

# Cheshire East

## Strategic Housing Land Availability Assessment



Update March 2012  
(Base date 31<sup>st</sup> March 2011)

# Cheshire East

## Strategic Housing Land Availability Assessment

Spatial Planning  
Westfields  
Middlewich Road  
Sandbach  
Cheshire  
CW11 1HZ

## DISCLAIMER

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

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

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

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

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

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# 1 Introduction

- 1.1 The Strategic Housing Land Availability Assessment (SHLAA) is a key component of the evidence base to support the delivery of sufficient land for housing; to meet the community's need for more homes; and to inform housing policy within the Cheshire East Local Development Framework. This assessment is required by national planning policy, set out in Planning Policy Statement 3: Housing (PPS3).
- 1.2 Planning Policy Statement 3 requires Local Planning Authorities to:
- Identify specific, deliverable sites for the first five years of a plan that are ready for development, and to keep this up to date over time in response to market information;
  - Identify specific, developable sites for years 6–10, and ideally years 11–15, in plans to enable the five year supply to be updated;
  - Where it is not possible to identify specific sites for years 11–15 of the plan, indicate broad locations for future growth; and
  - Not include an allowance for windfalls in the first ten years of the plan unless there are justifiable local circumstances that prevent specific sites being identified.
- 1.3 The primary role of the Strategic Housing Land Availability Assessment is to:
- Identify sites with potential for housing;
  - Assess their housing potential; and
  - Assess when they are likely to be developed.
- 1.4 The assessment should not be a one-off study. It should be an integral part of the annual monitoring process. The Government has produced a Practice Guidance<sup>1</sup> that sets out the procedures to follow.
- 1.5 The Strategic Housing Land Availability Assessment is an important evidence source to inform plan-making, but does not in itself determine whether a site should be allocated for housing development. The Strategic Housing Land Availability Assessment provides background evidence on the potential availability of land in Cheshire East for housing and the choices available for delivering housing.
- 1.6 The Strategic Housing Land Availability Assessment does not make a judgement on whether or not new housing should be contained only within existing built-up areas. It assesses the availability of land for housing within and outside of built-up areas in order to obtain a clear picture of the housing potential of the whole of Cheshire East.
- 1.7 The Cheshire East Core Strategy will consider options for the future development strategy for the Borough and may allocate strategic sites for development based on the evidence set out in this Strategic Housing Land Availability Assessment. The Cheshire East Site Allocations Document will then allocate specific sites to deliver the Core Strategy.

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<sup>1</sup> CLG Strategic Land Availability Assessments – Practice Guidance 2007

## Core Requirements of the Assessment

1.8 The Strategic Housing Land Availability Assessment should provide the following core outputs, as set out in the Government's Strategic Housing Land Availability Assessment<sup>2</sup> guidance:

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

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

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

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

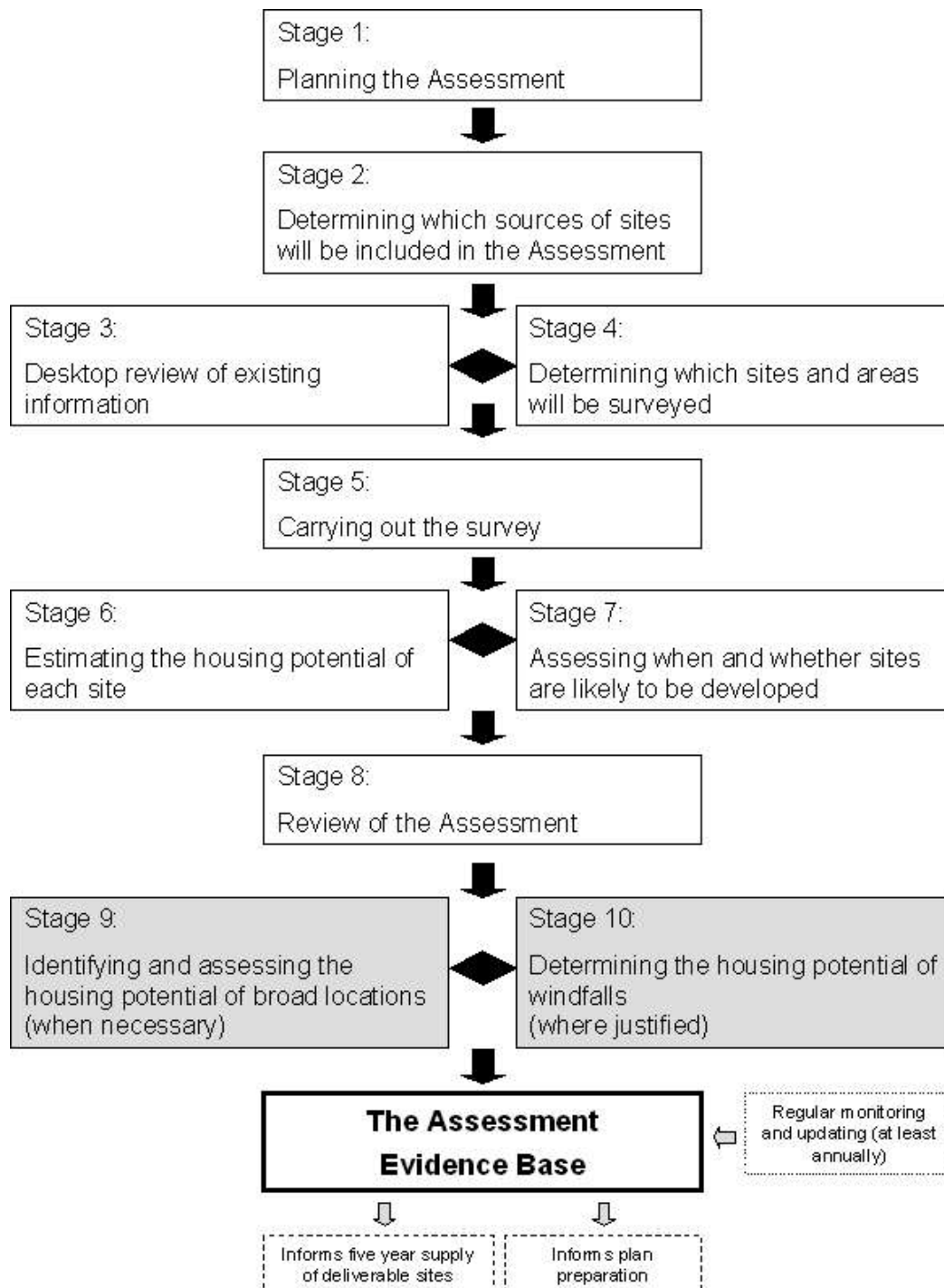
- Assess the likely level of housing that could be provided if unimplemented planning permissions were brought into development.
- Assess land availability by identifying buildings or areas of land (including previously developed land and greenfield) that have development potential for housing, including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

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<sup>2</sup> CLG Strategic Housing Land Availability Assessments Practice Guidance (July 2007)

## 2 Methodology

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





## Baseline

- 2.2 The baseline date for this update to the study is 31<sup>st</sup> March 2011. This will not only help with the discounting process, but also with determining the phased release of sites over periods of five years from the base date.
- 2.3 It also facilitates knowledge of those sites that will most likely come forward in the short term, and thus contribute to the 5-year housing supply for Cheshire East.

## Planning the Assessment (Stage 1)

- 2.4 In November 2008 the Cheshire East Housing Market Partnership took ownership of the Strategic Housing Land Availability Assessment to take it forward; Appendix A provides a list of the Housing Market Partnership members. A further meeting of the Cheshire East Housing Market Partnership took place in May 2010, which provided the opportunity for the Partnership to agree a number of key elements of the methodology of this Cheshire East Strategic Housing Land Availability Assessment and to take ownership of this document. The Housing Market Partnership met again in February 2012 to consider the latest review of the Strategic Housing Market Partnership, and the comments received following this meeting have been summarised in Appendix D of this report.
- 2.5 Resources for the Assessment came from Cheshire East Council and from the Housing Market Partnership, and more specifically from the Housing Market Partnership members who make up the Strategic Housing Land Availability Assessment Task Group.

## Study Areas

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



## Sources of Supply (Stage 2)

### Review of the Remaining Local Plan Housing Allocations

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

### Planning Permissions for Housing (Commitments and Under Construction)

- 2.12 A 'commitment' is a dwelling that has full, outline or reserved matters planning permission; but had not been completed at 31<sup>st</sup> March 2011. The number of dwellings permitted under outline permission is an estimate of capacity. This is superseded when reserved matters permissions are granted. In relation to commitments, Planning Policy Statement 3 says that *"Local Planning Authorities should not include sites [within the 5-year supply] for which they have granted planning permissions unless they can demonstrate, based on robust evidence, that the sites are developable and are likely to contribute to housing delivery at the point envisaged"*.
- 2.13 It should be noted that whilst current planning permissions are generally valid for three years, a number of permissions granted prior to 24<sup>th</sup> August 2005 have a five year expiry period.

### Identification of Vacant and Underused Previously Developed Land and Buildings

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

### Surplus Public Sector Land

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

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

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

## **Additional Housing Opportunities in Established Residential Areas**

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

## **Large Scale Redevelopment and Re-Design of Existing Residential Areas**

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

## **Sites in Rural Settlements and Rural Exception Sites**

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

## **Urban Extensions**

- 2.21 Cheshire East's 'Determining the Hierarchy' Settlement Study provides the settlement hierarchy for Cheshire East. It confirms Crewe and Macclesfield as the Principal Towns, whilst below that it identifies a number of Key Service Centres and Local Service Centres that are of a scale and nature to fulfil the needs of local communities for housing, employment and services, and to enhance the quality of rural life.
- 2.22 Sites outside settlement boundaries have been included in the Strategic Housing Land Availability Assessment to allow the Local Planning Authority to assess them as part of the background evidence, so that enough developable sites will be identified to deliver the housing needs and to provide for the genuine consideration of alternatives as part of the plan making process.

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

### New Free-Standing Settlements

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

### Windfall Projection

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

### 5 Year Supply

- 2.28 The advice note Planning Policy Statement 3: Demonstrating a 5 Year Supply of Deliverable Sites has been cancelled.
- 2.29 PSS3 states that *"Local Planning Authorities should identify sufficient specific **deliverable** sites to deliver housing in the first five years. To be considered deliverable, sites should. . . :*
- *Be **Available** – the site is available now.*
  - *Be **Suitable** – the site offers a suitable location for development now and would contribute to the creation of sustainable, mixed communities.*
  - *Be **Achievable** – there is a reasonable prospect that housing will be delivered on the site within five years."*

## **Land / Areas to be excluded from the Assessment**

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

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

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

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

## **Desktop Review of Existing Information (Stage 3)**

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

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

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

### **Determining which Sites should be Surveyed (Stage 4)**

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

### **Carrying out the Survey (Stage 5)**

- 2.36 For each site the following characteristics were recorded as part of the site visit, or were checked if the site had been previously identified as part of the desktop review.
- Site size;
  - Site boundaries;
  - Current use(s);
  - Character of surrounding area and the surrounding land use(s);
  - Physical constraints;
  - Development progress; and
  - An initial assessment as to whether the site would be suitable for housing or housing as part of a mixed-use development.

### **Housing Capacity (Stage 6)**

- 2.37 The Strategic Housing Land Availability Assessment used a combination of methods to estimate the potential capacity of each site, as follows:
- Existing information.
  - Density multiplier.
- 2.38 **Existing Information:** Where information exists regarding the potential capacity of a site it has been used; for example if planning permission has been granted, pre-application discussions have taken place regarding a site, or if the information has been submitted by a promoter of a site.

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

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

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

### Assessing Suitability for Housing (Stage 7a)

- 2.46 A site is considered suitable for housing development if it offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. Sites allocated in existing plans for housing or with planning permission for housing will be regarded as suitable unless there have been subsequent changes in circumstances that may affect this position. In this Strategic Housing Land Availability Assessment, sustainable sites in, on the edge of, or adjacent to existing settlements have been considered to be suitable in principle.



2.47 Suitability is assessed by considering the following factors:

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

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

### Assessing Availability for Housing (Stage 7b)

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

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

### Assessing Achievability for Housing (Stage 7c)

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

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



- 2.51 In relation to the delivery of the sites within the Strategic Housing Land Availability Assessment it is proposed that a consistent approach is applied to all sites, dependent on the stage within the planning process and the size of the site. Alternative build rates will be considered where additional information has been provided or in line with any current planning permissions. It should be noted that sites that are considered to be developable will have the standard build rate applied within years six to ten.
- 2.52 It is suggested that the build rates are kept under review by the Housing Market Partnership, to make sure that they accurately reflect the current market situation.

<b>Build Rates (Based on market at 31<sup>st</sup> March 2011)</b>				
<b>Site Status</b>		<b>Site size / Number of Dwgs</b>		<b>Notes</b>
		<b>50 and Less</b>	<b>More than 50</b>	
<b>Under Construction</b>	Lead in time	N/A	N/A	
	Build Rate (per annum)	15 dwgs	20 dwgs	Build rate applied to residual capacity.
<b>Full Planning Permission / Reserved Matters</b>	Lead in time	1.5 year	2 years	About one to one and half years for infrastructure dependent on site size and six months for first dwgs to come to completion.
	Build Rate	15 dwgs	20 dwgs	
<b>Outline Planning Permission</b>	Lead in time	2 years	2.5 years	About six months to achieve reserve matters, one to one and half years for infrastructure dependent on site size and six months for first dwgs to come to completion.
	Build rate	15 dwgs	20 dwgs	
<b>Sites without permission</b>	Lead in time (in accordance with current policy)	2.5 years	3 years	About one year for planning application and permission, one to one and half years for infrastructure dependent on site size and six months for first dwgs to come to completion.
	Lead in time (not in accordance with current policy)	As above but taken from the time when policy changed as part of Local Development Framework		
	Build rate	20 dwgs	25 dwgs	

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

### **Overcoming Constraints (Stage 7d)**

- 2.54 Some sites identified by the assessment may be constrained, however, where it may be possible to overcome these limitations a recommendation outlining ways of overcoming any constraints is included alongside the assessment.

### **Review of the Assessment (Stage 8)**

- 2.55 Having completed the survey of sites and the assessment of their deliverability / developability the housing potential of all sites has been summarised to set out how much housing can be provided in relation to the following:
- The current year and the next 5 years (April 2011 to March 2017).
  - Years 6 to 10 (April 2017 to March 2022).
  - Years 11 to 15 (April 2022 to March 2027).
  - Beyond 2027.
- 2.56 Consideration is given to whether there is a sufficient supply of housing, which is then reviewed on an annual basis to monitor whether a 5-year supply is being maintained and to assess whether sites are coming forward as expected. As part of the review a risk assessment will be carried out to consider whether sites and dwelling numbers are likely to come forward as expected.

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

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

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

- 2.58 Planning Policy Statement 3 sets a clear expectation that the supply of land for housing should be based upon specific sites, and where necessary, broad locations. However, it recognises that there may be genuine local circumstances where a windfall allowance is justified.
- 2.59 Given that a significant amount of new housing development comes from small sites within existing settlements, in particular within existing residential areas, each settlement and the rural area are identified as locations where small sites are encouraged by policy.

## **Updating the Strategic Housing Land Availability Assessment**

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

### 3 Housing Land Availability Assessment

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

#### Housing Allocations

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

**Table 1: Sites Allocated for Housing / Mixed-Uses as at 31<sup>st</sup> March 2011**

Local Plan Ref.	SHLAA Ref.	Allocation	Progress	Developable	Suitable	Available	Achievable	Years 1-5	Years 6-10	Years 11-15	
Congleton Borough Local Plan First Review											
DP2(S1) Allocated	245 / 308 /2211	Union Street / Newhall Ave, Sandbach	70 Dwellings	Part of site is under construction for 43 dwgs.  The other part of site is subject to an application for 107 extra care apartments.	Deliverable	Suitable	Available	Achievable	0 <sup>3</sup>	0	0

<sup>3</sup> Figures included within Sites Under Construction.

Local Plan Ref.	SHLAA Ref.	Allocation		Progress	Developable	Suitable	Available	Achievable	Years 1-5	Years 6-10	Years 11-15
DP2(S2) Allocated	246	Wheelock Mill, Sandbach	40 dwellings	This site is not subject to a planning permission and still remains available. However, this site is not considered 'available now' in terms of Planning Policy Statement 3.	Developable	Suitable	Long Term	Achievable	0	0	40
DP2 (S3) Allocated	296 / 247	North of Chapel Street (Phase 2)	30 dwellings	Site now completed.							
DP2(A1) Allocated	287	MMU Campus, Alsager	Local Plan allocation: 150 dwgs	This site is not subject to a planning permission and still remains available <sup>4</sup> . However, a Development Brief Supplementary Planning Document has been adopted for this site, suggesting that 300 dwellings could be built as part of a mixed-use development.	Deliverable	Suitable	Available	Achievable	50	125	125
DP3 C1	2313	Bank Street, Congleton	Housing / Offices / Leisure / Retail / Community Uses / Car Park	This site is not subject to a planning permission and still remains available.	Developable	Suitable	Long Term	Achievable	0	20	0

<sup>4</sup> However, a planning application has been submitted for this site.

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

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

<sup>5</sup> Figures included within Sites Subject to S106

<sup>6</sup> Figures included within Sites Subject to S106



Local Plan Ref.	SHLAA Ref.	Allocation		Progress	Developable	Suitable	Available	Achievable	Years 1-5	Years 6-10	Years 11-15
3	447	Lowther Street, Bollington	10 dwellings	This site is not subject to a planning permission and still remains available.	Developable	Suitable	Marginal / Uncertain	Achievable	0	10	0
4	487	Bedells Lane, Wilmslow	25 dwellings	This site is not subject to a planning permission and still remains available.	Developable	Suitable	Available	Achievable	0	25	0
5	483	Parkway, Wilmslow	5 dwellings	This site is not subject to a planning permission and still remains available.	Developable	Suitable	Available	Achievable	0 <sup>7</sup>	0	0
6		Town Lane, Mobberley	5 dwellings	Site now completed.							
									60	250	345

<sup>7</sup> Part of SHLAA site 3153

## Planning Permissions for Housing (Commitments and Under Construction)

- 3.3 A 'commitment' is a dwelling that has full, outline or reserved matters planning permission but had not been completed at 31<sup>st</sup> March 2011. In relation to commitments, Planning Policy Statement 3 says that *"Local Planning Authorities should not include sites for which they have granted planning permissions unless they can demonstrate, based on robust evidence, that the sites are developable and are likely to contribute to housing delivery at the point envisaged"*.
- 3.4 Each of the sites identified in the tables (Tables 2 – 5) below had planning permission or was subject to a Section 106 Agreement at 31<sup>st</sup> March 2011. The sites have been considered to determine whether they are deliverable, developable, achievable and available. It should be noted that not all of the sites that have permission are considered to be deliverable within the next five years, although the site is likely to continue to have potential for development in the future. A number of sites have been identified that are not thought likely to become available within the next 15 years and details have been provided.

