Number:	12/1998C					





<b>Ref</b> 2353	Site Address	Land at El Elworth, S	worth Hall Farm,Do andbach	ean Close,
Town / Rural Sandbach	- Edge / Extension	Easting	374336 North	<b>ing</b> 361690
Site Description	Site consists of a farm, farm large garden area.	house and	Site Size Net (Ha)	1.09
Character of Area	Generally housing to the sou west, agricultural to the nort		Potential Capacity	25
Surrounding Land Uses	Generally housing to the sou west, agricultural to the nort		Potential Net Capacity	24
Physical Constraints	Flood Zone 1 - Little or no ri on site. Historical landfill on monitoring required. Buildin appears generally flat. Pote quality issues.	site - gas igs on site,		
Policy Restrictions	Within Sandbach SZL. Within Albion Inorganic Chemicals Outer consultation zone. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		Potential Density	22.94
Managing Constraints	Consultation with landscape officers and Contaminated Land Officer. Consideration of biodoversity. Air quality assesment may be required (size of development, proximity to AQMA).		Determination of Capacity	Based on current permission
Sustainability	Site is considered sustainab	le.		
Accessibility	Access is possible.		Total Completions	23
Other Information			Losses Completed	1
Brownfield / Greenfield	Mixed		Remaining Losses	0
Suitability	Suitable			
Availability	Available		Current Year	15
Achievability	Achievable		Years 1-5	10
Deliverability	Deliverable		Years 6-10	0
Development Progress	Under Construction		Years 11-15	0
Application Number:	10/2006C			





<b>Ref</b> 2354	Site Address		rst Carton, Sutherla load, Congleton	and Works,
Town / Rural Congleton		Easting	386716 North	ing 363333
Site Description	Redundant factory complex		Site Size Net (Ha)	1.87
Character of Area	Residential to south and ea Generally indsutrial and cor the north and west.		Potential Capacity	63
Surrounding Land Uses	Residential to south and ea Generally indsutrial and cor the north and west.		Potential Net Capacity	63
Physical Constraints	Flood Zone 1 - Little or no r constraints, trees and vege overlooking boundaries. Po contamination. Buildings of to site from Bromley Road. air quality issues.	tation and ossible n site, slope		
Policy Restrictions	Site is within the SZL for Co	ongleton.	Potential Density	33.69
Managing Constraints	Access issues addressed through consultation with Highways. Consultation with Contaminated Land Officer. Consideration of biodiversity. Air quality assessment may be required (size of development, proximity to AQMA).		Determination of Capacity	Based on current application.
		mity to		
Sustainability				
Sustainability Accessibility	ÀQMA).	ble. hrough	Total Completions	0
-	AQMA). Site is considered sustainal Access issues addressed th	ble. hrough	Total Completions	0
Accessibility	AQMA). Site is considered sustainal Access issues addressed th	ble. hrough		
Accessibility Other Information	AQMA). Site is considered sustainal Access issues addressed th consultation with Highways	ble. hrough	Losses Completed	0
Accessibility Other Information Brownfield / Greenfield	AQMA). Site is considered sustainal Access issues addressed th consultation with Highways Brownfield	ble. hrough	Losses Completed	0
Accessibility Other Information Brownfield / Greenfield Suitability	AQMA). Site is considered sustainal Access issues addressed th consultation with Highways Brownfield Suitable	ble. hrough	Losses Completed Remaining Losses	0 0
Accessibility Other Information Brownfield / Greenfield Suitability Availability	AQMA). Site is considered sustainal Access issues addressed th consultation with Highways Brownfield Suitable Available - site owned by de	ble. hrough	Losses Completed Remaining Losses Current Year	0 0 0
Accessibility Other Information Brownfield / Greenfield Suitability Availability Achievability	AQMA). Site is considered sustainal Access issues addressed th consultation with Highways Brownfield Suitable Available - site owned by de Achievable	ble. hrough	Losses Completed Remaining Losses Current Year Years 1-5	0 0 0 63





<b>Ref</b> 2355	Site Address	Site Address Former Texaco Garage, Congleton Road, Sandbach			
Town / Rural Sandbach		Easting	375980 North	ing 361088	
Site Description	Former Depot and Petrol st	ation.	Site Size Net (Ha)	0.41	
Character of Area	Generally residential but als the fire and ambulance stat on the edge of the town cer	tions. Just	Potential Capacity	17	
Surrounding Land Uses	Generally residential but als the fire and ambulance stat on the edge of the town cer	ions. Just	Potential Net Capacity	17	
Physical Constraints	Flood Zone 1 - Little or no r standing on site. Levels ar undertaken, contamination	e flat. Sl			
Policy Restrictions	Within Sandbach SZL and Centre.	Town	Potential Density	41.46	
Managing Constraints	Consultation with Contamir Officer.	nated Land	Determination of Capacity	Density multiplier - sustainable development	
Sustainability	Site considered sustainable	9.			
Accessibility	Site considered accessible.		Total Completions	0	
Other Information	Have been 2 applications o retirement apartments, both one for 54 dwgs and one for	n refused,	Losses Completed	0	
Brownfield / Greenfield	Brownfield		Remaining Losses	0	
Suitability	Suitable				
Availability	Available - site owned by de	eveloper	Current Year	0	
Achievability	Achievable		Years 1-5	0	
Deliverability	Developable		Years 6-10	17	
<b>Development Progress</b>	SHLAA Site		Years 11-15	0	
Application Number:					





<b>Ref</b> 2357	Site Address	Nortek, Va Fields, Co	lle Business ngleton	Centre, Pr	iesty
Town / Rural Congleton		Easting	385769	Northing	362668
Site Description	Industrial site. Historically V	/ale Mill.	Site Size Net (	( <b>Ha</b> ) 0.39	9
Character of Area	Generally residential		Potential Capa	acity 12	
Surrounding Land Uses	Wider area is residential. W and Howty Brook to the wes		Potential Net Capacity	12	
Physical Constraints	TPOs to rear of site, wildlife corridor, could affect the setting of listed buildings, footpath adjacent to site, within Flood Zone 3. Wider road network may need improvements. Building on site, appears flat. Located on potential contaminated site. Potential aor quality issues.		cupuony		
Policy Restrictions	Within Congleton SZL. Adja TPO area.	cent to a	Potential Dens	sity 30.7	77
Managing Constraints	Access issues addressed through consultation with Highways. Consideration of biodiversity and listed building setting. Consultation with Contaminated Land Officer. Production of a Flood Risk Assessment. Air quality assesment may be required (size of development, proximity to AQMA).		Determination Capacity		isity tiplier
Sustainability	Site is considered sustainab	ole.			
Accessibility	Access issues addressed th consultation with Highways		Total Complet	tions 0	
Other Information	Recent planning application home withdrawn to allow for amendments to the scale of development.		Losses Comp	leted 0	
Brownfield / Greenfield	Brownfield		Remaining Lo	sses 0	
Suitability	Suitable				
Availability	Marginal / Uncertain		Current Year	0	
Achievability	Achievable		Years 1-5	0	
Deliverability	Developable		Years 6-10	12	
Development Progress	SHLAA Site		Years 11-15	0	
Application Number:					





<b>Ref</b> 2361	Site Address Coalyard, junction of Brunswick Street and Brook Street, Congleton			
Town / Rural Congleton		Easting	386552 North	ing 363350
Site Description	Coalyard.		Site Size Net (Ha)	0.41
Character of Area	Commercial and residentia	I	Potential Capacity	17
Surrounding Land Uses	Commercial and residentia	I	Potential Net	17
Physical Constraints	Zone 1 - Little or no risk. Contamination likely. Buildings on site, appears flat. Potential of small explosion or fire risk. Trees to border. Potential air quality issues.		Capacity	
Policy Restrictions	Within the SZL of Congleto	n.	Potential Density	41.46
Managing Constraints	Contamination issues addressed by consultation with Contaminated Land Officer. Consideration of biodiversity. Air quality assesment may be required (size of development, proximity to AQMA).		Determination of Capacity	Density multiplier - sustainable development
Sustainability	Site is considerd sustainab	le.		
Accessibility	Site is considerd accessible	э.	Total Completions	0
Other Information	RPO SSA rep 436		Losses Completed	0
Brownfield / Greenfield	Brownfield		Remaining Losses	0
Suitability	Suitable			
Availability	Available - site on the mark	et	Current Year	0
Achievability	Achievable		Years 1-5	17
Deliverability	Deliverable		Years 6-10	0
Development Progress	SHLAA Site		Years 11-15	0
Application Number:				

Factory Works Fac Dane in Shaw Brook Tank Works 81 5 Depot Ş 2 TCB Coal Yard 2361 Garage Tank El Sub Sta Somerford Court 93.5m 1 to 12 Ш 98.6m 1 to 12 Cranage Court 1 to 12 Moston Cour 1<sub>10</sub>12 1 to 12 14 1 Rode Cou <1 St Stephens Court Crown copyright: All infits reserved 100049045/2010. Map Ref: AB279S Newbold Court 29

Factory

Cheshire East SHLAA



<b>Ref</b> 2362	Site Address	Oakes Pets Superstore, 28 Biddulph Road, Congleton			
Town / Rural Congleton		Easting	387305 North	ing 362112	
Site Description	Vacant yard at the rear of C Superstore. Historic use of		Site Size Net (Ha)	0.55	
Character of Area	Generally residential.		Potential Capacity	10	
Surrounding Land Uses	Generally residential.		Potential Net	10	
Physical Constraints	contamination may be an is BWB consultation zone. Bu	Zone 1 - Little or no risk. Trees, contamination may be an issue, within 3WB consultation zone. Buildings on site, appears flat. Potential air quality ssues.			
Policy Restrictions	Within Congleton SZL.		Potential Density	18.18	
Managing Constraints	Consultation with British Waterways. Consideration of biodiveristy. Air quality assesment may be required (size of development, proximity to AQMA).		Determination of Capacity	Density multiplier and based on allowance for access to the site and to allow for an appropriate layout based on this access.	
Sustainability	Site is considerd sustainabl	e.			
Accessibility	Site is considered accessib	le.	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	
<b>Development Progress</b>	SHLAA Site		Years 11-15	0	
Application Number:					





<b>Ref</b> 2363	Site Address	122 Bradw Rear, San	vall Road and Lan dbach	d to the	
Town / Rural Sandbach	- Edge / Extension	Easting	375882 North	iing 361655	
Site Description	Residential and gardens an grazing land.	d former	Site Size Net (Ha)	1.35	
Character of Area	Residential and Open Coun	tryside.	Potential Capacity	41	
Surrounding Land Uses	Residential and Open Coun	tryside.	Potential Net	41	
Physical Constraints	hedges on edge of site. Res property on site. Site appea	Zone 1 - Little or no risk. Trees and hedges on edge of site. Residential property on site. Site appears flat. Footpath on site. Located on potential contaminated site.			
Policy Restrictions	Within Open Countryside, area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.		Potential Density	30.37	
Managing Constraints	Consideration of natural environment and accommodation or relocation of footpath. Consultation woth Contaminated Land Officer.		Determination of Capacity	Density multiplier	
Sustainability	Site is considered fairly sus with access to public transp services and in close proxin school.	ort, local			
Accessibility	Access is possible.		Total Completions	0	
Other Information	Site amended following 'Cal	II for Sites'	Losses Completed	0	
Brownfield / Greenfield	Mixed		Remaining Losses	0	
Suitability	Suitable - with policy change	e			
Availability	Available - site owned by de	eveloper	Current Year	0	
Achievability	Achievable		Years 1-5	0	
Deliverability	Developable		Years 6-10	41	
<b>Development Progress</b>	SHLAA Site		Years 11-15	0	
Application Number:					





