

Cheshire East

Strategic Housing Land Availability Assessment



November 2010

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Spatial Planning
Westfields
Middlewich Road
Sandbach
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DISCLAIMER

This Strategic Housing Land Availability Assessment (SHLAA) is a technical study to inform future policy development. **It does not determine whether any site is acceptable for future housing development as that will be determined through the Local Development Framework.**

The study includes sites with a capacity for 10 or more dwellings (generally sites of approx 0.3ha or more), both previously developed (PDL) and greenfield, within settlements and adjacent to their limits. The Strategic Housing Land Availability Assessment has been undertaken to:

- Provide a consistent assessment of potential sites that have been submitted by land owners and developers;
- Consider factors affecting the developability of the site (e.g. flood risk, access);
- Assess the sustainability of the site in terms of accessibility to services; and
- Consider the deliverability of the site in terms of the need for / timescales for delivering infrastructure required (e.g. highway schemes).

The decision making process for the allocation of sites for housing and other development will be the Cheshire East Local Development Framework Core Strategy and Sites and Policies DPDs. Planning permission will also be required for development.

Planning applications will continue to be treated on their own individual merits. They will be determined in accordance with planning policies contained within the adopted Development Plan, unless material considerations indicate otherwise.

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1 Introduction

- 1.1 The Strategic Housing Land Availability Assessment (SHLAA) is a key component of the evidence base to support the delivery of sufficient land for housing; to meet the community's need for more homes; and to inform housing policy within the Cheshire East Local Development Framework. This assessment is required by national planning policy, set out in Planning Policy Statement 3: Housing (PPS3).
- 1.2 Planning Policy Statement 3 requires Local Planning Authorities to:
- Identify specific, deliverable sites for the first five years of a plan that are ready for development, and to keep this up to date over time in response to market information;
 - Identify specific, developable sites for years 6–10, and ideally years 11–15, in plans to enable the five year supply to be updated;
 - Where it is not possible to identify specific sites for years 11–15 of the plan, indicate broad locations for future growth; and
 - Not include an allowance for windfalls in the first 10 years of the plan unless there are justifiable local circumstances that prevent specific sites being identified.
- 1.3 The primary role of the Strategic Housing Land Availability Assessment is to:
- Identify sites with potential for housing;
 - Assess their housing potential; and
 - Assess when they are likely to be developed.
- 1.4 The assessment should not be a one-off study. It should be an integral part of the annual monitoring process. The Government has produced a Practice Guidance¹ that sets out the procedures to follow.
- 1.5 The Strategic Housing Land Availability Assessment is an important evidence source to inform plan-making, but does not in itself determine whether a site should be allocated for housing development. The Strategic Housing Land Availability Assessment provides background evidence on the potential availability of land in Cheshire East for housing and the choices available for delivering housing.
- 1.6 The Strategic Housing Land Availability Assessment does not make a judgement on whether or not new housing should be contained only within existing built-up areas. It assesses the availability of land for housing within and outside of built-up areas in order to obtain a clear picture of the housing potential of the whole of Cheshire East.
- 1.7 The Cheshire East Core Strategy will consider options for the future development strategy for the Borough and may allocate strategic sites for development based on the evidence set out in this Strategic Housing Land Availability Assessment. The Cheshire East Sites and Policies Document will then allocate specific sites to deliver the Core Strategy.

¹ CLG Strategic Land Availability Assessments – Practice Guidance 2007

Core Requirements of the Assessment

1.8 The Strategic Housing Land Availability Assessment should provide the following core outputs as set out in the Government's Strategic Housing Land Availability Assessment² guidance:

- 1 A list of sites, cross-referenced to maps showing locations and boundaries of specific sites (and showing broad locations, where necessary).
- 2 Assessment of the deliverability/developability of each identified site (i.e. in terms of its suitability, availability and achievability) to determine when an identified site is realistically expected to be developed.
- 3 Potential quantity of housing that could be delivered on each identified site or within each identified broad location (where necessary) or on windfall sites (where justified).
- 4 Constraints on the delivery of identified sites.
- 5 Recommendations on how these constraints could be overcome and when.

1.9 The assessment should meet the requirements of the following process checklist.

- 1 The survey and assessment should involve key stakeholders including house builders, social landlords, local property agents and local communities.
- 2 The methods, assumptions, judgements and findings should be discussed and agreed upon throughout the process in an open and transparent way, and explained in the assessment report. The report should include an explanation as to why particular sites or areas have been excluded from the assessment.

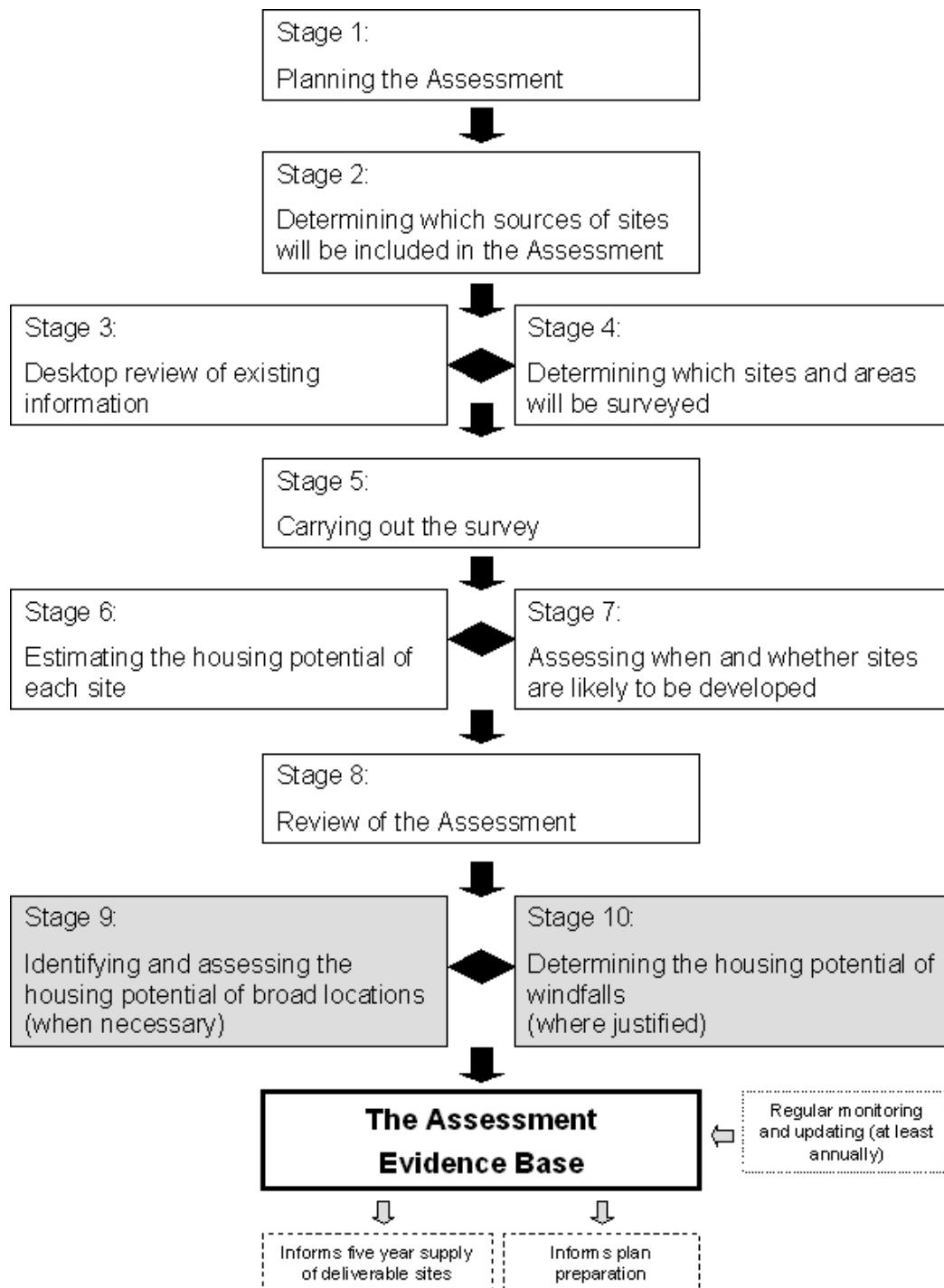
1.10 Planning Policy Statement 3 states that a Strategic Housing Land Availability Assessment should:

- Assess the likely level of housing that could be provided if unimplemented planning permissions were brought into development.
- Assess land availability by identifying buildings or areas of land (including previously developed land and greenfield) that have development potential for housing, including within mixed-use developments.
- Assess the potential level of housing that can be provided on identified land.
- Where appropriate, evaluate past trends in windfall land coming forward for development and estimate the likely future implementation rate.
- Identify constraints that might make a particular site unavailable and/or unviable for development.
- Identify sustainability issues and physical constraints that might make a site unsuitable for development.
- Identify what action could be taken to overcome constraints on particular sites.

² CLG Strategic Housing Land Availability Assessments Practice Guidance (July 2007)

2 Methodology

- 2.1 Government Strategic Housing Land Availability Assessment Practice Guidance sets out the method for undertaking a Strategic Housing Land Availability Assessment. It states that the process has eight main stages, with two further optional stages covering broad locations and windfalls. The whole method is illustrated below. The stages should generally be carried out in order, however, Stages 3 and 4, 6 and 7, and 9 and 10, may be carried out in parallel.



Baseline

- 2.2 The baseline date for the study is 31st March 2010. This will not only help with the discounting process, but also with determining the phased release of sites over periods of five years from the base date.
- 2.3 It also facilitates knowledge of those sites that will most likely come forward in the short term, and thus contribute to the 5-year housing supply for Cheshire East.

Planning the Assessment (Stage 1)

- 2.4 In November 2008 the Cheshire East Housing Market Partnership took ownership of the Strategic Housing Land Availability Assessment to take it forward; Appendix A provides a list of the Housing Market Partnership members. A further meeting of the Cheshire East Housing Market Partnership took place in May 2010, which provided the opportunity for the Housing Market Partnership to agree a number of key elements of the methodology of this Cheshire East Strategic Housing Land Availability Assessment and to take ownership of this document.
- 2.5 Resources for the Assessment came from Cheshire East Council and from the Housing Market Partnership, and more specifically from the Housing Market Partnership members who make up the Strategic Housing Land Availability Assessment Task Group.

Study Areas

- 2.6 The assessment looked at Cheshire East as a whole with the focus upon all settlements of more than 3,000 population. The study has concentrated on sites with a capacity for 10 or more dwellings (generally sites of approx 0.3ha or more), both previously developed (PDL) and greenfield, within settlements and adjacent to their limits. General information will be provided about all the sites across the Borough.
- 2.7 All sites have been appraised against national planning advice, and in particular Planning Policy Statement 1: Delivering Sustainable Development, Planning Policy Guidance note 2: Green Belts, and Planning Policy Statement 3: Housing, with a note made of any key local planning policy.
- 2.8 A key element of Government's housing policy is to create sustainable, inclusive mixed communities in all areas, both urban and rural. An assessment of the sustainability of sites has been made based on their accessibility to services.

Sources of Supply (Stage 2)

Review of the Remaining Local Plan Housing Allocations

- 2.9 The assessment of any remaining housing allocations for potential capacity in this study is important. Capacity has been calculated taking into consideration other planning policy and environmental constraints.
- 2.10 Other remaining site allocations have been reviewed to ensure that they continue to provide appropriate use. The possibility of mixed-uses on sites currently allocated for single use has also been considered. Conducting such reviews in a targeted manner helps to identify the most appropriate and readily available land allocations.
- 2.11 Completed sites, or sites where construction for alternative purposes has started, are excluded; the possibility of development on remaining sites has been assessed, with site visits where these were necessary.

Planning Permissions for Housing (Commitments and Under Construction)

- 2.12 A 'commitment' is a dwelling that has full, outline or reserved matters planning permission; but had not been completed at 31st March 2010. The number of dwellings permitted under outline permission is an estimate of capacity. This is superseded when reserved matters permissions are granted. In relation to commitments, Planning Policy Statement 3 says that *"Local Planning Authorities should not include sites [within the 5-year supply] for which they have granted planning permissions unless they can demonstrate, based on robust evidence, that the sites are developable and are likely to contribute to housing delivery at the point envisaged"*.
- 2.13 It should be noted that whilst current planning permissions are generally valid for three years, a number of permissions granted prior to 24th August 2005 have a five year expiry period.

Identification of Vacant and Underused Previously Developed Land and Buildings

- 2.14 Previously developed sites have in the first instance been identified through the National Land Use Database (NLUD). Further sites have then been added to this from local knowledge and through the previous 'Call for Sites' consultation undertaken by the former Districts of Congleton, Crewe and Nantwich and Macclesfield.

Surplus Public Sector Land

- 2.15 Any surplus public sector land will be identified by internal discussions with the Council's Asset Management Division.

Land in Non-Residential Use Suitable for Re-Development for Housing

- 2.16 This could include potential from the conversion of commercial buildings or mixed-use schemes and has been identified through pre-application discussions, local knowledge and through the 'Call for Sites'.

Additional Housing Opportunities in Established Residential Areas

- 2.17 Within many existing residential areas, there are likely to be a number of areas of land that may have potential for housing development. This could include redundant garage courts, the reorganisation of parking arrangements and large scale garden redevelopment. These sites have been identified through local knowledge, information from Registered Social Landlords, pre-application discussions, expired planning permissions and from the 'Call for Sites'.

Large Scale Redevelopment and Re-Design of Existing Residential Areas

- 2.18 Currently, there are no plans for the large scale redevelopment or redesign of existing residential areas in Cheshire East. However, there is potential that sites may come forward through this type of regeneration in the future.

Sites in Rural Settlements and Rural Exception Sites

- 2.19 Rural exception sites are those which would be an exception to normal planning policy to allow for the provision of affordable housing to meet the housing needs of the local population. The selection of these sites will be dependent on the location and size of the site and the evidence of needs in the local area.
- 2.20 These sites may be identified through local knowledge, information from Registered Social Landlords, pre-application discussions, expired planning permissions and from the 'Call for Sites'.

Urban Extensions

- 2.21 The Cheshire East Settlement Study will provide the settlement hierarchy for Cheshire East. It will confirm Crewe and Macclesfield as the Principal Towns, whilst below that it is likely to identify a number of Key Service Centres and Local Service Centres that will be of a scale and nature to fulfil the needs of local communities for housing, employment and services, and to enhance the quality of rural life.
- 2.22 Sites outside settlement boundaries have been included in the Strategic Housing Land Availability Assessment to enable the Local Planning Authority to assess them as part of the background evidence, so that enough developable sites will be identified to deliver the housing

requirements and to provide for the genuine consideration of alternatives as part of the plan making process.

- 2.23 In coming to a conclusion on the suitability of urban extension sites the following policy has been taken into account in order to avoid the inclusion of sites that are not in a 'well located'/sustainable location; Para. 27 of Planning Policy Statement 1 states that Planning Authorities should seek to *"bring forward sufficient land of a suitable quality in appropriate locations to meet the expected needs for housing . . . taking into account issues such as accessibility and sustainable transport needs, the provision of essential infrastructure, including for sustainable waste management, and the need to avoid flood risk and other natural hazards"*.
- 2.24 Urban Extension sites have been identified from pre-application discussions, officer knowledge or from the previous 'Call for Sites' process.

New Free-Standing Settlements

- 2.25 No sustainable locations for new free-standing settlements have currently been identified within Cheshire East.

Windfall Projection

- 2.26 Windfall is a term used for the supply of new dwellings from planning permission on sites that were not specifically allocated in the Development Plan for such development.
- 2.27 Planning Policy Statement 3 states that *"Allowances for windfalls should not be included in the first 10 years of land supply unless Local Planning Authorities can provide robust evidence of genuine local circumstances that prevent specific sites being identified. In these circumstances, an allowance should be included but should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends"*. This is a change from previous advice and suggests that estimated yields from windfalls in some areas are not coming to fruition and that the Government is conscious that Local Authorities should not overestimate supply from windfall sources.

5 Year Supply

- 2.28 The advice note Planning Policy Statement 3: demonstrating a 5 Year Supply of Deliverable Sites has been cancelled following the Secretary of State's statement on 6 July 2010 announcing the revocation of Regional Strategies with immediate effect.
- 2.29 PSS3 states that *"Local Planning Authorities should identify sufficient specific **deliverable** sites to deliver housing in the first five years. To be considered deliverable, sites should. . . :*
- ***Be Available** – the site is available now.*

- *Be **Suitable** – the site offers a suitable location for development now and would contribute to the creation of sustainable, mixed communities.*
- *Be **Achievable** – there is a reasonable prospect that housing will be delivered on the site within five years.”*

Land / Areas to be excluded from the Assessment

2.30 As agreed by the Housing Market Partnership a number of areas that have been identified as having international, national, regional or local biodiversity value or historic value have been excluded from the Strategic Housing Land Availability Assessment, including:

- European designations (Ramsar sites, SPAs and SACs);
- Sites of Special Scientific Interest (SSSI);
- Sites of Scientific Interest (SSI);
- Sites of Biological Interest (SBIs);
- Local Nature Reserves;
- Scheduled Monuments (SMs); and
- Historic Parks and Gardens.

2.31 It is considered that sports fields, formal open space and allotments are vital to the well being and amenity of Cheshire East’s residents, as well as helping to improve the Borough’s image. Therefore unless it can be demonstrated that such sites no longer meet the needs of the local population or are to be relocated and improved as part of a proposal, these sites are generally not considered suitable for development, and have therefore not been included within the Strategic Housing Land Availability Assessment.

2.32 Active mineral extraction sites are also excluded from the assessment.

Desktop Review of Existing Information (Stage 3)

2.33 Stage 2 above outlines the sources of potential that will be examined as part of the assessment. A number of existing sources of information have been reviewed in order to inform the assessment and illustrate transparently the information that has been used to generate results. The existing sources of information reviewed are as follows:

- Sites allocated in the Congleton Borough Local Plan First Review, Borough of Crewe and Nantwich Adopted Local Plan or the Macclesfield Local Plan not yet the subject of planning permission;
- Planning permissions;
- Sites under construction;
- Sites with planning applications pending determination or approved, subject to the signing of a Section 106 obligation;
- Site specific development briefs;
- Urban Potential Study (Congleton 2004 and 2006, Crewe and Nantwich 1998);
- Urban Capacity Study (Crewe and Nantwich 2001, Macclesfield 2006);
- National Land Use Database (NLUD);
- Local Planning Authority Empty Property Register;

- Register of Surplus Public Sector Land;
- Aerial photography;
- Scaled base maps; and
- Sites promoted for development in the preparatory work of the Local Development Framework's of the former Districts.

2.34 Information on sites has also been gathered previously through a 'Call for Sites' consultation, which encouraged land owners, developers, agents and other interested parties to put forward sites for consideration within the Strategic Housing Land Availability Assessment. This consultation ran through November and December 2008 for the former Congleton District, from December 2008 to May 2009 for the former Crewe and Nantwich District and through May and June 2008 for the former Macclesfield District. However, sites suggested outside of the time periods have continued to be considered within the Strategic Housing Land Availability Assessment.

Determining which Sites should be Surveyed (Stage 4)

2.35 All sites identified by the desktop study and the sites suggested through the 'Call for Sites', were visited by the Survey Team. Site visits were carried out wherever feasible from public rights of way. As a result of carrying out these site visits it was possible to identify additional sites that were then considered through the Strategic Housing Land Availability Assessment process.

Carrying out the Survey (Stage 5)

2.36 For each site the following characteristics were recorded as part of the site visit, or were checked if the site had been previously identified as part of the desktop review.

