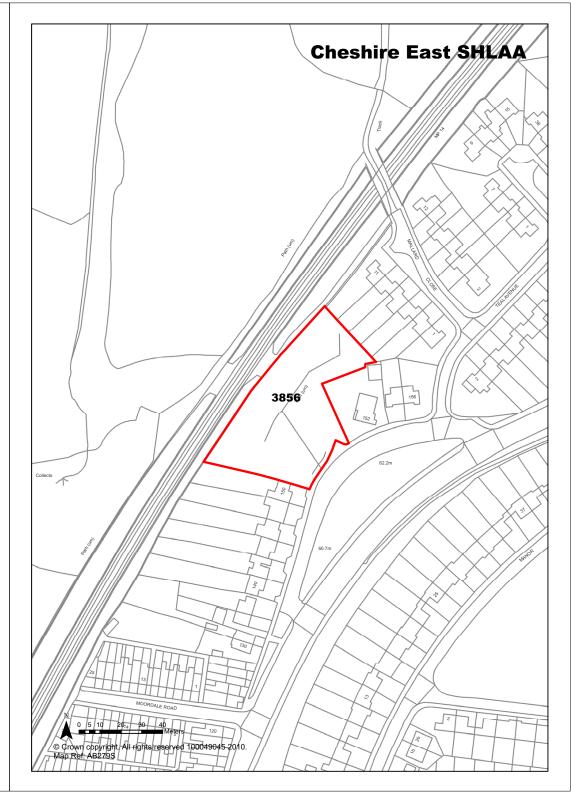
101 0000	One / laar see	Road, Knutsford.			00001109
Town / Rural Knutsford		Easting	375711	Northin	ıg 378897
Site Description	Open space		Site Size Net (H	На)	.33
Character of Area	Residential		Potential Capa	city	10
Surrounding Land Uses	Residential		Potential Net		10
Physical Constraints	Trees on site. Slight undulatisite.	ees on site. Slight undulation to the e.			
Policy Restrictions	Existing Open Space.		Potential Dens	ity	30.3
Managing Constraints	Need to review impact of loss of open space. Consideration of the biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		Determination Capacity	of	Density multiplier
Sustainability					
Accessibility	Access to be discussed with	Highways	Total Completi	ons	0
Other Information			Losses Comple	eted	0
Brownfield / Greenfield	Greenfield		Remaining Los	ses	0
Suitability	Not Suitable				
Availability	Available		<b>Current Year</b>		0
Achievability	Not Achievable		Years 1-5		0
Deliverability	Not currently developable		Years 6-10		0
<b>Development Progress</b>	SHLAA Site		Years 11-15		0