<b>Ref</b> 2364	Site Address	Poolwood Road, Son	Cottages, Holme	s Chapel
Town / Rural Rural		Easting	382242 Nort	hing 364040
Site Description	Agricultural land		Site Size Net (Ha)	0.48
Character of Area	Open Countryside with som residential.	le	Potential Capacity	10
Surrounding Land Uses	Open Countryside with som residential.	e	Potential Net Capacity	10
Physical Constraints	Zone 1 - Little or no risk. No apparent on site, slight slop present. Potential air qualit	e. Tree		
Policy Restrictions	Open Countryside. Site is w Jodrell Bank Consultation Z area of special control for a Surface water runoff to be o in accordance with Environr Agency guidelines.	one and dverts. alculated	Potential Density	20.83
Managing Constraints	Consultation with Jodrell Ba Consideration of biodiversity quality assesment may be r (size of development, proxir AQMA).	y. Air equired	Determination of Capacity	Based on part of site coming forward as a rural exception site. Density based on 'Call for Sites' suggestion.
Sustainability	Site is not considered susta although it is in close proxin bus route.			
Accessibility	Site is accessible.		Total Completions	0
Other Information	Site suggested as part of 'C Sites'.	all for	Losses Completed	0
Brownfield / Greenfield	Greenfield		Remaining Losses	0
Suitability	Suitable - with policy change	е		
Availability	Available - site owned by de	eveloper	Current Year	0
Achievability	Achievable		Years 1-5	0
Deliverability	Developable		Years 6-10	10
<b>Development Progress</b>	SHLAA Site		Years 11-15	0
Application Number:	09/1663C			





<b>Ref</b> 2365	Site Address	Dunkirk W Holmes Cł	ay, Land off Lo napel	ondon Road,
Town / Rural Holmes Ch	apel - Edge / Extension	Easting	376382 N	orthing 366411
Site Description	Grazing Land		Site Size Net (Ha	a) 1.2
Character of Area	Open Countryside and resid	lential.	Potential Capac	ity 18
Surrounding Land Uses	Open Countryside, residenti diesel railway.	al and	Potential Net Capacity	18
Physical Constraints	Zone 3a - High Risk (Excep Required). Adjacent to the r buildings on site, appears to generally flat. Located withi land fill. Trees on site.	ailway. No be		
Policy Restrictions	Open Countryside. Within Ju consultation zone. Area of s control for adverts. Surface runoff to be calculated in ac with Environment Agency gu	special water cordance	Potential Densit	y 30
Managing Constraints	Part of site located within Flood Risk Zone 3 and 2, therefore flood risk assessment would be required. Highways input would be needed in relation to site access. Need to demonstrate need for rural exception and for level of enabling developing. Consultation with Contaminated Land Officer. Consideration of biodiversity.		Determination o Capacity	f Based on current permission
Sustainability	Site is located on a bus rout	e.		
Accessibility	Vehicle access can be addr	essed.	Total Completio	<b>ns</b> 0
Other Information	Site has permission for affordable housing. Site suggested through 'Call for Sites', for affordable housing. Plus Dane Housing Association in negotiation with landowner.		Losses Comple	ted 0
Brownfield / Greenfield	Greenfield		Remaining Loss	es 0
Suitability	Suitable - if can meet policy	requireme		
Availability	Available		Current Year	0
Achievability	Achievable		Years 1-5	18
Deliverability	Deliverable		Years 6-10	0
<b>Development Progress</b>	Full Permission		Years 11-15	0
Application Number:	12/0036C			





<b>Ref</b> 2367	Site Address	Land adjacent to Heath House, Chells Hill, Betchton			
Town / Rural Rural		Easting	379607	Northi	ng 356893
Site Description	Grazing Land		Site Size Net	(Ha)	1.02
Character of Area	Residential and Open Coun	Residential and Open Countryside.		acity	12
Surrounding Land Uses	Residential and Open Coun	tryside.	Potential Net		
Physical Constraints	is problematic. Area of bring subsidence. No buildings o slight slope from Chells Hill.	Zone 1 - Little or no risk. Access to site is problematic. Area of brine subsidence. No buildings on site, slight slope from Chells Hill. Located on potential contaminated site.			
Policy Restrictions	Open Countryside. Area of special control for adverts. Surface water runoff to be calculated in accordance with Environment Agency guidelines.		Potential Den	sity	11.76
Managing Constraints	Access issues addressed through consultation with Highways. Consultation with Cheshire Brine Subsidence Compensation Baord and Contaminated Land Officer.		Determination of Capacity		Based on 'Call for Sites' submission.
Sustainability	Site is considerd unsustaina	able.			
Accessibility	Access to site is problematic. Issue regarding access in relation to bend in road and proximity to junction.		Total Comple	tions	0
Other Information	Site suggested through 'Cal as having for potential for af housing.		Losses Comp	leted	0
	Agent has provided informat suggest access issues can overcome. Agent has provided informat relation to mitigation for Brin subsidence.	be tion in			
Brownfield / Greenfield	Greenfield		Remaining Lo	sses	0
Suitability	Not Suitable				
Availability	Available		Current Year		0
Achievability	Not Achievable		Years 1-5		0
Deliverability	Not currently developable		Years 6-10		0
Development Progress Application Number:	SHLAA Site		Years 11-15		0





<b>Ref</b> 2368	Site Address Land to the rear of 104,106, 110, and 112 Lawton Road, Alsager				
Town / Rural Alsager		Easting	380220 North	ing 355293	
Site Description	Residential Gardens. Withi an old landfill site - monitori required.		Site Size Net (Ha)	0.44	
Character of Area	Generally residential.		Potential Capacity	14	
Surrounding Land Uses	Generally residential.		Potential Net	14	
Physical Constraints	Zone 1 - Little or no risk. Tl No buildings on site, appea flat. Located directly on lan	rs generally	Capacity		
Policy Restrictions	Within Alsager SZL. Surface water runoff to be calculated in accordance with Environment Agency guidelines.		Potential Density	31.82	
Managing Constraints	Consideration of biodiversity. Consultation with Contaminated Land Officer.		Determination of Capacity	Density multiplier	
Sustainability	Site is considered sustainal	ble.			
Accessibility	Potentially from Vale Garde unadopted road but could p be adopted and should be a accommodate some additio	otentially able to	Total Completions	0	
Other Information	Site suggested through 'Ca	II for Sites'	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	14	
<b>Development Progress</b>	SHLAA Site		Years 11-15	0	
Application Number:					

Application Number:





<b>Ref</b> 2369	Site Address	Land off Forge Lane, Congleton		
Town / Rural Congleton		Easting	384919 North	i <b>ng</b> 363192
Site Description	Depot and dwelling.		Site Size Net (Ha)	0.82
Character of Area	Residential and open country	side.	Potential Capacity	18
Surrounding Land Uses	Residential to the east and op countryside to the north and r the west		Potential Net Capacity	14
Physical Constraints	Flood Zone 1 - Little or no risl access. Buildings on site and slope to west of site. Trees o Located on a potential contar site. Potential air quality issu	l steep n site. ninated		
Policy Restrictions	Within Congleton SZL.		Potential Density	21.95
Managing Constraints	Access issues addressed through consultation with Highways. Consideration of biodiversity. Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development, proximity to AQMA).		Determination of Capacity	Based on current planning application.
Sustainability	Site is considered sustainable	Э.		
Accessibility	Narrow access.		<b>Total Completions</b>	0
Other Information	Site suggested as part of 'Ca Sites' process. (Site amended rather than en		Losses Completed	0
Brownfield / Greenfield	Brownfield		Remaining Losses	4
Suitability	Suitable			
Availability	Available - site owned by dev	eloper	Current Year	0
Achievability	Achievable		Years 1-5	18
Deliverability	Deliverable		Years 6-10	0
Development Progress	SHLAA Site - Current Applica	tion	Years 11-15	0
Application Number:	09/3498C			





<b>Ref</b> 2370	Site Address	Land adjacent to Marlfields Primary School, Waggs Road, Congleton			
Town / Rural Congleton		Easting	385332 North	ning 362544	
Site Description	Vacant land.		Site Size Net (Ha)	1.52	
Character of Area	Generally residential, schoo north east.	ol to the	Potential Capacity	46	
Surrounding Land Uses	Generally residential, schoo north east.	ol to the	Potential Net Capacity	46	
Physical Constraints	Zone 1 - Little or no risk. Po access and topographical is Small construction on site. shrubs on site. Potential air issues.	ssues. Trees and			
Policy Restrictions	Within Congleton SZL. Sur runoff should be calculated accordance with Environme guidelines.	in	Potential Density	30.26	
Managing Constraints	Access issues addressed through consultation with Highways. Consideration of biodoversity. Air quality assesment may be required (size of development, proximity to AQMA).		Determination of Capacity	Density multiplier	
Sustainability	Site is considered sustainal	ble			
Accessibility	Access issues addressed th consultation with Highways	0	Total Completions	0	
Other Information			Losses Completed	0	
Brownfield / Greenfield	Greenfield		Remaining Losses	0	
Suitability	Not Suitable				
Availability	Not Available - long term pr	ospect	Current Year	0	
Achievability	Not Achievable		Years 1-5	0	
Deliverability	Not currently developable		Years 6-10	0	
Development Progress	SHLAA Site		Years 11-15	0	
Application Number:					





<b>Ref</b> 2371	Site Address	Cardway (	Cartons, Linley La	ne, Alsager
Town / Rural Alsager		Easting	380825 North	ning 355182
Site Description	Factory, warehouse and un	used land.	Site Size Net (Ha)	4.73
Character of Area	Residential to the south, rai north, with Twyfords site fur north.		Potential Capacity	60
Surrounding Land Uses	Residential to the south, rai north, with Twyfords site fur north.		Potential Net Capacity	60
Physical Constraints Policy Restrictions	Zone 1 - Little or no risk. Si in use for industrial and cor purposes, therefore large b site. Western end of site ap hardstanding - potentially u network rail. Site adjacent t railway. Sloping to middle of Trees and shrubs on site. I within 250m of landfill. Pote quality and noise issues). Within Alsager SZL. Part of	nmercial uilding on pears to be sed by o the of site. Located ential air	Detential Danaity	10.69
Policy Restrictions	identified as Protected Ope		Potential Density	12.68
Managing Constraints	Consideration of biodiversit Consultation with Contamin Officer. Air quality assessme required (size of developme PPG24 noise assessment r (rail noise).	ated Land ent may be ent).	Determination of Capacity	Density multiplier and need to maintain open space and some level of employment on site.
Sustainability	Site is considered sustainal	ble.		
Accessibility	Site is considerd accessible	Э.	Total Completions	0
Other Information	Previous application was di appeal due to current emple on site.		Losses Completed	0
Brownfield / Greenfield	Brownfield		Remaining Losses	0
Suitability	Suitable - with policy chang	е		
Availability	Available - site owned by de	eveloper	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:				





<b>Ref</b> 2372	Site Address	Site Address Land at Sunnyside Farm, Dunnocksfold Road, Alsager				
Town / Rural Alsager - E	dge / Extension	Easting	378076 North	ning 355834		
Site Description	Agricultural land.		Site Size Net (Ha)	2.87		
Character of Area	Residential and open counti	ryside	Potential Capacity	87		
Surrounding Land Uses	Residential to the south, ope countryside to the north and open space to the east. For adjacent to site.	l recreation	Potential Net Capacity	87		
Physical Constraints	Zone 1 - Little or no risk. Sit to be in use for agricultural p Site appears generally flat. potential contaminated land and hedges present on site. air quality issues.	ourposes. Located on . Trees				
Policy Restrictions	Open Countryside. Area of control for adverts.	special	Potential Density	30.31		
Managing Constraints	Consultation with Contamina Officer. Consideration of bio Air quality assessment may b (size of development). Surfar runoff to be calculated in ac with Environment Agency gu	odiversity. be required ace water cordance	Determination of Capacity	Density multiplier		
Sustainability	Site has access to public tra is near to a secondary scho centre.					
Accessibility	Vehicle access possible.		Total Completions	0		
Other Information	Local Plan representation a suggested through the 'Call		Losses Completed	0		
Brownfield / Greenfield	Greenfield		Remaining Losses	0		
Suitability	Suitable - with policy change	9				
Availability	Available - site owned by de	eveloper	Current Year	0		
Achievability	Achievable		Years 1-5	0		
Deliverability	Developable		Years 6-10	87		
Development Progress	SHLAA Site		Years 11-15	0		
Application Number:						