- Site size;
- Site boundaries;
- Current use(s);
- Character of surrounding area and the surrounding land use(s);
- Physical constraints;
- Development progress; and
- An initial assessment as to whether the site would be suitable for housing or housing as part of a mixed-use development.

Housing Capacity (Stage 6)

2.37 The Strategic Housing Land Availability Assessment used a combination of methods to estimate the potential capacity of each site, as follows:

- Existing information.
- Density multiplier.

2.38 **Existing Information:** Where information exists regarding the potential capacity of a site it has been used; for example if planning permission has been granted, pre-application discussions have taken place

regarding a site, or if the information has been submitted by a promoter of a site.

- 2.39 **Density Multiplier:** For other sites the use of a density multiplier of 30 dwellings per hectare has normally been used to estimate the potential. Whilst recognising that this density will not necessarily be appropriate on all sites, when considered across the Borough its use provides a reasonable average. Past developments show that some urban sites are able to accommodate much higher densities, whilst other areas will be lower. In some cases there is more detailed information available, which will influence the assessment of a site's capacity. Therefore there may be a small number of sites identified within sustainable urban areas with a density of up to 40 dwellings per hectare, whilst there are a small number of areas where much lower densities will be suitable.
- 2.40 The proposed capacities have been considered by the Housing Market Partnership Strategic Housing Land Availability Assessment Task Group to ensure that these densities are considered appropriate.
- 2.41 It should be noted that in some cases only part of the site is suggested as being suitable for development, and therefore the average density of the whole site may not always be an accurate reflection of the density of the actual development based on the developable area.

Assessing When and Whether Sites are Likely to be Developed (Stage 7)

- 2.42 This stage assesses the suitability, availability and achievability of a site.
- 2.43 The definition of **Deliverable** is that a site is available now, offers a suitable location for housing development now and there is a reasonable prospect that housing will be delivered on the site within five years from the date of adoption of the Plan.
- 2.44 The definition of **Developable** is that a site is in a suitable location for housing development and there should be a reasonable prospect that it will be available for and could be developed at a specific point in time.
- 2.45 The definition of **Not currently developable** is where it is not known when a site could be developed. This may be for example, because one of the constraints to development is severe, and it is not known if or when it might be overcome.

Assessing Suitability for Housing (Stage 7a)

- 2.46 A site is considered suitable for housing development if it offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. Sites allocated in existing plans for housing or with planning permission for housing will be regarded as suitable unless there have been subsequent changes in circumstances

that may affect this position. In this Strategic Housing Land Availability Assessment, sustainable sites in, on the edge of, or adjacent to existing settlements have been considered to be suitable in principle.

2.47 Suitability is assessed by considering the following factors:

- **Policy restrictions** - such as designations, protected areas, existing national planning policy and the historic environment. In some cases policies may preclude the development of a site (e.g. on a SSSI) in other cases it may mean the development would only be possible if certain factors were met (e.g. provision of replacement open space) or if the policy was reviewed.
- **Physical constraints or limitations** - such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination.
- **Potential impacts** – including effect on landscape features and conservation areas; and
- **Adverse environmental conditions** – which would be experienced by prospective residents (eg noise or odour).

NB. When assessing suitability, it is appropriate to take into account whether a site outside a settlement is 'well-located' in relation to housing, jobs, other services and infrastructure, given that this is an important theme of Planning Policy Statement 1 and Planning Policy Statement 3.

Assessing Availability for Housing (Stage 7b)

2.48 A site is considered available for housing if (to the best of our knowledge) it is controlled by a housing developer who has expressed an intention to develop, or the landowner has expressed an interest to sell or to develop the site.

2.49 The availability of the proposed sites has also been considered by the Housing Market Partnership Strategic Housing Land Availability Assessment Task Group, who have provided any additional information available to them.

Assessing Achievability for Housing (Stage 7c)

2.50 The achievability of a site is determined by whether there is a reasonable prospect that housing will be developed on the site at a particular point in time. The main factors taken into account when assessing achievability can be summarised as:

- *Market Factors* – such as adjacent uses, economic viability of existing, proposed and alternative uses in terms of land values, attractiveness of the locality, level of potential market demand and projected rate of sales.
- *Cost Factors* – such as site preparation costs in relation to any physical constraints, any exceptional works necessary, relevant planning standards or obligations, and prospect of funding or investment to address identified constraints or to assist development.

- *Delivery Factors* – such as phasing by the developer, realistic build out rates, the size and capacity of the developer or where appropriate developers.

2.51 In relation to the delivery of the sites within the Strategic Housing Land Availability Assessment it is proposed that a consistent approach is applied to all sites, dependent on the stage within the planning process and the size of the site. It is suggested that the build rates are kept under review, to ensure that they accurately reflect the current market situation.

Build Rates (Based on market at 31st March 2010)				
Site Status		Site size / Number of Dwgs		Notes
		Less than 50	More than 50	
Under Construction	Lead in time	N/A	N/A	
	Build Rate (per annum)	15 dwgs	20 dwgs	Build rate applied to residual capacity.
Full Planning Permission / Reserved Matters	Lead in time	1.5 year	2 years	Approx 1 year to 1.5 years for infrastructure dependent on site size and 6 months for first dwgs to come to completion.
	Build Rate	15 dwgs	20 dwgs	
Outline Planning Permission	Lead in time	2 years	2.5 years	Approx. 6 months to achieve reserve matters, 1 year to 1.5 years for infrastructure dependent on site size and 6 months for first dwgs to come to completion.
	Build rate	15 dwgs	20 dwgs	
Sites without permission	Lead in time (in accordance with current policy)	2.5 years	3 years	Approx. 1 year for planning application and permission, 1 year to 1.5 years for infrastructure dependent on site size and 6 months for first dwgs to come to completion.
	Lead in time (not in accordance with current policy)	As above but taken from the time when policy changed as part of Local Development Framework		
	Build rate	20 dwgs	25 dwgs	

2.52 The proposed sites and their potential for delivery have been considered by the Housing Market Partnership Strategic Housing Land Availability Assessment Task Group to ensure that the deliverability is appropriately considered.

Overcoming Constraints (Stage 7d)

2.53 Some sites identified by the assessment may be constrained, however, where it may be possible to overcome these limitations a

recommendation outlining ways of overcoming any constraints is included alongside the assessment.

Review of the Assessment (Stage 8)

2.54 Having completed the survey of sites and the assessment of their deliverability / developability the housing potential of all sites has been summarised to set out how much housing can be provided in relation to the following:

- The current year and the next 5 years (April 2010 to March 2016).
- Years 6 to 10 (April 2016 to March 2021).
- Years 11 to 15 (April 2021 to March 2026).
- Beyond 2026.

2.55 Consideration is given to whether there is a sufficient supply of housing, which is then reviewed on an annual basis to monitor whether a 5-year supply is being maintained and to assess whether sites are coming forward as expected. As part of the review a risk assessment will be carried out to consider whether sites and dwelling numbers are likely to come forward as anticipated.

Identifying and Assessing the Housing Potential of Broad Locations (where necessary) (Stage 9)

2.56 Broad locations are areas where housing development is considered feasible and will be encouraged, but where specific sites cannot yet be identified. The advantage of identifying broad locations is that the community will be clear about where future development will be directed and there will be greater certainty for developers about where development will be encouraged.

Determining the Housing Potential of Windfalls (where justified) (Stage 9)

2.57 Planning Policy Statement 3 sets a clear expectation that the supply of land for housing should be based upon specific sites, and where necessary, broad locations. However, it recognises that there may be genuine local circumstances where a windfall allowance is justified.

2.58 Given that a significant amount of new housing development comes from small sites within existing settlements, in particular within existing residential areas, each settlement and the rural area are identified as locations where small sites are encouraged by policy. In order to assess the potential contribution from broad locations, windfall trends have been used. To avoid double counting, any individual site identified in the Strategic Housing Land Availability Assessment is deducted from the total estimate for the location in question.

Updating the Strategic Housing Land Availability Assessment

- 2.59 It is intended that the Strategic Housing Land Availability Assessment will be updated on an annual basis as part of the Annual Monitoring Report for Cheshire East.
- 2.60 If any members of the public, developers, land owners or agents have further information in relation to any site or would like to put forward a site, the relevant information should be sent to the Spatial Planning Team at the address at the front of this document. This information will then be considered and where appropriate it will be included within the next document as part of the rolling review process.

3 Housing Land Availability Assessment

3.1 The following assessment has been undertaken following the methodology set out in section 2 of this document. Further details of each of the sites considered, along with a location plan, can be found in Appendix B.

Housing Allocations

3.2 These are the sites that have been allocated within the Local Plans for the former Districts of Congleton, Crewe and Nantwich and Macclesfield for housing development or for development that could include residential development.

Table 1: Sites Allocated for Housing / Mixed-Uses as at 31st March 2010

Local Plan Ref.	SHLAA Ref.	Allocation		Progress	Developable	Suitable	Available	Achievable	Years 1-5	Years 6-10	Years 11-15
Congleton Borough Local Plan First Review											
DP2(S1) Allocated	245 / 308 /2211	Union Street / Newhall Ave, Sandbach	70 Dwellings	Part of site is the subject of a planning permission for 70 dwellings and post 31 st March there has been a revised permission for 43 dwgs. The other part of site has outline permission for 107 extra care apartments.	Deliverable	Suitable	Available	Achievable	0 ³	0	0

³ Figures included within Sites with Planning Permission.

Local Plan Ref.	SHLAA Ref.	Allocation		Progress	Developable	Suitable	Available	Achievable	Years 1-5	Years 6-10	Years 11-15
DP2(S2) Allocated	246	Wheelock Mill, Sandbach	40 dwellings	This site is not subject to a planning permission and still remains available. However, this site is not considered 'available now' in terms of Planning Policy Statement 3.	Developable	Suitable	Long Term	Achievable	0	0	40
DP2 (S3) Allocated	296	North of Chapel Street (Phase 2)	30 dwellings	This site is currently under construction for 41 dwellings.	Deliverable	Suitable	Available	Achievable	0 ⁴	0	0
DP2(A1) Allocated	287	MMU Campus, Alsager	Local Plan allocation: 150 dwgs	This site is not subject to a planning permission and still remains available ⁵ . However, a Development Brief Supplementary Planning Document has been adopted for this site, suggesting that 300 dwellings could be built as part of a mixed-use development.	Deliverable	Suitable	Available	Achievable	50	125	125
DP3 C1	2313	Bank Street, Congleton	Housing / Offices / Leisure / Retail / Community Uses / Car Park	This site is not subject to a planning permission and still remains available.	Developable	Suitable	Long Term	Achievable	0	20	0

⁴ Figures included within Sites Under Construction

⁵ Post 31st March a planning application has been submitted for this site.

Local Plan Ref.	SHLAA Ref.	Allocation		Progress	Developable	Suitable	Available	Achievable	Years 1-5	Years 6-10	Years 11-15
DP3 A1	287	MMU Campus, Alsager	Various Uses	This site is not subject to a planning permission and still remains available. Development is subject to relocation of campus.	Housing potential of this site considered above.						
DP3 M1	2307	Brooks Lane / Road Beta, Middlewich	Employment / Leisure / Non-Food Bulky Goods Retail/ Community Facilities	No planning permission granted other than for small developments within site. Site in multiple ownership with existing employment uses. Increased dwelling numbers considered in line with potential for residential development on surrounding areas.	Deliverable	Suitable	Available	Achievable	50	80	0
DP3 M2	2648	New Farm / Centura Foods, Booth Lane, Middlewich	Employment / Leisure / Tourism	Part of this site is covered by an outline permission for mixed use development. However, currently the site is still available. Site requires reclamation and access.	Developable	Suitable	Available	Achievable	0	20	100
Borough of Crewe and Nantwich Adopted Local Plan											
S.12.3	2970	Wyche House Bank, Nantwich		Current proposal for car parking. Contamination issues also. Site not expected to come forward for housing.	Not currently developable	Suitable	Not Available	Achievable	0	0	0

Local Plan Ref.	SHLAA Ref.	Allocation		Progress	Developable	Suitable	Available	Achievable	Years 1-5	Years 6-10	Years 11-15
S12.2	2061	Mill Street, Crewe	Allocated as suitable for a variety of uses including employment (B1,B2 & B8) appropriate Sui Generis and retailing.	Planning permission has been granted subject to the signing of a S.106 agreement.	Deliverable	Suitable	Available	Achievable	0 ⁶	0	0
S.12.4		Gresty Road, Crewe - The P Way Site	80 dwellings	Site now completed.							
S12.5	1231	Stapeley Water Gardens, Stapeley, Nantwich	150 dwellings	Planning permission has been granted subject to the signing of a S.106 agreement.	Developable	Suitable	Available	Achievable	0 ⁷	0	0
Macclesfield Local Plan											
1	744	EARS Garage, Buxton Road, Macclesfield	10 dwellings	This site is not subject to a planning permission and still remains available.	Developable	Suitable	Marginal / Uncertain	Achievable	0	10	0
2	457	Cumberbirch Builders Yard, Bollington	5 dwellings	Site now completed.							

⁶ Figures included within Sites Subject to S106

⁷ Figures included within Sites Subject to S106

Local Plan Ref.	SHLAA Ref.	Allocation		Progress	Developable	Suitable	Available	Achievable	Years 1-5	Years 6-10	Years 11-15
3	447	Lowther Street, Bollington	10 dwellings	This site is not subject to a planning permission and still remains available.	Developable	Suitable	Available	Achievable	0	10	0
4	487	Bedells Lane, Wilmslow	25 dwellings	This site is not subject to a planning permission and still remains available.	Developable	Suitable	Available	Achievable	25	0	0
5	483	Parkway, Wilmslow	5 dwellings	This site is not subject to a planning permission and still remains available.	Developable	Suitable	Available	Achievable	0 ⁸	0	0
6		Town Lane, Mobberley	5 dwellings	Site now completed.							
									125	265	265

⁸ Part of SHLAA site 3153

Planning Permissions for Housing (Commitments and Under Construction)

- 3.3 A 'commitment' is a dwelling that has full, outline or reserved matters planning permission but had not been completed at 31st March 2010. In relation to commitments, Planning Policy Statement 3 says that *"Local Planning Authorities should not include sites for which they have granted planning permissions unless they can demonstrate, based on robust evidence, that the sites are developable and are likely to contribute to housing delivery at the point envisaged"*.
- 3.4 Each of the sites identified in the tables (Tables 2 – 5) below had planning permission or was subject to Section 106 Agreement at 31st March 2010. The sites have been considered to determine whether they are deliverable, developable, achievable and available. It should be noted that not all of the sites that have permission are considered to be deliverable within the next 5 years, although the site is likely to continue to have potential for development in the future. A number of sites have been identified which are not thought likely to become available within the next 15 years and details have been provided.

Table 2: Sites Under Construction as at 31st March 2010

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Total Completions	Total Potential Losses	Total Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15
243	Bossons Mill/ Brooks Mill, Stonehouse Green, Congleton	385850	363144	0.42	Brownfield	60	60	0	0	0	0	Suitable	Available - site on the market	Achievable	Deliverable	0	60	0	0
247	Land north of Chapel Street (Phase 1), Sandbach.	375527	361010	0.53	Brownfield	41	41	0	0	0	0	Suitable	Available - site owned by developer	Achievable	Deliverable	15	26	0	0
248	British Crepe, Finneys Lane, Middlewich.	370048	366852	2.25	Brownfield	74	42	32	0	0	0	Suitable	Available - site owned by developer	Achievable	Deliverable	20	22	0	0

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Total Completions	Total Potential Losses	Total Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15
308	Land at Old Mill Road, Sandbach.	375787	360466	1.23	Brownfield	43 ⁹	43	0	0	0	0	Suitable	Available - site owned by developer	Achievable	Deliverable	0	43	0	0
318	Albany Mill, Canal Street, Congleton.	386178	362568	0.29	Brownfield	43	43	0	0	0	0	Suitable	Available	Achievable	Deliverable	15	28	0	0
378	Christ Church School House, Church Road, Alsager.	378831	355663	0.36	Brownfield	10	10	0	0	0	0	Suitable	Available - site owned by developer	Achievable	Deliverable	10	0	0	0
399	Land rear of Big Stone House, Knutsford Road, Cranage.	374941	369320	0.60	Greenfield	10	10	0	0	0	0	Suitable	Available - site owned by developer	Achievable	Deliverable	10	0	0	0
437	Caravan Site, Park Lane & Flowery Nook, Mere Lane, Pickmere	368840	377000	2.67	Brownfield	58	3	55	(9)	(7)	(2)	Suitable	Available	Achievable	Developable	0	0	0	3
445	West Tytherington, Tytherington Links, Macclesfield	391200	375900	20.30	Greenfield	285	6	279	0	0	0	Suitable	Available - site owned by developer	Achievable	Deliverable	6	0	0	0
450	Main Block, Parkside Hospital, Victoria Road, Macclesfield	390150	374000	1.92	Brownfield	117	20	97	0	0	0	Suitable	Available - site owned by developer	Achievable	Deliverable	10	10	0	0
453	Brown Street Mill, Brown Street, Macclesfield	391452	373124	0.04	Brownfield	16	16	0	0	0	0	Suitable	Available	Achievable	Deliverable	16	0	0	0
455	Land East Of Congleton Road, Macclesfield	390500	371800	3.04	Greenfield	100	60	40	0	0	0	Suitable	Available	Achievable	Deliverable	0	40	20	0
470	Redevelopment Of Victoria Park Flats, Buxton Road, Macclesfield	392100	373750	4.53	Brownfield	145	5	140	(137)	(137)	0	Suitable	Available - site owned by developer	Achievable	Deliverable	0	0	5	0
482	The Villas, PSA Land at Dean Row, Wilmslow	385720	382100	21.80	Brownfield	407	42	365	0	0	0	Suitable	Available - site owned by developer	Achievable	Deliverable	20	22	0	0

⁹ Although it should be noted that this site had permission for 70 dwellings at 31st March 2010 it was known that the developer wished to bring forward an alternate scheme.

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Total Completions	Total Potential Losses	Total Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15
495	Beech Lawn & Wood Ride, Brook Lane, Alderley Edge	383938	378998	0.34	Brownfield	18	18	0	(2)	(2)	0	Suitable	Available - site owned by developer	Achievable	Deliverable	15	3	0	0
742	Clarence Mill, Mill Road, Bollington	393394	378179	0.48	Brownfield	110	25	85	0	0	0	Suitable	Available	Achievable	Developable	0	0	25	0
784	Over Tabley Hall Farm, Old Hall Lane, Tabley Superior	371926	379857	1.97	Greenfield	17	3	14	(1)	(1)	0	Suitable	Available	Achievable	Deliverable	3	0	0	0
920	Henbury High School, Whirley Road	389042	373716	6.92	Mixed	123	91	32	0	0	0	Suitable	Available	Achievable	Deliverable	20	71	0	0
924	Jack Lee Mill, Knight Street, Macclesfield	392181	373007	0.50	Brownfield	61	61	0	0	0	0	Suitable	Available	Achievable	Deliverable	20	41	0	0
925	35 Macclesfield Road/1 Daveylands, Wilmslow	385588	380984	0.31	Brownfield	12 ¹⁰	12	0	(10)	0	(10)	Suitable	Available	Achievable	Deliverable	0	12	0	0
1210	Land at Orchard Street, Crewe	370025	356054	0.17	Brownfield	12	12	0	0	0	0	Suitable	Available	Achievable	Deliverable	12	0	0	0
1359	42 Welsh Row, Nantwich	365986	352191	1.19	Greenfield	64	6	58	0	0	0	Suitable	Available	Achievable	Deliverable	6	0	0	0
1360	Nantwich Town FC, Jackson Avenue, Nantwich	365986	352191	1.19	Greenfield	64	10	54	0	0	0	Suitable	Available	Achievable	Deliverable	10	0	0	0
1595	Marbury Hall Farm, Marbury Hall, Hollins Lane, Marbury	356306	345053	1.91	Greenfield	15	2	13	0	0	0	Suitable	Available	Achievable	Deliverable	2	0	0	0
1640	Land off Millstone Lane, Nantwich	365749	352464	0.86	Brownfield	29	14	15	0	0	0	Suitable	Available	Achievable	Deliverable	14	0	0	0
1657	Police Training College, Nantwich Road, Crewe	369957	354282	2.82	Mixed	132	12	120	0	0	0	Suitable	Available	Achievable	Deliverable	12	0	0	0
1677	Wychwood Park, Abbey Park Way, Weston	374157	351268	3.05	Greenfield	100	100	0	0	0	0	Suitable	Available	Achievable	Deliverable	20	80	0	0
1731	320 Crewe Road, Willaston	367925	352882	0.97	Mixed	20	15	5	(1)	(1)	0	Suitable	Available	Achievable	Deliverable	15	0	0	0
1813	190-200 Hungerford Road, Crewe	371359	355646	0.13	Brownfield	14	14	0	0	0	0	Suitable	Available	Achievable	Deliverable	14	0	0	0

¹⁰ At 31st March this site had permission for 14 units but is known to be more likely to come forward for 12 units.