**Table 2: Sites Under Construction as at 31<sup>st</sup> March 2011**

Ref	Site Address	Easting	Northing	Site Size Net (ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Total Completions	Total Potential Losses	Total Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15
243	Bossons Mill/ Brooks Mill, Stonehouse Green, Congleton	385850	363144	0.42	Brownfield	60	60	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	50	10	0
248	British Crepe, Finneys Lane, Middlewich (The Kingfishers)	370048	366852	2.25	Brownfield	74	28	46	0	0	0	Suitable	Available - site owned by developer	Achievable	Deliverable	20	8	0	0
308	Land at Old Mill Road, Sandbach.	375787	360466	1.23	Brownfield	43	27	16	0	0	0	Suitable	Available - site owned by developer	Achievable	Deliverable	20	21	0	0
318	Albany Mill, Canal Street, Congleton.	386178	362568	0.29	Brownfield	43	43	0	0	0	0	Suitable	Available	Achievable	Deliverable	15	28	0	0

Ref	Site Address	Easting	Northing	Site Size Net (ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Total Completions	Total Potential Losses	Total Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15
334	Bath Vale Works, Bath Vale, Brookhouse Lane, Congleton	387463	363211	9.96	Brownfield	130	126	4	0	0	0	Suitable	Available - site owned by developer	Achievable	Deliverable	20	100	6	0
437	Caravan Site, Park Lane & Flowery Nook, Mere Lane, Pickmere	368840	377000	2.67	Brownfield	58	3	55	9	7	2	Suitable	Available	Achievable	Developable	0	0	3	0
450	Main Block, Parkside Hospital, Victoria Road, Macclesfield	390150	374000	1.92	Brownfield	117	6	111	0	0	0	Suitable	Available - site owned by developer	Achievable	Deliverable	6	0	0	0
453	Brown Street Mill, Brown Street, Macclesfield	391452	373124	0.04	Brownfield	16	16	0	0	0	0	Suitable	Available	Achievable	Deliverable	15	1	0	0
455	Land East Of Congleton Road, Macclesfield	390500	371800	3.04	Greenfield	100	60	40	0	0	0	Suitable	Available	Achievable	Deliverable	0	40	20	0
470	Redevelopment Of Victoria Park Flats, Buxton Road, Macclesfield	392100	373750	4.53	Brownfield	145	-65	210	137	137	0	Suitable	Available - site owned by developer	Achievable	Deliverable	5	0	0	0
482	The Villas, PSA Land at Dean Row, Wilmslow	385720	382100	21.8	Brownfield	407	12	395	0	0	0	Suitable	Available - site owned by developer	Achievable	Deliverable	17	0	0	0
495	Beech Lawn & Wood Ride, Brook Lane, Alderley Edge	383938	378998	0.34	Brownfield	18	18	0	2	2	0	Suitable	Available - site owned by developer	Achievable	Deliverable	15	3	0	0
742	Clarence Mill, Mill Road, Bollington	393394	378179	0.48	Brownfield	104	19	85	0	0	0	Suitable	Available	Achievable	Deliverable	0	19	0	0

Ref	Site Address	Easting	Northing	Site Size Net (ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Total Completions	Total Potential Losses	Total Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15
920	Henbury High School, Whirley Road (Jasmine Park)	389042	373716	6.92	Mixed	123	65	58	0	0	0	Suitable	Available	Achievable	Deliverable	20	47	0	0
925	35 Macclesfield Road/1 Daveylands, Wilmslow	385588	380984	0.31	Brownfield	12	9	3	10	10	0	Suitable	Available	Achievable	Deliverable	12	0	0	0
1062	Cheshire Cheese, 56 Crewe Road, Nantwich	365830	352232	0.18	Brownfield	10	10	0	1	0	1	Suitable	Available	Achievable	Deliverable	10	0	0	0
1640	Land off Millstone Lane, Nantwich	365749	352464	0.86	Brownfield	29	14	15	0	0	0	Suitable	Available	Achievable	Deliverable	14	0	0	0
1677	Wychwood Park, Abbey Park Way, Weston	374157	351268	3.05	Greenfield	100	73	27	0	0	0	Suitable	Available	Achievable	Deliverable	20	53	0	0
1731	320 Crewe Road, Willaston	367925	352882	0.97	Mixed	20	2	18	1	1	0	Suitable	Available	Achievable	Deliverable	4	0	0	0
1934	Land off Dunwoody Way, Crewe	369516	356056	0.61	Brownfield	79	79	0	0	0	0	Suitable	Available	Achievable	Deliverable	0	79	0	0
1941	Warmingham Grange, School Lane, Warmingham	370821	361466	1.75	Mixed	14	3	11	0	0	0	Suitable	Available	Achievable	Deliverable	3	0	0	0
2089	Former factory, Chestnut Grove, Crewe	371303	356000	0.14	Brownfield	14	14	0	0	0	0	Suitable	Available	Achievable	Deliverable	14	0	0	0
2147	Macclesfield District Hospital, Victoria Road, Macclesfield	390900	373928	1.4	Brownfield	36	36	0	0	0	0	Suitable	Available	Achievable	Deliverable	15	21	0	0
2148	Ingersley Vale Works, Ingersley Vale, Bollington	394231	377362	0.99	Brownfield	66	66	0	0	0	0	Suitable	Available	Achievable	Deliverable	20	46	0	0

Ref	Site Address	Easting	Northing	Site Size Net (ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Capacity	Total Completions	Total Potential Losses	Total Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15
2323	Land to rear of Zan Drive, (Farriers Green) Crewe Road, Sandbach	375100	359500	1.39	Greenfield	41	40	1	2	2	0	Suitable	Available - site under option	Achievable	Deliverable	20	20	0	0
2391	Land north of Marsh Farm, Newcastle Road, Congleton	384548	362260	1.66	Mixed	53	53	0	0	0	0	Suitable	Available	Achievable	Deliverable	20	33	0	0
2479	Mossley House, Biddulph Road, Congleton	387777	361929	0.78	Mixed	43	43	0	1	0	1	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0
2775	Bromley Mill, Bromley Road, Congleton, Cheshire CW12 1PT	386536	363055	0.13	Brownfield	12	12	0	0	0	0	Suitable	Available - site owned by developer	Achievable	Deliverable	12	0	0	0
3152	Land at Henbury Road, Handforth (Eccleston Way)	385778	383828	0.24	Brownfield	21	2	0	10	10	0	Suitable	Available	Achievable	Deliverable	19	2	0	0
						1988	874	1095	173	169	4					336	571	39	0

**Table 3: Sites with Full Planning Permission as at 31<sup>st</sup> March 2011**

Ref	Site Address	Easting	Northing	Site Size Net (ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Total Potential Losses	Total Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15
241	Land Off Jersey Way, Middlewich	370697	366533	2.71	Brownfield	82	82	2	0	2	Suitable	Available - site under option	Achievable	Deliverable	0	80	2	0
385	Land South of Portland Drive, Scholar Green. <sup>8</sup>	383411	356577	2.14	Mixed	56	56	0	0	0	Suitable	Available - site under option	Achievable	Deliverable	0	56	0	0
588	Nuneham Nursing Home, 41 Victoria Road, Macclesfield	390736	374073	0.15	Brownfield	13	13	1	1	0	Suitable	Available	Achievable	Deliverable	0	13	0	0
758	2-4 Holly Road, Wilmslow	384432	380572	0.24	Brownfield	10	10	2	2	0	Suitable	Available	Achievable	Deliverable	0	10	0	0
923	Gradus/land at Park Green, Macclesfield	391975	373174	0.2	Brownfield	85	85	0	0	0	Suitable	Available	Achievable	Deliverable	0	85	0	0
945	22-24 Manchester Road, Wilmslow <sup>9</sup>	384898	381291	0.097	Brownfield	10	10	0	0	0	Suitable	Available	Achievable	Deliverable	0	10	0	0
947	Land at Norburys Yard, Church Walk, Knutsford <sup>10</sup>	375385	378522	0.24	Brownfield	14	14	0	0	0	Suitable	Available	Achievable	Deliverable	0	14	0	0
948	Alma Mill, Crompton Road, Macclesfield	391085	373573	0.06	Brownfield	12	12	0	0	0	Suitable	Available	Achievable	Deliverable	0	12	0	0

<sup>8</sup> Site now under construction and subject to a new planning application

<sup>9</sup> Site now under construction

<sup>10</sup> New application for extension to time limit on this site subject to s106

Ref	Site Address	Easting	Northing	Site Size Net (ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Total Potential Losses	Total Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15
999	Sherborne Road / Cranborne Road / Rodean Walk, Abbey Place, Crewe	370605	356708	2.93	Brownfield	30	30	30	0	30	Suitable	Available	Achievable	Deliverable	0	30	0	0
1006	198-200 Edleston Road, Crewe	370509	355263	0.847	Brownfield	14	14	0	0	0	Suitable	Available	Achievable	Deliverable	0	14	0	0
1073	82 Barony Road, Nantwich <sup>11</sup>	365278	353199	0.4	Mixed	13	12	1	0	1 <sup>12</sup>	Suitable	Available	Achievable	Deliverable	0	13	0	0
1699	Former Job Centre, Wellington Road, Nantwich	365266	351889	0.082	Brownfield	14	14	0	0	0	Suitable	Available	Achievable	Deliverable	0	14	0	0
1970	Rear of Earl of Crewe Public House, Nantwich Road, Crewe	370238	354516	0.215	Brownfield	10	10	0	0	0	Suitable	Available	Achievable	Deliverable	0	10	0	0
1997	Holding 4, Ridley Hall Farm, Wrexham Road, Ridley, Tarporley	354688	354763	0.745	Greenfield	10	10	0	0	0	Suitable	Available	Achievable	Deliverable	0	10	0	0
2001	Land South East to Bridge Inn, Broad St. Crewe	370428	356955	0.36	Greenfield	14	14	0	0	0	Suitable	Available	Achievable	Deliverable	0	14	0	0
2065	Audlem Country Nursing Home, School Lane, Audlem	366080	343561	0.08	Brownfield	22	22	0	0	0	Suitable	Available	Achievable	Deliverable	0	22	0	0
2096	Car sales site, Wistaston Road, Crewe	369694	355535	0.195	Brownfield	12	12	0	0	0	Suitable	Available	Achievable	Deliverable	0	12	0	0

<sup>11</sup> Site now Under Construction

<sup>12</sup> Demolition has now occurred



Ref	Site Address	Easting	Northing	Site Size Net (ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Total Potential Losses	Total Losses Completed	Remaining Losses	Suitability	Availability	Achievability	Deliverability	Forecast Current Year	Years 1-5	Years 6-10	Years 11-15
2353	Land at Elworth Hall Farm, Dean Close, Elworth, Sandbach <sup>13</sup>	374336	361690	1.09	Mixed	25	24	1	0	1 <sup>14</sup>	Suitable	Available	Achievable	Deliverable	0	25	0	0
2417	Butley Hall, Scott Road, Prestbury	390167	377238	0.26	Mixed	12	12	7	0	7	Suitable	Available	Achievable	Deliverable	0	12	0	0
2877	The Millfield Hotel, Blagg Avenue, Nantwich	364514	351769	0.2	Brownfield	14	14	0	0	0	Suitable	Available	Achievable	Deliverable	0	14	0	0
3384	Honford Court, South Acre Drive, Handforth <sup>15</sup>	385782	383153	0.34	Brownfield	36	1	35	0	35	Suitable	Available	Achievable	Deliverable	0	36	0	0
3410	Land at Bombardier Transportation site, Dunwoody Way, Crewe (Part 2)	369450	356033	0.88	Brownfield	27	27	0	0	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0
3559	Over Tabley Hall Farm, Old Hall Lane, Tabley	371940	379819	0.51	Mixed	10	10	1	0	1	Suitable	Available	Achievable	Deliverable	0	10	0	0
						545	545	80	3	77					0	516	2	0

<sup>13</sup> Site now Under Construction

<sup>14</sup> Demolition has now occurred

<sup>15</sup> Site now Under Construction

**Table 4: Sites with Outline Planning Permission as at 31<sup>st</sup> March 2011**

Ref	Site Address	Easting	Northing	Site Size Net (ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Total Potential Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15
335	Fodens Test Track, Moss Lane, Sandbach.	373399	360903	3.28	Brownfield	149	149	0	Suitable	Available - site owned by developer	Achievable	Deliverable	0	60	89	0
338	Land adjacent to 5 Middlewich Road, Cranage. <sup>16</sup>	374834	369198	0.51	Greenfield	10	10	0	Suitable	Available - site on the market	Achievable	Deliverable	0	10	0	0
396	Land at Silver Birches, Croxton Lane, Middlewich.	369658	366966	0.39	Mixed	12	11	1	Suitable	Available	Achievable	Deliverable	0	12	0	0
1963	Land contained by Victoria Street, Queensway, Chester Street & Gatefield Street, Crewe <sup>17</sup>	370278	355714	6.45	Brownfield	25	25	0	Suitable	Available	Achievable	Deliverable	0	25	0	0
2102	Minshull Court Nursing Home, Minshull New Rd, Crewe	368795	357415	0.264	Brownfield	14	14	0	Suitable	Available	Achievable	Deliverable	0	14	0	0
2151	Site of Vernon County Infant School, Bulkely Road, Poynton	392163	383385	1.811	Mixed	55	55	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0
2418	9 Loney Street, Macclesfield	391113	373272	0.09	Brownfield	11	11	0	Suitable	Available	Achievable	Deliverable	0	11	0	0
2521	Havannah Mill, Havannah Lane, Eaton <sup>18</sup>	386563	364548	2.84	Brownfield	36	36	0	Suitable	Available - site owned by developer	Achievable	Deliverable	0	36	0	0

<sup>16</sup> Site now has Full Permission

<sup>17</sup> Site has Outline Permission for 200 dwellings

<sup>18</sup> Site now under construction

Ref	Site Address	Easting	Northing	Site Size Net (ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Total Potential Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15
2601	Training Centre, Hill Street, Sandbach	373904	361398	0.259	Brownfield	14	14	0	Suitable	Available	Achievable	Deliverable	0	14	0	0
						326	325	1					0	182	89	0

**Table 5: Sites Subject to Section 106 as at 31<sup>st</sup> March 2011**

Ref	Site Address	Easting	Northing	Site Size Net (ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Total Potential Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15
324	Canal Fields / Rookery Bridge, Hall Lane, Moston, Sandbach. <sup>19</sup>	373195	360341	4.15	Mixed	102	102	0	Suitable	Available - site owned by developer	Achievable	Deliverable	0	50	52	0
336	Former Fodens Factory, Moss Lane, Sandbach. <sup>20</sup>	373478	361227	10.15	Brownfield	248	248	0	Suitable	Available - site owned by developer	Achievable	Deliverable	0	50	125	73
337	Chadwick Fields Day Centre, Coronation Road, Middlewich.	370707	364932	0.43	Brownfield	27	27	0	Suitable	Available - site owned by developer	Achievable	Deliverable	0	27	0	0
406	Victoria Mills, Macclesfield Road, Holmes Chapel. <sup>21</sup>	376739	367270	4.18	Brownfield	160	160	0	Suitable	Available - site under option	Achievable	Developable	0	0	50	110
941	Territorial Army Ypres Barracks, Chester Road, Macclesfield	390632	373600	3.55	Mixed	87	87	0	Suitable	Available	Achievable	Deliverable	0	50	37	0
943	Macclesfield Cricket Club, Victoria Road, Macclesfield	390389	373930	2.2	Greenfield	54	54	0	Suitable	Available	Achievable	Developable	0	0	50	4

<sup>19</sup> Site now under construction

<sup>20</sup> Site now under construction

<sup>21</sup> Site now has Outline Permission

Ref	Site Address	Easting	Northing	Site Size Net (ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Total Potential Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15
978	The Old Workshops, Kettle Lane, Chapel End, Buerton	367286	343047	0.53	Brownfield	10	10	0	Suitable	Available	Achievable	Deliverable	0	10	0	0
1027	West of Manor Bank Farm, Cheerbrook Road, Willaston	367465	351712	0.71	Greenfield	12	12	0	Suitable	Available	Achievable	Deliverable	0	12	0	0
1227	London Road, Nantwich - Linden Homes Phase 3	365817	351977	0.91	Greenfield	34	34	0	Suitable	Available	Achievable	Deliverable	0	34	0	0
1231	Stapeley Water Gardens, Nantwich	366569	351445	4.65	Brownfield	150	150	0	Suitable	Available	Achievable	Deliverable	0	50	100	0
1805	Nova Court, Dewes Street, Crewe	369980	356134	0.26	Brownfield	18	-13	31	Suitable	Available	Achievable	Deliverable	0	18	0	0
2061	Land at Lockett Street/Mill Street, Crewe	370778	355143	0.54	Brownfield	53	53	0	Suitable	Available	Achievable	Deliverable	0	40	13	0
2062	Land off Wyche Lane, Bunbury	356755	357724	0.38	Greenfield	10	10	0	Suitable	Available	Achievable	Deliverable	0	10	0	0
2118	St Anne's Lane, Welsh Row, Nantwich <sup>22</sup>	364800	352350	0.44	Brownfield	20	20	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0
2120	South Cheshire College of Further Education, Dane Bank Avenue, Crewe	369785	354565	1.77	Mixed	91	91	0	Suitable	Available	Achievable	Deliverable	0	50	41	0

<sup>22</sup> Site now has Full Permission for Sheltered Housing

Ref	Site Address	Easting	Northing	Site Size Net (ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Total Potential Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15
2306	Kestrel Engineering, Brook Street, Congleton	386461	363487	3.24	Brownfield	74	74	0	Suitable	Available	Achievable	Deliverable	0	50	24	0
2309	Land off Canal Villa, Wolstenholme Close/Canal Road, Congleton <sup>23</sup>	386671	362068	0.8	Mixed	17	17	0	Suitable	Available - site owned by developer	Achievable	Deliverable	0	17	0	0
2312	Rear of 27-31 Park Lane, Congleton	386657	362724	0.83	Greenfield	12	12	0	Suitable	Available - site on the market	Achievable	Deliverable	0	12	0	0
2360	Albion Chemicals site, Booth Lane, Nr Sandbach	373065	363055	11.84	Brownfield	375	375	0	Suitable	Available - site owned by developer	Achievable	Deliverable	0	50	125	125
2404	Rhodia Pharma/Sanofi Aventis, London Road, Holmes Chapel <sup>24</sup>	376763	366724	11.57	Brownfield	231	231	0	Suitable	Available - site on the market	Achievable	Deliverable	0	50	125	56
2420	FibreStar site, Redhouse Lane, Disley	398339	384827	5.27	Brownfield	160	160	0	Suitable	Available	Achievable	Deliverable	0	50	110	0
3893	LAND NORTH OF, TWEMLOW LANE, TWEMLOW GREEN <sup>25</sup>	378015	368823	0.76	Greenfield	13	13	0	Suitable - if can meet policy requirements	Available	Achievable	Deliverable	0	13	0	0

<sup>23</sup> Site now under construction

<sup>24</sup> Site now has outline permission

<sup>25</sup> Site now has full permission

Ref	Site Address	Easting	Northing	Site Size Net (ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Total Potential Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15
2859	Land at Moss End Lane, Smallwood	380148	362292	2.38	Mixed	15	15	0	Suitable - if can meet policy requirements	Available	Achievable	Deliverable	0	15	0	0
2971	Grenson Motors, Middlewich Road, Bradfield Green, Crewe	368008	358866	0.375	Brownfield	11	11	0	Suitable	Available	Achievable	Deliverable	0	11	0	0
3030	Land at 2 & 4 Heathfield Avenue & 29, 29A & 31 Hightown, Crewe	370113	355956	0.21	Brownfield	35	35	0	Suitable	Available	Achievable	Deliverable	0	35	0	0
3114	Haulage Depot, Gunco Lane, Macclesfield <sup>26</sup>	392237	372606	2.45	Brownfield	124	124	0	Suitable	Available	Achievable	Deliverable	0	50	74	0
3146	Peacock Farm, Wilmslow Road, Handforth <sup>27</sup>	385608	384311	0.32	Brownfield	13	13	0	Suitable	Available	Achievable	Deliverable	0	13	0	0
3153	195 197 and 199, Wilmslow Road, Handforth <sup>28</sup>	385573	384245	0.41	Mixed	40	40	3	Suitable	Available	Achievable	Deliverable	0	40	0	0
3172	Irlams, Knutsford Road, Chelford	381276	374813	1.7	Brownfield	50	50	0	Suitable	Available	Achievable	Deliverable	0	50	0	0
3175	Chelford Cattle Market & Car Park, Dixon Drive, Chelford	381450	375040	3.7	Brownfield	86	86	0	Suitable	Available	Achievable	Deliverable	0	50	35	0

<sup>26</sup> Site now under construction

<sup>27</sup> Site now has full permission

<sup>28</sup> Site now under construction



Ref	Site Address	Easting	Northing	Site Size Net (ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Total Potential Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15
3444	Land off Marsh Lane, Nantwich <sup>29</sup>	364293	351908	0.93	Mixed	20	20	0	Suitable	Available	Achievable	Deliverable	0	20	0	0
						2352	2318	34					0	927	961	368

<sup>29</sup> Site now has outline permission

## Sites without Planning Permissions for Housing

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

**Table 6: Sites without permission as at 31<sup>st</sup> March 2011**

Ref	Site Address	Easting	Northing	Site Size Net (ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Total Potential Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15
251	Jeffries Factory (Phase 2), Betchton Road, Malkins Bank.	376677	359042	0.85	Brownfield	28	28	0	Suitable	Available	Achievable	Deliverable	0	28	0	0
323	Elworth Wire Mills, Station Road, Sandbach.	373838	361407	0.53	Brownfield	16	16	0	Suitable	Available - Medium Term	Achievable	Developable	0	0	16	0
422	Land off Mill Lane, Middlewich	370429	366384	0.55	Brownfield	22	22	0	Suitable	Available	Achievable	Deliverable	0	0	22	0
429	Land off Nantwich Road, Middlewich	369697	366187	0.83	Greenfield	34	34	0	Suitable	Available	Achievable	Deliverable	0	34	0	0
456	Land Off Birtles Road, Macclesfield	389000	374350	0.93	Greenfield	39	39	0	Suitable	Available	Achievable	Deliverable	0	39	0	0
660	BJ'S Health Centre, 16 Altrincham Road, Wilmslow	384146	381201	0.01	Brownfield	10	10	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	10	0
763	123 Prestbury Road, Macclesfield	390513	374387	0.15	Brownfield	10	6	4	Suitable	Available - Medium Term	Achievable	Developable	0	0	10	0
766	Albion Mill, London Road, Macclesfield	392021	372466	0.1	Brownfield	16	16	0	Suitable	Available - Medium Term	Achievable	Developable	0	0	16	0

Ref	Site Address	Easting	Northing	Site Size Net (ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Total Potential Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15
778	The Parade Shopping Precinct, London Road, Alderley Edge	384310	378426	0.53	Brownfield	44	44	0	Suitable	Marginal / Uncertain	Achievable	Not currently developable	0	0	0	0
906	Brockley, 9 Grove Ave, Wilmslow	384479	381154	0.19	Mixed	14	13	1	Suitable	Available	Achievable	Deliverable	0	14	0	0
913	Oakdean Court, Egerton Road, Wilmslow	384703	382088	0.73	Brownfield	31	-27	58	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	31	0
950	Macclesfield Town Centre Redevelopment, Macclesfield	391543	373454	7.59	Brownfield	60	53	7	Suitable	Available	Achievable	Developable	0	0	50	10
1589	Land off Gutterscroft, Haslington	373682	356212	1.14	Mixed	44	42	2	Suitable	Available	Achievable	Deliverable	0	44	0	0
1818	Land off Queens Park Drive, Crewe	368444	355678	1.22	Mixed	37	37	0	Suitable	Available	Achievable	Developable	0	0	37	0
2017	Land to the rear of 5 Chapel Court, Nantwich	365325	352164	0.035	Brownfield	10	10	0	Suitable	Available	Achievable	Deliverable	0	10	0	0
2119	Land at Bombardier Transportation Site, Dunwoody Way, Crewe (Part 1)	369314	356103	2.52	Brownfield	76	76	0	Suitable	Available	Achievable	Deliverable	0	50	26	0
2211	Council Depot, Newall Avenue, Sandbach	375652	360485	1.17	Mixed	107	107	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0
2301	Land off Lewin Street, Middlewich	370436	365986	0.39	Mixed	16	16	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	16	0

