Ref 2564	Site Address	Playing fie	eld, Newhall Avenu	e, Sandbach
Town / Rural Sandbach		Easting	375650 North	ing 360410
Site Description	Playing field.		Site Size Net (Ha)	0.31
Character of Area	Residential to the south, foo to the north open to the eas		Potential Capacity	10
Surrounding Land Uses	Residential to the south, for to the north open to the eas		Potential Net Capacity	10
Physical Constraints	Flood zone 1 - little or no ris isolated between adjacent f ground and play area. Site flat. Trees to border.	ootball	Capacity	
Policy Restrictions	Protected area of open spar Sandbach SZL. Surface was should be calculated in account with Environment Agency g	ater runoff ordance	Potential Density	32.26
Managing Constraints	Consultation with Highways access issues. Consideration biodiversity.		Determination of Capacity	Density multiplier
Sustainability	Site is considered sustainab	ole.		
Accessibility	Access problematic.		Total Completions	0
Other Information			Losses Completed	0
Brownfield / Greenfield	Greenfield		Remaining Losses	0
Suitability	Suitable - with policy chang	е		
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:				





Ref 2569	Site Address	Sandbach Sandbach	Primary School, C	Crewe Road,
Town / Rural Sandbach		Easting	375600 North	ing 360550
Site Description	Existing school playing field		Site Size Net (Ha)	0.59
Character of Area	Residential on three sides w School to the West.	vith Primary	Potential Capacity	18
Surrounding Land Uses	Residential on three sides w School to the West.	vith Primary	Potential Net Capacity	18
Physical Constraints	Flood zone 1 - little or no ris woodland dividing the site, a potential access issues. Sit to be flat.	also		
Policy Restrictions	Protected area of open space Sandbach SZL. Surface was should be calculated in acco with Environment Agency go	iter runoff ordance	Potential Density	30.51
Managing Constraints	Cosnideration of biodiversity. Consultation with Highways to address access issues.		Determination of Capacity	Density multiplier
Sustainability	Site is considered sustainab	le.		
Accessibility	Access is problematic.		Total Completions	0
Other Information			Losses Completed	0
Brownfield / Greenfield	Greenfield		Remaining Losses	0
Suitability	Suitable - with policy change	e		
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:				





Ref 2572	Site Address Land adjacent to 10 Cooksmere Lane, Sandbach				
Town / Rural Sandbach		Easting	375400 North	ning 361550	
Site Description	Private grounds of residentia	al property.	Site Size Net (Ha)	0.42	
Character of Area	Generally residential.		Potential Capacity	13	
Surrounding Land Uses	Generally residential.		Potential Net	13	
Physical Constraints	Flood zone 1 - little or no ris and buildings on site. Appe		Capacity		
Policy Restrictions	Within Sandbach SZL. Surface water runoff should be calculated in accordance with Environment Agency guidelines.		Potential Density	30.95	
Managing Constraints	Consideration of biodiversity.		Determination of Capacity	Density multiplier	
Sustainability	Site on 'occasional journey'	bus route.			
Accessibility	Site is accessible.		Total Completions	0	
Other Information			Losses Completed	0	
Brownfield / Greenfield	Mixed		Remaining Losses	0	
Suitability	Suitable				
Availability	Marginal/uncertain		Current Year	0	
Achievability	Achievable		Years 1-5	0	
Deliverability	Developable		Years 6-10	13	
Development Progress	SHLAA Site		Years 11-15	0	





Ref 2573	Site Address	Playing field, Hassall Road, Sandbach			
Town / Rural Sandbach		Easting	376250	lorthing	360350
Site Description	Playing field.		Site Size Net (H	a) 1.4	4
Character of Area	Cemetery to the north east, and playground to the rema		Potential Capac	ity 42	
Surrounding Land Uses	Cemetery to the north east, and playground to the rema		Potential Net Capacity	42	
Physical Constraints	Flood zone 1 - little or no ris appears flat. Trees and her boundary. Located on pote contaminated site.	dges to	Capacity		
Policy Restrictions	Protected area of open spa Surface water runoff should calculated in accordance wi Environment Agency guidel	be th	Potential Densit	ty 30	I
Managing Constraints	Consideration of biodiversit Consultation with Contamin Officer.		Determination of Capacity		ensity ultiplier
Sustainability	Greenfield site close to bus	route.			
Accessibility	Access is possible.		Total Completic	ons 0	
Other Information			Losses Comple	ted 0	
Brownfield / Greenfield	Greenfield		Remaining Loss	ses 0	
Suitability	Suitable - with policy chang	е			
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:					



Grebe

66.7m



Ref 2574	Site Address	ddress Playground, Hassall Road, Sandbach			
Town / Rural Sandbach		Easting	376350 North	ing 360280	
Site Description	Equipped play area.		Site Size Net (Ha)	0.6	
Character of Area	Residential with playing field north west.	I to the	Potential Capacity	18	
Surrounding Land Uses	Residential with playing field north west.	I to the	Potential Net Capacity	18	
Physical Constraints	Footpath adj to site. TPO or trees on the border. Site ap		oupuony		
Policy Restrictions	of open space. Surface wat should be calculated in acco	Within Sandbach SZL. Protected area of open space. Surface water runoff should be calculated in accordance with Environment Agency guidelines.		30	
Managing Constraints	Consideration of biodiversity.		Determination of Capacity	Density multiplier	
Sustainability	Greenfield site close to bus	route.		·	
Accessibility	Access is possible.		Total Completions	0	
Other Information			Losses Completed	0	
Brownfield / Greenfield	Greenfield		Remaining Losses	0	
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	
Development Progress	SHLAA Site		Years 11-15	0	
Application Number:					





Ref 2576	Site Address	Depot site, Station Road, Sandbach			
Town / Rural Sandbach		Easting	373764	Northin	ig 361436
Site Description	Depot.		Site Size Net (Ha)	0.47
Character of Area	Commerical in general but of site has permission for housi		Potential Capa	acity	15
Surrounding Land Uses	Predominantly commercial in but with housing to the north		Potential Net Capacity		15
Physical Constraints	Flood zone 1 - little or no risk trees between site and railwa large willow tree at entrance site. Albion Inorganic Chemi consultation zone. Footpath part of site. Construction and hardstanding on site, appear Located on potential contami	iy and to the cals outer bordering s flat.			
Policy Restrictions	Within Sandbach SZL.		Potential Dens	sity	31.91
Managing Constraints	Consideration of biodiversity footpath. Consultation with Contaminated Land Officer.	and	Determination Capacity	of	Density multiplier
Sustainability	Site adjacent to Sandbach R Station and on bus route.	ailway			
Accessibility	Access is possible.		Total Complet	ions	0
Other Information			Losses Compl	leted	0
Brownfield / Greenfield	Brownfield		Remaining Los	sses	0
Suitability	Not Suitable				
Availability	Marginal / Uncertain		Current Year		0
Achievability	Achievable		Years 1-5		0
Deliverability	Not currently developable		Years 6-10		0
Development Progress	SHLAA Site		Years 11-15		0
Application Number:					





Ref 2577	Site Address	dress Zan Works, Crewe Road, Sandbach			
			075070	050000	
Town / Rural Sandbach		Easting	375070 Nort	hing 359360	
Site Description	Industrial estate and garder	land.	Site Size Net (Ha)	1.07	
Character of Area	Well established industrial p around former three storey premises.		Potential Capacity	33	
Surrounding Land Uses	Residential and open count	ryside.	Potential Net	33	
Physical Constraints	Flood zone 1 - little or no ris Electricity transformer on so boundary adjacent to Trent Mersey Canal. Former refus between units and eastern I which slopes down towards Partly within wildlife corridor consultation zone. Adj to co area. Footpath adj to site. other trees on site. Building hardstanding on site. Slight site. Located directly on lar	outh east and se tip pooundary river. and BWB ponservation TPO and is and is slope to	Capacity		
Policy Restrictions	Open countryside and partia Sandbach SZL.	ally within	Potential Density	30.84	
Managing Constraints	Consultation with infrastruct providers, Contaminated La and British Waterways. Con of biodiversity and historic e	nd Officer nsideration	Determination of Capacity	Density multiplier	
Sustainability	Site close to bus route.				
Accessibility	Access is possible.		Total Completions	0	
Other Information			Losses Completed	0	
Brownfield / Greenfield	Mixed		Remaining Losses	0	
Suitability	Suitable - with policy change	9			
Availability	Available / site is under opti	on by devel	Current Year	0	
Achievability	Achievable		Years 1-5	0	
Deliverability	Developable		Years 6-10	33	
Development Progress	SHLAA Site		Years 11-15	0	
Application Number:					





Ref 2579	Site Address	ss Land at Ellesmere Close/Grangeway, Sandbach			
Town / Rural Sandbach		Easting	374447 No	rthing 361580	
Site Description	Area of incidental open space	ce.	Site Size Net (Ha)	0.33	
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 Albion Inorganic Chemicals consultation zone. Trees ar on site. Appears generally Located within 250m of land	outer nd shrubs flat.	Capacity		
Policy Restrictions	Within Sandbach SZL. Idem protected Open Space in the Plan. Surface water runoff calculated in accordance wi Environment Agency guideli	e Local should be th	Potential Density	30.3	
Managing Constraints	Replacement/relocation of C Space. Consultation with Contaminated Land Officer. Consideration of biodiversity		Determination of Capacity	Density multiplier	
Sustainability	Greenfield site sustainably l bus route and within walking of a primary school and sup	g distance			
Accessibility	Access is possible.		Total Completions	0	
Other Information			Losses Complete	d O	
Brownfield / Greenfield	Greenfield		Remaining Losse	s 0	
Suitability	Suitable - with policy change	Э			
Availability	Not Available - long term pro	ospect	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:					





Ref 2586	Site Address	Land to south of Rookery Bridge, Hall Lane, Sandbach			
Town / Rural Sandbach		Easting	373167	Northi	ng 360194
Site Description	Vacant land.		Site Size Net	(Ha)	0.36
Character of Area	wider area industrial area to and residential to the east a	rical (with permission for resi) in			11
Surrounding Land Uses	Adjacent to the railway and canal. In wider area, industrial area to the west and residential to the east and commerical (with permission for resi) in the north.				11
Physical Constraints	Flood zone 1 - little or no risk. Hardcored site comprising of two electricity sub-stations and one telecommunication monopole. Overhead powerlines of railway immediately adjacent. Within United Phospherous Consultation zone, BWB consultation zone and brine subsidence area. Trees and shrubs to edge of site, appears flat.				
Policy Restrictions	Within Sandbach SZL. Adaj Canal Conservation Area.	Within Sandbach SZL. Adajcent to Canal Conservation Area.		sity	30.81
Managing Constraints	Consultation with infrastructure providers, Brine Subsidence Compensation Board and British Waterways. Consideration of biodiversity.		Determination Capacity	n of	Density multiplier
Sustainability	Site located on bus route.				
Accessibility	Access possible.		Total Comple	tions	0
Other Information			Losses Comp	oleted	0
Brownfield / Greenfield	Brownfield		Remaining Lo	osses	0
Suitability	Not Suitable				
Availability	Marginal/uncertain		Current Year		0
Achievability	Achievable		Years 1-5		0
Deliverability	Not currently developable		Years 6-10		0
Development Progress	SHLAA Site		Years 11-15		0
Application Number:					





Ref 2587	Site Address	Playing field, Sandy Lane, Sandbach			
Town / Rural Sandbach		Easting	373571 N	orthing 360341	
Town / Rulai Sanubach		Lasting	575571 N	ortning 500541	
Site Description	Ettiley Heath playing fields. used for recreation, includes goal posts.		Site Size Net (Ha	a) 0.73	
Character of Area	Generally Residential.		Potential Capaci	ty 22	
Surrounding Land Uses	Generally Residential.		Potential Net	22	
Physical Constraints	Access off Sandy Lane on u road, unsuitable for large ve Brine subsidence area. Tree border.	hicles.	Capacity		
Policy Restrictions	the SZL for Sandbach. Surf runoff should be calculated i	Protected area of open space, within the SZL for Sandbach. Surface water runoff should be calculated in accordance with Environment Agency guidelines.		y 30.14	
Managing Constraints		Replacement of Open Space. Consideration of biodoversity.		f Density multiplier	
Sustainability	Close to bus route.				
Accessibility	Access is possible.		Total Completion	ns 0	
Other Information			Losses Complet	ed 0	
Brownfield / Greenfield	Greenfield		Remaining Loss	es O	
Suitability	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:					