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Total Completions	Total Potential Losses	Total Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15
1934	Land off Dunwoody Way, Crewe	369516	356056	0.61	Brownfield	79	79	0	0	0	0	Suitable	Available	Achievable	Deliverable	20	59	0	0
1941	Warmingham Grange, School Lane, Warmingham	370821	361466	1.75	Mixed	14	4	10	0	0	0	Suitable	Available	Achievable	Deliverable	4	0	0	0
2000	34, 36 & rear of Conway Close, Crewe	370135	357529	0.64	Greenfield	20	14	6	(2)	(2)	0	Suitable	Available	Achievable	Deliverable	14	0	0	0
2105	Land to the rear of 207-223 Middlewich Street, Crewe	370673	357062	0.44	Mixed	14	4	10	0	0	0	Suitable	Available	Achievable	Deliverable	2	2	0	0
2110	The Waldrons Old Peoples Home, Brookhouse Drive, Crewe	370281	353901	0.16	Brownfield	12	12	0	0	0	0	Suitable	Available	Achievable	Deliverable	12	0	0	0
2112	Whitegates, Larch Road, Crewe	368310	354847	0.29	Brownfield	21	21	0	0	0	0	Suitable	Available	Achievable	Deliverable	15	6	0	0
3043	Development land off Rose Terrace, Crewe	370078	356326	0.94	Brownfield	74	74	0	30	30	0	Suitable	Available	Achievable	Deliverable	37	37	0	0
						2434	1004	1430	(192)	(180)	(12)					389	562	50	3

Table 3: Sites with Full Planning Permission as at 31st March 2010

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Total Potential Losses	Total Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15
385	Land South of Portland Drive, Scholar Green	383411	356577	2.14	Mixed	56	56	0	0	0	Suitable	Available - site under option	Achievable	Deliverable	0	56	0	0
416	Land Adjacent 37 Havannah Street, Congleton	386651	363718	0.30	Brownfield	22	22	0	0	0	Suitable	Available - site owned by developer	Achievable	Deliverable	0	22	0	0
588	Nuneham Nursing Home, 41 Victoria Road, Macclesfield	390736	374073	0.15	Brownfield	13	12	(1)	(1)	0	Suitable	Available	Achievable	Deliverable	0	13	0	0
758	2-4 Holly Road, Wilmslow	384432	380572	0.24	Brownfield	10	8	(2)	(2)	0	Suitable	Available	Achievable	Deliverable	0	10	0	0
906	Brockley, 9 Grove Ave, Wilmslow	384479	381154	0.19	Mixed	14	13	(1)	0	(1)	Suitable	Available	Achievable	Deliverable	0	14	0	0
923	Gradus/land at Park Green, Macclesfield	391975	373174	0.20	Brownfield	85	85	0	0	0	Suitable	Available	Achievable	Deliverable	0	85	0	0
941	Territorial Army Ypres Barracks, Chester Road, Macclesfield	390632	373600	3.57	Brownfield	65	65	0	0	0	Suitable	Available	Achievable	Deliverable	0	65	0	0
947	Land at Norburys Yard, Church Walk, Knutsford	375385	378522	0.24	Brownfield	14	14	0	0	0	Suitable	Available	Achievable	Deliverable	0	14	0	0
948	Alma Mill, Crompton Road, Macclesfield	391085	373573	0.06	Brownfield	12	12	0	0	0	Suitable	Available	Achievable	Deliverable	0	12	0	0

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Total Potential Losses	Total Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15
999	Sherborne Road / Cranborne Road / Rodean Walk, Abbey Place, Crewe	370605	356708	2.93	Brownfield	30	0	(30)	0	(30)	Suitable	Available	Achievable	Deliverable	0	30	0	0
1006	198-200 Edleston Road, Crewe	370509	355263	0.85	Brownfield	14	14	0	0	0	Suitable	Available	Achievable	Deliverable	0	14	0	0
1062	Cheshire Cheese, 56 Crewe Road, Nantwich	365830	352232	0.18	Brownfield	10	9	(1)	0	(1)	Suitable	Available	Achievable	Deliverable	0	10	0	0
1073	82 Barony Road, Nantwich	365278	353199	0.40	Mixed	13	12	(1)	0	(1)	Suitable	Available	Achievable	Deliverable	0	13	0	0
1589	Land off Gutterscroft, Haslington	373682	356212	1.14	Mixed	44	42	(2)	0	(2)	Suitable	Available	Achievable	Deliverable	0	44	0	0
1699	Former Job Centre, Wellington Road, Nantwich	365266	351889	0.08	Brownfield	14	14	0	0	0	Suitable	Available	Achievable	Deliverable	0	14	0	0
1997	Holding 4, Ridley Hall Farm, Wrexham Road, Ridley, Tarporley	354688	354763	0.75	Greenfield	10	10	0	0	0	Suitable	Available	Achievable	Deliverable	0	10	0	0
2001	Land to the South East of Bridge Inn, Broad Street, Crewe	370428	356955	0.36	Greenfield	14	14	0	0	0	Suitable	Available	Achievable	Deliverable	0	14	0	0
2017	Land to the rear of 5 Chapel Court, Nantwich	365325	352164	0.04	Brownfield	10	10	0	0	0	Suitable	Available	Achievable	Deliverable	0	10	0	0
2065	Audlem Country Nursing Home, School Lane, Audlem	366080	343561	0.08	Brownfield	22	22	0	0	0	Suitable	Available	Achievable	Deliverable	0	22	0	0

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Total Potential Losses	Total Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15
2089	Former factory, Chestnut Grove, Crewe	371303	356000	0.14	Brownfield	14	14	0	0	0	Suitable	Available	Achievable	Deliverable	0	14	0	0
2096	Car sales site, Wistaston Road, Crewe	369694	355535	0.20	Brownfield	12	12	0	0	0	Suitable	Available	Achievable	Deliverable	0	12	0	0
2147	Macclesfield District Hospital, Victoria Road, Macclesfield	390900	373928	3.26	Brownfield	36	36	0	0	0	Suitable	Available	Achievable	Deliverable	0	36	0	0
2148	Ingersley Vale Works, Ingersley Vale, Bollington	394231	377362	0.99	Brownfield	66	66	0	0	0	Suitable	Available	Achievable	Deliverable	0	66	0	0
2417	Butley Hall, Scott Road, Prestbury	390167	377238	0.27	Mixed	12	5	(7)	0	(7)	Suitable	Available	Achievable	Deliverable	0	12	0	0
2875	Land adj. to Brooklands Cottage, Ford Lane, Crewe	370032	356635	0.24	Brownfield	13	13	0	0	0	Suitable	Available	Achievable	Deliverable	0	13	0	0
2877	The Millfield Hotel, Blagg Avenue, Nantwich	364514	351769	0.20	Brownfield	14	14	0	0	0	Suitable	Available	Achievable	Deliverable	0	14	0	0
						639	594	(45)	(3)	(42)					0	639	0	0

Table 4: Sites with Outline Planning Permission as at 31st March 2010

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Total Potential Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15
251	Jeffries Factory (Phase 2), Betchton Road, Malkins Bank	376677	359042	0.85	Brownfield	28	28	0	Suitable	Available	Achievable	Deliverable	0	28	0	0
334	Bath Vale Works, Bath Vale, Brookhouse Lane, Congleton	387463	363211	9.96	Brownfield	130	130	0	Suitable	Available - site owned by developer	Achievable	Deliverable	0	60	70	0
335	Fodens Test Track, Moss Lane, Sandbach	373399	360903	3.28	Brownfield	149	149	0	Suitable	Available - site owned by developer	Achievable	Deliverable	0	60	89	0
336	Former Fodens Factory, Moss Lane, Sandbach	373478	361227	10.15	Brownfield	312	312	0	Suitable	Available - site owned by developer	Achievable	Deliverable	0	120	192	0
396	Land at Silver Birches, Croxton Lane, Middlewich	369658	366966	0.39	Mixed	12	11	(1)	Suitable	Available	Achievable	Deliverable	0	12	0	0
1963	Land contained by Victoria Street, Queensway, Chester Street & Gatefield Street, Crewe	370278	355714	6.45	Brownfield	200	200	0	Suitable	Available	Achievable	Deliverable	0	60	100	40
2102	Minshull Court Nursing Home, Minshull New Road, Crewe	368795	357415	0.26	Brownfield	14	14	0	Suitable	Available	Achievable	Deliverable	0	14	0	0
2151	Site of Vernon County Infant School, Bulkely Road, Poynton	392163	383385	1.81	Mixed	73	73	0	Suitable	Available	Achievable	Deliverable	0	73	0	0
2211	Council Depot, Newall Avenue, Sandbach	375652	360485	1.17	Mixed	107	107	0	Suitable	Available - site owned by developer	Achievable	Deliverable	0	107	0	0
2418	9 Loney Street, Macclesfield	391113	373272	0.09	Brownfield	11	11	0	Suitable	Available	Achievable	Deliverable	0	11	0	0
						1036	1035	(1)					0	545	451	40

Table 5: Sites Subject to Section 106 as at 31st March 2010

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Total Potential Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15
324	Canal Fields / Rookery Bridge, Hall Lane, Moston, Sandbach	373195	360341	4.15	Mixed	100	100	0	Suitable	Available - site owned by developer	Achievable	Deliverable	0	75	25	0
337	Chadwick Fields Day Centre, Coronation Road, Middlewich	370707	364932	0.43	Brownfield	27	27	0	Suitable	Available - site owned by developer	Achievable	Deliverable	0	27	0	0
338	Land adjacent to 5 Middlewich Road, Cranage	374834	369198	0.51	Greenfield	10	10	0	Suitable	Available - site on the market	Achievable	Deliverable	0	10	0	0
406	Victoria Mills, Macclesfield Road, Holmes Chapel	376739	367270	4.18	Brownfield	160	160	0	Suitable	Available - site under option	Achievable	Developable	0	0	50	110
943	Macclesfield Cricket Club, Victoria Road, Macclesfield	390389	373930	2.20	Greenfield	54	54	0	Suitable	Available	Achievable	Developable	0	0	54	0
978	The Old Workshops, Kettle Lane, Chapel End, Buerton	367286	343047	0.53	Brownfield	10	10	0	Suitable	Available	Achievable	Deliverable	0	10	0	0
1027	West of Manor Bank Farm, Cheerbrook Road, Willaston	367465	351712	0.71	Greenfield	12	12	0	Suitable	Available	Achievable	Deliverable	0	12	0	0
1227	London Road, Nantwich - Linden Homes Phase 3	365817	351977	0.91	Greenfield	34	34	0	Suitable	Available	Achievable	Deliverable	0	34	0	0
1231	Stapeley Water Gardens, Nantwich	366569	351445	4.65	Brownfield	150	150	0	Suitable	Available	Achievable	Deliverable	0	50	100	0
1805	Nova Court, Dewes Street, Crewe	369980	356134	0.26	Brownfield	18	-13	0 ¹¹	Suitable	Available	Achievable	Deliverable	0	18	0	0
2061	Land at Lockitt Street/Mill Street, Crewe	370778	355143	0.54	Brownfield	61	61	0	Suitable	Available	Achievable	Deliverable	0	40	21	0
2062	Land off Wyche Lane, Bunbury	356755	357724	0.38	Greenfield	10	10	0	Suitable	Available	Achievable	Deliverable	0	10	0	0

¹¹ 31 dwellings have already been demolished at this site, under a previous consent.

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Total Potential Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15
2118	St Anne's Lane, Welsh Row, Nantwich	364800	352350	0.44	Brownfield	64	64	0	Suitable	Available	Achievable	Deliverable	0	64	0	0
2120	South Cheshire College of Further Education, Dane Bank Avenue, Crewe	369785	354565	1.77	Mixed	91	91	0	Suitable	Available	Achievable	Deliverable	0	50	41	0
2306	Kestrel Engineering, Brook Street, Congleton	386461	363487	3.24	Brownfield	110	110	0	Suitable	Available	Achievable	Deliverable	0	60	50	0
2420	FibreStar site, Redhouse Lane, Disley	398339	384827	5.27	Brownfield	160	160	0	Suitable	Available	Achievable	Deliverable	0	50	110	0
3030	Land at 2 & 4 Heathfield Avenue & 29, 29A & 31 Hightown, Crewe	370113	355956	0.21	Brownfield	35	35	0	Suitable	Available	Achievable	Deliverable	0	35	0	0
3384	Honford Court, South Acre Drive, Handforth	385782	383153	0.34	Brownfield	36	1	(35)	Suitable	Available	Achievable	Deliverable	0	36	0	0
3444	Land off Marsh Lane, Nantwich	364293	351908	0.93	Mixed	20	20	0	Suitable	Available	Achievable	Deliverable	0	20	0	0
						1162	1096	(35)					0	601	451	110

Sites without Planning Permissions for Housing

3.5 This includes Vacant and Underused Previously Developed Land and Buildings, Surplus Public Sector Land, Land in Non-Residential Use Suitable for Re-Development for Housing, Additional Housing Opportunities in Established Residential Areas, Sites in Rural Settlements and Rural Exception Sites and Urban Extensions.

Table 6: Sites without permission as at 31st March 2010

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Dwellings to be lost	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15	Outside of Years 1-15
241	Land Off Jersey Way, Middlewich	370697	366533	2.71	Brownfield	93	91	(2)	Suitable	Available - site under option	Achievable	Deliverable	0	60	33	0	0
323	Elworth Wire Mills, Station Road, Sandbach	373838	361407	0.53	Brownfield	16	16	0	Suitable	Available	Achievable	Deliverable	0	16	0	0	0
422	Land off Mill Lane, Middlewich	370429	366384	0.55	Brownfield	22	22	0	Suitable	Available - site on the market	Achievable	Deliverable	0	22	0	0	0
429	Land off Nantwich Road, Middlewich	369697	366187	0.83	Greenfield	34	34	0	Suitable	Available	Achievable	Deliverable	0	34	0	0	0
660	BJ'S Health Centre, 16 Altrincham Road, Wilmslow	384146	381201	0.01	Brownfield	10	10	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	10	0	0
763	123 Prestbury Road, Macclesfield	390513	374387	0.15	Brownfield	10	6	4	Suitable	Available	Achievable	Deliverable	0	10	0	0	0
766	Albion Mill, London Road, Macclesfield	392021	372466	0.10	Brownfield	16	16	0	Suitable	Available	Achievable	Deliverable	0	16	0	0	0
778	The Parade Shopping Precinct, London Road, Alderley Edge	384310	378426	0.53	Brownfield	44	44	0	Suitable	Marginal / Uncertain	Achievable	Not currently developable	0	0	0	0	44
913	Oakdean Court, Egerton Road, Wilmslow	384703	382088	0.73	Brownfield	31	-27	(58)	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	31	0	0
945	22-24 Manchester Road, Wilmslow	384898	381291	0.10	Brownfield	10	10	0	Suitable	Available	Achievable	Deliverable	0	10	0	0	0

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950	Macclesfield Town Centre Redevelopment, Macclesfield	391543	373454	7.59	Brownfield	60	53	(7)	Suitable	Available	Achievable	Developable	0	0	50	10	0
1818	Land off Queens Park Drive, Crewe	368444	355678	1.22	Mixed	37	37	0	Suitable	Available	Achievable	Developable	0	0	37	0	0
1970	Rear of Earl of Crewe Public House, Nantwich Road, Crewe	370238	354516	0.22	Brownfield	10	10	0	Suitable	Available	Achievable	Deliverable	0	10	0	0	0
2119	Land at Bombardier Transportation Site, Dunwoody Way, Crewe (Part 1)	369314	356103	2.52	Brownfield	76	76	0	Suitable	Available	Achievable	Deliverable	0	50	26	0	0
2301	Land off Lewin Street, Middlewich	370436	365986	0.39	Mixed	16	16	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	16	0	0
2307	Land off Road Beta, Middlewich	370999	365711	8.36	Brownfield	130	130	0	Suitable	Available - site owned by developer	Achievable	Deliverable	0	50	80	0	0
2308	North of Congleton Station, Park Lane, Congleton	387247	362400	1.27	Brownfield	39	39	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	39	0	0
2309	Land off Canal Villa, Wolstenholme Close/Canal Road, Congleton	386671	362068	0.80	Greenfield	32	32	0	Suitable	Available - site owned by developer	Achievable	Deliverable	0	32	0	0	0
2312	Rear of 27-31 Park Lane, Congleton	386657	362724	0.83	Greenfield	12	12	0	Suitable	Available - site on the market	Achievable	Deliverable	0	12	0	0	0
2313	Land at Bank Street, Congleton	386156	362918	1.09	Brownfield	20	20	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	20	0	0
2316	Land at Princess Street, Congleton	385821	363040	0.51	Brownfield	21	21	0	Suitable	Available - site under option	Achievable	Deliverable	0	21	0	0	0
2317	Land east of Eaton Bank, Congleton	386648	364037	4.35	Mixed	90	90	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	50	40	0

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2318	CEC Depot, Brunswick Wharf, Brook Street, Congleton	386582	363410	0.68	Brownfield	21	21	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	21	0	0
2319	Rear of 56 Sandbach Road, Congleton	383905	363137	0.32	Greenfield	10	10	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	10	0	0
2320	Land adjacent to former Congleton Cattlemarket, Manchester Road, Lower Heath, Congleton	386155	364371	3.11	Greenfield	94	94	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	44	0
2321	Land off Meadow Avenue, Congleton	385427	362362	1.27	Greenfield	39	39	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	39	0	0
2322	Land off Howey Lane, Congleton	383858	363624	0.66	Greenfield	20	20	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	20	0	0
2325	Land off Brookhouse Road, Sandbach	375900	360650	0.41	Greenfield	12	12	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	12	0	0
2343	Land off Hassall Road, Sandbach	367496	360152	1.29	Greenfield	60	60	0	Suitable - with policy change	Available - site owned by developer	Achievable	Developable	0	0	50	10	0
2353	Land at Elworth Hall Farm, Dean Close, Elworth, Sandbach	374336	361690	1.09	Mixed	33	33	0	Suitable	Available	Achievable	Deliverable	0	33	0	0	0
2354	Former First Carton, Sutherland Works, Bromley Road, Congleton	386716	363333	1.87	Brownfield	63	63	0	Suitable	Available - site owned by developer	Achievable	Deliverable	0	50	13	0	0
2355	Former Texaco Garage, Congleton Road, Sandbach	375980	361088	0.41	Brownfield	17	17	0	Suitable	Available - site owned by developer	Achievable	Deliverable	0	17	0	0	0
2357	Nortek, Vale Business Centre, Priestly Fields, Congleton	385769	362668	0.39	Brownfield	12	12	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	12	0	0