Land between 150 and 152 Mobberley

Site Address



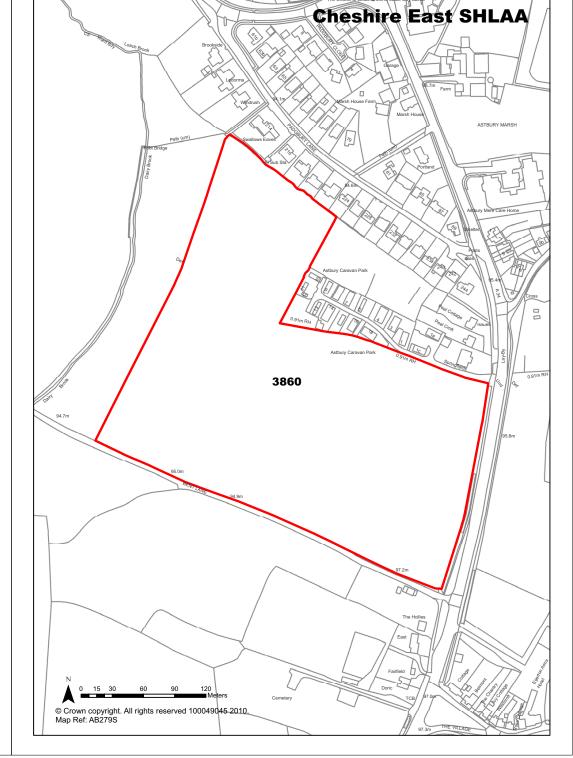


**Ref** 3856

Town / Rural Poynton -	Edge / Extension	Easting	392997	Northir	ng 383694	ļ
Site Description	Agricultural land		Site Size Net	(Ha)	1.6	
Character of Area	Edge of settlement		Potential Cap	acity	48	
Surrounding Land Uses	Open countryside and residenti	al	Potential Net		48	
Physical Constraints	Trees and hedges to site bound Site appears generally flat.	dary.	Capacity			
Policy Restrictions	Green Belt		Potential Den	sity	30	
Managing Constraints	Consideration of the biodiversit of the site. Surface water runof be calculated in accordance with Environment Agency guidelines greenfield sites.	should th	Determination Capacity	n of	Density multiplier	
Sustainability	Bus route on Park Lane					
Accessibility	Access to be discussed with Hi	ghways	Total Comple	tions	0	
Other Information			Losses Comp	oleted	0	
Brownfield / Greenfield	Greenfield		Remaining Lo	osses	0	
Suitability	Suitable - with policy change					
Availability	Available		<b>Current Year</b>		0	
Achievability	Achievable		Years 1-5		0	
Deliverability	Developable		Years 6-10		56	
<b>Development Progress</b>	SHLAA Site		Years 11-15		0	
Application Number:						



<b>Ref</b> 3860	Site Address	Site Address  Land adjacent to Astbury Marsh Caravan Site, Astbury, Congleton.					
Town / Rural Congleton	- Edge / Extension	Easting	384361	Northin	g 361926		
Site Description	Agricultural land		Site Size Net	(Ha)	7.86		
Character of Area	Edge of settlement.		Potential Cap	acity	236		
Surrounding Land Uses	Agricultural land and carava	n park.	Potential Net	-	236		
Physical Constraints	Physical Constraints Flood risk area to western edge of site.  Trees and hedges to field boundaries.		Capacity		200		
Policy Restrictions	Green Belt		Potential Den	sity	30.03		
Managing Constraints	Flood risk assessment would be required. Consideration of the biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		Determination of Capacity		Density multiplier		
Sustainability	Bus route on Newcastle Roa	ad.					
Accessibility	To be discussed with Highways.		Total Completions		0		
Other Information			Losses Comp	leted	0		
Brownfield / Greenfield	Greenfield		Remaining Losses		0		
Suitability	Not Suitable						
Availability	Available		<b>Current Year</b>		0		
Achievability	Not Achievable		Years 1-5		0		
Deliverability	Not currently developable		Years 6-10		0		
Development Progress	SHLAA Site		Years 11-15		0		