Ref 2588	Site Address 55 Congleton Road, Sandbach			
Town / Rural Sandbach		Easting	376093	lorthing 361376
Site Description	Offley House and Grounds.		Site Size Net (H	a) 1.14
Character of Area	Generally residential.		Potential Capac	ity 35
Surrounding Land Uses	Generally residential.		Potential Net	35
Physical Constraints	Significant trees along boun site. Flood Zone 1 - Little or Site is flat with contructions	no risk.	Capacity	
Policy Restrictions	Within Sandbach SZL. TPC bound the western part of th Surface water runoff should calculated in accordance wi Environment Agency guidel greenfield sites	ne site. be th	Potential Densit	ty 30.7
Managing Constraints	Consideration of biodiversit	/.	Determination c Capacity	of Density multiplier
Sustainability	Site is close to a bus route a within walking distance of a primary school.			
Accessibility	Access is possible.		Total Completic	ons 0
Other Information			Losses Comple	ted 0
Brownfield / Greenfield	Mixed		Remaining Loss	ses 0
Suitability	Suitable			
Availability	Not Available - long term pr	ospect	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:				





Ref 2597	Site Address	Land at Colley Lane/The Hill, Sandbach			
Town / Rural Sandbach		Easting	376655 Nort	hing 360357	
Site Description	Garden		Site Size Net (Ha)	0.38	
Character of Area	Residential and Open Coun	tryside.	Potential Capacity	12	
Surrounding Land Uses	Residential and Open Coun	tryside.	Potential Net	12	
Physical Constraints	Flood zone 1 - little or no ris Hill is a listed building. Site to the Open Countryside. T shrubs on site. Site appears flat with buildings present.	is adjacent rees and	Capacity		
Policy Restrictions	Within the SZL for Sandbac building present. Surface w should be calculated in acco with Environment Agency gu for greenfield sites. Site is a the Open Countryside and a special control for adverts.	rater runoff ordance uidelines adjacent to	Potential Density	31.58	
Managing Constraints	Consideration of the historic environment and biodiversit		Determination of Capacity	Density multiplier	
Sustainability	Site on bus route.				
Accessibility	Access is possible.		Total Completions	0	
Other Information	No evidence at this time tha wishes to redevelop site for development.		Losses Completed	0	
Brownfield / Greenfield	Greenfield		Remaining Losses	0	
Suitability	Suitable - with policy change	Ð			
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:					





Ref 2601	Site Address	TRAINING CENTRE, HILL STREET, SANDBACH			
Town / Rural Sandbach		Easting	373904 North	ing 361398	
Site Description	STORAGE/YARD DEPOT		Site Size Net (Ha)	0.259	
Character of Area	Generally residential, with s employment uses on oppos road.		Potential Capacity	14	
Surrounding Land Uses	,	Generally residential, with some employment uses on opposite side of road.		14	
Physical Constraints	None.				
Policy Restrictions	Within Sandbach SZL		Potential Density	54	
Managing Constraints			Determination of Capacity	Based on outline permission.	
Sustainability					
Accessibility			Total Completions	0	
Other Information	Demolition has started 03/0	1/12	Losses Completed	0	
Brownfield / Greenfield	Brownfield		Remaining Losses	0	
Suitability	Suitable				
Availability	Available		Current Year	0	
Achievability	Achievable		Years 1-5	14	
Deliverability	Deliverable		Years 6-10	0	
Development Progress	Outline Permission		Years 11-15	0	
Application Number:	09/3337C				





Ref 2606	Site Address E	m Tree I	Farm, London Roa	d, Sandbach
Town / Rural Sandbach	- Edge / Extension	Easting	373486 North	ing 361754
Site Description	Agricultural land.		Site Size Net (Ha)	8.25
Character of Area	Open Countryside with some residential on south eastern bo	undary.	Potential Capacity	248
Surrounding Land Uses	Open Countryside with some residential on south eastern bo	undary.	Potential Net Capacity	248
Physical Constraints	Flood zone 1 - little or no risk. A Inorganic Chemicals consultatio zone, listed building on site, foc crossing part of site. Trees and hedges present, site levels app generally flat. Located on poter contaminated site. Potential air issues.	on tpath l ear ntial		
Policy Restrictions	Listed buildings, open countrysi area of special control for adver Surface water runoff should be calculated in accordance with Environment Agency guidelines	ts.	Potential Density	30.06
Managing Constraints	listed building and the accommodation/relocation of th footpath. Consideration of biodoversity. Consultation with Contaminated Land Officer. Air	Consideration of the setting of the sted building and the iccommodation/relocation of the potpath. Consideration of iodoversity. Consultation with Contaminated Land Officer. Air quality issesment may be required (size of		Density multiplier
Sustainability	Site on bus route.			
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 Application Number:	SHLAA Site		Years 11-15	0





Ref 2607	Site Address	Land off School Lane, Sandbach			
Town / Rural Sandbach	- Edge / Extension	Easting	377275 North	i ng 360789	
Site Description	Vacant land.		Site Size Net (Ha)	0.64	
Character of Area	Residential to the west, scho north with the remainder bein countryside.		Potential Capacity	20	
Surrounding Land Uses	Residential to the west, scho north with the remainder bein countryside.		Potential Net Capacity	20	
Physical Constraints	Flood Zone 1 - Little or no ris Trees/hedges to boundaries appear flat.				
Policy Restrictions	Within Open Countryside, ar special control for adverts. S water runoff should be calcu accordance with Environmer guidelines.	Surface lated in	Potential Density	31.25	
Managing Constraints	Consideration of biodiversity		Determination of Capacity	Density multiplier	
Sustainability	Site on bus route and within distance of a primary school				
Accessibility	Access is possible.		Total Completions	0	
Other Information			Losses Completed	0	
Brownfield / Greenfield	Greenfield		Remaining Losses	0	
Suitability	Suitable - with policy change	1			
Availability	Available		Current Year	0	
Achievability	Achievable		Years 1-5	0	
Deliverability	Developable		Years 6-10	20	
Development Progress	SHLAA Site		Years 11-15	0	
Application Number:					





Ref 2608	Site Address	Land off T	he Hill/Manor	Road, Sandbach	
Town / Rural Sandbach	- Edge / Extension	Easting	376914	Northing 360424	
Site Description	Agricultural land.		Site Size Net (H	Ha) 8.11	
Character of Area	Residential and Open Coun	ryside.	Potential Capa	city 244	
Surrounding Land Uses	Residential and Open Coun	ryside.	Potential Net	244	
Physical Constraints	Flood zone 1 - little or no ris on site, adj to listed building undulating with trees and he present. Located within 250 landfill. Potential air quality	Site is dges m of	Pond Capacity Site is ges o of		
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 30.09	
Managing Constraints	Production of a Protected Species survey. Consideration of setting of listed building and biodoversity. Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development).		Determination Capacity	of Density multiplier	
Sustainability	Site on bus route.				
Accessibility	Access is possible.		Total Completi	ons 0	
Other Information			Losses Compl	eted 0	
Brownfield / Greenfield	Greenfield		Remaining Los	sses 0	
Suitability	Suitable - with policy change	9			
Availability	Marginal / Uncertain		Current Year	0	
Achievability	Achievable		Years 1-5	0	
Deliverability	Developable		Years 6-10	125	
Development Progress	SHLAA Site		Years 11-15	119	
Application Number:					





Ref 2609	Site Address	Land off Colley Lane/The Hill, Sandba		
	Edua / Estancian		070770	N (1) 000005
Town / Rural Sandbach	- Edge / Extension	Easting	376778	Northing 360235
Site Description	Agricultural land.		Site Size Net	(Ha) 5.6
Character of Area	Open Countryside and resid	dential.	Potential Cap	acity 160
Surrounding Land Uses	Open Countryside and resid	dential.	Potential Net	160
Physical Constraints	Flood zone 1 - little or no ris and hedges on site. Potent quality issues.		Capacity	
Policy Restrictions	Open countryside, area of s control for adverts. Surface runoff should be calculated accordance with Environme guidelines.	water in	Potential Den	asity 28.57
Managing Constraints		Consideration of biodiversity. Air quality assesment may be required (size of development).		n of Based on Development Strategy
Sustainability	Site on bus route.			
Accessibility	Access is possible.		Total Comple	tions 0
Other Information			Losses Comp	oleted 0
Brownfield / Greenfield	Greenfield		Remaining Lo	osses O
Suitability	Suitable - with policy chang	е		
Availability	Marginal / Uncertain		Current Year	0
Achievability	Achievable		Years 1-5	0
Deliverability	Developable		Years 6-10	90
Development Progress			Manual 44.45	70
Development i logiess	SHLAA Site		Years 11-15	70





Ref 2610	Site Address	Site Address Land off Hassall Road/Colley Lane/Coldmoss Drive, Sandbach				
Town / Rural Sandbach	- Edge / Extension	Easting	376546	Northi	ng 360079)
Site Description	Agricultural land.		Site Size Net	(Ha)	6.59	
Character of Area	Open Countryside and resid	lential.	Potential Cap	acity	188	
Surrounding Land Uses	Open Countryside and resid	lential.	Potential Net	-	188	
Physical Constraints	potential contaminated site.	tpath adj to site. Located on ential contaminated site. Trees and ges to boundaries. Site levels				
Policy Restrictions	control for adverts. Surface runoff should be calculated	ccordance with Environment Agency		nsity	28.53	
Managing Constraints	Cobsultation with Contaminated Land officer. Consdieration of biodiversity and footpath.		Determinatio Capacity	n of	Based on Developme Strategy	ent
Sustainability	Site close to bus route.					
Accessibility	Access is possible.		Total Comple	tions	0	
Other Information			Losses Com	pleted	0	
Brownfield / Greenfield	Greenfield		Remaining Losses		0	
Suitability	Suitable - with policy change	e				
Availability	Marginal / Uncertain		Current Year		0	
Achievability	Achievable		Years 1-5		0	
Deliverability	Developable		Years 6-10		90	
Development Progress	SHLAA Site		Years 11-15		98	
Application Number:						





Ref 2611	Site Address	Land off Elm Tree lane, Sandbach			
Town / Rural Sandbach	- Edge / Extension	Easting	373716 Nort	hing 362053	
Site Description	Agricultural land.		Site Size Net (Ha)	5.5	
Character of Area	Open Countryside and resid	lential.	Potential Capacity	165	
Surrounding Land Uses	Open Countryside and resid	lential.	Potential Net	165	
Physical Constraints	Flood zone 1 - little or no ris inorganic chemicals consult footpath close to site. Tree hedges to boundaries and t site. Levels appear genreal Potential air quality issues.	ation zone, s and rees on	Capacity		
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 biodoversi quality assessment may be (size of development).		Determination of Capacity	Density multiplier	
Sustainability	Close to bus route. And the station.	railway			
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:					





Ref 2612	Site Address	Land off Houndings Lane, Sandbach			ndbach
Town / Rural Sandbach	- Edge / Extension	Easting	375960	Northi	ng 360168
Site Description	Agricultural land and farm buildings/business.		Site Size Net	(Ha)	5.53
Character of Area	Open Countryside and resid	lential.	Potential Cap	acity	120
Surrounding Land Uses	Open Countryside and resid	lential.	Potential Net		120
Physical Constraints	Poor access off unclassified Wildlife corridor. TPO. Loc potential contaminated site. through site and along part boundary. Flood zone 1 - lit risk. Trees and hedges on si boundaries. Buildings on si to site. Potential air quality	d road. Capacity cated on a . Footpath of ittle or no site and to ite. Slope			
Policy Restrictions	Within Open Countryside. W Corridor, area of special cor adverts. Surface water rund be calculated in accordance Environment Agency guidel	ntrol for off should e with	Potential Den	isity	19.17
Managing Constraints	Wildlife corridor would need appropriately considered in development of this site. Ac need further consideration v consultation with Highways. landscape buffer and plantin be required. Consultation w Contaminated Land Officer. Consideration of accommod relocation of footpath. Air q assessment may be required development).	d to be ccess would with s. Significant ing likely to with c dation / quality		n of	Density multiplier and based on 'Call for Sites' information and in consideration of Wildlife corridor and need for buffer area.
Sustainability	Greenfield site in a sustaina location.	ble			
Accessibility	Access is possible.		Total Comple	tions	0
Other Information			Losses Com	oleted	0
Brownfield / Greenfield	Greenfield		Remaining Lo	osses	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		90
Development Progress	SHLAA Site		Years 11-15		30
Application Number:					