Ref	Site Address	Easting	Northing	Site Size Net (ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Total Potential Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15
2307	Land off Road Beta, Middlewich	370999	365711	8.36	Brownfield	130	130	0	Suitable	Available - site owned by developer	Achievable	Developable	0	0	50	80
2308	North of Congleton Station, Park Lane, Congleton	387247	362400	1.27	Brownfield	39	39	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	39	0
2313	Land at Bank Street, Congleton	386156	362918	1.09	Brownfield	20	20	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	20	0
2316	Land at Princess Street, Congleton	385821	363040	0.51	Brownfield	21	21	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0
2317	Land east of Eaton Bank, Congleton	386648	364037	4.35	Mixed	90	90	0	Suitable - with policy change	Available - site on the market	Achievable	Developable	0	0	50	40
2318	CEC Depot, Brunswick Wharf, Brook Street, Congleton	386582	363410	0.68	Brownfield	21	21	0	Suitable	Not Available	Achievable	Not Currently Developable	0	0	0	0
2319	Rear of 56 Sandbach Road, Congleton	383905	363137	0.32	Greenfield	10	10	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	10	0
2320	Land adjacent to former Congleton Cattlemarket, Manchester Road, Lower Heath, Congleton	386155	364371	3.11	Greenfield	94	94	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	44
2321	Land off Meadow Avenue, Congleton	385427	362362	1.27	Greenfield	39	39	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	39	0
2322	Land off Howey Lane, Congleton	383858	363624	0.66	Greenfield	20	20	0	Suitable - with policy change	Available	Achievable	Developable	0	0	20	0

Ref	Site Address	Easting	Northing	Site Size Net (ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Total Potential Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15
2325	Land off Brookhouse Road, Sandbach	375900	360650	0.41	Greenfield	12	12	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	12	0
2343	Land off Hassall Road, Sandbach	367496	360152	1.29	Greenfield	60	60	0	Suitable - with policy change	Available - site owned by developer	Achievable	Developable	0	0	50	10
2347	Caradon Twyford's Factory, Lawton Road, Alsager	380672	355450	16	Brownfield	435	435	0	Suitable	Available - site owned by developer	Achievable	Deliverable	0	50	125	125
2354	Former First Cartons, Sutherland Works, Bromley Road, Congleton	386716	363333	1.87	Brownfield	63	63	0	Suitable	Available - site owned by developer	Achievable	Deliverable	0	50	13	0
2355	Former Texaco Garage, Congleton Road, Sandbach	375980	361088	0.41	Brownfield	17	17	0	Suitable	Available - site owned by developer	Achievable	Developable	0	0	17	0
2357	Nortek, Vale Business Centre, Priestly Fields, Congleton	385769	362668	0.39	Brownfield	12	12	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	12	0
2361	Coalyard, junction of Brunswick Street and Brook Street, Congleton	386552	363350	0.41	Brownfield	17	17	0	Suitable	Available - site on the market	Achievable	Deliverable	0	17	0	0
2362	Oakes Pets Superstore, 28 Biddulph Road, Congleton	387305	362112	0.55	Brownfield	10	10	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	10	0
2363	122 Bradwall Road and Land to the Rear, Sandbach	375882	361655	1.35	Mixed	41	41	0	Suitable - with policy change	Available - site owned by developer	Achievable	Developable	0	0	41	0

Ref	Site Address	Easting	Northing	Site Size Net (ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Total Potential Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15
2364	Poolwood Cottages, Holmes Chapel Road, Somerford	382242	364040	0.48	Greenfield	10	10	0	Suitable - with policy change	Available - site owned by developer	Achievable	Developable	0	0	10	0
2365	Dunkirk Way, Land off London Road, Holmes Chapel	376382	366411	1.2	Greenfield	36	36	0	Not Suitable	Available	Achievable	Not currently developable	0	0	0	0
2367	Land adjacent to Heath House, Chells Hill, Betchton	379607	356893	1.02	Greenfield	12	12	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
2368	Land to the rear of 104,106, 110, and 112 Lawton Road, Alsager	380220	355293	0.44	Greenfield	14	14	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	14	0
2369	Land off Forge Lane, Congleton	384919	363192	0.82	Brownfield	18	14	4	Suitable	Available - site owned by developer	Achievable	Deliverable	0	18	0	0
2370	Land adjacent to Marfields Primary School, Waggs Road, Congleton	385332	362544	1.52	Greenfield	46	46	0	Not Suitable	Not Available - long term prospect	Not Achievable	Not currently developable	0	0	0	0
2371	Cardway Cartons, Linley Lane, Alsager	380825	355182	4.73	Brownfield	60	60	0	Suitable - if can meet policy requirements	Available - site owned by developer	Achievable	Deliverable	0	50	10	0
2372	Land at Sunnyside Farm, Dunnocksfold Road, Alsager	378076	355834	2.87	Greenfield	87	87	0	Suitable - with policy change	Available - site owned by developer	Achievable	Developable	0	0	50	37
2373	Land at Rhodes Field, Crewe Road, Alsager	377950	354916	3.48	Greenfield	105	105	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	55

Ref	Site Address	Easting	Northing	Site Size Net (ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Total Potential Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15
2374	Land off Seabank, Middlewich	370558	366223	0.41	Greenfield	13	13	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0
2375	Land off Webbs Lane, Middlewich	370218	366538	0.64	Greenfield	20	20	0	Suitable - with policy change	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2376	Land off Brooks Lane, Middlewich	373636	366219	0.4	Mixed	12	12	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0
2378	Land off Ryecroft Close, Middlewich	369915	365379	0.45	Greenfield	14	14	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0
2380	Land off Booth Lane, Middlewich	371308	364522	0.39	Mixed	12	12	0	Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0
2381	Middlewich Lagoons, Cledford Lane, Middlewich	371126	365274	25	Brownfield	750	750	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0
2385	Land off King Street, Middlewich	370300	367100	0.32	Brownfield	10	10	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0
2387	Land west of Hillfields, Congleton	385761	363464	0.82	Greenfield	15	15	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0
2395	Cricket Club, West Street, Congleton	385360	363202	1.23	Greenfield	37	37	0	Suitable - with policy change	Not Available	Achievable	Not currently developable	0	0	0	0
2396	Congleton Town Football Club, Crescent Road, Congleton	385327	362752	1.23	Greenfield	37	37	0	Suitable - with policy change	Not Available	Achievable	Not currently developable	0	0	0	0
2397	Land off Silver Street, Congleton	386074	362659	0.89	Greenfield	12	12	0	Suitable	Available - site on the market	Achievable	Deliverable	0	12	0	0

Ref	Site Address	Easting	Northing	Site Size Net (ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Total Potential Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15
2405	Pochins Sports and Social Club, Brooks Lane, Middlewich	370731	365879	0.66	Mixed	20	20	0	Suitable	Available - site owned by developer	Achievable	Deliverable	0	20	0	0
2406	Land south and east of Astbury Mere, Congleton	385003	362294	6.58	Greenfield	200	200	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0
2408	Moss Farm, Macclesfield Road, Eaton	386270	364494	9.29	Greenfield	279	279	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	50	125
2409	Land off Giantswood Lane (south), Congleton	385898	364509	3.44	Greenfield	104	104	0	Suitable - with policy change	Available - site on the market	Achievable	Developable	0	0	50	54
2415	Land to rear of Elworth Road, Sandbach	374040	360830	0.35	Greenfield	11	11	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2442	Land off Barley Croft, Alsager	380197	354864	0.4	Mixed	10	10	0	Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0
2453	Royal Ordnance Factory, Crewe Road, Alsager	378414	354482	46	Brownfield	1380	1380	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0
2454	Land at Bridge Farm, Sandbach Road North, Alsager	379148	356708	13.74	Greenfield	413	413	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2455	Land off Heath End Road/Sandbach Road North, Alsager	379133	356493	7.3	Greenfield	219	219	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2456	Land at Lady Farm Bungalow, Dunnocksfold Road, Alsager	377767	356038	2.96	Greenfield	89	89	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2457	Land to south of Crewe Road, Alsager	378165	354740	11.7	Greenfield	351	351	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0



Ref	Site Address	Easting	Northing	Site Size Net (ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Total Potential Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15
2458	Land at Fanny's Croft, Audley Road, Alsager	379880	354978	6.68	Greenfield	201	201	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	125
2459	Land west of Home Farm, Crewe Road, Alsager	378575	355101	4.14	Greenfield	125	125	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Not currently developable	0	0	0	0
2460	Land Adjacent to Royal Ordnance Factory, Crewe Road, Alsager	378786	354697	7.17	Greenfield	216	216	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2471	Land at Darlington Street, Middlewich	370098	366263	1.28	Brownfield	39	39	0	Suitable	Marginal / Uncertain	Achievable	Not currently developable	0	0	0	0
2498	Congleton Business Park (North), Viking Way, Congleton	385192	363693	1.61	Greenfield	49	49	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0
2501	Eaton Bank Farm, Eaton Bank, Congleton	386505	364119	0.52	Mixed	16	16	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	16	0
2502	Land west of Eaton Bank, Congleton	386456	363941	1.4	Mixed	42	42	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2509	Garages, Banky Fields, Congleton	385101	362457	0.78	Mixed	24	24	0	Suitable - with policy change	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2533	Land off Giantswood Lane (north), Congleton	385698	364690	18.6	Greenfield	558	558	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	125
2534	Land north of Congleton Business Park, Viking Way, Congleton	385088	364123	21.76	Greenfield	653	653	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2535	Land south of Hulme Walfield Farm, Congleton	385325	363954	3.42	Greenfield	103	103	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0

Ref	Site Address	Easting	Northing	Site Size Net (ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Total Potential Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15
2536	Land off Forge Lane (north) Congleton	384941	363499	3.12	Greenfield	94	94	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2537	Land off Forge Lane (south), Congleton	384964	363365	1.13	Mixed	34	34	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2538	Land north of Radnor Park Industrial Estate, 3rd Avenue, Congleton	384297	364134	7.42	Greenfield	223	223	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2539	Land adjacent to playing fields, Back Lane, Congleton	384073	363978	3.68	Greenfield	111	111	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	61
2540	Land off Black Firs Lane, Somerford	383494	363786	3.98	Greenfield	120	120	0	Suitable - with policy change	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2541	Land east of Sandy Lane, Somerford	383088	363210	30.13	Greenfield	937	937	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2542	Land west of Sandy Lane (Incl. New House Farm), Somerford	382546	363454	42.63	Greenfield	1279	1279	0	Not Suitable	Marginal/uncertain	Not Achievable	Not currently developable	0	0	0	0
2543	Land north of Walhill Farm, Sandbach Road, Newbold Astbury	382561	362777	29.21	Greenfield	877	877	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2544	Land south of Sandbach Road, Newbold Astbury	383436	362901	5.43	Greenfield	163	163	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2545	Land west of Padgbury Lane, Congleton	383694	362767	5.37	Greenfield	162	162	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	112

Ref	Site Address	Easting	Northing	Site Size Net (ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Total Potential Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15
2546	Land rear of Padsbridge Farm, Padgbury Lane, Congleton	383983	362432	8.61	Greenfield	259	259	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	125
2547	Land at Highfields House/land off Canal road, Congleton	386158	362310	7.41	Mixed	120	120	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	70
2548	Land at Tall Ash Farm, Buxton Road, Congleton	387567	363725	7.82	Greenfield	235	235	0	Suitable - with policy change	Available / site is under option by developer	Achievable	Developable	0	0	50	125
2549	Land north of Bath Vale, Congleton	387631	363429	13.07	Greenfield	393	393	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
2550	Land south of Buxton Road/Middle Lane, Congleton	387966	363601	13.65	Greenfield	410	410	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
2551	Land west of Padgbury Lane, Congleton	383694	362767	3.59	Greenfield	108	108	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	58
2556	Rear of Almshouses, The Hill, Sandbach	376250	360650	0.35	Greenfield	11	11	0	Suitable	Not Available - long term prospect	Achievable	Developable	0	0	11	0
2564	Playing field, Newhall Avenue, Sandbach	375650	360410	0.31	Greenfield	10	10	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Not currently developable	0	0	0	0
2569	Sandbach Primary School, Crewe Road, Sandbach	375600	360550	0.59	Greenfield	18	18	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Not currently developable	0	0	0	0

Ref	Site Address	Easting	Northing	Site Size Net (ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Total Potential Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15
2572	Land adjacent to 10 Cooksmere Lane, Sandbach	375400	361550	0.42	Mixed	13	13	0	Suitable	Marginal/uncertain	Achievable	Developable	0	0	13	0
2573	Playing field, Hassall Road, Sandbach	376250	360350	1.4	Greenfield	42	42	0	Suitable - with policy change	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2574	Playground, Hassall Road, Sandbach	376350	360280	0.6	Greenfield	18	18	0	Suitable - with policy change	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2576	Depot site, Station Road, Sandbach	373764	361436	0.47	Brownfield	15	15	0	Not Suitable	Marginal / Uncertain	Achievable	Not currently developable	0	0	0	0
2577	Zan Works, Crewe Road, Sandbach	375070	359360	1.07	Mixed	33	33	0	Suitable - with policy change	Available / site is under option by developer	Achievable	Developable	0	0	33	0
2579	Land at Ellesmere Close/Grangeway, Sandbach	374447	361580	0.33	Greenfield	10	10	0	Suitable - with policy change	Not Available - long term prospect	Achievable	Not currently developable	0	0	0	0
2586	Land to south of Rookery Bridge, Hall Lane, Sandbach	373167	360194	0.36	Brownfield	11	11	0	Not Suitable	Marginal/uncertain	Achievable	Not currently developable	0	0	0	0
2587	Playing field, Sandy Lane, Sandbach	373571	360341	0.73	Greenfield	22	22	0	Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2588	55 Congleton Road, Sandbach	376093	361376	1.14	Mixed	35	35	0	Suitable	Not Available - long term prospect	Achievable	Not currently developable	0	0	0	0

Ref	Site Address	Easting	Northing	Site Size Net (ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Total Potential Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15
2597	Land at Colley Lane/The Hill, Sandbach	376655	360357	0.38	Greenfield	12	12	0	Suitable - with policy change	Not Available	Not Achievable	Not currently developable	0	0	0	0
2605	Land off Heath Road, Sandbach	376816	361149	30.56	Greenfield	917	917	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	50	125
2606	Elm Tree Farm, London Road, Sandbach	373486	361754	8.25	Greenfield	248	248	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2607	Land off School Lane, Sandbach	377275	360789	0.64	Greenfield	20	20	0	Suitable - with policy change	Available	Achievable	Developable	0	0	20	0
2608	Land off The Hill/Manor Road, Sandbach	376914	360424	8.11	Greenfield	244	244	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	50	125
2609	Land off Colley Lane/The Hill, Sandbach	376778	360235	5.6	Greenfield	168	168	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	50	118
2610	Land off Hassall Road/Colley Lane/Coldmoss Drive, Sandbach	376546	360079	6.59	Greenfield	198	198	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	50	125
2611	Land off Elm Tree lane, Sandbach	373716	362053	5.5	Greenfield	165	165	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2612	Land off Houndings Lane, Sandbach	375949	360133	6.26	Greenfield	120	120	0	Not Suitable	Available - site owned by developer	Achievable	Not currently developable	0	0	0	0
2613	Land adjacent to Wheelock Bypass, Sandbach	375535	359966	22.35	Greenfield	671	671	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0

Ref	Site Address	Easting	Northing	Site Size Net (ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Total Potential Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15
2614	Abbeyfields/Park Lane/Middlewich Road/Abbey Road, Sandbach	374512	360459	40.82	Greenfield	400	400	0	Suitable - with policy change	Available / site is under option by developer	Achievable	Developable	0	0	50	125
2615	Land south of Hind Heath Road, Sandbach	374493	359548	7.43	Greenfield	223	223	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	125
2616	Yeowood Farm, Elton Road, Sandbach	373684	359842	41.41	Greenfield	1243	1243	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	125
2617	Land at Mill Lane/London Road, Sandbach	373312	362132	7.02	Greenfield	211	211	0	Suitable - with policy change	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2618	Land surrounding Elworth Hall Farm, Dean Close, Sandbach	374419	361764	3.58	Greenfield	108	108	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	58
2619	Land at Princess Drive/Cooksmere Lane, Sandbach	374914	361584	6.22	Greenfield	187	187	0	Suitable - with policy change	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2620	Land west of Cooksmere Lane, Sandbach	374463	362111	41.34	Greenfield	1240	1240	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2621	Land off Congleton Road, Sandbach	375923	361666	7.31	Mixed	220	220	0	Suitable - with policy change	Available - site owned by developer	Achievable	Developable	0	0	50	125
2622	Fields Farm, Congleton Road/Bradwall Road, Congleton	376187	362185	93.88	Greenfield	2816	2816	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2623	Land west of Holmes Chapel Road, Sandbach	376819	362304	20.4	Greenfield	612	612	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0

Ref	Site Address	Easting	Northing	Site Size Net (ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Total Potential Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15
2624	Land east of Holmes Chapel Road, Sandbach	377252	362371	23.91	Greenfield	718	718	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2625	Land east of Cooksmere Lane, Sandbach	375182	362079	30.24	Greenfield	908	908	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2626	Land at Oakley Farm, Bradwall Road, Sandbach	375405	361866	8.47	Greenfield	255	255	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2627	Capricorn Business Park, Old Mill Road, Sandbach	376814	361505	12.25	Greenfield	368	368	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	50	125
2628	Spoil heap south of Elton Road, Sandbach	373250	360100	1	Greenfield	30	30	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2629	Land off Hawthorne Drive, Sandbach	376630	360912	8.05	Mixed	231	231	0	Suitable - with policy change	Available - site owned by developer	Achievable	Developable	0	0	50	125
2630	Land adjacent to Albion Chemicals, Booth Lane, Sandbach	373293	362672	7.83	Greenfield	235	235	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	125
2631	Land west of Crewe Road, Winterley	374683	358018	2.38	Greenfield	72	72	0	Suitable - with policy change	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2632	Land at Brook Farm, Crewe Road, Sandbach	374865	359001	9.12	Greenfield	274	274	0	Suitable - with policy change	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2633	Land to north of Talke Road, Alsager	380547	355165	0.56	Greenfield	17	17	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Not currently developable	0	0	0	0

Ref	Site Address	Easting	Northing	Site Size Net (ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Total Potential Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15
2642	Land off Lea Way, Alsager	379908	355413	0.4	Greenfield	12	12	0	Suitable - with policy change	Not Available	Achievable	Not currently developable	0	0	0	0
2643	Land off Wilbrahams Way, Alsager	379619	355795	2.01	Greenfield	61	61	0	Suitable - with policy change	Not Available - long term prospect	Not Achievable	Not currently developable	0	0	0	0
2644	Land off Cedar Avenue, Alsager	379574	355102	1.96	Greenfield	40	40	0	Not Suitable	Not Available - long term prospect	Not Achievable	Not currently developable	0	0	0	0
2645	Land off Cedar Avenue, Alsager	379734	355110	0.59	Greenfield	18	18	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2646	Land off Faulkner Drive, Middlewich	371522	364858	3.27	Greenfield	99	99	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2647	Land off Faulkner Drive, Middlewich	371410	364648	3.84	Mixed	116	116	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2648	Land to SE of former RHM Foods site, Booth Lane, Middlewich	372038	364095	10.11	Brownfield	120	120	0	Suitable	Marginal/uncertain	Achievable	Developable	0	0	50	70
2652	Land off Croxton Lane, Middlewich	369685	366647	1.89	Greenfield	57	57	0	Suitable - with policy change	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2653	Land adjoining A54 Holmes Chapel Road, Middlewich	371285	366748	2.49	Greenfield	75	75	0	Suitable - with policy change	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0



Ref	Site Address	Easting	Northing	Site Size Net (ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Total Potential Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15
2654	Land to east of Croxton Lane, Middlewich	369717	367025	1.34	Greenfield	41	41	0	Suitable - with policy change	Available / site is owned by developer	Achievable	Developable	0	0	41	0
2655	Land to west of Croxton Lane, Middlewich	369582	367026	0.78	Greenfield	24	24	0	Suitable - with policy change	Available / site is owned by developer	Achievable	Developable	0	0	24	0
2656	Land to west of Butley Close, Middlewich	369936	365004	6.34	Greenfield	191	191	0	Suitable - with policy change	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2657	Land to south of The Green, Middlewich <sup>30</sup>	370486	364524	2.28	Greenfield	64	64	0	Suitable - with policy change	Available - site owned by developer	Achievable	Developable	0	0	50	14
2658	Land to west of Warmingham Lane, Middlewich	370600	364124	12.96	Greenfield	389	389	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	125
2660	Land to north of Tetton Bridge, Middlewich	372099	364077	6.74	Greenfield	203	203	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2661	Land to south of Cledford Lane, Middlewich	372000	364500	38.73	Greenfield	1162	1162	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2676	Land to rear of Brooklands Drive, Goostrey	377800	370200	0.96	Greenfield	29	29	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0

