Ref 3156	Site Address	Redesmer Road, Har	re Day Centre, Rec ndforth	desmere
Town / Rural Handforth		Easting	385789 North	ing 384155
Site Description	Former school - CCC prope	rty review.	Site Size Net (Ha)	0.7
Character of Area	Residential.		Potential Capacity	28
Surrounding Land Uses	Residential.		Potential Net	28
Physical Constraints	Flood zone 1 - little or no ris infant school converted to d Part of CCC property review on potential contaminated si to boundary. Site appears f Building on site.	ay centre. /. Located ite. Trees	Capacity	
Policy Restrictions	Within the settlement bound Handforth. Site identified as space. Surface water runofi calculated in accordance wit Environment Agency guideli greenfield sites.	s open f should be th	Potential Density	40
Managing Constraints	Consultation with Contamina Officer. Consideration of bio		Determination of Capacity	Density multiplier - sustainable development
Sustainability	Site is considered sustainab	ole.		
Accessibility	Access is possible.		Total Completions	0
Other Information	Bus stop within 130m. Post within 760m. Medical facilitie 515m. Primary school within Open space within 250m.	es within	Losses Completed	0
Brownfield / Greenfield	Mixed		Remaining Losses	0
Suitability	Suitable			
Availability	Available		Current Year	0
Achievability	Achievable		Years 1-5	0
Deliverability	Developable		Years 6-10	28
Development Progress	SHLAA Site		Years 11-15	0
Application Number:				





Ref 3158	Site Address	Norkem H	ouse, Bexton Lar	ne, Knutsford
Town / Rural Knutsford		Easting	375062 Nort	hing 377470
Site Description	Employment site in use.		Site Size Net (Ha)	0.37
Character of Area	Open countryside and resid	ential	Potential Capacity	12
Surrounding Land Uses	Predominantly residential a	nd school.	Potential Net	12
Physical Constraints	Flood zone 1 - little or no ris trees along road frontage - TPO, plus another TPO with Relationship to two storey a Slightly sloping site. In use. maintaining landscaping to Lane/Bexton Lane corner. I potential contaminated site.	two with hin site. dj houses. MBC Blackhill Located on	Capacity	
Policy Restrictions	Identified as predominantly Surface water runoff should calculated in accordance wi Environment Agency guidel greenfield sites.	be th	Potential Density	32.43
Managing Constraints	Retain trees. Design to ensu overlooking issues. Consul Contaminated Land Officer. Consideration of biodiversity	tation with	Determination of Capacity	Density multiplier
Sustainability	Site is considered sustainat	ole.		
Accessibility	Access is possible		Total Completions	0
Other Information	Bus stop within 80m. Post of 1300m. Medical facilities with Primary school within 100m space within 300m.	thin 1000m.	Losses Completed	0
Brownfield / Greenfield	Brownfield		Remaining Losses	0
Suitability	Suitable			
Availability	Not Available		Current Year	0
Achievability	Achievable		Years 1-5	0
Deliverability	Not currently developable		Years 6-10	0
Development Progress	SHLAA Site		Years 11-15	0
Application Number:				





Ref 3160	Site Address	Rest of Cr Road, Knu	anford Hospital Si Itsford	te, Bexton
Town / Rural Knutsford		Easting	374857 Nort	ning 378401
Site Description	Part of Cranford Hospital S	ite	Site Size Net (Ha)	0.5
Character of Area	Residential - single, two an community care uses - day		Potential Capacity	20
Surrounding Land Uses	Predominantly Residential, Open Space, Shopping Are Car Park, Conservation Are	ea, Existing	Potential Net Capacity	20
Physical Constraints	Flood zone 1 - little or no ris Relationship to adjoining co care and residential uses. A Stanley House. Located or contaminated site. Potentia issues. Trees and shrubs of Levels appear generally fla	ommunity Access to n potential al air quality on site.		
Policy Restrictions	Site identified as Predomina Residential, and adjacent to Conservation Area.		Potential Density	40
Managing Constraints	Sympathetic design to com character of area. Consulta Contaminated Land Officer assessment may be require (proximity to AQMA). Cons biodiversity.	ation with . Air quality ed	Determination of Capacity	Density multiplier - sustainable development
Sustainability	Site is considered sustainal	ble.		
Accessibility	Access is possible.		Total Completions	0
Other Information	Bus Stop within 200m, Pos within 380m, medical faciliti 550m, Primary School withi Open Space within 420m	ies within	Losses Completed	0
Brownfield / Greenfield	Brownfield		Remaining Losses	0
Suitability	Suitable			
Availability	Marginal / Uncertain		Current Year	0
Achievability	Achievable		Years 1-5	0
Deliverability	Developable		Years 6-10	20
Development Progress	SHLAA Site		Years 11-15	0
Application Number:				





Ref 3162	Site Address	Stanley Ro Road, Knu	oad Trading E Itsford	Estate, S	Stanley
Town / Rural Knutsford		Easting	375080	Northing	378202
Site Description	In use employment site.		Site Size Net (Ha) ().57
Character of Area	Generally residential.		Potential Capa	acity 2	23
Surrounding Land Uses	Generally residential.		Potential Net	- 2	23
Physical Constraints	Flood zone 1 - little or no ris used industrial estate, poor environment, narrow site. L potential contaminated site. air quality and noise issues. site. Levels appear flat.	ocated on Potential	Capacity		
Policy Restrictions	Within the settlement bound Knutsford. Site identified as employment.	•	Potential Dens	sity 4	10.35
Managing Constraints	Landscaping utilised to impr surrounding area. Noise mit incorporated into the design Consultation with Contamina Officer. Air quality assessm be required (proximity to AC PPG24 noise assessment re (rail noise). Consideration of biodiversity.	igation ated Land ent may MA). equired	Determination Capacity	r	Density nultiplier - sustainable levelopment
Sustainability	Site is considered sustainab	le.			
Accessibility	Access is possible.		Total Complet	ions ()
Other Information	Bus stop within 230m. Post within 450m. Medical facilitie 300m. Primary school within Open space within 450m.	es within	Losses Comp	leted ()
Brownfield / Greenfield	Brownfield		Remaining Lo	sses ()
Suitability	Suitable				
Availability	Marginal / Uncertain		Current Year	()
Achievability	Achievable		Years 1-5	()
Deliverability	Developable		Years 6-10	2	23
Development Progress	SHLAA Site		Years 11-15	()
Application Number:					





Ref 3163	Site Address	Larmuth V	Vorks, Brook S	treet, Knutsford
Town / Rural Knutsford		Easting	375456 N	orthing 378458
Site Description	In use as an existing Emplo	oyment Area	Site Size Net (Ha	a) .31
Character of Area	Road junction, railway line, commercial/employment. C area	onservation	Potential Capac	ity 13
Surrounding Land Uses	Mixed use, open space, res	sidential	Potential Net	13
Physical Constraints	Flood zone 1 - little or no ris building immediately adj to currently a childrens nurser to immediate nw. Railway I higher level to north west. A junction issues. Sloping site on potential contaminated s Potential air quality and noi Trees to boundary.	south east - y. Car shop line at Access/ e. Located site.	Capacity	
Policy Restrictions	Within the settlement bound Knutsford. Identified as an employment area.		Potential Densit	y 41.94
Managing Constraints	Conversion emphasised. La assembly. Landscaping to o visual barrier. Access issue through consultation with H Agency. Noise mitigation in into design. Consultation w Contaminated Land Officer assessment may be require proximity to AQMA). PPG2 assessment required (rail n Consideration of biodiversit	create is managed ighway corporated <i>vith</i> . Air quality ed (4 noise oise).	Determination o Capacity	f Density multiplier - sustainable development
Sustainability	Site is considered sustainal	ble.		
Accessibility	Access is possible.		Total Completio	ns 0
Other Information	Bus stop within 130m. Post within 380m. Medical faciliti 340m. Primary school withi Open space within 100m.	ies within	Losses Comple	ted 0
Brownfield / Greenfield	Brownfield		Remaining Loss	es 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
Application Number:				





Ref 3166	Site Address I	lfords, Illfo	ord Way, Mobberle	әу
Town / Rural Mobberley		Easting	378089 North	ing 380232
Site Description	Industrial site in use, part vaca part under utilised.	ant and	Site Size Net (Ha)	7.9
Character of Area	Residential and open countrys	ide.	Potential Capacity	237
Surrounding Land Uses	Residential, sports ground and countryside.	d open	Potential Net Capacity	237
Physical Constraints	Part of site within flood zone 2 medium risk. Buildings on site partially in use. Located within of landfill. Potential air quality Footpaths through site. Trees boundary. Slightly sloping site Proximity to Wastewater Treat Plant.	e. Site n 250m issues. to e.	capacity	
Policy Restrictions	Within the settlement bounadr Mobberley. Identified as an ex employment area. Site is adja conservation area.	kisting	Potential Density	30
Managing Constraints	Removal of existing employment uses and existing buildings. Consultation with Contaminated Land Officer. Draft TA with full accessibility study and travel plan framework likely to be required prior to application process. Air quality assessment may be required (size of development). Consideration of Conservation Area setting and accommodation or relocation of footpaths. Consideration of flood risk and production of a Flood Risk Assessment. Likely to require a buffer between site and Wastewater Treatment plant. Main incoming sewer to the Wasterwater Treatment plant runs through the site and has an easement.		Determination of Capacity	Density multiplier
Sustainability	Site is within walking distance stops.	of bus		
Accessibility	Access is possible. The Highw Agency may require assessme traffic generation and impact o road network.	ent of	Total Completions	0
Other Information			Losses Completed	0
Brownfield / Greenfield	Brownfield		Remaining Losses	0
Suitability	Suitable			
Availability	Available		Current Year	0
				100

Cheshire East SHLAA C Pa 6 \sim Works Works Sub Sta ELF Gre The Wick 57 0 Ryson 0 Willow Green Winchcombe 87 0 Sports Field Field D 2 60 © Crown copyright All rights reserved 100049045 2010. Map Ref: AB279S

Cheshire East SHLAA - Update January 2013

Cheshive East

Ref 3166	Site Address	Ilfords, Illford Way, Mobberley			
Achievability	Achievable	Years 1-5	125		
Deliverability	Deliverable	Years 6-10	112		
Development Progress	SHLAA Site	Years 11-15	0		

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Ref 3170	Site Address	Vernon Lodge, Weller Avenue, Poynton			
Town / Rural Poynton		Easting	391918 North	ing 382776	
Site Description	elderly that no longer meets	Sheltered accommodation for the elderly that no longer meets current requirements and is to be demolished.		0.37	
Character of Area	Generally residential.		Potential Capacity	30	
Surrounding Land Uses	Residential		Potential Net	-7	
Physical Constraints	Flood zone 1 - little or no ris Buildings and trees on site. appear generally flat.	orisk. Capacity			
Policy Restrictions	Site is within the settlement of Poynton. Predominantly		Potential Density	81.08	
Managing Constraints	Removal of current use and buildings. Consdeiration of		Determination of Capacity	Current permission	
Sustainability	Site is considered sustainab	Site is considered sustainable.			
Accessibility	Access is possible.		Total Completions	0	
Other Information	Site owned by Cheshire Pea Plains	aks and	Losses Completed	37	
Brownfield / Greenfield	Brownfield		Remaining Losses	0	
Suitability	Suitable				
Availability	Available		Current Year	15	
Achievability	Achievable		Years 1-5	15	
Deliverability	Deliverable		Years 6-10	0	
Development Progress	Under Construction		Years 11-15	0	
Application Number:	10/2589M				





Ref 3171	Site Address	Chelford Farm Supplies, Knutsford Road, Chelford		
Town / Rural Chelford		Easting	381147	Northing 374925
Site Description	Farm supplies shop.		Site Size Net (H	la) 0.32
Character of Area	Residential and open count	ryside.	Potential Capa	city 21
Surrounding Land Uses	Predominantly residential, or countryside, existing employ		Potential Net Capacity	21
Physical Constraints	Flood zone 1 - little or no ris ok but off busy road, new ho various buildings on site. Lo potential contaminated site. air quality issues. Trees to Site appears generally flat.	ousing adj, ocated on Potential		
Policy Restrictions	Identified as predominantly within the Local Plan and is settlement boundary of Che	within the	Potential Dens	ity 41.26
Managing Constraints	Noise mitigation to reduce in surrounding employment us Resolve access issues thro consultation with Highways Consultation with Contamin Officer. Air quality assess be required (size of develop Consideration of biodiversity	age. ugh Agency. ated Land ient may iment).	Determination Capacity	of Density multiplier - Sustainable location
Sustainability	Site is considered sustainat	ole.		
Accessibility	Access is possible.		Total Completi	ons 0
Other Information	Bus stop within 110m. Shop 100m. Post office within 300 facilities within 300m. Prima within 200m. Open space w	0m. Medical ary school	Losses Comple	eted 0
Brownfield / Greenfield	Brownfield		Remaining Los	ses 0
Suitability	Suitable			
Availability	Not Available - long term pro	ospect	Current Year	0
Achievability	Achievable		Years 1-5	0
Deliverability	Developable		Years 6-10	21
Development Progress	SHLAA Site		Years 11-15	0
Application Number:				