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2360	Albion Chemicals site, Booth Lane, Nr Sandbach	373065	363055	11.84	Mixed	375	375	0	Suitable	Available - site owned by developer	Achievable	Deliverable	0	50	125	125	75
2361	Coalyard, junction of Brunswick Street and Brook Street, Congleton	386552	363350	0.41	Brownfield	17	17	0	Suitable	Available - site on the market	Achievable	Deliverable	0	17	0	0	0
2362	Oakes Pets Superstore, 28 Biddulph Road, Congleton	387305	362112	0.55	Brownfield	10	10	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	10	0	0
2363	122 Bradwall Road and Land to the Rear, Sandbach	375882	361655	1.35	Mixed	41	41	0	Suitable - with policy change	Available - site owned by developer	Achievable	Developable	0	0	41	0	0
2364	Poolwood Cottages, Holmes Chapel Road, Somerford	382242	364040	0.48	Greenfield	10	10	0	Suitable - with policy change	Available - site owned by developer	Achievable	Developable	0	0	10	0	0
2365	Dunkirk Way, Land off London Road, Holmes Chapel	376382	366411	1.20	Greenfield	36	36	0	Not Suitable	Available	Achievable	Not currently developable	0	0	0	0	36
2368	Land to the rear of 104,106, 110, and 112 Lawton Road, Alsager	380220	355293	0.44	Greenfield	14	14	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	14	0	0
2369	Land off Forge Lane, Congleton	384919	363192	0.82	Brownfield	18	14	(4)	Suitable	Available - site owned by developer	Achievable	Deliverable	0	18	0	0	0
2370	Land adjacent to Marlfields Primary School, Waggs Road, Congleton	385332	362544	1.52	Greenfield	46	46	0	Not Suitable	Not Available - long term prospect	Not Achievable	Not currently developable	0	0	0	0	46
2371	Cardway Cartons, Linley Lane, Alsager	380825	355182	4.73	Brownfield	80	80	0	Suitable - with policy change	Available - site owned by developer	Achievable	Deliverable	0	50	30	0	0
2372	Land at Sunnyside Farm, Dunnocksfold Road, Alsager	378076	355834	2.87	Greenfield	87	87	0	Suitable - with policy change	Available - site owned by developer	Achievable	Developable	0	0	50	37	0

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2373	Land at Rhodes Field, Crewe Road, Alsager	377950	354916	3.48	Greenfield	105	105	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	50	55	0
2374	Land off Seabank, Middlewich	370558	366223	0.41	Greenfield	13	13	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	13
2375	Land off Webbs Lane, Middlewich	370218	366538	0.64	Greenfield	20	20	0	Suitable - with policy change	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	20
2376	Land off Brooks Lane, Middlewich	373636	366219	0.40	Mixed	12	12	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	12
2378	Land off Ryecroft Close, Middlewich	369915	365379	0.45	Greenfield	14	14	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	14
2380	Land off Booth Lane, Middlewich	371308	364522	0.39	Mixed	12	12	0	Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	12
2381	Middlewich Lagoons, Cledford Lane, Middlewich	371126	365274	25.00	Brownfield	750	750	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	750
2385	Land off King Street, Middlewich	370300	367100	0.32	Brownfield	10	10	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	10
2387	Land west of Hillfields, Congleton	385761	363464	0.82	Greenfield	15	15	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	15
2391	Land north of Marsh Farm, Newcastle Road, Congleton	384548	362260	1.66	Mixed	53	53	0	Suitable	Available	Achievable	Deliverable	0	40	13	0	0
2395	Cricket Club, West Street, Congleton	385360	363202	1.23	Greenfield	37	37	0	Suitable - with policy change	Not Available	Achievable	Not currently developable	0	0	0	0	37
2396	Congleton Town Football Club, Crescent Road, Congleton	385327	362752	1.23	Greenfield	37	37	0	Suitable - with policy change	Not Available	Achievable	Not currently developable	0	0	0	0	37
2397	Land off Silver Street, Congleton	386074	362659	0.89	Greenfield	12	12	0	Suitable	Available - site on the market	Achievable	Deliverable	0	12	0	0	0
2404	Rhodia Pharma/Sanofi Aventis, London Road, Holmes Chapel	376763	366724	11.57	Brownfield	200	200	0	Suitable	Available - site on the market	Achievable	Deliverable	0	50	125	25	0

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2405	Pochins Sports and Social Club, Brooks Lane, Middlewich	370731	365879	0.66	Mixed	20	20	0	Suitable	Available - site owned by developer	Achievable	Deliverable	0	20	0	0	0
2406	Land south and east of Astbury Mere, Congleton	385003	362294	6.58	Greenfield	200	200	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	200
2408	Moss Farm, Macclesfield Road, Eaton	386270	364494	9.29	Greenfield	279	279	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	50	125	104
2409	Land off Giantswood Lane (south), Congleton	385898	364509	3.44	Greenfield	104	104	0	Suitable - with policy change	Available - site on the market	Achievable	Developable	0	0	50	54	0
2415	Land to rear of Elworth Road, Sandbach	374040	360830	0.35	Greenfield	11	11	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	11
2442	Land off Barley Croft, Alsager	380197	354864	0.40	Mixed	10	10	0	Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	10
2453	Royal Ordnance Factory, Crewe Road, Alsager	378414	354482	46.00	Brownfield	1380	1380	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	1380
2454	Land at Bridge Farm, Sandbach Road North, Alsager	379148	356708	13.74	Greenfield	413	413	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	413
2455	Land off Heath End Road/Sandbach Road North, Alsager	379133	356493	7.30	Greenfield	219	219	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	219
2456	Land at Lady Farm Bungalow, Dunnockfold Road, Alsager	377767	356038	2.96	Greenfield	89	89	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	89
2457	Land to south of Crewe Road, Alsager	378165	354740	11.70	Greenfield	351	351	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	351
2459	Land west of Home Farm, Crewe Road, Alsager	378575	355101	4.14	Greenfield	125	125	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Not currently developable	0	0	0	0	125

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2460	Land Adjacent to Royal Ordnance Factory, Crewe Road, Alsager	378786	354697	7.17	Greenfield	216	216	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	216
2471	Land at Darlington Street, Middlewich	370098	366263	1.28	Brownfield	39	39	0	Suitable	Marginal / Uncertain	Achievable	Not currently developable	0	0	0	0	39
2479	Mossley House, Biddulph Road, Congleton	387777	361929	0.78	Mixed	43	42	(1)	Suitable	Available - site owned by developer	Achievable	Deliverable	0	43	0	0	0
2498	Congleton Business Park (North), Viking Way, Congleton	385192	363693	1.61	Greenfield	49	49	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	49
2501	Eaton Bank Farm, Eaton Bank, Congleton	386505	364119	0.52	Mixed	16	16	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	16	0	0
2502	Land west of Eaton Bank, Congleton	386456	363941	1.40	Mixed	42	42	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	42
2509	Garages, Banky Fields, Congleton	385101	362457	0.78	Mixed	24	24	0	Suitable - with policy change	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	24
2521	Havannah Mill, Havannah Lane, Eaton	386563	364548	2.84	Brownfield	36	36	0	Suitable	Available - site owned by developer	Achievable	Deliverable	0	36	0	0	0
2533	Land off Giantswood Lane (north), Congleton	385698	364690	18.60	Greenfield	558	558	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	50	125	383
2534	Land north of Congleton Business Park, Viking Way, Congleton	385088	364123	21.76	Greenfield	653	653	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	653
2535	Land south of Hulme Walfield Farm, Congleton	385325	363954	3.42	Greenfield	103	103	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	103
2536	Land off Forge Lane (north), Congleton	384941	363499	3.12	Greenfield	94	94	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	94
2537	Land off Forge Lane (south), Congleton	384964	363365	1.13	Mixed	34	34	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	34

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2538	Land north of Radnor Park Industrial Estate, 3rd Avenue, Congleton	384297	364134	7.42	Greenfield	223	223	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	223
2539	Land adjacent to playing fields, Back Lane, Congleton	384073	363978	3.68	Greenfield	111	111	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	61	0
2540	Land off Black Firs Lane, Somerford	383494	363786	3.98	Greenfield	120	120	0	Suitable - with policy change	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	120
2541	Land east of Sandy Lane, Somerford	383149	363271	31.21	Greenfield	937	937	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	937
2542	Land west of Sandy Lane (Incl. New House Farm), Somerford	382546	363454	42.63	Greenfield	1279	1279	0	Not Suitable	Marginal/uncertain	Not Achievable	Not currently developable	0	2	0	0	1277
2543	Land north of Walhill Farm, Sandbach Road, Newbold Astbury	382561	362777	29.21	Greenfield	877	877	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	877
2544	Land south of Sandbach Road, Newbold Astbury	383436	362901	5.43	Greenfield	163	163	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	163
2545	Land west of Padgbury Lane, Congleton	383694	362767	5.37	Greenfield	162	162	0	Suitable - with policy change	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	162
2546	Land rear of Padsbridge Farm, Padgbury Lane, Congleton	383983	362432	8.61	Greenfield	259	259	0	Suitable - with policy change	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	259
2547	Land at Highfields House/land off Canal road, Congleton	386158	362310	7.41	Mixed	120	120	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	70	0
2548	Land at Tall Ash Farm, Buxton Road, Congleton	387567	363725	7.82	Greenfield	235	235	0	Suitable - with policy change	Available / site is under option by developer	Achievable	Developable	0	0	50	125	60
2549	Land north of Bath Vale, Congleton	387631	363429	13.07	Greenfield	393	393	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	393

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2551	Land west of Padgbury Lane, Congleton	383694	362767	3.59	Greenfield	108	108	0	Suitable - with policy change	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	108
2556	Rear of Almshouses, The Hill, Sandbach	376250	360650	0.35	Greenfield	11	11	0	Suitable	Not Available - long term prospect	Achievable	Developable	0	0	11	0	0
2564	Playing field, Newhall Avenue, Sandbach	375650	360410	0.31	Greenfield	10	10	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Not currently developable	0	0	0	0	10
2569	Sandbach Primary School, Crewe Road, Sandbach	375600	360550	0.59	Greenfield	18	18	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Not currently developable	0	0	0	0	18
2572	Land adjacent to 10 Cooksmere Lane, Sandbach	375400	361550	0.42	Mixed	13	13	0	Suitable	Marginal/uncertain	Achievable	Developable	0	0	13	0	0
2573	Playing Field, Hassall Road, Sandbach	376250	360350	1.40	Greenfield	42	42	0	Suitable - with policy change	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	42
2574	Playground, Hassall Road, Sandbach	376350	360280	0.60	Greenfield	18	18	0	Suitable - with policy change	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	18
2576	Depot Site, Station Road, Sandbach	373764	361436	0.47	Brownfield	15	15	0	Not Suitable	Marginal / Uncertain	Achievable	Not currently developable	0	0	0	0	15
2577	Zan Works, Crewe Road, Sandbach	375070	359360	1.07	Mixed	33	33	0	Suitable - with policy change	Available / site is under option by developer	Achievable	Developable	0	0	33	0	0
2579	Land at Ellesmere Close/Grangeway, Sandbach	374447	361580	0.33	Greenfield	10	10	0	Suitable - with policy change	Not Available - long term prospect	Achievable	Not currently developable	0	0	0	0	10
2586	Land to south of Rookery Bridge, Hall Lane, Sandbach	373167	360194	0.36	Brownfield	11	11	0	Not Suitable	Marginal/uncertain	Achievable	Not currently developable	0	0	0	0	11
2587	Playing Field, Sandy Lane, Sandbach	373571	360341	0.73	Greenfield	22	22	0	Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	22
2588	55 Congleton Road, Sandbach	376093	361376	1.14	Mixed	35	35	0	Suitable	Not Available - long term prospect	Achievable	Not currently developable	0	0	0	0	35

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2597	Land at Colley Lane/The Hill, Sandbach	376655	360357	0.38	Greenfield	12	12	0	Suitable - with policy change	Not Available	Not Achievable	Not currently developable	0	0	0	0	12
2605	Land off Heath Road, Sandbach	376816	361149	30.56	Greenfield	917	917	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	50	125	742
2606	Elm Tree Farm, London Road, Sandbach	373486	361754	8.25	Greenfield	248	248	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	248
2607	Land off School Lane, Sandbach	377275	360789	0.64	Greenfield	20	20	0	Suitable - with policy change	Marginal/uncertain	Achievable	Developable	0	0	20	0	0
2608	Land off The Hill/Manor Road, Sandbach	376914	360424	8.11	Greenfield	244	244	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	50	125	69
2609	Land off Colley Lane/The Hill, Sandbach	376778	360235	5.60	Greenfield	168	168	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	50	118	0
2610	Land off Hassall Road/Colley Lane/Coldmoss Drive, Sandbach	376546	360079	6.59	Greenfield	198	198	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	50	125	23
2611	Land off Elm Tree Lane, Sandbach	373716	362053	5.50	Greenfield	165	165	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	165
2612	Land off Houndings Lane, Sandbach	375949	360133	6.26	Greenfield	120	120	0	Not Suitable	Available - site owned by developer	Achievable	Not currently developable	0	0	0	0	120
2613	Land adjacent to Wheelock Bypass, Sandbach	375535	359966	22.35	Greenfield	671	671	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	671
2614	Abbeyfields/Park Lane/Middlewich Road/Abbey Road, Sandbach	374512	360459	40.82	Greenfield	400	400	0	Suitable - with policy change	Available / site is under option by developer	Achievable	Developable	0	0	50	125	225
2615	Land south of Hind Heath Road, Sandbach	374493	359548	7.43	Greenfield	223	223	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	125	48

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2616	Yeowood Farm, Elton Road, Sandbach	373684	359842	41.41	Greenfield	1243	1243	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	125	1068
2617	Land at Mill Lane/London Road, Sandbach	373312	362132	7.02	Greenfield	211	211	0	Suitable - with policy change	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	211
2618	Land surrounding Elworth Hall Farm, Dean Close, Sandbach	374419	361764	3.58	Greenfield	108	108	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	58	0
2619	Land at Princess Drive/Cooksmere Lane, Sandbach	374914	361584	6.22	Greenfield	187	187	0	Suitable - with policy change	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	187
2620	Land east of Cooksmere Lane, Sandbach	374463	362111	41.34	Greenfield	1240	1240	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	1240
2621	Land off Congleton Road, Sandbach	375923	361666	7.31	Mixed	220	220	0	Suitable - with policy change	Available/on market	Achievable	Developable	0	0	50	125	45
2622	Fields Farm, Congleton Road/Bradwall Road, Congleton	376187	362185	93.88	Greenfield	2816	2816	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	2816
2623	Land west of Holmes Chapel Road, Sandbach	376819	362304	20.40	Greenfield	612	612	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	612
2624	Land east of Holmes Chapel Road, Sandbach	377252	362371	23.91	Greenfield	718	718	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	718
2625	Land east of Cooksmere Lane, Sandbach	375182	362079	30.24	Greenfield	908	908	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	908
2626	Land at Oakley Farm, Bradwall Road, Sandbach	375405	361866	8.47	Greenfield	255	255	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	255
2627	Capricorn Business Park, Old Mill Road, Sandbach	376814	361505	12.25	Greenfield	368	368	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	50	125	193

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2628	Spoil heap south of Elton Road, Sandbach	373250	360100	1.00	Greenfield	30	30	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	30
2629	Land off Hawthorne Drive, Sandbach	376643	360912	7.68	Greenfield	231	231	0	Suitable - with policy change	Available - site owned by developer	Achievable	Developable	0	0	50	125	56
2630	Land adjacent to Albion Chemicals, Booth Lane, Sandbach	373293	362672	7.83	Greenfield	235	235	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	125	60
2631	Land west of Crewe Road, Winterley	374683	358018	2.38	Greenfield	72	72	0	Suitable - with policy change	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	72
2632	Land at Brook Farm, Crewe Road, Sandbach	374865	359001	9.12	Greenfield	274	274	0	Suitable - with policy change	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	274
2633	Land to north of Talke Road, Alsager	380547	355165	0.56	Greenfield	17	17	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Not currently developable	0	0	0	0	17
2642	Land off Lea Way, Alsager	379908	355413	0.40	Greenfield	12	12	0	Suitable - with policy change	Not Available	Achievable	Not currently developable	0	0	0	0	12
2643	Land off Wilbrahams Way, Alsager	379619	355795	2.01	Greenfield	61	61	0	Suitable - with policy change	Not Available - long term prospect	Not Achievable	Not currently developable	0	0	0	0	61
2644	Land off Cedar Avenue, Alsager	379574	355102	1.96	Greenfield	40	40	0	Not Suitable	Not Available - long term prospect	Not Achievable	Not currently developable	0	0	0	0	40
2645	Land off Cedar Avenue, Alsager	379734	355110	0.59	Greenfield	18	18	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	18
2646	Land off Faulkner Drive, Middlewich	371522	364858	3.27	Greenfield	99	99	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	99
2647	Land off Faulkner Drive, Middlewich	371410	364648	3.84	Mixed	116	116	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	116
2648	Land to SE of former RHM Foods site, Booth Lane, Middlewich	372038	364095	10.11	Brownfield	120	120	0	Suitable	Marginal/uncertain	Achievable	Developable	0	0	40	80	0

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2652	Land off Croxton Lane, Middlewich	369685	366647	1.89	Greenfield	57	57	0	Suitable - with policy change	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	57
2653	Land adjoining A54 Holmes Chapel Road, Middlewich	371285	366748	2.49	Greenfield	75	75	0	Suitable - with policy change	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	75
2654	Land to east of Croxton Lane, Middlewich	369717	367025	1.34	Greenfield	41	41	0	Suitable - with policy change	Available / site is owned by developer	Achievable	Developable	0	0	41	0	0
2655	Land to west of Croxton Lane, Middlewich	369582	367026	0.78	Greenfield	24	24	0	Suitable - with policy change	Available / site is owned by developer	Achievable	Developable	0	0	24	0	0
2656	Land to west of Butley Close, Middlewich	369936	365004	6.34	Greenfield	191	191	0	Suitable - with policy change	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	191
2657	Land to south of The Green, Middlewich	370486	364524	2.28	Greenfield	55	55	0	Suitable - with policy change	Available - site owned by developer	Achievable	Developable	0	0	50	5	0
2658	Land to west of Warmingham Lane, Middlewich	370600	364124	12.96	Greenfield	389	389	0	Not Suitable	Available	Achievable	Not currently developable	0	0	0	0	389
2660	Land to north of Tetton Bridge, Middlewich	372099	364077	6.74	Greenfield	203	203	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	203
2661	Land to south of Cledford Lane, Middlewich	372000	364500	38.73	Greenfield	1162	1162	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	1162
2676	Land to rear of Brooklands Drive, Goostrey	377800	370200	0.96	Greenfield	29	29	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	29
2686	Land adjacent to Mount Pleasant Residential Park, Alison Drive, Goostrey	376751	369899	1.18	Greenfield	36	36	0	Suitable - with policy change	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	36
2687	Land south of Main Road, Goostrey	377624	369934	3.95	Greenfield	119	119	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	119
2688	Land off Willow Lane/Mill Lane, Goostrey	376981	370316	1.62	Greenfield	49	49	0	Suitable - with policy change	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	49