<sup>30</sup> Site now has outline permission

Ref	Site Address	Easting	Northing	Site Size Net (ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Total Potential Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15
2686	Land adjacent to Mount Pleasant Residential Park, Alison Drive, Goostrey	376751	369899	1.18	Greenfield	36	36	0	Suitable - with policy change	Available	Achievable	Developable	0	0	36	0
2687	Land south of Main Road, Goostrey	377624	369934	3.95	Greenfield	119	119	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2688	Land off Willow Lane/Mill Lane, Goostrey	376981	370316	1.62	Greenfield	49	49	0	Suitable - with policy change	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2689	Land off Hermitage Lane, Goostrey	376479	369713	2.4	Greenfield	72	72	0	Suitable - with policy change	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2690	Former railway sidings, land off Station Road, Goostrey	378153	369535	6.26	Mixed	188	188	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2691	Land off Station Road, Holmes Chapel	376541	366859	0.91	Greenfield	28	28	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	28	0
2692	Former Smithy, Macclesfield Road, Holmes Chapel	376343	367272	0.35	Mixed	11	11	0	Suitable	Not Available - long term prospect	Achievable	Not currently developable	0	0	0	0
2693	Land off Knutsford Road, Holmes Chapel	376219	367542	1.88	Mixed	57	57	0	Suitable	Not Available - long term prospect	Achievable	Not currently developable	0	0	0	0

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2704	Bank House Farm, Middlewich Road, Holmes Chapel	375597	367336	0.32	Mixed	10	10	0	Suitable	Not Available - long term prospect	Achievable	Not currently developable	0	0	0	0
2706	Land south of Station Road, Holmes Chapel	376696	366839	2.33	Greenfield	70	70	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2707	Land N of Comprehensive School, Selkirk Drive, Holmes Chapel	375507	366882	1.06	Mixed	15	15	0	Suitable	Available	Achievable	Developable	0	0	15	0
2708	Land south of Middlewich Road, Holmes Chapel	374704	367087	8.8	Greenfield	264	264	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2709	Land north of Middlewich Road, Holmes Chapel	374924	367419	4.6	Greenfield	138	138	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	88
2710	Saltersford Corner, Macclesfield Road, Holmes Chapel	377012	367499	3.68	Greenfield	111	111	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2711	Land N.E. Of Junction 18 of M6, Middlewich Road, Holmes Chapel	374588	367515	6.61	Greenfield	199	199	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2712	Land S.E. Of Junction 18 of M6, Middlewich Road, Holmes Chapel	374426	366990	5.89	Greenfield	177	177	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2713	Land off Station Road/Manor Lane, Holmes Chapel	376937	366819	1.13	Greenfield	34	34	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2714	Land off Westfield Road, Mow Cop	385432	357258	0.32	Greenfield	10	10	0	Suitable	Not Available - long term prospect	Achievable	Not currently developable	0	0	0	0

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2715	Land off Manor Road/Close Lane, Mow Cop	385601	357421	0.55	Greenfield	17	17	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2724	Rosemount Farm, Congleton Road, Spen Green, Smallwood	381799	360626	0.37	Brownfield	12	12	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2725	Rear of Oak View Cottage, Newcastle Road, Smallwood	379760	360279	1.54	Greenfield	47	47	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2726	Ivanhoe, Holmes Chapel Road, Brereton Heath	380829	364823	0.46	Mixed	14	14	0	Suitable	Marginal/uncertain	Achievable	Developable	0	0	14	0
2728	Paces Crane Hire, Newcastle Road, Arclid	378776	361939	0.94	Brownfield	29	29	0	Suitable - with policy change	Available	Achievable	Developable	0	0	29	0
2729	Fomer Arclid Hospital site, Newcastle Road, Arclid	378797	362395	3.28	Brownfield	75	75	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	25
2730	Land off Congleton Road South, Scholar Green	382670	354922	3.05	Greenfield	92	92	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2731	Land off Lawton Heath Road, Church Lawton	380681	356492	8.52	Greenfield	256	256	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2732	Land at Smithy Grove, Alsager Road, Hassall Green	378105	358660	0.52	Greenfield	16	16	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	16	0
2734	Land off Twemlow Lane, Twemlow	378044	368821	0.59	Greenfield	18	18	0	Suitable – with policy change	Available	Achievable	Developable	0	0	18	0

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2735	Land south of School Lane, Brereton Green	378067	364027	2.37	Greenfield	72	72	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2736	Land at Crange Manor Farm, Knutsford Road, Cranage	378067	364027	31.11	Greenfield	934	934	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2743	Builders yard, Cinderhill Lane, Scholar Green	383713	357285	0.49	Brownfield	15	15	0	Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2744	Land east of Cinderhill Lane, Scholar Green	383462	356962	1.21	Greenfield	37	37	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2747	Garages, Mead Avenue, Scholar Green	383435	357209	0.15	Brownfield	12	12	0	Not Suitable	Not Available	Achievable	Not currently developable	0	0	0	0
2752	Rear of Broomfields, Holmes Chapel Road, Brereton Heath	380686	364821	1.27	Greenfield	39	39	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2753	Land south of School Lane, Brereton Green	378079	364101	0.53	Greenfield	16	16	0	Suitable - with policy change	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2754	Congleton Business Park (north), Viking Way, Congleton	385249	363928	1.44	Greenfield	44	44	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2759	Land south of River Croco, Holmes Chapel	375894	366420	17.33	Greenfield	520	520	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2760	Flowcrete, Dragons Lane, Sandbach	373170	362336	1.66	Brownfield	50	50	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2761	Broad Lane, Holmes Chapel	375157	366962	4.86	Greenfield	146	146	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	96

Ref	Site Address	Easting	Northing	Site Size Net (ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Total Potential Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15
2762	Land to rear of King Street, Middlewich	370396	366497	0.99	Greenfield	30	30	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	30	0
2768	Land North Of Cranage Hall, Cranage	375023	368489	3.99	Mixed	120	120	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2769	Land West Of MMU Campus, Hassall Road, Alsager	378290	356110	6.58	Greenfield	198	198	0	Suitable - with policy change	Available - site owned by developer	Achievable	Developable	0	0	50	125
2770	Brookside Hall, Congleton Road, Arclid	377894	361805	7.28	Mixed	219	219	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2778	Dane Bank Farm, Knutsford Road, Holmes Chapel	375829	367639	1.54	Greenfield	47	47	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2779	Land adjoining Coppersfield, Church Lane, Sandbach	377251	361111	0.81	Greenfield	25	25	0	Suitable - with policy change	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2782	Land west of Somerford Farm, Holmes Chapel Road, Somerford	381920	363780	26.12	Greenfield	784	784	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2783	Land rear of Cranage Trade Park, Goostrey Lane, Cranage	375540	369380	2.64	Greenfield	80	80	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2785	Land off the Build Center, Lewin Street, Middlewich	370498	366106	0.31	Brownfield	10	10	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	10	0
2796	Land off Percy James Court, Alsager	380483	355789	0.42	Greenfield	13	13	0	Suitable	Not Available - long term prospect	Achievable	Not currently developable	0	0	0	0

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2797	Rear of Emerald Drive/Congleton Road, Sandbach	376430	361840	4.26	Greenfield	128	128	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2798	Land south of Whetstone Edge Farm, Sandbach Road	383007	362679	12.89	Greenfield	387	387	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2799	Land at junction of Sandbach Road/Bent Lane, Astbury	382590	362210	32	Greenfield	960	960	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2804	Somerford Park, Holmes Chapel Road, Somerford	382048	364336	7.66	Mixed	230	230	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2805	Land south of Knutsford Road, Holmes Chapel	375925	367594	1.79	Mixed	55	55	0	Suitable - with policy change	Available - site owned by developer	Achievable	Developable	0	0	50	5
2806	OPA pumping and storage depot, Goostrey Lane, Twemlow	378059	368986	4.76	Brownfield	143	143	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2807	Part of former railway sidings, land off Station Road, Goostrey	378018	369854	0.83	Brownfield	25	25	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2808	Land Adjoining Audley House, Congleton Road South, Church Lawton	382884	354831	0.51	Greenfield	16	16	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2810	Land at junction of Northwich Road / Knutsford Road, Rudheath, Cranage	374591	369850	1.2	Mixed	36	36	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2811	Cotton Equestrian Centre, Middlewich Road, Holmes Chapel	374924	367430	1.58	Mixed	48	48	0	Suitable - with policy change	Available	Achievable	Developable	0	0	48	0

Ref	Site Address	Easting	Northing	Site Size Net (ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Total Potential Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15
2812	Land adjacent to cemetery, Silver Street, Congleton	386084	362659	0.65	Greenfield	20	20	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2813	Land east of Zan Drive, Sandbach	375150	359450	1.97	Greenfield	60	60	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2814	Land north of Cotton Farm, Middlewich Road, Holmes Chapel	374342	367478	9.06	Greenfield	272	272	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2815	Land east of Croxton Lane, Middlewich	369759	366995	1.03	Mixed	31	31	0	Suitable - with policy change	Marginal/uncertain	Achievable	Developable	0	0	31	0
2816	Land off Wood Lane, Hollinsgreen, Bradwall	373752	363596	0.88	Greenfield	27	27	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2817	Land at junction of Walnut Tree Lane / Bradwall Road, Bradwall Green, Bradwall	375161	363492	1.1	Greenfield	33	33	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2819	Land off Howey Lane/Lamberts Lane, Congleton	385899	362262	3.39	Greenfield	102	102	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	52
2821	Land north of Sandbach Golf Course, Elworth	374689	361756	6.42	Greenfield	193	193	0	Not Suitable	Available	Achievable	Not currently developable	0	0	0	0
2822	Old Vicarage, Crewe Road, Winterley	374851	357948	0.37	Mixed	5	5	0	Suitable - with policy change	Marginal/uncertain	Achievable	Developable	0	0	5	0
2823	The junction of Hermitage Lane / New Platt Lane, Goostrey	376332	369876	0.94	Greenfield	29	29	0	Suitable - with policy change	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2825	Southern part of Radnor Park Trading Estate, Back Lane, Congleton	384559	363683	5.23	Brownfield	157	157	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0



Ref	Site Address	Easting	Northing	Site Size Net (ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Total Potential Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15
2827	Havannah Business Centre, 9 to 11 Havannah Street, Congleton	386647	363651	0.48	Brownfield	15	15	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	15	0
2828	Land at 30 Boundary Lane, Mossley, Congleton	387372	361725	0.37	Mixed	12	12	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	12	0
2829	Land at Astbury Mere, Congleton	384611	362233	0.44	Greenfield	14	14	0	Not Suitable	Marginal / Uncertain	Achievable	Not currently developable	0	0	0	0
2831	Land at junction of Back Lane/Black Firs Lane/Chelford Road, Somerford	383522	364090	16.78	Greenfield	504	504	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2832	Land at Elizabeth Mill, Worrall Street, Congleton	386298	363085	0.39	Brownfield	12	12	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2835	Land at 64 Audley Road, Alsager	380012	354821	0.54	Mixed	17	17	0	Suitable - with policy change	Available/ on market	Achievable	Developable	0	0	17	0
2836	Greenacres Plant Nursery, Liverpool Road West, Church Lawton	380961	355853	0.53	Mixed	16	16	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2837	Land at Heritage Narrow Boats, Scholar Green	384075	357711	1.11	Brownfield	34	34	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0
2838	Land at Forge Mills, Forge Lane, Congleton	384795	363696	6.44	Mixed	194	194	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2839	The Cheshire Tavern, West Road, Congleton	385194	363122	0.4	Brownfield	12	12	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0
2840	Barnetts (Buglawton) Blockworks, Brook Street, Congleton	386693	363460	1.25	Brownfield	38	38	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0

Ref	Site Address	Easting	Northing	Site Size Net (ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Total Potential Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15
2841	Playing Fields, St John's Road, Congleton	386836	364237	5.11	Greenfield	154	154	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0
2842	Land east of Kinderton Lodge, Middlewich	372069	365676	30	Greenfield	900	900	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2843	Land to rear of 66 and 68 Nantwich Road, Middlewich	369640	365867	0.68	Greenfield	21	21	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2845	Land at Northwich Road, Cranage	373754	370448	1.51	Mixed	46	46	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2846	Land at Higher House Farm, Knutsford Road, Cranage	375525	368226	0.52	Mixed	16	16	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2847	Kermincham Hall, Forty Acre Lane, Swettenham, Holmes Chapel <sup>31</sup>	379379	367803	0.7	Greenfield	25	25	0	Suitable - if can meet policy requirements	Available	Achievable	Deliverable	0	25	0	0
2848	Land North of Goostrey Railway Station, Goostrey	378276	369818	6.5	Greenfield	195	195	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	125
2849	Byley Lane, Cranage	375012	368584	1.55	Greenfield	47	47	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2850	Goostrey Farm Estate, Booth Bed Lane, Goostrey	376295	370507	2.39	Greenfield	72	72	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2851	Land adj to Houndings Lane, Sandbach	376041	359920	7.66	Greenfield	230	230	0	Suitable - with policy change	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0

<sup>31</sup> Site now has Full Permission

Ref	Site Address	Easting	Northing	Site Size Net (ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Total Potential Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15
2852	Mill Site / Railway Public House, Biddulph Road, Hightown, Congleton	387174	362195	0.83	Mixed	25	25	0	Suitable	Marginal / Uncertain	Achievable	Not currently developable	0	0	0	0
2853	Vacant Depot / Warehouse, London Road, Cranage	374584	370065	0.34	Brownfield	11	11	0	Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2854	Lodge Road / Hind Heath, Ettiley Heath, Sandbach	374192	360346	4.96	Brownfield	149	149	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2855	Odlums Garage, Knutsford Road	380921	325322	1.36	Mixed	41	41	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2856	Moss Inn Public House, Canal Road, Congleton	386812	362006	0.33	Mixed	10	10	0	Suitable	Not Available - long term prospect	Achievable	Not currently developable	0	0	0	0
2857	Big Stone Cottages, Middlewich Road, Cranage	374695	369188	0.43	Mixed	13	13	0	Not Suitable	Marginal/uncertain	Not Achievable	Not currently developable	0	0	0	0
2858	Land adjacent to Big Stone Cottages, Middlewich Road, Cranage	374787	369275	1.26	Greenfield	38	38	0	Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2862	Land between Howey Lane and Canal Road, Congleton	386053	362234	4.99	Greenfield	150	150	0	Suitable - with policy change	Available / site is under option by developer	Achievable	Developable	0	0	50	100
2863	Woodside Farm, Sandbach Road, Rode Heath	380304	357875	7.5	Greenfield	225	225	0	Not Suitable	Marginal/uncertain	Not Achievable	Not currently developable	0	0	0	0
2864	Land off Blackfirs Lane, Somerford, Congleton	383368	364026	1.02	Mixed	31	31	0	Not Suitable	Marginal/uncertain	Achievable	Not currently developable	0	0	0	0

Ref	Site Address	Easting	Northing	Site Size Net (ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Total Potential Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15
2865	Site off Hind Heath Road, Sandbach	374313	360024	3.02	Greenfield	91	91	0	Not Suitable	Available/ on market	Achievable	Not currently developable	0	0	0	0
2866	Land to the rear of Park Lane and Crewe Road, Sandbach	374836	360151	28.56	Greenfield	857	857	0	Suitable - with policy change	Available/ on market	Achievable	Developable	0	0	50	125
2867	Land south of Brooks Lane, Middlewich	370768	365696	3.26	Brownfield	98	98	0	Suitable	Available - site owned by developer	Achievable	Deliverable	0	50	48	0
2868	Land off Houndings Lane, Sandbach	375891	360280	3.14	Greenfield	95	95	0	Suitable - with policy change	Available - site owned by developer	Achievable	Developable	0	0	50	45
2870	Land off School Lane, Sandbach	377337	360669	3.13	Greenfield	94	94	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2871	Depot, Manor Lane, Holmes Chapel	376858	367137	1.13	Brownfield	34	34	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
2872	Dingle Farm, Dingle Lane, Sandbach	376078	360859	0.38	Mixed	12	12	0	Suitable	Available - site on the market	Achievable	Deliverable	0	12	0	0
2873	Waterworks Farm, Dingle Lane, Sandbach	376356	361096	0.61	Mixed	19	19	0	Not Suitable	Available - site on the market	Not Achievable	Not currently developable	0	0	0	0
2890	Heath Villa, School Lane, Bunbury	355993	358009	2.77	Greenfield	84	84	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
2891	Maw Green Farm, Crewe	371553	357133	10.01	Greenfield	201	201	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Not currently developable	0	0	0	0

Ref	Site Address	Easting	Northing	Site Size Net (ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Total Potential Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15
2892	Broughton Road, Crewe	370507	357808	6.61	Greenfield	199	199	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	125
2893	Sydney Road, east of Hunters Lodge, Crewe	372308	356165	5.23	Greenfield	157	157	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	50	107
2894	Dodds Green Lane, Burleydam	360505	342825	1.22	Greenfield	37	37	0	Suitable - with policy change	Not Available	Not Achievable	Not currently developable	0	0	0	0
2895	Coppenhall East, Remer Street, Crewe <sup>32</sup>	370975	357492	24.94	Greenfield	650	650	0	Suitable	Available	Achievable	Deliverable	0	325	325	0
2896	Wistaston Road, Willaston (part of the Broughton Farm site)	368246	352906	6.31	Greenfield	190	190	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	125
2897	Shavington Triangle	369787	351137	18.69	Greenfield	561	561	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	125
2898	Gresty Green, Crewe	370794	353530	6.16	Greenfield	120	120	0	Suitable	Available - site owned by developer	Achievable	Deliverable	0	50	70	0
2899	Leighton West (north east)	368511	358474	14.37	Mixed	430	430	0	Suitable - with policy change	Available	Achievable	Not currently developable	0	0	0	0
2900	Hill House Farm, Newcastle Road, Shavington	370321	351215	1.17	Greenfield	36	36	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	36	0

<sup>32</sup> Site now Subject to S106 Agreement

Ref	Site Address	Easting	Northing	Site Size Net (ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Total Potential Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15
2901	Land at Crewe Road, Gresty, Crewe	370793	353323	2.39	Greenfield	72	72	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	22
2902	East Shavington - Small Site	370425	351782	11.96	Greenfield	359	359	0	Suitable - with policy change	Available - site under option	Achievable	Developable	0	0	72	180
2903	East Shavington - Large Site	370524	351720	6.97	Greenfield	210	210	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	125
2904	200 Broughton Road, Crewe	370379	358061	1.18	Greenfield	36	36	0	Suitable - with policy change	Not Available	Not Achievable	Not currently developable	0	0	0	0
2905	Crewe Road, Shavington	370572	352378	1.41	Greenfield	43	43	0	Suitable - with policy change	Available - site owned by developer	Achievable	Developable	0	0	43	0
2907	Basford East	372160	353200	98.99	Greenfield	2970	2970	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0
2908	Audlem Road, Hankelow	367298	345495	4.72	Greenfield	142	142	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0
2909	Crewe Road, Shavington.	370703	352553	13.4	Greenfield	402	402	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
2911	Land between Crewe Road and South of Weston Lane, Shavington	370773	352479	12.27	Greenfield	369	369	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	125

Ref	Site Address	Easting	Northing	Site Size Net (ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Total Potential Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15
2912	Wardle - Eco town proposal	360659	357319	463.05	Greenfield	13890	13890	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0
2913	Crewe Green	372669	355333	9.3	Greenfield	279	279	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
2915	British Waterways Board land at Calveley	359131	358767	0.67	Greenfield	21	21	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0
2916	British Waterways Board land at Burland	361738	353493	0.73	Greenfield	22	22	0	Suitable - with policy change	Not Available	Not Achievable	Not currently developable	0	0	0	0
2917	Calveley airfield	359501	357464	68.12	Greenfield	2044	2044	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0
2918	Wybunbury Road, Willaston	368155	351874	1.07	Greenfield	33	33	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	33	0
2919	Former Bridgemere Wildlife Park, Bridgemere Hall	371524	345397	24.06	Greenfield	722	722	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0
2920	Land to the rear of The Lamb, Willaston	368112	352446	1.82	Greenfield	55	55	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	5
2921	Gresty Green Farm, Gresty Green Road <sup>33</sup>	370520	353424	2.05	Greenfield	51	51	0	Suitable	Available	Achievable	Deliverable	0	50	1	0
2922	Land south of Nantwich	366361	350992	43.52	Greenfield	1306	1306	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	125