Ref 3172	Site Address	Irlams / St Chelford	obarts, Knutsfo	rd Road,
Town / Rural Chelford		Easting	381276 No	orthing 374813
Site Description	In use for distribution centre	.	Site Size Net (Ha) 1.7
Character of Area	Residential & commercial, c countryside to south	open	Potential Capacit	ty 50
Surrounding Land Uses	Open countryside, residenti employment	al,	Potential Net Capacity	50
Physical Constraints	Flood zone 1 - little or no ris probably ok but off busy roa active haulage company at (James Irlam), modern indu buildings & large areas for p vehicules and containers. L potential contaminated site. air quality and noise issues, boundary. Site appears get	little or no risk. Access at off busy road but company at moment modern industrial ge areas for parking of containers. Located on minated site. Potential noise issues. Trees to		
Policy Restrictions	Currently identified as an exemployment area within the boundary of Chelford.	•	Potential Density	30
Managing Constraints	Noise mitigation incorporated into design if required. Site Contamination Assessment to identify extent of contamination and remediation required. Transport Assessment with full accessibility study and travel plan framework likely to be required prior to application process. Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). PPG24 noise assessment required (rail noise). Consideration of biodiversity.		Determination of Capacity	Density multiplier
Sustainability	Site is considered sustainal	ole.		
Accessibility	Access is possible.		Total Completion	is 0
Other Information	Bus stop within 90m. Post c 70m. Medical facilities within Primary school within 400m space	n 310m.	Losses Complete	ed 0
Brownfield / Greenfield	Brownfield		Remaining Loss	es O
Suitability	Suitable			
Availability	Available		Current Year	0
Achievability	Achievable		Years 1-5	50
Deliverability	Deliverable		Years 6-10	0
Development Progress	Awaiting S106		Years 11-15	0
Application Number:	10/3239M			
Cheshire East SHLAA - I	Jpdate January 2013			Chechby East



Ref 3175	Site Address	Chelford Cattle Market & Car Park, Dixon Drive, Chelford			
Town / Rural Chelford		Easting	381450	Northing	375040
Site Description	Cattlemarket. Employment Car Park	Area and	Site Size Net (Ha) 3	3.7
Character of Area	Residential to west, railway countryside to east	and open	Potential Capa	acity 8	86
Surrounding Land Uses	Residential, open countrysic employment.	de,	Potential Net Capacity		36
Physical Constraints	Flood zone 1 - little or no ris cattle market and car park w to be relocated - existing var resource for the agricultural community. Located on pol contaminated site. Potentia issues. Trees on site. Leve generally flat.	vould need luable tential al air quality			
Policy Restrictions	Currently identified as an exemployment area within the bundary of Chelford.		Potential Dens	sity 2	23.24
Managing Constraints	Provision of alternative employment land within the locality. Consultation with Contaminated Land Officer. Transport Assessment required with full accessibility study and travel plan framweork prior to application process. Air quality assessment may be required (size of development). Consideration of biodiversity.		Determination Capacity	C	Based on surrent application.
Sustainability	Site is considered sustainat	ole.			
Accessibility	Access is possible.		Total Complet	tions ()
Other Information	Site in use but owners wish	to relocate	Losses Comp	leted ()
Brownfield / Greenfield	Brownfield		Remaining Lo	sses ()
Suitability	Suitable				
Availability	Available		Current Year	()
Achievability	Achievable		Years 1-5	8	36
Deliverability	Deliverable		Years 6-10	()
Development Progress	Awaiting S106		Years 11-15	()
Application Number:	10/3448M				





Ref 3176	Site Address	Moortop G	Barage, Redhouse	Lane, Disley
Town / Rural Disley		Easting	398023 Nort	hing 384829
Site Description	Garage - In use, RSL intere	st	Site Size Net (Ha)	0.25
Character of Area	Residential to N; railway line recent residential flats devt		Potential Capacity	10
Surrounding Land Uses	Predominantly Residential, Employment Area, Existing Space, Green Belt		Potential Net Capacity	10
Physical Constraints	Part sloping site, part level v line and lower than bungalo south. Garage still in use ut and brick buildings. Narrow site off Redhouse Lane. Tre boundaries. Located on po contaminated site. Potentia issues.	ws to ilising stone access to es along tential		
Policy Restrictions	x		Potential Density	40
Managing Constraints	Noise mitigation incorporate housing design: empolymer railway. Levelling of site. Ac issues resolved. Consultati Contaminated Land Officer. assessment may be require (proximity to AQMA).	nt and ccess on with Air quality	Determination of Capacity	Density multiplier - Sustainable location
Sustainability	x			
Accessibility	x		Total Completions	0
Other Information	Bus stop within 180m. Post within 520m. Medical faciliti 720m. Primary school withir Open space within 250m.	es within	Losses Completed	0
Brownfield / Greenfield	Brownfield		Remaining Losses	0
Suitability	Suitable			
Availability	Available		Current Year	0
Achievability	Achievable		Years 1-5	0
Deliverability	Developable		Years 6-10	10
Development Progress	SHLAA Site		Years 11-15	0
Application Number:				





Ref 3183	Site Address Ford House, The Village, Prestbury, Macclesfield				
Town / Rural Prestbury		Easting	390045 North	ing 377019	
Site Description	Va - structural problems		Site Size Net (Ha)	0.28	
Character of Area	Residential, OS, commerci	al	Potential Capacity	11	
Surrounding Land Uses	Residential, open space, flo	ood risk	Potential Net	11	
Physical Constraints	Flood plain issues, highway access problems, trees on site, extensive curtilage, pleasant bdg, sustainable location		Capacity		
Policy Restrictions			Potential Density	39.29	
Managing Constraints	Flood Risk Assessment - Flood Alleviation if required. Access issues addressed through consultation with the Highways Agency. Retain trees.		Determination of Capacity	Based on current permission	
Sustainability	Site is considered sustaina	ble.			
Accessibility	Access issues to be overco	ome.	Total Completions	0	
Other Information	Bus stop within 80m. Post office within 140m. Medical facilities within 420m. Primary school within 930m. Open space within 650m.		Losses Completed	0	
Brownfield / Greenfield	Brownfield		Remaining Losses	0	
Suitability	Suitable				
Availability	Available		Current Year	0	
Achievability	Achievable		Years 1-5	11	
Deliverability	Deliverable		Years 6-10	0	
Development Progress	Full Permission		Years 11-15	0	
Application Number:	11/0107M				





Ref 3264	Site Address	Remainder of Smithy Garage Site, Macclesfield			
Town / Rural Rural		Easting	388852 North	i ng 370509	
Site Description	x		Site Size Net (Ha)	0.26	
Character of Area	Residential and open coun	tryside uses	Potential Capacity	11	
Surrounding Land Uses	Open countryside and Area County Value	a of Special	Potential Net Capacity	11	
Physical Constraints	Access may be a problem				
Policy Restrictions	should be calculated in acc	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		42.47	
Managing Constraints	x		Determination of Capacity	Density multiplier - Sustainable location	
Sustainability	Green Belt site, but conside sustainably located.	ered to be			
Accessibility			Total Completions	0	
Other Information	Bus stop within 280m. Pos within 250m. Medical facilit 200m. Primary school withi Open space within 200m.	ies within	Losses Completed	0	
Brownfield / Greenfield	Greenfield		Remaining Losses	0	
Suitability	Suitable - with policy chang	je			
Availability	Marginal / Uncertain		Current Year	0	
Achievability	Achievable		Years 1-5	0	
Deliverability	Developable		Years 6-10	11	
Development Progress	SHLAA Site		Years 11-15	0	
Application Number:					





Ref 3266	Site Address	Sugar Lane, Adlington		
Town / Rural Rural		Easting	393083 North	ing 379246
Site Description	Hardstanding and storage b	ouilding.	Site Size Net (Ha)	0.31
Character of Area	Open countryside.		Potential Capacity	10
Surrounding Land Uses	Open countryside.		Potential Net	10
Physical Constraints	Flood zone 1 - little or no risk. Building on site. Hardstanding and storage of vehicles. Site appears generally flat. Overhead lines. Site appears to be in commercial use. Located on potential contaminated site. Ponds in close proximity to site. Trees to boundary.		Capacity	
Policy Restrictions		Area of Special County Value, Green Belt, Conservation Area adjacent to site.		30.3
Managing Constraints	Consideration of landscape value. Consideration of historic environment. Consultation with Contaminated Land Officer. Consideration of biodoversity with production of a Protected Species survey.		Determination of Capacity	Density multiplier
Sustainability	Site is not considered susta	inable.		
Accessibility	Access is possible.		Total Completions	0
Other Information	Bus stop within 360m. Post office within 710m. Medical facilities within 1100m. Primary school within 1050m. Open space within 70m.		Losses Completed	0
Brownfield / Greenfield	Brownfield		Remaining Losses	0
Suitability	Not Suitable			
Availability	Available		Current Year	0
Achievability	Not Achievable		Years 1-5	0
Deliverability	Not currently developable		Years 6-10	0
Development Progress	SHLAA Site		Years 11-15	0
Application Number:				





Ref 3267	Site Address	Land North Edge	n of Beech R	oad, A	lderley
Town / Rural Alderley Ec	dge - Edge / Extension	Easting	384785	Northin	ng 379303
Site Description	Grassland.		Site Size Net	(Ha)	10.88
Character of Area	Open countryside and reside	ential.	Potential Cap	acity	327
Surrounding Land Uses	Residential, railway and ope countryside.	n	Potential Net Capacity	-	327
Physical Constraints	Part of site within flood zones 2 and 3 - medium to high risk. Water course to western edge. Trees on site. Trees and hedges to boundaries. Located within 250m of landfill. Potential air quality and noise issues. Footpaths crossing site and along part of site boundary. Whitehall Brook crosses site. Leve;Is appear generally flat.				
Policy Restrictions	Green Belt. Surface water r should be calculated in acco with Environment Agency gu for greenfield sites. Small p is an existing playing field.	lated in accordance Agency guidelines tes. Small part of site			30.01
Managing Constraints	Consideration of biodiversity value of site in relation to trees, hedges and watercourse. Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). PPG24 noise assessment required (rail noise). Consideration of flood risk and production of a Flood Risk Assessment. Consideration of accommodation or relocation of footpath.				Density multiplier
Sustainability	Site is considered sustainab	ly located.			
Accessibility	Access is possible.		Total Comple	tions	0
Other Information	Bus stop within 230m. Post office L within 710m. Medical facilities within 1100m. Primary school within 700m. Open space within 210m.		Losses Completed 0		0
Brownfield / Greenfield	Greenfield		Remaining Lo	osses	0
Suitability	Suitable - with policy change	9			
Availability	Available - site owned by de	veloper	Current Year		0
Achievability	Achievable		Years 1-5 0		0
Deliverability	Developable		Years 6-10		125
Development Progress	SHLAA Site		Years 11-15		202
Application Number: Cheshire East SHLAA - U	Jpdate January 2013				Cheshire East



Ref 3268	Site Address Langley Works, Cock Hall Lane, Langley (Reiter Scraggs part 2)			
Town / Rural Rural		Easting	393984 North	ing 371397
Site Description	Commercial and industrial b	ouilding.	Site Size Net (Ha)	5.39
Character of Area	Open countryside and resid	lential.	Potential Capacity	77
Surrounding Land Uses	Open countrsyide, reservoir residential.	rand	Potential Net Capacity	77
Physical Constraints	Flood zone 1 - little or no risk. Langley Works F. Harding Site - Buildings on site. Located within 250m of landfill. Trees to boundary. Site levels appear generally flat.			
Policy Restrictions	Green Belt. Site is a major site in the Green Belt.	developed	Potential Density	14.29
Managing Constraints	Consultation with Contamin Officer. Consideration of bi		Determination of Capacity	Mixed use development therefore lower density of residential development proposed.
Sustainability	Site is within walking distan stops.	ce of bus		
Accessibility	Access should be possible.		Total Completions	0
Other Information	Bus stop within 230m. Post within 2100m. Medical facili 4000m. Primary school with Open space within 150m.	ties within	Losses Completed	0
Brownfield / Greenfield	Brownfield		Remaining Losses	0
Suitability	Suitable			
Availability	Available		Current Year	0
Achievability	Achievable		Years 1-5	77
Deliverability	Deliverable		Years 6-10	0
Development Progress	Awaiting S106		Years 11-15	0
Application Number:	11/2340M			