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2689	Land off Hermitage Lane, Goostrey	376479	369713	2.40	Greenfield	72	72	0	Suitable - with policy change	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	72
2690	Former railway sidings, land off Station Road, Goostrey	378153	369535	6.26	Mixed	188	188	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	188
2691	Land off Station Road, Holmes Chapel	376541	366859	0.91	Greenfield	28	28	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	28	0	0
2692	Former Smithy, Macclesfield Road, Holmes Chapel	376343	367272	0.35	Mixed	11	11	0	Suitable	Not Available - long term prospect	Achievable	Not currently developable	0	0	0	0	11
2693	Land off Knutsford Road, Holmes Chapel	376219	367542	1.88	Mixed	57	57	0	Suitable	Not Available - long term prospect	Achievable	Not currently developable	0	0	0	0	57
2703	1-3 Chester Road, Holmes Chapel	376186	366844	0.69	Mixed	21	21	0	Suitable	Not Available - long term prospect	Achievable	Not currently developable	0	0	0	0	21
2704	Bank House Farm, Middlewich Road, Holmes Chapel	375597	367336	0.32	Mixed	10	10	0	Suitable	Not Available - long term prospect	Achievable	Not currently developable	0	0	0	0	10
2706	Land south of Station Road, Holmes Chapel	376696	366839	2.33	Greenfield	70	70	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	70
2707	Land N of Comprehensive School, Selkirk Drive, Holmes Chapel	375507	366882	1.06	Mixed	15	15	0	Suitable	Marginal / Uncertain	Achievable	Not currently developable	0	0	0	0	15
2708	Land south of Middlewich Road, Holmes Chapel	374704	367087	8.80	Greenfield	264	264	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	264
2709	Land north of Middlewich Road, Holmes Chapel	374924	367419	4.60	Greenfield	138	138	0	Suitable - with policy change	Available - site owned by developer	Achievable	Developable	0	0	50	88	0

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2710	Saltersford Corner, Macclesfield Road, Holmes Chapel	377012	367499	3.68	Greenfield	111	111	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	111
2711	Land N.E. of Junction 18 of M6, Middlewich Road, Holmes Chapel	374588	367515	6.61	Greenfield	199	199	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	199
2712	Land S.E. of Junction 18 of M6, Middlewich Road, Holmes Chapel	374426	366990	5.89	Greenfield	177	177	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	177
2713	Land off Station Road/Manor Lane, Holmes Chapel	376937	366819	1.13	Greenfield	34	34	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	34
2714	Land off Westfield Road, Mow Cop	385432	357258	0.32	Greenfield	10	10	0	Suitable	Not Available - long term prospect	Achievable	Not currently developable	0	0	0	0	10
2715	Land off Manor Road/Close Lane, Mow Cop	385601	357421	0.55	Greenfield	17	17	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	17
2724	Rosemount Farm, Congleton Road, Spen Green, Smallwood	381799	360626	0.37	Brownfield	12	12	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	12
2725	Rear of Oak View Cottage, Newcastle Road, Smallwood	379760	360279	1.54	Greenfield	47	47	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	47
2726	Ivanhoe, Holmes Chapel Road, Brereton Heath	380829	364823	0.46	Mixed	14	14	0	Suitable	Marginal/uncertain	Achievable	Developable	0	0	14	0	0
2727	Land north of Somerford Garage, Holmes Chapel Road, Brereton Heath	380686	364883	1.14	Greenfield	35	35	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	35	0	0
2728	Paces Crane Hire, Newcastle Road, Arclid	378776	361939	0.94	Brownfield	29	29	0	Suitable - with policy change	Available	Achievable	Developable	0	0	29	0	0

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2729	Fomer Arclid Hospital site, Newcastle Road, Arclid	378797	362395	3.28	Brownfield	75	75	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	49	-24
2732	Land at Smithy Grove, Alsager Road, Hassall Green	378105	358660	0.52	Greenfield	16	16	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	16	0	0
2734	Land off Twemlow Lane, Twemlow	378016	368820	1.35	Greenfield	41	41	0	Suitable - with policy change	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	41
2735	Land south of School Lane, Brereton Green	378067	364027	2.37	Greenfield	72	72	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	72
2736	Land at Cranage Manor Farm, Knutsford Road, Cranage	378067	364027	31.11	Greenfield	934	934	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	934
2741	22 Station Road, Scholar Green	383290	357226	0.39	Mixed	12	12	0	Suitable	Available	Achievable	Deliverable	0	12	0	0	0
2743	Builders yard, Cinderhill Lane, Scholar Green	383713	357285	0.49	Brownfield	15	15	0	Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	15
2744	Land east of Cinderhill Lane, Scholar Green	383462	356962	1.21	Greenfield	37	37	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	37
2747	Garages, Mead Avenue, Scholar Green	383435	357209	0.15	Brownfield	12	12	0	Not Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	12
2752	Rear of Broomfields, Holmes Chapel Road, Brereton Heath	380686	364821	1.27	Greenfield	39	39	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	39
2753	Land south of School Lane, Brereton Green	378079	364101	0.53	Greenfield	16	16	0	Suitable - with policy change	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	16
2754	Congleton Business Park (north), Viking Way, Congleton	385249	363928	1.44	Greenfield	44	44	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	44

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2759	Land south of River Croco, Holmes Chapel	375894	366420	17.33	Greenfield	520	520	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	520
2760	Flowcrete, Dragons Lane, Sandbach	373170	362336	1.66	Brownfield	50	50	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	50
2761	Broad Lane, Holmes Chapel	375157	366962	4.86	Greenfield	146	146	0	Suitable - with policy change	Available - site owned by developer	Achievable	Developable	0	0	50	96	0
2762	Land to rear of King Street, Middlewich	370396	366497	0.99	Greenfield	30	30	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	30	0	0
2768	Land north of Cranage Hall, Cranage	375023	368489	3.99	Mixed	120	120	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	120
2769	Land west of MMU Campus, Hassall Road, Alsager	378290	356110	6.58	Greenfield	198	198	0	Suitable - with policy change	Available - site owned by developer	Achievable	Developable	0	0	50	125	23
2770	Brookside Hall, Congleton Road, Arclid	377894	361805	7.28	Mixed	219	219	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	219
2775	Bromley Works, Brown Street/Bromley Road, Congleton	386536	363055	0.13	Brownfield	12	12	0	Suitable	Available - site owned by developer	Achievable	Deliverable	0	12	0	0	0
2778	Dane Bank Farm, Knutsford Road, Holmes Chapel	375829	367639	1.54	Greenfield	47	47	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	47
2779	Land adjoining Coppersfield, Church Lane, Sandbach	377251	361111	0.81	Greenfield	25	25	0	Suitable - with policy change	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	25
2782	Land west of Somerford Farm, Holmes Chapel Road, Somerford	381920	363780	26.12	Greenfield	784	784	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	784

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2783	Land rear of Cranage Trade Park, Goostrey Lane, Cranage	375540	369380	2.64	Greenfield	80	80	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	80
2785	Land off the Build Center, Lewin Street, Middlewich	370498	366106	0.31	Brownfield	10	10	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	10	0	0
2796	Land off Percy James Court, Alsager	380483	355789	0.42	Greenfield	13	13	0	Suitable	Not Available - long term prospect	Achievable	Not currently developable	0	0	0	0	13
2797	Rear of Emerald Drive/Congleton Road, Sandbach	376430	361840	4.26	Greenfield	128	128	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	128
2798	Land south of Whetstone Edge Farm, Sandbach Road	383007	362679	12.89	Greenfield	387	387	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	387
2799	Land at junction of Sandbach Road/Bent Lane, Astbury	382590	362210	32.00	Greenfield	960	960	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	960
2804	Somerford Park, Holmes Chapel Road, Somerford	382048	364336	7.66	Mixed	230	230	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	230
2805	Land south of Knutsford Road, Holmes Chapel	375925	367594	1.79	Mixed	55	55	0	Suitable - with policy change	Available - site owned by developer	Achievable	Developable	0	0	50	5	0
2806	OPA pumping and storage depot, Goostrey Lane, Twemlow	378059	368986	4.76	Brownfield	143	143	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	143
2807	Part of former railway sidings, land off Station Road, Goostrey	378018	369854	0.83	Brownfield	25	25	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	25

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2810	Land at junction of Northwich Road / Knutsford Road, Rudheath, Cranage	374591	369850	1.20	Mixed	36	36	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	36
2811	Cotton Equestrian Centre, Middlewich Road, Holmes Chapel	374924	367430	1.58	Mixed	48	48	0	Suitable - with policy change	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	48
2812	Land adjacent to cemetery, Silver Street, Congleton	386084	362659	0.65	Greenfield	20	20	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	20
2813	Land east of Zan Drive, Sandbach	375150	359450	1.97	Greenfield	60	60	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	60
2814	Land north of Cotton Farm, Middlewich Road, Holmes Chapel	374342	367478	9.06	Greenfield	272	272	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	272
2815	Land east of Croxton Lane, Middlewich	369759	366995	1.03	Mixed	31	31	0	Suitable - with policy change	Marginal/uncertain	Achievable	Developable	0	0	31	0	0
2816	Land off Wood Lane, Hollinsgreen, Bradwall	373752	363596	0.88	Greenfield	27	27	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	27
2817	Land at junction of Walnut Tree Lane / Bradwall Road, Bradwall Green, Bradwall	375161	363492	1.10	Greenfield	33	33	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	33
2819	Land off Howey Lane/Lamberts Lane, Congleton	385899	362262	3.39	Greenfield	102	102	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	50	52	0
2821	Land north of Sandbach Golf Course, Elworth, Sandbach	374689	361756	6.42	Greenfield	193	193	0	Not Suitable	Available	Achievable	Not currently developable	0	0	0	0	193

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2822	Old Vicarage, Crewe Road, Winterley	374851	357948	0.37	Mixed	12	12	0	Suitable - with policy change	Marginal/uncertain	Achievable	Developable	0	0	12	0	0
2823	The junction of Hermitage Lane / New Platt Lane, Goostrey	376332	369876	0.94	Greenfield	29	29	0	Suitable - with policy change	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	29
2825	Southern part of Radnor Park Trading Estate, Back Lane, Congleton	384559	363683	5.23	Brownfield	157	157	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	157
2827	Havannah Business Centre, 9 to 11 Havannah Street, Congleton	386647	363651	0.48	Brownfield	15	15	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	15	0	0
2829	Land at Astbury Mere, Congleton	384611	362233	0.44	Greenfield	14	14	0	Not Suitable	Marginal / Uncertain	Achievable	Not currently developable	0	0	0	0	14
2831	Land at junction of Back Lane/Black Firs Lane/Chelford Road, Somerford	383522	364090	16.78	Greenfield	504	504	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	504
2832	Land at Elizabeth Mill, Worrall Street, Congleton	386298	363085	0.39	Brownfield	12	12	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	12
2838	Land at Forge Mills, Forge Lane, Congleton	384795	363696	6.44	Mixed	194	194	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	194
2839	The Cheshire Tavern, West Road, Congleton	385194	363122	0.40	Brownfield	12	12	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	12	0	0
2840	Barnetts (Buglawton) Blockworks, Brook Street, Congleton	386693	363460	1.25	Brownfield	38	38	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	38
2841	Playing Fields, St John's Road, Congleton	386836	364237	5.11	Greenfield	154	154	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	154

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2842	Land east of Kinderton Lodge, Middlewich	372069	365676	30.00	Greenfield	900	900	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	900
2843	Land to rear of 66 and 68 Nantwich Road, Middlewich	369640	365867	0.68	Greenfield	21	21	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	21
2845	Land at Northwich Road, Cranage	373754	370448	1.51	Mixed	46	46	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	46
2846	Land at Higher House Farm, Knutsford Road, Cranage	375525	368226	0.52	Mixed	16	16	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	16
2847	Barns at Kermincham Hall Farm, Kermincham	379391	367800	0.81	Greenfield	25	25	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	25
2848	Land north of Goostrey Railway Station, Goostrey	378276	369818	6.50	Greenfield	195	195	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	50	125	20
2849	Byley Lane, Cranage	375012	368584	1.55	Greenfield	47	47	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	47
2850	Goostrey Farm Estate, Booth Bed Lane, Goostrey	376295	370507	2.39	Greenfield	72	72	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	72
2851	Land adj to Houndings Lane, Sandbach	376041	359920	7.66	Greenfield	230	230	0	Suitable - with policy change	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	230
2852	Mill Site / Railway Public House, Biddulph Road, Hightown, Congleton	387174	362195	0.83	Mixed	25	25	0	Suitable	Marginal / Uncertain	Achievable	Not currently developable	0	0	0	0	25
2853	Vacant Depot / Warehouse, London Road, Cranage	374584	370065	0.34	Brownfield	11	11	0	Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	11
2854	Lodge Road / Hind Heath, Ettiley Heath, Sandbach	374192	360346	4.96	Brownfield	149	149	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	149

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2856	Moss Inn Public House, Canal Road, Congleton	386812	362006	0.33	Mixed	10	10	0	Suitable	Not Available - long term prospect	Achievable	Not currently developable	0	0	0	0	10
2857	Big Stone Cottages, Middlewich Road, Cranage	374695	369188	0.43	Mixed	13	13	0	Not Suitable	Marginal/uncertain	Not Achievable	Not currently developable	0	0	0	0	13
2858	Land adjacent to Big Stone Cottages, Middlewich Road, Cranage	374787	369275	1.26	Greenfield	38	38	0	Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	38
2859	Land at Moss End Lane, Smallwood	380148	362292	2.38	Mixed	72	72	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	72
2862	Land between Howey Lane and Canal Road, Congleton	386053	362234	4.99	Greenfield	150	150	0	Suitable - with policy change	Available / site is under option by developer	Achievable	Developable	0	0	50	91	9
2864	Land off Blackfirs Lane, Somerford	383368	364026	1.02	Mixed	31	31	0	Not Suitable	Marginal/uncertain	Achievable	Not currently developable	0	0	0	0	31
2865	Site off Hind Heath Road, Sandbach	374313	360024	3.02	Greenfield	91	91	0	Not Suitable	Available/on market	Achievable	Not currently developable	0	0	0	0	91
2866	Land to the rear of Park Lane and Crewe Road, Sandbach	374836	360151	28.56	Greenfield	857	857	0	Suitable - with policy change	Available/on market	Achievable	Developable	0	0	50	125	682
2867	Land south of Brooks Lane, Middlewich	370768	365696	3.26	Brownfield	98	98	0	Suitable	Available - site owned by developer	Achievable	Deliverable	0	50	48	0	0
2868	Land off Houndings Lane, Sandbach	375891	360280	3.14	Greenfield	95	95	0	Suitable - with policy change	Available - site owned by developer	Achievable	Developable	0	0	50	45	0
2870	Land off School Lane, Sandbach	377337	360669	3.13	Greenfield	94	94	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	94
2871	Depot, Manor Lane, Holmes Chapel	376858	367137	1.13	Brownfield	34	34	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	34
2872	Dingle Farm, Dingle Lane, Sandbach	376078	360859	0.38	Mixed	12	12	0	Suitable	Available - site on the market	Achievable	Deliverable	0	12	0	0	0

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2873	Waterworks Farm, Dingle Lane, Sandbach	376356	361096	0.61	Mixed	19	19	0	Not Suitable	Available - site on the market	Not Achievable	Not currently developable	0	0	0	0	19
2890	Heath Villa, School Lane, Bunbury	355993	358009	2.77	Greenfield	84	84	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	84
2891	Maw Green Farm, Crewe	371553	357133	10.01	Greenfield	201	201	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Not currently developable	0	0	0	0	0
2892	Broughton Road, Crewe	370507	357808	6.61	Greenfield	199	199	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Not currently developable	0	0	0	0	199
2893	Sydney Road, east of Hunters Lodge, Crewe	372308	356165	5.23	Greenfield	157	157	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	50	107	0
2894	Dodds Green Lane, Burleydam	360505	342825	1.22	Greenfield	37	37	0	Suitable - with policy change	Not Available	Not Achievable	Not currently developable	0	0	0	0	37
2895	Coppenhall East, Crewe	370975	357492	24.94	Greenfield	700	700	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	125	525
2896	Wistaston Road, Willaston (part of the Broughton Farm site)	368246	352906	6.31	Greenfield	190	190	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	125	15
2897	Shavington Triangle, Shavington	369787	351137	18.69	Greenfield	561	561	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	125	386
2898	Gresty Green, Crewe	370794	353530	6.16	Greenfield	120	120	0	Suitable - with policy change	Available - site owned by developer	Achievable	Developable	0	0	50	70	0
2899	Leighton West (north east), Crewe	368555	358025	14.32	Mixed	430	430	0	Suitable - with policy change	Available	Achievable	Not currently developable	0	0	0	0	430
2900	Hill House Farm, Shavington	370321	351215	1.17	Greenfield	36	36	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	36	0	0
2901	Land at Crewe Road, Gresty, Crewe	370793	353323	2.39	Greenfield	72	72	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	22	0
2902	East Shavington - Small Site, Shavington	370425	351782	11.96	Greenfield	359	359	0	Suitable - with policy change	Available - site under option	Achievable	Developable	0	0	72	180	107

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2903	East Shavington - Large Site, Shavington	370524	351720	6.97	Greenfield	210	210	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	125	35
2904	200 Broughton Road, Crewe	370379	358061	1.18	Greenfield	36	36	0	Suitable - with policy change	Not Available	Not Achievable	Not currently developable	0	0	0	0	36
2905	Crewe Road, Shavington	370572	352378	1.41	Greenfield	43	43	0	Suitable - with policy change	Available - site owned by developer	Achievable	Developable	0	0	43	0	0
2907	Basford East	372160	353200	98.99	Greenfield	2970	2970	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	2970
2908	Audlem Road, Hankelow	367298	345495	4.72	Greenfield	142	142	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	142
2909	Crewe Road, Shavington.	370703	352553	13.40	Greenfield	402	402	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	402
2911	Land between Crewe Road and South of Weston Lane, Shavington	370773	352479	12.27	Greenfield	369	369	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	50	125	194
2912	Wardle - Eco town proposal	360659	357319	463.05	Greenfield	13890	13890	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	13890
2913	Crewe Green	372669	355333	9.30	Greenfield	279	279	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	279
2915	British Waterways Board land at Calveley	359131	358767	0.67	Greenfield	21	21	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	21
2916	British Waterways Board land at Burland	361738	353493	0.73	Greenfield	22	22	0	Suitable - with policy change	Not Available	Not Achievable	Not currently developable	0	0	0	0	22
2917	Calveley Airfield, Calveley	359501	357464	68.12	Greenfield	2044	2044	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	2044
2918	Wybunbury Road, Willaston	368155	351874	1.07	Greenfield	33	33	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	33	0	0

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2919	Former Bridgemere Wildlife Park, Bridgemere Hall	371524	345397	24.06	Greenfield	722	722	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	722
2920	Rear of The Lamb, Willaston	368112	352446	1.82	Greenfield	55	55	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	50	5	0
2921	Gresty Green Farm, Gresty Green Road, Crewe	370520	353424	2.05	Greenfield	62	62	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	12	0
2922	Land south of Nantwich	366361	350992	43.52	Greenfield	1306	1306	0	Suitable - with policy change	Available - site owned by developer	Achievable	Developable	0	0	50	125	1131
2923	Station Road, Wrenbury	359849	347369	0.55	Greenfield	17	17	0	Suitable - with policy change	Not Available	Not Achievable	Not currently developable	0	0	0	0	17
2924	Grobby Road, Crewe	370982	358031	5.74	Greenfield	173	173	0	Suitable - with policy change	Available	Achievable	Not currently developable	0	0	0	0	173
2926	North West Nantwich	364756	353293	44.16	Greenfield	1325	1325	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	125	1150
2927	Land off Bridge Street, Wybunbury	369933	349475	1.72	Greenfield	52	52	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	50	2	0
2928	Rope Green Farm, Shavington	369667	352523	22.33	Greenfield	670	670	0	Suitable - with policy change	Not Available	Not Achievable	Not currently developable	0	0	0	0	670
2929	Shavington House Farm, Shavington	370272	352478	8.35	Greenfield	251	251	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	125	76
2930	Moorsfield Avenue, Audlem	365529	343558	6.03	Greenfield	181	181	0	Suitable - with policy change	Available	Not Achievable	Not currently developable	0	0	0	0	181
2931	Land at Newcastle Road, Shavington	370385	351318	0.93	Greenfield	28	28	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	28	0	0
2932	North of the Coppenhall East site, Crewe	370579	358002	21.32	Greenfield	640	640	0	Suitable - with policy change	Not Available	Not Achievable	Not currently developable	0	0	0	0	640