<b>Ref</b> 2373	Site Address	Land at Rh Alsager	nodes Field,	Crewe	Road,
Town / Rural Alsager - E	dge / Extension	Easting	377950	Northin	<b>ig</b> 354916
Site Description	Agricultural land		Site Size Net (	(Ha)	3.48
Character of Area	Residential and Open Coun	tryside.	Potential Cap	acity	105
Surrounding Land Uses	Residential to the NE and O Countryside to SW.	pen	Potential Net		105
Physical Constraints	Hedges on site. Pylon in mic site along with overhead pow	one 1 - Little or no risk. Generally flat. edges on site. Pylon in middle of the te along with overhead powerlines. ccess should be possible. Potential r quality issues).			
Policy Restrictions	special control for adverts. S water runoff to be calculated	Within Open Countryside. Area of special control for adverts. Surface water runoff to be calculated in accordance with Environment Agency guidelines.		sity	30.17
Managing Constraints	Consideration of Pylon and Overhead line - could be moved or removed. Consideration of biodoversity. Air quality assesment may be required (size of development).		Determinatior Capacity	n of	Density multiplier
Sustainability	Site has access to public tra is near to a primary school.	nsport and			
Accessibility	Access is possible.		Total Complet	tions	0
Other Information	Local Plan representation		Losses Comp	leted	0
Brownfield / Greenfield	Greenfield		Remaining Lo	sses	0
Suitability	Suitable - with policy change	9			
Availability	Available		Current Year		0
Achievability	Achievable		Years 1-5		0
Deliverability	Developable		Years 6-10		90
Development Progress	SHLAA Site		Years 11-15		15
Application Number:					





<b>Ref</b> 2375	Site Address	Land off Webbs Lane, Middlewich			vich	
Town / Rural Middlewich	ı	Easting	370218	Northing	366538	
Site Description	Public open space and gara	ages.	Site Size Net (H	a) (	).64	
Character of Area	Generally residential		Potential Capac	city 2	20	
Surrounding Land Uses	Generally residential and ca	anal.	Potential Net	2	20	
Physical Constraints	Zone 2 - Low to Medium Ri Bounded by the canal and s trees on site, brine subsider British Waterways Consulta Site appears generally flat. within 250m of landfill.	isk. Capacity several ence area, ation Area.				
Policy Restrictions	Within Middlewich SZL. Sit protected area of open spar water runoff to be calculater accordance with Environme guidelines.	ce. Surface d in	Potential Densi	ty 3	31.25	
Managing Constraints	and flood risk (production o Risk Assessment). Conside replacement/relocation of o Consultation with Contamin				Density nultiplier	
Sustainability	Site considered sustainable	e.				
Accessibility	Access is possible.		Total Completion	ons (	)	
Other Information			Losses Comple	eted (	)	
Brownfield / Greenfield	Greenfield		Remaining Los	ses (	)	
Suitability	Suitable - with policy chang	е				
Availability	Marginal / Uncertain		Current Year	(	)	
Achievability	Not Achievable		Years 1-5	(	)	
Deliverability	Not currently developable		Years 6-10	(	)	
Development Progress	SHLAA Site		Years 11-15	(	)	
Application Number:						





<b>Ref</b> 2378	Site Address	Land off Ryecroft Close, Middlewich			
Town / Rural Middlewick	1	Easting	369915 Nort	hing 365379	
Site Description	Private walled garden.		Site Size Net (Ha)	0.45	
Character of Area	Residential		Potential Capacity	14	
Surrounding Land Uses	Residential		Potential Net	14	
Physical Constraints	Flood zone 1 - little or no risk constrained - narrow existing but possibility of access elsev Mature trees on site and TPC overhanging site. Site appear buildings on site.	access vhere.	Capacity		
Policy Restrictions	Within Middlewich SZL. Surfa runoff to be calculated in acco with Environment Agency gui for greenfield land.	ordance	Potential Density	31.11	
Managing Constraints	Consultation with Highways to access issues, consideration biodiversity.		Determination of Capacity	Density multiplier	
Sustainability	Site is within walking distance stops.	e of bus			
Accessibility	Access is possible.		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	SHLAA Site		Years 11-15	0	
Application Number:					





<b>Ref</b> 2380	Site Address	Land off Booth Lane, Middlewich			vich
Town / Rural Middlewich	ı	Easting	371308	Northin	ng 364522
Site Description	Council garages and allotme	ents	Site Size Net	(Ha)	0.39
Character of Area	Residential.		Potential Cap	acitv	12
Surrounding Land Uses	Residential.		Potential Net		12
Physical Constraints	trees on site, access onto n highway, visibility may be lin within BWB consultation zou Albion Inorganic Chemicals Consultation Zone, brine su area. Site appears to be fla on site. Located on potentia	ontaminated site and within 250m of			
Policy Restrictions	Within Middlewich SZL. Su runoff to be calculated in ac with Environment Agency g for greenfield land.	cordance	Potential Den	sity	30.77
Managing Constraints	access issues, consideratio geology and biodoversity, c with Contaminated Land off Waterways and Cheshire B	Consultation with Highways to address access issues, consideration of geology and biodoversity, consultation with Contaminated Land officer, British Waterways and Cheshire Brine Subsidence Compensation Board.		n of	Density multiplier
Sustainability	Site is located within walking of bus stops.	g distance			
Accessibility	Access possible.		Total Comple	tions	0
Other Information			Losses Comp	leted	0
Brownfield / Greenfield	Mixed		Remaining Lo	sses	0
Suitability	Suitable				
Availability	Not Available		Current Year		0
Achievability	Not Achievable		Years 1-5		0
Deliverability	Not currently developable		Years 6-10		0
Development Progress	SHLAA Site		Years 11-15		0
Application Number:					





<b>Ref</b> 2381	Site Address	Middlewich Middlewich	า Lagoons, Cledfo า	rd Lane,
Town / Rural Middlewich		Easting	371126 North	ing 365274
Site Description	Salt lagoons		Site Size Net (Ha)	25
Character of Area	and to the south west by the and then the main road. Fur west is residential. To the so	unded to north east by the railway d to the south west by the canal, d then the main road. Further to the st is residential. To the south and th is industrial development. tential air quality issues		750
Surrounding Land Uses	Industry to north and south, to west, open countryside to (agriculture)		Potential Net Capacity	750
Physical Constraints	Flood Zone 1 - Little or no ri contaminated. British Salt ha undertaken studies to consist of remediating site (£millions Biological Importance, with I consultation zone and Albion Chemicals outer consultatio footpath through site. Steep access site. Located direct	ave already der viability s). Site of BWB n Inorganic n zone, o bank to		
Policy Restrictions	Within Middlewich SZL. Site currently identified within the Plan as a SBI.		Potential Density	30
Managing Constraints	Expense of remediating the with its designation of an SE problematic to manage cont restrictions. Consideration of biodoversity and accommod relocation of footpath. Cons with British Waterways and Contaminated Land Officer. assesment may be required development).	BI makes it raints and of lation or sultation Air quality	Determination of Capacity	Density multiplier
Sustainability	Site is within walking distant stop.	ce of a bus		
Accessibility	Access possible.		Total Completions	0
Other Information	Cashpoint 900m, bus stop 5 primary school 700m, post of 900m, grocery store 900m, 1 centre 1,400m, medical cen amenity space 400m, public 1,400m.	b 500m, t office n, lesiure entre 1,800m,		0
Brownfield / Greenfield	Brownfield		Remaining Losses	0
Suitability	Not Suitable			
Availability	Not Available		Current Year	0
Achievability	Not Achievable		Years 1-5	0
Cheshire East SHLAA - U	Jpdate January 2013			Cheshiry East



<b>Ref</b> 2381	Site Address	Middlewich Lagoons, Cledford Lane, Middlewich		
Deliverability	Not currently developable	Years 6-10	0	
<b>Development Progress</b>	SHLAA Site	Years 11-15	0	

Application Number:

PAGE LEFT BLANK FOR PRINTING



<b>Ref</b> 2385	Site Address	Land off King Street, Middlewich			
Town / Rural Middlewich	n - Edge / Extension	Easting	370300	Northin	g 367100
Site Description	Car park to industrial estate		Site Size Net (	Ha)	0.32
Character of Area	Mixed uses but edge of settl	ement.	Potential Capa	acitv	10
Surrounding Land Uses	Mixed including railway, con and some residential.	nmercial	Potential Net Capacity	-	10
Physical Constraints	of site in Open Countryside Zone 2, access is onto a rigi controlled junction. Trees, h biodiversity value. Noise fro potential contamination, loss street parking. Hard standir	Area of Archaeological Potential, part of site in Open Countryside and Flood Zone 2, access is onto a right controlled junction. Trees, hedges and biodiversity value. Noise from railway, potential contamination, loss of off street parking. Hard standing on site, appears flat. Located within 250m of landfill.			
Policy Restrictions	Part in SZL for Middlewich, Open Countryside. Area of control for adverts.		Potential Dens	sity	31.25
Managing Constraints	Consideration of historic and natural environment and flooding issues (production of a Flood Risk Assessment). Consulation with Highways to address access issues. Consultation with Contaminated Land Officer.		Determination Capacity		Density multiplier
Sustainability	Brownfield site is located clo employment land.	ose to			
Accessibility	Access possible.		Total Complet	ions	0
Other Information			Losses Comp	leted	0
Brownfield / Greenfield	Brownfield		Remaining Lo	sses	0
Suitability	Not Suitable				
Availability	Not Available		Current Year		0
Achievability	Not Achievable		Years 1-5		0
Deliverability	Not currently developable		Years 6-10		0
Development Progress	SHLAA Site		Years 11-15		0
Application Number:					





<b>Ref</b> 2387	Site Address	Land west	of Hillfields,	Congleton	
Town / Rural Congleton		Easting	385761	Northing 363464	
Site Description	Vacant land and woodland.		Site Size Net (	( <b>Ha</b> ) 0.82	
Character of Area	Generally residential		Potential Cap	acity 15	
Surrounding Land Uses	Generally residential and a s of commercial.	mall area	Potential Net Capacity	15	
Physical Constraints	Zone 1 - Little or no risk. Cur woodland. Site is located on incline, no buildings on site. within 250m of landfill. Poter quality issues.	Site is located on a steep ouildings on site. Located of landfill. Potential air			
Policy Restrictions	Majority of site covered by a area. Surface water runoff s calculated in accordance witl Environment Agency guidelir	hould be า	Potential Den	<b>sity</b> 18.29	
Managing Constraints	Consideration of biodiversity Consultation with Contamina Officer. Air quality assesmer required (size of developmer proximity to AQMA).	ted Land nt may be	Determinatior Capacity	n of Density multiplier, bu reduced to allow for issues with topography and woodlar	
Sustainability	Site considered sustainable.				
Accessibility	Access possible.		Total Complet	tions 0	
Other Information			Losses Comp	leted 0	
Brownfield / Greenfield	Greenfield		Remaining Lo	osses 0	
Suitability	Not Suitable				
Availability	Not Available		Current Year	0	
Achievability	Not Achievable		Years 1-5	0	
Deliverability	Not currently developable		Years 6-10	0	
Development Progress	SHLAA Site		Years 11-15	0	
Application Number:					





<b>Ref</b> 2395	Site Address	Cricket Club, West Street, Congleton			
Town / Rural Congleton		Easting	385360 North	ing 363202	
Site Description	Cricket club grounds.		Site Size Net (Ha)	1.23	
Character of Area	Generally residential.		Potential Capacity	37	
Surrounding Land Uses	Generally residential.		Potential Net	37	
Physical Constraints	Flood zone 1 - little or no risk an area of Protected Open Space/Recreation Facility. E on site, appears flat. TPO's to site. Potential air quality is	Buildings adjacent	Capacity		
Policy Restrictions	Site is an area of Protected ( Space/Recreation Facility. S water runoff should be calcul accordance with Environmer guidelines.	urface ated in	Potential Density	30.08	
Managing Constraints	and of biodiversity. Air qualit assesment may be required	Consideration of eplacement/relocation of open space nd of biodiversity. Air quality ssesment may be required (size of evelopment, proximity to AQMA).		Density multiplier	
Sustainability	Site considered sustainable.				
Accessibility	Site considered accessible.		Total Completions	0	
Other Information	No evidence that Cricket Clu leave their current premises.		Losses Completed	0	
Brownfield / Greenfield	Greenfield		Remaining Losses	0	
Suitability	Suitable - with policy change				
Availability	Not Available		Current Year	0	
Achievability	Achievable		Years 1-5	0	
Deliverability	Not currently developable		Years 6-10	0	
Development Progress	SHLAA Site		Years 11-15	0	
Application Number:					