Ref 3269	Site Address	Croft Garage, Newton Hall Lane, Mobberley			
Town / Rural Rural		Easting	380572 North	i ng 380404	
Site Description	Formerly a petrol filling stati vehicle repair garage. 1 exi dwelling on site. Caravan P rear.	sting	Site Size Net (Ha) 1.07		
Character of Area	Open countryside.		Potential Capacity	33	
Surrounding Land Uses	Open countryside.		Potential Net	33	
Physical Constraints	Flood zone 1 - little or no risk. SBI adjacent. Potential for Great Crested Newts and Bats on site. Public right of Way across site. Trees and buildings on site. Located on potential contaminated site. Levels appear generally flat.		Capacity		
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		Potential Density	30.84	
Managing Constraints	Surveys required for Great Crested Newts and Bats. Consultation with Contaminated Land Officer. Consideration of accommodatioon/relocation of footpath.		Determination of Capacity	Density multiplier	
Sustainability	Site is not considered susta	inable.			
Accessibility	Access is possible.		Total Completions	0	
Other Information	Bus stop within 400m. Post office within 2500m. Medical facilities within 4500m. Primary school within 2200m. Open space within 200m.		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 3270	Site Address	The Tileries, Station Road, North Rod			
Town / Rural Rural		Easting	390172 Nort	hing 367086	
Site Description	Industrial - haulage company	<i>ı</i> .	Site Size Net (Ha)	0.9	
Character of Area	Open countryside.		Potential Capacity	27	
Surrounding Land Uses	Open countryside and railwa	у.	Potential Net	27	
Physical Constraints	along narrow track. Located potential contaminated site.	Flood zone 1 - little or no risk. Access along narrow track. Located on potential contaminated site. Potential noise issues. Trees to boundary.			
Policy Restrictions	Open Countryside.		Potential Density	30	
Managing Constraints	Consultation with Contaminated Land Officer. PP24 noise assessment required (rail noise). Consulatation with Highways to address access issues. Consideration of biodivesity.		Determination of Capacity	Density multiplier	
Sustainability	Site is not considered sustair	nable.			
Accessibility	Access would need to be add through discussions with high		Total Completions	0	
Other Information	Bus stop within 1400m. Post office within 1200m. Medical facilities within 7500m. Primary school within 3100m. Open space within 150m.		Losses Completed	0	
Brownfield / Greenfield	Brownfield		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 3271	Site Address	Wood Tre Bosley	atment Works, Tur	nstall Road,
Town / Rural Rural		Easting	391365 North	ing 364750
Site Description	Industrial.		Site Size Net (Ha)	0.91
Character of Area	Open countryside.		Potential Capacity	28
Surrounding Land Uses	Open countryside.		Potential Net	28
Physical Constraints	risk. Very narrow site betw Dane and minor road, pote flooding and contamination	site is within flood zone 3 - high ery narrow site between River ad minor road, potential and contamination issues. b boundary. Part of site is at a		
Policy Restrictions	Open Countryside, within a Nature Conservation Impor area of special county value	tance and	Potential Density	30.77
Managing Constraints	Consideration of flood risk and production of a Flood Risk Assessment. Consultation with Contaminated Land Officer. Consideration of biodiversity.		Determination of Capacity	Density multiplier
Sustainability	Site is not in a sustainable	Site is not in a sustainable location.		
Accessibility	Access would need to be d with highways.	Access would need to be discussed with highways.		0
Other Information	Bus stop within 1000m. Post office within 3600m. Medical facilities within 5500m. Primary school within 1900m. Open space within 200m.		Losses Completed	0
Brownfield / Greenfield	Brownfield		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 3272	Site Address Chain & Gate Estate, Macclesfield Road, Gawsworth				
Town / Rural Rural		Easting	387346 North	ning 367275	
Site Description	Industrial and nursery.		Site Size Net (Ha)	2.44	
Character of Area	Open Countryside.		Potential Capacity	74	
Surrounding Land Uses	Open countryside and publ	ic house.	Potential Net	74	
Physical Constraints	Buildings on site. Hardstan car park on site. Trees to th boundary. Site is generally Located on potential contar	Flood zone 1 - little or no risk. Buildings on site. Hardstanding and car park on site. Trees to the boundary. Site is generally flat. Located on potential contaminated site. Within Jodrell Bank consultation			
Policy Restrictions	Open Countryside.	Countryside. Potential Density		30.33	
Managing Constraints	Removal of existing buildin Consultation with Contamir Officer and Jodrell Bank. Consideration of biodiversit	ultation with Contaminated Land r and Jodrell Bank.		Density multiplier	
Sustainability	Site is not considered susta	ainable.			
Accessibility	Access is possible.		Total Completions	0	
Other Information	Bus stop within 400m. Post office within 4300m. Medical facilities within 4800m. Primary school within 4100m. Open space within 180m.		Losses Completed	0	
Brownfield / Greenfield	Brownfield		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 3275	Site Address	Land adjoining Lark Hall, Macclesfield			
Town / Rural Macclesfie	ld - Edge / Extension	Easting	393163 North	ing 373620	
Site Description	Grassland.		Site Size Net (Ha)	7.89	
Character of Area	Residential and open counti	yside.	Potential Capacity	237	
Surrounding Land Uses	Residential and open counti	yside.	Potential Net	237	
Physical Constraints	on site and to boundary. Se ponds / resevoirs adjacent t Pond on site to south of site Undulating site. Located wi of landfill. Potential air qual	lood zone 1 - little or no risk. Trees n site and to boundary. Several large onds / resevoirs adjacent to the site. 'ond on site to south of site. Indulating site. Located within 250m f landfill. Potential air quality issues. 'ootpath along part of site boundary.			
Policy Restrictions	special county value. Surfarrunoff should be calculated accordance with Environme	Green Belt and within an area of special county value. Surface water unoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.			
Managing Constraints	Consideration of biodiversity value of the site, particularly due to trees and ponds and productionof a Protected Species survey. Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development or proximity to AQMA). Consideration of footpath.		Determination of Density Capacity multiplie		
Sustainability	Greenfield site is sustainabl	y located.			
Accessibility	Access is possible.		Total Completions	0	
Other Information	Site put forward at Issues & Stage	Options	Losses Completed	0	
	within 1700m. Medical facilit	Bus stop within 400m. Post office within 1700m. Medical facilities within 2000m. Primary school within 600m. Open space within 180m.			
Brownfield / Greenfield	Greenfield		Remaining Losses	0	
Suitability	Suitable - with policy change	e			
Availability	Available		Current Year	0	
Achievability	Achievable		Years 1-5	0	
Deliverability	Developable		Years 6-10	125	
Development Progress	SHLAA Site		Years 11-15	112	
Application Number:					





Ref 3276	Site Address	ss Land east of Longridge (Parcel 1), Knutsford			el 1),
Town / Rural Knutsford -	- Edge / Extension	Easting	376983	Northi	ng 378814
Site Description	Grassland.		Site Size Net	(Ha)	11
Character of Area	Residential and open count	ryside.	Potential Cap	acity	330
Surrounding Land Uses	Open countryside.		Potential Net	-	330
Physical Constraints	medium to high risk. Ponds Path through site. Adjacent Trees on site. Located with	rt of site within flood zones 2 and 3 - dium to high risk. Ponds on site. th through site. Adjacent to a brook. ees on site. Located within 250m of dfill. Potential air quality issues. dulating site.			
Policy Restrictions	Green Belt. Contains a Nature Conservation Priority Area and a proposed site for a playing field. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		Potential Density 30		30
Managing Constraints	Consultation with Contaminated Land Officer. Consideration of biodiversity value of site and production of a Protected Species survey. Air quality assessment may be required (size of development). Consideration of accommodation/relocation of footpath. Consideration of flood risk and production of a Flood Risk Assessment.		Determination Capacity	n of	Density multiplier
Sustainability	Site could access services f Longridge.	rom			
Accessibility	Access is possible.		Total Comple	tions	0
Other Information	Site put forward at Issues & Stage.	Options	Losses Comp	oleted	0
	within 720m. Medical faciliti	Bus stop within 400m. Post office within 720m. Medical facilities within 690m. Primary school within 1700m. Open space within 180m.			
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		125
Development Progress	SHLAA Site		Years 11-15		205
Application Number:					
Chachira East SHLAA	Indata January 2012				100



Cheshire East SHLAA - Update January 2013

Cheshire East

Ref 3277	Site Address	Land to the Row Road	e east of Wil)	mslow	(off Dean	
Town / Rural Wilmslow -	Edge / Extension	Easting	386565	Northi	ng 381884	
Site Description	Open countryside / agricultu grazing land.	ural,	Site Size Net	Site Size Net (Ha)		
Character of Area	Residential and countryside).	Potential Cap	pacity	476	
Surrounding Land Uses	Residential and open count	ryside.	Potential Net	-	476	
Physical Constraints	Flood zone 1 - little or no ris and hedges on site. Pond o Located on potential contan site. Potential air quality iss Building on site and footpat site. Levels appear general	n site. ninated sues. h crossing	Capacity		470	
Policy Restrictions	should be calculated in acco	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.			30	
Managing Constraints	Consultation with Contaminated Land Officer. Draft TA with full accessibility study and travel plan framework is likely to be required prior to application process. Air quality assessment may be required (size of development). Consideration of biodiversity and production of a Protected Species survey. Consideration of accommodation/relocation of footpath.				Density multiplier	
Sustainability	x					
Accessibility	Access is possible. The Hig Agency may ask for an asse their strategic road network.	essment of	Total Comple	etions	0	
Other Information	Site put forward at Issues & Stage.	Options	Losses Completed		0	
	Bus stop within 140m. Post office within 2400m. Medical facilities within 2500m. Primary school within 400m. Open space within 240m.					
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		125	
Development Progress	SHLAA Site		Years 11-15		250	
Application Number:						
Cheshire East SHLAA - L	Jpdate January 2013				Cheshin East	



Ref 3278	Site Address		e east of Wilmslow (junction of A555	
Town / Rural Handforth	- Edge / Extension	Easting	385573 North	ing 384558
Site Description	Grassland.		Site Size Net (Ha)	1.02
Character of Area	Edge of town.		Potential Capacity	31
Surrounding Land Uses	Open countryside / pub / ho network.	otel / road	Potential Net Capacity	31
Physical Constraints	Flood zone 1 - little or no ris and hedges to boundary. S generally flat.		- apacity	
Policy Restrictions	Green Belt. Surface water should be calculated in acc with Environment Agency g for greenfield sites.	ordance	Potential Density	30.39
Managing Constraints	Access to be discussed wit highways. Consideration o biodiversity.		Determination of Capacity	Density multiplier
Sustainability	Green Belt, considered to b sustainably located.	be		
Accessibility	Access to be discussed wit	h highways.	Total Completions	0
Other Information	Site put forward at Issues & Stage	& Options	Losses Completed	0
	Bus stop within 140m. Post within 1100m. Medical facili 730m. Primary school within Open space within 260m.	ities within		
Brownfield / Greenfield	Greenfield		Remaining Losses	0
Suitability	Suitable - with policy chang	le		
Availability	Available		Current Year	0
Achievability	Achievable		Years 1-5	0
Deliverability	Developable		Years 6-10	31
Development Progress	SHLAA Site		Years 11-15	0
Application Number:				





Ref 3280	Site Address	Land to south of Gaw End Lane, Macclesfield			
Town / Rural Macclesfiel	d - Edge / Extension	Easting	391108	Northing	370869
Site Description	Commercial uses.		Site Size Net (Ha)	1.22
Character of Area	Open countryside, industria	I to north.	Potential Capa	acity	37
Surrounding Land Uses	Open countryside.		Potential Net	-	37
Physical Constraints	Flood zone 1 - little or no ris Adjacent to canal and railwa Located within 250m of land Footpath through site. Leve generally flat. Site is genera lower level than the road. T boundaries.	ay. Ifill. els appear ally at a	Capacity		
Policy Restrictions	Green Belt. Within an area county value. Adjacent to m canal and part of site is with Macclesfield Canal Conserv	nacclesfield in the	Potential Dens	sity	30.4
Managing Constraints	Consultation with Contaminated Land Officer. PPG24 noise assessment required (rail noise). Consideration of accommodation/relocation of footpath and the setting of the Conservation Area.		Determination Capacity		Density multiplier
Sustainability	Site is not considered susta	inable.			
Accessibility	Access is possible.		Total Complet	ions	С
Other Information	Bus stop within 580m. Post within 1700m. Medical facili 6400m. Primary school with Open space within 190m.	ties within	Losses Comp	leted	D
Brownfield / Greenfield	Brownfield		Remaining Lo	sses	С
Suitability	Not Suitable				
Availability	Available		Current Year		0
Achievability	Not Achievable		Years 1-5		C
Deliverability	Not currently developable		Years 6-10		D
Development Progress	SHLAA Site		Years 11-15		D
Application Number:					





