

Cabinet Member for Housing, Planning Economic Development and Regeneration, with the Cabinet Member for Strategic Communities

Agenda

Date: Monday, 10th February, 2014
Time: 12.30 pm
Venue: Committee Suite 1 & 2, Westfields, Middlewich Road,
Sandbach CW11 1HZ

The agenda is divided into 2 parts. Part 1 is taken in the presence of the public and press. Part 2 items will be considered in the absence of the public and press for the reasons indicated on the agenda and at the foot of each report.

PART 1 – MATTERS TO BE CONSIDERED WITH THE PUBLIC AND PRESS PRESENT

1. **Apologies for Absence**
2. **Declarations of Interest**

To provide an opportunity for Members and Officers to declare any disclosable pecuniary and non-pecuniary interests in any item on the agenda.

3. **Public Speaking Time/Open Session**

In accordance with Procedure Rules Nos.11 and 35 a period of 10 minutes is allocated for members of the public to address the meeting on any matter relating to the work of the body in question. Individual members of the public may speak for up to 5 minutes but the Chairman or person presiding will decide how the period of time allocated for public speaking will be apportioned where there are a number of speakers. Members of the public are not required to give notice to use this facility. However, as a matter of courtesy, a period of 24 hours' notice is encouraged.

Members of the public wishing to ask a question at the meeting should provide at least three clear working days' notice in writing and should include the question with that notice. This will enable an informed answer to be given.

For requests for further information

Contact: Cherry Foreman

Tel: 01270 686463

E-Mail Cherry.foreman@cheshireeast.gov.uk with any apologies

4. **Cheshire East Housing Land Supply Position Statement 31 December 2013**
(Pages 1 - 80)

To approve and endorse the position statement and that it be given due weight in the determination of planning applications.

CHESHIRE EAST COUNCIL

REPORT TO: Portfolio Holders

Date of Meeting: 10th February, 2014
Report of: Head of Strategic and Economic Planning
Subject/Title: Cheshire East Housing Land Supply- Position Statement (31st December, 2013)
Portfolio Holders: Councillors David Brown and Don Stockton

1.0 Report Summary

- 1.1 Several recent planning appeal decisions have questioned the Council's lack of a demonstrable five year supply of housing land in accordance with the requirements of the *National Planning Policy Framework (NPPF)*.
- 1.2 In order to meet the requirement in national planning guidance, a *Housing Land Supply - Position Statement* has been prepared for Cheshire East with a base date of the 31st December, 2013.
- 1.3 The *Position Statement* (attached to this report at Appendix 1) illustrates that, as of the 31st December, 2013, Cheshire East was able to demonstrate the availability of a 5.87 years supply of housing land using the 'Sedgefield' methodology with a 5% 'buffer' and 5.14 years supply with a 20% 'buffer'.
- 1.4 This report is due to be considered by the Strategic Planning Board on the 5th February, 2014 and the outcome of that meeting will be reported orally to this meeting of the Portfolio Holders on the 10th February, 2014.

2.0 Decision Requested

- To approve and endorse the *Cheshire East Housing Land Supply- Position Statement (31st December, 2013)* attached at Appendix 1;
- To resolve that the *Housing Land Supply - Position Statement* be given due weight in the determination of planning applications; and
- To resolve that the *Housing Land Supply - Position Statement* provides a basis for the emerging *Cheshire East Local Plan Strategy* and the updated *Strategic Housing Land Availability Statement (SHLAA) - 2014*.

3.0 Reasons for Recommendation

- 3.1 In order to meet the requirements in national planning guidance, it is important that the Council maintains an up-to-date position on its 5-year housing land supply.
- 3.2 The ongoing monitoring of housing land supply should also inform the emerging *Local Plan Strategy-Submission Version*, which is due to be

presented to a meeting of the Strategic Planning Board on the 26th February, 2014 prior to being considered by Full Council on the 27th February, 2014.

4.0 Wards Affected

4.1 All Wards

5.0 Local Ward Members

5.1 All Ward Members

6.0 Policy Implications

- 6.1 Determining Planning applications:** Paragraph 47 of the NPPF requires that as part of the objective of boosting significantly the supply of housing, Council's should undertake regular assessments of housing land. These should seek to identify five years supply of deliverable housing sites. Paragraph 49 of the *NPPF* further advises that housing applications should be considered in the context of the presumption in favour of sustainable development. It goes on to advise that relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites. Paragraph 14 of the *NPPF* outlines the presumption in favour of sustainable development where such requirements cannot be demonstrated.
- 6.2** The availability of a demonstrable 5-year supply of housing land is therefore fundamental in the determination of planning applications on sites not included in current and emerging local plans or which are contrary to the Council's adopted planning policy framework.
- 6.3** For the purposes of Development Management, appeals continue to be defended where appropriate, guided by the saved policies of the Local Plans for Congleton, Macclesfield and Crewe & Nantwich. They have influenced decisions on matters including settlement zone lines and countryside character.
- 6.4** The availability of robust evidence, which is both contemporary and well researched, should also assist both the Council and local communities in refusing housing proposals which fall outside of the plan-led approach.
- 6.5 The Development Plan:** The provision of sufficient housing land to meet objectively assessed needs is a key requirement of Paragraph 47 of the *National Planning Policy Framework (NPPF)* and one which must also be addressed in the preparation of the Council's emerging Local Plan Strategy.
- 6.6** For the purposes of the emerging Local Plan, the Council will need to prepare a housing trajectory which demonstrates how the overall housing need is to be accommodated over the whole of the plan period up to 2030. This assessment will draw upon evidence gathered in a 2014 update of the *Strategic Housing Land Availability Assessment (SHLAA)* which was originally considered and approved by the Strategic Planning Board in February, 2013.

- 6.7 Providing sufficient housing is important in not only replenishing the housing stock and providing a roof over people's heads, but also in assisting economic growth and meeting Council's health, caring and educational objectives.

7.0 Financial Implications

- 7.1 There are no direct financial implications arising from this report, but indirectly, it is forecast that less resources should be expended in defending planning applications at appeal, together with any potential cost claims against the Council from successful appellants.

8.0 Legal Implications

- 8.1 Paragraph 47 of the *NPPF* requires all local planning authorities to demonstrate the availability of a minimum five years supply of housing land. This must be predicated on sites that are both developable and deliverable. An additional 'buffer' of 5% must be provided, but where there is a history of persistent under provision that 'buffer' must be increased to 20% to provide a realistic prospect of achieving the planned supply. Added to these requirements is a need to provide flexibility to account for choice and competition in the housing market as well as addressing any undersupply from previous annualised targets.
- 8.2 Where local planning authorities have failed to demonstrate a 5 year housing land supply, they have been vulnerable to speculative planning proposals for housing on land that is not identified in up-to-date development plans for the reasons set out above. This is a situation that has prevailed in Cheshire East, where previous assessments have shown a considerable shortfall in supply. It is therefore important, in the absence of an adopted local plan, to ensure that sufficient housing land is either under construction, is being planned for or is readily available for development.

9.0 Risk Management

- 9.1 It must be acknowledged that there are risks associated with preparing housing land supply statements, as they are always subject to challenge by those seeking planning consent for residential proposals. However, it is considered that the *Housing Position Statement* provides a robust assessment based upon a rigorous analysis of the situation prevailing in Cheshire East as of the 31st December, 2013.
- 9.2 The results of the assessment clearly demonstrate that the authority has a 5-year supply of housing land using both a 5% and 20% 'buffer', though it is the Council's position that the application of a 5% 'buffer' is the appropriate methodology in the circumstances prevailing in Cheshire East.
- 9.3 Clearly, the Council needs to adopt a monitoring regime that allows for the analysis to be updated periodically, reflecting current circumstances. This should provide the basis for informed decision-making on individual planning applications that are deemed to be contrary to the Council's adopted planning policy framework.

10.0 Background and Context

- 10.1 A number of recent appeal decisions have concluded that the Council has not conclusively demonstrated a five year supply of deliverable housing land. The *Position Statement* seeks to remedy this, by evidencing a five year supply of housing land in the Borough. The approach taken to the Statement has been informed by policy requirements and by consultation with the Housing Market Partnership.
- 10.2 The Borough's five year housing land requirement is 8,311. This is calculated using the 'Sedgefield' method of apportioning the past shortfall in housing supply across the first five years. It includes a 5% buffer, which is considered appropriate in light of the Borough's past housing delivery performance and the historic imposition of a moratorium.
- 10.3 A standard formula of build rates and lead-in times has been applied to all housing sites of which the Council is aware. Those considered deliverable within the five year supply have been 'sense-checked' and assumptions altered to reflect the circumstances of the particular site.
- 10.4 Sources of supply include sites under construction; sites with full and outline planning permission; sites awaiting Section 106 Agreements; selected Strategic Sites which are included in the emerging Local Plan; sites in adopted Local Plans; and small sites. This approach accords with the *National Planning Policy Framework*, existing guidance and the emerging *National Planning Policy Guidance*.
- 10.5 A discount has been applied to small sites, and a windfall allowance included reflecting the applications which will come forward for delivery of small sites in years four and five.
- 10.6 A number of sites without planning permission have been identified and could contribute to the supply if required. However, these sites are not relied upon for the five year supply at present.
- 10.7 With a total annual requirement of 1,662 based on the 'Sedgefield' methodology and a 5% 'buffer', the *Five Year Housing Land Supply Position Statement* demonstrates that the Council has a 5.87 year housing land supply which could accommodate in the region of 9,757 residential units. If a 20% 'buffer' is applied, this reduces to 5.14 years supply.

11.0 Next Steps

- 11.1 It should be stressed that a *Position Statement* is only a snapshot in time and will therefore require periodic updating if it is to provide a robust defence against planning refusals, regardless of whether such decisions are appealed against by prospective developers.
- 11.2 Whilst there is a clear need to update the *SHLAA* with a base date of 31st March, 2014 to inform the emerging Local Plan Strategy and to prepare an

Annual Monitoring Report for 2014, the *Position Statement* should be subject to periodic review. This should ensure that the current housing land supply position is both monitored and evidenced in the Council's decision-making processes.

12.0 Access to Information

12.1 The background papers relating to this report can be inspected by contacting the report writer:

*Adrian Fisher, Head of Strategic and Economic Planning,
Cheshire East Council, Westfields, Sandbach, Cheshire*

localplan@cheshireeast.gov.uk 01270 685893

Appendix

Appendix 1 Cheshire East Council – Five Year Supply Position Statement (31st December, 2013)

This page is intentionally left blank



Cheshire East Council
Five Year Housing Land Supply
Position Statement

Base Date 31st December 2013

Contents

1. Introduction
2. Planning Policy Framework
3. Housing Land Requirements
4. Methodology
5. Sources of Supply
6. Housing Land Supply for Cheshire East
7. Conclusion

Appendices

1. Standard build rates and lead-in times
2. Schedule of Sites Under Construction
3. Schedule of Sites with Full Permission
4. Schedule of Sites with Outline Planning Permission
5. Schedule of Sites awaiting Section 106 Agreement
6. Strategic Sites
7. Sites in Adopted Local Plans
8. Potential additional sites

1. Introduction

- 1.1 The NPPF requires local planning authorities to set out a five year supply of specific deliverable sites for housing, including an appropriate buffer. This update assessment has been produced as a snapshot to identify the housing land supply situation within the Borough on the base date of 31 December 2013.
- 1.2 A number of appeal decisions have been issued relating to large-scale, greenfield residential proposals which are not in line with the Borough's Development Plan. These decisions consider the Borough's housing land supply. They reach the same overall conclusion, that the evidence for a five year supply was deficient and inconclusive. Accordingly, unless or until these decisions are quashed or a new Strategic Housing Land Availability Assessment (SHLAA) prepared, the Council is unable to conclusively demonstrate a five year supply of deliverable housing land.
- 1.3 Appeals continue to be defended where appropriate, guided by the saved policies of the Local Plans for Congleton, Macclesfield and Crewe & Nantwich. They have influenced decisions on matters including settlement zone lines and countryside character.

Local Appeal Decisions

- 1.4 The relevant appeal decisions relating to Cheshire East are as follows.
- 1.5 **Land off Abbey Road and Middlewich Road, Sandbach (Ref 2141564)** - The Secretary of State and the Inspector both found that the Council could not demonstrate a five year supply of deliverable housing land. The Secretary of State's letter, dated 17 October 2013, addresses broad principles rather than detailed figures. The Secretary of State concluded that the five year housing requirement was 'between 7,366 to 9,070 dwellings'. He considered that there was 'justifiable doubt' about the assumed build rates on sites; highlighted the high proportion of supply that related to strategic sites in the emerging plan; and was concerned over the level of involvement of the Housing Market Partnership (HMP).

- 1.6 **Land north of Congleton Road, Sandbach (Ref 2189733) and Land off Sandbach Road North, Alsager (Ref 2195201)** - On 18 October 2013, the two appeal decisions were issued by the same Inspector. He found that the Council could not demonstrate a five year supply of deliverable housing land. The Sandbach appeal was allowed, but the Alsager appeal was dismissed on grounds of impact on the countryside.
- 1.7 There are two approaches to apportioning the shortfall in housing land supply. The Sedgfield approach involves meeting the shortfall in the next five years, whereas the Liverpool method spreads the shortfall over the remainder of the plan period. The Inspector here preferred the Sedgfield methodology; and considered that failure to meet annual average figures over the preceding five years (2008-2013) constituted persistent underdelivery, notwithstanding oversupply in earlier years. He therefore required the application of a 20% buffer, raising the housing requirement by well over 2,000 units to around 9,000 homes.
- 1.8 The Inspector found the delivery and yield predicted from certain sites, particularly those in the Development Strategy, was too optimistic, and should be reduced by around 1,500 – 2,000 units, to around 7,000 to 7,500 homes. He concluded that the Council could not deliver a five year supply of deliverable homes against a requirement of some 9,000 units. This target diverges from the Secretary of State's range, apparently on the basis that the Secretary of State appears to countenance the possibility of a 5% buffer being applied.
- 1.9 **Hassall Road, Alsager (Ref 2188001)** - The Inspector was not convinced that the Council could demonstrate a reliable five year housing land supply. He did not require sites without planning permission to be deleted from the five year supply, but recommended an exercise of judgement to establish the realistic prospect of delivery. With regard to the SHLAA methodology and involvement of the HMP, he cited the appellant's witness' acceptance of the build-out rates in the SHLAA 2013, and found that other evidence generally confirms that the Council has used accepted or justifiable norms in making estimates.

- 1.10 The Inspector identified the housing requirement as falling between 6,776 (based on RS figures and the Liverpool method) and 8,415 (based on the Council's emerging Development Strategy and the Sedgefield method). Including the 20-40% contingency recommended by the Planning Advisory Service (PAS), this gives rise to a range between 8,800 and 10,900 homes.
- 1.11 He was not convinced that the Liverpool method is the right approach to dealing with the shortfall, and found that a 5% buffer was appropriate, as deficiencies in the supply of housing in the Borough are due to the national economic downturn, and not by any unwillingness on the Council's part to grant permissions.

National Appeal Decisions

- 1.12 **Highfield Farm and Berrells Road, Tetbury, Gloucestershire** - Both cases concerned residential proposals in an Area of Outstanding Natural Beauty, and provide key judgements regarding assessment of persistent underdelivery: performance should be measured against genuine housing need, rather than inaccurate targets; and it is reasonable to look back five years to assess persistent underdelivery. However, it is relevant to note that the Inspector also reviewed the position at 10 and 20 year intervals. The decisions were subsequently upheld by the High Court (Refs: CO/3629/2013, CO/3626/2013, CO/7880/2013).
- 1.13 **Various sites, Cherwell** - Appeals were upheld and planning permission granted on the outskirts of several settlements, for a total of 375 homes. The Inspectors all concluded that the Council could not conclusively demonstrate a five year supply of specific, deliverable sites to meet housing requirements. Prematurity, and emerging neighbourhood plans, were given limited weight. The emerging Local Plan was deemed to be at a very early stage, and the SHLAA had not been examined independently.
- 1.14 The Council considers that in terms of the Development Plan, use of the Liverpool method is appropriate, as it relates to the provision of housing over a long period of time. As recent appeals take on board the Sedgefield method, it has been employed

in this assessment for the purposes of calculating the five year supply of housing land.

Historic Performance with regard to Housing Land Supply

- 1.15 Despite the revocation of the North West Regional Strategy NWRS, 2008) in May 2013, it has been established in the recent appeals (outlined above) that the use of the NWRS housing figures is appropriate for the purpose of calculating the five year requirement at this time. This is on the basis that it has been objectively assessed and tested at examination. This approach is also in line with the resolved position of the Council which is to continue to use RS figures of 1,150 homes per annum until the new Cheshire East Local Plan Strategy (formerly known as the Core Strategy) is adopted. The Council is nevertheless aware of the need to identify sufficient land in the housing supply pipeline to meet the increased requirement which is likely to result from the adoption of the emerging Cheshire East Local Plan. This is reflected in our housing land supply.
- 1.16 The Regional Strategy (RS) housing requirement for the three Boroughs (Congleton Borough, Crewe and Nantwich Borough and Macclesfield Borough) which now comprise the Borough of Cheshire East, totalled 20,700 for the RS plan period of 2003-2021. The requirement was to achieve that figure by 2021. The annualised average figure of 1,150 pa was not a requirement. The figure of 1,150 did not have to be met in each or any given year, nor was there a requirement to exceed the figure of 20,700. Rather, the figures “may be exceeded where justified by evidence of need, demand, affordability and sustainability issues and fit with relevant local and sub-regional strategies.”
- 1.17 The record of completions in the former Boroughs, and subsequently in Cheshire East, comfortably exceeded cumulative RS targets each year until 2010/11. This is demonstrated by Table 1, below.
- 1.18 Taking into account the Borough’s performance over the longer term, Cheshire East has met the relevant targets each year from 1996 to 2008/9. The only exception is 2000/1, the year in which completions data was skewed by the demolition of the

Victoria Park flats in Macclesfield. This record is illustrated in Figure 1 and Table 2 below.

- 1.19 Cumulatively, measuring performance against the targets which were in force between 1996 and 2012/13, Cheshire East has an overprovision of housing land, constituting an oversupply of 1,355 units (Table 2). The relevant targets were the 1996 Cheshire Structure Plan (in force 1996/7-2005/6); followed by the 2006 Cheshire Structure Plan (in force 2006/7-2007/8); then superseded by the Regional Spatial Strategy (adopted 2008).