<sup>33</sup> Site now Subject to S106 Agreement

Ref	Site Address	Easting	Northing	Site Size Net (ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Total Potential Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15
2923	Station Road, Wrenbury	359849	347369	0.55	Greenfield	17	17	0	Suitable - with policy change	Not Available	Not Achievable	Not currently developable	0	0	0	0
2924	Groby Road, Crewe	370982	358031	5.74	Greenfield	173	173	0	Suitable - with policy change	Available	Achievable	Not currently developable	0	0	0	0
2926	North West Nantwich	364756	353293	44.16	Greenfield	1325	1325	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	125
2927	Land off Bridge Street, Wybunbury	369969	349487	0.65	Greenfield	20	20	0	Suitable - with policy change	Available	Achievable	Developable	0	0	20	0
2928	Rope Green Farm	369667	352523	22.33	Greenfield	350	350	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	125
2929	Shavington House Farm, Shavington	370272	352478	8.35	Greenfield	251	251	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	125
2930	Moorsfield Avenue, Audlem	365529	343558	6.03	Greenfield	181	181	0	Suitable - with policy change	Available	Not Achievable	Not currently developable	0	0	0	0
2931	Land at Newcastle Road, Shavington	370385	351318	0.93	Greenfield	28	28	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	28	0
2932	North of the Coppenhall East site	370579	358002	21.32	Greenfield	640	640	0	Suitable - with policy change	Not Available	Not Achievable	Not currently developable	0	0	0	0
2933	Land off Cuckoo Lane, Acton	362483	353670	1.55	Greenfield	47	47	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0



Ref	Site Address	Easting	Northing	Site Size Net (ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Total Potential Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15
2934	Chester Road, Acton	363240	353326	1.25	Greenfield	38	38	0	Suitable - with policy change	Not Available	Achievable	Not currently developable	0	0	0	0
2935	Land at Smithy Lodge, Nantwich Road, Wrenbury	367728	351930	0.91	Greenfield	28	28	0	Suitable - with policy change	Available	Achievable	Developable	0	0	28	0
2939	Cholmondeley Road, Wrenbury, Nantwich,	359011	347737	8.03	Greenfield	241	241	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
2940	Nantwich Road, Wrenbury	360323	347454	5.04	Greenfield	152	152	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
2942	Stapeley Water Gardens	366356	351176	2.05	Greenfield	62	62	0	Suitable	Available	Achievable	Developable	0	0	50	12
2943	Land at Wrenbury Road, Aston	361094	346628	1.16	Greenfield	35	35	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
2944	Land at Mill Lane, Bulkeley	352972	354762	0.72	Greenfield	22	22	0	Not Suitable	Available	Achievable	Not currently developable	0	0	0	0
2945	Land off Bradeley Road, Haslington	372774	355827	3.87	Greenfield	117	117	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
2946	Land at Crewe Road, Gresty	370400	353000	1.55	Greenfield	25	25	0	Suitable - with policy change	Available	Achievable	Developable	0	0	25	0
2947	East of Haslington	374130	355969	30.25	Greenfield	908	908	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
2949	Stable House, Narrow Lane, Crewe Green	372609	355260	0.6	Greenfield	18	18	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0

Ref	Site Address	Easting	Northing	Site Size Net (ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Total Potential Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15
2951	Land south of Weston Lane, Shavington	370836	352161	0.44	Greenfield	14	14	0	Suitable - with policy change	Available	Achievable	Developable	0	0	14	0
2952	Land adjacent to The Old Vicarage, Narrow Lane, Crewe Green, Crewe	372684	355229	0.46	Greenfield	14	14	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
2953	Lodge Farm Industrial Estate, Audlem Road, Hankelow	367175	345548	0.45	Brownfield	14	14	0	Suitable - with policy change	Available	Achievable	Developable	0	0	14	0
2954	Land off Weston Lane, fronting Shavington Hall, Shavington	370817	352340	0.54	Greenfield	17	17	0	Suitable - with policy change	Available	Achievable	Developable	0	0	17	0
2955	Land to the west of Batherton Lane, Audlem Road, Nantwich	365644	350807	6.06	Greenfield	182	182	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
2956	Vicarage Road, Haslington	373979	356606	1.83	Greenfield	55	55	0	Not Suitable	Available	Achievable	Not currently developable	0	0	0	0
2957	Crewe Road, Shavington	370305	352361	1.3	Greenfield	39	39	0	Suitable - with policy change	Available	Achievable	Developable	0	0	39	0
2958	Land to the rear of 28 Cheerbrook Road, Willaston, Crewe	367761	352014	0.98	Greenfield	30	30	0	Suitable - with policy change	Available	Achievable	Developable	0	0	30	0
2965	Victoria High School, Crewe	370334	356162	3.04	Brownfield	122	122	0	Suitable	Available	Achievable	Deliverable	0	50	72	0
2966	Lodgefields Primary School, Crewe	368059	355477	1.56	Mixed	20	20	0	Suitable	Available	Achievable	Deliverable	0	20	0	0

Ref	Site Address	Easting	Northing	Site Size Net (ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Total Potential Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15
2967	Electricity Street, Crewe	370452	355313	0.655	Brownfield	20	20	0	Suitable	Available	Achievable	Developable	0	0	20	0
2968	Former health & fitness centre, Mary Street, Crewe	371094	356041	0.23	Brownfield	10	10	0	Suitable	Available - site on the market	Achievable	Deliverable	0	10	0	0
2969	Snow Hill, Nantwich	364951	352482	7.814	Mixed	235	235	0	Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0
2970	Former Gasworks site, St. Anne's Lane, Nantwich (Wyche House Bank, Nantwich)	364879	352318	0.71	Brownfield	22	22	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0
2974	Regents College, Nantwich	366156	352137	4.19	Mixed	126	126	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	50	76
2976	Church Farm, Chester Road, Acton	363164	353166	0.32	Brownfield	10	10	0	Suitable	Available	Achievable	Developable	0	0	10	0
2978	Former Ford Garage, Macon Way, Crewe	371190	355403	0.81	Brownfield	25	25	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0
2982	Wrenbury Creamery, Station Road, Wrenbury	360203	347114	0.65	Brownfield	20	20	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0
2983	Hack Green, Coole Lane, Hack Green	365459	349594	3.79	Brownfield	114	114	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
2988	Eastern Road, Willaston	368237	352289	1.86	Greenfield	56	56	0	Suitable - with policy change	Available - site owned by developer	Achievable	Developable	0	0	50	6

Ref	Site Address	Easting	Northing	Site Size Net (ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Total Potential Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15
2991	Land adjacent to 97, Broughton Road, Crewe <sup>34</sup>	370333	357654	0.52	Mixed	11	11	0	Suitable	Available	Achievable	Developable	0	11	0	0
2998	Haslington 'South', Clapgates Farm, Haslington	373640	355369	22.07	Greenfield	662	662	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
2999	Land at Main Road / Whites Lane, Weston	373234	352410	2.21	Greenfield	67	67	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	17
3001	Land at Fields Farm, Queens Drive, Edleston, Nantwich	364307	351138	23.02	Greenfield	691	691	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3002	Redacres Farm, Windmill Lane, Buerton	368470	343643	0.81	Mixed	25	25	0	Suitable - with policy change	Available	Achievable	Developable	0	0	25	0
3004	Site at Main Road, Shavington	369499	351581	0.46	Greenfield	14	14	0	Suitable - with policy change	Available	Achievable	Developable	0	0	14	0
3005	Wrenbury Heath	360664	348325	1.23	Greenfield	37	37	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
3006	Goddard Street, Crewe	369538	356137	1.14	Greenfield	35	35	0	Suitable - with policy change	Available	Achievable	Developable	0	0	35	0
3008	The Cedars, Wybunbury Lane, Nantwich	366866	351331	0.34	Greenfield	10	10	0	Suitable - with policy change	Available	Not Achievable	Not currently developable	0	0	0	0

<sup>34</sup> Site now has full planning permission

Ref	Site Address	Easting	Northing	Site Size Net (ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Total Potential Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15
3009	Parcel 1 - Land off Monks Lane, Acton	363098	352945	2.68	Greenfield	95	95	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3010	Parcel 2 - Land between canal and Chester Road, Acton	363533	352999	20.72	Mixed	622	622	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3012	Parcel 4 - Land off Chester Road, Acton	364096	352691	1.65	Mixed	50	50	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3013	Parcel 1 - Higher Bunbury, Vicarage Lane, Bunbury	356619	357965	0.44	Greenfield	14	14	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3014	Parcel 2 - Higher Bunbury. Wyche Lane, Bunbury	356715	357895	2.1	Greenfield	63	63	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3015	Parcel 3 - Higher Bunbury. Vicarage Lane / College Lane.	356754	358169	0.86	Greenfield	26	26	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3016	Parcel 4 - Higher Bunbury, Bowes Gate Road	357036	358047	0.65	Greenfield	20	20	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3019	Parcel 3 - Peckforton Village	353723	356556	0.39	Greenfield	12	12	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3020	Parcel 4 - Peckforton Village	353768	356571	7.15	Mixed	215	215	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3021	Land off A529 Audlem Road, Stapeley (Mill Lane Farm)	366473	350266	1.22	Greenfield	37	37	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
3022	Land to rear of 71 Main Road, Shavington	369624	351803	1.36	Greenfield	41	41	0	Suitable - with policy change	Available	Achievable	Developable	0	0	41	0

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3023	Land at Oaklands House, Bunbury Lane, Bunbury	356477	357282	2.87	Greenfield	87	87	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
3024	Land at Holly Berry House, 95D Main Road, Shavington	369798	351872	0.97	Greenfield	30	30	0	Suitable - with policy change	Available	Achievable	Developable	0	0	30	0
3025	Land rear of 56-86 Sydney Road, Crewe	371628	356797	1.07	Greenfield	33	33	0	Suitable - with policy change	Available	Achievable	Developable	0	0	33	0
3026	Shavington Villa, Rope Lane, Shavington	369851	351938	0.34	Mixed	11	11	0	Suitable - with policy change	Available	Achievable	Developable	0	0	11	0
3027	Land at The Elephant & Castle Public House, 289 Newcastle Road, Shavington	369331	351376	0.66	Greenfield	20	20	0	Suitable - with policy change	Available	Achievable	Developable	0	0	20	0
3028	Land adjoining The View, Haslington	373746	356701	1.28	Greenfield	39	39	0	Suitable - with policy change	Available	Achievable	Developable	0	0	39	0
3029	Land off the A534, North of Crewe Green roundabout.	372366	355671	4.64	Greenfield	140	140	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	90
3062	Saville St Garage & Workshop, Macclesfield	392333	373034	0.5	Brownfield	20	20	0	Suitable	Available - Medium Term	Achievable	Developable	0	0	20	0
3063	Bank Street Works, Grenhills Close, Macclesfield	392361	373129	0.24	Brownfield	10	10	0	Suitable	Available	Achievable	Deliverable	0	10	0	0
3068	Conservative Club, West Bank Road, Macclesfield	390794	374180	0.36	Brownfield	10	10	0	Suitable	Available	Achievable	Deliverable	0	10	0	0

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3070	Park Mount Nursing Home, Park Mount Drive, Macclesfield	390487	372573	1.0	Brownfield	30	30	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0
3072	Culvers Garage, Hibel Road, Macclesfield	391719	374122	0.38	Brownfield	12	12	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	12	0
3074	Former Links Garage, Beech Lane, Macclesfield	391485	374496	0.38	Brownfield	12	12	0	Suitable	Available	Achievable	Developable	0	0	12	0
3076	Augustus Mill, Buckley Street, Macclesfield	391529	373069	0.23	Brownfield	10	10	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	10	0
3078	Garage, London Road, Macclesfield	391762	371900	0.33	Brownfield	10	10	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0
3080	British Telecom Centre, Jordangate, Macclesfield	391799	373999	0.65	Brownfield	20	20	0	Suitable	Available	Achievable	Not currently developable	0	0	0	0
3081	Post Office Depot, Jordangate, Macclesfield	391799	373926	0.51	Brownfield	16	16	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0
3082	Warehouse, Samuel Street, Macclesfield	391712	373235	0.51	Brownfield	16	16	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0
3084	Brake Brothers, off Hurdfield Road, Macclesfield	392130	374149	0.48	Brownfield	20	20	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0
3088	Weston Square, Earlsway, Macclesfield	389518	373289	0.3	Brownfield	12	12	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	12	0
3090	Clowes Street (Gradus), Macclesfield	390777	373543	1.08	Brownfield	33	33	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0

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3092	Oxford Road Mill, Oxford Road, Macclesfield	390949	373560	0.3	Brownfield	12	12	0	Suitable	Available	Achievable	Deliverable	0	12	0	0
3102	Land at Union Street / Elizabeth Street, Macclesfield	391584	373259	0.32	Brownfield	10	10	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0
3103	B&Q, Statham Street, Macclesfield	391568	373107	0.92	Brownfield	28	28	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0
3104	Vincent Mill, Vincent Street, Macclesfield	391620	373122	0.18	Brownfield	17	17	0	Suitable	Available	Achievable	Deliverable	0	17	0	0
3109	Land at Brook Street / Parker Street / Jodrell Street, Macclesfield	392231	373285	0.56	Brownfield	17	17	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0
3110	Land at Goodall Street, Macclesfield	392301	373273	0.42	Brownfield	13	13	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0
3111	Land to rear of EARS Garage, Buxton Road, Macclesfield	392499	373642	0.5	Mixed	20	20	0	Suitable	Available	Achievable	Deliverable	0	20	0	0
3112	South Macclesfield Development Area	390565	371800	14.8	Mixed	444	444	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	50	125
3113	Land at Black Lane, Macclesfield	391962	374333	3.41	Brownfield	103	103	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0
3115	BAS House, Gunco Lane / Byrons Lane Employment Area	392163	372679	1.57	Brownfield	48	48	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0



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3116	Slack Street Employment Area, Macclesfield	392106	372468	0.8	Brownfield	24	24	0	Suitable	Not Available - long term prospect	Achievable	Not currently developable	0	0	0	0
3119	Sutton Castings, Roe Street, Macclesfield	391544	373375	0.28	Brownfield	12	12	0	Suitable	Available	Achievable	Deliverable	0	12	0	0
3120	London & Manchester House, Macclesfield	391821	373179	0.29	Brownfield	12	12	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	12	0
3122	Council depot, Commercial Road, Macclesfield	392017	373964	0.46	Brownfield	14	14	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0
3125	Sainsburys, Cumberland Street, Macclesfield	391275	374038	2.42	Brownfield	73	73	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0
3131	The Willows, Park Lane, Macclesfield	390738	372678	0.3	Brownfield	12	12	0	Suitable	Available	Achievable	Developable	0	0	12	0
3133	Whittakers, Heapy Street, Macclesfield	392209	372810	0.7	Brownfield	28	28	0	Suitable	Available	Achievable	Deliverable	0	28	0	0
3135	Green Street Depot, Macclesfield	392085	373609	0.42	Brownfield	17	17	0	Suitable	Available	Achievable	Deliverable	0	17	0	0
3136	Priors Hill Children's Centre, Kennedy Avenue, Macclesfield	389712	374451	0.77	Brownfield	31	31	0	Suitable	Available	Achievable	Deliverable	0	31	0	0
3142	Land between Statham Street and Crossall Street, Macclesfield	391505	373210	0.3	Brownfield	12	12	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0

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3143	CFC House, Withyfold Drive, Macclesfield	392030	374478	0.39	Brownfield	12	12	0	Suitable	Available - Medium Term	Achievable	Developable	0	0	12	0
3144	Manchester Road, Grason Avenue, Wilmslow	385317	382500	0.5	Brownfield	15	15	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0
3145	Donkey Lane, Wilmslow	384231	380324	0.35	Brownfield	14	14	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0
3148	Oaklands & Dean Row Schools, Tudor Road, Wilmslow (Wilmslow surplus schools)	386429	382120	.31	Mixed	13	13	0	Suitable	Available	Achievable	Deliverable	0	13	0	0
3149	Handforth Hall, Hall Road, Handforth ( White land)	386652	383174	9.35	Greenfield	281	281	0	Suitable	Available	Achievable	Deliverable	0	50	125	106
3150	Land to north of Adlington Road, Wilmslow (White land)	386363	381376	9.86	Mixed	296	296	0	Suitable	Available	Achievable	Deliverable	0	50	125	121
3156	Redesmere Day Centre, Redesmere Road, Handforth	385789	384155	0.7	Mixed	28	28	0	Suitable	Available	Achievable	Developable	0	0	28	0
3158	Norkem House, Bexton Lane, Knutsford	375062	377470	0.37	Brownfield	12	12	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0
3160	Rest of Cranford Hospital Site, Bexton Road, Knutsford	374857	378401	0.5	Brownfield	20	20	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	20	0
3162	Stanley Road Trading Estate, Stanley Road, Knutsford	375080	378202	0.57	Brownfield	23	23	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	23	0
3163	Larmuth Works, Brook Street, Knutsford	375456	378458	.31	Brownfield	13	13	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	13	0

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3166	Ilfords, Ilford Way, Mobberley	378089	380232	7.9	Brownfield	237	237	0	Suitable	Available	Achievable	Deliverable	0	50	125	62
3170	Vernon Lodge, Weller Avenue, Poynton <sup>35</sup>	391918	382776	0.37	Brownfield	30	30	0	Suitable	Available	Achievable	Deliverable	0	30	0	0
3171	Chelford Farm Supplies, Knutsford Road, Chelford	381147	374925	0.32	Brownfield	21	21	0	Suitable	Not Available - long term prospect	Achievable	Developable	0	0	21	0
3176	Moortop Garage, Redhouse Lane, Disley	398023	384829	0.25	Brownfield	10	10	0	Suitable	Available	Achievable	Developable	0	0	10	0
3183	Ford House, Prestbury	390045	377019	0.28	Brownfield	12	12	0	Suitable	Available	Achievable	Developable	0	0	12	0
3194	Glebe Farm 1, land to west of Booth Lane, Middlewich	371270	364211	11.10	Greenfield	333	333	0	Suitable - with policy change	Available - site owned by developer	Achievable	Developable	0	0	50	125
3195	Glebe Farm 2, Booth Lane, Middlewich	371538	364244	4.2	Greenfield	126	126	0	Suitable - with policy change	Available - site owned by developer	Achievable	Developable	0	0	50	76
3264	Remainder of Smithy Garage Site, Macclesfield	388852	370509	0.26	Greenfield	11	11	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	11	0
3266	Sugar Lane, Adlington	393083	379246	0.31	Brownfield	10	10	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0

<sup>35</sup> Site now has full permission

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3267	Land North of Beech Road, Alderley Edge	384785	379303	10.88	Greenfield	327	327	0	Suitable - with policy change	Available - site owned by developer	Achievable	Developable	0	0	50	125
3268	Langley Works, Cock Hall Lane, Langley (Reiter Scraggs part 2)	393984	371397	5.39	Brownfield	101	101	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	51
3269	Croft Garage, Newton Hall Lane, Mobberley	380572	380404	1.07	Mixed	33	33	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
3270	The Tileries, Station Road, North Rod	390172	367086	0.9	Brownfield	27	27	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
3271	Wood Treatment Works, Tunstall Road, Bosley	391365	364750	0.91	Brownfield	28	28	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
3272	Chain & Gate Estate, Macclesfield Road, Gawsworth	387346	367275	2.44	Brownfield	74	74	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
3274	Land to south east of Pexhill Road, Gawsworth (Gawsworth Estate Plots 1/1 & 1/9 CCC land)	389013	372999	3.85	Greenfield	116	116	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	66
3275	Land adjoining Lark Hall, Macclesfield	393163	373620	7.89	Greenfield	237	237	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	125
3276	Land east of Longridge (Parcel 1), Knutsford	376983	378814	11	Greenfield	330	330	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	125
3277	Land to the east of Wilmslow (off Dean Row Road)	386565	381884	15.87	Greenfield	476	476	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	125
3278	Land to the east of Wilmslow Road, Handforth (junction of A555 & B5358)	385573	384558	1.02	Greenfield	31	31	0	Suitable - with policy change	Available	Achievable	Developable	0	0	31	0

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3280	Land to south of Gaw End Lane, Macclesfield	391108	370869	1.22	Brownfield	37	37	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3281	Nook View, London Road, Macclesfield	391844	369254	0.32	Mixed	10	10	0	Not Suitable	Available	Achievable	Not currently developable	0	0	0	0
3282	Land at Rotherwood Road, Moor Lane, Wilmslow	382708	380302	1.1	Greenfield	30	30	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3283	Land off Chelford Road, Broken Cross, Macclesfield	388870	373639	0.93	Greenfield	28	28	0	Suitable - with policy change	Available	Achievable	Developable	0	0	28	0
3284	Land off Glastonbury Drive, Poynton	392109	384222	1.35	Greenfield	30	30	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	30	0
3285	Land between Congleton Road and Chelford Road, Macclesfield	388904	372784	76.22	Greenfield	2287	2287	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	50	125
3286	Land at Ferring Lodge, Adlington Road, Wilmslow	386445	381176	0.39	Greenfield	12	12	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
3287	Land off Lymewood Drive, Disley	397044	384814	0.67	Greenfield	21	21	0	Suitable - with policy change	Available	Achievable	Developable	0	0	21	0
3288	Land to the rear of Cumber Lane, Wilmslow	382930	379795	2.60	Greenfield	79	79	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	29
3289	Land off Upcast Lane, Wilmslow	382839	379699	5.43	Greenfield	163	163	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	113
3290	Land off Alderley Road, Wilmslow	384245	380015	3.65	Greenfield	110	110	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	60