Ref 3281	Site Address	Nook Viev	v, London Roa	ad, Macclesfield
Town / Rural Macclesfie	ld - Edge / Extension	Easting	391844	Northing 369254
Site Description	Residential dwelling and gar	den.	Site Size Net (H	Ha) 0.32
Character of Area	Open countryside.		Potential Capa	icity 10
Surrounding Land Uses	Open countryside.		Potential Net	10
Physical Constraints	Flood zone 1 - little or no risk within 250m of landfill. Build hardstanding on site. Trees shrubs on site. Steep chang	ings and and	Capacity	
Policy Restrictions	Open countryside, area of sp county value and within the Macclesfield Canal Conserva Area. Surface water runoff s calculated in accordance wit Environment Agency guidelin greenfield sites.	ation should be h	Potential Dens	ity 31.5
Managing Constraints	Consultation with Contamina Officer. Consdideration of Conservation Area	ited Land	Determination Capacity	of Density multiplier
Sustainability	Site is not considered sustain	nable.		
Accessibility	Access is potentially problem	natic.	Total Completi	ions 0
Other Information	Bus stop within 250m. Post of within 2670m. Medical faciliti 3500m. Primary school within Open space within 300m.	ies within	Losses Compl	eted 0
Brownfield / Greenfield	Mixed		Remaining Los	sses 0
Suitability	Not Suitable			
Availability	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 3282	Site Address	Land at Ro Wilmslow	otherwood Road	d, Moor Lane,
Town / Rural Wilmslow -	Edge / Extension	Easting	382708 No	orthing 380302
Site Description	Grassland.		Site Size Net (Ha)	1.1
Character of Area	Open countryside, residentia	al	Potential Capacit	y 30
Surrounding Land Uses	Open countryside.		Potential Net	30
Physical Constraints	Flood zone 1 - little or no ris within 250m of landfill. Tree shrubs on site and to bound levels appear generally flat. byway adjacent to part of sit boundary.	s and aries. Site Restricted	Capacity	
Policy Restrictions	Green Belt. Surface water r should be calculated in acco with Environment Agency gu for greenfield sites.	ordance	Potential Density	30
Managing Constraints	Consultation with Contaminated Land Officer. Consideration of biodiversity.		Determination of Capacity	Density multiplier
Sustainability	Site is within walking distand stops.	e of bus		
Accessibility	Access is possible.		Total Completion	s 0
Other Information	Bus stop within 120m. Post within 1400m. Medical facilit 1800m. Primary school withi Open space within 540m.	ies within	Losses Complete	ed O
Brownfield / Greenfield	Greenfield		Remaining Losse	es O
Suitability	Not Suitable			
Availability	Available		Current Year	0
Achievability	Not Achievable		Years 1-5	0
Deliverability	Not currently developable		Years 6-10	0
Development Progress	SHLAA Site		Years 11-15	0
Application Number:				





Ref 3283	Site Address Land off Chelford Road, Broken Cross, Macclesfield				n Cross,
Town / Rural Macclesfiel	d - Edge / Extension	Easting	388870	Northing	373639
Site Description	Grassland.		Site Size Net (Ha) C).93
Character of Area	Open countryside, residentia	al.	Potential Capa	city 2	28
Surrounding Land Uses	Residential and open countr	yside.	Potential Net	- 2	28
Physical Constraints	on site. Trees and hedges to	Flood zone 1 - Little or no risk. Trees on site. Trees and hedges to poundary. Levels appear genrally flat.			
Policy Restrictions	Green Belt. Surface water r should be calculated in accor with Environment Agency gu for greenfield sites.	ordance	Potential Dens	sity 3	80.1
Managing Constraints	Consideration of biodiversity.		Determination Capacity		Density nultiplier
Sustainability	Site is considered sustainab	ly located.			
Accessibility	Access is possible.		Total Complet	ions ()
Other Information	within 470m. Medical facilitie	Bus stop within 170m. Post office within 470m. Medical facilities within 700m. Primary school within 750m. Open space within 400m.		leted ()
Brownfield / Greenfield	Greenfield		Remaining Los	sses ()
Suitability	Suitable - with policy change	e			
Availability	Available		Current Year	C)
Achievability	Achievable		Years 1-5	C)
Deliverability	Developable		Years 6-10	3	80
Development Progress	SHLAA Site		Years 11-15	C)
Application Number:					





Ref 3284	Site Address Land off Glastonbury Drive, Poynton				
Town / Rural Poynton - I	Edge / Extension	Easting	392109	Northing	384222
Site Description	Grassland.		Site Size Net (H	-la) 1 .	35
Character of Area	Open countryside, residential		Potential Capa	city 3)
Surrounding Land Uses	Open countryside (proposed field) and residential.	olaying	Potential Net Capacity	- 30)
Physical Constraints	Flood zone 1 - little or no risk. on site. Overgrown scrub. Site generally flat.		oupuoliy		
Policy Restrictions	Green Belt. Surface water ru should be calculated in accorr with Environment Agency guid for greenfield sites.	dance	Potential Dens	ity 3)
Managing Constraints	Consideration of biodiversity.		Determination Capacity		ensity ultiplier
Sustainability	Site is considered sustainably	located.			
Accessibility	Access should be possible.		Total Completi	ons 0	
Other Information	Bus stop within 410m. Post of within 1000m. Medical facilitie 1200m. Primary school within Open space within 200m.	s within	Losses Compl	eted 0	
Brownfield / Greenfield	Greenfield		Remaining Los	sses O	
Suitability	Suitable - with policy change				
Availability	Marginal / Uncertain		Current Year	0	
Achievability	Achievable		Years 1-5	0	
Deliverability	Developable		Years 6-10	30)
Development Progress	SHLAA Site		Years 11-15	0	
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Ref 3286	Site Address	Land at Ferring Lodge, Adlington Road, Wilmslow			
Town / Rural Wilmslow	- Edge / Extension	Easting	386445 North	ing 381176	
Site Description	Residential garden.		Site Size Net (Ha)	0.39	
Character of Area	Open countryside, resident	ial.	Potential Capacity	12	
Surrounding Land Uses	Open space and residentia	Ι.	Potential Net	12	
Physical Constraints	Flood zone 1 - little or no ris Woodland on site. Access Slightly sloping site.		Capacity		
Policy Restrictions	Green Belt. Surface water should be calculated in acc with Environment Agency g for greenfield sites.	ordance	Potential Density	30.77	
Managing Constraints	Consideratyion of biodiversity. Consultation with Highways to address access issues.		Determination of Capacity	Density multiplier	
Sustainability	Site is not considered susta	ainable.			
Accessibility	Access to be discussed wit	h Highways.	Total Completions	0	
Other Information	Bus stop within 1350m. Pos within 2500m. Medical facil 2900m. Primary school with Open space within 410m.	ities within	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 3287	Site Address	Land off Lymewood Drive, Disley			
Town / Rural Disley - Ec	lge / Extension	Easting	397044	Northin	g 384814
Site Description	Grassland.		Site Size Net (H	la)	0.67
Character of Area	Open countryside, residentia	l	Potential Capa	city	21
Surrounding Land Uses	Open countryside and reside	ential.	Potential Net	-	21
Physical Constraints	Flood zone 1 - little or no ris appears generally flat. Pote quality issues. Trees on site boundary.	ntial air	Capacity		
Policy Restrictions	Green Belt. Surface water r should be calculated in acco with Environment Agency gu for greenfield sites.	rdance	Potential Dens	ity	30
Managing Constraints	Air quality assessment may required (proximity to AQMA Consideration of biodiversity).	Determination Capacity	of	Density multiplier
Sustainability	Green Belt site, considered sustainably located.	o be			
Accessibility	Access is possible.		Total Completi	ons	0
Other Information	Bus stop within 650m. Post within 790m. Medical facilitie 790m. Primary school within Open space within 200m.	s within	Losses Comple	eted	0
Brownfield / Greenfield	Greenfield		Remaining Los	ses	0
Suitability	Suitable - with policy change	•			
Availability	Available		Current Year		0
Achievability	Achievable		Years 1-5		0
Deliverability	Developable		Years 6-10		21
Development Progress	SHLAA Site		Years 11-15		0
Application Number:					





Ref 3288	Site Address	Land to the Wilmslow	e rear of Cum	nber La	ane,
Town / Rural Wilmslow -	Edge / Extension	Easting	382930	Northin	ig 379795
Site Description	Grassland.		Site Size Net (Ha)	2.60
Character of Area	Opne countryside, residentia	al	Potential Capa	city	79
Surrounding Land Uses	Open countryside.		Potential Net	-	79
Physical Constraints	Site is predominantly flat. Fl 1 - little or no risk. Trees and to field boundaries within the Access issues. Potential air issues.	d hedges e site.	Capacity		
Policy Restrictions	Green Belt. Surface water r should be calculated in acco with Environment Agency gu for greenfield sites.	ordance	Potential Dens	sity	30.31
Managing Constraints	Consideration of biodiversity trees and hedges on site. At issues to be discussed with Air quality assessment may required (size of developme	ccess highways. be	Determination Capacity	of	Density multiplier
Sustainability	Site is considered sustainab	ly located.			
Accessibility	Access issues to be discuss highways. Access may need taken through site 3289.		Total Complet	ions	0
Other Information	Bus stop within 290m. Post within 1600m. Medical facilit 2100m. Primary school withi Open space within 120m.	ies within	Losses Compl	leted	0
Brownfield / Greenfield	Greenfield		Remaining Los	sses	0
Suitability	Suitable - with policy change	e			
Availability	Available		Current Year		0
Achievability	Achievable		Years 1-5		0
Deliverability	Developable		Years 6-10		79
Development Progress	SHLAA Site		Years 11-15		0
Application Number:					





Ref 3289	Site Address	Land off Upcast Lane, Wilmslow			
Town / Rural Wilmslow -	Edge / Extension	Easting	382872 North	ing 379670	
Site Description	Agricultural / Grassland.		Site Size Net (Ha)	4.6	
Character of Area	Open countryside, residentia	I	Potential Capacity	163	
Surrounding Land Uses	Open countryside.		Potential Net	163	
Physical Constraints	Flood zone 1 - little or no risł and hedges on field boundar appears generally flat. Loca 250m of landfill. Potential ai issues. Footpath adjacent to site boundary.	ies. Site ted within r quality	Capacity		
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.			30.02	
Managing Constraints	Consultation with Contamina Officer. Draft TA with full accessibility travel plan framework likely t required prior to application p Air quality assessment may required (size of developmen Consideration of biodiversity	y stidy and o be process. pe nt).	Determination of Capacity	Density multiplier	
Sustainability	Site is considered to be susta located.	ainably			
Accessibility	Access to be discussed with Significant traffic generation impact at the M56 motorway however, all sites coming for through the LDF will need to together at a strategic level.	and unlikely, ward	Total Completions	0	
Other Information	Bus stop within 290m. Post of within 1600m. Medical faciliti 2100m. Primary school within Open space within 120m.	es within	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	90	
Development Progress	SHLAA Site		Years 11-15	73	
Application Number:					





Ref 3290	Site Address	Land off Alderley Road, Wilmslow			
Town / Rural Wilmslow	- Edge / Extension	Easting	384245 North	ning 380015	
Site Description	Grassland site.		Site Size Net (Ha)	3.65	
Character of Area	Residential, employment.		Potential Capacity	110	
Surrounding Land Uses	Residential, highway, comm	ercial.	Potential Net	110	
Physical Constraints	Flood zone 1 - little or no ris on site. Trees and hedges to boundary. Site is generally f very slight undulation to the Located within 250m of land	o lat with a south.	Capacity		
Policy Restrictions	Green Belt. Surface water r should be calculated in accor with Environment Agency go for greenfield sites.	ordance	Potential Density	30.07	
Managing Constraints	Consultation with Contamina Officer. Draft TA with full accessibilit and travel plan framework p application process. Consid biodiversity.	ty study rior to	Determination of Capacity	Density multiplier	
Sustainability	Site is considered to be sus located.	tainably			
Accessibility	Access is possible. Significa generation and impact on th motorway is unlikely, howev coming forward through the process will need to be teste at a strategic level.	e M56 er, all sites LDF	Total Completions	0	
Other Information	Bus stop within 210m. Post within 1100m. Medical facili 900m. Primary school withir Open space within 800m.	ties within	Losses Completed	0	
Brownfield / Greenfield	Greenfield		Remaining Losses	0	
Suitability	Suitable - with policy change	e			
Availability	Available		Current Year	0	
Achievability	Achievable		Years 1-5	0	
Deliverability	Developable		Years 6-10	90	
Development Progress	SHLAA Site		Years 11-15	20	
Application Number:					