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2933	Land off Cuckoo Lane, Acton	362483	353670	1.55	Greenfield	47	47	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	47
2934	Chester Road, Acton	363240	353326	1.25	Greenfield	38	38	0	Suitable - with policy change	Not Available	Achievable	Not currently developable	0	0	0	0	38
2935	Land at Smithy Lodge, Nantwich Road, Wrenbury	367728	351930	0.91	Greenfield	28	28	0	Suitable - with policy change	Available	Achievable	Developable	0	0	28	0	0
2939	Cholmondeley Road, Wrenbury, Nantwich,	359011	347737	8.03	Greenfield	241	241	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	241
2940	Nantwich Road, Wrenbury	360323	347454	5.04	Greenfield	152	152	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	152
2942	Stapeley Water Gardens	366356	351176	2.05	Greenfield	62	62	0	Suitable	Available	Achievable	Developable	0	0	40	22	0
2943	Land at Wrenbury Road, Aston	361094	346628	1.16	Greenfield	35	35	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	35
2944	Land at Mill Lane, Bulkeley	352972	354762	0.72	Greenfield	22	22	0	Not Suitable	Available	Achievable	Not currently developable	0	0	0	0	22
2945	Land off Bradeley Road, Haslington	372774	355827	3.87	Greenfield	117	117	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	117
2946	Land at Crewe Road, Gresty	370400	353000	1.55	Greenfield	47	47	0	Suitable - with policy change	Available	Achievable	Not currently developable	0	0	0	0	47
2947	East of Haslington	374130	355969	30.25	Greenfield	908	908	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	908
2949	Stable House, Crewe Green	372609	355260	0.60	Greenfield	18	18	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	18
2951	Land south of Weston Lane, Shavington	370836	352161	0.44	Greenfield	14	14	0	Suitable - with policy change	Available	Achievable	Developable	0	0	14	0	0

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2952	Land adjacent to The Old Vicarage, Narrow Lane, Crewe Green, Crewe	372684	355229	0.46	Greenfield	14	14	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	14
2953	Lodge Farm Industrial Estate, Audlem Road, Hankelow	367175	345548	0.45	Brownfield	14	14	0	Suitable - with policy change	Available	Achievable	Developable	0	0	14	0	0
2954	Land off Weston Lane, fronting Shavington Hall, Shavington	370817	352340	0.54	Greenfield	17	17	0	Suitable - with policy change	Available	Achievable	Developable	0	0	17	0	0
2955	Land to the west of Batherton Lane, Audlem Road, Nantwich	365644	350807	6.06	Greenfield	182	182	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	182
2956	Vicarage Road, Haslington	373979	356606	1.83	Greenfield	55	55	0	Not Suitable	Available	Achievable	Not currently developable	0	0	0	0	55
2957	Crewe Road, Shavington	370305	352361	1.30	Greenfield	39	39	0	Suitable - with policy change	Available	Achievable	Developable	0	0	39	0	0
2958	Land to the rear of 28 Cheerbrook Road, Willaston, Crewe	367761	352014	0.98	Greenfield	30	30	0	Suitable - with policy change	Available	Achievable	Developable	0	0	30	0	0
2965	Victoria High School, Crewe	370334	356162	3.04	Brownfield	122	122	0	Suitable	Available	Achievable	Deliverable	0	50	72	0	0
2966	Lodgefields Primary School, Crewe	368059	355477	1.56	Mixed	20	20	0	Suitable	Available	Achievable	Deliverable	0	20	0	0	0
2967	Electricity Street, Crewe	370452	355313	0.66	Brownfield	20	20	0	Suitable	Available	Achievable	Developable	0	0	20	0	0
2968	Former health & fitness centre, Mary Street, Crewe	371094	356041	0.23	Brownfield	10	10	0	Suitable	Available - site on the market	Achievable	Deliverable	0	10	0	0	0

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2969	Snow Hill, Nantwich	364951	352482	7.81	Mixed	235	235	0	Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	235
2970	Former Gasworks site, St. Anne's Lane, Nantwich (Wyche House Bank, Nantwich)	364879	352318	0.71	Brownfield	22	22	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	22
2971	Grenson Motors, Middlewich Road, Bradfield Green, Crewe	368008	358866	0.38	Brownfield	12	12	0	Suitable - with policy change	Available	Achievable	Developable	0	0	12	0	0
2974	Regents College, Nantwich	366156	352137	4.19	Mixed	126	126	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	50	76	0
2976	Church Farm, Acton	363164	353166	0.32	Brownfield	10	10	0	Suitable	Available	Achievable	Developable	0	0	10	0	0
2978	Former Ford Garage, Macon Way, Crewe	371190	355403	0.81	Brownfield	25	25	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	25
2982	Wrenbury Creamery, Wrenbury	360203	347114	0.65	Brownfield	20	20	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	20
2983	Hack Green	365459	349594	3.79	Brownfield	114	114	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	114
2988	Eastern Road, Willaston	368232	352289	1.87	Greenfield	57	57	0	Suitable - with policy change	Available - site owned by developer	Achievable	Developable	0	0	40	17	0
2991	97 Broughton Road, Crewe	370309	357660	0.52	Mixed	16	16	0	Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	16
2998	Haslington 'South', Clapgates Farm, Haslington	373640	355369	22.07	Greenfield	662	662	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	662
2999	Land at Main Road / Whites Lane, Weston	373234	352410	2.21	Greenfield	67	67	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	17	0

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3001	Land at Fields Farm, Queens Drive, Edleston, Nantwich	364307	351138	23.02	Greenfield	691	691	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	691
3002	Redacres Farm, Windmill Lane, Burton	368470	343643	0.81	Greenfield	25	25	0	Suitable - with policy change	Available	Achievable	Developable	0	0	25	0	0
3004	Site at Main Road, Shavington	369499	351581	0.46	Greenfield	14	14	0	Suitable - with policy change	Available	Achievable	Developable	0	0	14	0	0
3005	Wrenbury Heath	360664	348325	1.23	Greenfield	37	37	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	37
3006	Goddard Street, Crewe	369538	356137	1.14	Greenfield	35	35	0	Suitable - with policy change	Available	Achievable	Developable	0	0	35	0	0
3008	The Cedars, Wybunbury Lane, Nantwich	366866	351331	0.33	Greenfield	10	10	0	Suitable - with policy change	Available	Not Achievable	Not currently developable	0	0	0	0	10
3009	Parcel 1 - Land off Monks Lane, Acton	363098	352945	2.68	Greenfield	95	95	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	95
3010	Parcel 2 - Land between canal and Chester Road, Acton	363533	352999	20.72	Mixed	622	622	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	622
3012	Parcel 4 - Land off Chester Road, Acton	364096	352691	1.65	Mixed	50	50	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	50
3013	Parcel 1 - Higher Bunbury, Vicarage Lane, Bunbury	356619	357965	0.44	Greenfield	14	14	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	14
3014	Parcel 2 - Higher Bunbury, Wyche Lane, Bunbury	356715	357895	2.10	Greenfield	63	63	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	63
3015	Parcel 3 - Higher Bunbury, Vicarage Lane / College Lane.	356754	358169	0.86	Greenfield	26	26	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	26

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3016	Parcel 4 - Higher Bunbury, Bowes Gate Road	357036	358047	0.65	Greenfield	20	20	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	20
3019	Parcel 3 - Peckforton Village	353723	356556	0.39	Greenfield	12	12	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	12
3020	Parcel 4 - Peckforton Village	353768	356571	7.15	Mixed	215	215	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	215
3021	Land off A529 Audlem Road, Stapeley (Mill Lane Farm)	366473	350266	1.22	Greenfield	37	37	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	37
3022	Land to rear of 71 Main Road, Shavington	369624	351803	1.36	Greenfield	41	41	0	Suitable - with policy change	Available	Achievable	Developable	0	0	41	0	0
3023	Land at Oaklands House, Bunbury Lane, Bunbury	356477	357282	2.87	Greenfield	87	87	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	87
3024	Land at Holly Berry House, 95D Main Road, Shavington	369798	351872	0.97	Greenfield	30	30	0	Suitable - with policy change	Available	Achievable	Developable	0	0	30	0	0
3025	Land rear of 56-86 Sydney Road, Crewe	371628	356797	1.07	Greenfield	33	33	0	Suitable - with policy change	Available	Achievable	Developable	0	0	33	0	0
3026	Shavington Villa, Rope Lane, Shavington	369851	351938	0.34	Mixed	11	11	0	Suitable - with policy change	Available	Achievable	Developable	0	0	11	0	0
3027	Land at The Elephant & Castle Public House, 289 Newcastle Road, Shavington	369331	351376	0.66	Greenfield	20	20	0	Suitable - with policy change	Available	Achievable	Developable	0	0	20	0	0
3028	Land adjoining The View, Haslington	373746	356701	1.28	Greenfield	39	39	0	Suitable - with policy change	Available	Achievable	Developable	0	0	39	0	0
3029	Land off the A534, north of Crewe Green roundabout.	372366	355671	4.64	Greenfield	140	140	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	90	0

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3062	Saville St Garage & Workshop, Macclesfield	392333	373034	0.50	Brownfield	20	20	0	Suitable	Available	Achievable	Deliverable	0	20	0	0	0
3063	Bank Street Works, Grenhills Close, Macclesfield	392361	373129	0.24	Brownfield	10	10	0	Suitable	Available	Achievable	Deliverable	0	10	0	0	0
3068	Conservative Club, West Bank Road, Macclesfield	390794	374180	0.36	Brownfield	11	11	0	Suitable	Available	Achievable	Deliverable	0	11	0	0	0
3070	Park Mount Nursing Home, Park Mount Drive, Macclesfield	390487	372573	1.00	Brownfield	30	30	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	30
3072	Culvers Garage, Hibel Road, Macclesfield	391719	374122	0.38	Brownfield	12	12	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	12	0	0
3074	Links Garage, Beech Lane, Macclesfield	391485	374496	0.38	Brownfield	12	12	0	Suitable	Available	Achievable	Developable	0	0	12	0	0
3076	Augustus Mill, Buckley St, Macclesfield	391529	373069	0.23	Brownfield	10	10	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	10	0	0
3078	D.C. Cook, London Road, Macclesfield	391762	371900	0.33	Brownfield	10	10	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	10
3080	British Telecom Centre, Jordangate, Macclesfield	391799	373999	0.65	Brownfield	20	20	0	Suitable	Available	Achievable	Not currently developable	0	0	0	0	20
3081	Post Office Depot, Jordangate, Macclesfield	391799	373926	0.51	Brownfield	16	16	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	16
3082	Warehouse, Samuel Street, Macclesfield	391712	373235	0.51	Brownfield	16	16	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	16

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3084	Brake Brothers, off Hurdsfield Road, Macclesfield	392130	374149	0.48	Brownfield	20	20	0	Suitable	Available	Achievable	Deliverable	0	20	0	0	0
3088	Weston Square, Earlsway, Macclesfield	389518	373289	0.30	Brownfield	12	12	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	12	0	0
3090	Clowes Street (Gradus), Macclesfield	390777	373543	1.08	Brownfield	33	33	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	33
3092	Oxford Road Mill, Macclesfield	390949	373560	0.30	Brownfield	12	12	0	Suitable	Available	Achievable	Deliverable	0	12	0	0	0
3102	Union Street / Elizabeth Street, Macclesfield	391584	373259	0.32	Brownfield	10	10	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	10
3103	B&Q Statham Street, Macclesfield	391568	373107	0.92	Brownfield	28	28	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	28
3109	Brook Street / Parker Street / Jodrell Street, Macclesfield	392231	373285	0.56	Brownfield	17	17	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	17
3110	Goodall Street, Macclesfield	392301	373273	0.42	Brownfield	13	13	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	13
3111	Land to rear of EARS Garage, Buxton Road, Macclesfield	392499	373642	0.50	Mixed	20	20	0	Suitable	Available	Achievable	Deliverable	0	20	0	0	0
3112	South Macclesfield Development Area	390565	371800	14.80	Mixed	444	444	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	50	125	269
3113	Black Lane, Macclesfield	391962	374333	3.41	Brownfield	103	103	0	Suitable	Available	Achievable	Deliverable	0	50	53	0	0
3114	Haulage Depot, Gunco Lane, Macclesfield	392237	372606	2.45	Brownfield	124	124	0	Suitable	Available	Achievable	Deliverable	0	50	74	0	0

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3115	BAS House, Gunco Lane / Byrons Lane Employment Area	392163	372679	1.57	Brownfield	48	48	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	48
3116	Slack Street Employment Area, Macclesfield	392106	372468	0.80	Brownfield	24	24	0	Suitable	Not Available - long term prospect	Achievable	Not currently developable	0	0	0	0	24
3119	Sutton Castings, Roe Street, Macclesfield	391544	373375	0.28	Brownfield	12	12	0	Suitable	Available	Achievable	Deliverable	0	12	0	0	0
3120	London & Manchester House, Macclesfield	391821	373179	0.29	Brownfield	12	12	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	12	0	0
3122	Council depot, Commercial Road, Macclesfield	392017	373964	0.46	Brownfield	14	14	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	14
3125	Sainsburys Macclesfield	391275	374038	2.42	Brownfield	73	73	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	73
3131	The Willows, Park Lane, Macclesfield	390738	372678	0.30	Brownfield	12	12	0	Suitable	Available	Achievable	Developable	0	0	12	0	0
3133	Whittakers, Gunco Lane, Macclesfield	392209	372810	0.70	Brownfield	28	28	0	Suitable	Available	Achievable	Deliverable	0	28	0	0	0
3135	Green Street Depot, Macclesfield	392085	373609	0.42	Brownfield	17	17	0	Suitable	Available	Achievable	Deliverable	0	17	0	0	0
3136	Priors Hill Children's Centre, Kennedy Ave, Macclesfield	389712	374451	0.77	Brownfield	31	31	0	Suitable	Available	Achievable	Deliverable	0	31	0	0	0
3139	Cooksons Garage, Waters Green, Macclesfield	391865	373589	0.42	Brownfield	17	17	0	Suitable	Available	Achievable	Deliverable	0	17	0	0	0
3142	Land between Statham Street and Crossall Street, Macclesfield	391505	373210	0.30	Brownfield	12	12	0	Suitable	Available	Achievable	Deliverable	0	12	0	0	0

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3143	CFC House, Withyfold Drive, Macclesfield	392030	374478	0.39	Brownfield	12	12	0	Suitable	Available	Achievable	Deliverable	0	12	0	0	0
3144	Manchester Road, Grason Avenue, Wilmslow	385317	382500	0.50	Brownfield	15	15	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	15
3145	Donkey Lane, Wilmslow	384231	380324	0.35	Brownfield	14	14	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	14
3146	Peacock Farm, Wilmslow Road, Handforth	385608	384311	0.32	Brownfield	24	24	0	Suitable	Available	Achievable	Deliverable	0	24	0	0	0
3148	Oaklands & Dean Row Schools, Tudor Road, Wilmslow (Wilmslow surplus schools)	386429	382120	1.00	Brownfield	40	40	0	Suitable	Available	Achievable	Deliverable	0	40	0	0	0
3149	Handforth Hall, Hall Road, Handforth (White land)	386652	383174	9.35	Greenfield	281	281	0	Suitable	Available	Achievable	Deliverable	0	50	125	106	0
3150	Land to north of Adlington Road, Wilmslow (White land)	386363	381376	13.58	Greenfield	408	408	0	Suitable	Available	Achievable	Deliverable	0	50	125	125	108
3152	Land at Eccleston Way, Handforth	385778	383828	0.24	Brownfield	21	11	(10)	Suitable	Available	Achievable	Deliverable	0	21	0	0	0
3153	197 Wilmslow Road, Handforth	385573	384245	0.33	Mixed	14	14	0	Suitable	Available	Achievable	Developable	0	0	14	0	0
3156	Redesmere Day Centre, Redesmere Road, Handforth	385789	384155	0.70	Mixed	28	28	0	Suitable	Available	Achievable	Developable	0	0	28	0	0
3158	Norkem House, Bexton Lane, Knutsford	375062	377470	0.37	Brownfield	12	12	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	12

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3160	Rest of Cranford Hospital Site, Bexton Road, Knutsford	374857	378401	0.50	Brownfield	20	20	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	20	0	0
3162	Stanley Road Trading Estate, Knutsford	375080	378202	0.57	Brownfield	23	23	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	23	0	0
3163	Larmuth Works, Brook Street, Knutsford	375456	378458	0.31	Brownfield	13	13	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	13	0	0
3166	Ilford, Ilford Way, Mobberley	378089	380232	7.90	Brownfield	237	237	0	Suitable	Available	Achievable	Deliverable	0	50	125	62	0
3170	Vernon Lodge, Poynton	391918	382776	0.37	Brownfield	30	30	0	Suitable	Available	Achievable	Deliverable	0	30	0	0	0
3171	Chelford Farm Supplies, Knutsford Road, Chelford	381151	374932	0.51	Brownfield	21	21	0	Suitable	Not Available - long term prospect	Achievable	Developable	0	0	21	0	0
3172	Irlams, Knutsford Road, Chelford	381276	374813	1.70	Brownfield	51	51	0	Suitable	Available	Achievable	Deliverable	0	50	1	0	0
3175	Chelford Cattle Market & Car Park, Dixon Drive, Chelford	381450	375040	3.70	Brownfield	111	111	0	Suitable	Available	Achievable	Deliverable	0	50	61	0	0
3176	Moortop Garage, Redhouse Lane, Disley	398023	384829	0.25	Brownfield	10	10	0	Suitable	Available	Achievable	Developable	0	0	10	0	0
3183	Ford House, Prestbury	390045	377019	0.28	Brownfield	12	12	0	Suitable	Available	Achievable	Developable	0	0	12	0	0
3194	Glebe Farm 1, land to west of Booth Lane, Middlewich	371270	364211	11.10	Greenfield	333	333	0	Suitable - with policy change	Available - site owned by developer	Achievable	Developable	0	0	50	125	158
3195	Glebe Farm 2, Booth Lane, Middlewich	371538	364244	4.20	Greenfield	126	126	0	Suitable - with policy change	Available - site owned by developer	Achievable	Developable	0	0	50	76	0
3271	Wood Treatment Works, Tunstall Road, Bosley	391365	364750	0.91	Brownfield	28	28	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	28