<b>Ref</b> 2396	Site Address	Congleton Road, Cor		all Club, Crescent	t
Town / Rural Congleton		Easting	385327	Northing 362752	
Site Description	Football ground.		Site Size Net (	<b>Ha)</b> 1.23	
Character of Area	Generally residential		Potential Capa	acity 37	
Surrounding Land Uses	Generally residential		Potential Net	37	
Physical Constraints	Flood zone 1 - little or no ris an area of Protected Open Space/Recreation Facility. I footpath adjacent to site. Bu site, appears flat. Site is in Congleton Town FC. Poten quality issues.	Public uildings on use by	Capacity		
Policy Restrictions	Site is an area of Protected Space/Recreation Facility. S water runoff should be calcu accordance with Environme guidelines.	Surface llated in	Potential Dens	sity 30.08	
Managing Constraints	Consideration of replacement/relocation of op and football club. Considera public footpath. Air quality a may be required (size of dev proximity to AQMA).	ation of assesment	Determination Capacity	of Density multiplier	
Sustainability	Site considered sustainable				
Accessibility	Site considered accessible.		Total Complet	ions 0	
Other Information	No evidence that football clu leave current premises.	ıb wish to	Losses Comp	leted 0	
Brownfield / Greenfield	Greenfield		Remaining Lo	sses O	
Suitability	Suitable - with policy change	e			
Availability	Not Available		Current Year	0	
Achievability	Achievable		Years 1-5	0	
Deliverability	Not currently developable		Years 6-10	0	
Development Progress	SHLAA Site		Years 11-15	0	
Application Number:					





<b>Ref</b> 2397	Site Address	Land off Silver Street, Congleton			ton
Town / Rural Congleton		Easting	386074	Northir	ng 362659
Site Description	Grassland, outbuildings and	garden.	Site Size Net	(Ha)	0.89
Character of Area	Edge of settlement - mixed u	uses.	Potential Cap	acity	12
Surrounding Land Uses	Cemetery, car sales and res	idential.	Potential Net	-	12
Physical Constraints	Flood Zone 1 - Little or no ri change sharply, trees and h access constrained, greenfit potential to affect the setting Peter's Church. TPO adj to Canal Street garage - a pos source of contamintion. Pot quality issues.	risk. Levels <b>Capacity</b> hedges, field, has the g of St o site. Adj to ssible			
Policy Restrictions	Within Congleton SZL. Part within Town Centre. Part of an area of archaeological po Contains listed Cockshuts F Surface water runoff should calculated in accordance wit Environment Agency guideli	site within otential. ootpath. be th	Potential Den	isity	13.48
Managing Constraints	Consideration of historic and environment. Consultation Contaminated Land Officer. assesment may be required development, proximity to A	with Air quality (size of	Determination Capacity	n of	Density multiplier and Based on part of site (approx. 0.37ha) suggested through 'Call for Sites' coming forward for development.
Sustainability	Site is considered sustainab	le.			·
Accessibility	Access is possible.		Total Comple	tions	0
Other Information	Part of site suggested throug Sites'.	gh 'Call for	Losses Com	oleted	0
Brownfield / Greenfield	Greenfield		Remaining Lo	osses	0
Suitability	Suitable				
Availability	Available - site on the marke	et	Current Year		0
Achievability	Achievable		Years 1-5		12
Deliverability	Deliverable		Years 6-10		0
<b>Development Progress</b>	SHLAA Site		Years 11-15		0
Application Number:					





<b>Ref</b> 2404	Site Address		sons Site, Lo napel (aka Sa	ndon Road, anofi Aventis /
Town / Rural Holmes Ch	apel	Easting	376853	Northing 366657
Site Description	Existing Industrial site.		Site Size Net (	( <b>Ha)</b> 8.11
Character of Area	Residential and open count	ryside.	Potential Cap	acity 224
Surrounding Land Uses	Part of the site is to stay in i and commercial use. To the south and east of the reside the site is open countryside	e north, ential part of	Potential Net Capacity	224
Physical Constraints	Area to the south of the site Zone 3 Flood Risk Area. Sta to the North, small areas of border the site. Site adjacer railway. Buildings currently Potential for contamination. appears generally flat. Exter contamination expected on particularly in area of landfil on-site laboratory. Located 250m of landfill. Potential a issues.	ation Road woodland ht to the on site. Site nsive site I from the within		
Policy Restrictions	Within Jodrell Bank Consult and Holmes Chapel SZL.	ation Zone	Potential Den	sity 27.62
Managing Constraints	Consideration of flood risk a production of a Flood Risk Assessment. Consultation Contaminated Land Officer Bank. Consideration of nate environment. Air quality as may be required (size of dev	with and Jodrell ural sesment	Determination Capacity	n of Site awaiting S106.
Sustainability	Site is considered sustainat	ole.		
Accessibility	Access is possible. Scope a of TA agreed. Likely to be re provide a negotiated sum to and/or strategic highway inf upgrades.	equired to wards local	Total Complet	tions 0
Other Information			Losses Comp	oleted 0
Brownfield / Greenfield	Brownfield		Remaining Lo	osses 0
Suitability	Suitable			
Availability	Available - site on the marke	ət	Current Year	0
Achievability	Achievable		Years 1-5	175
Deliverability	Deliverable		Years 6-10	49
<b>Development Progress</b>	Outline Permission		Years 11-15	0
Application Number:	11/1682C			



Cheshire East SHLAA - Update January 2013



<b>Ref</b> 2406	Site Address	Land sout Congleton	h and east of Astb	ury Mere,
Town / Rural Congleton		Easting	385003 North	ning 362294
Site Description	Woodland/open space.		Site Size Net (Ha)	6.58
Character of Area	Open space and recreation		Potential Capacity	200
Surrounding Land Uses	Mere (recreation), woodland residential to the east and s space.		Potential Net Capacity	200
Physical Constraints	Flood zone 1 - little or no ris and Protected Open Space adjacent to site. Steep cha levels on site. Located on p contaminated site. Potentia issues.	, footpath nge in potential		
Policy Restrictions	Proteced Open Space. With Congleton SZL. Surface was should be calculated in acc with Environment Agency g	ater runoff ordance	Potential Density	30.4
Managing Constraints	Replacement/relocation of consideration of biodiversity Consultation with Contamin Officer. Air quality assessme required (size of developme proximity to AQMA).	, ated Land ent may be	Determination of Capacity	Density multiplier
Sustainability	Site is within walking distan stop.	ce of a bus		
Accessibility	Access is possible.		Total Completions	0
Other Information			Losses Completed	0
Brownfield / Greenfield	Greenfield		Remaining Losses	0
Suitability	Not Suitable			
Availability	Not Available		Current Year	0
Achievability	Not Achievable		Years 1-5	0
Deliverability	Not currently developable		Years 6-10	0
<b>Development Progress</b>	SHLAA Site		Years 11-15	0
Application Number:				





<b>Ref</b> 2415	Site Address	Land to re	ar of Elworth R	Road, Sandbach
Town / Rural Sandbach		Easting	374040 N	lorthing 360830
Site Description		Predominantly garden land to adjacent residential properties but some vacant land.		a) 0.35
Character of Area	Generally residential.		Potential Capac	ity 11
Surrounding Land Uses	Generally residential.		Potential Net	11
Physical Constraints	small trees within site. Acce involve demolition of an exis property on either Deans La	Flood zone 1 - little or no risk. Few small trees within site. Access would involve demolition of an existing property on either Deans Lane or Elworth Road. Site appears flat.		
Policy Restrictions	Within Sandbach SZL. Surfa runoff should be calculated accordance with Environme guidelines.	in	Potential Densit	y 31.43
Managing Constraints	Consultation with Highways access issues. Consideration biodiversity.		Determination o Capacity	f Density multiplier
Sustainability	Site is considered sustainab	le.		
Accessibility	Issue with access to site.		Total Completio	ons 0
Other Information			Losses Comple	ted 0
Brownfield / Greenfield	Greenfield		Remaining Loss	ses 0
Suitability	Not Suitable			
Availability	Marginal / Uncertain		Current Year	0
Achievability	Not Achievable		Years 1-5	0
Deliverability	Not currently developable		Years 6-10	0
Development Progress	SHLAA Site		Years 11-15	0
Application Number:				

Application Number:

**Cheshire East SHLAA**  $\Box$ Å 58 86 90 8 B I B 2415 54 1 52 5 48 **f**<sup>2</sup> 60 Ž<sup>88</sup> 5 2 © Crown copyright. All rights reserved 100049045 2010. Map Refr AB2795



<b>Ref</b> 2417	Site Address	Butley Ha	ll, Scott Road, Pre	stbury
Town / Rural Prestbury		Easting	390167 Norti	ning 377238
Site Description	Residential and accompanying grounds.	g	Site Size Net (Ha)	0.26
Character of Area	Residential.		Potential Capacity	12
Surrounding Land Uses	Residential and car parking to south west.	the	Potential Net Capacity	5
Physical Constraints	Flood zone 1 - little or no risk. on site, appears generally flat and adjacent to site, within Ma Airport wind and air safe zone	, TPO on anchester	Capacity	
Policy Restrictions	Butley Hall is a grade II listed Within area of special control adverts. Surface water runoff be calculated in accordance w Environment Agency guideling	for should <i>i</i> ith	Potential Density	44.44
Managing Constraints	Consideration of trees and the historic environment, consultation with Manchester Airport.		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	Mixed		Remaining Losses	7
Suitability	Suitable			
Availability	Available		Current Year	0
Achievability	Achievable		Years 1-5	12
Deliverability	Deliverable		Years 6-10	0
Development Progress	Full Permission		Years 11-15	0
Application Number:	10/3174M			





<b>Ref</b> 2418	Site Address Massie Dyeworks, Loney Street, Macclesfield				
Town / Rural Macclesfie	ld	Easting	391113 North	ing 373272	
Site Description	Dyeworks		Site Size Net (Ha)	0.09	
Character of Area	Residential		Potential Capacity	11	
Surrounding Land Uses	Residential		Potential Net	11	
Physical Constraints		Flood zone 1 - little or no risk, building on site, slight slope, potential contaminated site.			
Policy Restrictions	Within Woodford Aerodrom zone and Manchester Airpo Air Safe zone		Potential Density	122.2	
Managing Constraints	Consultation with Woodford Aerodrome, Manchester Airport and Contaminated Land Officer.		Determination of Capacity	Based on current permission.	
Sustainability	Site is considered sustaina	ble.			
Accessibility	Site is 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	11	
Deliverability	Deliverable		Years 6-10	0	
<b>Development Progress</b>	Outline Permission		Years 11-15	0	
Application Number:	12/1394M				





<b>Ref</b> 2420	Site Address	Fibrestar site, Redhouse Lane, Disley				
Town / Rural Disley		Easting	398339	Northin	ng 384827	
Site Description	Industrial site		Site Size Net (	(Ha)	5.27	
Character of Area	Countryside (green belt), re openspace, residential	sidential,	Potential Cap	acity	160	
Surrounding Land Uses	Residential, green belt, ope	n space	Potential Net		160	
Physical Constraints	The land immediately adjac Peak Forest Canal is a site Biological Importance (Grac Site of Nature Conservation Importance. Sloping site be railway line and canal. Prom from the countryside - green north. Some mature trees o Current buildings of varying	of le C) and a tween hinent site h belt to n site.	Capacity			
Policy Restrictions	Existing Employment Area		Potential Den	sity	30.36	
Managing Constraints	Biodiversity considerations.		Determination Capacity	ı of	Based on current application.	
Sustainability	Site is considered sustainat	ble				
Accessibility	Access is possible		Total Complet	tions	0	
Other Information	Bus Stop within 250m, Post within720m, medical facilitie 800m, Primary School within Open Space within 80m	es within	Losses Comp	leted	0	
Brownfield / Greenfield	Brownfield		Remaining Lo	sses	0	
Suitability	Suitable					
Availability	Available		Current Year		0	
Achievability	Achievable		Years 1-5		90	
Deliverability	Deliverable		Years 6-10		70	
<b>Development Progress</b>	Awaiting S106		Years 11-15		0	
Application Number:	08/2718P					