Ref 2613	Site Address	Land adjacent to Wheelock Bypass, Sandbach				
Town / Rural Sandbach	- Edge / Extension	Easting	375535	Northing	359966	
Site Description	Agricultural land.		Site Size Net	(Ha) 2	2.35	
Character of Area	Open Countryside and resid	lential.	Potential Cap	acity 6	571	
Surrounding Land Uses	Open Countryside and resid	lential.	Potential Net	-	571	
Physical Constraints	Significant woodland betwee boundary and stream. Steep near stream. Overhead lines corridor, part of site within F Zones 2&3, protected are of space. Located within 250n landfill. Potential air quality	o gradient s. Wildlife lood f open n of	Capacity			
Policy Restrictions	Open countryside, Part of th allocated for housing in the area of special control for ac of site is a protected area of space. Surface water runof calculated in accordance wi Environment Agency guideli	Local Plan, dverts, part ^c open f should be th	Potential Density		0.02	
Managing Constraints	Consultation with Contamina Officer. Consideration of bio and flood risk, with production Flood Risk Assessment. Con- with Highways to access acc- issues. Consideration of replacement/relocation of op Air quality assessment may required (size of development	odiveristy on of a onsultation cess oen space. be	Determination of Capacity		Density nultiplier	
Sustainability	Part of site is close to bus ro	oute.				
Accessibility	Access is possible, but pote problematic.	ntially	Total Comple	tions 0)	
Other Information			Losses Comp	oleted 0)	
Brownfield / Greenfield	Greenfield		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:						





Ref 2614	Site Address		ls/Park Lane ey Road, Sa		
Town / Rural Sandbach	- Edge / Extension	Easting	374511	Northi	ng 360641
Site Description	Agricultural land.		Site Size Net	(Ha)	24.54
Character of Area	Open countryside, residenti recreation and industrial.	al,	Potential Cap	acity	400
Surrounding Land Uses	Open countryside, residenti recreation and industrial.	al,	Potential Net Capacity		400
Physical Constraints	Significant woodland surrou and listed building adjacent Trees and hedges within sit subsidence area. Located o contaminated land. Change levels. Potential air quality	to the site. e, brine on potential e in sites			
Policy Restrictions	Within Open Countryside. A a SBI (Wheelock Rail Trail). site. Surface water runoff s calculated in accordance wi Environment Agency guidel	TPOs on hould be th	Potential Density		9.799
Managing Constraints	Mitigation required with likely requirement for open space and green corridor, recreational, community and educational facilities and biodiversity mitigation. Consultation with Cheshire Brine Subsidence Compensation Board and Contaminated Land Officer. Air quality assessment may be required (size of development).		Determination of Capacity		Based on significant proportion of site being used for recreational purposes including football pitches and green wedge (to include biodiversity measures)
Sustainability	Site close to bus route.				
Accessibility	Access is possible.		Total Comple	tions	0
Other Information	CLG Decision still awaited.		Losses Comp	oleted	0
Brownfield / Greenfield	Greenfield		Remaining Losses 0		0
Suitability	Suitable - with policy change				
Availability	Available / site is under opti	on by devel	Current Year		0
Achievability	Achievable		Years 1-5		0
Deliverability	Developable		Years 6-10		125
Development Progress	SHLAA Site - Current Applie	cation	Years 11-15		250
Application Number:	10/3471C				





Ref 2615	Site Address	Land soutl Sandbach	n of Hind Hea	ath Roa	ıd,
Town / Rural Sandbach	- Edge / Extension	Easting	374493	Northin	g 359548
Site Description	Agricultural land.		Site Size Net (Ha)	7.43
Character of Area	Residential on two boundar works to the south and agri- the west.		Potential Capa	acity	223
Surrounding Land Uses	Residential on two boundar works to the south and agri- the west.		Potential Net Capacity		223
Physical Constraints	Flood zone 1 - little or no ris (TPO) on southern boundar to existing housing. Overhe northern part of site. Site a conservation area and withi consultation zone. Sewera close to site. Located withi landfill. Change in levels a boundaries. Potential air qu	y adjacent ad lines on dj to canal n BWB ge works n 250m of and trees to			
Policy Restrictions	Open countryside, area of s control for adverts. Surface runoff should be calculated accordance with Environme guidelines.	water in	Potential Dens	sity	30.01
Managing Constraints	Consultation with Contamin Officer and British Waterwa Consideration of biodiversit setting of the conservation a quality assessment may be (size of development). Acco of TPO trees within layout of development. Diversion of of lines if required.	ys. y and the area. Air required ymmodation f new	Determination Capacity	of	Density multiplier
Sustainability	Site near to bus route.				
Accessibility	Access is possible.		Total Complet	ions	0
Other Information	Appeal decison challenged.		Losses Comp	leted	0
Brownfield / Greenfield	Greenfield		Remaining Lo	sses	0
Suitability	Suitable - with policy chang	e			
Availability	Available		Current Year		0
Achievability	Achievable		Years 1-5		0
Deliverability	Developable		Years 6-10		125
Development Progress	SHLAA Site - Current Applie	cation	Years 11-15		98
Application Number:	10/2608C				





Ref 2616	Site Address	Yeowood	Farm, Elton Road,	Sandbach
Town / Rural Sandbach	- Edge / Extension	Easting	373684 North	i ng 359842
Site Description	Agricultural land.		Site Size Net (Ha)	41.41
Character of Area	Residential to the north, can Open Countryside to the sou		Potential Capacity	800
Surrounding Land Uses	Residential to the north, can Open Countryside to the sou		Potential Net Capacity	800
Physical Constraints	Access off Elton Road down track. Significant trees along boundaries, brine subsidenc Site adj to canal conservatio BWB consultation zone. Par within United Phospherous consultation zone. Located 250m of landfill. Buildings, t hedges on site. Levels appe generally flat. Potential air q issues.	Capacity own a single long field lence area. vation area and Part of site us ted within gs, trees and appear		
Policy Restrictions	Open countryside, area of s control for adverts. Surface runoff should be calculated i accordance with Environmer guidelines.	water n	Potential Density	9.66
Managing Constraints	Opportunities for ecological enhancement should be incl within any new development Consultation with Cheshire E Subsidence Compensation E Contaminated Land Officer a Waterways. Consideration of biodiversity. Air quality asse may be required (size of dev	Brine Board, and British of ssment	Determination of Capacity	Based on agent information
Sustainability	Site near to bus route.			
Accessibility	Access is possible.		Total Completions	0
Other Information			Losses Completed	0
Brownfield / Greenfield	Greenfield		Remaining Losses	0
Suitability	Suitable - with policy change	•		
Availability	Available		Current Year	0
Achievability	Achievable		Years 1-5	0
Deliverability	Developable		Years 6-10	125
Development Progress	SHLAA Site		Years 11-15	250
Application Number:				





Ref 2617	Site Address	Land at Mill Lane/London Road, Sandbach				
Town / Rural Sandbach	- Edge / Extension	Easting	373312	Northing	362132	
Site Description	Agricultural land.		Site Size Net (I	Ha) 7	.02	
Character of Area	Open countryside, residenti commercial.	al and	Potential Capa	city 2	11	
Surrounding Land Uses	Open countryside, residenti commercial.	al and	Potential Net Capacity	2	11	
Physical Constraints	Within Albion Inorganic Che consultation zone, Flood zo no risk. BWB consultation z Located on potential contan site. Trees on site. Levels generally flat. Potential air issues.					
Policy Restrictions	Open countryside, area of s control for adverts. Surface runoff should be calculated accordance with Environme guidelines.	water in	Potential Dens	ity 3	0.06	
Managing Constraints	Consultation with Bristish W and Contaminated Land Off Consideration of biodoversi quality assessment may be (size of development).	ficer. ty. Air	Determination Capacity)ensity nultiplier	
Sustainability	Site is located on a bus rou Middlewich and Sandbach a to Sandbach Railway Statio	and is near				
Accessibility	Access is possible.		Total Completi	ions 0	1	
Other Information			Losses Compl	eted 0	1	
Brownfield / Greenfield	Greenfield		Remaining Los	sses O	1	
Suitability	Suitable - with policy chang	e				
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	1	
Application Number:						





Ref 2618	Site Address		ounding Elworth Ha se, Sandbach	all Farm,	
Town / Rural Sandbach	- Edge / Extension	Easting	374423 North	ing 361790	
Site Description	Agricultural land.		Site Size Net (Ha)	3.73	
Character of Area	Open countryside and resid	lential.	Potential Capacity	108	
Surrounding Land Uses	Open countryside and resid	lential.	Potential Net	108	
Physical Constraints	Flood zone 1 - little or no ris on site, within Albion Inorga Chemicals outer consultatio Trees on site. Change in le Located directly on landfill. iar quality issues.	sk. TPOs Capacity anic on zone. evel on site.			
Policy Restrictions	Open countryside, area of s control for adverts. Surface runoff should be calculated accordance with Environme guidelines.	water in	Potential Density	30.17	
Managing Constraints	Consideration of biodiversit Consultation with Contamir Officer. Air quality assess be required (size of develop	ated Land nent may	Determination of Capacity	Density multiplier	
Sustainability	Site in in close proximity to and is within walking distan primary school and foodsto	ce of a			
Accessibility	Access is possible.		Total Completions	0	
Other Information			Losses Completed	0	
Brownfield / Greenfield	Greenfield		Remaining Losses	0	
Suitability	Suitable - with policy chang	e			
Availability	Available		Current Year	0	
Achievability	Achievable		Years 1-5	0	
Deliverability	Developable		Years 6-10	90	
Development Progress	SHLAA Site		Years 11-15	18	
Application Number:					





Ref 2619	Site Address	Land at Princess Drive/Cooksmere Lane, Sandbach				
Town / Rural Sandbach	- Edge / Extension	Easting	374914 Noi	thing 361584		
Site Description	Agricultural lad.		Site Size Net (Ha)	6.22		
Character of Area	Open Countryside and resid	lential.	Potential Capacity	187		
Surrounding Land Uses	Open Countryside and resid	lential.	Potential Net	187		
Physical Constraints	Chemicals outer consultator Ponds adjacent to site. Tre hedges on site. Undulating	POs on site. Within Albion Inorganic hemicals outer consultaton zone. onds adjacent to site. Trees and edges on site. Undulating site. ocated within 250m of landfill. otential air quality issues.				
Policy Restrictions	Flood zone 1 - little or no ris countryside, protected area space, area of special contr adverts. Surface water rund be calculated in accordance Environment Agency guidel	of open ols for off should e with	Potential Density	30.06		
Managing Constraints	Consultation with Contamin. Officer. Consideration of bia and production of a Prtoecte survey. Consideration of replaement/relocation of ope Air quality assessment may required (size of development	odiversity ed Species en space. be	Determination of Capacity	Density multiplier		
Sustainability	Site close to town centre bu is within walking sistance of school and leisure centre.					
Accessibility	Access is possible.		Total Completions	0		
Other Information			Losses Completed	0		
Brownfield / Greenfield	Greenfield		Remaining Losses	6 0		
Suitability	Suitable - with policy change	е				
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:						





Ref 2620	Site Address	Land west of Cooksmere Lane, Sandbach			
Town / Rural Sandbach	- Edge / Extension	Easting	374434	lorthing	362097
Site Description	Farm buildings and agricult	ural land.	Site Size Net (H	a) 40	0.73
Character of Area	Open Countryside and resid	dential.	Potential Capac	i ty 1:	240
Surrounding Land Uses	Open Countryside and reside bordered by railway to the v		Potential Net Capacity	1:	240
Physical Constraints	TPOs and ponds on site. V zones 2&3, footpaths traver Albion Inorganic Chemicals consultation zone. Change levels and buildings presen Located directly on landfill. air quality issues.	rse site, in site t on site.			
Policy Restrictions	Open countryside, area of s control for adverts. Surface runoff should be calculated accordance with Environme guidelines.	water in	Potential Densit	t y 31)
Managing Constraints	Consideration of biodiversit risk with the production of a Assessment and Protected survey. Consultation with Contaminated Land Officer. assessment may be require development).	Flood Risk Species Air quality	Determination o Capacity		ensity ultiplier
Sustainability	Site is considered unsustair poor access to public transp				
Accessibility	Access is possible.		Total Completic	ons 0	
Other Information			Losses Comple	ted 0	
Brownfield / Greenfield	Greenfield		Remaining Loss	ses O	
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:					