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3305	Woodheath, Dunnocksfold Road, Alsager	383307	370994	8.57	Greenfield	258	258	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	258
3306	Land adjacent to Old Knutsford Road, Church Lawton	383422	370106	1.39	Greenfield	42	42	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	42
3307	Land to west of Marton Lane, Marton	385112	368778	2.56	Greenfield	77	77	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	77
3330	Land to north of Marton Primary School, School Lane, Marton	385217	368564	2.05	Greenfield	62	62	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	62
3331	Land to south of Oak Lane, Marton	385228	368156	1.49	Greenfield	45	45	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	45
3332	Land to west of School Lane, Marton	384980	368508	5.81	Greenfield	175	175	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	175
3333	Land to east of School Lane, Marton	385068	368332	1.28	Greenfield	39	39	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	39
3334	Land east of Boundary Lane, Siddington Heath	383141	369685	3.05	Greenfield	92	92	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	92
3340	Land to south of Whisterfield Lane, Siddington	383607	371072	2.99	Greenfield	90	90	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	90
3348	Land to north of B5392, Siddington	383865	370857	0.61	Greenfield	19	19	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	19
3349	Land north of B5392, Siddington	383946	370871	0.76	Greenfield	23	23	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	23
3350	Land north of B5392, Siddington	384054	370884	0.43	Greenfield	13	13	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	13

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3351	Land west of Chelford Road, Siddington	384018	370942	0.73	Greenfield	22	22	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	22
3354	Land south of Salters Lane, Siddington	384331	370763	2.87	Greenfield	86	86	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	86
3360	The Royal Oak, 28 Heyes Lane, Alderley Edge	384656	378606	0.50	Mixed	15	15	0	Suitable	Available	Achievable	Deliverable	0	15	0	0	0
3361	Land at Adlington Road, Bollington	393061	377969	0.33	Brownfield	14	14	0	Suitable	Available	Achievable	Deliverable	0	14	0	0	0
3362	Land at Lime Grove, Macclesfield	392439	373692	0.56	Mixed	17	17	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	17	0	0
3368	Land off Warmingham Lane, Middlewich	370782	364305	5.12	Greenfield	154	154	0	Suitable - with policy change	Available - site under option	Achievable	Developable	0	0	50	104	0
3375	Leighton West (north west), Crewe	368291	358303	15.51	Greenfield	300	300	0	Suitable - with policy change	Available - site owned by developer	Achievable	Developable	0	0	50	125	125
3376	Leighton West (south east)m, Crewe	369058	358117	15.90	Greenfield	477	477	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	125	302
3377	Leighton West (south west), Crewe	368452	357640	31.80	Greenfield	650	650	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	125	475
3378	Leighton West (South), Crewe	368629	357253	12.79	Greenfield	384	384	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	125	209
3379	Land off Rope Lane, Shavington	369871	352320	6.92	Greenfield	208	208	0	Suitable - with policy change	Available - site owned by developer	Achievable	Developable	0	0	50	125	33
3380	Land to the west of Crewe Road, Shavington	370138	352570	6.62	Greenfield	199	199	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	125	24
3381	Crewe Road, Shavington.	370575	352684	1.21	Greenfield	37	37	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	37

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3386	Remainder of site of Vernon County Infant School, Bulkeley Road, Poynton	392128	383247	2.17	Mixed	66	66	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0	66
3390	140 Prestbury Road, Macclesfield	390542	374199	0.64	Greenfield	20	20	0	Suitable	Available	Achievable	Deliverable	0	20	0	0	0
3402	Land at Moss Lane, Sandbach	373845	361008	1.20	Brownfield	48	48	0	Suitable	Available	Achievable	Deliverable	0	48	0	0	0
3410	Land at Bombardier Transportation site, Dunwoody Way, Crewe (Part 2)	369450	356033	0.88	Brownfield	27	27	0	Suitable	Available	Achievable	Deliverable	0	27	0	0	0
3412	Land at Yew Tree House, Whitchurch Road, Aston, Nantwich	361408	346805	1.03	Greenfield	31	31	0	Suitable - with policy change	Available	Achievable	Developable	0	0	31	0	0
3413	Land north of MMU Campus, Hassall Road, Alsager	378544	356372	1.33	Greenfield	40	40	0	Suitable - with policy change	Available	Achievable	Developable	0	0	40	0	0
3414	Land off Hassall Road (north of MMU site), Alsager	378553	356457	1.47	Greenfield	45	45	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	45	0	0
3427	Land off Moorfields, Willaston	368511	352724	4.34	Greenfield	131	131	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	81	0
3428	Marsh Lane, Nantwich	364214	351469	9.89	Greenfield	297	297	0	Not Suitable	Available - site owned by developer	Not Achievable	Not currently developable	0	0	0	0	297
3433	Parkgate extension, Knutsford	376560	379852	17.00	Greenfield	510	510	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	50	125	335
3435	Land at North View, Calveley	359006	358943	0.88	Greenfield	27	27	0	Not Suitable	Available	Achievable	Not currently developable	0	0	0	0	27
3447	Grinding Works, Mill Street, Congleton	386439	363598	0.38	Brownfield	12	12	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	12	0	0

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Dwellings to be lost	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15	Outside of Years 1 -15
3448	Land north of Marks and Spencers, Earl Road, Handforth, Wilmslow	386550	384000	5.44	Brownfield	164	164	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	40	100	24
3454	Trinity Court, Riseley Street, Macclesfield	391221	373902	0.36	Brownfield	11	11	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	11	0	0
3464	The Waterhouse Employment Site, Wellington Road, Bollington	392917	377873	4.48	Brownfield	135	135	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	40	95	0
3465	Booseys Garden Centre, Newton Bank, Middlewich	369756	366397	1.07	Brownfield	33	33	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	33	0	0
3478	Welshman's Lane, Nantwich	364291	353451	19.18	Greenfield	576	576	0	Suitable - with policy change	Available - site owned by developer	Achievable	Developable	0	0	50	125	401
3480	Land to the rear of London Road, Nantwich	366764	351262	0.42	Greenfield	13	13	0	Suitable - with policy change	Available	Achievable	Developable	0	0	13	0	0
3481	Land to the east of Wistaston Road, Willaston	368105	352555	0.72	Greenfield	22	22	0	Suitable - with policy change	Available	Achievable	Developable	0	0	22	0	0
3492	Shavington Green Farm, Crewe Road, Shavington	370238	351650	0.71	Greenfield	22	22	0	Suitable - with policy change	Available	Achievable	Developable	0	0	22	0	0
3493	Land off Crewe Road, Shavington	370152	351715	0.32	Greenfield	10	10	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	10	0	0
3516	Land between the Silk Road and Tytherington Lane, Macclesfield	391835	375998	6.53	Greenfield	196	196	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	50	125	21
3535	Santune House, Rope Lane, Shavington	369875	351978	0.34	Brownfield	11	11	0	Suitable	Available	Achievable	Deliverable	0	11	0	0	0
3536	Redsands, Crewe Road, Willaston	367060	352703	2.53	Brownfield	25	25	0	Suitable - with policy change	Available	Achievable	Developable	0	0	25	0	0

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Dwellings to be lost	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15	Outside of Years 1 -15
3554	Congleton High School, Box Lane, Congleton	383502	363358	0.40	Greenfield	12	12	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	12	0	0
						86205	86119	(86)					0	1769	6509	7087	70790

Table 7: Sites in the Green Belt without permission as at 31st March 2010

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Dwellings to be lost	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15	Outside of Years 1 -15
456	Land Off Birtles Road, Macclesfield	389000	374350	0.93	Greenfield	39	39	0	Suitable	Available	Achievable	Deliverable	0	39	0	0	0
2347	Caradon Twyford's Factory, Lawton Road, Alsager	380672	355450	16.00	Brownfield	435	435	0	Suitable	Available - site owned by developer	Achievable	Deliverable	0	75	125	125	110
2367	Land adjacent to Heath House, Chells Hill, Betchton	379607	356893	1.02	Greenfield	12	12	0	Not Suitable	Not Available - long term prospect	Not Achievable	Not currently developable	0	0	0	0	12
2458	Land at Fanny's Croft, Audley Road, Alsager	379880	354978	6.68	Greenfield	201	201	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	125	26
2550	Land south of Buxton Road/Middle Lane, Congleton	387966	363601	13.65	Greenfield	410	410	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	410
2730	Land off Congleton Road South, Scholar Green	382670	354922	3.05	Greenfield	92	92	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	92
2731	Land off Lawton Heath Road, Church Lawton	380681	356492	8.52	Greenfield	256	256	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	256
2808	Land adjoining Audley House, Congleton Road South, Church Lawton	382884	354831	0.51	Greenfield	16	16	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	16

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Dwellings to be lost	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15	Outside of Years 1 - 15
2828	Land at 30 Boundary Lane, Mossley, Congleton	387372	361725	0.37	Mixed	12	12	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	12	0	0
2835	Land at 64 Audley Road, Alsager	380012	354821	0.54	Mixed	17	17	0	Suitable - with policy change	Available/on market	Achievable	Developable	0	0	17	0	0
2836	Greenacres Plant Nursery, Liverpool Road West, Church Lawton	380961	355853	0.53	Mixed	16	16	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	16
2837	Land at Heritage Narrow Boats, Scholar Green	384075	357711	1.11	Brownfield	34	34	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0	34
2855	Odlums Garage, Knutsford Road	380921	325322	1.36	Mixed	41	41	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	41
2863	Woodside Farm, Sandbach Road, Rode Heath	380304	357875	7.50	Greenfield	225	225	0	Not Suitable	Marginal/uncertain	Not Achievable	Not currently developable	0	0	0	0	225
3264	Remainder of Smithy Garage Site, Macclesfield	388852	370509	0.26	Greenfield	11	11	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	11	0	0
3266	Sugar Lane, Adlington	393083	379246	0.31	Greenfield	10	10	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	10
3267	Land North of Alderley Edge and South of Bypass	384856	379282	14.06	Greenfield	14	14	0	Suitable - with policy change	Available - site owned by developer	Achievable	Developable	0	0	14	0	0
3268	Reiter Scraggs part 2 (Langley Works, Langley)	394038	371339	1.52	Brownfield	46	46	0	Suitable - with policy change	Available	Achievable	Developable	0	0	45	1	0
3269	Croft Garage, Newton Hall Lane, Mobberley	380572	380404	1.07	Mixed	33	33	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	33
3270	The Tileries, Station Road, North Rod	390172	367086	0.90	Mixed	27	27	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	27
3272	Chain & Gate Estate, Macclesfield Road, Gawsorth	387346	367275	2.44	Brownfield	74	74	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	74
3274	Land to south east of Pexhill Road, Gawsorth	389013	372999	3.85	Greenfield	116	116	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	66	0

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Dwellings to be lost	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15	Outside of Years 1 -15
	(Gawsworth Estate Plots 1/1 & 1/9 CCC land)																
3275	Land adjoining Lark Hall, Macclesfield	393163	373620	7.89	Greenfield	237	237	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	125	62
3276	Land east of Longridge (Parcel 1), Knutsford	376983	378814	11.00	Greenfield	330	330	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	125	155
3277	Land to the east of Wilmslow (off Dean Row Rd)	386565	381884	15.87	Greenfield	476	476	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	125	301
3278	Land to the east of Wilmslow Rd, Handforth (junction of A555 & B5358)	385573	384558	1.02	Greenfield	31	31	0	Suitable - with policy change	Available	Achievable	Developable	0	0	31	0	0
3280	Gaw End Lane, Macclesfield	391108	370869	1.22	Brownfield	37	37	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	37
3281	Nook View, London Road, Macclesfield	391844	369254	0.32	Mixed	10	10	0	Not Suitable	Available	Achievable	Not currently developable	0	0	0	0	10
3282	Land at Rotherwood Road, Moor Lane, Wilmslow	382708	380302	1.10	Greenfield	30	30	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	30
3283	Land off Chelford Road, Broken Cross, Macclesfield	388870	373639	0.93	Greenfield	28	28	0	Suitable - with policy change	Available	Achievable	Developable	0	0	28	0	0
3284	Land off Glastonbury Drive, Poynton	392109	384222	1.35	Greenfield	30	30	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	30	0	0
3285	Land between Congleton Road and Chelford Road, Macclesfield	389107	372652	115.48	Greenfield	3464	3464	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	50	125	3289
3286	Land at Ferring Lodge, Adlington Road, Wilmslow	386445	381176	0.39	Greenfield	12	12	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0	12
3287	Land off Lymewood Drive, Disley	397044	384814	0.67	Greenfield	21	21	0	Suitable - with policy change	Available	Achievable	Developable	0	0	21	0	0

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Dwellings to be lost	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15	Outside of Years 1 - 15
3288	Land to the rear of Cumber Lane, Wilmslow	382930	379795	2.60	Greenfield	79	79	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	29	0
3289	Land off Upcast Lane, Wilmslow	382839	379699	5.43	Greenfield	163	163	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	113	0
3290	Land off Alderley Road, Wilmslow	384245	380015	3.65	Greenfield	110	110	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	60	0
3291	Land north of Prestbury Road, Macclesfield	390323	374561	0.88	Greenfield	27	27	0	Suitable - with policy change	Available	Achievable	Developable	0	0	27	0	0
3292	Land east of 6 Handforth Road, Wilmslow	386686	382211	1.18	Greenfield	36	36	0	Suitable - with policy change	Available	Achievable	Developable	0	0	36	0	0
3293	Land north east of Toft Road, Knutsford	375777	377254	2.48	Greenfield	75	75	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	25	0
3294	Clough Works, Middlewood Road, Poynton	393346	383504	0.38	Brownfield	12	12	0	Suitable - with policy change	Available	Achievable	Developable	0	0	12	0	0
3295	Garage, Moggie Lane, Adlington	392885	382393	0.47	Brownfield	14	14	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	14
3296	Land at Stanneylands Road, Wilmslow	385042	382851	3.43	Mixed	103	103	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	53	0
3298	Land at Hoo Green, Mere	371750	382875	5.82	Greenfield	175	175	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	175
3299	Land at Towers Farm, Towers Road, Poynton	393136	383768	10.47	Greenfield	315	315	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	315
3300	Nab Works, Long Lane, Pott Shrigley	393780	379367	0.96	Brownfield	29	29	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	29
3303	Land south of Sandle Heath Mill, Bollington Lane, Nether Alderley	382543	375108	1.33	Mixed	40	40	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	40
3304	Bolshaw Farm, Clay Lane, Handforth	385177	384509	19.31	Greenfield	580	580	0	Not Suitable	Available	Achievable	Not currently developable	0	0	0	0	580

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Dwellings to be lost	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15	Outside of Years 1 -15
3308	Land to west of Dalefields, Astle Estate, Chelford Road, Chelford	382048	374481	4.77	Greenfield	144	144	0	Not Suitable	Available	Achievable	Not currently developable	0	0	0	0	144
3310	Land at Legh Road, Disley	396093	384597	0.87	Greenfield	27	27	0	Suitable - with policy change	Available	Achievable	Developable	0	0	27	0	0
3311	Land at former social club, Ancoats Road, Great Warford	380750	377451	0.97	Greenfield	30	30	0	Suitable - with policy change	Available	Achievable	Developable	0	0	30	0	0
3312	Land to west of Roewoods Farm, Birtles Road, Henbury	388564	374400	4.93	Greenfield	148	148	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	148
3314	Land to west of Field Bank Farm, Withinlee Road, Prestbury	388457	376785	1.24	Greenfield	38	38	0	Suitable - with policy change	Available	Achievable	Developable	0	0	38	0	0
3315	Land to east of Field Bank Farm, Withinlee Road, Prestbury	388531	376824	0.32	Greenfield	10	10	0	Suitable - with policy change	Available	Achievable	Developable	0	0	10	0	0
3316	Land at Pigginshaw, Altrincham Road, Wilmslow	383285	381785	0.71	Mixed	22	22	0	Suitable - with policy change	Available	Achievable	Developable	0	0	22	0	0
3318	Land surrounding Belmont Avenue, Henbury	388317	374200	6.72	Greenfield	202	202	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	202
3320	Land to west of West Lane, High Legh	369885	384040	0.59	Greenfield	18	18	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	18
3321	Land to west of Pheasant Walk, High Legh	370504	383880	6.53	Greenfield	196	196	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	196
3323	Land north of Chelford Road, Astle Estate, Chelford	381922	374503	3.24	Greenfield	98	98	0	Not Suitable	Available	Achievable	Not currently developable	0	0	0	0	98

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Dwellings to be lost	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15	Outside of Years 1-15
3324	Land to west of Highfield, Astle Estate, Knutsford Road, Chelford	380924	374919	4.14	Greenfield	125	125	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	75	0
3325	Land south east of Carter Lane, Astle Estate, Chelford	381693	375467	5.56	Greenfield	167	167	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	117	0
3326	Land incorporating Yew Tree Farm, Astle Estate, Alderley Road, Chelford	381730	374621	6.64	Greenfield	200	200	0	Not Suitable	Available	Achievable	Not currently developable	0	0	0	0	200
3327	Land to north of Peover Lane, Astle Estate, Chelford	381585	374418	5.20	Greenfield	156	156	0	Not Suitable	Available	Achievable	Not currently developable	0	0	0	0	156
3328	Land to west of Toll Bar Cottage, Astle Estate, Knutsford Road, Chelford	381350	374642	5.27	Greenfield	159	159	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	109	0
3329	Land to south east of Chelford Railway Station, Astle Estate, Knutsford Road, Chelford	381520	374804	4.68	Greenfield	141	141	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	91	0
3335	Land to east of Sandle Hill Mill, Bollington Lane, Nether Alderley	382795	375329	2.93	Mixed	88	88	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	88
3336	Land to north west of Bollington Lane, Nether Alderley	383091	375444	1.13	Mixed	34	34	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	34
3337	Land to north east of Bollington Lane, Nether Alderley	383320	375423	1.16	Mixed	35	35	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	35
3338	Land to west of Bollington Lane, Nether Alderley	383137	375281	3.30	Mixed	99	99	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	99
3339	Land to north of Bollington Lane, Nether Alderley	383289	375181	0.94	Mixed	29	29	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	29

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Dwellings to be lost	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15	Outside of Years 1 - 15
3341	Land to west of Brookfields Farm, Chelford Road, Siddington	383701	371311	6.56	Greenfield	197	197	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	197
3342	Land to north of Whisterfield Lane, Siddington	383523	371239	1.31	Greenfield	40	40	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	40
3343	Land to north west of Brookfields Farm, Chelford Road, Siddington	383818	371411	1.65	Greenfield	50	50	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	50
3344	Land to east of Longfold Farm, Chelford Road, Siddington	383966	371128	0.38	Greenfield	12	12	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	12
3346	Land to north west of Nursery Lane, Siddington	383899	371188	2.35	Greenfield	71	71	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	71
3347	Land south of Nursery Lane, Siddington	384255	371261	7.04	Greenfield	212	212	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	212
3352	Land to east of Chelford Road, Siddington	384161	370967	0.83	Greenfield	25	25	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	25
3353	Land north of Salters Lane, Siddington	384313	370942	3.57	Greenfield	108	108	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	108
3356	Land north east of Toft Road, Knutsford	375817	377084	1.11	Greenfield	34	34	0	Suitable - with policy change	Available	Achievable	Developable	0	0	34	0	0
3357	Land adjoining Lark Hall, Cottage Lane, Macclesfield	392946	373487	0.71	Greenfield	22	22	0	Suitable - with policy change	Available	Achievable	Developable	0	0	22	0	0
3358	Land to the east of Cross Lane, Wilmslow	386907	381751	3.07	Greenfield	93	93	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	43	0
3359	Land surrounding White Gables Farm, Castle Hill, Prestbury	389539	377547	50.00	Greenfield	1500	1500	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	1500