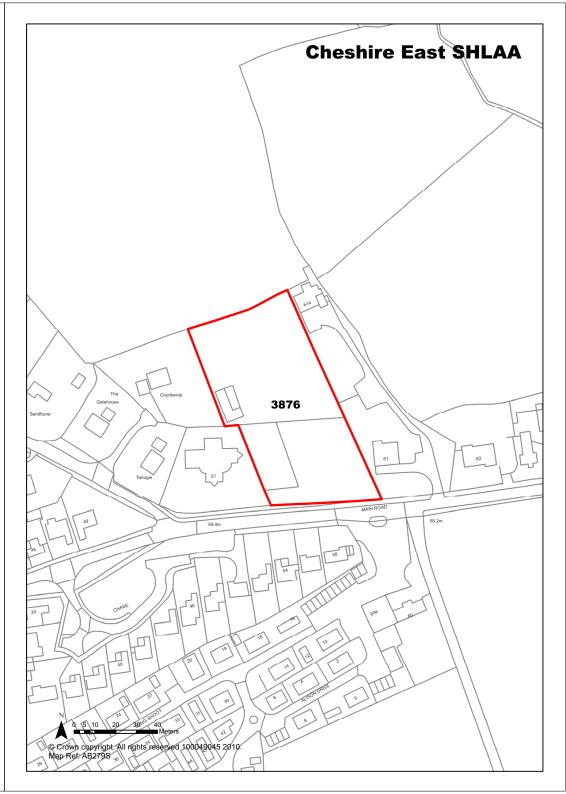


<b>Ref</b> 3875	Site Address	Cranage Trading Park, Goostrey Lar Cranage				
Town / Rural Smaller Vil	lages	Easting	375559	Northir	ng 369456	
Site Description	Rural business park incl. small play area, tea rooms, construction supplies etc.  Site Size Net (Ha)		2.23			
Character of Area	Open countryside		Potential Capa	acity	67	
Surrounding Land Uses	Open countryside		Potential Net		67	
Physical Constraints	Physical Constraints Building on site. Hardstanding on site. Businesses on site.		Capacity			
Policy Restrictions	Open countryside. Jodrell Bank Consultation Zone.		Potential Density		30.04	
Managing Constraints	ts Loss of businesses.		Determination of Capacity		Density multiplier	
Sustainability						
Accessibility	Access to be discussed with	Highways.	<b>Total Completions</b>		0	
Other Information			Losses Completed		0	
Brownfield / Greenfield	Mixed		Remaining Lo	sses	0	
Suitability	Not Suitable					
Availability	Available - Medium Term		Current Year		0	
Achievability	Achievable		Years 1-5		0	
Deliverability	Not currently developable		Years 6-10		0	
<b>Development Progress</b>	SHLAA Site		Years 11-15		0	





<b>Ref</b> 3876	Site Address	Land between 51 and 61 Main Road, Goostrey (land adjacent to Sandyacre				
Town / Rural Goostrey		Easting	376694 <b>Nort</b>	hing 370090		
Site Description	Paddock and		Site Size Net (Ha)	0.5		
Character of Area	Edge of settlement		Potential Capacity	15		
Surrounding Land Uses	Residential and open count	tryside	Potential Net	15		
Physical Constraints		Trees and hedges to boundary. Site appears generally flat. Overhead line on site boundary.				
Policy Restrictions	Open countryside.		Potential Density	30		
Managing Constraints	Consideration of biodiversity value of site.		Determination of Capacity	Density multiplier		
Sustainability	Bus route on Main Road					
Accessibility	Access to be discussed wit	h Highways.	Total Completions	0		
Other Information			Losses Completed	0		
Brownfield / Greenfield	Greenfield		Remaining Losses	0		
Suitability	Suitable - with policy chang	е				
Availability	Available		Current Year	0		
Achievability	Achievable		Years 1-5	0		
Deliverability	Developable		Years 6-10	15		
<b>Development Progress</b>	SHLAA Site		Years 11-15	0		