Ref 2621	Site Address	Land off Congleton Road, Sandbach			
Town / Rural Sandbach	- Edge / Extension	Easting	375923 North	ing 361666	
Site Description	Agricultural land.		Site Size Net (Ha)	7.31	
Character of Area	Open Countryside, resident school.	ial and	Potential Capacity	220	
Surrounding Land Uses	Open Countryside, resident school.	ial and	Potential Net Capacity	220	
Physical Constraints	Flood zone 1 - little or no ris Significant trees (TPOs), for crossing site. In close proxi old sand pit - gas monitoring recommended. Site appear flat, with some contruction p Potential air quality issues.	otpaths mity to an g rs genreally	Capacity		
Policy Restrictions	Within Open Countryside. S water runoff should be calcu accordance with Environme guidelines for greefield sites	ulated in ent Agency	Potential Density	30.1	
Managing Constraints	Consideration of TPO trees and footpaths across site, where possible these should be incorporated into future development. Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development).		Determination of Capacity	Density multiplier	
Sustainability	Sustainable location close t routes and good access to t				
Accessibility	Access is possible.		Total Completions	0	
Other Information			Losses Completed	0	
Brownfield / Greenfield	Mixed		Remaining Losses	0	
Suitability	Suitable - with policy chang	е			
Availability	Available - site owned by de	eveloper	Current Year	0	
Achievability	Achievable		Years 1-5	0	
Deliverability	Developable		Years 6-10	90	
Development Progress	SHLAA Site		Years 11-15	130	
Application Number:					





Ref 2622	Site Address	Fields Far Road, Cor	m, Congleton Igleton	Road/E	Bradwall
Town / Rural Sandbach	- Edge / Extension	Easting	376187	Northing	362185
Site Description	Farm buildings and agricultu	ural land.	Site Size Net (Ha) S	3.88
Character of Area	Open Countryside.		Potential Capa	city 2	816
Surrounding Land Uses	Open Countryside.		Potential Net	2	816
Physical Constraints	Potential impact from motor widening, ponds on site, for crossing site, Albion Inorgar Chemicals outer consultatio Buildings on site. Located of contaminated site. Changin levels. Trees and hedges of Potnetial air quality issues.	otpath nic n zone. on potential ng site	Capacity		
Policy Restrictions	Open countryside, Jodrell B consultation zone, area of s control for adverts. Surface runoff should be calculated accordance with Environme guidelines.	pecial water in	Potential Dens	sity 3	0
Managing Constraints	Cobsultation with Jodrell Ba Contamianated Land Office Consideration of biodiversity production of Protected Spe survey. Consideration of accommodation or relocatio footpath. Air quality assess be required (size of develop	r. y and ccies n of ment may	Determination Capacity		Density nultiplier
Sustainability	Site is considered unsustair poor access to public transp				
Accessibility	Access is possible.		Total Complet	ions C	1
Other Information			Losses Compl	eted C	1
Brownfield / Greenfield	Greenfield		Remaining Los	sses C	1
Suitability	Not Suitable				
Availability	Marginal / Uncertain		Current Year	C)
Achievability	Not Achievable		Years 1-5	C)
Deliverability	Not currently developable		Years 6-10	C)
Development Progress	SHLAA Site		Years 11-15	C)
Application Number:					





Ref 2623	Site Address	Land west Sandbach	est of Holmes Chapel Road, ch			
Town / Rural Sandbach	- Edge / Extension	Easting	376819	Northing	362304	
Site Description	Agricultural land.		Site Size Net	(Ha) 2	20.4	
Character of Area	Open countryside, vacant m one dwelling.	otel and	Potential Cap	acity (612	
Surrounding Land Uses	Open countryside, vacant m one dwelling.	otel and	Potential Net Capacity	(612	
Physical Constraints	Flood zone 1 - little or no risk. Potential impact from motorway widening, area of search for sand and gravel, footpath borders and crosses part of the site. Located on potential contaminated site. Trees and hedges to boundary and on site. Levels appear generally flat. Potential air quality issues.					
Policy Restrictions	Open countryside, area of s control for adverts, Jodrell B consultation zone. Surface runoff should be calculated i accordance with Environme guidelines.	ank water n	Potential Den	sity 3	30	
Managing Constraints	Consultation with Jodrell Ba Contaminated Land Officer. Consideration of biodiversity quality assessment may be (size of development and pr AQMA).	v. Air required	Determination Capacity		Density multiplier	
Sustainability	Although the site is on a bus located some distance away settlement of Sandbach and seen as sustainable.	from the				
Accessibility	Access is possible.		Total Comple	tions ()	
Other Information			Losses Comp	oleted)	
Brownfield / Greenfield	Greenfield		Remaining Lo	osses (D	
Suitability	Not Suitable					
Availability	Marginal / Uncertain		Current Year	(0	
Achievability	Not Achievable		Years 1-5	()	
Deliverability	Not currently developable		Years 6-10	()	
Development Progress	SHLAA Site		Years 11-15	()	
Application Number:						





Ref 2624	Site Address	Land east of Holmes Chapel Road, Sandbach				
Town / Rural Sandbach	- Edge / Extension	Easting	377252	Northing	362371	
Site Description	Agricultural land		Site Size Net	(Ha) 2	23.91	
Character of Area	Open countryside with quar to south eastern boundary.	ry adjacent	Potential Cap	acity	718	
Surrounding Land Uses	Open countryside with quar to south eastern boundary.	ry adjacent	Potential Net Capacity	7	718	
Physical Constraints	Flood zone 1 - little or no ris trees and hedges on site, for bordering the site, wildlife or adjacent. Surface water run be calculated in accordance Environment Agency guidel Levels appear generally flat on potential contaminated s					
Policy Restrictions	Open countryside, area of s control for adverts, Jodrell E consultation zone.	Potential Den	sity 3	30.03		
Managing Constraints	Consultation with Jodrell Ba Contaminated Land Officer. Consideration of biodoversi production of a Protected S survey. Consideration of accommodation/relocation of	Determinatior Capacity		Density nultiplier		
Sustainability	Although the site is on a bus located some distance away settlement of Sandbach and seen as sustainable.	y from the				
Accessibility	Access is possible.		Total Comple	tions ()	
Other Information			Losses Comp	leted)	
Brownfield / Greenfield	Greenfield		Remaining Lo	osses ()	
Suitability	Not Suitable					
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:						





Ref 2625	Site Address	Land east of Cooksmere Lane, Sandbach				
Town / Rural Sandbach	- Edge / Extension	Easting	375182	Northing	362079	
Site Description	Agricultural land.		Site Size Net (Ha) 3	0.24	
Character of Area	Open countryside and reside	ential.	Potential Capa	acity 9	08	
Surrounding Land Uses	Open countryside and reside	ential.	Potential Net	- g	08	
Physical Constraints	Flood zone 1 - little or no ris Substation in south east cor with overhead lines, drain th Albion Inorganic Chemicals consultation zone. Located potential contaminated site. levels and trees and hedges Potential air quality issues.	ner of site rough site, outer on Change in	Capacity			
Policy Restrictions	Open countryside, area of s control for adverts. Surface runoff should be calculated i accordance with Environme guidelines.	water n	Potential Dens	sity 3	80.03	
Managing Constraints	Consultation with Contamina Officer. Consideration of bio Air quality assessment may required (size of developme	odiversity. be	Determination Capacity	•	Density nultiplier	
Sustainability	Site is considered unsustain	able.				
Accessibility	Access is possible.		Total Complet	ions C)	
Other Information			Losses Compl	leted C)	
Brownfield / Greenfield	Greenfield		Remaining Lo	sses C)	
Suitability	Not Suitable					
Availability	Marginal / Uncertain		Current Year	C)	
Achievability	Not Achievable		Years 1-5	C)	
Deliverability	Not currently developable		Years 6-10	C)	
Development Progress	SHLAA Site		Years 11-15	C)	
Application Number:						





Ref 2626	Site Address	Land at Oakley Farm, Bradwall Road, Sandbach				
Town / Rural Sandbach	- Edge / Extension	Easting	375405 North	ing 361866		
Site Description	Agricultural land.		Site Size Net (Ha)	8.47		
Character of Area	Open countryside and resid	lential.	Potential Capacity	255		
Surrounding Land Uses	Open countryside and resid	lential.	Potential Net	255		
Physical Constraints	on potential contaminated s and hedges on site and to b	one 1 - little or no risk. Located ntial contaminated site. Trees ges on site and to boundaries. ppear generally flat. Potential ty issues.				
Policy Restrictions	control for adverts. Surface runoff should be calculated	Open countryside, area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.		30.11		
Managing Constraints	Consultation with Contaminated Land Officer. Considerayion of biodiversity. Air quality assessment may be required (size of development).		Determination of Capacity	Density multiplier		
Sustainability	Site is considered unsustain	nable.				
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:						





Ref 2628	Site Address	Spoil heap south of Elton Road, Sandbach				
Town / Rural Sandbach	- Edge / Extension	Easting	373250	Northin	g 360100	
Site Description	Spoil heap.		Site Size Net ((Ha)	1	
Character of Area	Residential and agricultural railway along western bound		Potential Cap	acity	30	
Surrounding Land Uses	Residential and agricultural railway along western bound		Potential Net Capacity		30	
Physical Constraints	Flood zone 1 - little or no ris spoil heap from brine pump more than 50% of site. Now overgrown with scrub and s United Phospherous consul BWB consultation zone, are subsidence. Located on po contaminated site. Change on site.	ing covers completely mall trees, tation zone, ea of brine tential				
Policy Restrictions	Open countryside, area of s control for adverts. Surface runoff should be calculated accordance with Environme guidelines.	water in	Potential Den	sity	30	
Managing Constraints	Consultation with Contamin Officer, Cheshire Brine Sub Compensation Board and B Waterways. Consideration biodiversity.	sidence ritish	Determinatior Capacity	n of	Density multiplier	
Sustainability	Site is close to a bus route.					
Accessibility	Access is possible.		Total Complet	tions	0	
Other Information	x		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:						





Ref 2631	Site Address	Land west of Crewe Road, Winterley			
Town / Rural Smaller Vi	llages	Easting	374683 No	orthing 358018	
Site Description	Agricultural land.		Site Size Net (Ha)	2.38	
Character of Area	Open countryside and reside	ential.	Potential Capacit	y 72	
Surrounding Land Uses	Open countryside and reside	ential.	Potential Net	72	
Physical Constraints	Flood zone 1 - little or no ris undulating. Hedge to bound trees on boundary. Located potential contaminated site.	ary. Some	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	30.25	
Managing Constraints	Consultation with Contamina Officer. Consideration of bio		Determination of Capacity	Density multiplier	
Sustainability	Site close to bus route.				
Accessibility	Access is possible.		Total Completion	s 0	
Other Information			Losses Complete	ed 0	
Brownfield / Greenfield	Greenfield		Remaining Losse	es O	
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:					




Ref 2632	Site Address	Land at Br Sandbach	ook Farm, Cr	ewe Road,
Town / Rural Sandbach	- Edge / Extension	Easting	374865	Northing 359001
Site Description	Agricultural land and farm b	uildings.	Site Size Net (H	la) 9.12
Character of Area	Open countryside.		Potential Capa	city 274
Surrounding Land Uses	Commercial and recreation north, agricultural to the sou bordered by the River Whee	uth. Site	Potential Net Capacity	274
Physical Constraints	Overhead lines on part of the site and significant trees along southern boundary. Footpath bordering part of site. Within Flood Zones 2&3 and BWB consultation zone. Located within 250m of landfill. Potential air quality issues. Slight change to levels close to water body.			
Policy Restrictions	Open countryside, area of s control for adverts. Surface runoff should be calculated accordance with Environme guidelines.	water in	Potential Dens	ity 30.04
Managing Constraints	Consultation with Contamin Officer. Air quality assessm be required (size of develop Consideration of footpath, b the setting of the canal and with the production of a Floo Assessment.	nent may oment). iodiversity, flood risk	Determination Capacity	of Density multiplier
Sustainability	Site can be considered sust due to its location partially v settlement of Wheelock and accessibility by public trans	vithin the I its		
Accessibility	Access is possible.		Total Completi	ons 0
Other Information			Losses Compl	eted 0
Brownfield / Greenfield	Greenfield		Remaining Los	sses 0
Suitability	Suitable - with policy change	e		
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:				