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3291	Land north of Prestbury Road, Macclesfield	390323	374561	0.88	Greenfield	27	27	0	Suitable - with policy change	Available	Achievable	Developable	0	0	27	0
3292	Land east of 6 Handforth Road, Wilmslow	386686	382211	1.18	Greenfield	36	36	0	Suitable - with policy change	Available	Achievable	Developable	0	0	36	0
3293	Land north east of Toft Road, Knutsford	375777	377254	2.48	Greenfield	75	75	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	25
3294	Clough Works, Middlewood Road, Poynton	393346	383504	0.38	Brownfield	12	12	0	Suitable - with policy change	Available	Achievable	Developable	0	0	12	0
3295	Garage, Moggie Lane, Adlington	392885	382393	0.47	Brownfield	14	14	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3296	Land at Stanneylands Road, Wilmslow	385042	382851	3.43	Mixed	103	103	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	53
3298	Land at Hoo Green, Mere	371750	382875	5.82	Greenfield	175	175	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3299	Land at Towers Farm, Towers Road, Poynton	393162	383790	8.85	Greenfield	266	266	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3300	Nab Works, Long Lane, Pott Shrigley	393780	379367	0.96	Brownfield	29	29	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3303	Land south of Sandle Heath Mill, Bollington Lane, Nether Alderley	382543	375108	1.33	Mixed	40	40	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3304	Bolshaw Farm, Clay Lane, Handforth	385177	384509	19.31	Greenfield	580	580	0	Not Suitable	Available	Achievable	Not currently developable	0	0	0	0

Ref	Site Address	Easting	Northing	Site Size Net (ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Total Potential Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15
3305	Land to south of Whisterfield Lane, Siddington	383307	370994	8.57	Greenfield	258	258	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3306	Land to east of Colshaw Lane, Siddington Heath	383422	370106	1.39	Greenfield	42	42	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3307	Land to west of Marton Lane, Marton	385112	368778	2.56	Greenfield	77	77	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3308	Land to west of Dalefields, Astle Estate, Chelford Road, Chelford	382048	374481	4.77	Greenfield	144	144	0	Not Suitable	Available	Achievable	Not currently developable	0	0	0	0
3310	Land at Legh Road, Disley	396093	384597	0.87	Greenfield	27	27	0	Suitable - with policy change	Available	Achievable	Developable	0	0	27	0
3311	Land at former social club, Ancoats Road, Great Warford	380750	377451	0.97	Greenfield	30	30	0	Suitable - with policy change	Available	Achievable	Developable	0	0	30	0
3312	Land to west of Roewoods Farm, Birtles Road, Henbury	388564	374400	4.93	Greenfield	148	148	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3314	Land to west of Field Bank Farm, Withinlee Road, Prestbury	388457	376785	1.24	Greenfield	38	38	0	Suitable - with policy change	Available	Achievable	Developable	0	0	38	0
3315	Land to east of Field Bank Farm, Withinlee Road, Prestbury	388533	376825	0.63	Greenfield	19	19	0	Suitable - with policy change	Available	Achievable	Developable	0	0	19	0
3316	Land at Pigginshaw, Altrincham Road, Wilmslow	383285	381785	0.71	Mixed	22	22	0	Suitable - with policy change	Available	Achievable	Developable	0	0	22	0
3318	Land surrounding Belmont Avenue, Henbury	388317	374200	6.72	Greenfield	202	202	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0

Ref	Site Address	Easting	Northing	Site Size Net (ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Total Potential Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15
3320	Land to west of West Lane, High Legh	369885	384040	0.59	Greenfield	18	18	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3321	Land to west of Pheasant Walk, High Legh	370504	383880	6.53	Greenfield	196	196	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3323	Land north of Chelford Road, Astle Estate, Chelford	381922	374503	3.24	Greenfield	98	98	0	Not Suitable	Available	Achievable	Not currently developable	0	0	0	0
3324	Land to west of Highfield, Astle Estate, Knutsford Road, Chelford	380924	374919	4.14	Greenfield	125	125	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	75
3325	Land south east of Carter Lane, Astle Estate, Chelford	381693	375467	5.56	Greenfield	167	167	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	117
3326	Land incorporating Yew Tree Farm, Astle Estate, Alderley Road, Chelford	381730	374621	6.64	Greenfield	200	200	0	Not Suitable	Available	Achievable	Not currently developable	0	0	0	0
3327	Land to north of Peover Lane, Astle Estate, Chelford	381585	374418	5.2	Greenfield	156	156	0	Not Suitable	Available	Achievable	Not currently developable	0	0	0	0
3328	Land to west of Toll Bar Cottage, Astle Estate, Knutsford Road, Chelford	381350	374642	5.27	Greenfield	159	159	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	109
3329	Land to south east of Chelford Railway Station, Astle Estate, Knutsford Road, Chelford	381520	374804	4.68	Greenfield	141	141	0	Suitable - with policy change	Available	Achievable	Developable	0	0	75	66
3330	Land to north of Marton Primary School, School Lane, Marton	385217	368564	2.05	Greenfield	62	62	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3331	Land to south of Oak Lane, Marton	385228	368156	1.491 92	Greenfield	45	45	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0



Ref	Site Address	Easting	Northing	Site Size Net (ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Total Potential Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15
3332	Land to west of School Lane, Marton	384980	368508	5.81	Greenfield	175	175	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3333	Land to east of School Lane, Marton	385068	368332	1.28	Greenfield	39	39	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3334	Land east of Boundary Lane, Siddington Heath	383141	369685	3.05	Greenfield	92	92	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3335	Land to east of Sandle Hill Mill, Bollington Lane, Nether Alderley	382795	375329	2.93	Mixed	88	88	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3336	Land to north west of Bollington Lane, Nether Alderley	383091	375444	1.13	Mixed	34	34	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3337	Land to north east of Bollington Lane, Nether Alderley	383320	375423	1.16	Mixed	35	35	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3338	Land to west of Bollington Lane, Nether Alderley	383137	375281	3.3	Mixed	99	99	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3339	Land to north of Bollington Lane, Nether Alderley	383289	375181	0.94	Mixed	29	29	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3340	Land to south of Whisterfield Lane, Siddington	383607	371072	2.99	Greenfield	90	90	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3341	Land to west of Brookfields Farm, Chelford Road, Siddington	383701	371311	6.56	Greenfield	197	197	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3342	Land to north of Whisterfield Lane, Siddington	383523	371239	1.31	Greenfield	40	40	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0

Ref	Site Address	Easting	Northing	Site Size Net (ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Total Potential Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15
3343	Land to north west of Brookfields Farm, Chelford Road, Siddington	383818	371411	1.65	Greenfield	50	50	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3344	Land to east of Longfold Farm, Chelford Road, Siddington	383966	371128	0.38	Greenfield	12	12	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3346	Land to north west of Nursery Lane, Siddington	383899	371188	2.35	Greenfield	71	71	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3347	Land south of Nursery Lane, Siddington	384255	371261	7.04	Greenfield	212	212	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3348	Land to north of B5392, Siddington	383865	370857	0.61	Greenfield	19	19	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3349	Land north of B5392, Siddington	383946	370871	0.76	Greenfield	23	23	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3350	Land north of B5392, Siddington	384054	370884	0.43	Greenfield	13	13	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3351	Land west of Chelford Road, Siddington	384018	370942	0.73	Greenfield	22	22	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3352	Land to east of Chelford Road, Siddington	384161	370967	0.83	Greenfield	25	25	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3353	Land north of Salters Lane, Siddington	384313	370942	3.57	Greenfield	108	108	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3354	Land south of Salters Lane, Siddington	384331	370763	2.87	Greenfield	86	86	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0

Ref	Site Address	Easting	Northing	Site Size Net (ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Total Potential Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15
3356	Land north east of Toft Road, Knutsford	375817	377084	1.11	Greenfield	34	34	0	Suitable - with policy change	Available	Achievable	Developable	0	0	34	0
3357	Land adjoining Lark Hall, Cottage Lane, Macclesfield	392946	373487	0.71	Greenfield	22	22	0	Suitable - with policy change	Available	Achievable	Developable	0	0	22	0
3358	Land to the east of Cross Lane, Wilmslow	386907	381751	3.07	Greenfield	93	93	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	43
3359	Land surrounding White Gables Farm, Castle Hill, Prestbury	389539	377547	50	Greenfield	1500	1500	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3361	Land at Adlington Road, Bollington	393061	377969	0.33	Brownfield	14	14	0	Suitable	Available	Achievable	Deliverable	0	14	0	0
3362	Land at Lime Grove, Macclesfield	392435	373688	0.56	Brownfield	31	31	0	Suitable	Available - Medium Term	Achievable	Developable	0	0	31	0
3367	Land at Little Moss Farm, Priory Close, Congleton	387535	361321	4.34	Greenfield	65	65	0	Not Suitable	Available	Achievable	Not currently developable	0	0	0	0
3368	Land off Warmingham Lane, Middlewich	370782	364305	5.12	Greenfield	154	154	0	Suitable - with policy change	Available - site under option	Achievable	Developable	0	0	50	104
3372	Land to north of Chelford Road, Prestbury	389212	376457	2.82	Greenfield	85	85	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	35
3375	Leighton West (north west)	368291	358303	15.51	Greenfield	300	300	0	Suitable	Available - site owned by developer	Achievable	Deliverable	0	0	125	125

Ref	Site Address	Easting	Northing	Site Size Net (ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Total Potential Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15
3376	Leighton West (south east) <sup>36</sup>	369059	358102	14.84	Greenfield	400	400	0	Suitable	Available	Achievable	Deliverable	0	400	0	0
3377	Leighton West (south west)	368452	357640	31.8	Greenfield	650	650	0	Suitable	Available	Achievable	Deliverable	0	0	125	125
3378	Leighton West (South)	368629	357253	12.79	Greenfield	384	384	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	125
3379	Land off Rope Lane, Shavington	369871	352320	6.92	Greenfield	208	208	0	Suitable - with policy change	Available - site owned by developer	Achievable	Developable	0	0	50	125
3380	Land to the west of Crewe Road, Shavington	370138	352570	6.62	Greenfield	199	199	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	125
3381	Crewe Road, Shavington	370575	352684	1.21	Greenfield	37	37	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3382	Land to north of Little Bailey Riddings Farm, Pennington Lane, Gawsworth	389378	372430	11.42	Greenfield	343	343	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	50	125
3383	Land including Tansy Moss Farm, Gawsworth Road, Gawsworth	389123	372207	8.21	Greenfield	247	247	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	50	125
3385	Land to east of Heyes Lane, Alderely Edge	385106	379067	0.46	Greenfield	14	14	0	Suitable - with policy change	Available	Achievable	Developable	0	0	14	0
3386	Remainder of site of Vernon County Infant School, Bulkeley Road, Poynton	392128	383247	2.17	Mixed	66	66	0	Suitable	Not Available	Achievable	Not currently developable	0	0	0	0

<sup>36</sup> Site now Subject to S106 Agreement

Ref	Site Address	Easting	Northing	Site Size Net (ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Total Potential Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15
3402	Land at Moss Lane, Sandbach	373845	361008	1.2	Brownfield	48	48	0	Suitable	Available	Achievable	Deliverable	0	48	0	0
3412	Land at Yew Tree House, Whitchurch Road, Aston	361408	346805	1.03	Greenfield	31	31	0	Suitable - with policy change	Available	Achievable	Developable	0	0	31	0
3413	Land north of MMU Campus, Hassall Road, Alsager	378544	356372	1.33	Greenfield	40	40	0	Suitable - with policy change	Available	Achievable	Developable	0	0	40	0
3414	Land off Hassall Road (north of MMU site), Alsager	378553	356457	1.47	Greenfield	45	45	0	Suitable - with policy change	Available	Achievable	Developable	0	0	45	0
3416	Land off Henshall Road, Bollington	393192	377690	2.01	Greenfield	61	61	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3418	Anson Road, Woodhouse Farm, Poynton	394319	383471	1.45	Greenfield	44	44	0	Suitable - with policy change	Available	Achievable	Developable	0	0	44	0
3426	Ned Yates Garden Centre, Moor Lane, Wilmslow	382519	380316	3.33	Mixed	100	100	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	50
3427	Land off Moorfields, Willaston	368511	352724	4.34	Greenfield	131	131	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	81
3428	Marsh Lane, Nantwich	364214	351469	9.89	Greenfield	297	297	0	Not Suitable	Available - site owned by developer	Not Achievable	Not currently developable	0	0	0	0
3432	Land off Jacksons Edge Road	396961	384835	1.75	Greenfield	54	54	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	50	4
3433	Parkgate extension, Knutsford	376560	379852	17	Greenfield	350	350	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	125

Ref	Site Address	Easting	Northing	Site Size Net (ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Total Potential Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15
3434	Land east of Longridge (Parcel 2), Knutsford	377179	378781	4.06	Greenfield	90	90	0	Not Suitable	Marginal / Uncertain	Achievable	Not currently developable	0	0	0	0
3435	Land at North View, Calveley	359006	358943	0.88	Greenfield	27	27	0	Not Suitable	Available	Achievable	Not currently developable	0	0	0	0
3445	Land to north west of Mill Lane, Audlem	366336	343872	1.25	Greenfield	38	38	0	Suitable - with policy change	Available	Achievable	Developable	0	0	38	0
3446	Land to the south east of Mill Lane, Audlem	366449	343880	3.47	Greenfield	105	105	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	55
3447	Grinding Works, Mill Street, Congleton	386439	363598	0.38	Brownfield	12	12	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	12	0
3448	Land north of Marks and Spencers, Earl Road, Handforth, Wilmslow	386550	384000	5.44	Brownfield	164	164	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	50	114
3451	Bollin Cross School, Styal Road, Wilmslow	384256	382858	3.6	Brownfield	108	108	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0
3452	Stamford Lodge, Altrincham Road, Wilmslow	383200	382350	7.1	Brownfield	213	213	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
3454	Trinity Court, Riseley Street, Macclesfield	391221	373902	0.36	Brownfield	11	11	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	11	0
3464	The Waterhouse Employment Site (Kay Metzeler), Wellington Road, Bollington	392917	377873	4.48	Brownfield	80	80	0	Suitable - with policy change	Available	Achievable	Deliverable	0	50	30	0

Ref	Site Address	Easting	Northing	Site Size Net (ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Total Potential Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15
3465	Booseys Garden Centre, Newton Bank, Middlewich	369756	366397	1.07	Brownfield	33	33	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	33	0
3470	Land To The Rear Of Marks And Spencers And Tesco Stores, Earl Road, Handforth	386250	383600	3.18	Brownfield	96	96	0	Not Suitable	Not Available	Achievable	Not currently developable	0	0	0	0
3471	Land at Cocks Lane / Heatley Lane, Broomhall	362614	347538	1.76	Greenfield	45	45	0	Suitable - with policy change	Available - site on the market	Achievable	Developable	0	0	45	0
3477	South of Wistaston Green Road, Wistaston	368204	354324	20.99	Greenfield	630	630	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3478	Welshman's Lane, Nantwich	364291	353451	24.99	Greenfield	750	750	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	125
3479	Land off Chapel Road, Wilmslow	387039	381659	2.37	Greenfield	72	72	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	22
3480	Land to the rear of London Road, Nantwich	366764	351262	0.42	Greenfield	13	13	0	Suitable - with policy change	Available	Achievable	Developable	0	0	13	0
3481	Land to the east of Wistaston Road, Willaston	368105	352555	0.72	Greenfield	22	22	0	Suitable - with policy change	Available	Achievable	Developable	0	0	22	0
3482	Stapeley Water Gardens	366473	351215	1.79	Brownfield	54	54	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	4
3483	Brookhouse Farm, Fanny's Croft, Alsager	379686	354914	4.16	Greenfield	125	125	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0
3484	Land to the south of Fanny's Croft, Alsager	379872	354716	4.25	Greenfield	128	128	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0

Ref	Site Address	Easting	Northing	Site Size Net (ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Total Potential Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15
3492	Shavington Green Farm, Crewe Road, Shavington	370238	351650	0.71	Greenfield	22	22	0	Suitable - with policy change	Available	Achievable	Developable	0	0	22	0
3493	Land off Crewe Road, Shavington	370152	351715	0.32	Greenfield	10	10	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	10	0
3494	Land off Sandy Lane, Macclesfield	388302	374801	0.56	Greenfield	17	17	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3498	Basford West	371123	353014	48.66	Greenfield	250	250	0	Not Suitable	Available	Achievable	Not currently developable	0	0	0	0
3506	Land adjacent to Old Knutsford Road, Church Lawton	381046	356372	2.67	Mixed	81	81	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	31
3507	Land adjacent to Alsager Golf Course	380284	354556	1.22	Mixed	37	37	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3508	Land adjacent to Linley Lane, Lawton Gate	380859	355928	0.96	Mixed	29	29	0	Suitable - with policy change	Available	Achievable	Developable	0	0	29	0
3511	Land to the south of Gaw End Lane, Macclesfield	391278	370646	16.66	Greenfield	500	500	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
3512	Land to the north of Gaw End Lane, Macclesfield	391418	370925	11.83	Greenfield	355	355	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3513	Land to the east of London Road, Macclesfield	391975	371605	41.18	Greenfield	1236	1236	0	Suitable - with policy change	Marginal / Uncertain (Part of site known to be available)	Achievable	Developable	0	0	50	125



Ref	Site Address	Easting	Northing	Site Size Net (ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Total Potential Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15
3514	Land to the north of Birtles Road, Macclesfield	388810	374686	29.65	Greenfield	890	890	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
3515	Land to the rear of Bollinbarn Drive, Macclesfield	390471	374936	15.51	Greenfield	337	337	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	125
3516	Land between the Silk Road and Tytherington Lane, Macclesfield	391835	375998	6.53	Greenfield	196	196	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	50	125
3517	Land between Manchester Road and Tabley Road, Knutsford	374061	379570	19.52	Greenfield	586	586	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	50	125
3518	Land between Manchester Road and Mereheath Lane, Knutsford	374485	379625	15.36	Greenfield	461	461	0	Suitable – with policy change	Available	Achievable	Developable	0	0	50	125
3519	Land to the west of Parkgate Lane, Knutsford	375942	379482	15.97	Greenfield	480	480	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	125
3520	Land north of Knutsford Road, Knutsford	377038	379696	5.5	Greenfield	165	165	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
3521	Land south of Knutsford Road, Knutsford	377176	379371	13.56	Greenfield	407	407	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
3522	Land to the south east of Bexton Lane, Knutsford	375098	377039	27.53	Greenfield	826	826	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	50	125
3523	Land to the north west of Bexton Lane, Knutsford	374743	377497	15.28	Greenfield	459	459	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	50	125
3524	Land at Blackhill Farm, Bexton Road, Knutsford	374396	377912	19.64	Greenfield	590	590	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	50	125

Ref	Site Address	Easting	Northing	Site Size Net (ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Total Potential Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15
3525	Land to the south of Prestbury Road, Wilmslow	385520	380220	18.44	Greenfield	554	554	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
3526	Playing fields to the rear of Clough Avenue, Handforth	384703	382685	4.89	Greenfield	147	147	0	Not Suitable	Not Available	Not Achievable	Not currently developable	0	0	0	0
3527	Land between Clay Lane and Sagars Road, Handforth	385077	383688	8.29	Greenfield	249	249	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	50	125
3528	Land to the west of Clay Lane, Handforth	385012	384067	20.55	Greenfield	617	617	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
3529	Land to the rear of Beaufort Chase, Off Handforth Road, Wilmslow	386835	382313	11.56	Greenfield	347	347	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	50	125
3530	Land between Dean Row Road and Woodford Road, Wilmslow	387311	381715	8.99	Greenfield	270	270	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	50	125
3531	Land between Woodford Road and Lees Lane, Wilmslow	387672	381588	7.65	Greenfield	230	230	0	Not Suitable	Marginal / Uncertain	Not Achievable	Not currently developable	0	0	0	0
3532	Land to the north of Adlington Road, Wilmslow	386830	381580	6.47	Greenfield	195	195	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	50	125
3533	Land off Dean Row Road, Wilmslow	387016	381812	0.91	Greenfield	28	28	0	Suitable - with policy change	Marginal / Uncertain	Achievable	Developable	0	0	28	0
3534	Land to the south of Adlington Road, Wilmslow	387189	381281	23.5	Greenfield	705	705	0	Not Suitable	Marginal / Uncertain	Achievable	Not currently developable	0	0	0	0
3535	Santune House, Rope Lane, Shavington	369875	351978	0.34	Brownfield	11	11	0	Suitable	Available	Achievable	Deliverable	0	11	0	0

Ref	Site Address	Easting	Northing	Site Size Net (ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Total Potential Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15
3536	Redsands, Crewe Road, Willaston	367060	352703	2.53	Brownfield	25	25	0	Suitable - with policy change	Available	Achievable	Developable	0	0	25	0
3537	Broad Street Infant School, Crewe	370279	356879	0.32	Brownfield	13	13	0	Suitable	Available	Achievable	Developable	0	0	13	0
3538	Church Lawton Primary School, Cherry Tree Avenue, Church Lawton	381445	356204	1.28	Mixed	12	12	0	Suitable - with policy change	Available	Achievable	Developable	0	0	12	0
3543	Land adjacent to Meadow Rise, Holmshaw Lane, Haslington	374357	356579	0.35	Greenfield	11	11	0	Not Suitable	Available	Achievable	Not currently developable	0	0	0	0
3549	Land to the east of Mill Lane, Audlem	365357	342904	1.24	Greenfield	38	38	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3554	Congleton High School, Box Lane, Congleton	383502	363358	0.4	Greenfield	12	12	0	Suitable	Marginal / Uncertain	Achievable	Developable	0	0	12	0
3555	The Crest, Alsager Road, Hassall	377078	357851	0.57	Greenfield	18	18	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3556	New Inn Lane, Betchton	378499	358964	2.3	Greenfield	69	69	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3574	Land adjacent to 155 Broughton Road, Crewe	370241	357837	1.68	Greenfield	51	51	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	1
3585	St John The Baptist Church, Church Street, Bollington <sup>37</sup>	393902	377803	0.22	Brownfield	13	13	0	Suitable	Available	Achievable	Deliverable	0	13	0	0