Moratorium

- 1.20 Prior to the adoption of the NWRS (2006), Cheshire East was subject to a policy of constraint in relation to housing provision. Regional Planning Guidance for the North West (2003) proposed that house building in Cheshire should be reduced by 20% between 2002 and 2016. The Cheshire Structure Plan (2006) maintained this restrictive approach to housing. Supply was limited to 700 homes per annum. Moratoria on housing supply were common during this period, with similar policies adopted by Greater Manchester, West Lancashire, Sefton, Chorley, South Ribble and Ribble Valley.
- 1.21 An Audit Commission report into Development Services in the (former) Congleton Borough, dated June 2005, noted that an oversupply of housing became apparent in 2003, when measured against the targets of the Cheshire Structure Plan of 1999. As a result, a moratorium was applied in all but exceptional circumstances. The Audit Commission considered this to be 'appropriate steps to deal with the situation [of the over-supply]'.
- 1.22 The Audit Commission notes that the applications refused due to the moratorium would have provided over 650 additional dwellings. Twelve appeals were dismissed on housing land supply grounds.
- 1.23 Press reports indicate the following examples:
- A refusal for six homes in Brereton, which would 'exacerbate an already significant over-supply of housing and would be contrary to policy' (August, 2004)

- Approval for 70 homes, with no building work permitted until 2007 (August, 2005)
- Refusal for a retirement community including 26 sheltered homes (September, 2006)

1.24 Housing supply was similarly restricted in Macclesfield. In September 2003, the former Macclesfield Borough Council restricted planning permission for new residential development, citing an eight year supply of housing land from recent completions and outstanding permissions. Restrictions were not lifted until May 2008, in response to the NWRS.

1.25 The impact of the moratorium, and its relevance in considering the Borough's performance, has been recognised in correspondence from Nick Boles, the Parliamentary Under Secretary of State for Planning. He clarifies that the past housing moratorium imposed in Cheshire is a relevant consideration in relation to the performance and the application of an appropriate buffer. The NWRS marked a significant change in policy in Cheshire, reversing the previous policy of constraint and elevating the annual requirement to 1,150. It is considered that this altered position, and the enforced restrictions on housing land supply are material and should be taken into account in considering the performance of the Borough in relation to housing land supply.

Table 1: CEC Completions and RS			
Year	Cheshire East Completions (net)	RS	Cumulative
2003/04	1,264	1,150	114
2004/05	1,287	1,150	251
2005/06	1,498	1,150	599
2006/07	1,295	1,150	744
2007/08	1,365	1,150	959
2008/09	741	1,150	550
2009/10	634	1,150	34
2010/11	466	1,150	-650
2011/12	535	1,150	-1,265
2012/13	652	1,150	-1,763
<i>01.04.13 – 31.12.13</i>	<i>497</i>	<i>864</i>	<i>-2,130</i>
Total to 2012/13	9,737	11,500	
<i>Total to 31.12.13:</i>	<i>10,234</i>	<i>12,364</i>	
Average (excluding part-year):	974		
RS – CEC Completions (2003 to 2013) 11,500-9,736	- 1,763 <i>-2,130 including part-year</i>		

	Table 2: CEC Completions since 1996			
Year	Cheshire East Completions (net)	Development Plan Target	Under / Over Provision	Cumulative
1996/97	1,345	1,060	285	285
1997/98	1,511	1,060	451	736
1998/99	1,525	1,060	465	1,201
1999/2000	1,597	1,060	537	1,738
2000/01	819	1,060	-241	1,497
2001/02	1,339	1,060	279	1,776
2002/03	1,233	1,060	173	1,949
2003/04	1,264	1,060	204	2,153
2004/05	1,287	1,060	227	2,380
2005/06	1,498	1,060	438	2,818
2006/07	1,295	700	595	3,413
2007/08	1,365	700	665	4,078
2008/09	741	1,150	-409	3,669
2009/10	634	1,150	-516	3,153
2010/11	466	1,150	-684	2,469
2011/12	535	1,150	-615	1,854
2012/13	652	1,150	-498	1,356
Total to 2013:	19,106	17,750		
Average:	1,123			

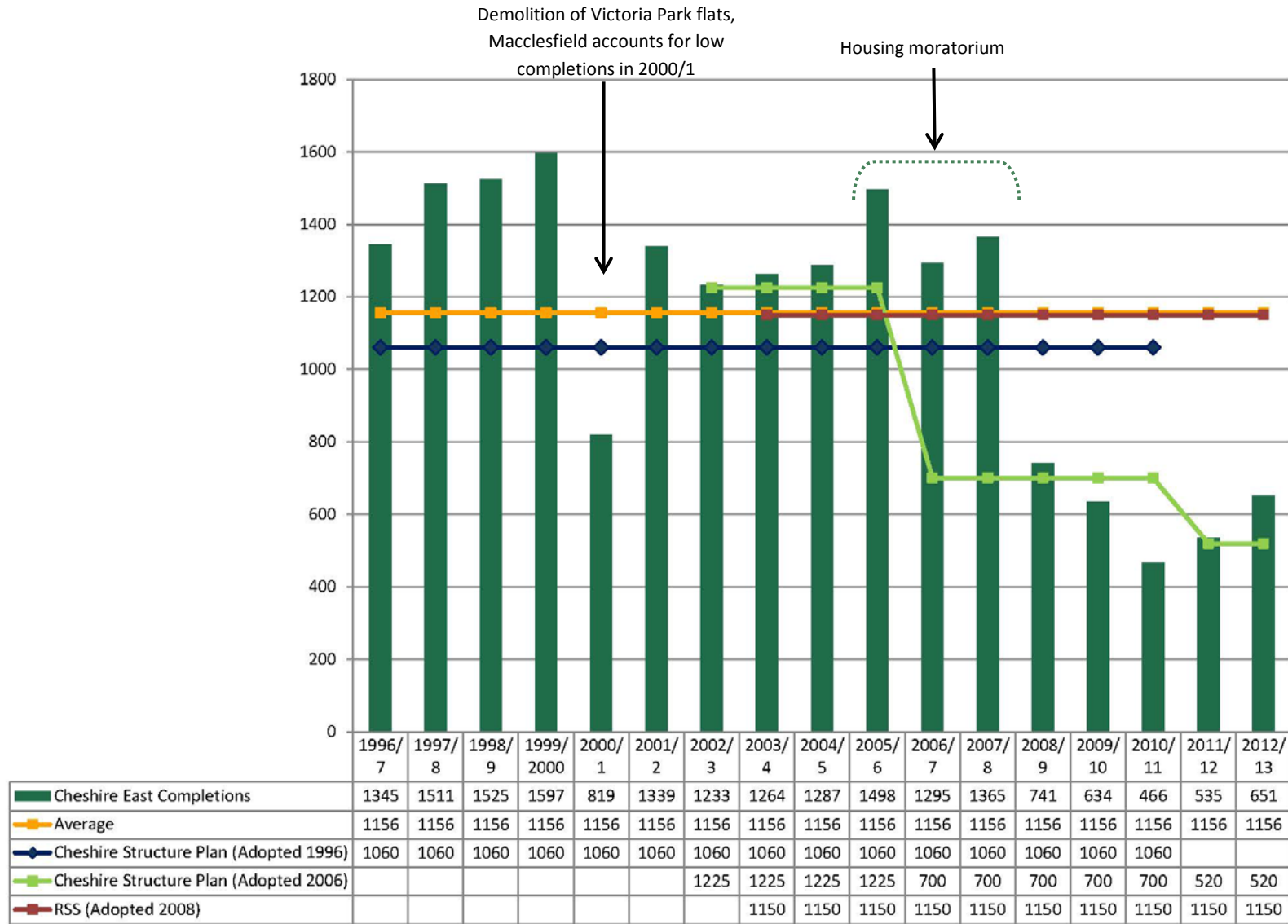


Figure 1: Cheshire East Completions since 1996

Involvement of the Housing Market Partnership

1.26 Cheshire East Council contacted all members of the Housing Market Partnership (HMP) in early December 2013 to confirm that the Council was updating work on an updated SHLAA, and to advise that our approach would take into account the conclusions of Inspectors at recent appeals in the Borough.

1.27 To inform the methodology underpinning the revised SHLAA, the input of the Housing Market Partnership was sought at a half-day workshop on Thursday 19 December 2013. Minutes were circulated following the meeting, which outlined the main points raised by attendees. Written representations were invited from all members of the Housing Market Partnership, whether they attended the meeting or not. Representations were received from eleven organisations. The main issues were as follows:

- Sufficient land must be identified to meet the housing need figure.
- The assessment of land which could potentially deliver housing (ie the SHLAA) must be distinct from the separate assessment of the five year land supply.
- Use of standard build rates and lead-in times is preferable for the SHLAA, with recommended rates varying from 25 to 35 dwellings per hectare. However, the standard build rates and lead-in times should be re-evaluated with regard to each site in the five year supply.
- Any sites which are included in the five year supply but do not have planning permission will be subject to close scrutiny, and must be clearly evidenced.

1.28 In approaching the Position Statement, the Council has taken account of all points raised at the workshop and in written representations. It is particularly relevant to note the HMP's preference for a distinction to be made between the SHLAA and the five year supply of housing land. This corresponds to the Council's desire to establish a clear five year supply by publishing a Position Statement on the Five Year Supply which clarifies the housing land supply position within the Borough as of the 31st December 2013. This document also provides a basis for preparing the Housing

Trajectory in the emerging Local Plan for Cheshire East, and the updated SHLAA for 2014 which forms part of its evidence base.

2. Planning Policy Framework

National Planning Policy Framework

2.1 Paragraph 47 of the NPPF sets out the requirements for housing land supply provision, including meeting the full, objectively assessed needs of the area; setting out a five year supply of specific deliverable sites for housing, including a buffer; increasing this buffer in the case of persistent underdelivery of housing; identify sites or broad locations for the remainder of the 15 year period; illustrate delivery by means of a housing trajectory; and set local requirements for density as appropriate. The NPPF reads as follows:

‘To boost significantly the supply of housing, local planning authorities should:

- use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;*
- identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;*
- identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15;*
- for market and affordable housing, illustrate the expected rate of housing delivery through a housing trajectory for the plan period and set out a housing*

implementation strategy for the full range of housing describing how they will maintain delivery of a five-year supply of housing land to meet their housing target; and

- *set out their own approach to housing density to reflect local circumstances.'*

2.2 Footnote 11 states:

'To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.'

2.3 Footnote 12 states:

'To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.'

Local Policy

2.4 National requirements will be met at the local level through the Local Plan Core Strategy: Strategic Sites and Locations are currently set out in the Pre-Submission Core Strategy. An updated housing trajectory will accompany the submission version of the Core Strategy. Non-strategic sites will be identified through the Site Allocations and Development Policies DPD.

Draft National Planning Policy Guidance

2.5 Draft National Planning Policy Guidance (NPPG) was published for consultation between August and October 2013. Although still in draft form, the NPPG contains additional guidance on housing land supply. It clarifies footnote 11 of the NPPF, confirming that 'planning permission is not a prerequisite for a site being deliverable

in terms of the five year supply'. However, robust, up-to-date evidence to support deliverability must be provided by the local planning authority.

- 2.6 The NPPG states that 'local planning authorities should aim to deal with any undersupply [of housing] within the first five years of the plan period where possible. Where this cannot be met in the first five years, local planning authorities will need to work with neighbouring authorities under the duty to cooperate'. This suggests that the Sedgefield method is preferable to the Liverpool method.

3. Housing Land Requirements

HOUSING REQUIREMENT BASE DATE 31 DECEMBER 2013	
Five year housing requirement (RS 1,150pa)	5,750
Completions (31.03.10 – 31.12.13)	2,149
Shortfall 01.04.10 – 31.03.13 = 1,798 01.04.13 – 31.12.13 = 367	2,165
Total requirement (Sedgefield) (5,750 + 2,165)	7,915
With 5% Buffer 5% of 7,915 = 396	8,311
With 20% Buffer 20% of 7,915 = 1,583	9,498

4. Methodology

- 4.1 As advocated by the Housing Market Partnership at the December 2013 workshop, a standard formula of build rates and lead-in times has been applied to all housing sites of which the Council is aware. These sites are held within a database from which the Cheshire East Strategic Housing Land Availability Assessment is produced.
- 4.2 The sites which are considered deliverable within the five year supply are appended to this Statement, showing the corresponding quantum of development across the five year period. For these sites, the standard build rates and lead-in times have

been 'sense-checked', and assumptions altered to reflect the circumstances of the particular site. Where changes have been deemed appropriate, the reasons are outlined in the relevant appendix.

- 4.3 The build rates and lead-in times used are appended to this Statement. They were presented to the HMP at the December workshop. Their use was found to be acceptable.

5. Sources of Supply

- 5.1 In line with DCLG Practice Guidance on Strategic Housing Land Availability Assessments (July, 2007) and the draft National Planning Policy Guidance, Cheshire East has assessed sites that are within the planning process including sites that have been allocated; sites that are under construction; and sites that have permission or have permission subject to Section 106 agreements. It also includes deliverable sites identified in the emerging Cheshire East Local Plan.

Sites under construction

- 5.2 The sites that are included within the five year supply and are under construction, are still considered to be deliverable and the sites continue to deliver completions.

Sites with Full Planning Permission

- 5.3 Sites with full permission which are considered to be deliverable can still contribute to housing supply. Footnote 11 of the NPPF confirms that sites with planning permission should be considered deliverable until the expiry of permission, unless clear evidence indicates otherwise.

Sites with Outline Planning Permission

- 5.4 Sites with outline permission which are considered to be deliverable can still contribute to housing supply. Footnote 11 of the NPPF confirms that sites with planning permission should be considered deliverable until the expiry of permission, unless clear evidence indicates otherwise. The standard lead-in times allow an

additional period for such sites to obtain full planning permission and discharge conditions as necessary.

Sites awaiting Section 106 Agreements

5.5 Sites awaiting finalisation of a Section 106 Agreement have the benefit of a resolution to approve, and are capable of contributing to the five year supply. The Council has engaged a framework of external legal firms to speed up the processing of planning obligations in the light of an increase in resolutions to grant consent. Where negotiations are not ongoing, or are not positively working towards finalisation, the Council has a record of returning these permissions to Committee for further consideration.

Strategic Sites

5.6 The inclusion of a contribution from some of the draft strategic sites has been accepted at the recent inquiries. Twelve strategic sites have been identified as being deliverable, or partly deliverable, within the five year supply. They were included in the Pre-Submission Core Strategy, which was published for consultation between November and December 2013. Not all strategic sites are included within the identified supply: only those that are at a reasonably advanced stage and that meet the following criteria:

- The site is clearly defined and development parameters understood;
- The site is not subject to any significant environmental or restrictive designation in the current Development Plan;
- The site is the subject of active discussions or formal pre-application engagement; and
- A planning application is either being prepared or is capable of being submitted in the near future.

5.7 Further, site-specific information is included in the relevant appendix.

Sites in Adopted Local Plans

- 5.8 Several sites have been taken forward from the Local Plans for the former districts of Congleton, Crewe and Nantwich, and Macclesfield.

Small Sites

- 5.9 Small sites generally involve less than 10 units and sites of under 0.3ha. As they are of small scale, they are often at greater risk of being affected by the vagaries of the market and personal circumstances. Hence to reflect these uncertainties in terms of non-deliverability within the five year supply, a discount of 10% has been applied to sites with full or outline permission; and a discount of 15% has been applied to sites which are awaiting a Section 106 agreement. The principle of this approach was agreed at the HMP workshop in December 2013.

Sites without planning permission

- 5.10 Sites without planning permission are capable of being deliverable. Nowhere does the NPPF or any other document prohibit the use of sites without planning permission. NPPF Footnote 11 does not state that sites without planning permission are not deliverable. This has been recognised at a number of appeals.
- 5.11 On this occasion, sites without planning consent have not been included within the five year supply. However, the appendices include a list of sites which are considered to be capable of inclusion in the five year supply should circumstances require the identification of additional sites.

Windfall allowance

- 5.12 The Council considers that windfalls have already been accounted for in the supply calculation in the form of small sites (ie those of less than 10 units). These are granted planning consent on the assumption that they will be substantially completed within three years, subject to the discounts applied in relation to non-deliverability. On the basis that such consents normally remain extant for a period of three years, it is not considered unreasonable to include a windfall allowance in the supply calculation for years 4 and 5 to take account of any further small sites coming through the pipeline in years 1 to 3. It is acknowledged that these sites, which would

be subject to the same assumptions on non-delivery, are normally granted consent outside the Development Plan process, and cannot be forecast with any great certainty. However, they do have the potential to contribute to housing supply and are supported in paragraph 48 of the NPPF, provided that such an allowance can be evidenced from historic rates and future trends. The Council have therefore applied a pro rata yield from small sites for years 4 and 5 equivalent to 66% of the net contribution from small sites in years 1-3 with full or outline planning permission.

Losses

5.13 In certain circumstances, particularly in the case of redevelopment schemes, there may be a net loss of housing units. These have been fully accounted for in the overall calculations of housing supply.

6. Housing Land Supply for Cheshire East

6.1 The tables below demonstrate the deliverable housing supply. Full details are contained within the appendices.

Review of the Assessment - Sites 10 or more		
		Years 1-5
Strategic Sites	Gross Dwellings	1791
	Losses	0
Allocations	Gross Dwellings	85
	Losses	0
Sites Under Construction	Gross Dwellings	1870
	Losses	9
Sites with Full Planning Permission	Gross Dwellings	1273
	Losses	28
Sites with Outline Planning Permission	Gross Dwellings	1403
	Losses	2
Sites Awaiting S106	Gross Dwellings	1864
	Losses	1
Sites without Planning Permission	Gross Dwellings	0
	Losses	0
Totals	Gross Dwellings	8476
	Losses	40
Net Total		8246

Review of the Assessment - Small Sites					
		Years 1-3	Net Years 1-3	Discounted Years 1-3	Windfall Years 4-5
Sites Under Construction	Gross Dwellings	466	423	423	N/A
	Losses	43			
Sites with Full Planning Permission	Gross Dwellings	767	583	524	384
	Losses	184			
Sites with Outline Planning Permission	Gross Dwellings	101	97	87	64
	Losses	4			
Sites Awaiting S106	Gross Dwellings	36	34	29	0
	Losses	2			
Sites without Planning Permission	Gross Dwellings	0	0	0	0
	Losses	0			
Totals	Gross Dwellings	1370	1,137	1,063	448
	Losses	233			

Review of the Assessment - All Sites			
	Sites over 10 units	Small Sites	Small Sites
	Net Delivery Years 1-5	Net Discounted Delivery Years 1-3	Windfall Years 4-5
Strategic Sites	1791	0	0
Allocations	85	0	0
Sites Under Construction	1861	423	0
Sites with Full Planning Permission	1245	524	384
Sites with Outline Planning Permission	1401	87	64
Sites Awaiting S106	1863	29	0
Sites without Planning Permission	0	0	0
Totals	8,246	1,063	448
GRAND TOTAL	9,757		

7. Conclusion

- 7.1 With a total annual requirement of 1,662, this Five Year Housing Land Supply Position Statement demonstrates that the Council has a 5.87 year land supply which could accommodate in the region of 9,757 residential units.
- 7.2 The Council is of the opinion that a 20% buffer is not appropriate for Cheshire East. Only one Inspector has recommended its adoption. However, for completeness, the housing land requirement with a 20% buffer applied is calculated at 9,498. This results in an annual requirement of 1,899. The housing land supply is therefore calculated at a 5.14 year supply.