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Dwellings to be lost	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15	Outside of Years 1 - 15
3367	Land at Little Moss Farm, Priory Close, Congleton	387535	361321	4.34	Greenfield	65	65	0	Not Suitable	Available	Achievable	Not currently developable	0	0	0	0	65
3372	Land to north of Chelford Road, Prestbury	389212	376457	2.82	Greenfield	85	85	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	35	0
3382	Land to north of Little Bailey Riddings Farm, Pennington Lane, Gawsworth	389378	372430	11.42	Greenfield	343	343	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	50	125	168
3383	Land including Tansy Moss Farm, Gawsworth Road, Gawsworth	389123	372207	8.21	Greenfield	247	247	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	50	125	72
3385	Land to east of Heyes Lane, Alderley Edge	385106	379067	0.46	Greenfield	14	14	0	Suitable - with policy change	Available	Achievable	Developable	0	0	14	0	0
3416	Land off Henshall Road, Bollington	393192	377690	2.01	Greenfield	61	61	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0	61
3418	Anson Road, Woodhouse Farm, Poynton	394319	383471	1.45	Greenfield	44	44	0	Suitable - with policy change	Available	Achievable	Developable	0	0	44	0	0
3426	Ned Yates Garden Centre, Moor Lane, Wilmslow	382519	380316	3.33	Mixed	100	100	0	Suitable - with policy change	Available	Achievable	Developable	0	0	0	0	100
3432	Land off Jacksons Edge Road	396961	384835	1.75	Greenfield	54	54	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	50	4	0
3434	Land east of Longridge (Parcel 2), Knutsford	377179	378781	4.06	Greenfield	90	90	0	Not Suitable	Marginal / Uncertain	Achievable	Not currently developable	0	0	0	0	90
3479	Land off Chapel Road, Wilmslow	387039	381659	2.37	Greenfield	72	72	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	22	0
3506	Land adjacent to Old Knutsford Road, Church Lawton	381046	356372	2.67	Mixed	81	81	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	31	0

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Dwellings to be lost	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15	Outside of Years 1 - 15
3508	Land adjacent to Linley Lane, Lawton Gate	380859	355928	0.96	Mixed	29	29	0	Suitable - with policy change	Available	Achievable	Developable	0	0	29	0	0
3513	Land to the east of London Road, Macclesfield	391975	371605	41.18	Greenfield	1236	1236	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	50	125	1061
3515	Land to the rear of Bollinbarn Drive, Macclesfield	390407	374877	11.22	Greenfield	337	337	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	50	125	162
3517	Land between Manchester Road and Tabley Road, Knutsford	374061	379570	19.52	Greenfield	586	586	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	50	125	411
3519	Land to the west of Parkgate Lane, Knutsford	375942	379482	15.97	Greenfield	480	480	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	50	125	305
3522	Land to the south east of Bexton Lane, Knutsford	375098	377039	27.53	Greenfield	826	826	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	50	125	651
3523	Land to the north west of Bexton Lane, Knutsford	374743	377497	15.28	Greenfield	459	459	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	50	125	284
3524	Land at Blackhill Farm, Bexton Road, Knutsford	374396	377912	19.64	Greenfield	590	590	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	50	125	415
3527	Land between Clay Lane and Sagars Road, Handforth	385077	383688	8.29	Greenfield	249	249	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	50	125	74
3529	Land to the rear of Beaufort Chase, Off Handforth Road, Wilmslow	386835	382313	11.56	Greenfield	347	347	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	50	125	172
3530	Land between Dean Row Road and Woodford Road, Wilmslow	387311	381715	8.99	Greenfield	270	270	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	50	125	95
3532	Land to the north of Adlington Road, Wilmslow	386830	381580	6.47	Greenfield	195	195	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	50	125	20

Ref	Site Address	Easting	Northing	Site Size Net (Ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Dwellings to be lost	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15	Outside of Years 1-15
3533	Land off Dean Row Road, Wilmslow	387016	381812	0.91	Greenfield	28	28	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	28	0	0
3538	Church Lawton Primary School, Cherry Tree Avenue, Church Lawton	381445	356204	1.28	Mixed	12	12	0	Suitable - with policy change	Available	Achievable	Developable	0	0	12	0	0
						20097	20097	0					0	180	2369	3249	14299

Sites with a Capacity of less than 10 dwellings

3.6 Details of the sites with a capacity of less than 10 dwellings can be found in Appendix C.

Table 8: Review of the Assessment					
		Current Year	Years 1-5	Years 6-10	Years 11-15
Allocations		0	125	265	265
Sites Under Construction	Gross Dwellings	389	562	50	3
	Losses	10	0	0	2
Sites with Full Planning Permission	Gross Dwellings	0	639	0	0
	Losses	0	42	0	0
Sites with Outline Planning Permission	Gross Dwellings	0	545	451	40
	Losses	0	1	0	0
Sites Awaiting S106	Gross Dwellings	0	601	451	110
	Losses	0	35	0	0
Sites without Planning Permission	Gross Dwellings	0	1769	6509	6962
	Losses	0	21	65	0
Sites without Planning Permission and in the Green Belt	Gross Dwellings	0	180	2369	3249
	Losses	0	0	0	0
Small Sites	Gross Dwellings	452	1030	758	9
	Losses	30	205	18	0
Totals	Gross Dwellings	841	5451	10853	10638
	Losses	40	304	83	2
Net Total		801	5147	10770	10636

3.7 A housing requirement of 1,150 dwellings per annum has been agreed by the Council. This equates to a 5-year supply figure of 5,750 and 17,250 for the 15 year period through to 31st March 2026.

- 3.8 There are 801 dwellings on sites under construction which are expected to be completed in the current year, with a further 5,147 dwellings in the next 5 years. This is slightly below the 5 year supply requirement. With 5,147 dwellings equating to approximately 4.48 years supply for the years April 2011 to March 2016.
- 3.9 As is highlighted within the Strategic Housing Land Availability Assessment Guidance if there are still insufficient sites, then it will be necessary to investigate how this shortfall should best be planned for. The two options are:
- The identification of broad locations for future housing growth, within and outside settlements; and/or
 - The use of a windfall allowance.
- 3.10 As has been highlighted above Table 8 shows that there are currently insufficient 'deliverable' sites to meet the five year supply requirement, therefore the Council intend to identify broad locations for future housing growth. The broad locations to be identified within the Strategic Housing Land Availability Assessment are considered further in the next section.

Broad Locations

3.11 The Council has agreed to introduce interim guidance in relation to the release of housing land. Currently, this guidance, which is subject to consultation, is looking at two broad locations within the Borough:

1. Broad locations adjacent to the settlement of Crewe, providing that the location is:
 - Well related to the built framework of the settlement;
 - Not within the Green Gap;
 - Not within an allocated employment area; and
 - Is capable of being fully developed within 5 years of the granting of outline permission.
2. As part of mixed developments in town centres and regeneration areas to support the provision of employment, town centre and community uses.

3.12 It may be that some of the sites that contribute to the development of these 'broad locations' have already been considered as part of the Strategic Housing Land Availability Assessment and therefore the calculation to provide a figure for the development of the 'broad locations' also looks to discount a number of sites to avoid double counting.

3.13 Broad locations adjacent to Crewe could potentially provide in excess of 5000 dwellings. Currently, several sites that could be considered to be included within this broad location have been considered within the individual site assessment part of the Strategic Housing Land Availability Assessment. The majority of these sites do not have planning permission, however, some have been identified as developable and have therefore been included within the supply for years 6-15.

3.14 It is not considered that all 5,000 dwellings that could potentially be accommodated should be included within the housing supply over the next 15 years. However, it is expected that a number of significant sites could be started within the next 5 years and could therefore contribute to the housing supply for the period 1-5 years.

3.15 It is estimated that mixed town centre developments across the Borough could provide about 1,500 dwellings. However, as with the previous broad locations a number of sites within the town centres and regeneration areas have been considered as part of the individual site assessments. Therefore an element of discounting will need to take place to ensure that dwellings are not double counted. 400 dwellings from the 1-5 years supply have been discounted to avoid double counting of these sites.

3.16 It is not considered that all 1,500 dwellings that could potentially be accommodated as part of mixed developments in town centres and

regeneration areas will come forward immediately, however, it is expected that a proportion of these development could occur within years 1-5.

- 3.17 Table 9 below, provides further consideration of the housing supply within Cheshire East, taking into account both the individual site assessments and the potential housing supply from the proposed broad locations.

Table 9: Broad Locations			
		Current Year	Years 1-5
Totals	Gross Dwellings	841	5451
	Losses	40	304
Net Total		801	5147
Sites removed to avoid double counting	Crewe Gross Dwellings	0	0
	Town Centres / Regeneration Areas Gross Dwellings	0	400
		801	4747
Broad Locations	Crewe Gross Dwellings	0	600
	Town Centres / Regeneration Areas Gross Dwellings	0	750
TOTAL		801	6,097

4 Conclusion

A housing requirement of 1,150 dwellings per annum has been agreed by the Council. This equates to a 5 year supply figure of 5,750.

- 4.1 Just under 1,800 sites were considered as part of the Strategic Housing Land Availability Assessment, of these approximately 1,250 sites are considered suitable for housing during the next 15 years.
- 4.2 As can be seen above these sites are expected to provide a total of 27,354 dwellings over the next 15 years. It also identified 5,147 deliverable dwellings that were expected to come forward within the 1-5 year period. This equates to 4.48 years supply.
- 4.3 It is possible that higher levels of development may occur than is currently predicted due to increased densities of development or due to the improvement of the current housing market. However, it has been necessary to also consider the use of broad locations to ensure that sufficient deliverable housing sites are available.
- 4.4 These broad locations have added a further 1,350 dwellings to the 5 year supply and have brought the 5 year supply total to 6,097. This equates to 5.3 years supply.

5 Monitoring

- 5.1 The Assessment is not a one-off study, and updating it should be an integral part of the annual monitoring process. A comprehensive first assessment will generally be required, thereafter, it should only be necessary to carry out a full re-survey when plans have to be reviewed and rolled forward to a longer time horizon

6 Timetable

- 6.1 The table below indicates the stages involved in the production of the Strategic Housing Land Availability Assessment.

Ongoing	Collation of background information
28 th May 2010	Production of Strategic Housing Land Availability Assessment Scoping Report
28 th May 2010	Housing Partnership Meeting
17 th August 2010	Production of Draft Strategic Housing Land Availability Assessment
17 th August 2010	Meeting of Cheshire East Housing Market Partnership Strategic Housing Land Availability Assessment Task Group
October / November 2010	Production of Cheshire East Strategic Housing Land Availability Assessment
Post 31 st March	Annual Review of Cheshire East Strategic Housing Land Availability Assessment

Glossary

Accessibility	The ability of people to move around an area and reach places and facilities, including elderly and disabled people, those with young children and those encumbered with luggage or shopping.
Achievability	A site is considered achievable for development where there is a reasonable prospect that housing will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and sell the housing over a certain period.
Allocation	An area of land identified in a development plan. The allocation will indicate the Council's preferred use for the land.
Amenity	A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquillity.
Annual Monitoring Report (AMR)	A report prepared by Local Planning Authorities assessing progress with and the effectiveness of a Local Development Framework.
Availability	A site is considered available for development, when, on the best information available, there is confidence that there are no legal or ownership problems such as multiple ownership, or operational requirements of landowners. This means that it is controlled by a housing developer who has expressed an intention to develop, or the land owner has expressed an intention to sell.
Brownfield	Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.
Core Strategy	A Development Plan Document setting out the spatial vision and strategic objectives of the planning framework for an area, having regard to the Community Strategy.
Deliverability	A deliverable site is available now, offers a suitable location for housing development now and there is a reasonable prospect that housing will be delivered on the site within five years from the date of adoption of the plan.

Density	A measure of the number of dwellings which can be accommodated on a site or in an area, normally measured as dwellings per hectare.
Developable	A developable site is in a suitable location for housing and there is a reasonable prospect that the site is available for, and could be developed at the point envisaged.
Development Plan Document (DPD)	Development Plan Documents are prepared by Local Planning Authorities and outline the key development goals of the Local Development Framework.
Green Belt	<p>A designation for land around certain cities and large built-up areas, which aims to keep this land permanently open or largely undeveloped. The purposes of the Green Belt is to:</p> <ul style="list-style-type: none"> • check the unrestricted sprawl of large built up areas; • prevent neighbouring towns from merging; • safeguard the countryside from encroachment; • preserve the setting and special character of historic towns; and • assist urban regeneration by encouraging the recycling of derelict and other urban land. <p>Green Belts are defined in a Local Planning Authority's Development Plan.</p>
Greenfield	Land that has not previously been developed or where the remains of any buildings, roads, uses etc. have blended into the landscape over time.
Local Development Framework	<p>The Local Development Framework is a non-statutory term used to describe a folder of documents, which includes all the Local Planning Authority's Local Development Documents. An Local Development Framework is comprised of</p> <ul style="list-style-type: none"> • Development Plan Documents (which form part of the statutory development plan); and • Supplementary Planning Documents. <p>The Local Development Framework will also comprise of:</p> <ul style="list-style-type: none"> • the Statement of Community Involvement; • the Local Development Scheme; • the Annual Monitoring Report; and • any Local Development Orders or Simplified Planning Zones that may have been added.

Planning Policy Statements (PPS's)	Issued by central government to replace the existing Planning Policy Guidance notes in order to provide greater clarity and to remove from national policy advice on practical implementation, which is better expressed as guidance rather than policy.
Suitability	A site is considered suitable if it offers a suitable location for development now and would contribute to the creation of sustainable, mixed communities. Sites allocated in existing plans for housing or with planning permission for housing will generally be suitable. For other sites, policy restrictions, physical problems or limitations, potential impacts and environmental considerations should be considered.
Sustainable Communities	Sustainable Communities are places where people want to live and work, now and in the future. Creating communities that are more sustainable will generally mean seeking to provide a range of homes, jobs and facilities that enables people to meet more of their needs locally without the need to make long journeys by private transport.
Sustainable Development	<p>A widely used definition drawn up by the World Commission on Environment and Development in 1987: "Development that meets the needs of the present without compromising the ability of future generations to meet their own needs."</p> <p>The Government has set out four aims for sustainable development in its strategy 'A Better Quality of Life, a Strategy for Sustainable Development in the UK'.</p> <p>The four aims, to be achieved simultaneously, are:</p> <ul style="list-style-type: none"> • social progress which recognises the needs of everyone; • effective protection of the environment; • prudent use of natural resources; and • maintenance of high and stable levels of economic growth and employment.
Urban Potential Study	A comprehensive report which estimates how many dwellings could realistically be accommodated on identified vacant and underused land and buildings in the area.
Windfall sites	A site not specifically allocated for development in a development plan, but which unexpectedly becomes available for development during the lifetime of a plan. Most "windfalls" are referred to in a housing context. They tend to be very small sites for one or a small number of homes.

Appendix A: Cheshire East Housing Market Partnership

Russell	Adams	NJL
Anthony	Aitken	Colliers CRE
Paul	Andrew	Muir
Leon	Armstrong	Mosiac Planning
Simon	Artiss	Bellway
Jay	Ashall	Jay Ashall Associates
Jane	Aspinall	Countryside Properties Ltd
Edward	Barrett	DTZ
Richard	Barton	HOW Planning
Sharlene	Battle	Origin 3
Nigel	Bennett	Cheshire Peaks & Plains Housing Trust
Philip N	Bentley	VWB Architects
Suki	Bird	Harris Lamb
Kevin	Blincow	Bombardier
Amanda	Boffey	Cheshire East Strategic Housing
Amy	Bridge	Taylor Young
James	Bromfield	Johnnie Johnson Housing Trust
Cllr David	Brown	Cheshire East Member
Robin	Buckley	Redrow Homes
Chris	Butt	The Planning Bureau
Shaun	Cafferty	Martin and Co
Paul	Campbell	Richborough Estates
Karen	Carsberg	Cheshire East Housing
Mark	Cawood	Taylor Young
Richard	Chamberlain	Wain Homes
Gillian	Chilton	Indigo Planning Limited
Carol	Clarke	Homes and Communities Agency
Matt	Claxton	Knight Frank
Carl	Davey	The Muller Property Group
Nick	Dart	Duchy of Lancaster
Jane	Dickman	Dickman Associates Ltd
Deborah	Earls	Halcrow

Guy D.	Evans	CA Planning
T D	Evans	Dixon Webb
David	Forshaw	Northern Trust
Michael	Gilbert	Roger Tyms
Loveday	Gimson	Cheshire Peaks & Plains Housing Trust
Steve	Goodwin	Goodwin Planning Services
Duncan	Gregory	Gladman
Jennifer	Hadland	Smithsgore
Angela	Hardman	Wulvern Housing
Stephen	Harris	Emery Planning Partnership
Simon	Hawley	Harris Lamb
Lyndi	Hayton	Martin and Co
Julie	Hayward	Martin and Co
Barry	Herrod	Bovis Homes Limited
Paul	Hill	RPS Planning
Geraint	Hughes	GVA Grimley
Katherine	Hume	WYG
Catherine	Hunt	Environment Agency
Daniel	Jackson	Indigo Planning
Adam	Jacques	Muller Property Group
Aneesha	Jain	Turley Associates
Vikki	Jeffrey	Cheshire East Strategic Housing
Matthew	Kendrick	Barton Willmore
Paul	Kitchingman	David Wilson Homes
Steve	Knowles	Cheshire East Strategic Housing
Graham	Lamb	GL Hearn
Edward	Landor	Edmund Kirby
Nick	Lee	NJL Consulting
Richard	Lee	Richard Lee Ltd
Frazer	Lloyd-Jones	Thomas Jones and Sons
James	Lockwood	DTZ
Steven	Louth	BNP Paribas Real Estate
Kath	Ludlam	Ludlam Associates
Louise	Marsden	Contour Housing Group

Cllr Jamie	Macrae	Cheshire East Member
Adam	McDyre	McDyre and Co
Ben	McDyre	McDyre & Co
A	McMullan	Gerald Eve
Alan	Miller	Plus Dane
Colin	Muller	Muller Property Group
Will	Mulvany	Sanderson Weatherall LLP
Derek	Nesbitt	DTZ
Glyn	Newton	GONW
Claire	Norris	Lambert Smith Hampton
Amanda	Olley	Caulmert
Philip	Palmer	Countryside Properties
Justin	Paul	J10 Planning Ltd
Jennifer	Peacock	Spawforths
Simon	Pemberton	JASP Planning Consultancy Ltd
Mike	Pender	Anwyl Construction Co Ltd
Mike	Pennock	Savills
Tim	Pinder	Cheshire Peaks & Plains Housing Trust
Chris	Prime	Moorlands Housing
Vicki	Richardson	Walton and Co
T R	Rickard	Frank Marshall and Co
David	Robinson	Muir Group Housing Association
Steve	Robinson	Wainhomes
Laura	Ross	Stewart Ross Associates
James	Rounce	Cheshire East R+I
Mark	Sackett	RPS Group
Ekaterina	Samokohvalova	NJL
Joe	Savage	Jones Homes
David	Short	Jones Homes
Nikki	Sills	Matthews & Goodman LLP
Ian	Smith	Smithsgore
Stephen	Spencer	Smiths Gore
Nick	Steed	Local Land Owner

Andrea	Swanwick	Contour Housing
Andrew	Thompson	Morris Homes
Cllr Diana	Thompson	Cheshire East Member
Andrew	Thorley	Taylor Wimpey
Cllr David	Topping	Cheshire East Member
Ben	Townsend	Great Places Housing Group
Conor	Vallelly	HOW Planning
Bob	Vass	Cheshire East Rural Enabler
Stuart	Vendy	Gerald Eve LLP
Heather	Vickers	Rapleys LLP
Richard	Walters	Knight Frank
Cllr George	Walton	Cheshire East Member
Matthew	Walton	BNP Paribas Real Estate
Diane	Wheatley	GONW
Carolyn	Williams	Urban Vision
Dave	Williams	Sanctuary Housing Association
Wendy	Williams	Rapleys LLP
Vicky	Wollett	Drivers Jonas Deloitte
Brian	Wood	Dobson Chapman Architects