<sup>37</sup> Site now has Full Permission

Ref	Site Address	Easting	Northing	Site Size Net (ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Total Potential Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15
3636	Land off Parkers Road (Part 1), Coppenhall Crewe	370158	358438	2.97	Greenfield	90	90	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3637	Land off Parker Road (Part 2), Coppenhall, Crewe	370042	358386	2.92	Mixed	88	88	0	Not Suitable	Available	Achievable	Not currently developable	0	0	0	0
3638	Land Off Wilmslow Road, Alderley Edge	384181	379072	3.29	Greenfield	103	103	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	53
3639	Leighton West (The Fairfield Partnership), Crewe	368911	358448	24.31	Greenfield	500	500	0	Suitable - with policy change	Available	Achievable	Developable	0	0	400	100
3666	Bridge Farm, Parkers Road, Crewe	370075	358025	1.31	Greenfield	40	40	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3667	Rotherwood and adjacent land, Rotherwood Road, Wilmslow	382646	380245	0.72	Mixed	22	22	0	Suitable - with policy change	Available	Achievable	Developable	0	0	22	0
3678	Land between Alderley Edge and Wilmslow, east of A34	385145	379710	55.96	Greenfield	1679	1679	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3686	Land at The Coach House, Alderley Road, Wilmslow	384362	380178	0.65	Mixed	20	19	1	Suitable - with policy change	Available	Achievable	Developable	0	0	20	0
3687	Land off Ryecroft Lane, Mobberley	377420	379806	3.49	Greenfield	105	105	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3698	Yew Tree Farm, Cobbs Lane, Hough, Crewe.	371573	350308	2.11	Greenfield	64	64	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3715	Land at Bradford Lane, Nether Alderley.	384741	376550	1.14	Greenfield	35	35	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0

Ref	Site Address	Easting	Northing	Site Size Net (ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Total Potential Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15
3716	Land at Manor Lane, Holmes Chapel.	377065	367241	0.8	Greenfield	24	24	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3717	425 Crewe Road, Winterley (The Limes)	374619	357488	3.0	Greenfield	77	77	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3725	Land off Moss Lane, Bradfield Green, Nr Crewe.	368353	359016	10.03	Greenfield	301	301	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3726	Knutsford Golf Course, Mereheath Lane, Knutsford.	375131	379103	0.81	Mixed	25	25	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3731	Land off Waterloo Road, Haslington	374362	355600	4.47	Greenfield	135	135	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3765	Land rear of The Old Post Office, Main Road, Weston.	373369	352390	0.56	Greenfield	17	17	0	Suitable - with policy change	Available	Achievable	Developable	0	0	17	0
3767	Land at 36 Sunny Bank Drive, Wilmslow.	382780	379800	0.4	Mixed	12	12	0	Suitable - with policy change	Available	Achievable	Developable	0	0	12	0
3768	Armcon Site, London Road South, Poynton	391659	382609	1.9	Brownfield	57	57	0	Suitable - if can meet policy requirements	Available	Achievable	Developable	0	0	50	7
3769	Crewe Road/ Pool Lane, Winterley	374929	357310	7.0	Greenfield	210	210	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3770	Land at Forge Lane, Water Tower 2, Congleton.	384812	363248	0.4	Mixed	12	12	0	Suitable	Available	Achievable	Deliverable	0	12	0	0

Ref	Site Address	Easting	Northing	Site Size Net (ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Total Potential Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15
3773	Land to the north of Main Road, Wybunbury	369146	350168	1.6	Greenfield	48	48	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3774	Land to the north of Riddings Lane, Wybunbury	369026	349921	4.15	Greenfield	125	125	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3775	Land off Church Way, Wybunbury	369337	349698	6.88	Greenfield	207	207	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3777	Travis Perkins, Windmill Street site, Macclesfield.	392080	372874	0.47	Brownfield	15	15	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3780	Land at Clay Lane, Haslington.	373898	356796	3.03	Greenfield	91	91	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3781	Land at Big Bailey Riddings Farm, Penningtons Lane, Macclesfield.	389742	371930	27.71	Greenfield	832	832	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	125
3782	Land to the rear of Dixons Court, Knutsford Road, Chelford	381152	374787	2.3	Mixed	69	69	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	19
3783	Land off Sally Clarke Way, Wybunbury.	369911	349468	1.07	Greenfield	33	33	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3784	Land of Heyes Lane, Alderley Edge	385098	379210	3.17	Greenfield	96	96	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	46
3785	Land south of Gresty Road, Crewe.	370078	352972	39.98	Greenfield	625	625	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	125
3786	Land at Rileys Farm, Alderley Edge (North East)	383688	378441	9.74	Greenfield	293	293	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	125

Ref	Site Address	Easting	Northing	Site Size Net (ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Total Potential Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15
3787	Land at Rileys Farm, Alderley Edge (South East)	383676	377750	38.88	Greenfield	1167	1167	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	125
3788	Land at Rileys Farm, Alderley Edge (South West)	383230	377952	6.52	Greenfield	196	196	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3789	Land at Rileys Farm, Alderley Edge (North West)	383463	378518	12.85	Greenfield	386	386	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3790	Land at Hill Top Farm, Pexhill Drive, Macclesfield.	388910	373369	9.56	Greenfield	287	287	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	125
3791	48 and 48A Chelford Road, Macclesfield.	389007	373529	2.42	Mixed	73	73	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	23
3792	Land to the rear of 336 Sydney Road, Crewe.	372414	355946	5.35	Greenfield	161	161	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	111
3793	Bridgemere Nurseries, London Road, Bridgemere, Nantwich.	372578	343796	10.95	Mixed	329	329	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3794	Land at Hetlee Farm, Leigh Road, Wilmslow.	382594	379970	3.15	Greenfield	95	95	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	45
3811	Woodside Poultry Farm, Stocks Lane, Over Peover, Knutsford <sup>38</sup>	378108	373981	0.87	Greenfield	15	15	0	Suitable	Available	Achievable	Deliverable	0	15	0	0
3817	Land off Crewe Road (A534), Wistaston Road and Moorfields, Crewe	368340	353155	6.62	Greenfield	199	199	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	125

<sup>38</sup> Site now has Full Permission

Ref	Site Address	Easting	Northing	Site Size Net (ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Total Potential Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15
3818	Clough Works Woodland and Car Park Site.	393265	383530	0.78	Mixed	24	24	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3819	Land at Stockton Farm, Stockton Road, Wilmslow.	383756	378578	4.61	Greenfield	139	139	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	89
3820	Land off Ryecroft Lane, Knutsford	377687	379656	6.1	Greenfield	183	183	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	125
3821	Land at The Mount, Congleton Road, Gawsworth	388150	369112	7.6	Mixed	228	228	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3846	Land off Hollin Lane, Styal, Wilmslow	383733	384052	5.78	Greenfield	174	174	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3847	BC Transport Depot, Clough Bank, Bollington.	392866	377153	2.19	Brownfield	66	66	0	Suitable - if can meet policy requirements	Available	Achievable	Developable	0	0	50	16
3848	Land at Broughton Road, Crewe, rear of Ironstile Farm.	370522	357601	2.9	Greenfield	87	87	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	37
3849	Land at Cattle Arches, Maw Green Road, Crewe	371720	356965	1.9	Greenfield	57	57	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3856	Land between 150 and 152 Mobberley Road, Knutsford.	375711	378897	.33	Greenfield	10	10	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3857	The Kings School, Fence Avenue, Macclesfield	392415	373792	1.57	Brownfield	34	34	0	Suitable - with policy change	Available - Medium Term	Achievable	Developable	0	0	34	0
3858	Land off Towers Road, Poynton	392997	383694	1.6	Greenfield	48	48	0	Suitable - with policy change	Available	Achievable	Developable	0	0	48	0



Ref	Site Address	Easting	Northing	Site Size Net (ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Total Potential Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15
3860	Land adjacent to Astbury Marsh Caravan Site, Astbury	384361	361926	7.86	Greenfield	236	236	0	Not Suitable	Available	Not Achievable	Not currently developable	0	0	0	0
3875	Cranage Trading Park, Goostrey Lane, Cranage	375559	369456	2.23	Mixed	67	67	0	Not suitable	Available –Medium Term	Achievable	Not currently developable	0	0	0	0
3876	Land between 51 and 61 Main Road, Goostrey (land adjacent to Sandyacre)	376694	370090	0.5	Greenfield	15	15	0	Suitable - with policy change	Available	Achievable	Developable	0	0	15	0
3877	Land at Kinderton Arms PH, Booth Lane, Middlewich.	371410	364459	0.34	Mixed	11	11	0	Suitable - with policy change	Available	Achievable	Developable	0	0	11	0
3891	Land off New Road, Wrenbury <sup>39</sup>	359207	347623	0.52	Greenfield	14	14	0	Suitable – if can meet policy requirements	Available	Achievable	Deliverable	0	14	0	0
3892	Tall Ash Farm, Buxton Road, Congleton <sup>40</sup>	387651	363814	0.6	Greenfield	20	20	0	Suitable – if can meet policy requirements	Available	Achievable	Deliverable	0	20	0	0
3893	Land north of Twemlow Lane, Twemlow <sup>41</sup>	378015	368823	0.76	Greenfield	13	13	0	Suitable	Available	Achievable	Deliverable	0	13	0	0
3896	Land at Sprink Farm, Dickens Lane, Poynton	392793	382542	4.9	Greenfield	147	147	0	Suitable - with policy change	Available	Achievable	Developable	0	0	50	97
3897	Land at Flora Garden Centre, Chelford Road, Henbury, Macclesfield.	387785	373741	3.39	Greenfield	102	102	0	Not suitable	Available	Not achievable	Not currently developable	0	0	0	0
3899	Land at Willow Cottage, Newcastle Road South, Brereton, Sandbach	377994	363229	1.56	Mixed	47	47	0	Not suitable	Available	Not achievable	Not currently developable	0	0	0	0

<sup>39</sup> Site now has full permission

<sup>40</sup> Site now has full permission

<sup>41</sup> Site now has full permission

Ref	Site Address	Easting	Northing	Site Size Net (ha)	Brownfield / Greenfield	Potential Capacity	Potential Net Capacity	Total Potential Losses	Suitability	Availability	Achievability	Deliverability	Current Year	Years 1-5	Years 6-10	Years 11-15
						121,166	121,089	77					0	1,981	11,115	12,258

### **Sites with a Capacity of less than 10 dwellings**

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

Table 7: Review of the Assessment					
		Current Year	Years 1-5	Years 6-10	Years 11-15
<b>Allocations</b>		0	60	250	345
<b>Sites Under Construction</b>	Gross Dwellings	336	571	39	0
	Losses	0	19	2	0
<b>Sites with Full Planning Permission</b>	Gross Dwellings	0	516	2	0
	Losses	0	77	0	0
<b>Sites with Outline Planning Permission</b>	Gross Dwellings	0	182	89	0
	Losses	0	1	0	0
<b>Sites Awaiting S106</b>	Gross Dwellings	0	927	961	368
	Losses	0	34	0	0
<b>Sites without Planning Permission</b>	Gross Dwellings	0	1,981	11,115	12,258
	Losses	0	7	70	0
<b>Small Sites</b>	Gross Dwellings	459	1283	595	0
	Losses	31	204	12	0
<b>Totals</b>	Gross Dwellings	795	5,520	13,051	12,971
	Losses	31	342	84	0
<b>Net Total</b>		<b>764</b>	<b>5,178</b>	<b>12,967</b>	<b>12,971</b>

3.7 Following consultation on the draft Strategic Housing Land Availability with the Housing Market Partnership SHLAA Task Group. A 10% discount has been added to the site within the 5-year supply that are subject to Section 106, that do not have planning permission or that are on small sites. This will allow for an element of slippage on these sites or for a proportion to not come forward, or to come forward at a lesser rate than is currently proposed.

Table 8: Review of the Assessment (including 10% Discount)						
		Current Year	Years 1 to 5		Years 6 to 10	Years 11 to 15
				10% discount		
<b>Allocations</b>		0	60	60.0	250	345
<b>Sites Under Construction</b>	Gross Dwellings	336	571	571.0	39	0
	Losses	0	19	19.0	2	0
<b>Sites with Full Planning Permission</b>	Gross Dwellings	0	516	516.0	2	0
	Losses	0	77	77.0	0	0
<b>Sites with Outline Planning Permission</b>	Gross Dwellings	0	182	182.0	89	0
	Losses	0	1	1.0	0	0
<b>Sites Awaiting S106</b>	Gross Dwellings	0	927	834.3	961	368
	Losses	0	34	30.6	0	0
<b>Sites without Planning Permission</b>	Gross Dwellings	0	1,981	1,782.9	11,115	12,258
	Losses	0	7	6.3	70	0
<b>Small Sites</b>	Gross Dwellings	459	1,283	1,154.7	595	0
	Losses	31	204	183.6	12	0
<b>Totals</b>	Gross Dwellings	795	5,520	5,100.9	13,051	12,971
	Losses	31	342	317.5	84	0
<b>Net Total</b>		<b>764</b>	<b>5,178</b>	<b>4,783.4</b>	<b>12,967</b>	<b>12,971</b>

- 3.8 There are 336 dwellings on sites under construction that are expected to be completed in the current year, with a further 571 dwellings in the next five years. There are 60 dwellings on allocated sites that are considered to be deliverable within years one to five. There are 439 net dwellings on sites with full planning permission that are considered to be deliverable in years one to five. There are 181 net dwellings on sites with outline planning permission that are considered to be deliverable in years one to five.

- 3.9 There are 893 net dwellings on sites subject to Section 106 agreements that are considered to be deliverable in years one to five. With the 10% discount applied this will give a total of 803.7 net dwellings in the 5-year supply.
- 3.10 There are a further 1,974 net dwellings on sites without planning permissions that are considered to be deliverable in years one to five. With the 10% discount applied this will give a total of 1,776.6 net dwellings.
- 3.11 Plus a further 1,079 net dwellings on small sites considered to be deliverable in years one to five. With the 10% discount applied this will give a total of 971.1 net dwellings.
- 3.12 This gives a total of 4,783.4 net dwellings within years one to five.

### **Housing Land Supply**

- 3.13 A housing requirement of 1,150 dwellings each year has been agreed by the Council. This equates to a 5-year supply figure of 5,750 and 17,250 for the 15 year period through to 31<sup>st</sup> March 2027.
- 3.14 Whilst the Regional Spatial Strategy (RSS) still forms part of the Development Plan for the Borough, the supply will be considered against the plan period for the RSS. Therefore:
- 2003-11 Cheshire East net completions = 8,550 dwellings
  - 2003-11 RSS (1150 per year) = 9,200 dwellings
  - Shortfall to 2011 = 650 dwellings
- 3.15 This shortfall will be addressed following the methodology proposed by the Home Builders Federation, as follows:
- Residual Plan Period = 2011-2021 = 10 years
  - Residual dwellings = 20,700 – 8,550 = 12,150 dwellings
  - Residual annualized figure = 1,215 dwellings
  - Giving a new 5-year housing land supply figure of 6,075 dwellings.
- 3.16 Therefore the total of 4,783.4 net dwellings highlighted above as deliverable and within the 1-5 year supply, equates to 3.94 years supply for the years April 2012 to March 2017.
- 3.17 It is also worth noting that over the previous 5 years (from April 2006 to March 2011) 4501 net dwellings were built in Cheshire East. This is 900 net dwellings on average each year. If this same build rate was applied to the 5-year supply the housing supply would actually be a little over 5 years at 5.3 years supply.

## 4 Conclusion

- 4.1 A housing requirement of 1,150 dwellings per annum has been agreed by the Council. This equates to a five year supply figure of 5,750. Taking into account the of the supply in relation to the Plan Period for the Regional Spatial Strategy (RSS) this provides a residual annualized figure of 1,215 dwellings equating to a five year supply figure of 6,075 dwellings.
- 4.2 Just under 2,000 sites were considered as part of the Strategic Housing Land Availability Assessment, of these approximately 1,400 sites are considered suitable for housing during the next 15 years.
- 4.3 As can be seen these sites could potentially provide a total of 31,880 dwellings over the next 15 years. It also identified 4,783.4 deliverable dwellings that were expected to come forward within the 1-5 year period. This equates to 3.94 years supply.
- 4.4 It is possible that higher levels of development may occur than is currently predicted due to increased densities of development or due to the improvement of the current housing market.

## 5 Monitoring

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

## Glossary

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



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

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

## Appendix A: Cheshire East Housing Market Partnership

Russell	Adams	NJL
Anthony	Aitken	Colliers CRE
Paul	Andrew	Muir
Leon	Armstrong	Mosiac Planning
Simon	Artiss	Bellway
Jay	Ashall	Jay Ashall Associates (Chair)
Jane	Aspinall	Countryside Properties Ltd
Cllr Rachel	Bailey	Cheshire East Member
Caroline	Baker	DTZ
Gareth	Bancroft	Taylor Wimpey
Stephen	Barlow	Bloor Homes
Richard	Barton	HOW Planning
Sharlene	Battle	Origin 3
Nigel	Bennett	Cheshire Peaks & Plains Housing Trust
Philip N	Bentley	VWB Architects
Simon	Beveridge	Regenda
Andrew	Bickerdale	Turley Associates
Amanda	Boffey	Cheshire East Strategic Housing
Amy	Bridge	Taylor Young
James	Bromfield	Johnnie Johnson Housing Trust
Cllr David	Brown	Cheshire East Member
Robin	Buckley	Redrow Homes
Chris	Butt	The Planning Bureau

Shaun	Cafferty	Martin and Co
Paul	Campbell	Richborough Estates
Karen	Carsberg	Cheshire East Housing
Mark	Cawood	Taylor Young
Richard	Chamberlain	Wain Homes
Gillian	Chilton	Indigo Planning
Matthew	Claxton	Knight Frank
Neil	Culkin	Strutt & Parker
Christopher	Curtis	Great Places
Nick	Dart	Duchy of Lancaster
Carl	Davey	The Muller Property Group
Tim	Dean	Fox Land and Property
Jane	Dickman	Dickman Associates Ltd
Phil	Dover	The Strategic Land Group
Deborah	Earls	Halcrow
Guy D.	Evans	CA Planning
David	Evans	Dixon Webb
Iain	Fleming	Bovis Homes
Gary	Ford	Arley Homes
David	Forshaw	Northern Trust
Nicola	Forster	BNP Paribas
Adam	Galleymore	Emerson Group
Michael	Gilbert	Roger Tym and Partners
Peter	Glover	Equity Housing
Steve	Goodwin	Goodwin Planning Services
Robert	Goulsbra	Drivers Jonas Deloitte

Martin	Greenwood	Bower Edleston
Duncan	Gregory	Gladman Developments
Iain	Griffin	MLA
Jennifer	Hadland	Smiths Gore
Gary	Halman	How Planning
Angela	Hardman	Wulvern Housing
Stephen	Harris	Emery Planning Partnership
Simon	Hawley	Harris Lamb
James	Hennie	WCE Properties
Barry	Herrod	Bovis Homes Limited
Paul	Hill	RPS Planning
John	Hinson	Hinson Parry
David	Hodcroft	AGMA
Jenny	Hope	CBRE
Marc	Hourigan	Hourigan Connolly
Geraint	Hughes	GVA
Catherine	Hunt	Environment Agency
Daniel	Jackson	Indigo Planning
Adam	Jacques	Muller Property Group
Vikki	Jeffrey	Cheshire East Strategic Housing
Matthew	Kendrick	Barton Willmore
Peter	Kilshaw	Bloor Homes
Paul	Kitchingman	David Wilson Homes
Steve	Knowles	Cheshire East Strategic Housing
Graham	Lamb	GL Hearn
Edward	Landor	Matthews and Goodman

Victoria	Lane	Cerda Planning
Nick	Lee	NJL Consulting
Richard	Lee	Richard Lee Ltd
Frazer	Lloyd-Jones	Thomas Jones and Sons
Richard	Lomas	Hourigan Connolly
Geoff	Loughlin	Wulvern Housing
Steven	Louth	BNP Paribas Real Estate
Kath	Ludlam	Ludlam Associates
Cllr Jamie	Macrae	Cheshire East Member
Louise	Marsden	Contour Housing Group
James	McAllisterJones	Savills
Adam	McDyre	McDyre and Co
Ben	McDyre	McDyre & Co
Andrew	McMullan	Gerald Eve
Alan	Miller	Plus Dane
Simon	Miller	Persimmon Homes
Colin	Muller	Muller Property Group
Will	Mulvany	Sanderson Weatherall LLP
Victoria	Murray	Redrow
Krystina	Myddelton	DTZ
Derek	Nesbitt	DTZ
Tim	Noden	Harrow Estates
Claire	Norris	Lambert Smith Hampton
Amanda	Olley	Caulmert
Justin	Paul	J10 Planning Ltd