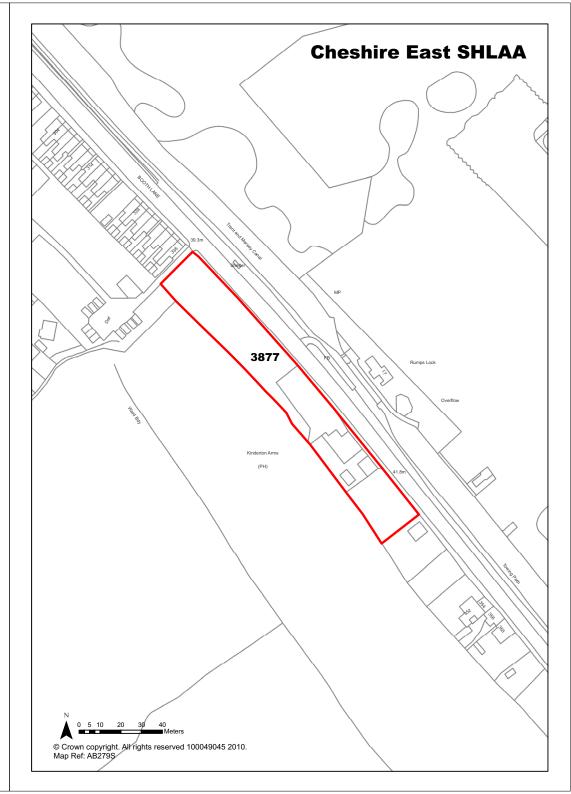




Nei 3077	Middlewich.			Jour Lane	
Town / Rural Middlewich		Easting	371410	Northing	364459
Site Description	Former Public House, Car P Vacant land	ark,	Site Size Net (	( <b>Ha</b> ) 0	).34
Character of Area	Edge of settlement		Potential Capa	acity 1	1
Surrounding Land Uses	Open countryside, road and of terrace houses.	end of row	Potential Net Capacity	1	1
Physical Constraints	Building on site. Hardstandir Overhead lines on site. Tree boundary. Site appears gene	s/hedge to			
Policy Restrictions	Open countryside.		Potential Dens	sity 3	2.35
Managing Constraints	Narrow site.		Determination Capacity		Density nultiplier
Sustainability	Site is within walking distant stops.	e of bus			
Accessibility	Access to be discussed with	Highways.	Total Complet	tions 0	1
Other Information			Losses Comp	oleted 0	1
Brownfield / Greenfield	Mixed		Remaining Lo	sses 0	1
Suitability	Suitable - with policy change	•			
Availability	Available		<b>Current Year</b>	0	1
Achievability	Achievable		Years 1-5	0	1
Deliverability	Developable		Years 6-10	1	1
<b>Development Progress</b>	SHLAA Site		Years 11-15	0	1

Land at Kinderton Arms PH, Booth Lane,

Site Address



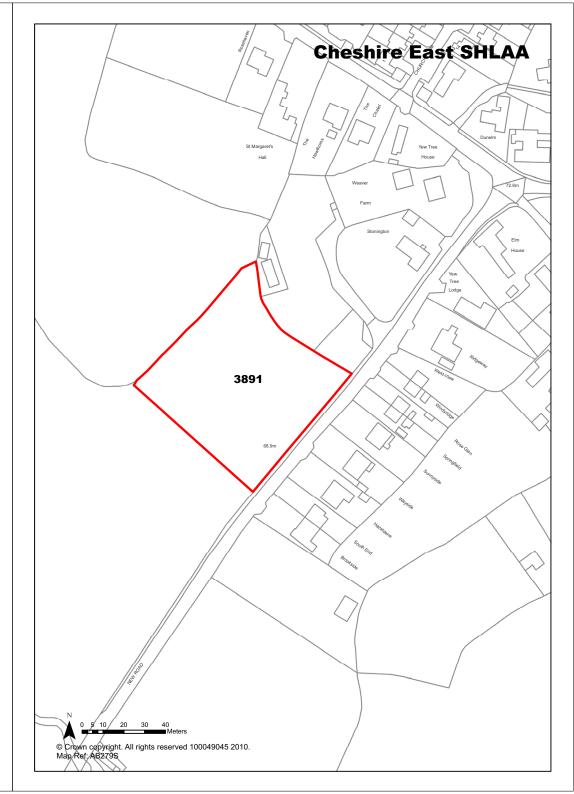


**Ref** 3877

Town / Rural Wrenbury	Edge / Extension	Easting	359207	Northir	ng	347623
Site Description	Agricultural land		Site Size Net	(Ha)	0.5	2
Character of Area	Edge of settlement		Potential Cap	acity	14	
Surrounding Land Uses	Residential and open countryside	)	Potential Net	_	14	
Physical Constraints	Hedges to boundary. Narrow accroad. Site appears generally flat.	ess	Capacity			
Policy Restrictions	Open countryside.		Potential Den	sity	26.	92
Managing Constraints	Consideration of the biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		Determination Capacity	n of	cur	sed on rent mission
Sustainability						
Accessibility	Access is possible.		Total Comple	tions	0	
Other Information			Losses Comp	oleted	0	
Brownfield / Greenfield	Greenfield		Remaining Losses		0	
Suitability	Suitable - if can meet policy requi	ireme				
Availability	Available		<b>Current Year</b>		0	
Achievability	Achievable		Years 1-5		14	
Deliverability	Deliverable		Years 6-10		0	
Development Progress	Full Permission		Years 11-15		0	