<b>Ref</b> 2442	Site Address	Land off B	arley Croft, Alsag	ger
Town / Rural Alsager		Easting	380197 Nor	thing 354864
Site Description	Private house and grounds a Housing garages.	nd dane	Site Size Net (Ha)	0.4
Character of Area	Generally residential.		Potential Capacity	10
Surrounding Land Uses	Generally residential.		Potential Net	10
Physical Constraints	Flood Zone 1 - little or no risk Generally flat. Some trees an hedge on site. Access throug garage site could be problem TPOs adjacent to site. Locat potential contaminated site.	d a h existing atic.	Capacity	
Policy Restrictions	Within Alsager SZL. Surface runoff should be calculated in accordance with Environmen guidelines.	I	Potential Density	25
Managing Constraints	Consultation with Highways to address access issues. Consideration of biodiversity. Consultation with Contaminated Land Officer.		Determination of Capacity	Density multiplier and on need for access arrangements.
Sustainability	Site considered sustainable.			
Accessibility	May have access issues.		Total Completions	0
Other Information			Losses Completed	0
Brownfield / Greenfield	Mixed		Remaining Losses	0
Suitability	Suitable			
Availability	Not Available		Current Year	0
Achievability	Not Achievable		Years 1-5	0
Deliverability	Not currently developable		Years 6-10	0
<b>Development Progress</b>	SHLAA Site		Years 11-15	0
Application Number:				





<b>Ref</b> 2453	Site Address	Royal Ord Alsager	nance Factor	y, Crewe Road,
Town / Rural Alsager - E	dge / Extension	Easting	378414	Northing 354482
Site Description	Buildings and land within RC	DF	Site Size Net (I	<b>Ha)</b> 46
Character of Area	Employment uses to west ar countryside to the east. Rai north.		Potential Capa	acity 1380
Surrounding Land Uses	Remainder of employment s Open Countryside / Green B		Potential Net Capacity	1380
Physical Constraints	Fllod zone 1 - little or no risk for employment purposes. P contamination. Access shou as should services and infra as they serve existing uses. on site, noise issues from th site appears generally flat. I within 250m of landfill. Pote quality and noise issues.	otential for Id be OK, structure Buildings e railway, _ocated		
Policy Restrictions	Restricted to B1, B2 and B8	uses.	Potential Dens	sity 30.01
Managing Constraints	Consultation with Contamina Officer. Air quality assessme required (size of development PPG24 noise assessment (rational contemport)	nt may be nt).	Determination Capacity	of Density multiplier
Sustainability	Site is not considered sustai	nable.		
Accessibility	Site is accessible.		Total Completi	ions 0
Other Information			Losses Compl	leted 0
Brownfield / Greenfield	Brownfield		Remaining Los	sses 0
Suitability	Not Suitable			
Availability	Not Available		Current Year	0
Achievability	Not Achievable		Years 1-5	0
Deliverability	Not currently developable		Years 6-10	0
<b>Development Progress</b>	SHLAA Site		Years 11-15	0
Application Number:				





<b>Ref</b> 2454	Site Address	Land at Br North, Alsa	idge Farm, Sandt ager	oach Road
Town / Rural Alsager - E	dge / Extension	Easting	379148 North	ning 356708
Site Description	Agricultural land and farm.		Site Size Net (Ha)	13.74
Character of Area	Generally open countryside limited link to the residential at Lawton Heath End and A	settlement	Potential Capacity	413
Surrounding Land Uses	Open Countryside and a sm residential at Lawton Heath and Alsager to the South.		Potential Net Capacity	413
Physical Constraints	Undulating agricultural land. Line footpath runs through t Site within flood zones 2 & 3 site within brine subsidence Footpaths cross site. Locat on landfill. Potential air qua	he site. 3. Part of area. ed directly		
Policy Restrictions	Within Open Countryside ar special control for adverts. water runoff should be calcu accordance with Environme guidelines.	Surface lated in	Potential Density	30.06
Managing Constraints	Consideration of flood risk a production of a Flood Risk Assessment. Consideration subsidence issues and accommodation or diversior footpath. Consultation with Brine Subsidence Compens Board and Contaminated La Officer. Air quality assessme required (size of developme	of of public Cheshire ation and ent may be	Determination of Capacity	Density multiplier
Sustainability	Site not considered sustaina	able.		
Accessibility	Access is possible.		Total Completions	0
Other Information			Losses Completed	0
Brownfield / Greenfield	Greenfield		Remaining Losses	0
Suitability	Not Suitable			
Availability	Marginal / Uncertain		Current Year	0
Achievability	Not Achievable		Years 1-5	0
Deliverability	Not currently developable		Years 6-10	0
Development Progress	SHLAA Site		Years 11-15	0
Application Number:				





<b>Ref</b> 2455	Site Address		leath End Road/S h, Alsager	andbach
Town / Rural Alsager - E	Edge / Extension	Easting	379133 North	ning 356493
Site Description	Riding school, stabling and land.	grazing	Site Size Net (Ha)	7.3
Character of Area	Open Countryside to the no residential edge of Alsager South.		Potential Capacity	219
Surrounding Land Uses	Open Countryside to the no residential edge of Alsager South.		Potential Net Capacity	219
Physical Constraints	Undulating site, flood zones 2 & 3, pond on site. TPO on site. Located directly on landfill. Potential air quality issues.			
Policy Restrictions	Open Countryside, area of s control for adverts, flood zo Surface water runoff should calculated in accordance wi Environment Agency guidel	nes 2 & 3. be th	Potential Density	30
Managing Constraints	Consideration of flood risk and production of a Flood Risk Assessment. Production of a Protected Species Survey, consideration of biodiversity. Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development).		Determination of Capacity	Density multiplier
Sustainability	Site is within walking distant stops and a public house.	ce of bus		
Accessibility	Access to be discussed with	n Highways.	Total Completions	0
Other Information			Losses Completed	0
Brownfield / Greenfield	Greenfield		Remaining Losses	0
Suitability	Not Suitable			
Availability	Marginal / Uncertain		Current Year	0
Achievability	Not Achievable		Years 1-5	0
Deliverability	Not currently developable		Years 6-10	0
<b>Development Progress</b>	SHLAA Site		Years 11-15	0
Application Number:				





<b>Ref</b> 2456	Site Address		ady Farm Bungal fold Road, Alsag	,
Town / Rural Alsager - E	Edge / Extension	Easting	377767 Nor	thing 356038
Site Description	Agricultural land and dwelling	ng.	Site Size Net (Ha)	2.96
Character of Area	Generally open countryside minimal link to the residenti Alsager to the South.		Potential Capacity	89
Surrounding Land Uses	Generally open countryside minimal link to the residenti Alsager to the South.		Potential Net Capacity	89
Physical Constraints	Flood zone 1 - little or no ris appears to be in use. Gene Overhead power lines to ec TPO on site and public brid Pond close to site. Located potential contaminated site. air quality issues.	rally flat. lge of site. leway adj. I on		
Policy Restrictions	Open countryside. Area of control for adverts. Surface runoff should be calculated accordance with Environme guidelines.	water in	Potential Density	30.07
Managing Constraints	Consideration of biodoversi public bridalway. Productic protected species survey. Consultation with Contamin Officer. Air quality assess required (size of development	n of a ated Land ent may be	Determination of Capacity	Density multiplier
Sustainability	Site is not considered susta	inable.		
Accessibility	Access is possible.		Total Completions	0
Other Information			Losses Completed	0
Brownfield / Greenfield	Greenfield		Remaining Losses	0
Suitability	Not Suitable			
Availability	Marginal / Uncertain		Current Year	0
Achievability	Not Achievable		Years 1-5	0
Deliverability	Not currently developable		Years 6-10	0
Development Progress	SHLAA Site		Years 11-15	0
Application Number:				





<b>Ref</b> 2457	Site Address	Land to so	outh of Crewe Roa	ad, Alsager
Town / Rural Alsager - E	Edge / Extension	Easting	378165 Nort	hing 354740
Site Description	Agricultural land and Ploug House.	h Public	Site Size Net (Ha)	11.7
Character of Area	Railway and Employment u south a mix of residential an Countryside to the north.		Potential Capacity	351
Surrounding Land Uses	Railway and Employment u south a mix of residential a Countryside to the north.		Potential Net Capacity	351
Physical Constraints	Stream on site. Access trac across site. Very slight und the stream. Flood zone 2 & use for agriculture and pub- ponds on site. Footpath cro Located on potential contar land. Potential air quality a issues.	ulation to 3. Site in Trees and osses site. ninated		
Policy Restrictions	Open countryside, area of s control for adverts. Surface runoff should be calculated accordance with Environme guidelines for greenfield lar	water in ent Agency	Potential Density	30
Managing Constraints	Consideration of trees, foot flood risk and porduction of Risk Assessment. Producti Protected Species survey. Consultation with Contamin Officer. Air quality assessme required (size of developme proximity to AQMA). PPG2 assessment required (rail n	a Flood ion of a lated Land ent may be ent, 4 noise	Determination of Capacity	Density multiplier
Sustainability	Site is within walking distan stops.	ce of bus		
Accessibility	Access is possible.		Total Completions	0
Other Information			Losses Completed	0
Brownfield / Greenfield	Greenfield		Remaining Losses	0
Suitability	Not Suitable			
Availability	Available		Current Year	0
Achievability	Not Achievable		Years 1-5	0
Deliverability	Not currently developable		Years 6-10	0
Development Progress	SHLAA Site		Years 11-15	0
Application Number:				





<b>Ref</b> 2458	Site Address	Land at Fa Alsager	anny's Croft, Audle	ey Road,
Town / Rural Alsager - E	dge / Extension	Easting	379880 North	i <b>ng</b> 354978
Site Description	Agricultural land		Site Size Net (Ha)	6.68
Character of Area	Edge of settlement		Potential Capacity	201
Surrounding Land Uses	Railway to the north, resider east and Open Countryside south and west.		Potential Net Capacity	201
Physical Constraints	Flood zone 1. Undulating site, with the railway adjacent. Site appears to be in use. Public footpath to edge of site. Access via a private access road that serves several farms. Buildings on site. Trees and shrubs on site. Potential air quality and noise issues.			
Policy Restrictions	Green Belt. Area of special adverts. Surface water rund be calculated in accordance Environment Agency guideli	off should with	Potential Density	30.02
Managing Constraints	Consideration of biodiversity quality assesment may be r (size of development). Nois assessment required (rail no	equired e	Determination of Capacity	Density multiplier
Sustainability	Site considered sustainable			
Accessibility	Access is possible.		Total Completions	0
Other Information			Losses Completed	0
Brownfield / Greenfield	Greenfield		Remaining Losses	0
Suitability	Suitable - with policy change	e		
Availability	Available		Current Year	0
Achievability	Achievable		Years 1-5	0
Deliverability	Developable		Years 6-10	125
Development Progress	SHLAA Site		Years 11-15	76
Application Number:				





<b>Ref</b> 2459	Site Address	Land west Alsager	of Home Farm	, Crewe Road,
Town / Rural Alsager - E	dge / Extension	Easting	378494 No	orthing 355047
Site Description	Agricultural land.		Site Size Net (Ha	) 1.45
Character of Area	Residential to north and eas countryside to the south and		Potential Capacit	t <b>y</b> 125
Surrounding Land Uses	Residential to north and eas countryside to the south and		Potential Net Capacity	125
Physical Constraints	Access road through site to Mill Pub and to Hall Farm S Overhead lines alongside tr of the site are very overgrow trees on site. TPO. Footpa site. Flood zone 1 - little or adjacent to flood area. Loca potential contaminated site. air quality issues.	hop. ack. Parts vn. Some th through no risk but ated on		
Policy Restrictions	Open countryside, area of s control for adverts. Surface runoff should be calculated accordance with Environme guidelines.	water in	Potential Density	30
Managing Constraints	Consideration of overhead lines and trees, along with the accommodation/relocation of the footpath. Consideration of potential flood risk. Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development).		Determination of Capacity	Density multiplier
Sustainability	Site considered sustainable			
Accessibility	Access is possible.		Total Completion	is 0
Other Information			Losses Complete	ed 0
Brownfield / Greenfield	Greenfield		Remaining Loss	<b>es</b> 0
Suitability	Suitable - with policy change	Э		
Availability	Marginal / Uncertain		Current Year	0
Achievability	Achievable		Years 1-5	0
Deliverability	Not currently developable		Years 6-10	0
Development Progress	SHLAA Site		Years 11-15	0
Application Number:				