Build rates								
Site Status		Site Size / Number of Dwellings						Notes
		Less than 50 homes	50 to 199 homes	200 to 499	500 to 999	1000 to 1999	2000+	
Under construction	Deliverable Sites	Start at Year 1	Start at Year 1	Start at Year 1	Start at Year 1	Start at Year 1	Start at Year 1	Build rate applied to residual capacity
	Developable Sites	Start at year 6	Start at year 6	Start at year 6	Start at year 6	Start at year 6	Start at year 6	
	Build rate (per annum)	15 dwgs	30 dwgs	50 dwgs	75 dwgs	100 dwgs	200 dwgs	
Full Planning Permission / Reserved Matters	Deliverable Sites	Start at year 1	Put 15 in Year 1 and then 30 from Year 2	Start at year 2	Start at year 2	Start at year 2	Start at year 2	Lead in time to allow for infrastructure provision and construction start up.
	Developable Sites	Start at year 6	Put 15 in Year 6 and then 30 from Year 7	Start at year 7	Start at year 7	Start at year 7	Start at year 7	
	Build rate (per annum)	15 dwgs	30 dwgs	50 dwgs	75 dwgs	100 dwgs	200 dwgs	
Outline Planning Permission	Deliverable Sites	Put 7 in Year 1 and then 15 from Year 2	Start at year 2	Put 25 in Year 2 and then 50 from Year 3	Put 37 in Year 2 and then 75 from Year 3	Put 50 in Year 2 and then 100 from Year 3	Put 50 in Year 2 and then 100 from Year 3	Lead in time to allow for full permission / reserved matters, infrastructure provision and construction start up.
	Developable Sites	Put 7 in Year 6 and then 15 from Year 7	Start at year 7	Put 25 in Year 7 and then 50 from Year 8	Put 37 in Year 7 and then 75 from Year 8	Put 50 in Year 7 and then 100 from Year 8	Put 50 in Year 7 and then 100 from Year 8	
	Build rate (per annum)	15 dwgs	30 dwgs	50 dwgs	75 dwgs	100 dwgs	200 dwgs	
Sites without permission	Deliverable Sites	Put 7 in Year 2 and then 15 from Year 3	Start at year 3	Put 25 in Year 3 and then 50 from Year 4	Put 37 in Year 3 and then 75 from Year 4	Put 50 in Year 3 and then 100 from Year 4	Put 50 in Year 3 and then 100 from Year 4	Lead in time to allow for planning permission, infrastructure provision and construction start up.
	Developable Sites	Put 7 in Year 7 and then 15 from Year 8	Start at year 8	Put 25 in Year 8 and then 50 from Year 9	Put 37 in Year 8 and then 75 from Year 9	Put 50 in Year 8 and then 100 from Year 9	Put 50 in Year 8 and then 100 from Year 9	
	Build rate (per annum)	15 dwgs	30 dwgs	50 dwgs	75 dwgs	100 dwgs	200 dwgs	

Under Construction

Ref	Site Address	Potential Capacity	Total Completions	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5
336	Former Fodens Factory, Moss Lane, Sandbach (aka Elworth Gardens)	269	65	0	50	50	50	50	4	204
2615	Land south of Hind Heath Road, Sandbach	269	1	0	50	50	50	50	50	250
2404	Former Fisons Site, London Road, Holmes Chapel (aka Sanofi Aventis / Rhodia)	224	7	0	50	50	50	50	17	217
1231	Stapeley Water Gardens, Nantwich	146	10	0	30	30	30	30	16	136
334	Bath Vale Works, Bath Vale, Brookhouse Lane, Congleton (aka Brook Valley)	130	73	0	30	27	0	0	0	57
3114	Haulage Depot, Gunco Lane, Macclesfield	124	0	0	30	30	30	30	4	124
2420	FibreStar site, Redhouse Lane, Disley	121	0	0	15	30	30	30	16	121
324	Canal Fields / Rookery Bridge, Hall Lane, Moston, Sandbach	101	9	0	30	30	30	2	0	92
1677	Wychwood Park, Abbey Park Way, Weston	100	79	0	15	6	0	0	0	21
241	Land Off Jersey Way, Middlewich	83	48	0	30	5	0	0	0	35
1934	Land off Dunwoody Way, Crewe	79	53	0	26	0	0	0	0	26
2147	Macclesfield District Hospital, Victoria Road, Macclesfield	72	52	0	20	0	0	0	0	20
2148	Ingersley Vale Works, Ingersley Vale, Bollington	66	0	0	30	30	6	0	0	66
3999	Land south of Crewe Road, Alsager.	65	0	0	30	30	5	0	0	65
2657	Land off The Green, Middlewich	64	31	0	30	3	0	0	0	33
243	Bossons Mill/ Brooks Mill, Stonehouse Green, Congleton	60	16	0	30	14	0	0	0	44
437	Caravan Site, Park Lane & Flowery Nook, Mere Lane, Pickmere	58	55	2	0	0	0	0	0	0
385	Land South of Portland Drive, Scholar Green.	56	33	0	23	0	0	0	0	23

3942	Land rear of 33 to 45, Mill Green, Congleton	44	42	0	2	0	0	0	0	2
4423	LAND ON SHEPPENHALL LANE, ASTON	43	0	0	15	15	13	0	0	43
2343	Land off Hassall Road, Sandbach	39	1	0	15	15	8	0	0	38
913	OAKDEAN COURT, WILMSLOW	29	0	0	15	14	0	0	0	29
1640	Land off Millstone Lane, Nantwich	29	15	0	14	0	0	0	0	14
2353	Land at Elworth Hall Farm, Dean Close, Elworth, Sandbach	25	23	0	2	0	0	0	0	2
2118	Land off ST ANNES LANE, NANTWICH	24	0	0	15	9	0	0	0	24
4345	Linden Court, HUNGERFORD AVENUE, CREWE	22	0	0	15	7	0	0	0	22
4589	ROCKWOOD INN, 204, ALTON STREET, CREWE	20	0	0	15	5	0	0	0	20
495	FORMER BEECH LAWN AND WOODRIDGE, BROOK LANE, ALDERLEY EDGE	18	0	0	15	3	0	0	0	18
2309	Land off Canal Villa (Swans Reach), Wolstenholme Close/Canal Road, Congleton	17	8	0	9	0	0	0	0	9
2322	LAND SOUTH OF TUDOR WAY, CONGLETON	16	0	0	15	1	0	0	0	16
4488	89A, BRADFIELD ROAD, CREWE	16	0	0	15	1	0	0	0	16
2859	Smallwood Storage Ltd, Moss End Farm, Moss End Lane, Smallwood	15	4	0	11	0	0	0	0	11
1941	Warmingham Grange, School Lane, Warmingham	14	13	0	1	0	0	0	0	1
2877	The Millfield Hotel, Blagg Avenue, Nantwich	14	0	0	14	0	0	0	0	14
4625	ROYAL SCOT, PLANE TREE DRIVE, CREWE	14	0	0	14	0	0	0	0	14
3444	Land off Marsh Lane, Nantwich	13	10	0	3	0	0	0	0	3
3893	LAND NORTH OF, TWEMLOW LANE, TWEMLOW GREEN	13	3	0	10	0	0	0	0	10
3535	Santune House, ROPE LANE, SHAVINGTON	12	7	0	5	0	0	0	0	5

2726	Ivanhoe, Holmes Chapel Road, Brereton Heath	11	10	0	1	0	0	0	0	1
2985	Land west of 1, Abbey Park Way, Weston	11	8	0	3	0	0	0	0	3
2991	LAND ADJACENT TO 97, BROUGHTON ROAD, CREWE	11	0	0	11	0	0	0	0	11
2417	Butley Hall, Scott Road, Prestbury	10	0	7	10	0	0	0	0	10
	TOTALS	2567	676	9	764	455	302	242	107	1870

Under Construction: Small Sites

Ref	Site Address	Potential Capacity	Total Completions	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5
958	Former Grounds Maintenance Depot, Dane Bank Avenue	9	8	0	9	0	0	0	0	9
747	The Motor Co, 284 Buxton Road, Disley	9	0	0	9	0	0	0	0	9
4246	LAND TO THE REAR OF OAK PARK, HEYES LANE, ALDERLEY EDGE, WILMSLOW, CHESHIRE, SK9 7JY	9	0	0	0	0	0	0	0	0
250	Sandhole Farm, Hulme Walfield.	8	1	0	0	0	0	0	0	0
784	Over Tabley Hall Farm, Old Hall Lane, Tabley Superior	8	0	0	8	0	0	0	0	8
1324	Hatherton Farm, Park Lane, Hatherton	8	0	0	8	0	0	0	0	8
3250	Land to the rear of Mill House, Crewe Green Road, Crewe	8	0	0	8	0	0	0	0	8
952	Land at Oatlands, Alderley Edge	7	4	0	3	0	0	0	0	3
1726	Wilkesley Farm, Heywood Lane, Wilkesley	7	5	0	2	0	0	0	0	2
4188	HIGHTOWN METHODIST CHURCH, HIGHTOWN, CREWE	7	6	0	1	0	0	0	0	1
249	Moston Manor, Plant Lane, Moston.	6	1	0	1	0	1	0	1	3
1253	Newtown Farm, Whitchurch Road, Audlem, Crewe	6	0	0	6	0	0	0	0	6
1834	Manor House, 7 Beam Street, Nantwich	6	0	0	6	0	0	0	0	6
328	Land adjacent to 36 Astbury Lane Ends, Congleton.	6	0	0	6	0	0	0	0	6
999	Sherborne Road / Cranborne Road / Rodean Walk, Abbey Place, Crewe	6	0	14	6	0	0	0	0	6
1344	Oxford Street, Crewe	6	0	0	6	0	0	0	0	6
1385	LAND AT 24, FIELDS ROAD, HASLINGTON, CW1 5SZ	6	0	0	6	0	0	0	0	6
1890	Coronerage Farm, Heatley Lane, Broomhall	6	0	0	6	0	0	0	0	6

2039	MANOR FARM, HALL LANE, HANKELOW, CW3 0JB	6	0	0	6	0	0	0	0	6
1838	Crossbanks Farm, Stoke Hall Lane, Poole	5	0	0	5	0	0	0	0	5
353	7-9 Lewin Street, Middlewich.	5	3	0	2	0	0	0	0	2
1392	187- 191Crewe Road, Shavington	5	0	1	4	0	0	0	0	4
1737	Top House Farm, Coole Lane, Coole Pilate	5	0	0	5	0	0	0	0	5
3223	24 & 26, WEST STREET, CONGLETON	5	0	0	5	0	0	0	0	5
3750	PEEL MILL, PEEL STREET, MACCLESFIELD	5	2	0	3	0	0	0	0	3
260	Stooks Barn, Court House Farm, Sandlow Green.	4	0	0	4	0	0	0	0	4
1071	Dorfold Dairy House, DIG LANE, ACTON	4	0	0	4	0	0	0	0	4
975	Hankelow Hall, Hall Lane, Hankelow	4	1	0	3	0	0	0	0	3
3808	BLACKHILL FARM, BEXTON ROAD, KNUTSFORD	4	3	0	1	0	0	0	0	1
4491	1, BOUNDARY LANE, CONGLETON	4	2	0	2	0	0	0	0	2
3732	WILLOW BARN, NEWCASTLE ROAD, BRERETON	4	2	0	2	0	0	0	0	2
3551	MEREMOOR FARM, JACK LANE, WESTON	4	1	0	3	0	0	0	0	3
3745	228-230 ALTON STREET CREWE	4	1	0	3	0	0	0	0	3
1047	Little Heath Barn, Cheshire Street, Audlem	4	1	0	3	0	0	0	0	3
1189	Clays Farm, Calveley	4	0	0	4	0	0	0	0	4
1443	Wades Green Hall, Wades Green, Church Minshull	4	0	0	4	0	0	0	0	4
1444	Woodgreen Farm, Nantwich Road, Church Minshull	4	2	0	2	0	0	0	0	2
1462	Dairy House Farm, Austerson, Nantwich	4	3	0	1	0	0	0	0	1
1472	1 Lawton Street, Crewe	4	1	0	3	0	0	0	0	3
1735	Calveley Green Farm, Cholmondeston Road, Calveley	4	2	0	2	0	0	0	0	2
1887	Baddington Farm, Baddington	4	0	0	4	0	0	0	0	4
2079	18 Derrington Avenue, Crewe	4	1	0	3	0	0	0	0	3
1256	Mere House, Baddiley Hall Lane, Baddiley	3	0	0	3	0	0	0	0	3
368	The Bungalow, 20 Fol Hollow, Congleton	3	0	0	3	0	0	0	0	3

1257	New Farm, Baddiley	3	0	0	3	0	0	0	0	3
1129	Poole Old Hall, Poole Old Hall Lane, Poole	3	2	0	1	0	0	0	0	1
1135	Land adj. The Limes, 159 Main Road, Shavington	3	1	0	2	0	0	0	0	2
1831	New Hall Farm, Cappers Lane, Spurstow	3	2	0	1	0	0	0	0	1
3838	150- 154, EDLESTON ROAD, CREWE	3	0	0	3	0	0	0	0	3
1598	Firs Bank Farm, Poole, Nantwich	3	0	0	3	0	0	0	0	3
2123	Walnut Tree Farm, Walnut Tree Lane, Bradwall	3	0	0	3	0	0	0	0	3
1003	197 Underwood Lane, Crewe	3	2	0	1	0	0	0	0	1
1480	Land adjoining 7 Neville Street, Crewe	3	2	0	1	0	0	0	0	1
1616	Corner Farm, Long Lane, Wettenhall	3	1	0	2	0	0	0	0	2
1624	Woodcott Hill Farm, Woodcotthill Lane, Wrenbury	3	0	0	3	0	0	0	0	3
1744	Land adj. 26 Newtons Lane, Winterley	3	2	0	1	0	0	0	0	1
1871	Land adj. 69 Audlem Road, Nantwich	3	0	0	3	0	0	0	0	3
1991	Henhull Bridge Farm, Henhull	3	2	0	1	0	0	0	0	1
3610	11, MOUNT PLEASANT ROAD, SCHOLAR GREEN	3	1	0	2	0	0	0	0	2
3619	67, GRAVEL LANE, WILMSLOW	3	0	0	3	0	0	0	0	3
3459	POOL FARM, GOLDFORD LANE, BICKERTON	3	0	0	3	0	0	0	0	3
3752	LAND TO THE REAR OF 54-56, CREWE ROAD, ALSAGER,	3	0	0	3	0	0	0	0	3
3936	4, BULKELEY ROAD, HANDFORTH	3	0	2	3	0	0	0	0	3
4281	NEWTON HALL FARM, MILL LANE, MOTTRAM ST ANDREW	3	0	0	3	0	0	0	0	3
292	83 Cranberry Lane, Alsager.	2	0	4	2	0	0	0	0	2
256	20 Hightown, Middlewich.	2	0	0	2	0	0	0	0	2
274	Brownlow Farm, Brownlow Heath Lane, Newbold Astbury	2	0	0	2	0	0	0	0	2
1943	1 Nelson Street, Crewe	2	0	1	1	0	0	0	0	1
3691	5, STYAL ROAD, WILMSLOW	2	1	0	1	0	0	0	0	1
3695	117, EDLESTON ROAD, CREWE	2	1	0	1	0	0	0	0	1

3697	PAVEMENT LANE FARM, PAVEMENT LANE, MOBBERLEY	2	1	0	1	0	0	0	0	1
4064	LAND ON OAK TREE LANE, CRANAGE	2	0	2	2	0	0	0	0	2
1080	110 Stock Lane, Wybunbury	2	0	0	2	0	0	0	0	2
3569	29, TRINITY PLACE, CONGLETON	2	0	0	2	0	0	0	0	2
3835	16 - 18, CROSS STREET, MACCLESFIELD	2	1	0	1	0	0	0	0	1
314	Land adjacent to 6 Rose Cottages, Holmes Chapel Road, Somerford	2	0	0	2	0	0	0	0	2
330	Land rear of 1 Manor Road, Sandbach.	2	0	0	2	0	0	0	0	2
339	45-47 West Street, Congleton.	2	0	0	2	0	0	0	0	2
366	43A West Street, Congleton	2	0	0	2	0	0	0	0	2
959	74 West Street, Crewe	2	0	0	2	0	0	0	0	2
1601	Land adj. 19 Osborne Grove, Shavington	2	1	0	1	0	0	0	0	1
3806	37, CHESTERGATE, MACCLESFIELD	2	0	0	2	0	0	0	0	2
412	Land Adjacent Broomfield, Newcastle Road, Congleton.	2	1	0	1	0	0	0	0	1
4343	59/61, UNDERWOOD LANE, CREWE	2	0	0	2	0	0	0	0	2
4629	LAND ADJ HOLLY HOUSE SCHOOL LANE & 2 CRABMILL DRIVE, SANDBACH	2	0	0	2	0	0	0	0	2
2188	15A, REDHOUSE LANE, DISLEY	2	0	1	2	0	0	0	0	2
1484	37 Middlewich Street, Crewe	2	1	0	1	0	0	0	0	1
3539	18, NORTH STREET, MOW COP	2	0	0	2	0	0	0	0	2
3403	Ridge Hall, Ridge Hill, Sutton	2	1	0	1	0	0	0	0	1
3746	LAND ADJACENT TO TAMARAU, SANDY LANE, CRANAGE	2	0	0	2	0	0	0	0	2
1007	10 Smallman Road, Crewe	2	0	0	2	0	0	0	0	2
1008	19-21 Lord Street, Crewe	2	1	0	1	0	0	0	0	1
1022	13 Myrtle Street, Crewe	2	0	1	2	0	0	0	0	2
1031	23 Lewis Street, Crewe	2	1	0	1	0	0	0	0	1
1032	1A Lewis Street, Crewe	2	0	0	2	0	0	0	0	2
1037	88 Queen Street, Crewe	2	1	0	1	0	0	0	0	1
1059	Churchfields Farm, Smithy Lane, Barthomley	2	1	0	1	0	0	0	0	1