Ref 2633	Site Address	Land to north of Talke Road, Alsager			lsager
Town / Rural Alsager		Easting	380547	Northing	355165
Site Description	Public open space.		Site Size Net (H	la) C).56
Character of Area	Mix of residential, allotments industrial uses.	and	Potential Capa	city 1	7
Surrounding Land Uses	Mix of residential, allotments industrial uses.	and	Potential Net Capacity	1	7
Physical Constraints	Flood zone 1 - little or no ris undulating. Used as public of space. Access to the site se Located within 250m of land Trees/hedges to boundary.	ems OK.	Capacity		
Policy Restrictions	Protected area of open spac Surface water runoff should calculated in accordance wit Environment Agency guideli	be h	Potential Dens	ity 3	80.36
Managing Constraints	Consultation with Contamina Officer. Consideration of bio		Determination Capacity		Density nultiplier
Sustainability	The site is in a fairly sustainan location being close to an ex- route, with links to the railwar and town centre.	isting bus			
Accessibility	Access is possible.		Total Completi	ons ()
Other Information			Losses Comple	eted ()
Brownfield / Greenfield	Greenfield		Remaining Los	ses ()
Suitability	Suitable - with policy change)			
Availability	Marginal / Uncertain		Current Year	C)
Achievability	Achievable		Years 1-5	C)
Deliverability	Not currently developable		Years 6-10	C)
Development Progress	SHLAA Site		Years 11-15	C)
Application Number:					





Ref 2642	Site Address	Land off Lea Way, Alsager			
Town / Rural Alsager		Easting	379908	Northing	355413
Site Description	Bowling green and tennis cl	ub.	Site Size Net (H	la) 0.	4
Character of Area	Generally residential.		Potential Capa	city 12	2
Surrounding Land Uses	Generally residential.		Potential Net	1:	2
Physical Constraints	Generally flat. Access shoul possible. Site remains in use building on site. Located wi of landfill.	e. TPO and	Capacity		
Policy Restrictions	Flood zone 1 - little or no ris Protected area of open spac Surface water runoff should calculated in accordance wit Environment Agency guideli	ce. be th	Potential Densi	ity 30	0
Managing Constraints	Consultation with Contaminated Land Officer. Consideration of biodiversity and replacement/relocation of open space.				ensity ultiplier
Sustainability	Site is in a highly sustainabl within Alsager.	e location			
Accessibility	Access is possible.		Total Completion	ons 0	
Other Information	No evidence that current use see the site redeveloped for		Losses Comple	eted 0	
Brownfield / Greenfield	Greenfield		Remaining Los	ses 0	
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:					





Ref 2643	Site Address	Land off Wilbrahams Way, Alsager		
Town / Rural Alsager		Easting	379619 North	ing 355795
Site Description	Cricket and tennis clubs		Site Size Net (Ha)	2.01
Character of Area	Generally residential, a school located to the south east of the		Potential Capacity	61
Surrounding Land Uses	Generally residential, a school located to the south east of the		Potential Net Capacity	61
Physical Constraints	Still in use. Site is generally fl. other obvious constraints. Lo potential contaminated site. 1 (TPO) on site.	cated on		
Policy Restrictions	Flood zone 1 - little or no risk. area to the north east of the s Identified as Protected Open within the Local Plan. Surface runoff should be calculated in accordance with Environment guidelines.	ite. Space e water	Potential Density	30.35
Managing Constraints	Consultation with Contaminat Officer. Consideration of bioc and replacement/relocation of space.	liversity	Determination of Capacity	Density multiplier
Sustainability	Site in sustainable location.			
Accessibility	Access is possible		Total Completions	0
Other Information	No evidence that current user redevelop site for housing.	s wish to	Losses Completed	0
Brownfield / Greenfield	Greenfield		Remaining Losses	0
Suitability	Suitable - with policy change			
Availability	Not Available - long term pros	pect	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:				





Ref 2644	Site Address	Land off C	edar Avenue,	Alsager
Town / Rural Alsager		Easting	379574	Northing 355102
Site Description	Football pitch.		Site Size Net (H	Ha) 1.96
Character of Area	Residential to the North and allotments to the west, and to the south.		Potential Capa	city 40
Surrounding Land Uses	May be some compatiability to the location of the railway south of the site.		Potential Net Capacity	40
Physical Constraints	Small part of site within Floo and 3. Railway adjacent to Currently used as a football is generally flat. Potential is on street parking in the area borders the site. Potential r issues. Trees and shrubs to	site. pitch. Site sues with a. Footpath noise		
Policy Restrictions	Located within an area of O Countryside and identified a Protected Open Space with Plan. Area of special contro adverts. Surface water rund be calculated in accordance Environment Agency guidel	is in the Local of for off should e with	Potential Dens	ity 20.41
Managing Constraints	Production of a Flood Risk Assessment. PPG24 noise assessment required (rail noise). Consderation of biodiversity, relocation/replacement of open space and footpath.		Determination Capacity	of Density multiplier but leaving space for a buffer to both the flood risk area and to the railway.
Sustainability	Site in a fairly sustainable lo close to the town centre.	ocation,		
Accessibility	Access is possible.		Total Completi	ons 0
Other Information			Losses Comple	eted 0
Brownfield / Greenfield	Greenfield		Remaining Los	sses 0
Suitability	Not Suitable			
Availability	Not Available - long term pro	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:				





Ref 2645	Site Address	Land off C	edar Avenue, Als	ager
Town / Rural Alsager - E	Edge / Extension	Easting	379734 Nort	hing 355110
Site Description	Paddock.		Site Size Net (Ha)	0.59
Character of Area	Residential, adjacent to railwa football pitches.	ay and	Potential Capacity	18
Surrounding Land Uses	Residential, adjacent to railwa football pitches.	ay and	Potential Net Capacity	18
Physical Constraints	Adjacent to railway. Site is ov Slightly rolling topography. So on site (TPOs). Footpath bor of the site. Potential noise iss	ome trees ders part		
Policy Restrictions	Flood zone 1- little or no risk. countryside, area of special c adverts. Surface water runoff be calculated in accordance v Environment Agency guidelin	ontrol for should vith	Potential Density	30.51
Managing Constraints	PPG24 noise assessment rec (rail noise). Consideration of biodiversity.	uired	Determination of Capacity	Density multiplier
Sustainability	Site in a fairly sustainable loc close to the town centre.	ation,		
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:				





Ref 2646	Site Address	Land off Faulkner Drive, Middlewich			lewich
Town / Rural Middlewich		Easting	371522	Northin	ig 364858
Site Description	Vacant industrial land.		Site Size Net (Ha)	3.27
Character of Area	Industrial, railway to east		Potential Capa	acity	99
Surrounding Land Uses	Employment		Potential Net		99
Physical Constraints	Flood zone 1 - little or no ris raised above adjacent highy Contains several trees and a regenerated and covered by vegetation. Potential biodiv constraints. Possible ponds Within Albion Inorganic Che outer consultation zone. Lo within 250m of landfill.	vay. appears ersity s on site. micals	Capacity		
Policy Restrictions	Within the SZL for Middlewin owner specific employment CBLP. Surface water runoff calculated in accordance win Environment Agency guideling	site within should be th	Potential Dens	sity	30.28
Managing Constraints	Consultation with Contamina Officer. Consdieration of bio and production of a Protecto survey.	odiversity	Determination Capacity	ı of	Density multiplier
Sustainability	Site is in an unsustainable le	ocation.			
Accessibility	Access is possible.		Total Complet	tions	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
Development Progress	SHLAA Site		Years 11-15		0
Application Number:					





Ref 2647	Site Address	Land off Faulkner Drive, Middlewich			
Town / Rural Middlewich	ı	Easting	371410 North	ing 364648	
Site Description	Vacant industrial land.		Site Size Net (Ha)	3.84	
Character of Area	Industrial, Trent and Mersey conservation area to west.	Canal and	Potential Capacity	116	
Surrounding Land Uses	Employment.		Potential Net	116	
Physical Constraints	Flood zone 1 - little or no risk and vegetation, open water/p potential biodiversity constrai within BWB consultation zone Albion Inorganic Chemicals o consultation zone. Located o landfill. Site appears flat.	ond, nts/value, e and uter	Capacity		
Policy Restrictions	Wothin the SZL for Middlewic specific employment site with Surface water runoff should b calculated in accordance with Environment Agency guidelin greenfield sites.	in CBLP. De N	Potential Density	30.21	
Managing Constraints	Consultation with Contaminat Officer and British Waterways Consideration of biodiversity setting. Production of a Prote Species survey.	s. and canal	Determination of Capacity	Density multiplier	
Sustainability	Site is in an unsustainable loo	cation.			
Accessibility	Access is possible.		Total Completions	0	
Other Information			Losses Completed	0	
Brownfield / Greenfield	Mixed		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:					





Ref 2648	Site Address		E of former RHM F e, Middlewich	Foods site,
Town / Rural Middlewich	1	Easting	372038 North	ning 364095
Site Description	Former RHM Foods factory adjacent land.	and	Site Size Net (Ha)	10.11
Character of Area	Generally industrial and em Trent and Mersey conserva adjoins to west		Potential Capacity	120
Surrounding Land Uses	Generally industrial and em	ployment.	Potential Net	120
Physical Constraints	Development would need to buffer to surrounding emplo- uses. Current planning perr part of Midpoint 18 covers to Site within Albion Inorganic outer and middle consultatio BWB consultation zone. Lo potential contaminated site. site within flood zones 2 am Potential air quality issues. cleared, hardstanding prese appear generally flat. Shru	yment nission for his site. Chemicals on zone, bocated on Part of d 3. Site ent. Levels	Capacity	
Policy Restrictions	Within Middlewich SZL. Des Local Plan as Mixed Use al Adjacent to Middlweich Byp proposal. Adjacent to Cana Conservation Area. Propos need to make provision for highway.	location. ass l als would	Potential Density	11.87
Managing Constraints	Consultation with Contamin Officer. Highways Manage recommend a draft TA with accessibility study and trave framework prior to application process. Air quality assess be required (size of develop Consultation with British Wa Consideration of canal setti biodoversity. Production of Risk Assessment.	r would full el plan on ment may oment). aterways. ng and	Determination of Capacity	Density multiplier and based on only part of the site coming forward for housing, as part of a mixed use scheme with sufficient buffer area to prevent negative impacts from adjacent employment areas.
Sustainability	Site is accessible by public but is located some distanc from the town centre.			
Accessibility	Local and strategic highway concerns to be discussed w		Total Completions	0
Cheshire East SHLAA - L	Ipdate January 2013			Cheshing East



Ref	2648	Site Address	Land to SE of former RHM Foods site, Booth Lane, Middlewich		
		highways. Contribution to M Eastern by-pass required. Section 106, S278 and S38 agreements required.			
Other In	formation			Losses Completed	0
Brownfi	eld / Greenfield	Brownfield		Remaining Losses	0
Suitabili	ity	Suitable			
Availabi	ility	Marginal/uncertain		Current Year	0
Achieva	bility	Achievable		Years 1-5	0
Delivera	ability	Developable		Years 6-10	90
Develop	oment Progress	SHLAA Site		Years 11-15	30
Applicat	tion Number:				

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Ref 2652	Site Address	Land off Croxton Lane, Middlewich			wich	
Town / Rural Middlewich	1	Easting	369685	Northing	366647	
Site Description	Cricket ground.		Site Size Net (I	Ha) 1	.89	
Character of Area	Residential		Potential Capa	icitv 5	57	
Surrounding Land Uses	Residential		Potential Net	-	57	
Physical Constraints	Access, trees (TPOs), brine. within 250m of landfill. Buildi site. Levels appear flat.		Capacity			
Policy Restrictions	Flood zone 1 - little or no risk Protected Open Space/Recre Facility. Surface water runofi be calculated in accordance Environment Agency guidelin	ation should with	Potential Dens	sity 3	30.16	
Managing Constraints	Consultation with Contamina Officer and Cheshire Brine S Compensation Board. Consi of biodiversity and replacement/relocation of crid	ubsidence deration	Determination Capacity		Density nultiplier	
Sustainability	Site is in a sustainable location	on.				
Accessibility	Access is possible.		Total Completi	ions C)	
Other Information			Losses Compl	leted C)	
Brownfield / Greenfield	Greenfield		Remaining Los	sses C)	
Suitability	Suitable - with policy change					
Availability	Marginal / Uncertain		Current Year	C)	
Achievability	Not Achievable		Years 1-5	C)	
Deliverability	Not currently developable		Years 6-10	C)	
Development Progress	SHLAA Site		Years 11-15	C)	
Application Number:						