Jennifer	Peacock	Spawforths
Simon	Pemberton	JASP Planning Consultancy Ltd
Mike	Pender	Anwyl Construction Co Ltd
Mike	Pennock	Savills
Tim	Pinder	Cheshire Peaks & Plains Housing Trust
Nick	Powell	Wulvern Housing
Chris	Prime	Harvest Housing
David	Proudlove	Homes and Communities Agency
Adam	Richardson	WYG Planning
Vicki	Richardson	Walton and Co
Tom	Rickard	Frank Marshall and Co
David	Robinson	Muir Group Housing Association
Steve	Robinson	Wain Homes
Michael	Robson	Cerda Planning
Laura	Ross	Stewart Ross Associates
James	Rounce	Cheshire East R+I
James	Rounding	Butters John Bee
Anthony	Sackfield	Cheshire East Housing Officer
Mark	Sackett	RPS Group
Ekaterina	Samokohvalova	NJL
Joe	Savage	Jones Homes
Mark	Shannon	Barratt Homes
David	Short	Jones Homes
Nikki	Sills	RED Property

Ian	Smith	Smiths Gore
Nathan	Smith	Barton Willmore
Paul	Smith	Taylor Wimpey
Jim	Sorrell	Sorrell Associates
Stephen	Spencer	Smiths Gore
Nick	Steed	Local Land Owner
James	Stevens	HBF (invited guest)
Mark	Swann	Taylor Wimpey
Andrea	Swanwick	Contour Housing
David	Taylor	Oligra Planning
Shaun	Taylor	GVA
Andrew	Thompson	Morris Homes
Andrew	Thorley	Taylor Wimpey
Helen	Thornley	Addleshaw Goddard
Ben	Townsend	Great Places Housing Group
Martyn	Twigg	Gladman Developments
Conor	Vallelly	HOW Planning
Bob	Vass	Cheshire East Rural Enabler
Stuart	Vendy	Gerald Eve LLP
Mark	Waite	Bloor Homes
Tim	Waller	JB Planning
Richard	Walters	Knight Frank
Cllr George	Walton	Cheshire East Member
Matthew	Walton	Atis Real / BNP Paribas
Mike	Watson	Plus Dane Housing Group
Michael	Watts	Nathaniel Lichfield



Ken	Whitaker	Seddon Homes
Carolyn	Williams	Urban Vision
Dave	Williams	Sanctuary Housing Association
Nigel	Williams	
Brian	Wood	Dobson Chapman Architects

## Appendix D: Summary of Comments from the Housing Market Partnership and Cheshire East's Response

	Summarised Comment	Sites
Consultee 1	<ul style="list-style-type: none"> <li>• 2 weeks is not sufficient time to comment on robustness of the sites</li> <li>• The reliance on sites without planning permission is unrealistic</li> <li>• Shortfall should be acknowledged</li> <li>• Do not support the SHLAA</li> <li>• Site related comments</li> </ul>	3379
Consultee 2	<ul style="list-style-type: none"> <li>• SHLAA will not be considered to be credible without HMP support</li> <li>• Why is the 5 year housing land supply included in the SHLAA it does not need to be, it could be contained within the AMR, and this would allow the HMP to support the SHLAA</li> <li>• Council has taken a very optimistic view on delivery of larger sites recently consenting / awaiting S106 a review of the build rate of similar sized sites should be carried out</li> <li>• Release of employment land sites for housing development should be resisted - therefore housing on existing employment sites without planning permission should be discounted in full</li> <li>• Shortfall should be addressed in 5 year supply</li> <li>• Actual level of housing need as identified in the LDF evidence is circa 4,000 homes per year</li> </ul>	
Consultee 3	<ul style="list-style-type: none"> <li>• Shortfall should be acknowledged</li> <li>• Shortfall should be addressed in 5 year supply</li> <li>• Including sites without permission will frustrate deliverable sites coming forward</li> <li>• Including sites without permission is contrary to SHLAA Practice Guidance</li> <li>• Including sites without permission is contrary to PPS3</li> <li>• Coppenhall will not be built at the rates suggested</li> <li>• North of Parkers Road will not be built at the rates suggested</li> <li>• Coppenhall will provide 195 homes at most</li> <li>• North of Parkers Road will provide 240 homes at most</li> <li>• Cheshire East has 3.7 years supply at best</li> </ul>	

	Summarised Comment	Sites
Consultee 4	<ul style="list-style-type: none"> <li>• Site related comments</li> <li>• Site related comments</li> <li>• Support HBF calculations for dealing with the undersupply (eg 1,215 per year)</li> <li>• Draft NPPF would add additional 20% need to 5 year supply</li> </ul>	2911 - Shavington Hall 3025 - Maw Green, Crewe
Consultee 5	<ul style="list-style-type: none"> <li>• Site related comments</li> <li>• Site related comments</li> <li>• Support HBF calculations for dealing with the undersupply (eg 1,215 per year)</li> <li>• Draft NPPF would add additional 20% need to 5 year supply</li> <li>• Proposed sites could meet this shortfall</li> </ul>	2605 - Heath Road, Sandbach 2627 - Capricorn, Sandbach
Consultee 6	<ul style="list-style-type: none"> <li>• Support HBF calculations for dealing with the undersupply (eg 1,215 per year)</li> <li>• SHLAA will not be considered to be credible without HMP support</li> <li>• 2 weeks is not sufficient time to comment on robustness of the sites</li> <li>• SHLAA sites should be re-examined by HMP</li> <li>• Site related comments</li> <li>• Site related comments</li> <li>• Site related comments</li> </ul>	2838 - Forge Mill, Congleton 2779 - 24 Church Lane, Sandbach 2211 - Council Depot, Sandbach
Consultee 7	<ul style="list-style-type: none"> <li>• Site related comments               <ul style="list-style-type: none"> <li>• increased build rates on this site</li> </ul> </li> </ul>	3639 - Leighton West, Crewe
Consultee 8	<ul style="list-style-type: none"> <li>• Site related comments</li> <li>• Site related comments</li> <li>• Site related comments</li> </ul>	3433 - Parkgate extension, Knutsford 3519 - west of Parkgate Lane, Knutsford 3518 - land between Manchester Road and Mereheath Lane, Knutsford

	Summarised Comment	Sites
Consultee 9	<ul style="list-style-type: none"> <li>Concern over including sites that don't have planning permission in the 5 year supply</li> <li>Support HBF calculations for dealing with the undersupply (eg 1,215 per year)</li> <li>Concern over employment sites included in the SHLAA</li> <li>Concern over feasibility of the build rates for IPP sites</li> </ul>	
Consultee 10	<ul style="list-style-type: none"> <li>Shortfall should be addressed</li> <li>Question the five year period - why 2012 to 2017?</li> <li>Concern over feasibility of the build rates for IPP sites</li> <li>No justification for departing from standard build rates</li> <li>Concern over including sites that don't have planning permission in the 5 year supply</li> <li>20% discount for small sites</li> <li>Concern over employment sites included in the SHLAA</li> <li>SHLAA will not be considered to be credible without HMP support</li> </ul>	
Consultee 11	<ul style="list-style-type: none"> <li>Site related comments</li> <li>Shortfall should be addressed</li> <li>IPP should be reviewed to bring forward sites Borough wide</li> <li>Developable' sites supported by the Neighbourhood should be 'deliverable'</li> </ul>	2320 - Lower Heath, Congleton
Consultee 12	<ul style="list-style-type: none"> <li>DCLG Guidance Note on 5-year supply should still be used</li> <li>Shortfall should be addressed in 5 year supply</li> <li>Small sites without planning permission should not be included in the 5 year supply</li> <li>Greenfield sites without planning permission should not be included in the 5 year supply</li> <li>SHLAA and 5 year housing supply are not the same</li> <li>5 year supply does not need to be in the SHLAA</li> <li>Concern over feasibility of the build rates for IPP sites</li> <li>Concern regarding inclusion of sites Subject to S106</li> <li>Site 'suitable - with policy change' should not be included in 5 year supply</li> <li>Concern over employments sites included in the SHLAA</li> </ul>	
Consultee 13	<ul style="list-style-type: none"> <li>Site related comments</li> <li>Site related comments</li> <li>Site related comments</li> <li>Site related comments</li> <li>Support SHLAA methodology as put forward by Council - do not seek any changes</li> </ul>	2905 2911 2951 2954

	Summarised Comment	Sites
Consultee 14	<ul style="list-style-type: none"> <li>Site related comments</li> </ul>	3311
Consultee 15	<ul style="list-style-type: none"> <li>Site related comments</li> </ul>	3506
Consultee 16	<ul style="list-style-type: none"> <li>Site related comments</li> </ul>	3876
Consultee 17	<ul style="list-style-type: none"> <li>Site related comments</li> </ul>	2548
Consultee 18	<ul style="list-style-type: none"> <li>Site related comments</li> </ul>	2549
Consultee 19	<ul style="list-style-type: none"> <li>Site related comments</li> </ul>	2550
Consultee 20	<ul style="list-style-type: none"> <li>Site related comments</li> </ul>	3892
Consultee 21	<ul style="list-style-type: none"> <li>Site related comments</li> </ul>	3556
Consultee 22	<ul style="list-style-type: none"> <li>Site related comments</li> </ul>	3555
Consultee 23	<ul style="list-style-type: none"> <li>Site related comments</li> </ul>	3544
Consultee 24	<ul style="list-style-type: none"> <li>Site related comments</li> </ul>	2707
Consultee 25	<ul style="list-style-type: none"> <li>Site related comments</li> </ul>	3494
Consultee 26	<ul style="list-style-type: none"> <li>Site related comments</li> </ul>	2367
Consultee 27	<ul style="list-style-type: none"> <li>DCLG Guidance Note on 5-year supply should still be used</li> <li>Shortfall should be addressed in 5 year supply</li> <li>Small sites without planning permission should not be included in the 5 year supply</li> <li>Greenfield sites without planning permission should not be included in the 5 year supply</li> <li>SHLAA and 5 year housing supply are not the same</li> <li>5 year supply does not need to be in the SHLAA</li> <li>Concern over feasibility of the build rates for IPP sites</li> <li>Concern regarding inclusion of sites Subject to S106</li> <li>Site 'suitable - with policy change' should not be included in 5 year supply</li> <li>Concern over employments sites included in the SHLAA</li> <li>Site related comments <ul style="list-style-type: none"> <li>would like to include site as deliverable and in the 5 year supply - even though no permission</li> </ul> </li> </ul>	3195

	Summarised Comment	Sites
Consultee 28	<ul style="list-style-type: none"> <li>• Site related comments</li> <li>• Site related comments</li> <li>• Need to address shortfall</li> <li>• Draft NPPF would add additional 20% need to 5 year supply</li> </ul>	<p>2321</p> <p>4016</p>
Consultee 29	<ul style="list-style-type: none"> <li>• Site related comments</li> <li>• 4.15 years is an over estimation states appeals as evidence of this</li> <li>• Draft NPPF would add additional 20% need to 5 year supply</li> <li>• IPP should be reviewed to bring forward sites Borough wide</li> </ul>	2686
Consultee 30	<ul style="list-style-type: none"> <li>• 2 weeks in not sufficient time to comment on robustness of the sites</li> <li>• Shortfall should be addressed in 5 year supply or at least in line with HBF suggestion</li> <li>• Allocated sites should be removed from the 5 year supply</li> <li>• Sites under construction should remain undiscounted</li> <li>• Sites with planning permission should have 10% discount</li> <li>• S106 agree with 10% discount</li> <li>• Sites without planning permission should not be included within the 5 year supply or if they were in the SHLAA in 2010 and do not now have permission should not be included.</li> <li>• 20% discount for small sites</li> <li>• Build rates should be applied consistently - do not agree IPP site build rates</li> </ul>	
Consultee 31	<ul style="list-style-type: none"> <li>• Site related comments</li> </ul>	3478 - land at Welshmans Lane, Nantwich
Consultee 32	<ul style="list-style-type: none"> <li>• Shortfall should be addressed in 5 year supply</li> <li>• Allocated sites should be removed from the 5 year supply</li> <li>• Sites with planning permission should have 10% discount</li> <li>• Build rates on page 12 are realistic</li> <li>• Coppenhall East progressing S106 at present</li> <li>• Coppenhall East build rates are correct - 65 dwgs per year by 2 developers is considered reasonable</li> </ul>	

	Summarised Comment	Sites
	<ul style="list-style-type: none"> <li>• Sites Subject to S106 should be re-appraised but accept that LPA is relying on inputs from owners / developers in terms of this part of supply</li> <li>• Sites without planning permission in the Green Belt should not be included in the 5 year supply</li> <li>• Greenfield sites should come forward before Green Belt sites (Twyfords, Birtles Road and Woodside Poultry stated as examples)</li> <li>• 20% discount for small sites</li> <li>• Unidentified windfall should be removed from 5 year supply</li> <li>• Site related comments</li> <li>• Site related comments</li> <li>• Housing supply is 3.55 years</li> </ul>	<p>2621 - Land off Congleton Road, Sandbach</p> <p>2901 - Land at Crewe Road, Crewe</p>
Consultee 33	<ul style="list-style-type: none"> <li>• Shortfall should be addressed in 5 year supply</li> <li>• Sites included in the 5 year supply must have planning permission</li> <li>• Unallocated PDL sites should have normally have made sufficient progress through the planning system to be considered deliverable</li> <li>• Unallocated sites that are not likely to make a significant contribution to the delivery of housing during the 5 years should not be taken into account until they have planning permission</li> <li>• No allowance has been made for non-delivery of small sites suggest between 10% and 20%, although as 20% agreed at appeal this should be maintained</li> <li>• Sites not included in the 5 year supply at appeal should not be included unless the Council has evidence to demonstrate that circumstances have changed</li> </ul>	
Consultee 34	<ul style="list-style-type: none"> <li>• Site related comments - Agree deliverable</li> <li>• Site related comments - Agree deliverable</li> <li>• Site related comments - Agree deliverable</li> </ul>	<p>2300 - Land off Brooks Lane, Middlewich</p> <p>2405 - Pochin's Sports and Social Club, Middlewich</p> <p>2867 - Land south of Brooks Lane, Middlewich</p>

	Summarised Comment	Sites
Consultee 35	<ul style="list-style-type: none"> <li>• Site related comments</li> <li>• Site related comments</li> <li>• Site related comments</li> <li>• Site related comments</li> </ul>	3375 - Leighton West (NW) 3376 - Land at North off Parkers Road, Leighton 3377 - Leighton West (SW) 3378 - Leighton West (S)
Consultee 36	<ul style="list-style-type: none"> <li>• Shortfall should be addressed in 5 year supply</li> <li>• Sites without planning permission should not be included within the 5 year supply</li> <li>• Build rates should be applied consistently - do not agree IPP site build rates</li> <li>• Do not support the SHLAA</li> </ul>	
Consultee 37	<ul style="list-style-type: none"> <li>• Shortfall should be addressed in 5 year supply</li> <li>• Further scrutiny should be given to build rates for the IPP sites</li> <li>• Longer term delivery rates should be increased</li> <li>• Reconsider capacities - particularly all flatted development sites</li> <li>• IPP should be reviewed to bring forward sustainable locations</li> <li>• Allocated sites should be scrutinised</li> <li>• Sites with planning permission should have discount for non-delivery</li> <li>• For site with S106 - agree with need for discount</li> <li>• Would comment approach that looks to remove sites that have been carried over in the S106 category</li> <li>• 20% discount for small sites</li> </ul>	
Consultee 38	<ul style="list-style-type: none"> <li>• Shortfall should be addressed in 5 year supply</li> <li>• Further scrutiny should be given to build rates for the IPP sites</li> <li>• Longer term delivery rates should be increased</li> <li>• Reconsider capacities - particularly all flatted development sites</li> <li>• IPP should be reviewed to bring forward sustainable locations</li> <li>• Allocated sites should be scrutinised</li> <li>• Sites with planning permission should have discount for non-delivery</li> <li>• For site with S106 - agree with need for discount</li> <li>• Would commend approach that looks to remove sites that have been carried over in the S106 category</li> </ul>	



	Summarised Comment	Sites
	<ul style="list-style-type: none"> <li>20% discount for small sites</li> </ul>	
Consultee 39	<ul style="list-style-type: none"> <li>Site related comments</li> <li>Site related comments</li> <li>Site related comments</li> <li>Site related comments</li> <li>Support HBF comments (10/02/12)</li> </ul>	324 - Canal Fields, Sandbach 2921 - Gresty Green Farm, Crewe 2404 - Former Fisons, Holmes Chapel 3368 - Warmingham Lane, Middlewich
Consultee 40	<ul style="list-style-type: none"> <li>Site related comments</li> <li>Site related comments</li> <li>Site related comments</li> </ul>	2551 - Land west of Padgbury Lane, Congleton 2546 - Land rear of Padsbridge Farm, Padgbury Lane, Congleton 2545 - Land west of Padgbury Lane, Congleton
Plus HBF comments	<ul style="list-style-type: none"> <li>Annual requirement for the remainder of the RSS plan period is 1,215 homes each year.</li> <li>5 year supply should be 6,075 homes.</li> </ul>	

## **Response**

In response to the comments that have been received from the Housing Market Partnership the Council have decided to make a number of amendments to the SHLAA, these comprise:

- The shortfall in housing supply will be acknowledged as
  - 2003-11 Cheshire East net completions = 8,550 dwellings
  - 2003-11 RSS (1150 per year) = 9,200 dwellings
  - Shortfall to 2011 = 650 dwellings
- This shortfall will be addressed following the methodology proposed by the Home Builders Federation (HBF), that is
  - Residual Plan Period = 2011-2021 = 10 years
  - Residual dwellings = 20,700 – 8,550 = 12,150 dwellings
  - Residual annualised figure = 1,215 dwellings
  - Amended 5 year supply = 6,075 dwellings
- Amendments to sites based on comments and other identified errors
  - Site boundaries amended for sites 2347 and 456 these sites no longer include a proportion within the Green Belt
  - Site 2601 status should be updated to 'deliverable' to reflect its position in the 5 year supply
  - Sites 2928, 3785 and 2946 to be amended to reduce total numbers to deliver 1,000 homes overall
  - Sites 2928 and 2946 to be updated on SHLAA map to developable as identified in report and proformas
  - Site 3639 amend build rates to 80 per year for years 6-10 (400 dwgs in total years 6-10)
  - Site 3433 amend total to 350 and amend to 'available'
  - Sites 2367, 2549, 2550, 2707, 2911 and 3519 amend to 'available'
  - Site 3518 amend to 'suitable with policy change', 'available', 'developable'
  - Site 2371 amend to 'suitable if can policy requirements'
  - Update proformas for sites 3375, 3376 and 3377 to include additional information provided
  - Update proformas for sites 2551, 2546 and 2545 to include additional information provided
  - Sites 2545, 2546 and 2551 amend to 'available', 'achievable' and 'developable'
  - Remove site 3850
  - Update town maps for Crewe, Congleton, Alsager, Sandbach and Macclesfield to reflect changes to sites mentioned above.
  - Potential updates to site boundaries of 2605 and 2627 – awaiting further information
- Housing Market Membership List in Appendix A to be updated to reflect most recent mailing lists
- A number of new sites have also been put forward and these will be assessed and included in the next update of the SHLAA.

- Amend text in relation to windfalls and broad locations.

These amendments would lead to alteration to the 5 year housing land supply; this would now be 3.9 years.

In response to other points that were raised during this further stage of consultation the Council would like to make the following comments:

- The Council have assessed in detail all the sites contained within the SHLAA; much information has been put forward by landowners, developers and agents and this has all been considered during these assessments. The Council are satisfied with all of the assessments. The SHLAA has been updated following the consideration given to the previous SHLAA document at the Abbeyfields and Hind Heath appeals.
- The Draft SHLAA has previously been considered by the Housing Market Partnership (HMP) SHLAA Task Group providing ample opportunity for detailed consideration to be given to the sites within the SHLAA by a variety of landowners, developers and agents.
- The majority of dwellings within the 'Site without Planning Permission' category now have permissions, are subject to S106 or are subject to a current planning application. The remainder of these sites in this category could easily come forward and be completed within the 5 year period.
  - It should be noted that many of those members of the HMP who did not believe that sites without planning permission should be included within the 5 year supply, did however, believe that their own (or their clients) site without planning permission should be considered deliverable and should be included in the 5 year supply (either now or within previous correspondence with the Council).
- The Council is satisfied that the Standard Build Rates are appropriate for development sites and should be maintained unless further information is provided. Where further information has been provided – for example to highlight that more than one house builder will be used on site. Then the Council are satisfied that this information should be used and alternate build rates applied.
- Notwithstanding that a discount of 20% was applied at the Sandbach Appeals in 2011. The Council is satisfied that a 10% discount to small sites is more appropriate. These are all identified sites and have been assessed for their deliverability as with the larger sites. Where there are known to be issues with their deliverability they have not been included within the 5 year supply and have been assessed to be developable.
  - It should be noted that contrary to some comments submitted there is no allowance for windfall within the SHLAA.
- The period used for the 5 year housing land supply has been based on the requirements of National Performance Indicator 159.
- The Interim Policy on the Release of Housing Land is to be reviewed. This review is intended to provide the Council with greater scope to address the lack of a 5 year housing land supply.