1166	Basford Hall Farm, Weston Lane, Basford	2	0	0	2	0	0	0	0	2
1173	Buerton House, Woore Road, Buerton	2	0	0	0	0	0	0	0	0
1437	Long Lane Farm, Long Lane, Burland	2	0	0	2	0	0	0	0	2
1449	Hack House Farm, French Lane, Hack Green	2	1	0	1	0	0	0	0	1
1543	Moss Farm, Nursery Road, Oakhanger	2	0	0	2	0	0	0	0	2
1641	39 Crewe Rd. Nantwich	2	0	1	2	0	0	0	0	2
1652	3 Ruskin Road, Crewe	2	0	0	2	0	0	0	0	2
1660	Land off Shrewbridge Road, Nantwich	2	1	0	1	0	0	0	0	1
1983	Crossbanks Farm, Stoke Hall Lane, Poole	2	0	1	2	0	0	0	0	2
2025	Baddiley Farm, Baddiley	2	1	0	1	0	0	0	0	1
2058	109 Middlewich Street, Crewe	2	1	0	1	0	0	0	0	1
2165	8-12, PIERCE STREET, MACCLESFIELD	2	0	0	2	0	0	0	0	2
3604	LAND TO THE REAR OF, 58, WELLINGTON ROAD, NANTWICH	2	1	2	2	0	0	0	0	2
3611	LAND ADJACENT TO, MOSS LANE, SANDBACH	2	0	0	2	0	0	0	0	2
3646	BRIAR COTTAGE, LONDON ROAD, BRIDGEMERE, NANTWICH	2	0	0	2	0	0	0	0	2
3653	6, LOWTHER STREET, BOLLINGTON, MACCLESFIELD	2	4	0	2	0	0	0	0	2
3060	WOODEAVES, 57, MACCLESFIELD ROAD, PRESTBURY	2	0	0	2	0	0	0	0	2
3128	LAND AT, CUCKSTOOLPIT HILL, MACCLESFIELD	2	0	0	2	0	0	0	0	2
3757	LOCK FARM, BOWES GATE ROAD, BUNBURY	2	0	0	2	0	0	0	0	2
3758	FINNEY GREEN COTTAGE, 134, MANCHESTER ROAD, WILMSLOW	2	1	1	0	0	0	0	0	0
3867	CHARLES ROE CHAMBERS, CHURCHILL WAY, MACCLESFIELD	2	1	0	1	0	0	0	0	1
4029	88 BROKEN CROSS MACCLESFIELD	2	0	0	2	0	0	0	0	2
4160	49, KNUTSFORD ROAD, WILMSLOW	2	2	0	2	0	0	0	0	2
4204	FORMER HAY BARN, HEYWOOD LANE, WILKESLEY	2	1	0	1	0	0	0	0	1

4221	MAPLE FARM, STRAWBERRY LANE, WILMSLOW	2	1	0	1	0	0	0	0	1
4409	YEW TREE FARM, AUDLEM ROAD, HATHERTON	2	0	0	2	0	0	0	0	2
4636	23, GRANGELANDS, MACCLESFIELD	2	0	0	2	0	0	0	0	2
252	Lower Medhurst Green Farm, Sandbach Road, Brereton	1	0	0	1	0	0	0	0	1
275	20 Elworth Road, Elworth.	1	0	0	0	0	0	0	0	0
276	2 Beatty Drive, Buglawton, Congleton.	1	0	0	1	0	0	0	0	1
271	Claphatches, Scholar Green.	1	0	0	1	0	0	0	0	1
261	Barn at Woodhouse Farm, Swettenham Heath, Congleton.	1	0	0	1	0	0	0	0	1
262	Vernons Yard, Goostrey Lane, Twemlow Green.	1	0	0	1	0	0	0	0	1
263	Spark Lane Nursery, Spark Lane, Smallwood	1	0	0	1	0	0	0	0	1
264	Land adjacent former public house, Foundry Lane, Scholar Green.	1	0	0	1	0	0	0	0	1
268	7, HILL STREET, SANDBACH, CW11 3JE	1	0	0	1	0	0	0	0	1
173	Irlam House, Brookhouse Lane, Congleton.	1	0	0	1	0	0	0	0	1
1254	Yew Tree Farm, part of Holly Farm, Wood House Lane, Audlem	1	0	0	1	0	0	0	0	1
371	Land adjacent 154 Biddulph Road, Congleton	1	0	0	1	0	0	0	0	1
1964	Stapeley Hall Farm, London Road, Stapeley	1	0	0	1	0	0	0	0	1
3685	THORNFIELD HEIGHTS, MACCLESFIELD ROAD, ALDERLEY EDGE	1	0	0	1	0	0	0	0	1
4056	119, PARK LANE, MACCLESFIELD	1	0	1	1	0	0	0	0	1
4069	ORCHARD FARM, BROOKHOUSE GREEN, SMALLWOOD	1	0	0	1	0	0	0	0	1
1072	Fingerpost Farm, Wrexham Road, Faddiley	1	0	0	1	0	0	0	0	1
1125	The Milehouse, Worleston Road, Worleston	1	0	0	1	0	0	0	0	1

1143	Coos Farm, Coole Lane, Audlem, Crewe	1	0	0	1	0	0	0	0	1
1827	Cherry Tree Barn, Barthomley	1	0	0	1	0	0	0	0	1
3564	1, ASTON HALL COTTAGES, DAIRY LANE, ASTON JUXTA MONDRUM	1	0	0	1	0	0	0	0	1
3841	HERON CRAG, NABS ROAD, WILDBOARCLOUGH	1	0	0	1	0	0	0	0	1
3959	LAND ON CHAPEL LANE, BADDILEY	1	0	0	1	0	0	0	0	1
3979	Moss Lane Farm, 79, MOSS LANE FARM, STYAL	1	0	0	1	0	0	0	0	1
307	Blackden Manor Estate, Station Road, Goostrey.	1	0	0	1	0	0	0	0	1
312	Land rear of 66 Abbey Road, Sandbach.	1	0	0	1	0	0	0	0	1
317	Heathfield, Blackden Lane, Goostrey, Crewe	1	0	1	1	0	0	0	0	1
326	Brooklands, Bank House Lane, Smallwood	1	0	0	1	0	0	0	0	1
342	Land at The Smithy, Hall Green Lane, Somerford Booths	1	0	0	1	0	0	0	0	1
347	Site Adjacent To 35 Chelford Road, Somerford	1	0	0	1	0	0	0	0	1
349	Land to rear of 58 West Street, Congleton.	1	0	0	1	0	0	0	0	1
391	Land at 105 Crewe Road, Alsager.	1	0	0	1	0	0	0	0	1
1586	Land adjacent The Bungalow, School Street, Haslington	1	0	0	1	0	0	0	0	1
1609	Radley Wood Farm, Whitchurch Rd., Spurstow	1	0	0	1	0	0	0	0	1
409	23 Lawton Street, Congleton.	1	0	0	1	0	0	0	0	1
417	Land adjacent to 34 Congleton Road North, Church Lawton	1	0	0	1	0	0	0	0	1
426	Land adjacent to 6 Bailey Crescent, Congleton	1	0	0	1	0	0	0	0	1
4338	Little Moss Farm, Chelford Road, Alderley Edge	1	0	1	1	0	0	0	0	1
4341	118, BIDDULPH ROAD, CONGLETON	1	0	0	1	0	0	0	0	1

4509	18, WISTASTON ROAD, WILLASTON	1	0	0	1	0	0	0	0	1
4513	ADJOINING SMITHY FARM, SCHOOL LANE, EATON, MACCLESFIELD	1	0	0	1	0	0	0	0	1
4516	POOLE HOUSE FARM, POOLEHILL LANE, POOLE, NANTWICH	1	0	0	1	0	0	0	0	1
2196	THE HILL COTTAGE, PARKFIELD ROAD, KNUTSFORD	1	0	0	1	0	0	0	0	1
2204	LOWER AUSTERSON FARM, COOLE LANE, AUSTERSON	1	0	0	1	0	0	0	0	1
2212	20, TORKINGTON ROAD, WILMSLOW	1	0	0	1	0	0	0	0	1
2221	72, SUNDERLAND STREET, MACCLESFIELD	1	0	0	1	0	0	0	0	1
2237	LAND SOUTH OF NO 32 BUILDING, HOWEY LANE, CONGLETON	1	0	0	1	0	0	0	0	1
3552	6, AUDLEY STREET, CREWE	1	0	0	1	0	0	0	0	1
3584	OLDFIELD FARM, MEG LANE, SUTTON	1	0	0	1	0	0	0	0	1
3587	CHAIN BAR, BUXTON ROAD, BOSLEY	1	0	0	1	0	0	0	0	1
3598	LOWER GADHOLE FARM, GREENDALE LANE, MOTTRAM ST ANDREW, MACCLESFIELD	1	0	0	1	0	0	0	0	1
3600	SUTTON HALL FARM, HALL LANE, SUTTON	1	0	0	1	0	0	0	0	1
3603	LAND ADJACENT TO, MACCLESFIELD ROAD, NORTH RODE, CONGLETON	1	0	0	1	0	0	0	0	1
3824	LAND OPPOSITE IVANHOE, TOMMYS LANE, CONGLETON	1	0	0	1	0	0	0	0	1
3742	RYECROFT, RYECROFT LANE, MOBBERLEY	1	0	0	1	0	0	0	0	1
1023	The Vine Hotel, Earle Street, Crewe	1	0	0	1	0	0	0	0	1
1029	Hankelow Hall, Hall Lane, Hankelow	1	0	0	1	0	0	0	0	1
1041	The Old Rectory, Audley Road, Barthomley	1	0	0	1	0	0	0	0	1
1043	The Printworks, CREWE ROAD, HASLINGTON	1	0	0	1	0	0	0	0	1
1170	Manor Farm, Blakenhall	1	0	0	1	0	0	0	0	1
1178	Land adjacent Mill Lane, Bukeley	1	0	0	1	0	0	0	0	1
1438	Greenfields Farm, Whitehaven Lane, Burland	1	0	0	1	0	0	0	0	1

1452	Brookfields Farm, Longhill Lane, Hankelow	1	0	0	1	0	0	0	0	1
1511	Higher Elms Farm, Minshull Vernon	1	0	0	1	0	0	0	0	1
1514	Brookside Brook Farm, Gauntons Bank, Norbury	1	0	0	1	0	0	0	0	1
1525	Egerton Bank Farm, Egerton, Malpas	1	0	0	1	0	0	0	0	1
1529	Land adj. 50 Kents Green Lane, Haslington	1	0	0	1	0	0	0	0	1
1571	140 Earle Street, Crewe	1	0	0	0	0	0	0	0	0
1579	Land adj. Bracondale, Ravenscroft Rd. Crewe	1	0	0	1	0	0	0	0	1
1722	Greenbank Farm, Bradeley Green, Whitchurch	1	0	1	1	0	0	0	0	1
1764	Hillcrest, London Road, Walgherton	1	0	0	1	0	0	0	0	1
1766	Land adj. Island House, School Lane, Warmingham	1	0	0	1	0	0	0	0	1
1780	40 Main Rd. Wybunbury, Nantwich	1	0	0	1	0	0	0	0	1
1884	Bath Farm, Bath Lane, Audlem, Crewe	1	0	0	1	0	0	0	0	1
1913	2 Bridge Street, Wybunbury	1	0	1	1	0	0	0	0	1
1915	Pinfold Farm, Wrexham Road, Burland	1	0	0	1	0	0	0	0	1
1918	Land adjacent Canalside Farm, Nanney's Bridge, Church Minshull	1	0	0	1	0	0	0	0	1
1920	Edleston Hall, Edleston Hall Lane, Edleston	1	0	0	1	0	0	0	0	1
1923	Hooter Hall, Elton Lane, Winterley	1	0	0	1	0	0	0	0	1
2023	9 Whitchurch Road, Audlem	1	0	0	1	0	0	0	0	1
2027	Dairy House Farm, Weston Lane, Basford	1	0	0	1	0	0	0	0	1
2031	Land off Hollingreen Lane, Broomhall	1	0	0	1	0	0	0	0	1
2035	Bridge Farm, Winsford Road, Cholmondeston	1	0	0	1	0	0	0	0	1
2038	Land adjacent to 1 Manor Cottages, Hall Lane, Hankelow	1	0	0	1	0	0	0	0	1
2050	18 Cemetery Road, Weston	1	0	0	1	0	0	0	0	1
2094	419 AND 419A Alton Street, Crewe	1	0	2	1	0	0	0	0	1
2095	5 Church View Walk, Crewe	1	0	0	1	0	0	0	0	1
2133	23- 25, GRESTDY TERRACE, CREWE	1	0	0	1	0	0	0	0	1

2158	LOWER BROOK FARM, SMITHY LANE, RAINOW, MACCLESFIELD, SK10 5UP	1	0	0	1	0	0	0	0	1
2425	23, KNUTSFORD ROAD, WILMSLOW	1	0	0	1	0	0	0	0	1
2445	OLD SMITHY GARAGE, SMITHY LANE, BOSLEY, MACCLESFIELD	1	0	0	1	0	0	0	0	1
2446	CHERRYBURN, SHRIGLEY ROAD, POYNTON	1	0	0	1	0	0	0	0	1
2448	WOODSIDE NURSERIES, HALL LANE, MOBBERLEY	1	0	1	1	0	0	0	0	1
2465	BONNY CATTY BUNGALOW, BACK EDDISBURY ROAD, RAINOW, MACCLESFIELD	1	0	0	1	0	0	0	0	1
2469	WHITE OAKS, OAK ROAD, MOTTRAM ST ANDREW, MACCLESFIELD	1	0	1	1	0	0	0	0	1
2835	64, AUDLEY ROAD, ALSAGER	1	0	0	1	0	0	0	0	1
3612	37, CROSS LANE, CONGLETON	1	0	0	1	0	0	0	0	1
3615	LAND AT, 24, CLUMBER ROAD, POYNTON	1	0	0	1	0	0	0	0	1
3640	ROSTREVOR MERESIDE ROAD MERE KNUTSFORD	1	0	0	1	0	0	0	0	1
3674	LAND TO THE EAST OF, GROGRAM COTTAGE, SOSSMOSS LANE, NETHER ALDERLEY	1	0	0	1	0	0	0	0	1
3201	WALMSLEY FOLD FARM, HOUGH LANE, WILMSLOW	1	0	0	1	0	0	0	0	1
3253	GLEAVE HOUSE FARM, PAVEMENT LANE, MOBBERLEY	1	0	1	1	0	0	0	0	1
3256	THE HOLLIES, GREEN LANE, OVER PEOVER	1	0	0	1	0	0	0	0	1
3262	23, HIGH STREET, MOW COP	1	0	0	1	0	0	0	0	1
3419	2, RED LANE, DISLEY, SK12 2NP	1	0	0	1	0	0	0	0	1
3440	THE OLD HALL, TRAP ROAD, SOMERFORD BOOTH, CONGLETON	1	0	0	1	0	0	0	0	1
3441	2- 4, LONGBUTTS LANE, GAWSWORTH	1	0	0	1	0	0	0	0	1
3453	MERE HILLS FARM, KNUTSFORD ROAD, CHELFORD	1	0	0	1	0	0	0	0	1

3467	19 NORTHFIELD PLACE, SHAVINGTON	1	0	0	1	0	0	0	0	1
3502	PEEL ARMS, 47 PEEL STREET, MACCLESFIELD	1	0	0	1	0	0	0	0	1
3711	ADARO, 31, NORTHWICH ROAD, CRANAGE	1	0	0	1	0	0	0	0	1
3712	CRESSWELL FARM, CHELLS HILL, CHURCH LAWTON	1	0	0	1	0	0	0	0	1
3748	58, SOUTH CROFTS, NANTWICH	1	0	0	1	0	0	0	0	1
4308	BUILDING TO REAR OF 124, SANDBACH ROAD, RODE HEATH	1	0	0	1	0	0	0	0	1
4316	MOSS COTTAGE, MOSS LANE, EATON	1	0	0	1	0	0	0	0	1
3762	15, GOUGHS LANE, KNUTSFORD, CHESHIRE, WA16 8QL	1	0	0	1	0	0	0	0	1
3864	FARMWOOD HOUSE, HOLMES CHAPEL ROAD, CHELFORD	1	0	0	1	0	0	0	0	1
3882	FRANKLYN, MACCLESFIELD ROAD, ALDERLEY EDGE	1	0	0	1	0	0	0	0	1
3909	VIEW FIELDS, BLEEDING WOLF LANE, SCHOLAR GREEN	1	0	0	1	0	0	0	0	1
3923	Pinsley Corner Farm, PINSLEY GREEN ROAD, WRENBURY	1	0	0	1	0	0	0	0	1
3929	BARN, Foden Bank Farm, LAPWING LANE, LOWER WITHINGTON	1	0	0	1	0	0	0	0	1
3954	ROSE FARM, WELL BANK LANE, OVER PEOVER	1	0	0	1	0	0	0	0	1
3955	THE COTTAGE, ASHLEY ROAD, ASHLEY	1	0	0	1	0	0	0	0	1
3957	DANESIDE, MACCLESFIELD ROAD, TWEMLOW GREEN	1	0	0	1	0	0	0	0	1
4018	WOODLANDS COTTAGE, WHITCHURCH ROAD, SPURSTOW	1	0	0	1	0	0	0	0	1
4045	BRAMLEY, PAVEMENT LANE, MOBBERLEY, KNUTSFORD	1	0	1	1	0	0	0	0	1
4050	BARN FARM COTTAGE, WINSFORD ROAD, CHOLMONDESTON, CW7 4DR	1	0	0	0	1	0	0	0	1
4145	The Bank, STATION ROAD, WRENBURY	1	0	0	1	0	0	0	0	1