Ref 3291	Site Address	ddress Land north of Prestbury Road, Macclesfield			
Town / Rural Macclesfie	ld - Edge / Extension	Easting	390323 No	orthing 374561	
Site Description	Grassland.		Site Size Net (Ha)	0.88	
Character of Area	Residential and open counti	ryside.	Potential Capacit	y 27	
Surrounding Land Uses	Residential and open counti	ryside.	Potential Net	27	
Physical Constraints	Flood zone 1 - little or no ris and hedges on boundary. F site. Levels appear general	Pond on	Capacity		
Policy Restrictions	Green Belt and area of spec value. Adjacent to a Conse Area. Surface water runoff calculated in accordance wi Environment Agency guideli greenfield sites.	rvation should be th	Potential Density	30.64	
Managing Constraints	Consideration of biodiversity production of a Proected Sp survey. Consideration of the the Conservation Area.	ecies	Determination of Capacity	Density mulitplier	
Sustainability	Site is within walking distand stops.	ce of bus			
Accessibility	Access is possible.		Total Completion	s 0	
Other Information			Losses Complete	ed 0	
Brownfield / Greenfield	Greenfield		Remaining Losse	es O	
Suitability	Suitable - with policy change	e			
Availability	Available		Current Year	0	
Achievability	Achievable		Years 1-5	0	
Deliverability	Developable		Years 6-10	27	
Development Progress	SHLAA Site		Years 11-15	0	
Application Number:					



Whitfield


Ref 3292	Site Address	Land east of 6 Handforth Road, Wilmslow			
Town / Rural Wilmslow -	Edge / Extension	Easting	386686 No	orthing 382211	
Site Description	Grassland site		Site Size Net (Ha)	1.18	
Character of Area	Residential and open countr	yside	Potential Capacit	y 36	
Surrounding Land Uses	Residential and open countr	yside	Potential Net	36	
Physical Constraints	Access / Footpath through s Located within 250m of land appears generally flat. Tree hedges to boundary.	fill. Site			
Policy Restrictions	should be calculated in acco	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.			
Managing Constraints	Consultation with Contamina Officer. Consideration of bio and footpath.		Determination of Capacity	Density multiplier	
Sustainability	Site is located within walkim distance of bus stops and a school.				
Accessibility	Access is possible.		Total Completion	s 0	
Other Information			Losses Complete	d 0	
Brownfield / Greenfield	Greenfield		Remaining Losse	es O	
Suitability	Suitable - with policy change	9			
Availability	Not Available		Current Year	0	
Achievability	Achievable		Years 1-5	0	
Deliverability	Not currently developable		Years 6-10 36		
Development Progress	SHLAA Site		Years 11-15	0	
Application Number:					

Application Number:





Ref 3293	Site Address	Land north	n east of Toft Roa	d, Knutsford
Town / Rural Knutsford	- Edge / Extension	Easting	375777 Nort	hing 377254
Site Description	Grassland.		Site Size Net (Ha)	2.48
Character of Area	Residential and open count	ryside.	Potential Capacity	75
Surrounding Land Uses	Residential and open count	ryside.	Potential Net	75
Physical Constraints	Flood zone 1 - little or no ris and hedges to boundary. P quality issues. Footpath ad part of site boundary. Site a generally flat.	otential air jacent to	Capacity	
Policy Restrictions	Green Belt and located with Conservation Area. Surface runoff should be calculated accordance with Environme guidelines for greenfield site	e water in ent Agency	Potential Density	30.28
Managing Constraints	Air quality assessment may be required (size of development). Consideration of biodiversity, sett8ing the Conservation Area and footpath.		Determination of Capacity	Density multiplier
Sustainability	Greenfield site is not consid sustainable.	lered		
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	75
Development Progress	SHLAA Site		Years 11-15	0
Application Number:				





Ref 3294	Site Address	Clough Works, Middlewood Road, Poynton				
Town / Rural Poynton -	Edge / Extension	Easting	393346 North	ning 383504		
Site Description	Existing employment.		Site Size Net (Ha)	0.38		
Character of Area	Open countryside.		Potential Capacity	12		
Surrounding Land Uses	Open countryside.		Potential Net	12		
Physical Constraints	Flood zone 1 - little or no ris to boundary. Buildings on s Located within 250m of land Slightly sloping site.	ite.	Capacity			
Policy Restrictions	Green Belt.		Potential Density	31.58		
Managing Constraints	Consultation with Contamin Officer. Consideration of bi		Determination of Capacity	Density multiplier		
Sustainability	Site is within walking distan stops.	ce of bus				
Accessibility	Access is possible.		Total Completions	0		
Other Information			Losses Completed	0		
Brownfield / Greenfield	Brownfield		Remaining Losses	0		
Suitability	Suitable - with policy chang	е				
Availability	Available		Current Year	0		
Achievability	Achievable		Years 1-5	0		
Deliverability	Developable		Years 6-10	12		
Development Progress	SHLAA Site		Years 11-15	0		
Application Number:						

Cheshire East SHLAA Davenport Golf Club Cottage 3294 Works 0 610 60 61 Meters © Grown copyright. All rights reserved 100049045 2010. Map Ref. AB2795 Path (un



Ref 3295	Site Address Gara	Garage, Moggie Lane, Adlington				
Town / Rural Rural	E	asting	392885 North	ing 382393		
Site Description	Former garage site.		Site Size Net (Ha)	0.47		
Character of Area	Open countryside.		Potential Capacity	14		
Surrounding Land Uses	Open countryside and Poynton Bro	ook.	Potential Net	14		
Physical Constraints	Small part of site within flood zone: and 3 - medium to high risk. Buildi on site. Located within 250m of landfill. Trees on site. Slightly slop site.	all part of site within flood zones 2 3 - medium to high risk. Buildings site. Located within 250m of ffill. Trees on site. Slightly sloping				
Policy Restrictions	Green Belt.	Potential Density				
Managing Constraints	Consultation with Contaminated La Officer. Consideration of biodivers and flood risk with production of a Flood Risk Assessment.		Determination of Capacity	Density multiplier		
Sustainability	Site is not considered sustainable.					
Accessibility	Access is possible.		Total Completions	0		
Other Information			Losses Completed	0		
Brownfield / Greenfield	Brownfield		Remaining Losses	0		
Suitability	Not Suitable					
Availability	Available		Current Year	0		
Achievability	Not Achievable		Years 1-5	0		
Deliverability	Not currently developable		Years 6-10	0		
Development Progress	SHLAA Site		Years 11-15	0		
Application Number:						





Ref 3296	Site Address	Land at Stanneylands Road, Wilmslov			
Town / Rural Wilmslow	- Edge / Extension	Easting	385118 North	ing 383031	
Site Description	Residential and gardens.		Site Size Net (Ha)	16.97	
Character of Area	Residential and open count	ryside.	Potential Capacity	103	
Surrounding Land Uses	Residential and open count	ryside.	Potential Net	103	
Physical Constraints	Flood zone 1 - little or no ris Buildings on site, trees and site. Potential air quality iss slope to site.	hedges on	Capacity	100	
Policy Restrictions	Green Belt. Surface water should be calculated in acc with Environment Agency g for greenfield sites.	ordance	30.07		
Managing Constraints	Draft TA with full accessibili and travel plan framework li required prior to application Air quality assessment may required (size of developme Consideration of biodiversit	ikely to be process. be ent).	Determination of Capacity	Density multiplier	
Sustainability	Greenfield site is sustainab	ly located.			
Accessibility	Access is possible. Significa generation and impact at th motorway is unlikely but all coming forward through the need to be tested together a strategic level.	e M56 sites LDF will	Total Completions	0	
Other Information			Losses Completed	0	
Brownfield / Greenfield	Mixed		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	13	
Application Number:					





Ref 3298	Site Address	Land at Hoo Green, Mere				
Town / Rural Rural		Easting	371750	Northing	382875	
Site Description	Grassland. Site is split into sections around the A50.	several	Site Size Net (H	la) 5.	5.82	
Character of Area	Open countryside.		Potential Capa	city 1	175	
Surrounding Land Uses	Open countryside and some	e residential	Potential Net	1	175	
Physical Constraints	Flood zone 1 - little or no ris and field boundaries on edg there are pylons splitting the Potential air quality and nois Ponds in close proximity to Levels appear generally flat	e of site, e site. se issues). site.	Capacity			
Policy Restrictions	Green Belt. Surface water i should be calculated in accor with Environment Agency g for greenfield sites.	ordance	Potential Densi	ity 30	0.05	
Managing Constraints	Air quality assessment may be required (size of development or proximity to AQMA). PPG24 noise assessment likely (road traffic noise). Consideration of pylons and biodiversity with production of a Protected Species survey.		Determination Capacity		ensity ultiplier	
Sustainability	Site is no considered sustai	nable.				
Accessibility	Access is possible.		Total Completie	ons 0		
Other Information			Losses Comple	eted 0		
Brownfield / Greenfield	Greenfield		Remaining Los	ses 0		
Suitability	Not Suitable					
Availability	Available		Current Year	0		
Achievability	Not Achievable		Years 1-5	0		
Deliverability	Not currently developable		Years 6-10	0		
Development Progress	SHLAA Site		Years 11-15	0		
Application Number:						





Ref 3299	Site Address	Land at Towers Farm, Towers Road, Poynton				
Town / Rural Poynton - E	Edge / Extension Easting		393162 Northing		383790	
Site Description	Grassland.	Grassland.		Ha) 8	.85	
Character of Area	Residential and open countr	yside.	Potential Capa	city 2	66	
Surrounding Land Uses	Residential and open countr	yside.	Potential Net	-	266	
Physical Constraints	Flood zone 1 - little or no rist slopes upwards from west to some more significant chang within site. Trees and hedge site boundaries. Located dir landfill. Potential air quality Footpath croosing part of sit	east, with ges of level s to some rectly on issues.	Capacity			
Policy Restrictions	Green Belt. Surface water r should be calculated in acco with Environment Agency gu for greenfield sites.	rdance	Potential Dens	sity 3	0.08	
Managing Constraints	Consultation with Contamina Officer. Air quality assessm be required (size of develop Consideration of biodiversity accommodation/relocation of	ent may ment).	Determination of Capacity		ensity nultiplier	
Sustainability	Bus route on Park Lane					
Accessibility	Access to be discussed with	Highways.	Total Completi	ions 0		
Other Information			Losses Compl	eted 0		
Brownfield / Greenfield	Greenfield		Remaining Los	sses 0		
Suitability	Not Suitable					
Availability	Available		Current Year	0		
Achievability	Not Achievable		Years 1-5			
Deliverability	Not currently developable		Years 6-10			
Development Progress	SHLAA Site		Years 11-15	0		
Application Number:						





Ref 3300

Nab Works, Long Lane, Pott Shrigley

Town / Rural Rural		Easting	393780	Northir	ng	379367
Site Description	Industrial and Commercial		Site Size Net (I	Ha)	0.96	6
Character of Area	Quarry and open countryside.		Potential Capa	city	29	
Surrounding Land Uses	Quarry and open countryside.		Potential Net	-	29	
Physical Constraints	Flood zone 1 - little or no risk. Potential contamination issues. Buildings and trees on site. Ac- issues. Site appears generally	cess	Capacity			
Policy Restrictions	Green Belt, Area of Special Cor Value for Landscape. Abutting t Peak District National Park and Conservation Area.	he	Potential Dens	ity	30.2	22
Managing Constraints	Access issues addressed throu consultation with Highways. Consultation with Contaminated Officer. Consideration of biodiv	l Land	Determination Capacity	of		nsity tiplier
Sustainability	Site is not considered sustainat	ole.				
Accessibility	Access issues addressed throu consultation with the Highways	gh	Total Completi	ons	0	
Other Information			Losses Compl	eted	0	
Brownfield / Greenfield	Brownfield		Remaining Los	ses	0	
Suitability	Not Suitable					
Availability	Available		Current Year		0	
Achievability	Not Achievable		Years 1-5		0	
Deliverability	Not currently developable		Years 6-10		0	
Development Progress	SHLAA Site		Years 11-15		0	
Application Number:						