<b>Ref</b> 2460	Site Address		cent to Royal rewe Road, A		ice
Town / Rural Alsager - E	Edge / Extension	Easting	378786	Northing	354697
Site Description	Agricultural land.		Site Size Net (H	la) 7	.17
Character of Area	Railway to the north, employ to the west and Open Coun the east and south.		Potential Capa	city 2	16
Surrounding Land Uses	Railway to the north, employ to the west and Open Coun the east and south.		Potential Net Capacity	16	
Physical Constraints	Flood zone 1 - little or no ri- to the site could be problem comes forward with adjacer Ordnance Factory site. App in agricultural use. Footpati site. Pylon. Site appears g flat. Located within 250m o Potential air quality and nois	atic unless th Royal ears to be h through enerally f landfill.			
Policy Restrictions	Green Belt. Surface water in should be calculated in according with Environment Agency g	ordance	Potential Dens	ity 3	0.13
Managing Constraints	Consulatation with Highway address access issues. Co of pylon and accommodation/relocation of Consultation with Contamin Officer. Air quality assessme required (size of developme PPG24 noise assessment m (rail noise).	onsideration of footpath. ated Land ent may be ent).	Determination Capacity		ensity nultiplier
Sustainability	Site is not considered susta	inable.			
Accessibility	Access is problematic.		Total Completi	ons 0	
Other Information			Losses Comple	eted 0	
Brownfield / Greenfield	Greenfield		Remaining Los	ses 0	
Suitability	Not Suitable				
Availability	Marginal / Uncertain		Current Year	0	
Achievability	Not Achievable		Years 1-5	0	
Deliverability	Not currently developable		Years 6-10	0	
Development Progress	SHLAA Site		Years 11-15	0	
Application Number:					





<b>Ref</b> 2471	Site Address	Land at Darlington Street, Middlewich			
Town / Rural Middlewich	ı	Easting	370098 North	ing 366263	
Site Description	Town Centre uses, includin office and residential.	g retail,	Site Size Net (Ha)	1.28	
Character of Area	Town Centre uses, includin office and residential.	g retail,	Potential Capacity	39	
Surrounding Land Uses	Town Centre uses, includin office and residential.	g retail,	Potential Net Capacity	39	
Physical Constraints	Flood zone 1 - little or no ris trees - possible biodiversity shrubs and vegetation, nee highway improvement, area archaeological potential, pa site within and adjacent to conservation area. Listed b to site. Buildings on site, ap	value, d for of rt of site puilding adj			
Policy Restrictions	Within Middlewich SZL and centre. Principal Shopping conservation area.		Potential Density	30.47	
Managing Constraints	Consideration of historic an environment.	d natural	Determination of Capacity	Density multiplier	
Sustainability	Sustainable location.				
Accessibility	Access is possible.		Total Completions	0	
Other Information	Site has planning permission retail development.	n for a	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	
<b>Development Progress</b>	SHLAA Site		Years 11-15	0	
Application Number:					





<b>Ref</b> 2479	Site Address	Mossley House, Biddulph Road, Congleton				
Town / Rural Congleton		Easting	387777	Northing	361929	
Site Description	Residential including garder	ıs.	Site Size Net	(Ha) (	0.78	
Character of Area	Generally residential.		Potential Cap	acity 4	43	
Surrounding Land Uses	Generally residential.		Potential Net	-	42	
Physical Constraints	Flood Zone 1 - Little or no risk. TPOs on site and biodiversity value. Access constrained - proximity to light controlled crossroads. SI already received, recommendation of further investigation. Buildings on site, appears generally flat.		Capacity			
Policy Restrictions	Within Congleton SZL. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		Potential Density		55.13	
Managing Constraints	Consideration of trees, consultation with Highways to address access issues. Consultation with Contaminated Land Officer.		Determination of Capacity		Based on blanning bermission	
Sustainability	Site is within walking distant shops, primary school, railw and bus routes.					
Accessibility	Highways satisfied with prop access for refused application further info would be required regarding service vehicles.	on. But	Total Comple	tions (	)	
Other Information	Seddon Homes interested in developing site for housing, Gladman Care Homes still a own site at present and may to look for this use on the sit	however, appear to continue	Losses Comp	oleted (	)	
Brownfield / Greenfield	Mixed		Remaining Lo	sses	1	
Suitability	Suitable					
Availability	Available		Current Year		15	
Achievability	Achievable		Years 1-5	2	28	
Deliverability	Deliverable		Years 6-10	(	0	
<b>Development Progress</b>	Under Construction		Years 11-15	(	0	
Application Number:	09/1127C					





<b>Ref</b> 2498	Site Address	Congleton Way, Con	l Business Park (N gleton	orth), Viking
Town / Rural Congleton		Easting	385192 North	ing 363693
Site Description	Vacant land		Site Size Net (Ha)	1.61
Character of Area	Adjacent to Sewage Works Congleton Business Park.	and	Potential Capacity	49
Surrounding Land Uses	Adjacent to Sewage Works Congleton Business Park.	and	Potential Net Capacity	49
Physical Constraints	Part of site in Flood Zone 2 3. Adjacent to Sewage Wor CRWLP - household waste centre. Slight slope to site. and shrubs on site. Locate on landfill. Potential air qua	rks. revycling Trees d direclty		
Policy Restrictions	Within Congleton SZL. Sur runoff should be calculated accordance with Environme guidelines.	in	Potential Density	30.43
Managing Constraints	Consideration of flood risk a production of Flood Risk As Consideration of biodiversit Consultation with Contamir Officer. Air quality assess required (size of development proximity to AQMA).	ssessment. y. hated Land ent may be	Determination of Capacity	Density multiplier
Sustainability	Site is in close proximity to within walking distance of a school and bus route.			
Accessibility	Access is possible.		Total Completions	0
Other Information			Losses Completed	0
Brownfield / Greenfield	Greenfield		Remaining Losses	0
Suitability	Not Suitable			
Availability	Not Available		Current Year	0
Achievability	Not Achievable		Years 1-5	0
Deliverability	Not currently developable		Years 6-10	0
<b>Development Progress</b>	SHLAA Site		Years 11-15	0
Application Number:				





<b>Ref</b> 2501	Site Address	Eaton Bar Congleton	ık Farm, Eaton E	Bank,
Town / Rural Congleton		Easting	386505 No	rthing 364119
Site Description	Existing residential building garden.	is and	Site Size Net (Ha)	0.52
Character of Area	Generally residential and o countryside.	pen	Potential Capacity	/ 16
Surrounding Land Uses	to the north, open countrys	Residential to south and west, school to the north, open countryside to east. Site also adjacent to an area of protected open space.		16
Physical Constraints	Flood Zone 1 - Little or no r Open countryside and Site Biological Importance. Buil and hedges on site and slo Potential air quality issues.	of dings, trees		
Policy Restrictions	Within Congleton SZL. Site an area of protected open s open countryside. Surface runoff should be calculated accordance with Environme guidelines.	space and water in	Potential Density	30.77
Managing Constraints	Consideration of natural en Air quality assesment may (size of development, proxi AQMA).	be required	Determination of Capacity	Density multiplier
Sustainability	Site is close to a secondary within walking distance of a			
Accessibility	Access is possible.		Total Completion	s 0
Other Information			Losses Complete	<b>d</b> 0
Brownfield / Greenfield	Mixed		Remaining Losse	s 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:				





<b>Ref</b> 2502	Site Address	Land west	of Eaton Ba	nk, Coi	ngleton
Town / Rural Congleton		Easting	386456	Northin	ng 363941
Site Description	Car park and vacant land.		Site Size Net (	Ha)	1.4
Character of Area	Mixed, residential, employme	ent and	Potential Capa	acity	42
Surrounding Land Uses	Residential to west, industria east.	l to the	Potential Net Capacity		42
Physical Constraints	Flood Zone 1 - Little or no ris levels, possible need for reta structures, access constraint visibility poor. Narrow site sh Heavily vegetated with trees shrubs - likely biodiversity va Hardstanding on site. Locate potential contaminated site. air quality issues.	ining ed as nape. and lue. ed on	oupuoky		
Policy Restrictions	Within Congleton SZL.Surface runoff should be calculated in accordance with Environmer guidelines.	า	Potential Dens	sity	30
Managing Constraints	Consultation with Highways i access issues. Consideration biodiversity. Consultation wi Contaminated Land Officer. assesment may be required development, proximity to A	n of th Air quality (size of	Determination Capacity	of	Density multiplier
Sustainability	Site is close to a secondary s within walking distance of a l				
Accessibility	Access problematic.		Total Complet	ions	0
Other Information			Losses Comp	leted	0
Brownfield / Greenfield	Mixed		Remaining Lo	sses	0
Suitability	Not Suitable				
Availability	Marginal / Uncertain		Current Year		0
Achievability	Not Achievable		Years 1-5		0
Deliverability	Not currently developable		Years 6-10		0
<b>Development Progress</b>	SHLAA Site		Years 11-15		0
Application Number:					





<b>Ref</b> 2509	Site Address	Garages, Banky Fields, Congleton			
Town / Rural Congleton		Easting	385101 N	orthing	362457
Site Description	Open space and garages.		Site Size Net (Ha	) 0.	78
Character of Area	Residential and woodland.		Potential Capaci	ty 24	Ļ
Surrounding Land Uses	Residential and woodland.		Potential Net	- 24	Ļ
Physical Constraints	Part of the site is an area of Open Space/Recreation fac footpath and TPO runs alon the border of the site. Gara- site, appears generally flat. air quality issues.	ility. A g part of ges on	Capacity		
Policy Restrictions	Within Congleton SZL. Part is allocated as Protected Op Surface water runoff should calculated in accordance wi Environment Agency guideli	ben Space. be th	Potential Density	30	).77
Managing Constraints	Consideration of replacement/relocation of op Consideration of biodiversity quality assesment may be ro (size of development, proxin AQMA).	y. Air equired	Determination of Capacity		ensity ultiplier
Sustainability	Site is within walking distand primary school and bus rout				
Accessibility	Access is possible.		Total Completion	n <b>s</b> 0	
Other Information			Losses Complet	ed 0	
Brownfield / Greenfield	Mixed		Remaining Loss	es O	
Suitability	Suitable - with policy change	9			
Availability	Marginal / Uncertain		Current Year	0	
Achievability	Not Achievable		Years 1-5	0	
Deliverability	Not currently developable		Years 6-10	0	
<b>Development Progress</b>	SHLAA Site		Years 11-15	0	
Application Number:					





<b>Ref</b> 2521	Site Address	Havannah	Mill, Havann	ah Lane	e, Eaton
Town / Rural Congleton	- Edge / Extension	Easting	386563	Northing	364548
Site Description	Vacant building - former Syr factory	nbra	Site Size Net (	Ha) 2	.84
Character of Area	Open countryside and reside	ential.	Potential Capa	acity 3	6
Surrounding Land Uses	Open space, open countrysi residential, primary scholl ar River Dane.		Potential Net Capacity		6
Physical Constraints	Highways Issues. Flood Ris adjoins the River Dane, a G Site of Biological Importance south and west	rade 'A'			
Policy Restrictions	Open Countryside		Potential Dens	sity 1	2.68
Managing Constraints	Flood risk assessment requi Consider biological importar adjacent river.		Determination Capacity	С	ased on urrent ermission.
Sustainability	Site is within walking distand primary school and bus rout				
Accessibility	Potentially highways issues to be discussed with highwa		Total Complet	ions 2	6
Other Information			Losses Compl	leted 0	1
Brownfield / Greenfield	Brownfield		Remaining Lo	sses O	1
Suitability	Suitable				
Availability	Available - site owned by de	veloper	Current Year	1	5
Achievability	Achievable		Years 1-5	2	1
Deliverability	Deliverable		Years 6-10	0	1
<b>Development Progress</b>	Under Construction		Years 11-15	0	1
Application Number:	11/2112M				