4148	RUSHEY HEY, OAK LANE, NEWBOLD ASTBURY, CONGLETON	1	0	0	1	0	0	0	0	1
4170	WASH FARM, PINFOLD LANE, PLUMLEY, KNUTSFORD	1	0	0	1	0	0	0	0	1
4191	70C, WHEELOCK STREET, MIDDLEWICH	1	0	0	1	0	0	0	0	1
4348	THE SHEILING, LAMBERTS LANE, CONGLETON	1	0	0	1	0	0	0	0	1
4349	31, Woodside Avenue, Alsager	1	0	0	1	0	0	0	0	1
4363	Building Adjacent To Woolfall Hall Farm, Off LONGHILL LANE, HANKELOW	1	0	0	1	0	0	0	0	1
4270	181, MAIN ROAD, WORLESTON	1	0	0	1	0	0	0	0	1
4282	Bank Farm, DODDS LANE, ASTBURY	1	0	0	1	0	0	0	0	1
4410	40a, CROSS STREET, MACCLESFIELD	1	0	0	1	0	0	0	0	1
4534	Land Behind 141, BANK STREET/OFF GREENHILLS CLOSE, MACCLESFIELD, SK117AY	1	0	0	1	0	0	0	0	1
4610	158, NANTWICH ROAD, CREWE	1	0	0	1	0	0	0	0	1
4609	The Paddocks, QUARRY LANE, BICKERTON	1	0	0	1	0	0	0	0	1
4596	DEEP DENE, MERESIDE ROAD, MERE, KNUTSFORD	1	0	1	1	0	0	0	0	1
4592	95, CINDERHILL LANE, SCHOLAR GREEN	1	0	0	1	0	0	0	0	1
4430	The Old Byre, TWEMLOW LANE, CRANAGE	1	0	0	1	0	0	0	0	1
4428	OAK PLACE, TOWERS ROAD, POYNTON	1	0	0	1	0	0	0	0	1
4441	WOODWORTH LODGE, BIRDS LANE, BUNBURY	1	0	0	1	0	0	0	0	1
4552	NEWHOLME, GIANTSWOOD LANE, SOMERFORD BOOTHS, CONGLETON	1	0	0	1	0	0	0	0	1
4544	14, NORTHFIELD PLACE, SHAVINGTON	1	0	0	1	0	0	0	0	1
4645	WOLSELEY LODGE, 5 LEYCESTER ROAD, KNUTSFORD	1	0	0	1	0	0	0	0	1
4644	LAND ADJACENT TO THE OLD MILL, HAVANNAH LANE, EATON, CONGLETON	1	0	0	1	0	0	0	0	1
4635	26A LORD STREET, MACCLESFIELD	1	0	0	1	0	0	0	0	1

	TOTALS	568	92	43	463	1	1	0	1	466

Full Planning Permission

Ref	Site Address	Potential Capacity	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5
2541	LOACHBROOK FARM, SANDBACH ROAD, CONGLETON,	200	0	0	50	50	50	50	200
2119	BOMBARDIER TRANSPORTATIONS, WEST STREET, CREWE, CW1 3JB	143	0	15	30	30	30	30	135
2974	Land at COG Training and Conference Centre, Crewe Road, Nantwich, Cheshire	126	0	0	0	0	0	0	0
335	Fodens Test Track, Moss Lane, Sandbach.	120	0	0	0	30	30	30	90
3464	The Waterhouse Employment Site (Kay Metzeler), Wellington Road, Bollington	109	0	0	30	30	30	19	109
2120	South Cheshire College of Further Education, Dane Bank Avenue, Crewe	91	0	0	0	30	30	30	90
941	FORMER TA CENTRE, CHESTER ROAD, MACCLESFIELD	87	0	15	30	30	12	0	87
950	LAND AT CHURCHILL WAY, DUKE ST, ROE ST, SAMUEL	60	5	0	0	0	0	0	0
2306	Kestrel Engineering, Brook Street, Congleton	54	0	15	30	9	0	0	54
2956	LAND OFF, VICARAGE ROAD, HASLINGTON	44	0	15	15	14	0	0	44
3136	PRIORS HILL CHILDRENS HOME, 26, KENNEDY AVENUE, MACCLESFIELD, CHESHIRE, SK10 3HQ	38	0	15	15	8	0	0	38
4548	MACCLESFIELD DISTRICT HOSPITAL, VICTORIA ROAD,	36	0	15	15	6	0	0	36
3410	Land at Bombardier Transportation site, Dunwoody Way, Crewe (Part 2)	27	0	0	0	0	0	0	0
4240	Cherry Lane Farm, Cherry Lane, Rode Heath, Stoke on Trent, ST7 3QX	26	0	0	0	0	0	0	0
429	Land off Nantwich Road (Tewkesbury Close),	24	0	15	9	0	0	0	24
4646	The Limelight Club, 1- 7, HIGHTOWN, CREWE,	23	0	15	8	0	0	0	23

2065	Audlem Country Nursing Home, School Lane, Audlem	22	0	15	7	0	0	0	22
2001	Land South East to Bridge Inn, Broad St. Crewe	20	0	0	0	0	0	0	0
3892	TALL ASH FARM, BUXTON ROAD, CONGLETON	20	0	15	5	0	0	0	20
742	Clarence Mill, Mill Road, Bollington	19	0	15	4	0	0	0	19
4517	NORTH STREET METHODIST CHURCH, NORTH STREET, CREWE	18	0	15	3	0	0	0	18
2365	Dunkirk Way, Land off London Road, Holmes Chapel	18	0	15	3	0	0	0	18
3811	Woodside Poultry Farm, Stocks Lane, Over Peover, Knutsford	15	0	15	0	0	0	0	15
3178	DYSTELEGH COURT, GREENHILL WALK, DISLEY	15	20	0	0	0	0	0	0
947	Land at Norburys Yard, Church Walk, Knutsford	14	0	14	0	0	0	0	14
1006	198-200 Edleston Road, Crewe	14	0	13	0	0	0	0	13
2950	Stewart Street Motors, STEWART STREET, CREWE	14	0	14	0	0	0	0	14
4648	COUNTY HOTEL, HARDEN PARK, ALDERLEY EDGE	14	0	0	7	7	0	0	14
3585	St John The Baptist Church, Church Street, Bollington	13	0	13	0	0	0	0	13
3146	Peacock Farm, Wilmslow Road, Handforth	13	0	13	0	0	0	0	13
2312	Rear of 27-31 Park Lane, Congleton	12	0	12	0	0	0	0	12
1027	West of Manor Bank Farm, Cheerbrook Road, Willaston	12	0	7	5	0	0	0	12
2096	Car sales site, Wistaston Road, Crewe	12	0	12	0	0	0	0	12
1589	Land to Rear of 157 Crewe Road, accessed via Gutterscroft, HASLINGTON	11	0	11	0	0	0	0	11
4461	75-79, WHEELLOCK STREET, MIDDLEWICH	11	0	11	0	0	0	0	11
3543	Land between Meadow Rise and Ash Cottage, Off Holmshaw Lane, Haslington, CW1 5XF	11	0	0	0	0	0	0	0
2971	Grenson Motors, Middlewich Road, Bradfield Green, Crewe	11	0	11	0	0	0	0	11
4356	Lower Farm, WHITCHURCH ROAD, BURLEYDAM	11	1	11	0	0	0	0	11

1970	Rear of Earl of Crewe Public House, Nantwich Road, Crewe	10	0	10	0	0	0	0	10
3559	OVER TABLEY HALL FARM, OLD HALL LANE, TABLEY	10	1	10	0	0	0	0	10
338	Land adjacent to 5 Middlewich Road, Cranage.	10	0	10	0	0	0	0	10
4528	EDLESTON ROAD COUNTY PRIMARY SCHOOL, EDLESTON ROAD, CREWE	10	0	10	0	0	0	0	10
758	2-4 Holly Road, Wilmslow	10	0	10	0	0	0	0	10
1997	Holding 4, Ridley Hall Farm, Wrexham Road, Ridley	10	0	10	0	0	0	0	10
2856	Moss Inn, CANAL ROAD, CONGLETON, CW12 3AT	10	1	0	0	0	0	0	0
3183	Ford House, The Village, Prestbury, Macclesfield	10	0	10	0	0	0	0	10
	TOTALS	1608	28	422	266	244	182	159	1273

Full Planning Permission - Small Sites

Ref	Site Address	Potential Capacity	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5
3710	FOOLPENNY HALL, LONDON ROAD, STAPELEY, NANTWICH	9	0	9	0	0	0	0	9
4307	ST JOHNS VICARAGE, BUXTON ROAD, CONGLETON	9	1	9	0	0	0	0	9
3985	1- 7, COLEHILL BANK & 16 CANAL STREET, CONGLETON	9	0	9	0	0	0	0	9
1905	Snape Farm, Snape Lane, Weston	8	0	8	0	0	0	0	8
2429	BIRCH HOUSE, BRIDGE STREET, MACCLESFIELD	8	0	8	0	0	0	0	8
4194	LAND AT THORNTON SQUARE, MACCLESFIELD	8	0	8	0	0	0	0	8
2024	Upper Lightwood Green Farm, Lightwood Green Avenue, Audlem	7	0	7	0	0	0	0	7
2103	Vacant land on the corner of West Street, 215, West Street, Crewe, Cheshire, CW1 3HU	7	0	7	0	0	0	0	7
4327	BON-O-PHOOL, ANTROBUS STREET, CONGLETON	7	0	7	0	0	0	0	7
4499	Sudlow Farm, SUDLOW LANE, TABLEY	6	0	6	0	0	0	0	6
4628	Pownall House Farm, WARFORD LANE, GREAT WARFORD, KNUTSFORD	6	1	6	0	0	0	0	6
2421	DUNWOOD, HOMESTEAD ROAD, DISLEY, Stockport	6	1	6	0	0	0	0	6
3294	Clough Works, Middlewood Road, Poynton	6	0	6	0	0	0	0	6
3422	LAND AT HIGH STREET, BOLLINGTON	6	0	6	0	0	0	0	6
3869	EDWARDS MILL, HATTER STREET, CONGLETON	6	0	6	0	0	0	0	6
4600	92- 94, NANTWICH ROAD, CREWE	6	0	6	0	0	0	0	6
4598	Sunnyview, CANAL STREET, CONGLETON	6	1	6	0	0	0	0	6
2822	Old Vicarage, Crewe Road, Winterley	5	1	5	0	0	0	0	5
3973	SEA BANK, MIDDLEWICH	5	0	5	0	0	0	0	5
4331	9-17, CHURCHSIDE, MACCLESFIELD	5	0	5	0	0	0	0	5
2234	27, CHELFORD ROAD, MACCLESFIELD	5	1	5	0	0	0	0	5
2121	Land Adjacent to Junction of Electricity Street, Alton Street and Derrington Avenue Crewe Cheshire	5	0	5	0	0	0	0	5

2938	Land south of Royal Oak Public House, Worleston	5	0	5	0	0	0	0	5
2104	The Assembly of God, Stafford Street, Crewe	5	0	5	0	0	0	0	5
2977	1- 3, WEST AVENUE, CREWE, CW1 3AD	5	0	0	0	0	0	0	0
3501	ROYLANCE BUILDINGS, 90- 92 WATERS GREEN, MACCLESFIELD	5	0	5	0	0	0	0	5
3872	CECIL HOUSE, 41, HIGHTOWN, CREWE	5	0	5	0	0	0	0	5
3991	47, DELAMERE STREET, CREWE	5	0	5	0	0	0	0	5
4329	26, ROOD HILL, CONGLETON	5	0	5	0	0	0	0	5
291	Land North Of Banky Fields, Congleton.	4	0	4	0	0	0	0	4
2293	9, FALLIBROOME ROAD, MACCLESFIELD	4	0	4	0	0	0	0	4
4515	Land at 2, Railway Bridge Cottages, BADDINGTON LANE, BADDINGTON, NANTWICH	4	0	4	0	0	0	0	4
3730	POOLE BANK FARM, WETTENHALL ROAD, POOLE	4	0	4	0	0	0	0	4
1864	91 and 93 Hospital Street, Nantwich	4	0	4	0	0	0	0	4
2097	7 Stalbridge Road, Crewe	4	0	4	0	0	0	0	4
2481	Land rear of 62-74 Canal Road, Congleton	4	0	0	4	0	0	0	4
3607	FARM BUILDINGS, HOME FARM, BRADWALL ROAD, BRADWALL	4	0	4	0	0	0	0	4
3634	37, STATION ROAD, HOLMES CHAPEL	4	1	4	0	0	0	0	4
3675	VALLEY MANUFACTURING, NORTH STREET, CONGLETON	4	0	4	0	0	0	0	4
3141	48 Hobson Street, Macclesfield	4	0	4	0	0	0	0	4
3920	87, WHELOCK STREET, MIDDLEWICH	4	0	4	0	0	0	0	4
3997	19, 19a & 19b THE SQUARE, LONDON ROAD, HOLMES CHAPEL	4	0	4	0	0	0	0	4
3998	HILLMOOR FARM, MACCLESFIELD ROAD, EATON	4	0	4	0	0	0	0	4
4208	THE WHARF Kent Green, STATION ROAD, SCHOLAR GREEN	4	0	4	0	0	0	0	4
4210	LAND REAR OF 74 LAWTON STREET CONGLETON	4	0	4	0	0	0	0	4
4263	186, CONGLETON ROAD NORTH, SCHOLAR GREEN	4	1	4	0	0	0	0	4
4633	The Court Yard, St. Michaels way, Middlewich	4	0	4	0	0	0	0	4
4319	TRAFFORD ROAD GARAGE, TRAFFORD ROAD, ALDERLEY EDGE	4	0	4	0	0	0	0	4

4429	Police Station, 35, CREWE ROAD, ALSAGER	4	0	4	0	0	0	0	4
4639	OLD COACH HOUSE ABBEYFIELDS, PARK LANE, SANDBACH	4	1	4	0	0	0	0	4
1951	LAND OFF, HIDCOTE CLOSE, WISTASTON	3	0	3	0	0	0	0	3
392	LAND OFF ASTBURY MERE, NEWCASTLE ROAD, CONGLETON, CHESHIRE	3	0	3	0	0	0	0	3
4495	67, ROE STREET, MACCLESFIELD	3	0	3	0	0	0	0	3
4498	Bank House Farm, ALTRINCHAM ROAD, WILMSLOW	3	0	3	0	0	0	0	3
4519	GREENBANK FARM, GREEN LANE, MOSTON, SANDBACH	3	0	3	0	0	0	0	3
2224	196, OXFORD ROAD, MACCLESFIELD	3	1	3	0	0	0	0	3
1639	LAND REAR OF 165, WELSH ROW, NANTWICH, CW5 5HB	3	0	3	0	0	0	0	3
2055	397, CREWE ROAD, WISTASTON	3	0	3	0	0	0	0	3
2788	KINGS ARMS, 2, QUEEN STREET, MIDDLEWICH	3	0	3	0	0	0	0	3
2847	KERMINCHAM HALL, FORTY ACRE LANE, SWETTENHAM	3	0	3	0	0	0	0	3
3650	183, ABACUS HOUSE, LONDON ROAD SOUTH, POYNTON	3	0	3	0	0	0	0	3
2989	Station Road, Calveley	3	3	3	0	0	0	0	3
3263	43, ROBIN LANE, SUTTON, MACCLESFIELD	3	0	3	0	0	0	0	3
3421	SALAMANCA INN, NEWCASTLE ROAD, SMALLWOOD, CW11 2TY	3	0	3	0	0	0	0	3
3457	LAND SOUTH OF, 3, LAND LANE, WILMSLOW	3	0	3	0	0	0	0	3
3932	MOSS BRIDGE COTTAGE, MOSS LANE, SANDBACH	3	1	3	0	0	0	0	3
3943	Fields Farm, WARMINGHAM ROAD, WARMINGHAM	3	0	3	0	0	0	0	3
3984	11- 17, STEEPLE STREET, MACCLESFIELD	3	0	3	0	0	0	0	3
3996	DEAN HOUSE, 3, HAWTHORN LANE, WILMSLOW	3	0	3	0	0	0	0	3
4012	1, STEP HILL, MACCLESFIELD	3	0	3	0	0	0	0	3
4357	170, EDLESTON ROAD, CREWE	3	0	3	0	0	0	0	3
4277	Three Crowns, 1 , Mill Green, Macclesfield	3	1	3	0	0	0	0	3
4478	TALL ASH FARM TRIANGLE, BUXTON ROAD, CONGLETON	3	0	3	0	0	0	0	3

3852	LAND AT JUCTION OF GREEN STREET, SANDBACH	2	0	2	0	0	0	0	2
4055	UPTON HALL FARM, 161, PRESTBURY ROAD, MACCLESFIELD	2	0	2	0	0	0	0	2
3562	59, WILMSLOW ROAD, HANDFORTH	2	0	2	0	0	0	0	2
3568	10, MINSHULL NEW ROAD, CREWE	2	1	2	0	0	0	0	2
974	LAND TO THE REAR OF 18, BRIDGE STREET, WYBUNBURY, CW5 7NE	2	0	2	0	0	0	0	2
3837	LAND AT RECREATION GROUND & READING ROOM, OFF A51, CHESTER ROAD, ALPRAHAM	2	0	2	0	0	0	0	2
3851	1 & 2 Martins Court, WEST STREET, CONGLETON	2	0	2	0	0	0	0	2
3961	1, HILLFIELDS, CONGLETON	2	0	2	0	0	0	0	2
3977	14- 16, BESWICK STREET, MACCLESFIELD	2	0	2	0	0	0	0	2
303	1 & 2 The Cottages, Castle Inn Road, Congleton.	2	2	2	0	0	0	0	2
387	17 Woolston Avenue, Congleton.	2	0	2	0	0	0	0	2
3816	LINDOW END FARM, KNUTSFORD ROAD, MOBBERLEY	2	2	2	0	0	0	0	2
4337	Land To The Rear Of 51,53,55, WEST BOND STREET, MACCLESFIELD	2	0	2	0	0	0	0	2
4347	4, LOWE STREET, MACCLESFIELD	2	1	2	0	0	0	0	2
4455	WATERSIDE FARM, WATERSIDE ROAD, DISLEY	2	1	2	0	0	0	0	2
4463	49, BUXTON OLD ROAD, DISLEY	2	1	2	0	0	0	0	2
4490	37, PARK LANE, MACCLESFIELD	2	1	2	0	0	0	0	2
4529	12, STATION ROAD, HANDFORTH	2	0	2	0	0	0	0	2
2194	Green Tree Farm, Chelford Road, Somerford	2	1	2	0	0	0	0	2
3545	The Moss, 4 & 6 Congleton Road, Macclesfield	2	0	2	0	0	0	0	2
3550	BEECH FIELD, TOWERS ROAD, POYNTON	2	0	2	0	0	0	0	2
3594	120, CHESTERGATE, MACCLESFIELD	2	0	2	0	0	0	0	2
3599	FORD HOUSE, CHESTERGATE, MACCLESFIELD	2	1	2	0	0	0	0	2
3795	ATLAS HOUSE, OLD HALL STREET, MACCLESFIELD	2	0	2	0	0	0	0	2
3743	26, HOPE STREET WEST, MACCLESFIELD	2	0	2	0	0	0	0	2
2152	LITTLE BACHE HOUSE, CHESTER ROAD, HURLESTON	2	0	2	0	0	0	0	2
2154	Land Adjacent to Number 41, Lord Street, Macclesfield, Cheshire, SK11 6SY.	2	0	2	0	0	0	0	2
2400	38, PIKEMERE ROAD, ALSAGER	2	0	2	0	0	0	0	2