Site Address





Ref 3303	Site Address	Land south of Sandle Heath Mill, Bollington Lane, Nether Alderley				
Town / Rural Rural		Easting	382543	Northing 375108		
Site Description	Former munitions sheds.		Site Size Net (H	la) 1.33		
Character of Area	Open countryside.		Potential Capa	city 40		
Surrounding Land Uses	Open countryside.		Potential Net	40		
Physical Constraints	Flood zone 1 - little or no ris on potential contaminated s Potential air quality issues. site. Site appears generally	ite. Trees on				
Policy Restrictions	Green Belt. Surface water i should be calculated in accor with Environment Agency go for greenfield sites.	ordance	Potential Densi	ity 30.01		
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Consideration of biodiversity. Consultation with Highways to address access issues.		Determination Capacity	of Density multiplier		
Sustainability	Greenfield site is not consid sustainable.	ered to be				
Accessibility	Access is potnetially problem	matic.	Total Completion	ons 0		
Other Information			Losses Comple	eted 0		
Brownfield / Greenfield	Mixed		Remaining Los	ses 0		
Suitability	Not Suitable					
Availability	Available		Current Year	0		
Achievability	Not Achievable		Years 1-5	0		
Deliverability	Not currently developable		Years 6-10	0		
Development Progress	SHLAA Site		Years 11-15	0		
Application Number:						





Ref 3304	ef 3304 Site Address Bolshaw Farm, Clay Lane, Handforth					
Town / Rural Handforth	- Edge / Extension	Easting	385177	Northi	ng 384509	
Site Description	Agricultural land		Site Size Net (Ha)	19.31	
Character of Area	Residential and open countr	yside.	Potential Capa	acity	580	
Surrounding Land Uses	Residential, golf club and op countryside.	pen	Potential Net Capacity		580	
Physical Constraints	on potential contaminated si Potential air quality issues. road through the site. Pond	Flood zone 1 - little or no risk. Located on potential contaminated site. Potential air quality issues. Proposed road through the site. Ponds, trees and hedges on site. Undulating site.				
Policy Restrictions	a new road development. S water runoff should be calcu accordance with Environment	Green Belt, part of site safeguarded for new road development. Surface vater runoff should be calculated in ccordance with Environment Agency uidelines for greenfield sites.			30.03	
Managing Constraints	Officer. Air quality assessm be required (size of develop Consideratio of biodiversity	Consultation with Contaminated Land Diffeer. Air quality assessment may be required (size of development). Consideratio of biodiversity and production of a Protected Species survey.			Density multiplier	
Sustainability	Site is within walking distand stops, a primary school and centre.					
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	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 3305	Site Address	Land to south of Whisterfield Lane, Siddington			
Town / Rural Rural		Easting	383307 North	ing 370994	
Site Description	Agricultural land.		Site Size Net (Ha)	8.57	
Character of Area	Open countryside.		Potential Capacity	258	
Surrounding Land Uses	Open countryside.		Potential Net	258	
Physical Constraints	Flood zone 1 - little or no ris and hedges to site boundar on potential contaminated la Potential air quality issues. Jodrell Bank consultation zo levels appear generally flat.	y. Located and. Within one. Site			
Policy Restrictions	Open Countryside. Surface runoff should be calculated accordance with Environme guidelines for greenfield site	in ent Agency	Potential Density	30.1	
Managing Constraints	Consultation with Contaminated Land Officer and Jodrell Bank. Air quality assessment may be required (size of development). Consideraration of biodiversity.		Determination of Capacity	Density multiplier	
Sustainability	Site is not considered susta	inable.			
Accessibility	Access is possible.		Total Completions	0	
Other Information			Losses Completed	0	
Brownfield / Greenfield	Greenfield		Remaining Losses	0	
Suitability	Not Suitable				
Availability	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 3306	Site Address Land to east of Colshaw Lane, Siddington Heath				
Town / Rural Rural		Easting	383422	Northing	370106
Site Description	Agricultural land.		Site Size Net (H	-la) 1	.39
Character of Area	Open Countryside.		Potential Capa	city 4	2
Surrounding Land Uses	Open countryside and farm	buildings.	Potential Net	- 4	2
Physical Constraints	Flood zone 1 - little or no ri- and hedges to site boundar in close proximity to site. V Jodrell Bank consultation z appears generally flat.	sk. Trees Capacity ries. Ponds Vithin			
Policy Restrictions	Open Countryside. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		Potential Density		0.11
Managing Constraints	Consideration of biodiversit	Consultation with Jodrell Bank. Consideration of biodiversity and production of a Protected Species survey.			ensity nultiplier
Sustainability	Greenfield site is not sustai	nable.			
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	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 3307	Site Address	Land to west of Marton Lane, Marton			
Town / Rural Rural		Easting	385112	Northin	ng 368778
Site Description	Agricultural land		Site Size Net (Ha)	2.56
Character of Area	Open countryside		Potential Capa	acity	77
Surrounding Land Uses	Agricultural land / Open cou	ntryside	Potential Net	-	77
Physical Constraints	Flood zone 1 - little or no risl Jodrell Bank consultation zo Slightly sloping site.		Capacity		
Policy Restrictions	Open countryside. Surface runoff should be calculated i accordance with Environmen guidelines for greenfield site	n nt Agency	Potential Dens	sity	30.07
Managing Constraints	Consultation with Jodrell Bank. Consideration of biodiversity.		Determination of Capacity		Density multiplier
Sustainability	Greenfield site is within walk distance of a primary school stops.				
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	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 3308	Site Address	Land to west of Dalefields, Astle Estate Chelford Road, Chelford			
Town / Rural Chelford -	Edge / Extension	Easting	382048 Nort	hing 374481	
Site Description	Agricultural land.		Site Size Net (Ha)	4.77	
Character of Area	Open countryside.		Potential Capacity	144	
Surrounding Land Uses	Open countryside, but also residential.	some	Potential Net Capacity	144	
Physical Constraints	Flood zone 1 - little or no ris and hedges to some bound. Located on potential contan site. Potential air quality iss Ponds in close proximity to Overhead wires adjacent to Slightly sloping site.	aries. ninated sues. site.			
Policy Restrictions	Green Belt. Surface water i should be calculated in accor- with Environment Agency gr for greenfield sites.	ordance	Potential Density	30.16	
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Consideration of biodiversity and production of a Protected Species survey.		Determination of Capacity	Density multiplier	
Sustainability	Greenfield site is within wall distance of bus stops, local post office.				
Accessibility	Access to be discussed with	n highways.	Total Completions	0	
Other Information			Losses Completed	0	
Brownfield / Greenfield	Greenfield		Remaining Losses	0	
Suitability	Not Suitable				
Availability	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 3310

Land at Legh Road, Disley

Town / Rural Rural	East	ting	396093	Northi	ng	384597
Site Description	Grassland.		Site Size Net	(Ha)	0.8	7
Character of Area	Residential and open countryside.		Potential Cap	acity	27	
Surrounding Land Uses	Residential and open countryside.		Potential Net	-	27	
Physical Constraints	Flood zones 2 and 3 - medium to high risk. Indicative flood risk area. Overhead lines. Site slopes away from road. Trees and woodland adjacent to on boundary of the site. Path through site. Sloping site.	im to /	Capacity			
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		Potential Den	sity	31.	03
Managing Constraints	Consideration to path through site. Consideration and appropriate action taken regarding overhead lines. Consideration of nature conservation issues in relation to surrounding woodland.		Determination Capacity	n of		nsity Itiplier
Sustainability	Greenfield site is within walking distance of bus stops.					
Accessibility	Access to be discussed with highway	/s.	Total Comple	tions	0	
Other Information			Losses Comp	leted	0	
Brownfield / Greenfield	Greenfield		Remaining Lo	osses	0	
Suitability	Suitable - with policy change					
Availability	Available		Current Year		0	
Achievability	Achievable		Years 1-5		0	
Deliverability	Developable		Years 6-10		27	
Development Progress	SHLAA Site		Years 11-15		0	
Application Number:						

Site Address





Ref 3311	Site Address	ress Land at former social club, Ancoats Road, Great Warford			
Town / Rural Rural		Easting	380750 North	ing 377451	
Site Description	Former car parking and ope	en space.	Site Size Net (Ha)	0.97	
Character of Area	Residential and agricultural		Potential Capacity	30	
Surrounding Land Uses	Residential and agricultural		Potential Net	30	
Physical Constraints	Flood zone 1 - little or no ris generally flat. Hedges to be Slightly narrow access road on potential contaminated s	oundary. I. Located	Capacity		
Policy Restrictions	Green Belt. Surface water should be calculated in acc with Environment Agency g for greenfield sites.	ordance	Potential Density	30.98	
Managing Constraints	Consultation with Contaminated Land Officer. Consideration of biodiversity.		Determination of Capacity	Density multiplier	
Sustainability	Greenfield site is not consid sustainable.	Greenfield site is not considered sustainable.			
Accessibility	Access may require discus highways.	sion with	Total Completions	0	
Other Information			Losses Completed	0	
Brownfield / Greenfield	Greenfield		Remaining Losses	0	
Suitability	Suitable - with policy chang	е			
Availability	Available		Current Year	0	
Achievability	Achievable		Years 1-5	0	
Deliverability	Developable		Years 6-10	30	
Development Progress	SHLAA Site		Years 11-15	0	
Application Number:					





Ref 3312	Site Address	Land to west of Roewoods Farm, Birtle Road, Henbury			
Town / Rural Macclesfiel	d - Edge / Extension	Easting	388564 N	lorthing 374	400
Site Description	Agricultural land.		Site Size Net (H	a) 4.93	
Character of Area	Open countryside.		Potential Capac	ity 148	
Surrounding Land Uses	Open countryside.		Potential Net	148	
Physical Constraints	Flood zone 1 - little or no ris and hedges on field bounda on site. Sand pit adjacent to north. Located directly on la Potential air quality issues. site.	ries. Pond site to the indfill.	Capacity		
Policy Restrictions	Green Belt		Potential Densit	y 30.02	
Managing Constraints	Consideration of biodiversity / nature conservation value of ponds, trees and hedges of site. Production of a Protected Species survey. Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development).		Determination o Capacity	of Density multiplie	
Sustainability	Greenfield site is within walk distance of bus stops and a school.	•			
Accessibility	Access is possible.		Total Completio	ons 0	
Other Information			Losses Comple	ted 0	
Brownfield / Greenfield	Greenfield		Remaining Loss	ses O	
Suitability	Not Suitable				
Availability	Available		Current Year	0	
Achievability	Not Achievable		Years 1-5	0	
Deliverability	Not currently developable		Years 6-10	0	
Development Progress	SHLAA Site		Years 11-15	0	
Application Number:					





Ref 3314	Site Address Land to west of Field Bank Farm, Withinlee Road, Prestbury				
Town / Rural Prestbury	- Edge / Extension	Easting	388457 North	ing 376785	
Site Description	Grassland		Site Size Net (Ha)	1.24	
Character of Area	Open countryside.		Potential Capacity	38	
Surrounding Land Uses	Open countryside.		Potential Net	38	
Physical Constraints	Flood zone 1 - little or no ri- and hedges to some bound Proximity to Field Bank Far slope to site.	laries.	Capacity		
Policy Restrictions	Green Belt. Surface water should be calculated in acc with Environment Agency g for greenfield sites.	ordance	Potential Density	30.69	
Managing Constraints	Consideration of biodiversit	y.	Determination of Capacity	Density multiplier	
Sustainability	Greenfield site.				
Accessibility	Access is possible.		Total Completions	0	
Other Information			Losses Completed	0	
Brownfield / Greenfield	Greenfield		Remaining Losses	0	
Suitability	Suitable - with policy chang	le			
Availability	Available		Current Year	0	
Achievability	Achievable		Years 1-5	0	
Deliverability	Developable		Years 6-10	38	
Development Progress	SHLAA Site		Years 11-15	0	
Application Number:					





Ref 3315	Site Address Land to east of Field Bank Farm, Withinlee Road, Prestbury				
Town / Rural Prestbury	- Edge / Extension	Easting	388533 North	ing 376825	
Site Description	Grassland.		Site Size Net (Ha)	0.63	
Character of Area	Open countryside.		Potential Capacity	19	
Surrounding Land Uses	Open countryside.		Potential Net	19	
Physical Constraints	Flood zone 1 - little or no ris and hedges to boundary ar site. Overhead lines to bou appears generally flat.	nd within	Capacity		
Policy Restrictions	should be calculated in acc	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		30.16	
Managing Constraints	Consideration of biodiversit overhead lines.	Consideration of biodiversity and overhead lines.		Density multiplier	
Sustainability	Greenfield site.			·	
Accessibility	Access to be discussed wit	h highways.	Total Completions	0	
Other Information			Losses Completed	0	
Brownfield / Greenfield	Greenfield		Remaining Losses	0	
Suitability	Suitable - with policy chang	le			
Availability	Available		Current Year	0	
Achievability	Achievable		Years 1-5	0	
Deliverability	Developable		Years 6-10	19	
Development Progress	SHLAA Site		Years 11-15	0	
Application Number:					