<b>Ref</b> 2535	Site Address	Land south of Hulme Walfield Farr Congleton				
Town / Rural Congleton	- Edge / Extension	Easting	385325 Nor	thing 363954		
Site Description	Agricultural land.		Site Size Net (Ha)	3.42		
Character of Area	Open countryside and com	mercial.	Potential Capacity	103		
Surrounding Land Uses	Open countryside and com	mercial.	Potential Net	103		
Physical Constraints	Flood zone 1 - little or no ris within an Area of Special C Value, Jodrell Bank consul Area of Special Control for there is a footpath through Site is adj to a Site of Biolog Importance. Trees on site. site. Located within 250m of Potential air quality issues.	ounty tation zone, Adverts and the site. gical Sloping to	Capacity			
Policy Restrictions	Open countryside. Surface runoff should be calculated accordance with Environme guidelines.	in	Potential Density	30.12		
Managing Constraints	Consideration of natural en Consultation with Jodrell Ba Consideration of accommodation/relocation Consultation with Contamin Officer. Air quality assess required (size of developme proximity to AQMA).	ank. of footpath. ated Land ent may be	Determination of Capacity	Density multiplier		
Sustainability	Site is not considered susta	inable.				
Accessibility	Access is possible.		Total Completions	0		
Other Information			Losses Completed	0		
Brownfield / Greenfield	Greenfield		Remaining Losses	0		
Suitability	Not Suitable					
Availability	Marginal / Uncertain		Current Year	0		
Achievability	Not Achievable		Years 1-5	0		
Deliverability	Not currently developable		Years 6-10	0		
<b>Development Progress</b>	SHLAA Site		Years 11-15	0		
Application Number:						





<b>Ref</b> 2536	Site Address	Land off Forge Lane (north) Conglet			
Town / Rural Congleton	- Edge / Extension	Easting	384941	Northin	ng 363499
Site Description	Riverside grassed area.		Site Size Net (	(Ha)	3.12
Character of Area	Open countryside		Potential Cap	acitv	94
Surrounding Land Uses	Agriculture		Potential Net		94
Physical Constraints	Narrow access road to site cannot pass). The site is wijer of the set of the	te (2 cars Capacity s within the a zone and art of the site portance and dor. Adj to pace/leisure en and generally flat. andfill.			
Policy Restrictions	Open countryside. Surface runoff should be calculated accordance with Environme guidelines.	in	Potential Den	sity	30.13
Managing Constraints	Consultation with Highways access issues. Consultation Jodrell Bank. Consideration risk and production of Flood Assessment. Consultation Contaminated Land officer. Consideration of biodoversi quality assesment may be r (size of development, proxir AQMA).	n with n of flood l Risk with ty. Air equired	Determination of Capacity		Density multiplier
Sustainability	Site is not considered susta	inable.			
Accessibility	Access is problematic.		Total Complet	tions	0
Other Information			Losses Comp	leted	0
Brownfield / Greenfield	Greenfield		Remaining Lo	sses	0
Suitability	Not Suitable				
Availability	Marginal / Uncertain		Current Year		0
Achievability	Not Achievable		Years 1-5		0
Deliverability	Not currently developable		Years 6-10		0
Development Progress	SHLAA Site		Years 11-15		0
Application Number:					





<b>Ref</b> 2537	Site Address	Land off F	orge Lane (s	outh), (	Congleton
Town / Rural Congleton	- Edge / Extension	Easting	384964	Northin	<b>g</b> 363365
Site Description	Redundant water works.		Site Size Net	(Ha)	1.13
Character of Area	Open countryside		Potential Cap	acity	34
Surrounding Land Uses	Generally open countryside small amount of residential.	with a	Potential Net Capacity	-	34
Physical Constraints	cars cannot pass each other lies with the Jodrell Bank co zone, a wildlife corridor, Are Special Control for Adverts a Zones 2 and 3. Site is close of Biological Importance. Tr present on site. Site is gene	opographical and access issues (2 ars cannot pass each other). The site es with the Jodrell Bank consultation one, a wildlife corridor, Area of pecial Control for Adverts and Flood ones 2 and 3. Site is close to a Site f Biological Importance. Trees resent on site. Site is generally flat. ocated within 250m of landfill.			
Policy Restrictions	Open countryside, with part within Congleton SZL. Surfa runoff should be calculated i accordance with Environme guidelines.	ace water in	Potential Den	sity	30.09
Managing Constraints	access issues. Consideration natural environment and floor Production of Flood Risk As Consultation with Jodrell Ba Contaminated Land Officer. assesment may be required	Consultation with Highways to address access issues. Consideration of natural environment and flood risk. Production of Flood Risk Assessment. Consultation with Jodrell Bank and Contaminated Land Officer. Air quality assesment may be required (size of development, proximity to AQMA).			Density multiplier
Sustainability	Site is within walking distand stop.	ce of a bus			
Accessibility	Access is problematic.		Total Comple	tions	0
Other Information			Losses Comp	leted	0
Brownfield / Greenfield	Mixed		Remaining Lo	osses	0
Suitability	Not Suitable				
Availability	Marginal / Uncertain		Current Year		0
Achievability	Not Achievable		Years 1-5		0
Deliverability	Not currently developable		Years 6-10		0
Development Progress	SHLAA Site		Years 11-15		0
Application Number:					





<b>Ref</b> 2541	Site Address	Land east (Loachbro		e, Somerford	
Town / Rural Congleton	- Edge / Extension	Easting	383088	Northing 363210	
Site Description	Agricultural land.		Site Size Net (H	<b>la)</b> 30.13	
Character of Area	Open countryside.		Potential Capa	city 200	
Surrounding Land Uses	Agriculture/grazing and resident the north.	dential to	Potential Net Capacity	200	
Physical Constraints	Pylons, ponds and topograp issues. Footpath crosses th it lies within the the Jodrell E consultation zone and Flood and 3. A Scheduled Monur within the site and it also ind leisure/community use comm the NE. Building on site. The site. Potential air quality issues	e site and Bank I Zones 2 nent is Fludes a mitment to rees on			
Policy Restrictions	Open countryside, area of s control for adverts. Surface runoff should be calculated i accordance with Environme guidelines.	water n	Potential Dens	ity 6.638	
Managing Constraints	Consideration of natural (biodiveristy) and historic environment. Consultation with English Heritage and Jodrell Bank. Consideration of accommodation/relocation of footpath. Consideration of flood risk and production of Flood Risk Assessment. Air quality assesment may be required (size of development, proximity to AQMA).		Determination Capacity	of Based on current plan for site.	S
Sustainability	Site is in close proximity to be into the town centre and is we walking distance of a second	vithin			
Accessibility	Access is possible.		Total Completi	ons 0	
Other Information	Site subject to legal challeng	ge by CEC.	Losses Comple	eted 0	
Brownfield / Greenfield	Greenfield		Remaining Los	ses 0	
Suitability	Suitable - with policy change	e			
Availability	Available		Current Year	0	
Achievability	Achievable		Years 1-5	175	
Deliverability	Developable		Years 6-10		
<b>Development Progress</b>	Outline Permission		Years 11-15	0	
Application Number:	11/0736C				





<b>Ref</b> 2542	Site Address	Land west of Sandy Lane (Incl. New House Farm), Somerford				
Town / Rural Rural		Easting	382546	Northin	ng 363454	
Site Description	Agricultural land.		Site Size Net (	Ha)	42.63	
Character of Area	Open countryside.		Potential Capa	acity	1279	
Surrounding Land Uses	Agriculture/grazing.		Potential Net	-	1279	
Physical Constraints	Flood zone 1 - little or no ris on site. There are numerou within the site and it lies with Jodrell Bank consultation zo Undulating landscape, build site. Trees on site. Locate potential contaminated land air quality issues.	s ponds nin the one. ings on on	Capacity			
Policy Restrictions	Open countryside, Area of S Control for adverts. Surface runoff should be calculated accordance with Environme guidelines.	water in	Potential Dens	sity	30	
Managing Constraints	Production of a Protected S Survey. Consultation with J and Contaminated Land Off Consideration of pylon and biodiversity. Air quality asse may be required (size of dev proximity to AQMA).	odrell Bank icer. esment	Determination Capacity	ı of	Density multiplier	
Sustainability	Site located on a bus route.					
Accessibility	Access is possible.		Total Complet	tions	0	
Other Information			Losses Comp	leted	0	
Brownfield / Greenfield	Greenfield		Remaining Lo	sses	0	
Suitability	Not Suitable					
Availability	Marginal/uncertain		Current Year		0	
Achievability	Not Achievable		Years 1-5		0	
Deliverability	Not currently developable		Years 6-10		0	
Development Progress	SHLAA Site		Years 11-15		0	
Application Number:						





<b>Ref</b> 2543	Site Address	Land north of Walhill Farm, Sandbac Road, Newbold Astbury				
Town / Rural Congleton	- Edge / Extension	Easting	382561	Northing	g 362777	
Site Description	Agricultural land.		Site Size Net (	Ha)	29.21	
Character of Area	Open countryside		Potential Capa	acity	877	
Surrounding Land Uses	Agriculture/grazing		Potential Net		877	
Physical Constraints	Flood zone 1 - little or no ris Footpath across the site. P present. The site lies within Bank consultation zone. Sit area of preferred extension silica sand quarry. Undulati including buildings. Drain a site. Potential air quality iss	ond the Jodrell e close to to existing ng site nd trees on	Capacity drell e to ting			
Policy Restrictions	Open countryside, area of s control for adverts. Surface runoff should be calculated accordance with Environme guidelines.	e water in			30.02	
Managing Constraints	Production of a Protected S Survey. Consultation with J Bank. Consideration of accommodation or reloction footpath. Consideration of biodiversity. Air quality asse may be required (size of dee proximity to AQMA).	odrell of esment	Determination Capacity		Density multiplier	
Sustainability	Site located on bus route.					
Accessibility	Access is possible.		Total Complet	tions	0	
Other Information			Losses Comp	leted	0	
Brownfield / Greenfield	Greenfield		Remaining Lo	sses	0	
Suitability	Not Suitable					
Availability	Marginal / Uncertain		Current Year	(	0	
Achievability	Not Achievable		Years 1-5	(	0	
Deliverability	Not currently developable		Years 6-10	(	0	
Development Progress	SHLAA Site		Years 11-15	(	0	
Application Number:						





<b>Ref</b> 2544	Site Address	Land soutl Astbury	n of Sandbach F	Road, Newbold
Town / Rural Congleton	- Edge / Extension	Easting	383436 No	rthing 362901
Site Description	Agricultural land.		Site Size Net (Ha)	5.43
Character of Area	Generally open countryside school and residential to the and east		Potential Capacit	y 163
Surrounding Land Uses	Agriculture/grazing.		Potential Net	163
Physical Constraints	Pylon along the edge of the site is within the Jodrell Bar consultation zone and the o countryside. Part of the sit flood zones 2 and 3. Topog issues. Trees on site. Pote quality issues.	k pen e is within µraphical	Capacity	
Policy Restrictions	Open countryside. Area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.		Potential Density	30.02
Managing Constraints	Production of a Flood Risk Assessment. Consideration biodiversity. Air quality ass	Assessment. Consideration of biodiversity. Air quality assesment may be required (size of development,		Density multiplier
Sustainability	Site located on bus route.			
Accessibility	Access may be an issue.		Total Completion	s 0
Other Information			Losses Complete	<b>d</b> 0
Brownfield / Greenfield	Greenfield		Remaining Losse	<b>s</b> 0
Suitability	Not Suitable			
Availability	Marginal / Uncertain		Current Year	0
Achievability	Not Achievable		Years 1-5	0
Deliverability	Not currently developable		Years 6-10	0
<b>Development Progress</b>	SHLAA Site		Years 11-15	0
Application Number:				





<b>Ref</b> 2545	Site Address	Land west	of Padgbury	Lane,	Congleton
Town / Rural Congleton	- Edge / Extension	Easting	383694	Northin	g 362767
Site Description	Agricultural land.		Site Size Net (	Ha)	5.37
Character of Area	Open countryside		Potential Capa	acity	162
Surrounding Land Uses	Agriculture/grazing and som residential.	e	Potential Net Capacity	2	162
Physical Constraints	The site lies within the Jodre consultation zones and Floo and 3. There is a footpath th site. Slight slope to site. Tre site. Potential air quality issues	d Zones 2 nrough the ees on	oupuony		
Policy Restrictions	Open countryside, area of sp control for adverts. Surface runoff should be calculated i accordance with Environmer guidelines.	water n	Potential Dens	sity	30.17
Managing Constraints	Consideration of flood risk and production of Flood Risk Assessment. Consultation with Jodrell Bank. Consideration of accommodation or relocation of footpath. Consideration of biodiversity. Air quality assesment may be required (size of development, proximity to AQMA).		Determination Capacity		Density multiplier
Sustainability	Site within walking distance primary school.	of a			
Accessibility	Access is possible.		Total Complet	tions	0
Other Information			Losses Comp	leted	0
Brownfield / Greenfield	Greenfield		Remaining Lo	sses	0
Suitability	Suitable - with policy change	)			
Availability	Available		Current Year		0
Achievability	Achievable		Years 1-5		0
Deliverability	Developable		Years 6-10		90
Development Progress	SHLAA Site		Years 11-15		72
Application Number:					