2773	481, CREWE ROAD, SANDBACH	2	0	2	0	0	0	0	2
3239	23, SAMUEL STREET, CREWE, CW1 3AB	2	1	2	0	0	0	0	2
3242	SILVER BIRCHES, NEW PLATT LANE, CRANAGE	2	1	2	0	0	0	0	2
3261	160, HURDSFIELD ROAD, MACCLESFIELD	2	0	2	0	0	0	0	2
3369	505- 507, WEST STREET, CREWE, CW1 3PA	2	0	2	0	0	0	0	2
3415	Land adjacent to Highfield Road, 3, HIGHFIELD ROAD, BOLLINGTON	2	0	2	0	0	0	0	2
3443	42 PARSON STREET, CONGLETON	2	0	2	0	0	0	0	2
3488	22- 24 CUMBERLAND STREET, MACCLESFIELD	2	0	2	0	0	0	0	2
3749	5-7, PRESTBURY ROAD, WILMSLOW	2	2	2	0	0	0	0	2
4306	BELL FARM, MACCLESFIELD ROAD, EATON, CONGLETON	2	0	2	0	0	0	0	2
4309	Land rear of 102, Cloughton Avenue, Crewe	2	0	2	0	0	0	0	2
4312	11, BEECH LANE, MACCLESFIELD	2	0	2	0	0	0	0	2
3764	BARNSHAW BANK FARM, MILL LANE, GOOSTREY	2	0	2	0	0	0	0	2
3903	2, MOUNT PLEASANT ROAD & 50 THE BANKS, SCHOLAR GREEN, ODD RODE	2	2	2	0	0	0	0	2
3924	BELTON HOUSE, MACCLESFIELD ROAD, ALDERLEY EDGE	2	1	2	0	0	0	0	2
3980	STABLES AND PREMISES, WOOD FARM, MIDDLE LANE, CONGLETON	2	0	2	0	0	0	0	2
3983	1A, CATHERINE STREET, MACCLESFIELD	2	0	2	0	0	0	0	2
4021	SMOKER HILL FARM, CHESTER ROAD, TABLEY SUPERIOR, KNUTSFORD	2	0	2	0	0	0	0	2
4048	DUBTHORN HOUSE, BETCHTON HEATH, BETCHTON	2	0	2	0	0	0	0	2
4211	WHITELEY GREEN FARM, HOLEHOUSE LANE, ADLINGTON	2	1	2	0	0	0	0	2
4219	THE OVAL, 71, KENNEDY AVENUE, MACCLESFIELD	2	1	2	0	0	0	0	2
4352	Hope Cottage, COE LANE, MILLINGTON	2	1	2	0	0	0	0	2
4362	66 & 68 LEEK ROAD, CONGLETON	2	0	2	0	0	0	0	2
4268	LAND TO REAR OF 2, CHESTER ROAD, HOLMES CHAPEL	2	0	2	0	0	0	0	2
4274	7, PARK AVENUE, WILMSLOW	2	1	2	0	0	0	0	2

4278	23, PARK STREET, MACCLESFIELD	2	0	2	0	0	0	0	2
4284	LAND AT LABURNUM ROAD, MACCLESFIELD	2	0	2	0	0	0	0	2
4411	284, PARK LANE, POYNTON	2	1	2	0	0	0	0	2
4414	18, BUXTON ROAD WEST, DISLEY	2	1	2	0	0	0	0	2
4417	113, CHESTER ROAD, MACCLESFIELD	2	0	2	0	0	0	0	2
4533	FIELD HOUSE, BROWNS LANE, WILMSLOW	2	3	2	0	0	0	0	2
4604	84, CONGLETON ROAD, MACCLESFIELD	2	1	2	0	0	0	0	2
4587	38, LONDON ROAD, HOLMES CHAPEL	2	0	2	0	0	0	0	2
4431	70, MOOR LANE, WILMSLOW	2	1	2	0	0	0	0	2
4426	THE OLD STORES, 2 COPPICE ROAD/51 WISTASTON ROAD, WILLASTON	2	0	2	0	0	0	0	2
4437	LEONARD CHESHIRE HOME, THE HILL, SANDBACH	2	0	2	0	0	0	0	2
4440	POOL VIEW BRADFIELD GREEN EARDSWICK LANE, MINSHULL VERNON	2	0	2	0	0	0	0	2
4541	133, LONDON ROAD, MACCLESFIELD	2	0	2	0	0	0	0	2
4539	32, PARK LANE, POYNTON	2	0	2	0	0	0	0	2
4538	2, Lydiat Lane, Alderley Edge	2	1	2	0	0	0	0	2
4643	142, WALTHALL STREET, CREWE	2	1	2	0	0	0	0	2
4641	81, COPPICE ROAD, POYNTON	2	1	2	0	0	0	0	2
4640	38, BEECH DRIVE, KNUTSFORD	2	1	2	0	0	0	0	2
269	Land between 12 & 14 Boulton Close, Malkins Bank.	1	0	0	0	0	0	0	0
3688	KAMIROS, MACCLESFIELD ROAD, ALDERLEY EDGE	1	1	1	0	0	0	0	1

3689	CROFT HOUSE, 24, FORGE FIELDS, SANDBACH	1	0	1	0	0	0	0	1
3693	LOWER FELDY GREEN FARM, BUDWORTH ROAD, ASTON BY BUDWORTH	1	0	1	0	0	0	0	1
3694	MEADOW HEY, BOLLIN HILL, PRESTBURY, MACCLESFIELD, CHESHIRE, SK10 4BS	1	1	1	0	0	0	0	1
3700	MALINDI, MERESIDE ROAD, MERE	1	1	1	0	0	0	0	1
3702	YEW TREE COTTAGE, STONE HOUSE LANE, PECKFORTON	1	0	1	0	0	0	0	1
4057	WITHINLEE HOLLOW, WITHINLEE ROAD, PRESTBURY	1	1	1	0	0	0	0	1
4065	SANDLOW GREEN FARM, HOLMES CHAPEL ROAD, BRERETON	1	0	1	0	0	0	0	1
4070	THE GLEN, SANDY LANE, CRANAGE	1	0	1	0	0	0	0	1
4071	Heath House, CONGLETON ROAD, SWETTENHAM	1	1	1	0	0	0	0	1
4072	32, NURSERY ROAD, ALSAGER	1	0	1	0	0	0	0	1
4073	WELLCROFT, NEWCASTLE ROAD SOUTH, BRERETON	1	0	1	0	0	0	0	1
4074	Gurnett Farm, BYRONS LANE, MACCLESFIELD	1	1	1	0	0	0	0	1
1068	Goldford House, Goldford Lane, Bickerton, Malpas	1	1	1	0	0	0	0	1
1086	LAND TO REAR OF 5, ALBION STREET, CREWE, CW2 8NB	1	0	1	0	0	0	0	1
1087	LAND ADJACENT TO ROOKERY PARK COTTAGE, MAIN ROAD, WORLESTON	1	0	1	0	0	0	0	1
3558	Land off Whites Lane, Weston	1	0	1	0	0	0	0	1
3561	BURLAND FARM, WREXHAM ROAD, BURLAND	1	0	1	0	0	0	0	1
3570	CRAIG MOHR, 37, NORTHWICH ROAD, CRANAGE	1	1	1	0	0	0	0	1
3571	LOWER WOODEND COTTAGE, STRINES ROAD, DISLEY	1	1	1	0	0	0	0	1
3834	ASHFIELD, 12, HEYBRIDGE LANE, PRESTBURY	1	1	1	0	0	0	0	1
3842	42- 46, JORDANGATE, MACCLESFIELD	1	0	1	0	0	0	0	1
3843	27, LOSTOCK HALL ROAD, POYNTON, STOCKPORT	1	0	1	0	0	0	0	1
3845	FELLBROOK HOUSE, BROOK LANE, ALDERLEY EDGE, WILMSLOW	1	1	1	0	0	0	0	1
3960	ROADSIDE FARM, BLACKDEN LANE, GOOSTREY	1	1	1	0	0	0	0	1
3963	LAND ADJACENT TO 24, FIELD LANE, WISTASTON	1	0	1	0	0	0	0	1
3964	15, MIDDLEWICH STREET, CREWE	1	1	1	0	0	0	0	1

3975	38, CREWE ROAD, ALSAGER	1	0	1	0	0	0	0	1
3976	TREETOPS, CHELFORD ROAD, PRESTBURY	1	1	1	0	0	0	0	1
3978	THE OLD SHIPPON, MACCLESFIELD ROAD, EATON	1	0	1	0	0	0	0	1
310	17a Welles Street, Sandbach.	1	0	1	0	0	0	0	1
345	Land adjacent 1A Boundary Lane, Congleton.	1	0	1	0	0	0	0	1
358	Ivy Bank, 120, MAIN ROAD, GOOSTREY, CREWE, CHESHIRE, CW4 8JR	1	0	1	0	0	0	0	1
3807	LAND OFF BENTSIDE ROAD DISLEY	1	0	1	0	0	0	0	1
3809	LAND REAR OF 44, KNUTSFORD ROAD, ROW OF TREES, ALDERLEY EDGE	1	0	1	0	0	0	0	1
3812	BERRYFIELDS, DODDS GREEN LANE, BURLEYDAM	1	0	1	0	0	0	0	1
3814	6, Pembroke House, HAWTHORN STREET, WILMSLOW	1	2	1	0	0	0	0	1
398	Tanners Farm Barn, Tan House Farm, Weathercock Lane, Timbersbrook	1	0	1	0	0	0	0	1
405	2 Rydal Way, Alsager	1	0	1	0	0	0	0	1
423	Barnshaw Bank Farm, Mill Lane, Goostrey	1	1	1	0	0	0	0	1
4336	71, WHELOCK STREET, MIDDLEWICH	1	0	1	0	0	0	0	1
4339	28, FLETSAND ROAD, WILMSLOW	1	1	1	0	0	0	0	1
4342	LAND TO REAR OF 50, AUDLEY ROAD, ALSAGER	1	0	1	0	0	0	0	1
4370	Land off Newtown Road, Sound, NantwichFence	1	0	1	0	0	0	0	1
4372	FORMER FISHERY, YEW TREE LANE, MORETON, CONGLETON	1	0	1	0	0	0	0	1
4460	ROE PARK FARM, ROE PARK, MOW COP	1	0	1	0	0	0	0	1
4462	RIVERSDALE, DAVEYLANDS, WILMSLOW, CHESHIRE, SK9 2AG	1	0	1	0	0	0	0	1
4464	STOOPS HOUSE, 53, HEYBRIDGE LANE, PRESTBURY	1	1	1	0	0	0	0	1
4481	1, BROAD WALK, WILMSLOW	1	1	1	0	0	0	0	1
4483	Harley House, 20, NORTHWICH ROAD, CRANAGE	1	0	1	0	0	0	0	1
4484	5, Stringer Avenue, Sandbach	1	0	1	0	0	0	0	1
4486	HILLSIDE FARM, STONE HOUSE LANE, PECKFORTON, TARPORLEY	1	0	1	0	0	0	0	1
4493	Land off Beswick Drive, Crewe	1	0	1	0	0	0	0	1

4494	111, PARK LANE, MACCLESFIELD	1	0	1	0	0	0	0	1
4496	LEONARD CHESHIRE HOME, THE HILL, SANDBACH	1	0	1	0	0	0	0	1
4500	354, PARK LANE, POYNTON	1	0	1	0	0	0	0	1
4502	36, ROOD HILL, CONGLETON	1	0	1	0	0	0	0	1
4504	12, GORSEY ROAD, WILMSLOW	1	0	1	0	0	0	0	1
4511	REAR OF 129, WISTASTON GREEN ROAD, WISTASTON	1	0	1	0	0	0	0	1
4514	APPLE TREE COTTAGE, CHELFORD LANE, OVER PEOVER, KNUTSFORD	1	0	1	0	0	0	0	1
4521	LAND OFF, THE BACKLANDS, CREWE	1	0	1	0	0	0	0	1
4527	LAND ADJ 311, PARK LANE, POYNTON	1	0	1	0	0	0	0	1
4530	63, FIELDS ROAD, ALSAGER	1	0	1	0	0	0	0	1
4632	Land to rear of 27/29, LAWTON STREET, CONGLETON	1	0	1	0	0	0	0	1
4626	89, HAYHURST AVENUE, MIDDLEWICH	1	0	1	0	0	0	0	1
4622	Wychwood House, WYCH LANE, ADLINGTON	1	0	1	0	0	0	0	1
4621	45, DELAMERE DRIVE, MACCLESFIELD	1	0	1	0	0	0	0	1
4620	Pownall House Farm, WARFORD LANE, GREAT WARFORD, KNUTSFORD	1	1	1	0	0	0	0	1
4569	3, HOLLY ROAD, MACCLESFIELD	1	0	1	0	0	0	0	1
4568	THE HOLLINS, 262, BLACK ROAD, MACCLESFIELD	1	0	1	0	0	0	0	1
3727	ELLERSTONE, PADDOCK HILL, MOBBERLEY	1	1	1	0	0	0	0	1
3728	UNDERKEEPERS COTTAGE, PITT LANE, LOWER WITHINGTON	1	1	1	0	0	0	0	1
3734	3, COUNCIL HOUSES, WINDMILL LANE, BUERETON	1	0	1	0	0	0	0	1
3740	161, SANDBACH ROAD NORTH, ALSAGER	1	0	1	0	0	0	0	1
2187	PEOVER GRANGE, PEOVER LANE, SNELSON	1	1	1	0	0	0	0	1
2189	TIP FARM, SUGAR LANE, ADLINGTON	1	1	1	0	0	0	0	1
2190	BAGULEY FARM, HOCKER LANE, OVER ALDERLEY	1	1	1	0	0	0	0	1
2198	WILLOW SPRING, SAND LANE, NETHER ALDERLEY	1	1	1	0	0	0	0	1
2199	WENTWORTH COTTAGE, COLLAR HOUSE DRIVE, PRESTBURY	1	1	1	0	0	0	0	1
2219	PROSPECT HOUSE, KNUTSFORD ROAD, CHORLEY, ALDERLEY EDGE	1	0	1	0	0	0	0	1

2229	EDGE HOUSE FARM, MACCLESFIELD ROAD, OVER ALDERLEY	1	1	1	0	0	0	0	1
2250	HOME FARM, SCHOOL LANE, HENBURY	1	0	1	0	0	0	0	1
2257	WYBUNBURY METHODIST CHURCH, MAIN ROAD, WYBUNBURY	1	0	1	0	0	0	0	1
2260	1, OAKLEIGH, KNUTSFORD, CHESHIRE, WA16 8QW	1	1	1	0	0	0	0	1
3572	LOSTOCK HALL FARM, LOSTOCK HALL ROAD, POYNTON	1	3	1	0	0	0	0	1
3589	SOUTH VIEW, WHIRLEY LANE, HENBURY	1	1	1	0	0	0	0	1
3596	40, OXFORD ROAD, MACCLESFIELD	1	0	1	0	0	0	0	1
3597	MELILIA, MERESIDE ROAD, MERE	1	1	1	0	0	0	0	1
3704	OAK COTTAGES, BAGLEY LANE, AUDLEM	1	2	1	0	0	0	0	1
3706	220, WEST STREET, CREWE	1	0	1	0	0	0	0	1
3707	81A, HASSALL ROAD, SANDBACH	1	1	1	0	0	0	0	1
3796	20, MOSS LANE, STYAL	1	2	1	0	0	0	0	1
3799	LAND NORTH OF BIRCH VIEW, HOLMES CHAPEL ROAD, BRERETON	1	1	1	0	0	0	0	1
3800	ALSTONFIELD, CASTLE HILL, MOTTRAM ST ANDREW	1	1	1	0	0	0	0	1
3833	THE SMITHY, RUSHY LANE, BARTHOMLEY	1	0	1	0	0	0	0	1
3853	WESTFIELD, TABLEY ROAD, KNUTSFORD	1	0	1	0	0	0	0	1
3854	26, LONDON ROAD SOUTH, POYNTON	1	0	1	0	0	0	0	1
3855	GLEADS MOSS FARM, GLEADSMOSS LANE, LOWER	1	0	1	0	0	0	0	1
3408	Yew Tree Farm, Knutsford Road, Mobberley	1	1	1	0	0	0	0	1
3744	AUCHONVILLE, DARK LANE, GAWSWORTH	1	1	1	0	0	0	0	1
1015	Broomlands Farm, Birchall Moss Lane, Hatherton	1	0	1	0	0	0	0	1
1520	COMBERMERE ABBEY, WHITCHURCH	1	0	1	0	0	0	0	1
1841	125 The Rookery, Hospital Street, Nantwich	1	0	2	0	0	0	0	2
1870	WHITE HOUSE, WHITEHOUSE LANE, NANTWICH	1	1	1	0	0	0	0	1
2512	SMOKER HILL FARM, CHESTER ROAD, TABLEY	1	1	0	1	0	0	0	1
2003	152 Broughton Road, Crewe	1	0	1	0	0	0	0	1