Ref 3316	Site Address	Land at Pigginshaw, Altrincham Road, Wilmslow			
Town / Rural Wilmslow -	Edge / Extension	Easting	383285 North	ing 381785	
Site Description	Mix of buildings and grassla	and.	Site Size Net (Ha)	0.71	
Character of Area	Residential and rural		Potential Capacity	22	
Surrounding Land Uses	Residential and open count	ryside.	Potential Net	22	
Physical Constraints	Buildings and trees on site. edge of site. Located on po	lood zone 1 - little or no risk. Buildings and trees on site. Brook to dge of site. Located on potential ontaminated site. Slight slope to site.			
Policy Restrictions	value. Surface water runoff calculated in accordance wi	Green Belt and area of special county value. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		30.99	
Managing Constraints		onsultation with Contaminated Land fficer. Consideration of biodiversity.		Density multiplier	
Sustainability	Site is considered to be sus located.	tainably			
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		Current Year	0	
Achievability	Achievable		Years 1-5	0	
Deliverability	Developable		Years 6-10	22	
Development Progress	SHLAA Site		Years 11-15	0	
Application Number:					





Ref 3318	Site Address	Land surro Henbury	ounding Belm	ont Avei	nue,
Town / Rural Macclesfiel	ld - Edge / Extension	Easting	388317	Northing	374200
Site Description	Agricultural land		Site Size Net (Ha) 6.	.72
Character of Area	Generally countryside with I of residential.	imited area	Potential Capa	acity 2	02
Surrounding Land Uses	Open countryside and resid	ential	Potential Net	20	02
Physical Constraints	Flood zone 1 - little or no ris on site. Trees and hedges to boundaries. Ponds on site. within 250m of landfill. Pote quality issues. Overhead py crossing site. Undulating si Footpath along part of site to	no risk. Trees Capacity dges to field site. Located . Potential air ead pylons ting site.			
Policy Restrictions	Green Belt. Surface water is should be calculated in accord with Environment Agency gr for greenfield sites.	ordance	Potential Dens	sity 3	0.08
Managing Constraints	any biodiversity value of por Production of a Protected S survey. Consultation with Contaminated Land Officer. assessment may be require development). Consideration	Consideration of trees and hedges and any biodiversity value of ponds. Production of a Protected Species survey. Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Consideration of overhad pylons and footpath.			ensity nultiplier
Sustainability	Site is within walking distant stops and primary school.	ce of bus			
Accessibility	Access is possible		Total Complet	ions 0	
Other Information			Losses Compl	leted 0	
Brownfield / Greenfield	Greenfield		Remaining Lo	sses 0	
Suitability	Not Suitable				
Availability	Available		Current Year	0	
Achievability	Not Achievable		Years 1-5	0	
Deliverability	Not currently developable		Years 6-10	0	
Development Progress	SHLAA Site		Years 11-15	0	
Application Number:					





Ref 3320	Site Address	Site Address Land to west of West Lane, High Legh			
Town / Rural Rural		Easting	369885 North	ing 384040	
Site Description	Grassland.		Site Size Net (Ha)	0.59	
Character of Area	Open countryside.		Potential Capacity	18	
Surrounding Land Uses	Open countryside.		Potential Net	18	
Physical Constraints	Flood zone 1 - little or no ris to edge of southern part of s and hedges to boundaries. lines crossing site. Levels a generally flat.	site. Trees Overhead	Capacity		
Policy Restrictions	Green Belt. Surface water is should be calculated in accor- with Environment Agency gr for greenfield sites.	ordance	Potential Density	30.41	
Managing Constraints	Consideration of biodiversity overhead powerlines.	/ and	Determination of Capacity	Density multiplier	
Sustainability	Site is within walking distant stops and a local school.	ce of bus	. ,		
Accessibility	Access is possible.		Total Completions	0	
Other Information			Losses Completed	0	
Brownfield / Greenfield	Greenfield		Remaining Losses	0	
Suitability	Not Suitable				
Availability	Available		Current Year	0	
Achievability	Not Achievable		Years 1-5	0	
Deliverability	Not currently developable		Years 6-10	0	
Development Progress	SHLAA Site		Years 11-15	0	
Application Number:					





Ref 3321	Site Address	Land to west of Pheasant Walk, Hig Legh		
Town / Rural Rural		Easting	370504 Nort	hing 383880
Site Description	Grassland.		Site Size Net (Ha)	6.53
Character of Area	Open countryside and resid	lential.	Potential Capacity	196
Surrounding Land Uses	Open countryside and resid	lential.	Potential Net	196
Physical Constraints	Flood zone 1 - little or no ris on site. Trees and hedges to boundaries. Sewage works adjacent to site. Located o contaminated site. Potentia issues. Footpath adjacent Undulating site.	to some and pond n potential al air quality	Capacity	
Policy Restrictions	Green Belt and historic parl Surface water runoff should calculated in accordance w Environment Agency guide greenfield sites.	l be ith	Potential Density	30.03
Managing Constraints	Officer. Air quality assess be required. Consideration biodiversity and production Protected Species survey.	onsultation with Highways to address		Density multiplier
Sustainability	Site is within walking distan stops and a primary school			
Accessibility	Acces is potentially problen	natic.	Total Completions	0
Other Information			Losses Completed	0
Brownfield / Greenfield	Greenfield		Remaining Losses	0
Suitability	Not Suitable			
Availability	Available		Current Year	0
Achievability	Not Achievable		Years 1-5	0
Deliverability	Not currently developable		Years 6-10	0
Development Progress	SHLAA Site		Years 11-15	0
Application Number:				





Ref 3323	Site Address Land north of Chelford Road, Astle Estate, Chelford				
Town / Rural Chelford -	Edge / Extension	Easting	381922 N	orthing 374503	
Site Description	Agricultural land.		Site Size Net (Ha	a) 3.24	
Character of Area	Open countryside.		Potential Capac	ity 98	
Surrounding Land Uses	Open countryside, but also station and residential.	petrol	Potential Net Capacity	98	
Physical Constraints	and hedges to boundaries. air quality issues. Overhea	Flood zone 1 - little or no risk. Trees and hedges to boundaries. Potential air quality issues. Overhead powerlines adjacent to boundary.			
Policy Restrictions	Green Belt. Surface water should be calculated in acc with Environment Agency g for greenfield sites.	ordance	Potential Densit	y 30.27	
Managing Constraints	Air quality assessment may required (size of developme Consideration of biodiversit overhead lines.	ent).	Determination o Capacity	f Density multiplier	
Sustainability	Site is within walking distan stop, local shop and post of				
Accessibility	Access may be possible		Total Completio	ns 0	
Other Information			Losses Complet	ed 0	
Brownfield / Greenfield	Greenfield		Remaining Loss	es 0	
Suitability	Not Suitable				
Availability	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 3324	Site Address		est of Highfiel Road, Chelfo		Estate,	
Town / Rural Chelford - E	Edge / Extension	Easting	380924	Northing	374919	
Site Description	Agricultural land.		Site Size Net (H	-la) 4 .1	14	
Character of Area	Open countryside.		Potential Capa	city 12	5	
Surrounding Land Uses	Open countryside and some	residential.	Potential Net	- 12	5	
Physical Constraints	Flood zone 1 - little or no risk. Trees and hedges to site boundary. Located on potential contaminated site. Potential air quality issues. Ponds in close proximity to site. Undulating site.		Capacity			
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		Potential Density 30.		.22	
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Consideration of biodiversity and production of a a Protected Species survey.		Determination Capacity		ensity ulitplier	
Sustainability	Site is within walking distant stops, railway station and do surgery.					
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	Available		Current Year	0		
Achievability	Achievable		Years 1-5	0		
Deliverability	Developable		Years 6-10	90		
Development Progress	SHLAA Site		Years 11-15	35		
Application Number:						





Ref 3325	Site Address	Land south east of Carter Lane, Astle Estate, Chelford			
Town / Rural Chelford - I	Edge / Extension	Easting	381693 Nor	thing 375467	
Site Description	Agricultural land.		Site Size Net (Ha)	5.56	
Character of Area	Open countryside and reside	ential.	Potential Capacity	167	
Surrounding Land Uses	Open countryside and reside	ential.	Potential Net	167	
Physical Constraints	Flood zone 1 - little or no ris and hedges to boundary, we areas adjacent to site to sou north. Adjacent to the railwa of open space. Located on contaminated site. Potentia and noise issues. Footpath of site boundary. Slight cha levels.	sk.Trees Capacity oodland uth and ay and area opotential al air quality n along part			
Policy Restrictions	Green Belt. Surface water r should be calculated in acco with Environment Agency gu for greenfield sites.	ordance	Potential Density	30.03	
Managing Constraints	Noise considerations. Cons with Contaminated Land Off quality assessment may be (size of development). PPG assessment required (rail no Considerayion of biodoversi footpath.	ficer. Air required 624 noise bise).	Determination of Capacity	Density multiplier	
Sustainability	Site is within walking distant stops, a railway station and surgery.				
Accessibility	Access is possible.		Total Completions	0	
Other Information			Losses Completed	0	
Brownfield / Greenfield	Greenfield		Remaining Losses	0	
Suitability	Suitable - with policy change	e			
Availability	Available		Current Year	0	
Achievability	Achievable		Years 1-5	0	
Deliverability	Developable		Years 6-10	90	
Development Progress	SHLAA Site		Years 11-15	77	
Application Number:					





Ref 3326	Site Address	Address Land incorporating Yew Tree Farm, Astle Estate, Alderley Road, Chelford				
Town / Rural Chelford -	Edge / Extension	Easting	381730 No	rthing 374621		
Site Description	Grassland / agricultural.		Site Size Net (Ha)	6.64		
Character of Area	Open countryside with some enterprise and residential de		Potential Capacity	200		
Surrounding Land Uses	Open countryside, petrol star residential and commercial.		Potential Net Capacity	200		
Physical Constraints	Flood zone 1 - little or no ris and hedges to boundaries. site. Located on potential contaminated site. Potentia issues. Levels are generall Overhead lines crossing site Buildings on site.	Pond on Il air quality y flat.				
Policy Restrictions	Green Belt. Surface water is should be calculated in accor- with Environment Agency gr for greenfield sites.	ordance	Potential Density	30.13		
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Considertaion of biodiveristy with production of a Protected Species survey. Consisderation of overhead powerlines.		Determination of Capacity	Density multiplier		
Sustainability	Site is located within walking of bus stops and the railway					
Accessibility	Access is possible.		Total Completion	s 0		
Other Information			Losses Complete	d 0		
Brownfield / Greenfield	Greenfield		Remaining Losse	s 0		
Suitability	Not Suitable					
Availability	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 3327	Site Address	Land to no Estate, Ch	orth of Peover elford	Lane, A	stle	
Town / Rural Chelford - E	Edge / Extension	Easting	381585	Northing	374418	
Site Description	Agricultural land.		Site Size Net (H	la) 5.2	2	
Character of Area	Open countryside.		Potential Capa	city 15	6	
Surrounding Land Uses	Open countryside and reside	ential.	Potential Net		156	
Physical Constraints	and hedges to boundaries. potential contaminated site. air quality issues. Footpath site. Overhead powerlines of	od zone 1 - little or no risk. Trees I hedges to boundaries. Located on ential contaminated site. Potential quality issues. Footpath adjacent to . Overhead powerlines crossing . Levels appear generally flat.				
Policy Restrictions	Green Belt. Surface water r should be calculated in acco with Environment Agency gu for greenfield sites.	ordance	Potential Densi	ity 30		
Managing Constraints	Consultation with Contamina Officer. Air quality assessm be required (size of develop	ent may	Determination Capacity		ensity ultiplier	
Sustainability	Site is within walking distant railway station and bus stop Considerayion of footpath at overhead powerlines.	s.				
Accessibility	Access is possible.		Total Completie	ons 0		
Other Information			Losses Comple	eted 0		
Brownfield / Greenfield	Greenfield		Remaining Los	ses 0		
Suitability	Not Suitable					
Availability	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 3328	Site Address Land to west of Toll Bar Cottage, Astle Estate, Knutsford Road, Chelford				
Town / Rural Chelford -	Edge / Extension	Easting	381350 North	ing 374642	
Site Description	Agricultural land.		Site Size Net (Ha)	5.27	
Character of Area	Open countryside, adjacent	to Chelford.	Potential Capacity	159	
Surrounding Land Uses	Open countryside and railw	ay.	Potential Net	159	
Physical Constraints	Flood zone 1 - little or no ris on site, trees and hedges to Located on potential contar site. Potential air quality iss Overhead powerlines cross Levels appear generally flat	b boundary. ninated sues. ing site.			
Policy Restrictions	Green Belt. Surface water should be calculated in acc with Environment Agency g for greenfield sites.	ordance	Potential Density	30.17	
Managing Constraints	Consultation with Contamin Officer. Air quality assessm	2		Density multiplier	
Sustainability	Site is locayed within close the railway station and is wi distance of bus stops and a surgery.	thin walking			
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	69	
Application Number:					