Application Number:





Ref 2653	Site Address	s Land adjoining A54 Holmes Chapel Road, Middlewich			
Town / Rural Middlewich	- Edge / Extension	Easting	371285 N	lorthing 366748	
Site Description	Agricultural land.		Site Size Net (Ha	a) 2.49	
Character of Area	Open countryside adjoining settlement.	west of	Potential Capac	ity 75	
Surrounding Land Uses	Agriculture to north, east. C to south and residential to w		Potential Net Capacity	75	
Physical Constraints	Flood zone 1 - little or no ris designated open countrysid could prove problematical gi location close to roundabout main A road to J18 M6 and Middlewich's uncompleted b serving employment area. L potential contaminated site. borders, site levels are flat.	e. Access iven t joining ypass Located on			
Policy Restrictions	Open Countryside, area of s control for adverts. Surface runoff should be calculated i accordance with Environme guidelines.	water in	Potential Densit	y 30.12	
Managing Constraints	Consultation with Contamina Officer and Highways to add access issues. Consideration biodoversity.	Iress	Determination o Capacity	f Density multiplier	
Sustainability	Site is located in close proxi employment and residential is accessible by public trans however it is located some of away from the town centre.	uses and port,			
Accessibility	Access is potentially probler	natic.	Total Completio	ns 0	
Other Information			Losses Comple	ted 0	
Brownfield / Greenfield	Greenfield		Remaining Loss	ses 0	
Suitability	Suitable - with policy change	e			
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:					





Ref 2654	Site Address	Land to ea	ast of Croxtor	n Lane	, Middlewich
Town / Rural Middlewich	n - Edge / Extension	Easting	369717	Northi	ng 367025
Site Description	Agricultural land.		Site Size Net	(Ha)	1.34
Character of Area	Edge of settlement betweer and open countryside.	n residential	Potential Cap	acity	41
Surrounding Land Uses	Open Countryside, with res the south.	idential to	Potential Net Capacity		41
Physical Constraints	Bounded by the Canal. Tree hedgerows on site, BWB cc zone, footpath crosses site, subsidence area, within Flo and the Open Countryside. within 250m of landfill. Site undulating.	onsultation brine od Zone 2 Located			
Policy Restrictions	Open Countryside. Adjacen Conservation Area, area of control for adverts. Surface runoff should be calculated accordance with Environme guidelines.	special water in	Potential Den	sity	30.6
Managing Constraints	Consultation with Contamin Officer, Bristish Waterays a Cheshire Subsidence Brine Compensation Board. Proc Flood Risk Assessment. Consideration of biodiversit accommodation/relocation	nd luction of a y and	Determinatior Capacity	n of	Density multiplier
Sustainability	The site is in an unsustaina	ble location.			
Accessibility	Access is possible.		Total Comple	tions	0
Other Information			Losses Comp	leted	0
Brownfield / Greenfield	Greenfield		Remaining Lo	sses	0
Suitability	Suitable - with policy chang	e			
Availability	Available / site is owned by	developer	Current Year		0
Achievability	Achievable		Years 1-5		0
Deliverability	Developable		Years 6-10		41
Development Progress	SHLAA Site		Years 11-15		0
Application Number:					





Ref 2655	Site Address	Land to we Middlewic	est of Croxton า	Lane,
Town / Rural Middlewich	n - Edge / Extension	Easting	369582	Northing 367026
Site Description	Agricultural land.		Site Size Net (H	la) 0.78
Character of Area	Site is within Open Country adjacent to a recycling cent and to the south are resider properties.	re and tip,	Potential Capa	city 24
Surrounding Land Uses	Site is within Open Country adjacent to a recycling cent and to the south are resider properties.	re and tip,	Potential Net Capacity	24
Physical Constraints	Access as existing is poor s recycling site, plus car park adjacent. Trees and hedge site and boundaries. Recyc waste centre adjacent (loca on landfill), BWB consultatio brine subsidence area, foot bordering site, within the op countryside. Very small are by flood zone 2. Sloghtly un site.	, layby rows on bling and ted directly on zone, path en ea covered		
Policy Restrictions	Open Countryside. Adjacen Conservation Area, area of control for adverts. Surface runoff should be calculated accordance with Environme guidelines.	special water in	Potential Densi	ity 30.77
Managing Constraints	Consultation with Contamin Officer, British Waterways a Cheshire Brine Subsidence Compensation Board. Proc Flood Risk Assessment. Consideration of biodoivers footpath. Consultation with to address access issues.	and luction of a ity and	Determination Capacity	of Density multiplier
Sustainability	Site is not considered susta	inable.		
Accessibility	Access is potentially proble	matic.	Total Completi	ons 0
Other Information			Losses Comple	eted 0
Brownfield / Greenfield	Greenfield		Remaining Los	ses 0
Suitability	Suitable - with policy chang	e		
Availability	Available / site is owned by	developer	Current Year	0
Achievability	Achievable		Years 1-5	0
Deliverability	Developable		Years 6-10	24
Development Progress	SHLAA Site		Years 11-15	0
Cheshire East SHLAA - L	Jpdate January 2013			Cheshing East



Ref 2656	Site Address	Land to we	est of Butley	Close	, Middlewich
Town / Rural Middlewich	n - Edge / Extension	Easting	369936	Northi	ng 365004
Site Description	Agricultural land.		Site Size Net	(Ha)	6.34
Character of Area	Open countryside adjoining settlement and residential a		Potential Cap	acity	191
Surrounding Land Uses	Predominantly agriculture (foresty, residential to west.	grazing),	Potential Net Capacity		191
Physical Constraints	Flood zone 1 - little or no ris trees, with TPOs to the nort site, hedgerow to boundarie (biodiversity and tree covers within open countryside. Po quality issues. Site appears flat.	h of the es, ponds age), site otential air			
Policy Restrictions	Open countryside, area of s control for adverts. Surface runoff should be calculated accordance with Environme guidelines.	e water in	Potential Den	sity	30.13
Managing Constraints	Air quality assessment may required (size of developme Consideration of biodiversit production of a Protected S survey.	ent). y and	Determination Capacity	n of	Density multiplier
Sustainability	Site is in a fairly sustainable with access to public transp close proximity to schools.				
Accessibility	Access is possible.		Total Comple	tions	0
Other Information			Losses Comp	oleted	0
Brownfield / Greenfield	Greenfield		Remaining Lo	osses	0
Suitability	Suitable - with policy chang	e			
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:					





Ref 2657	Site Address	Land off The Green, Middlewich			
Town / Rural Middlewich	n - Edge / Extension	Easting	370486	Northin	g 364524
Site Description	Agricultural land.		Site Size Net (Ha)	2.28
Character of Area	Open area of grass surround residential, except for weste boundary.		Potential Capa	acity	64
Surrounding Land Uses	Residential to north, east an Agriculture to west (grazing)		Potential Net Capacity		64
Physical Constraints	Higher level than adjoining h Some trees and hedges alor boundaries, brine subsidence within the open countryside. adjacent to old brickworks a extraction pit - gas monitorin required. Slight slope to site	ng field's e area and Site nd			
Policy Restrictions	Open Countryside, area of s control for adverts. Surface runoff should be calculated i accordance with Environmen guidelines.	water n	Potential Den	sity	28.07
Managing Constraints	Would need to include lands mitigation measures to limit development on surrounds. potential for further open spa requirements within the site. Consultation with Contamina Officer and Cheshire Brine S Compensation Board. Cons of biodoversity.	impact of Also ace ated Land Subsidence	Determination Capacity	ı of	Based on current permission
Sustainability	Site is accessible by public t	ransport.			
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	9			
Availability	Available - site owned by de	veloper	Current Year		0
Achievability	Achievable		Years 1-5		64
Deliverability	Deliverable		Years 6-10		0
Development Progress	Full Permission		Years 11-15		0
Application Number:	11/4545C				





Ref 2658	Site Address	Land to we Middlewich	est of Warmir า	ngham L	.ane,
Town / Rural Middlewich	- Edge / Extension	Easting	370495	Northing	364075
Site Description	Agricultural land.		Site Size Net (Ha) 5	.59
Character of Area	Open countryside, some res	sidential to	Potential Capa	acity 3	89
Surrounding Land Uses	Agricultural (grazing), reside north	ential to	Potential Net Capacity	3	89
Physical Constraints	Flood zone 1 - little or no ris Electricity poles cross easte site to an electricity substati adjoining site. Trees and he on field boundaries. Brine s area. Potential air quality iss close to site. Slight undulat	rn side of on edgerows ubsidence sues. Pond	capacity		
Policy Restrictions	Open Countryside, area of s control for adverts.	special	Potential Dens	sity 1	6.58
Managing Constraints	of open space and landscap mitigate for potential impact area. Air quality assessmen required (size of developme Consideration of bioliversity production of Protected Spe survey. Consideration of el- poles and potential for diver Consultation with Cheshire Subsidence Compensation	e to include a significant proportion open space and landscaping to igate for potential impact on local a. Air quality assessment may be uired (size of development). nsideration of biodiversity and duction of Protected Species vey. Consideration of electricity es and potential for diversion. nsultation with Cheshire Brine osidence Compensation Board. face water runoff should be culated in accordance with			Density nultiplier
Sustainability	Site is in an unsustainable l	ocation.			
Accessibility	Access is possible.		Total Complet	ions 0	1
Other Information			Losses Comp	leted 0)
Brownfield / Greenfield	Greenfield		Remaining Lo	sses O	1
Suitability	Suitable - with policy change	e			
Availability	Available		Current Year	0)
Achievability	Achievable		Years 1-5	0	1
Deliverability	Developable		Years 6-10	1	25
Development Progress	SHLAA Site		Years 11-15	2	50
Application Number:					





Ref 2660	Site Address	Land to no Middlewic	orth of Tetton	Bridge	
Town / Rural Middlewich	1	Easting	372099	Northing	364077
Site Description	Agricultural land and farm.		Site Size Net	(Ha)	6.74
Character of Area	Open countryside, with indu and rail line to north/east.	istry to west	Potential Cap	acity	203
Surrounding Land Uses	Agriculture to north, east, so Industrial to west.	outh.	Potential Net Capacity	:	203
Physical Constraints	Flood zone 1- little or no risl Electricity poles cross site. hedgerows on site, footpath site, BWB and Albion Chem (middle and outer consultati Located on potential contan site. Potential air quality iss Buildings on site, levels app generally flat.	Trees , crosses iicals on zone). hinated sues.			
Policy Restrictions	Within the SZL of Middlewic is a mxied use allocation an proposals for development of must make provision for a n highway. A Transport Asse required.	d of the site ew	Potential Den	sity	30.12
Managing Constraints	Consultation with Contamin Officer and British Waterwa quality assessment may be (size of development). Surf runoff should be calculated accordance with Environme guidelines. Consideration of biodiversity, the settong of t and the accommodation/rele footpath.	ys. Air required ace water in nt Agency of pylons, he canal	Determination Capacity		Density multiplier
Sustainability	Site is accessible by public but is located a considerable away from the town centre.				
Accessibility	Access is possible.		Total Comple	tions	C
Other Information			Losses Comp	oleted	C
Brownfield / Greenfield	Greenfield		Remaining Lo	osses	C
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:					

Cheshire East SHLAA - Update January 2013





Ref 2661	Site Address	Land to so Middlewicl	outh of Cledfo า	rd Lane,	
Town / Rural Middlewich	1	Easting	372000	Northing 36450	0
Site Description	Agricultural land.		Site Size Net (Ha) 38.73	
Character of Area	Open countryside mainly. I west and railway.	ndustrial to	Potential Capa	acity 1162	
Surrounding Land Uses	Agricultural to north, east, s Industrial to west and railwa		Potential Net Capacity	1162	
Physical Constraints	Part of the site is within floo and 3. Electricity pylons cro Trees, hedgerows and pond Footpath on SE and N bour Albion Chemicals (outer and consultation zone), preferre Cheshire Replacement was Plan for Thermal treatment, mechanical biological treatr vessel composting and ana digestion. Located within 2 landfill. Potential air quality Undulating site.	oss site. ds. dary, d middle d site in te Local nent, in- erobic 50m of			
Policy Restrictions	Within the SZL of Middlewic an employment allocation. water runoff should be calcu accordance with Environme guidelines.	Surface ulated in	Potential Dens	sity 30	
Managing Constraints	Consultation with Contamin Officer. Air quality assessm be required (size of develop Consideration of accommodation/relocation of pylons, biodiversity with the of a Protected Species surv flood risk with the productio Flood Risk Assessment.	nent may oment). of footpath, production rey and	Determination Capacity	of Density multiplier	
Sustainability	Site is not located in a a sus location.	stainable			
Accessibility	Access is possible.		Total Complet	ions 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:					
Cheshire East SHLAA - L	Jpdate January 2013			Cheshing East	-