			0						
2048	Land adj. 1 Southbank Ave., Shavington	1		1	0	0	0	0	1
2057	3, WRENBURY HEATH ROAD, WRENBURY HEATH	1	2	0	0	0	0	0	0
2129	Fodens Farm, Woodhouse End Road, Gawsworth	1	1	1	0	0	0	0	1
2130	Holford House, Holford Drive, Mossways Park, Wilmslow	1	1	1	0	0	0	0	1
2135	LAND AT, 49, HAWTHORN LANE, WILMSLOW	1	0	1	0	0	0	0	1
2145	WOODSIDE COTTAGE, SMITHY LANE, MOTTRAM ST	1	0	1	0	0	0	0	1
2177	YEW TREE FARM, MACCLESFIELD ROAD, PRESTBURY	1	1	1	0	0	0	0	1
2178	STONE COTTAGE, 14, SUMMERHILL ROAD, PRESTBURY	1	1	1	0	0	0	0	1
2180	BAY TREE HOUSE, PARKFIELD ROAD, KNUTSFORD	1	0	1	0	0	0	0	1
2382	LAND TO THE REAR OF 7, NURSERY LANE, CONGLETON	1	0	1	0	0	0	0	1
2432	BRAEBROOKE, FAULKNERS LANE, MOBBERLEY, KNUTSFORD	1	1	1	0	0	0	0	1
2447	HOLY TRINITY CHURCH, JACKSON LANE, BOLLINGTON	1	0	1	0	0	0	0	1
2733	33, SPRING BANK, SCHOLAR GREEN	1	0	1	0	0	0	0	1
2793	Land adjacent to 6 Heath End Road, Alsager	1	0	1	0	0	0	0	1
3613	HIGHLAND VIEW, CANAL STREET, CONGLETON	1	0	1	0	0	0	0	1
3614	ASH TREE FARM, MILL LANE, BLAKENHALL	1	0	1	0	0	0	0	1
3633	VICARAGE FARM COTTAGE, VICARAGE LANE, BETCHTON	1	0	1	0	0	0	0	1
3648	TREE TOPS, HOLMES CHAPEL ROAD, TOFT	1	0	1	0	0	0	0	1
3677	WATER TOWER, MOSS LANE, OLLERTON	1	0	1	0	0	0	0	1
3221	SANDBACH FARM, SCHOOL LANE, HENBURY, CHESHIRE, SK11 9PL	1	1	1	0	0	0	0	1
3228	LAND AND BUILDINGS AT, DAIRY HOUSE LANE, WILMSLOW	1	1	1	0	0	0	0	1
3230	LOW WOOD, MERESIDE ROAD, MERE, KNUTSFORD	1	1	1	0	0	0	0	1
3233	12, HAWTHORN STREET, WILMSLOW, SK9 5EH	1	1	1	0	0	0	0	1

3240	SPELGA, DUNNOCKSFOLD ROAD, ALSAGER	1	1	1	0	0	0	0	1
3252	LAND ADJACENT TO, 1, SCOTT ROAD, PRESTBURY, MACCLESFIELD	1	0	1	0	0	0	0	1
3257	CONCRETE BATCHING PLANT, STONYFOLD LANE, BOSLEY	1	0	1	0	0	0	0	1
3258	MOUNT FARM, FLASH LANE, BOLLINGTON	1	0	1	0	0	0	0	1
3260	83, ABBEY ROAD, SANDBACH	1	0	1	0	0	0	0	1
3371	36, WEST STREET, CREWE, CW1 3HA	1	0	1	0	0	0	0	1
3387	Bryancliffe, Wilmslow Park South, Wilmslow	1	0	1	0	0	0	0	1
3431	112, BRADWALL ROAD, SANDBACH	1	0	1	0	0	0	0	1
3439	LOWLANDS, OAK ROAD, MOTTRAM ST ANDREW	1	1	1	0	0	0	0	1
3455	THE HOMESTEAD, FANNERS LANE, HIGH LEGH	1	1	1	0	0	0	0	1
3491	125 WILMSLOW ROAD, HANDFORTH	1	0	1	0	0	0	0	1
3497	22 TORKINGTON ROAD, WILMSLOW	1	1	1	0	0	0	0	1
3500	311 PARK LANE, POYNTON	1	0	1	0	0	0	0	1
3720	24, LITTLE MOSS LANE, SCHOLAR GREEN	1	0	1	0	0	0	0	1
3721	15, CINDERHILL LANE, SCHOLAR GREEN	1	0	1	0	0	0	0	1
3723	THE COTTAGE, STATION ROAD, NORTH RODE	1	1	1	0	0	0	0	1
3724	BEXTON HOUSE, BEXTON LANE, KNUTSFORD	1	1	1	0	0	0	0	1
4304	17, ST ANNS ROAD, MIDDLEWICH	1	1	1	0	0	0	0	1
4305	LAND ADJOINING SCHOOL LANE, BUNBURY	1	0	1	0	0	0	0	1
4313	Holmlea Farm, Newcastle Road South, Brereton, Sandbach, CW11 1SB	1	1	1	0	0	0	0	1
4315	32, MARKET STREET, DISLEY	1	0	1	0	0	0	0	1
4318	10, MACCLESFIELD ROAD, WILMSLOW	1	1	1	0	0	0	0	1
3751	VICTORIA HOUSE, 4, WALKER STREET, MACCLESFIELD	1	0	1	0	0	0	0	1
3754	54, TRAFFORD ROAD, ALDERLEY EDGE	1	1	1	0	0	0	0	1
3756	CARR HOUSE FARM, MILL LANE, PRESTBURY	1	1	1	0	0	0	0	1
3761	LAND EAST OF M6, ULLARD HALL LANE, PLUMLEY, KNUTSFORD	1	0	1	0	0	0	0	1
3763	PLUTO COTTAGE, MOSS LANE, MOBBERLEY, KNUTSFORD	1	0	1	0	0	0	0	1
3865	3, CARLETON ROAD, POYNTON	1	1	1	0	0	0	0	1

3868	Wood Farm, MIDDLE LANE, CONGLETON	1	1	1	0	0	0	0	1
3878	WHITE HOUSE, MOW LANE, ASTBURY	1	1	1	0	0	0	0	1
3879	ALONDRA, MANOR LANE, OLLERTON, KNUTSFORD	1	1	1	0	0	0	0	1
3880	16, HAWTHORN LANE, WILMSLOW	1	0	1	0	0	0	0	1
3883	ARCLID HALL FARM, HEMMINGSHAW LANE, ARCLID	1	0	1	0	0	0	0	1
3885	NORTHOVER, SAND LANE, NETHER ALDERLEY	1	1	1	0	0	0	0	1
3886	HORNPIPE HALL, WHITECROFT HEATH ROAD, LOWER WITHINGTON, MACCLESFIELD	1	1	1	0	0	0	0	1
3888	LOWNDES FARM, MESSUAGE LANE, MARTON	1	1	1	0	0	0	0	1
3889	ROOKERY COTTAGE, SHEPPENHALL LANE, BURLEYDAM	1	1	1	0	0	0	0	1
3890	SUNNYHILL FARM, MERELAKE ROAD, ALSAGER	1	1	1	0	0	0	0	1
3894	LYNDHURST, BEXTON LANE, KNUTSFORD	1	1	1	0	0	0	0	1
3902	PEOVER EYE, CROWN LANE, LOWER PEOVER	1	1	1	0	0	0	0	1
3905	HIGHER BANK FARM, SPRING BANK, SCHOLAR GREEN	1	0	1	0	0	0	0	1
3907	243 Congleton Road North, Scholar Green	1	1	1	0	0	0	0	1
3908	LOWER GADHOLE FARM, GREENDALE LANE, MOTTRAM ST ANDREW	1	1	1	0	0	0	0	1
3911	7, OFFLEY ROAD, SANDBACH	1	1	1	0	0	0	0	1
3916	58, GOUGHS LANE, KNUTSFORD	1	1	1	0	0	0	0	1
3917	LAND BETWEEN 78 AND 80 BEECH LANE, MACCLESFIELD	1	0	1	0	0	0	0	1
3918	223A, MIDDLEWICH STREET, CREWE	1	0	1	0	0	0	0	1
3919	CROFT COTTAGE, FREE GREEN LANE, OVER PEOVER	1	1	1	0	0	0	0	1
3921	YEW TREE COTTAGE, 78, ADLINGTON ROAD, WILMSLOW	1	1	1	0	0	0	0	1
3922	MOUNT PLEASANT FARM, MARTHALL LANE, MARTHALL	1	1	1	0	0	0	0	1
3930	GREEN MEADOWS, WITHINLEE ROAD, MOTTRAM ST ANDREW	1	0	1	0	0	0	0	1
3935	CHRISOVALANTOU, MERESIDE ROAD, MERE, KNUTSFORD	1	1	1	0	0	0	0	1

3940	10, CONGLETON ROAD, ALDERLEY EDGE, WILMSLOW	1	1	1	0	0	0	0	1
3945	30, GATEFIELD STREET, CREWE	1	0	1	0	0	0	0	1
3946	7, BULKELEY ROAD, HANDFORTH	1	0	1	0	0	0	0	1
3947	BADGERS HOLLOW, MACCLESFIELD ROAD, ALDERLEY EDGE	1	1	1	0	0	0	0	1
3950	DALE END, CASTLE HILL, MOTTRAM ST ANDREW	1	1	1	0	0	0	0	1
3953	25A, BEESTON MOUNT, BOLLINGTON	1	1	1	0	0	0	0	1
3986	7, LIVERPOOL ROAD EAST, CHURCH LAWTON	1	1	1	0	0	0	0	1
3987	38, MANCHESTER ROAD, WILMSLOW	1	0	1	0	0	0	0	1
3988	20- 22, JORDANGATE, MACCLESFIELD	1	0	1	0	0	0	0	1
3989	THE COACH HOUSE, 57A, HEYBRIDGE LANE, PRESTBURY	1	1	1	0	0	0	0	1
3990	BARLEY FIELDS FARM, HOLLIN LANE, SUTTON	1	0	1	0	0	0	0	1
3993	WITHINLEE RIDGE, WITHINLEE ROAD, MOTTRAM ST ANDREW	1	1	1	0	0	0	0	1
4001	ARMSTRONG FARM, MACCLESFIELD ROAD, ALDERLEY EDGE	1	1	1	0	0	0	0	1
4003	1, Fir Tree Cottages, RUSHY LANE, BARTHOMLEY	1	2	1	0	0	0	0	1
4004	OLD HALL FARM, COOLE LANE, BADDINGTON	1	0	1	0	0	0	0	1
4010	HIGHER BANK FARM, 54, SPRING BANK, SCHOLAR GREEN	1	0	1	0	0	0	0	1
4011	FIELDS FARM, SYDNEY ROAD, CREWE	1	0	1	0	0	0	0	1
4014	95, PALMERSTON STREET, BOLLINGTON	1	0	1	0	0	0	0	1
4015	Roebuck Farm, Mancheser Road, Knutsford	1	1	1	0	0	0	0	1
4020	BENTSIDE FARM, GREEN LANE, DISLEY	1	0	1	0	0	0	0	1
4022	SITE ADJACENT TO, 25, DELAMERE DRIVE, MACCLESFIELD	1	0	1	0	0	0	0	1
4023	52, PILLORY STREET, NANTWICH	1	0	1	0	0	0	0	1
4024	LAND ADJ, LONG LANE, ALPRAHAM	1	0	1	0	0	0	0	1
4031	Laurel Grove, WOORE ROAD, AUDLEM	1	0	1	0	0	0	0	1
4033	1, WOODBROOK ROAD, ALDERLEY EDGE, WILMSLOW	1	1	1	0	0	0	0	1
4034	THE SMITHY, BRADFORD LANE, NETHER ALDERLEY	1	1	1	0	0	0	0	1
4051	Land Adjacent 19, SPRINGBANK, SCHOLAR GREEN	1	0	1	0	0	0	0	1

4054	84, EDLESTON ROAD, CREWE	1	0	1	0	0	0	0	1
4075	LONGLEA, LANGLEY ROAD, SUTTON	1	1	1	0	0	0	0	1
4076	Woodlands Farm, STOCKS LANE, OVER PEOVER	1	0	1	0	0	0	0	1
4079	Clay Lanes Farm, CLAY LANE, HASLINGTON	1	0	1	0	0	0	0	1
4081	The Gables, MARSH LANE, NANTWICH	1	0	1	0	0	0	0	1
4149	ONE OAK, ONE OAK LANE, WILMSLOW	1	1	1	0	0	0	0	1
4150	43, HIGHTOWN, CREWE	1	0	1	0	0	0	0	1
4171	8 & 10, FANNERS LANE, HIGH LEGH, KNUTSFORD	1	2	1	0	0	0	0	1
4183	60, SANDBACH ROAD, RODE HEATH, ALSAGER	1	0	1	0	0	0	0	1
4184	THE BUNGALOW, HARDYS LANE, AUDLEM	1	1	1	0	0	0	0	1
4185	YEW TREE FARM, WOODHOUSE LANE, BUERTON	1	0	1	0	0	0	0	1
4186	14 Birch Tree Lane, Scholar Green	1	0	1	0	0	0	0	1
4187	BARN, PEDLEY HILL FARM, PEDLEY HILL, ADLINGTON	1	0	1	0	0	0	0	1
4190	LAND ADJ 198, BIDDULPH ROAD, CONGLETON	1	0	1	0	0	0	0	1
4192	37- 39, LONDON ROAD SOUTH, POYNTON	1	0	1	0	0	0	0	1
4197	HEALEY HILL, SMITHY LANE, MOTTRAM ST ANDREW, MACCLESFIELD	1	1	1	0	0	0	0	1
4200	LAND ADJ BARLEY ORCHARD, 42, BLACK FIRS LANE, SOMERFORD, CONGLETON	1	0	1	0	0	0	0	1
4202	LAND ADJACENT TO 59, 61 & 61A LONDON ROAD, STAPELEY	1	0	1	0	0	0	0	1
4203	Rear of 44, MARSH LANE, NANTWICH	1	0	1	0	0	0	0	1
4207	SUNDALE, DUNNOCKSFOLD ROAD, ALSAGER	1	1	1	0	0	0	0	1
4209	1, AUDLEY STREET, CREWE	1	0	1	0	0	0	0	1
4214	24, 24A & 26 JORDANGATE, MACCLESFIELD	1	0	1	0	0	0	0	1
4215	23, CHURCH STREET, MACCLESFIELD	1	0	1	0	0	0	0	1
4217	REAR OF OTTERBURN HOUSE, MANOR PARK SOUTH, KNUTSFORD, WA16 8AG	1	0	1	0	0	0	0	1
4218	15, BUTLEY LANE, PRESTBURY	1	1	1	0	0	0	0	1
4351	CHIMNEYSIDE, BRIDGE END DRIVE, PRESTBURY, MACCLESFIELD	1	0	1	0	0	0	0	1
4353	Over Alderley Methodist Church, BIRTLES LANE, OVER ALDERLEY	1	0	1	0	0	0	0	1

4354	BRACKENWOOD, CANAL ROAD, CONGLETON	1	0	1	0	0	0	0	1
4361	Somerford Hall Camp, HOLMES CHAPEL ROAD, SOMERFORD, CONGLETON	1	1	1	0	0	0	0	1
4364	UNIT 1, WINDMILL WOOD, CHELFORD ROAD, OLLERTON, KNUTSFORD	1	0	1	0	0	0	0	1
4365	109, GRAVEL LANE, WILMSLOW	1	1	1	0	0	0	0	1
4244	HIGH LEGH WATER TOWER, WARRINGTON ROAD, HIGH LEGH	1	0	1	0	0	0	0	1
4256	NORMANS HALL FARM, SHRIGLEY ROAD, POTT SHRIGLEY	1	1	1	0	0	0	0	1
4257	WOOD COTTAGE, WRINEHILL ROAD, WYBUNBURY	1	1	1	0	0	0	0	1
4259	GREEN BANK FARM, HOBECROFT LANE, MOBBERLEY	1	0	1	0	0	0	0	1
4260	26, TORKINGTON ROAD, WILMSLOW	1	1	1	0	0	0	0	1
4261	24A, Brook Street, Macclesfield	1	0	1	0	0	0	0	1
4262	LONG BARN, WALLHILL FARM, SANDBACH ROAD, NEWBOLD ASTBURY	1	0	1	0	0	0	0	1
4265	21, BELGRAVE AVENUE, CONGLETON	1	0	1	0	0	0	0	1
4266	10, TABLEY ROAD, KNUTSFORD, KNUTSFORD	1	0	1	0	0	0	0	1
4267	AMBERGATES, MACCLESFIELD ROAD, ALDERLEY EDGE	1	1	1	0	0	0	0	1
4272	SOUTHFIELD, CONGLETON ROAD, ALDERLEY EDGE	1	1	1	0	0	0	0	1
4273	11, CHESTNUT CLOSE, WILMSLOW	1	0	1	0	0	0	0	1
4283	91, LUDLOW AVENUE, CREWE	1	0	1	0	0	0	0	1
4634	Yew Tree Farm, Pinsley Green, Wrenbury	1	0	1	0	0	0	0	1
4321	206, HURDSFIELD ROAD, MACCLESFIELD	1	0	1	0	0	0	0	1
4322	33, MACCLESFIELD ROAD, WILMSLOW	1	0	1	0	0	0	0	1
4323	GORE LANE FARM, GORE LANE, CHORLEY, ALDERLEY EDGE	1	1	1	0	0	0	0	1
4325	DALE BROW COTTAGE, 63, MACCLESFIELD ROAD, PRESTBURY	1	1	1	0	0	0	0	1
4326	BEWDLEY, CONGLETON ROAD, ALDERLEY EDGE	1	1	1	0	0	0	0	1
4330	LAND ADJACENT TO 171, LONG LANE SOUTH, MIDDLEWICH	1	0	1	0	0	0	0	1
4415	Middlewood Stables, LYME ROAD, POYNTON	1	0	1	0	0	0	0	1