Ref 3329	Site Address		uth east of Chelfor stle Estate, Knutsf	
Town / Rural Chelford - E	Edge / Extension	Easting	381520 Northi	ng 374804
Site Description	Agricultural land		Site Size Net (Ha)	4.68
Character of Area	Open countryside, adjacent	to Chelford.	Potential Capacity	141
Surrounding Land Uses	Open countryside, railway a	nd station	Potential Net	141
Physical Constraints	Flood zeon 1 - little or no ris to western boundary. Trees hedges on boundary. Poter quality issues. Overhead po crossing site. Slightly undul	and itial air owerlines	Capacity	
Policy Restrictions	Green Belt. Surface water r should be calculated in acco with Environment Agency gu for greenfield sites.	ordance	Potential Density	30.12
Managing Constraints	Noise considerations from ra quality assessment may be (size of development). Cons of biodiversity and overhead	required sideration	Determination of Capacity	Density multiplier
Sustainability	Site is located in close proxi railway station and is within distance of a doctors surger stops.	walking		
Accessibility	Access is possible.		Total Completions	0
Other Information			Losses Completed	0
Brownfield / Greenfield	Greenfield		Remaining Losses	0
Suitability	Suitable - with policy change	e		
Availability	Available		Current Year	0
Achievability	Achievable		Years 1-5	0
Deliverability	Developable		Years 6-10	90
Development Progress	SHLAA Site		Years 11-15	51
Application Number:				





Ref 3330	Site Address Land to north of Marton Primary School, School Lane, Marton				
Town / Rural Rural		Easting	385217	Northing 368564	
Site Description	Agricultural land.		Site Size Net ((Ha) 2.05	
Character of Area	Open countryside.		Potential Cap	acity 62	
Surrounding Land Uses	Open countryside and a print school.	mary	Potential Net Capacity	62	
Physical Constraints		Trees and hedges to site boundary. Within Jodrell Bank consultation zone. Undulating site.			
Policy Restrictions	Open countryside. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		Potential Den	sity 30.23	
Managing Constraints	Consultation with Jodrell Bank and consideration of biodiversity.		Determinatior Capacity	n of Density multiplier	
Sustainability	Site is within walking distance of bus stops and a primary school				
Accessibility	Access is possible.		Total Complet	tions 0	
Other Information			Losses Comp	oleted 0	
Brownfield / Greenfield	Greenfield		Remaining Lo	osses 0	
Suitability	Not Suitable				
Availability	Available		Current Year	0	
Achievability	Not Achievable		Years 1-5	0	
Deliverability	Not currently developable		Years 6-10	0	
Development Progress	SHLAA Site		Years 11-15	0	
Application Number:					





Ref 3331	Site Address Land	Land to south of Oak Lane, Marton			
Town / Rural Rural	Eas	sting 385228	Northing 368156		
Site Description	Agricultural land.	Site Size Net	(Ha) 1.49192		
Character of Area	Open countryside.	Potential Cap	acity 45		
Surrounding Land Uses	Open countryside and sewerage wo	rks. Potential Net	45		
Physical Constraints	Flood zone 1 - little or no risk. Tree: and hedges to site boundary. Locat on potential contaminated site. With Jodrell Bank consultation zone. Sloping site.	ed			
Policy Restrictions	Open countryside. Surface water runoff should be calculated in accordance with Environment Agene guidelines for greenfield sites.	Potential Den	sity 30.16		
Managing Constraints	Consultation with Contaminated Lar Officer and Jodrell Bank. Consideration of biodiversity and sewerage works.	d Determination Capacity	n of Density multiplier		
Sustainability	Site is within walking distance of bus stops and primary school.	3			
Accessibility	Access is possible.	Total Comple	tions 0		
Other Information		Losses Com	oleted 0		
Brownfield / Greenfield	Greenfield	Remaining Lo	osses O		
Suitability	Not Suitable				
Availability	Available	Current Year	0		
Achievability	Not Achievable	Years 1-5	0		
Deliverability	Not currently developable	Years 6-10	0		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:					





Ref 3332	Site Address	Land to west of School Lane, Marton			
Town / Rural Rural		Easting	384980 No	rthing 368508	
Site Description	Agricultural land.		Site Size Net (Ha)	5.81	
Character of Area	Open countryside and resid	ential.	Potential Capacity	175	
Surrounding Land Uses	Open countryside and some	e residential.	Potential Net	175	
Physical Constraints	Flood zone 1 - little or no ris and hedges on field bounda Potential air quality issues. Jodrell Bank consultation zo Overhead lines on site. Lev undulating.	ries. Within one.	Capacity		
Policy Restrictions	runoff should be calculated accordance with Environme	Open countryside. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		30.14	
Managing Constraints	Air quality assessment may be required (size of development). Consideration of biodiveristy and overhead powerlines.		Determination of Capacity	Density multiplier	
Sustainability	Site is within walking distant stops and a primary school.				
Accessibility	Access is possible.		Total Completion	s 0	
Other Information			Losses Complete	d 0	
Brownfield / Greenfield	Greenfield		Remaining Losse	s 0	
Suitability	Not Suitable				
Availability	Available		Current Year	0	
Achievability	Not Achievable		Years 1-5	0	
Deliverability	Not currently developable		Years 6-10	0	
Development Progress	SHLAA Site		Years 11-15	0	
Application Number:					





Ref 3333	Site Address Land to east of School Lane, Marton				
Town / Rural Rural		Easting	385068	Northing	368332
Site Description	Grassland.		Site Size Net (H	la) 1	.28
Character of Area	Residential.		Potential Capa	city 3	39
Surrounding Land Uses	Residential.		Potential Net	-	39
Physical Constraints	Flood zone 1 - little or no risl on site. A building on site. I potential contaminated site. Jodrell Bank consultation zo Overhead line to boundary. Undulating site.	_ocated on Within	Capacity		
Policy Restrictions	Open countryside. Surface runoff should be calculated i accordance with Environmer guidelines for greenfield site	n nt Agency	Potential Dens	ity 3	80.49
Managing Constraints	Consultation with Contamina Officer and Jodrell Bank. Consideration of biodiversity		Determination Capacity		Density nultiplier
Sustainability	Site is within walking distand stops and a primary school.	e of bus			
Accessibility	Access is possible.		Total Completi	ons ()
Other Information			Losses Comple	eted C)
Brownfield / Greenfield	Greenfield		Remaining Los	ses ()
Suitability	Not Suitable				
Availability	Available		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 3334	Site Address	Land east of Boundary Lane, Siddington Heath			
Town / Rural Rural		Easting	383141	Northing	369685
Site Description	Agricultural land.		Site Size Net (Ha) 3.0	5
Character of Area	Open countryside.		Potential Capa	acity 92	
Surrounding Land Uses	Open countryside and farm	buildings.	Potential Net	92	
Physical Constraints	and hedges to site boundar Located on potential contar	Flood zone 1 - little or no risk. Trees and hedges to site boundaries. Located on potential contaminated site. Within Jodrell Bank consultation zone.			
Policy Restrictions	Open countryside. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		Potential Density		19
Managing Constraints	Consultation with Contaminated Land Officer and Jodrell Bank. Consideration of biodiversity.		Determination Capacity	.	nsity Itiplier
Sustainability	Greenfield site is not consid sustainable.	dered			
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	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 3335	Site Address Land to east of Sandle Hill Mill, Bollington Lane, Nether Alderley			
Town / Rural Rural		Easting	382795	Northing 375329
Site Description	Former munitions sheds		Site Size Net (I	Ha) 2.93
Character of Area	Open countryside.		Potential Capa	acity 88
Surrounding Land Uses	Open countryside.		Potential Net	88
Physical Constraints	Flood zone 1 - little or no ris on potential contaminated s Potential air quality issues. building on site. Levels app generally flat. Water body in proximity to site.	risk. Located Capacity J site. s. Trees and ppear		
Policy Restrictions	Green Belt. Surface water m should be calculated in accor with Environment Agency go for greenfield sites.	ordance	Potential Dens	sity 30.05
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Consideration of biodiversity and production of a Protected Species survey.		Determination Capacity	of Density multiplier
Sustainability	Site is not considered susta	inable.		
Accessibility	Access is possible.		Total Completi	ions 0
Other Information			Losses Compl	leted 0
Brownfield / Greenfield	Mixed		Remaining Los	sses 0
Suitability	Not Suitable			
Availability	Available		Current Year	0
Achievability	Not Achievable		Years 1-5	0
Deliverability	Not currently developable		Years 6-10	0
Development Progress	SHLAA Site		Years 11-15	0
Application Number:				





Ref 3336	Site Address	Land to north west of Bollington Lane, Nether Alderley		
Town / Rural Rural		Easting	383091 Nort	hing 375444
Site Description	Former munitions sheds.		Site Size Net (Ha)	1.13
Character of Area	Open countryside.		Potential Capacity	34
Surrounding Land Uses	Open countryside.	site. Trees and		34
Physical Constraints	Flood zone 1 - little or no ris on potential contaminated s Potential air quality issues. building on site. Site levels generally flat.			
Policy Restrictions	Green Belt. Surface water should be calculated in acc with Environment Agency g for greenfield sites.	ordance	Potential Density	30.13
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Consideration of biodiversity.		Determination of Capacity	Density multiplier
Sustainability	Site is not considered susta	ainable.		
Accessibility	Access is possible.		Total Completions	0
Other Information			Losses Completed	0
Brownfield / Greenfield	Mixed		Remaining Losses	0
Suitability	Not Suitable			
Availability	Available		Current Year	0
Achievability	Not Achievable		Years 1-5	0
Deliverability	Not currently developable		Years 6-10	0
Development Progress	SHLAA Site		Years 11-15	0
Application Number:				





Ref 3337	Site Address	Land to north east of Bollington Lane, Nether Alderley		
Town / Rural Rural		Easting	383320 No	orthing 375423
Site Description	Former munitions sheds		Site Size Net (Ha)	1.16
Character of Area	Open countryside.	Potential Capacity		y 35
Surrounding Land Uses	Open countryside.		Potential Net	35
Physical Constraints	Flood zone 1 - little or no ris on potential contaminated s Potential air quality issues. slope to site. Trees and bui site.	sk. Located Capacity site. Slight		
Policy Restrictions	Green Belt. Surface water r should be calculated in accor with Environment Agency gu for greenfield sites.	ordance	Potential Density	30.17
Managing Constraints	Consultation with Contamina Officer. Air quality assessm be required (size of develop Consideration of biodiveristy	ient may ment).	Determination of Capacity	Density multiplier
Sustainability	Site is not considered susta	inable.		
Accessibility	Access is possible.		Total Completion	s 0
Other Information			Losses Complete	ed 0
Brownfield / Greenfield	Mixed		Remaining Losse	es O
Suitability	Not Suitable			
Availability	Available		Current Year	0
Achievability	Not Achievable		Years 1-5	0
Deliverability	Not currently developable		Years 6-10	0
Development Progress	SHLAA Site		Years 11-15	0
Application Number:				

Application Number:





Ref 3338	Site Address	Land to west of Bollington Lane, Nether Alderley		
Town / Rural Rural		Easting	383137 No	orthing 375281
Site Description	Former munitions sheds.		Site Size Net (Ha) 3.3
Character of Area	Open countryside.		Potential Capaci	ty 99
Surrounding Land Uses	Open countryside.	Potential Net		99
Physical Constraints	Flood zone 1 - little or no risk. Located on potential contaminated site. Potential air quality issues. Trees on site. Levels appear generally flat. Building on site.		Capacity	
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		Potential Density	30
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Consideration of biodiversity.		Determination of Capacity	Density multiplier
Sustainability	Site is not considered susta	ainable.		
Accessibility	Access is possible.		Total Completion	ns 0
Other Information			Losses Complete	ed 0
Brownfield / Greenfield	Mixed		Remaining Loss	es O
Suitability	Not Suitable			
Availability	Available		Current Year	0
Achievability	Not Achievable		Years 1-5	0
Deliverability	Not currently developable		Years 6-10	0
Development Progress	SHLAA Site		Years 11-15	0
Application Number:				