Ref 2676	Site Address	Land to re Goostrey	ar of Brooklands I	Drive,
Town / Rural Goostrey		Easting	377800 North	ning 370200
Site Description	Vacant land.		Site Size Net (Ha)	0.96
Character of Area	Residential and Open Cour	ntryside.	Potential Capacity	29
Surrounding Land Uses	Residential and Open Cour	ntryside.	Potential Net	29
Physical Constraints	Site appears to include a posignificant number of trees access taken off Brookfield road is unadopted and not quality. Flood Zones 2&3. Bank consultation zone. Sit generally flat.	(TPOs). If Crescent of good Jodrell	Capacity	
Policy Restrictions	Within the SZL of Goostrey water runoff should be calc accordance with Environme guidelines.	ulated in	Potential Density	30.21
Managing Constraints	Consideration of biodiversit production of a Protected S Survey. Consideration of fl production of a Flood Risk Assessment. Consultation Bank and with Highways to access issues.	pecies od risk and with Jodrell	Determination of Capacity	Density multiplier
Sustainability	Site close to public transpo	rt.		
Accessibility	Access potentially problema	atic.	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:				





Ref 2686	Site Address		cent to Mour Il Park, Aliso		
Town / Rural Goostrey -	Edge / Extension	Easting	376751	Northi	ng 369899
Site Description	Vacant land.		Site Size Net	(Ha)	1.18
Character of Area	Edge of settlement.		Potential Cap	acity	36
Surrounding Land Uses	Open Countryside and Mou Residential park.	nt Pleasant	Potential Net Capacity		36
Physical Constraints	Site appears generally flat. lines. Trees to the boundary bordering part of the site. Fl 1 - little or no risk.				
Policy Restrictions	Open countryside, area of s control for adverts.	pecial	Potential Den	sity	30.51
Managing Constraints	lines and tootnath Consultation with		Determination Capacity	n of	Density multiplier
Sustainability	Site acessible by public tran	isport.			
Accessibility	Access is possible.		Total Comple	tions	0
Other Information			Losses Comp	oleted	0
Brownfield / Greenfield	Greenfield		Remaining Lo	osses	0
Suitability	Suitable - with policy change	е			
Availability	Available		Current Year		0
Achievability	Achievable		Years 1-5		0
Deliverability	Developable		Years 6-10		36
Development Progress	SHLAA Site		Years 11-15		0
Application Number:					





Ref 2687	Site Address	Land sout	h of Main Road, G	Goostrey
Town / Rural Goostrey -	Edge / Extension	Easting	377624 North	ning 369934
Site Description	Agricultural land.		Site Size Net (Ha)	3.95
Character of Area	Residential and Open Cour	tryside.	Potential Capacity	119
Surrounding Land Uses	Residential and Open Cour	tryside.	Potential Net	119
Physical Constraints	Flood zone 1 - little or no ris appears generally flat. Over powerlines. Trees (TPOs) of Hedge to some boundaries Bank consultation zone.	head n site.	Capacity	
Policy Restrictions	Open countryside and area control for adverts. Surface runoff should be calculated accordance with Environme guidelines.	water in	Potential Density	30.13
Managing Constraints	Consideration of biodiversit powerlines and consultatior Jodrell Bank.		Determination of Capacity	Density multiplier
Sustainability	Site close to bus route.			
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:				





Ref 2688	Site Address	Land off V	/illow Lane/M	ill Lane, Goost	rey
Town / Rural Goostrey -	Edge / Extension	Easting	376981	Northing 37031	6
Site Description	Agricultural land.		Site Size Net (I	la) 1.62	
Character of Area	Generally residential.		Potential Capa	city 49	
Surrounding Land Uses	Residential.		Potential Net	49	
Physical Constraints	Flood zone 1 - little or no risl appears slighty undulating. T the boundary (TPOs) and so hedges. Jodrell Bank consu zone.	rees to me	Capacity		
Policy Restrictions	Open countryside and area of control for adverts. Surface runoff should be calculated i accordance with Environmer guidelines.	water n	Potential Dens	ity 30.25	
Managing Constraints	Consideration of biodoversit		Determination Capacity	of Density multiplier	
Sustainability	Accessible by public transpo	rt.		·	
Accessibility	Access is possible.		Total Completi	ons 0	
Other Information			Losses Compl	eted 0	
Brownfield / Greenfield	Greenfield		Remaining Los	ses 0	
Suitability	Suitable - with policy change	•			
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	
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Ref 2689	Site Address	Land off Hermitage Lane, Goostrey			
Town / Rural Goostrey -	Edge / Extension	Easting	376479	Northing 369713	
Site Description	Agricultural land.		Site Size Net (H	Ha) 2.4	
Character of Area	Residential and Open Count	ryside.	Potential Capa	city 72	
Surrounding Land Uses	Residential and Open Count	ryside.	Potential Net	72	
Physical Constraints	Flood zone 1 - little or no ris and hedge to boundary. Site generally flat. Jodrell Bank o zone.	appears	Capacity		
Policy Restrictions	Open countryside and area control for adverts. Surface runoff should be calculated i accordance with Environmer guidelines.	water n	Potential Dens	i ty 30	
Managing Constraints	Consideration of biodoiversit	iy.	Determination Capacity	of Density multiplier	
Sustainability	Site accessible by public tra	nsport.			
Accessibility	Access is possible.		Total Completi	ions 0	
Other Information	Restrictive convenant on particular	rt of site	Losses Compl	eted 0	
Brownfield / Greenfield	Greenfield		Remaining Los	sses 0	
Suitability	Suitable - with policy change)			
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:					





Ref 2690	Site Address	Former ra Road, Goo	ilway sidings, land ostrey	off Station
Town / Rural Goostrey -	Edge / Extension	Easting	378153 North	iing 369535
Site Description	Derelict land formerly railwa	ay sidings.	Site Size Net (Ha)	6.26
Character of Area	Open Countryside.		Potential Capacity	188
Surrounding Land Uses	Open Countryside.		Potential Net	188
Physical Constraints	Site dips where former railw were. Overhead lines to edg Potential air quality issues. Bank consultation zone. Ha and trees and shrubs on sit	ge of site. Jodrell ardstanding	Capacity	
Policy Restrictions	Open countryside and area control for adverts. Surface runoff should be calculated accordance with Environme guidelines for greenfield site	e water in ent Agency	Potential Density	30.03
Managing Constraints	Air quality assessment may required (size of developme Consideration of biodiversit consultation with Jodrell Ba	ent). y and	Determination of Capacity	Density multiplier
Sustainability	Site located in close proxim Goostrey railway station an			
Accessibility	Access is possible.		Total Completions	0
Other Information			Losses Completed	0
Brownfield / Greenfield	Mixed		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:				





Ref 2691	Site Address	s Land off Station Road, Holmes Chapel			
Town / Rural Holmes Ch	napel	Easting	376541	Northing 366859	
Site Description	Grazing land and stables.		Site Size Net (I	Ha) 0.91	
Character of Area	Generally residential.		Potential Capa	city 28	
Surrounding Land Uses	Generally residential.		Potential Net	28	
Physical Constraints	Flood zone 1 - little or no ris appears flat. Jodrell Bank or zone. Trees on site and he boundary.	onsultation	Capacity		
Policy Restrictions	Within the SZL of Holmes C Surface water runoff should calculated in accordance wi Environment Agency guidel	be th	Potential Dens	ity 30.77	
Managing Constraints	Consultation with Jodrell Ba consideration of biodiversity		Determination Capacity	of Density multiplier	
Sustainability	Site has a sustainable locat public transport and the villa				
Accessibility	Access is possible.		Total Completi	ions 0	
Other Information			Losses Compl	eted 0	
Brownfield / Greenfield	Greenfield		Remaining Los	sses 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:					





Ref 2692	Site Address	Former Smithy, Macclesfield Road, Holmes Chapel			
Town / Rural Holmes Ch	napel	Easting	376343 No	rthing 367272	
Site Description	Forme smithy, part now vets parking.	s yard and	Site Size Net (Ha)	0.35	
Character of Area	Generally residential and ec village centre.	dge of	Potential Capacit	y 11	
Surrounding Land Uses	Generally residential and ec village centre.	dge of	Potential Net Capacity	11	
Physical Constraints	Flood zone 1 - little or no ris access, trees on site, buildi adj to village centre bounda Located on potential contan site. Jodrell Bank consultat Site appears flat.	ngs on site, iry. ninated			
Policy Restrictions	Within Holmes Chapel SZL: village conservation area. S water runoff should be calcu accordance with Environme guidelines for greenfield site	Surface ulated in ent Agency	Potential Density	31.43	
Managing Constraints	Consultation with Contamin Officer, Jodrell Bank and Hi address access issues. Co of biodiversity and the settir Conservation Area.	ghways to nsideration	Determination of Capacity	Density multiplier	
Sustainability	Sustainable location, close village centre and accessibl transport.				
Accessibility	Access is possible.		Total Completion	s 0	
Other Information	No evidence that current ow to develop the site.	vner wishes	Losses Complete	d 0	
Brownfield / Greenfield	Mixed		Remaining Losse	s 0	
Suitability	Suitable				
Availability	Not Available - long term pr	ospect	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	
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Ref 2693	Site Address	Land off K	nutsford Roa	ad, Holmes Chapel
Town / Rural Holmes Cl	napel	Easting	376219	Northing 367542
Site Description	Private dwelling and ground	s.	Site Size Net ((Ha) 1.88
Character of Area	Generally residential with op countryside to north.	ben	Potential Capa	acity 57
Surrounding Land Uses	Generally residential with or countryside to north.	ben	Potential Net Capacity	57
Physical Constraints	Flood zone 1 - little or no ris on site (TPOs). Site appears towards road. Presently nar to site. Site generally flatter where current house stands Jodrell Bank consulatation z Buildings on site.	s to slope row access to area . Within		
Policy Restrictions	Within SZL for Holmes Cha Surface water runoff should calculated in accordance wi Environment Agency guidel greenfield sites.	be th	Potential Den	sity 30.32
Managing Constraints	Consideration of biodiversity Consultation with Highways acess issues and Jodrell Ba	to address	Determination Capacity	n of Density multiplier
Sustainability	Sustainable location, close to village centre and accessibl transport.			
Accessibility			Total Complet	tions 0
Other Information	No evidence that current ow to develop the site.	vner wishes	Losses Comp	leted 0
Brownfield / Greenfield	Mixed		Remaining Lo	osses 0
Suitability	Suitable			
Availability	Not Available - long term pro	ospect	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:				





Ref 2704	Site Address Bank House Farm, Middlewich Road, Holmes Chapel				
Town / Rural Holmes Ch	apel	Easting	375597 North	ing 367336	
Site Description	Private grounds.		Site Size Net (Ha)	0.32	
Character of Area	Generally residential.		Potential Capacity	10	
Surrounding Land Uses	Generally residential.		Potential Net	10	
Physical Constraints	appears generally flat. Hedg boundary. Within Jodrell Ba	Flood zone 1 - little or no risk. Site appears generally flat. Hedges to boundary. Within Jodrell Bank consultation zone. Building on site.			
Policy Restrictions	Within Holmes Chapel SZL. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfeild site.		Potential Density	31.25	
Managing Constraints	Consideration of biodiversity. Consultation with Jodrell Bank.		Determination of Capacity	Density multiplier	
Sustainability		Site is accessible by public transport and close to a primary school.			
Accessibility	Access is possible.		Total Completions	0	
Other Information	No evidence that current ow to develop the site.	vner wishes	Losses Completed	0	
Brownfield / Greenfield	Mixed		Remaining Losses	0	
Suitability	Suitable				
Availability	Not Available - long term pr	ospect	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					

Application Number:





Ref 2706	Site Address	Land sout Chapel	h of Station R	oad, Ho	olmes
Town / Rural Holmes Cl	napel	Easting	376679	Northing	366828
Site Description	Sports ground.		Site Size Net (I	Ha) 2	.57
Character of Area	Industrial.		Potential Capa	city 7	0
Surrounding Land Uses	Adjacent to railway and Sar site (currently in industrial e use).		Potential Net Capacity	7	0
Physical Constraints	Flood zone 1 - little or no risk. Site is adjacent to railway. Currently in use as a sport facility with bowling green and rugby pitches. Also woodland on part of site. Site is generally flat. Located within 250m of landfill. Within Jodrell Bank consultation zone.				
Policy Restrictions	Within the SZL for Holmes of protected open space. Sur runoff should be calculated accordance with Environme guidelines.	face water in	Potential Dens	iity 3	0.04
Managing Constraints	Consultation with Contamin Officer and Jodrell Bank. Consideration of biodiversit replacemnt/relocation of op	y and	Determination Capacity)ensity nultiplier
Sustainability	Site is in a sustainable loca accessible by public transpices to the village centre.	,			
Accessibility	Access is possible.		Total Completi	ions C	1
Other Information			Losses Compl	eted C	1
Brownfield / Greenfield	Mixed		Remaining Los	sses C	1
Suitability	Not Suitable				
Availability	Marginal / Uncertain		Current Year	C	1
Achievability	Not Achievable		Years 1-5	C	1
Deliverability	Not currently developable		Years 6-10	C	1
Development Progress	SHLAA Site		Years 11-15	C	1
Application Number:					





Ref 2707	Site Address	Land N of Comprehensive School, Selkirk Drive, Holmes Chapel			
Town / Rural Holmes Ch	napel	Easting	375507	lorthing	366882
Site Description	Part of school grounds.		Site Size Net (H	a) 1	.06
Character of Area	Generally residential, includ school.	ding local	Potential Capac	ity 1	5
Surrounding Land Uses	School and residential.		Potential Net	1	5
Physical Constraints	Flood zone 1 - little or no ris school building. Lamposts of lighting of car parking and f Trees and area of woodland adj to open countryside. Lo potential contaminated site air quality issues. Jodrell B consultation zone. Site app generally flat.	or no risk. New Capacity nposts on site for ng and footpaths. voodland on site, side. Located on ted site. Potential odrell Bank			
Policy Restrictions	Within the SZL of Holmes C Protected are of open spac water runoff should be calc accordance with Environme guidelines.	Potential Densit	ty 1	4.15	
Managing Constraints	Consultation with Jodrell Ba Contaminated Land Officer assessment may be require development). Considerati biodiversity and replacement/relocationof op and school.	Air quality d (size of on of	Determination o Capacity	d m	ased on ensity nultiplier for art of site.
Sustainability	Site is considered sustainal	ble			
Accessibility	Site is accessible by public	transport.	Total Completio	ons 0	
Other Information	Site has been put forward for redevelopment as part of the for the future programme. The Govenors are looking to uting for housing to facilitate the	e schools he lise the site	Losses Comple	ted 0	
Brownfield / Greenfield	Mixed		Remaining Loss	ses O	
Suitability	Suitable				
Availability	Available		Current Year	0	
Achievability	Achievable		Years 1-5	0	
Deliverability	Developable		Years 6-10	1	5
Development Progress Application Number:	SHLAA Site		Years 11-15	0	



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Ref 2708	Site Address	Land soutl Chapel	h of Middlewi	ch Road, Holmes	3
Town / Rural Holmes Ch	apel - Edge / Extension	Easting	374704	Northing 367087	
Site Description	Agricultural land.		Site Size Net ((Ha) 8.8	
Character of Area	Generally residential and O Countryside.	pen	Potential Cap	acity 264	
Surrounding Land Uses	Generally residential and O Countryside.	pen	Potential Net Capacity	264	
Physical Constraints	Flood zone 1 - little or no ris appears generally flat. Over powerlines across site. Hed boundaries. Appears to be trees around a ditch / pond. air quality issues. Within Jo consultation zone.	head ges to a cluster of Potential			
Policy Restrictions	Open countryside and area control for adverts. Surface runoff should be calculated accordance with Environme guidelines.	water in	Potential Den	sity 30	
Managing Constraints	Consultation with Jodrell Ba Consideration of biodiversity production of a Protected sy survey. Air quality assessme required (size of developme Consideration of overhead provideration of the second system of the second	y with the becies hent may be ent).	Determinatior Capacity	n of Density multiplier	
Sustainability	Site is accessible by public but is located some distance village centre.				
Accessibility	Access is possible.		Total Complet	tions 0	
Other Information			Losses Comp	leted 0	
Brownfield / Greenfield	Greenfield		Remaining Lo	esses 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 Application Number:	SHLAA Site		Years 11-15	0	





Ref 2709	Site Address	Land north Chapel	n of Middlewi	ch Roac	l, Holmes	
Town / Rural Holmes Ch	apel - Edge / Extension	Easting	374924	Northing	367419	
Site Description	Agricultural land		Site Size Net ((Ha) 4	1.6	
Character of Area	Generally residential and Op Countryside.	ben	Potential Capacity 138		138	
Surrounding Land Uses	Generally residential and Op Countryside.	ben	Potential Net Capacity		138	
Physical Constraints	Flood zone 1 - little or no ris appears relatively flat. Hedg trees to the boundaries. Po quality issues.	es and				
Policy Restrictions	Open countryside and area of special control for adverts. Adjacent to Cotton Hall Grade II* Listed Building. Within Jodrell Bank consultation zone.		Potential Density		30	
Managing Constraints	Consultation with Jodrell Bank. Consideration of setting of Listed Building and biodiversity. Air quality assessment may be required (size of development). Surface water runoff should be calculated in accordance with Environment Agency guidelines.		Determination Capacity		Density nultiplier	
Sustainability	Site accessible by public tra	nsport.				
Accessibility	Access is possible.		Total Complet	tions ()	
Other Information			Losses Comp	leted ()	
Brownfield / Greenfield	Greenfield		Remaining Lo	osses ()	
Suitability	Suitable - with policy change	e				
Availability	Available		Current Year	()	
Achievability	Achievable		Years 1-5	()	
Deliverability	Developable		Years 6-10	ę	90	
Development Progress	SHLAA Site		Years 11-15	2	18	
Application Number:						





Ref 2710	Site Address	Saltersford Holmes C	d Corner, Maccles hapel	field Road,
Town / Rural Holmes Cl	napel - Edge / Extension	Easting	377012 North	ning 367499
Site Description	Agricultural land.		Site Size Net (Ha)	3.68
Character of Area	Generally residential and O Countryside.	pen	Potential Capacity	111
Surrounding Land Uses	Residential, open countrysi railway.	de and	Potential Net Capacity	111
Physical Constraints	Site is adjacent to the railw. Generally flat to the southe site. Potential air quality is: Within Jodrell Bank consult Buildings on site. Trees an border.	rn part of sues. ation zone.	capacity	
Policy Restrictions	Open countryside and area control for adverts. Surface runoff should be calculated accordance with Environme guidelines.	e water in	Potential Density	30.16
Managing Constraints	Consultation with Jodrell Ba quality assessment may be (size of development). Cor of biodiversity.	required	Determination of Capacity	Density multiplier
Sustainability	Site accessible by public tra is not located in proximity to centre and its accompanyin and facilities.	o the village		
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:				





Ref 2711	Site Address		Of Junction 18 of h Road, Holmes C	
Town / Rural Holmes Ch	napel - Edge / Extension	Easting	374588 North	i ng 367515
Site Description	Agricultural land.		Site Size Net (Ha)	6.61
Character of Area	Open Countryside.		Potential Capacity	199
Surrounding Land Uses	Open Countryside.		Potential Net	199
Physical Constraints	Flood zone 1 - little or no risk.Overhead powerlines a site. Site appears to be flatt south, with a steep slope to towards the river. Potential issues. Jodrell Bank consu zone. Trees and hedges to	er to the the north air quality Itation	Capacity	
Policy Restrictions	Open countryside and area control for adverts. Surface runoff should be calculated accordance with Environme guidelines.	water in	Potential Density	30.11
Managing Constraints	Consultation with Jodrell Ba quality assessment may be (size of development). Con of biodiveristy and overhead powerlines.	required sideration	Determination of Capacity	Density multiplier
Sustainability	Site accessible by public tra is not located in proximity to centre and its accompanyin and facilities.	the village		
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:				





Ref 2712	Site Address		Of Junction 18 o h Road, Holmes	
Town / Rural Holmes Ch	napel - Edge / Extension	Easting	374426 Nor	thing 366990
Site Description	Agricultural land.		Site Size Net (Ha)	5.89
Character of Area	Open Countryside.		Potential Capacity	177
Surrounding Land Uses	Open Countryside, with a sr amount of residential onto n		Potential Net Capacity	177
Physical Constraints	Flood zone 1 - little or no risk. Overhead powerlines across site. Slope to the southern edge of the site. Site is bounded to west by the motorway. Potential air quality issues. Within Jodrell Bank consultation zone. Trees and hedges to border.			
Policy Restrictions	Open countryside and area control for adverts.	of special	Potential Density	30.05
Managing Constraints	Consultation with Jodrell Bank. Air quality assessment may be required (size of development). Consideration of biodiversity and overhead powerlines.		Determination of Capacity	Density multiplier
Sustainability	Site accessible by public tra is not located in proximity to centre and its accompanyin and facilities.	the village		
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:				





Ref 2713	Site Address	Land off Station Road/Manor Lane, Holmes Chapel			
Town / Rural Holmes Cl	hapel - Edge / Extension	Easting	376937 North	ning 366819	
Site Description	Agricultural land.		Site Size Net (Ha)	1.13	
Character of Area	Open Countryside and indu	stry.	Potential Capacity	34	
Surrounding Land Uses	Open Countryside and indu	istry.	Potential Net	34	
Physical Constraints	Flood zone 1 - little or no ris generally flat. A few trees to boundary. Jodrell Bank cor zone.	o the	Capacity		
Policy Restrictions	Open countryside and area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.		Potential Density	30.09	
Managing Constraints	Consultation with Jodrell Ba consideration of biodiversity		Determination of Capacity	Density multiplier	
Sustainability	Site accessible by public tra is located close to employm but is not located in proximi village centre and its accom services and facilities.	nent uses, ty to the			
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:					





Ref 2714	Site Address	Land off Westfield Road, Mow Cop				
Town / Rural Smaller Vi	lages	Easting	385432	Northin	g 357258	
Site Description	Vacant land - garden	Site Size Net (Ha)		Ha)	0.32	
Character of Area	Generally residential.	Potential Capa		acity	10	
Surrounding Land Uses	Generally residential.		Potential Net Capacity		10	
Physical Constraints	Flood zone 1 - little or no risk Westfield Road. Site appears undulating. Trees and hedge boundary.	•				
Policy Restrictions	Village inset in green belt. Su water runoff should be calcula accordance with Environment guidelines.	unoff should be calculated in ance with Environment Agency		sity	31.25	
Managing Constraints	Consideration of biodiversity.		Determination Capacity		Density multiplier	
Sustainability	Site is accessible by public tra	cessible by public transport				
Accessibility	Access is possible.	ccess is possible.		tions	0	
Other Information	No evidence that current owner wishes to develop this site.		Losses Comp	leted	0	
Brownfield / Greenfield	Greenfield		Remaining Lo	sses	0	
Suitability	Suitable					
Availability	Not Available - long term prospect		Current Year		0	
Achievability	Achievable		Years 1-5		0	
Deliverability	Not currently developable	ntly developable			0	
Development Progress	SHLAA Site		Years 11-15		0	
Application Number:						





Ref 2715	Site Address	Land off Manor Road/Close Lane, Mow Cop			
Town / Rural Smaller Vil	ural Smaller Villages Easting		385601 Nor	thing 357421	
Site Description	Vacant land.		Site Size Net (Ha)	0.55	
Character of Area	Residential and open countryside.		Potential Capacity	17	
Surrounding Land Uses	Residential and open countryside.		Potential Net	17	
Physical Constraints	Flood zone 1 - little or no ris down from Lower Higher Str Access to the site may be a from both Close Lane and L Higher Street. Telegraph po site. Trees and hedges on s	eet. n issue ower les on			
Policy Restrictions	Village inset in the Green Be Surface water runoff should calculated in accordance wi Environment Agency guidel	ater runoff should be I in accordance with		30.91	
Managing Constraints		ther consultation with Highways. nsideration of biodiversity and graph poles.		Density multiplier	
Sustainability	Site located in an unsustain location	able			
Accessibility	Access to the site may be a from both Close Lane and L Higher Street		Total Completions	0	
Other Information			Losses Completed	0	
Brownfield / Greenfield	Greenfield	1		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:					