4416	THE DOWER HOUSE, KINGS ROAD, WILMSLOW	1	0	1	0	0	0	0	1
4418	LAND ADJ MOSS MEADOW FARM, PADDOCK HILL, MOBBERLEY, KNUTSFORD	1	0	1	0	0	0	0	1
4422	35, CHANCERY LANE, ALSAGER	1	0	1	0	0	0	0	1
4421	ROADSIDE FARM, BLACKDEN LANE, GOOSTREY	1	0	1	0	0	0	0	1
4420	31, SINGLETON AVENUE, CREWE	1	0	1	0	0	0	0	1
4618	16, WISTASTON ROAD, WILLASTON	1	0	1	0	0	0	0	1
4611	40, CHURCH LANE, HENBURY	1	1	1	0	0	0	0	1
4608	209, CREWE ROAD, ALSAGER	1	1	1	0	0	0	0	1
4607	The Rising Sun, Hawkins Lane, Rainow, Macclesfield	1	1	1	0	0	0	0	1
4606	Cheers Green Farm, FREE GREEN LANE, OVER PEOVER	1	0	1	0	0	0	0	1
4605	84, CONGLETON ROAD, MACCLESFIELD	1	0	1	0	0	0	0	1
4603	28, PAXFORD PLACE, WILMSLOW	1	1	1	0	0	0	0	1
4602	254,CHESTER ROAD, MACCLESFIELD	1	0	1	0	0	0	0	1
4601	HIGH LEA, UNDERWOOD ROAD, ALDERLEY EDGE, WILMSLOW	1	3	1	0	0	0	0	1
4597	96, MANCHESTER ROAD, WILMSLOW	1	1	1	0	0	0	0	1
4594	MARLOWE, CLAMHUNGER LANE, MERE	1	1	1	0	0	0	0	1
4593	73, SHAW STREET, MACCLESFIELD	1	0	1	0	0	0	0	1
4591	Bollin Head Farm, Sutton, Macclesfield	1	0	1	0	0	0	0	1
4590	Grassington, CLIFF LANE, HIGHER HURDSFIELD, MACCLESFIELD	1	1	1	0	0	0	0	1
4588	SILVER BIRCHES, NEW PLATT LANE, CRANAGE	1	0	1	0	0	0	0	1
4433	64, CHANCERY LANE, BOLLINGTON	1	0	1	0	0	0	0	1
4432	47, Heath Road, Congleton	1	0	1	0	0	0	0	1
4427	FIELDSIDE, MACCLESFIELD ROAD, ALDERLEY EDGE	1	1	1	0	0	0	0	1
4435	Sleepers Hotel, Thomas Street, Crewe	1	0	1	0	0	0	0	1
4443	BRUNSWICK HOUSE, 52, BRUNSWICK STREET, CONGLETON	1	1	1	0	0	0	0	1
4444	Cedar Court, Corbrook, Audlem, Crewe	1	0	1	0	0	0	0	1
4554	309, CREWE ROAD, WILLASTON	1	0	1	0	0	0	0	1

4553	OAKHANGER HALL FARM, TAYLORS LANE, OAKHANGER	1	1	1	0	0	0	0	1
4545	THE COACH HOUSE, 35A, MACCLESFIELD ROAD, WILMSLOW	1	0	1	0	0	0	0	1
4543	LAND AT 116, LONDON ROAD, STAPELEY	1	1	1	0	0	0	0	1
4542	TOP O TH HILL FARM, BONIS HALL LANE, PRESTBURY, MACCLESFIELD	1	2	1	0	0	0	0	1
4540	EAGLEHURST, 20, HEYBRIDGE LANE, PRESTBURY	1	1	1	0	0	0	0	1
4531	Cragness, 44, NEW PLATT LANE, GOOSTREY	1	1	1	0	0	0	0	1
4642	Land adjacent to 17 Viewlands Drive, Handforth	1	0	1	0	0	0	0	1
4638	12, NORTHFIELD PLACE, SHAVINGTON	1	0	1	0	0	0	0	1
4637	Land adjacent to 17, SMITH STREET, MACCLESFIELD	1	0	1	0	0	0	0	1
4647	BARNS, SWANWICK HALL, BOOTH BED LANE, GOOSTREY	1	0	1	0	0	0	0	1
	TOTALS	773	184	762	5	0	0	0	767

Outline Planning Permissions

Ref	Site Address	Potential Capacity	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5
2895	Coppenhall East, Remer Street, Crewe	650	0	0	37	75	75	75	262
2347	TWYFORDS BATHROOMS, LAWTON ROAD, ALSAGER, ST7 2DF	435	0	0	25	50	50	50	175
2614	Abbeyfields/Park Lane/Middlewich Road/Abbey Road, Sandbach	400	1	0	0	0	0	0	0
3428	LAND OFF QUEENS DRIVE, EDLESTON	240	0	0	25	50	50	50	175
4359	LAND OFF, WARMINGHAM LANE, MIDDLEWICH	194	0	0	30	30	30	30	120
2891	Land to the North and South of Maw Green Road, Coppenhall, Crewe	165	0	0	0	30	30	30	90
3516	LAND OFF, MANCHESTER ROAD, TYTHERINGTON, MACCLESFIELD	162	0	0	30	30	30	30	120
406	Victoria Mills, Macclesfield Road, Holmes Chapel.	160	0	0	30	30	30	30	120
2621	Land North of Congleton Road, Sandbach	160	1	0	0	0	0	0	0
4162	Land to the East of Larkwood Way, Tytherington, Macclesfield	111	0	0	30	30	30	21	111
4434	LAND ON ROPE LANE, SHAVINGTON	80	0	0	30	30	20	0	80
251	FORMER CARDBOARD FACTORY, BETCHTON ROAD, MALKINS BANK, CW11 4YF	28	0	7	15	6	0	0	28

3104	VINCENT MILL, VINCENT STREET, MACCLESFIELD	17	0	7	10	0	0	0	17
2982	STATION YARD, WRENBURY ROAD, WRENBURY	16	0	7	9	0	0	0	16
2102	Minshull Court Nursing Home, Minshull New Rd, Crewe	14	0	7	7	0	0	0	14
2601	TRAINING CENTRE, HILL STREET, SANDBACH	14	0	7	7	0	0	0	14
2418	Massie Dyeworks, Loney Street, Macclesfield	11	0	7	4	0	0	0	11
4710	LAND OFF HAWTHORNE DRIVE, SANDBACH, CHESHIRE	50	0	0	30	20	0	0	50
	TOTALS	2907	2	42	319	381	345	316	1403

Outline Planning Permissions - Small Sites

Ref	Site Address	Potential Capacity	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5
749	Woodend, Homestead Road, Disley	9	1	7	3	0	0	0	10
4458	123, NANTWICH ROAD, MIDDLEWICH	6	0	6	0	0	0	0	6
2727	LAND OPPOSITE ROSE COTTAGES, HOLMES CHAPEL ROAD, SOMERFORD	6	0	6	0	0	0	0	6
4159	1-3, BROOKE DRIVE, HANDFORTH	6	0	6	0	0	0	0	6
1880	25, STAFFORD STREET, AUDLEM	5	0	5	0	0	0	0	5
4485	Manor Orchard, FLOWERS LANE, LEIGHTON, CREWE	4	0	4	0	0	0	0	4
3873	THE MAGGOT FARM, FRENCH LANE, BADDINGTON, NANTWICH, CHESHIRE, CW5 8AL	4	0	4	0	0	0	0	4
4195	1- 3, ALBERT ROAD, BOLLINGTON	4	0	4	0	0	0	0	4
4350	2, BRIGHT STREET, CREWE	4	0	4	0	0	0	0	4
4599	OFFICE PREMISES, THE FORMER GENUS PLC, ROOKERY FARM ROAD, TARPORLEY	4	0	4	0	0	0	0	4
344	61 Newcastle Road, Congleton.	3	2	3	0	0	0	0	3
4436	The Orchard, PADGBURY LANE, CONGLETON	3	0	3	0	0	0	0	3
4066	THE RAFTERS, 132A, CANAL ROAD, CONGLETON	2	0	2	0	0	0	0	2
3972	154, CONGLETON ROAD NORTH, SCHOLAR GREEN	2	0	2	0	0	0	0	2

4369	Green Tree Farm, Chelford Road, Somerford, Congleton	2	0	2	0	0	0	0	2
2750	Hall Green Farm, 157, CONGLETON ROAD NORTH, SCHOLAR GREEN, ST7 3HA	2	0	0	0	0	0	0	0
3904	Land Adjacent to 26, MILLMEAD, RODE HEATH	2	0	2	0	0	0	0	2
4199	Firlands, 36, BLACK FIRS LANE, SOMERFORD, CONGLETON	2	0	2	0	0	0	0	2
2591	84, PARK LANE, SANDBACH	1	0	0	1	0	0	0	1
377	158 Congleton Road North, Scholar Green	1	0	1	0	0	0	0	1
2294	29, GAWSWORTH ROAD, MACCLESFIELD	1	0	1	0	0	0	0	1
3703	10, WHITCHURCH ROAD, AUDLEM	1	0	1	0	0	0	0	1
4067	LAND ADJACENT TO, 13, GREENWAY, WILMSLOW	1	0	1	0	0	0	0	1
315	Goostrey Youth Centre, Main Road, Goostrey.	1	0	1	0	0	0	0	1
332	Land rear of 58 Leek Road, Congleton.	1	0	1	0	0	0	0	1
348	224 Sandbach Road, Rode Heath.	1	0	1	0	0	0	0	1

361	Jodrell Bank Service Station, Knutsford Road, Cranage	1	0	1	0	0	0	0	1
4459	THE BRAMBLES, SCHOOL LANE, SANDBACH	1	0	1	0	0	0	0	1
4482	522, CREWE ROAD, SANDBACH	1	1	1	0	0	0	0	1
4487	73, MAIN ROAD, WYBUNBURY	1	0	1	0	0	0	0	1
4627	LYNDALE, HOLMES CHAPEL ROAD, BRERETON, CONGLETON	1	0	1	0	0	0	0	1
4619	LAND ADJOINING PLAY AREA TO THE REAR OF BELMONT AVENUE, SANDBACH	1	0	1	0	0	0	0	1
1487	490 Crewe Road, Wistaston, Crewe	1	0	1	0	0	0	0	1
3407	Greenacres, Homstead Road, Disley	1	0	1	0	0	0	0	1
2021	Land adj. existing dwelling at 5 The Beeches, Nantwich	1	0	1	0	0	0	0	1
2040	Hankelow House, Audlem Road, Hankelow	1	0	1	0	0	0	0	1
2044	Land adjoining 85 Waterloo Road, Haslington	1	0	1	0	0	0	0	1
2171	2, BERKELEY CRESCENT, WISTASTON	1	0	1	0	0	0	0	1
3605	LAND TO REAR OF ASHTREE HOUSE, 31, STAFFORD STREET, AUDLEM	1	0	1	0	0	0	0	1
3647	27, HIGH STREET, MACCLESFIELD	1	0	1	0	0	0	0	1

3460	LAND WEST OF, SCHOOL LANE, ELWORTH, SANDBACH	1	0	1	0	0	0	0	1
3870	6, Oak Villas, NANTWICH ROAD, WRENBURY	1	0	1	0	0	0	0	1
3871	LAND BETWEEN 2 AND 4 KEATS DRIVE, WISTASTON	1	0	1	0	0	0	0	1
3927	1, WHEATLEY ROAD, CREWE	1	0	1	0	0	0	0	1
3949	GARDEN PLOT AT THE HEAD OF, HOLLY ROAD, MACCLESFIELD	1	0	1	0	0	0	0	1
4052	Land Adjacent to 42, HOWEY HILL, CONGLETON	1	0	1	0	0	0	0	1
4205	Land to the North Side of 25 , WAYSIDE, ALSAGER	1	0	1	0	0	0	0	1
4269	219, Crewe Road, Alsager	1	0	1	0	0	0	0	1
4276	Ivy Cottage, PECKFORTON HALL LANE, PECKFORTON	1	0	1	0	0	0	0	1
4279	LAND AT MIDDLEWICH ROAD, CRANAGE	1	0	1	0	0	0	0	1
	TOTALS	102	4	97	4	0	0	0	101

Sites Awaiting S106 Agreement

Ref	Site Address	Potential Capacity	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5
4039	Land at Sydney Road, Crewe East.	570	0	0	0	25	50	50	125
3376	Land north of Parkers Road, Leighton	400	0	0	0	25	50	50	125
3498	Basford West	370	0	0	0	25	50	50	125
2897	Shavington Triangle	300	0	0	0	25	50	50	125
2360	Albion Chemicals site, Booth Lane, Nr Sandbach	226	0	0	0	25	50	50	125
3149	Handforth Hall, Hall Road, Handforth (White land)	175	0	0	15	30	30	30	105
3368	Land off Warmingham Lane, Middlewich	149	0	0	0	30	30	30	90
923	Park Green Mill, Park Green, Macclesfield	123	0	0	0	30	30	30	90
2320	Land adjacent to former Congleton Cattlemarket, Manchester Road, Lower Heath, Congleton	94	0	0	0	30	30	30	90
3175	Chelford Cattle Market & Car Park, Dixon Drive, Chelford	86	0	0	0	30	30	26	86
2709	Land north of Middlewich Road, Holmes Chapel	80	0	0	0	15	30	30	75
3268	Langley Works, Cock Hall Lane, Langley (Reiter Scraggs part 2)	77	0	0	0	30	30	17	77
943	Macclesfield Cricket Club, Victoria Road, Macclesfield	66	0	0	0	0	0	0	0
2354	Former First Carton, Sutherland Works, Bromley Road, Congleton	63	0	0	0	30	30	3	63
2061	Land at Lockitt Street/Mill Street, Crewe	53	0	0	0	30	23	0	53
2921	Gresty Green Farm, Gresty Green Road	51	0	0	0	30	21	0	51
3172	Irlams / Stobarts, Knutsford Road, Chelford	50	0	0	0	30	20	0	50
3402	Land at Moss Lane, Sandbach	41	0	0	7	15	15	4	41
2988	Eastern Road, Willaston	40	0	0	0	7	15	15	37
2211	Council Depot, Newall Avenue, Sandbach	39	0	0	0	7	15	15	37
3030	Land at 2 & 4 Heathfield Avenue & 29, 29A & 31 Hightown, Crewe	35	0	0	7	15	13	0	35

4773	Underwood Court and West View, Underwood Lane, Crewe	34	0	0	0	7	15	12	34
323	Elworth Wire Mills, Station Road, Sandbach.	30	0	0	7	15	8	0	30
2958	Land to the rear of 28 Cheerbrook Road, Willaston, Crewe	21	0	0	0	7	14	0	21
2369	Land off Forge Lane, Congleton	20	0	0	0	7	13	0	20
2728	Paces Crane Hire, Newcastle Road, Arclid	18	0	0	7	11	0	0	18
396	Land at Silver Birches, Croxton Lane, Middlewich.	12	1	0	7	5	0	0	12
948	Alma Mill, Crompton Road, Macclesfield	12	0	0	0	7	5	0	12
2976	Church Farm, Chester Road, Acton	11	0	0	7	4	0	0	11
2846	Land at Higher House Farm, Knutsford Road, Cranage	11	0	0	0	7	4	0	11
4059	Land off Hall Drive, Alsager	125	0	0	0	30	30	30	90
	TOTALS	3382	1	0	57	584	701	522	1864

Sites Awaiting S106 Agreement - Small Sites

Ref	Site Address	Potential Capacity	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5
3944	Red Acres, Windmill Lane, Buereton	9	0	0	0	3	3	3	9
989	Walled Garden off Kings Lane, Welsh Row, Nantwich	8	0	0	7	1	0	0	8
977	The Badger Inn, Over Road, Church Minshull	6	0	0	6	0	0	0	6
3179	Ovenhouse Farm, Henshall Road, Bollington, Macclesfield	6	0	0	0	3	3	0	6
993	Ivy House Farm, Longhill Lane, Hankelow	5	1	0	5	0	0	0	5
1733	The Ponderosa, Barracks Lane, Ravensmoor	2	1	0	2	0	0	0	2
	TOTALS	36	2	0	20	7	6	3	36

Strategic Sites

*PSCS - Pre-Submission Core Strategy

SHLAA Ref	PSCS* Ref	Site Address	Potential Capacity	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5	Comments
2907	CS1	Basford East	150	0	0	30	32	32	31	125	CPO is now secured and link road is progressing
3498 2901	CS2	Basford West	200	0	0	25	50	50	50	175	Section 106 to be finalised imminently
4405	CS3	Leighton West	190	0	0	30	30	40	40	140	Pre-application discussion in January 2014; commissioning traffic assessment
3112 455	CS8	South Macclesfield Development Area	266	0	16	50	50	50	50	216	Outline planning application submitted 17.01.14; EIA testing; decision due in May 2014
287	CS13	Manchester Metropolitan University	175	0	0	25	50	50	50	175	Full application programmed for March 2014
2409 2533	CS16	Giantswood Lane, Manchester Road	80	0	0	15	25	25	15	80	Pre-application stage
3194 3195	CS20	Glebe Farm	450	0	0	35	40	40	40	155	Current application is progressing to determination
3478 2926	CS21	Kingsley Fields	1100	0	0	60	60	60	60	240	Current application is progressing to determination

4408	CS22	Stapeley Water Gardens	150	0	0	24	42	42	42	150	Pre-application discussions ongoing; adjacent residential site is under construction
2627 2605 2629	CS24	Old Mill Road / Junction 17	215	0	0	50	50	50	50	200	Two separate applications with an additional permission on this site
3150	CS25	Adlington Road	135	0	0	30	35	35	35	135	
		TOTALS	3111	0	16	374	464	474	463	1791	

Local Plan Allocations

Ref	Site Address	Potential Capacity	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5
246	Wheelock Corn Mill, Crewe Road, Sandbach	40	0	0	7	15	15	3	40
447	Lowther Street, Bollington, Macclesfield	10	0	0	7	3	0	0	10
487	Bedells Lane, Wilmslow	25	0	0	7	15	3	0	25
744	Ears Garage, Buxton Road, Macclesfield	10	0	0	7	3	0	0	10
	TOTALS	85	0	0	28	36	18	3	85

Potential Additional Sites

Ref	Site Address	Potential Capacity	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5	Comment
2373	Land at Rhodes Field, Crewe Road, Alsager	110	0	0	0	30	30	30	90	Resolution to approve on 23.01.14
4162 extension	Larkwood Way, Macclesfield	171	0	0	0	30	30	30	60	Resolution to approve application ref 13/2661 on 23.01.14. Permission already granted for 111 dwellings on this site. Requires removal of superseded application 11/3738 from SHLAA. Net delivery therefore 60.
2965	Victoria High School, Crewe	107	0	0	0	30	30	30	90	Resolution to approve (ref 13/4382) on 23.01.14
	TOTALS	388	0	0	0	90	90	90	240	