<b>Ref</b> 2546	Site Address	Land rear of Padsbridge Farm, Padgbury Lane, Congleton				
Town / Rural Congleton	- Edge / Extension	Easting	383983	Northin	g 362432	
Site Description	Agricultural land.		Site Size Net (	Ha)	8.61	
Character of Area	Open countryside and reside	ential	Potential Capa	acity	259	
Surrounding Land Uses	Agriculture/grazing and resid	dential	Potential Net		259	
Physical Constraints	The site lies within the Jodre consultation zone and Flood and 3. Pond on site. There bordering the site. Slight un site. Potential air quality iss	Zones 2 are TPO's adulation to	Capacity			
Policy Restrictions	Open countryside, area of s control for adverts. Surface runoff should be calculated accordance with Environme guidelines.	water in	water		30.08	
Managing Constraints	Consultation with Jodrell Ba Consideration of flood risk a production of Flood Risk As Consideration of biodioversi Production of Protected Spe Survey. Air quality assesses required (size of developme proximity to AQMA).	nd sessment. ty. ecies ent may be	Determination Capacity		Density multiplier	
Sustainability	Site close to bus route.					
Accessibility	Access is possible.		Total Complet	ions	0	
Other Information			Losses Comp	leted	0	
Brownfield / Greenfield	Greenfield		Remaining Lo	sses	0	
Suitability	Suitable - with policy change	e				
Availability	Available		Current Year		0	
Achievability	Achievable		Years 1-5		0	
Deliverability	Developable		Years 6-10		125	
Development Progress	SHLAA Site		Years 11-15		134	
Application Number:						





<b>Ref</b> 2547	Site Address	Land at Hi road, Cong	-	e/land off Canal
Town / Rural Congleton	- Edge / Extension	Easting	386158	Northing 362310
Site Description	Agricultural land and woodla	and.	Site Size Net (I	<b>Ha)</b> 7.41
Character of Area	Open countryside, with reside the east.	dential to	Potential Capa	<b>city</b> 120
Surrounding Land Uses	Open countryside, agricultur	re/grazing	Potential Net	120
Physical Constraints		le and BWB consultation servation area to the SE. on small part of site. n potential contaminated		
Policy Restrictions	Open Countryside, area of s control for adverts.Surface v should be calculated in acco with Environment Agency gu	vater runoff ordance	Potential Dens	ity 30.09
Managing Constraints	Assessment would need to traffic capacity for access vi roads or a new access woul be designed from Canal Roa Consultation with British Wa and Contaminated Land Off quality assesment may be re	atural/historic environment. Transport assessment would need to prove affic capacity for access via existing bads or a new access would need to e designed from Canal Road. Consultation with British Waterways nd Contaminated Land Officer. Air uality assesment may be required size of development, proximity to		of Density multiplier based on part of the site coming forward for housing.
Sustainability	Close to bus route.			
Accessibility	Access problems, given limi of access road to south, wo be discussed with highways 106, S278 and S38 agreem required.	uld need to . Section	Total Completi	ons 0
Other Information	Site suggested as part of 'C Sites'.	all for	Losses Compl	eted 0
Brownfield / Greenfield	Mixed		Remaining Los	sses 0
Suitability	Suitable - with policy change	e		
Availability	Available		Current Year	0
Achievability	Achievable		Years 1-5	0
Deliverability	Developable		Years 6-10	90
<b>Development Progress</b>	SHLAA Site		Years 11-15	30
Application Number:				

Cheshire East SHLAA - Update January 2013





<b>Ref</b> 2548	Site Address	Land at Ta Congleton	all Ash Farm,	Buxton	Road,		
Town / Rural Congleton	- Edge / Extension	Easting	387556	Northing	363711		
Site Description	Agricultural land and farm b	uildings.	Site Size Net (	(Ha)	7.17		
Character of Area	Generally residential and op countryside.	en	Potential Cap	acity	235		
Surrounding Land Uses	Residential, agriculture/graz Macclesfield Canal Conserv		Potential Net Capacity	2	235		
Physical Constraints	Flood zone 1 - little or no ris footpath on part of site. Par within the British Waterways Consultation Area. Sloping buildings on site. Trees and boundary. Potential air qua	t of it lies Board to site and I hedges to	ylons, t lies ard te and ges to				
Policy Restrictions	Within Open Countryside. A the Macclesfield Canal Com Area. Area of special contro adverts. Surface water rund be calculated in accordance Environment Agency guideli	servation of for off should e with	Potential Density		Potential Density 3		30.05
Managing Constraints	Consideration of natural and environment and pylons. Consideration of accommod relocation of the footpath. V require a level of service pro- site to cater for the new dev along with appropriate provi affordable dwellings. Would additional open space provis provide for increase in popur require a Green Travel Plan quality assesment may be ro (size of development, proxin AQMA).	lation or Vould ovision on elopment sion of require sion to lation. Will . Air equired	Determination of Capacity		Density multiplier		
Sustainability	Greenfield site close to bus	route.					
Accessibility	Site is accessible.		Total Complet	tions (	D		
Other Information			Losses Comp	oleted (	С		
Brownfield / Greenfield	Greenfield		Remaining Lo	osses (	С		
Suitability	Suitable - with policy change	Э					
Availability	Available / site is under optic	on by devel	Current Year	(	0		
Achievability	Achievable		Years 1-5	(	D		
Deliverability	Developable		Years 6-10		125		
Development Progress	SHLAA Site		Years 11-15		110		
Application Number:							





<b>Ref</b> 2549	Site Address	Land north of Bath Vale, Congleton			
Town / Rural Congleton	- Edge / Extension	Easting	387631 No	rthing 363429	
Site Description	Agricultural land and woodla	ınd.	Site Size Net (Ha)	13.07	
Character of Area	Generally open countryside industrial to the south west.	with	Potential Capacit	y 393	
Surrounding Land Uses	Agriculture/grazing, adj to M Canal Conservation Area.	acclesfield	Potential Net Capacity	393	
Physical Constraints	Flood zone 1 - little or no ris footpath crosses/borders pa site. Part of the site is within British Waterways consultati and is an SBI. Adj to conser area. Trees and hedges on Slight slope to site. Site is is Potential air quality issues.	rt of the o the ion area rvation site.			
Policy Restrictions	Open countryside, area of s control for adverts. Surface runoff should be calculated i accordance with Environmen guidelines.	water n	Potential Density	30.07	
Managing Constraints	environment. Consultation of Highways to address access Consideration of accommod relocation of footpath. Air qu assesment may be required	Considertaion of natural and historic nvironment. Consultation with lighways to address access issues. Consideration of accommodation or elocation of footpath. Air quality ssesment may be required (size of evelopment, proximity to AQMA).		Density multiplier	
Sustainability	Greenfield site is not in a su location.	stainable			
Accessibility	Access is problematic/restric	cted.	Total Completion	<b>s</b> 0	
Other Information			Losses Complete	<b>d</b> 0	
Brownfield / Greenfield	Greenfield		Remaining Losse	s 0	
Suitability	Not Suitable				
Availability	Available		Current Year	0	
Achievability	Not Achievable		Years 1-5	0	
Deliverability	Not currently developable		Years 6-10	0	
Development Progress	SHLAA Site		Years 11-15	0	
Application Number:					





<b>Ref</b> 2550	Site Address	Land sout Congleton	nd south of Buxton Road/Middle Lane, ngleton			
Town / Rural Congleton	- Edge / Extension	Easting	387966	Northing 363601		
Site Description	Agricultural land.		Site Size Net (	<b>Ha)</b> 13.65		
Character of Area	Generally open countryside small amount of reidential to and east.		Potential Capa	city 410		
Surrounding Land Uses	Agriculture/grazing, adj to M Canal Conservation Area, re		Potential Net Capacity	410		
Physical Constraints	Flood zone 1 - little or no ris trees and hedges and pond Part of the site is an SBI and the British Waterways Board Consultation Area. Adj to c area. Slight slope to site. F quality issues.	on site. d is within d onservation				
Policy Restrictions	Green Belt, area of special adverts. Surface water rund be calculated in accordance Environment Agency guidel	off should with	Potential Dens	ity 30.04		
Managing Constraints	Consideration of pylons and historic and natural environment. Production of a Protected Species Survey. Air quality assesment may be required (size of development, proximity to AQMA).		Determination Capacity	of Density multiplier		
Sustainability	Greenfield site on a bus rou	te.				
Accessibility	Access is possible.		Total Complet	ions 0		
Other Information			Losses Compl	eted 0		
Brownfield / Greenfield	Greenfield		Remaining Los	sses 0		
Suitability	Not Suitable					
Availability	Available		Current Year	0		
Achievability	Not Achievable		Years 1-5	0		
Deliverability	Not currently developable		Years 6-10	0		
<b>Development Progress</b>	SHLAA Site		Years 11-15	0		
Application Number:						





<b>Ref</b> 2551	Site Address	Land west of Padgbury Lane, Congleton			
Town / Rural Congleton	- Edge / Extension	Easting	383694	Northir	ng 362767
Site Description	Agricultural land.		Site Size Net (Ha)		3.59
Character of Area	Open countryside and reside	ential.	Potential Capacity		108
Surrounding Land Uses	Agriculture/grazing and resid	lential.	Potential Net		108
Physical Constraints	The site lies within the Jodrell Bank consultation zone and Flood Zones 2 and 3. Slight slope to site. Trees and hedges present on site and to boundary. Potential air quality issues.		Capacity		
Policy Restrictions	Open countryside, area of sp control for adverts. Surface of runoff should be calculated i accordance with Environmen guidelines.	water n	Potential Dens	sity	30.08
Managing Constraints	Consideration of biodiversity risk. Production of an Flood Assessment. Consultation v Bank. Air quality assesment required (size of development proximity to AQMA).	bod Risk Capacity ent may be		of	Density multiplier
Sustainability	Greenfield site is close to ex route and within walking dist secondary school.				
Accessibility	Access possible.	Total Completions		ions	0
Other Information			Losses Compl	eted	0
Brownfield / Greenfield	Greenfield		Remaining Los	sses	0
Suitability	Suitable - with policy change	)			
Availability	Available	Current Year			0
Achievability	Achievable		Years 1-5		0
Deliverability	Developable		Years 6-10		90
<b>Development Progress</b>	SHLAA Site		Years 11-15		18
Application Number:					





<b>Ref</b> 2556	Site Address	Rear of Almshouses, The Hill, Sandbach			
Town / Rural Sandbach		Easting	376250 North	ing 360650	
Site Description	Allotments/garden.		Site Size Net (Ha)	0.35	
Character of Area	Generally residential.		Potential Capacity	11	
Surrounding Land Uses	Generally residential.		Potential Net	11	
Physical Constraints	Flood zone 1 - little or no ris listed almshouses. Trees, h hardstanding on site. Appea Located on potential contam	edges and ars flat.	Capacity		
Policy Restrictions	Within SZL of Sandbach. Su water runoff should be calcu accordance with Environmer guidelines.	lated in	Potential Density	31.34	
Managing Constraints	Consideration of historic and environment. Consultation Contaminated Land Officer.		Determination of Capacity	Density multiplier	
Sustainability	Greenfield site sustainably lo	ocated.			
Accessibility	Access possible.		Total Completions	0	
Other Information			Losses Completed	0	
Brownfield / Greenfield	Greenfield		Remaining Losses	0	
Suitability	Suitable				
Availability	Not Available - long term pro	ospect	Current Year	0	
Achievability	Achievable		Years 1-5	0	
Deliverability	Developable		Years 6-10	11	
Development Progress	SHLAA Site		Years 11-15	0	
Application Number:					