Land off New Road, Wrenbury

Site Address

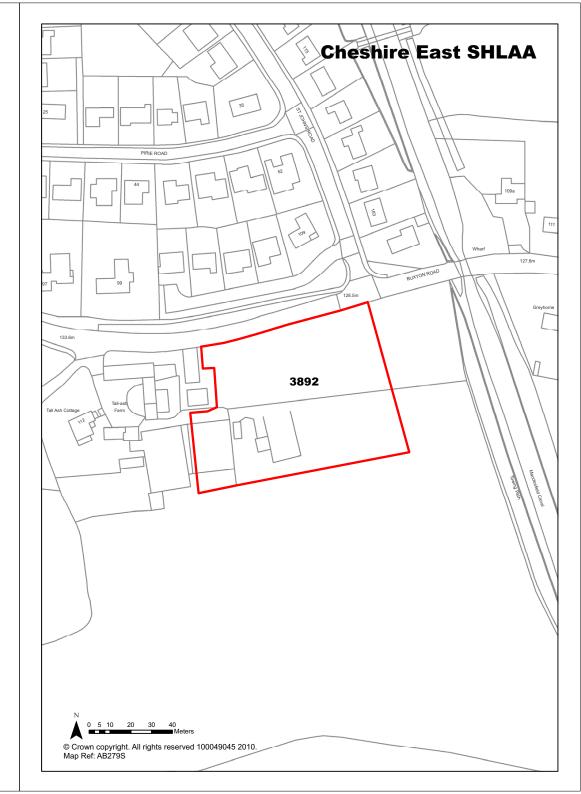




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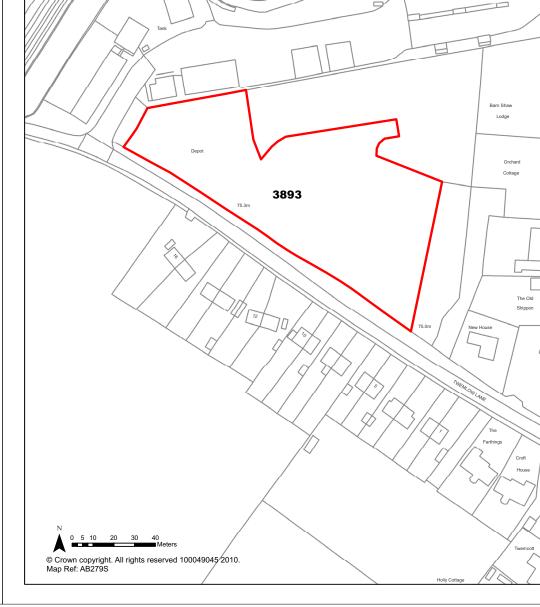
**Ref** 3891

<b>Ref</b> 3892	Site Address	TALL ASH FARM, BUXTON ROAD CONGLETON			
Town / Rural Congleton	- Edge / Extension	Easting	387651 <b>North</b>	ing 363814	
Site Description	Agricultural land.		Site Size Net (Ha)	0.6	
Character of Area	Edge of settlement.		Potential Capacity	20	
Surrounding Land Uses	Residential, agricultural buil open countryside.	dings,	Potential Net Capacity	20	
Physical Constraints	Adjacent to the Macclesfield Hedge to edge of site.	d Canal.	Сарасну		
Policy Restrictions	Open countryside. Adjacent Macclesfield Canal Conserv		Potential Density	33.33	
Managing Constraints	Air quality mitigation measures. Consideration of the biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		Determination of Capacity	Based on current permission	
Sustainability	Bus route on Buxton Road.				
Accessibility	Access is possible.		Total Completions	0	
Other Information	Suitable for affordable home rural exception.	es as a	Losses Completed	0	
Brownfield / Greenfield	Greenfield		Remaining Losses	0	
Suitability	Suitable - if can meet policy	requireme			
Availability	Available	Available		0	
Achievability	Achievable		Years 1-5	20	
Deliverability	Deliverable		Years 6-10	0	
<b>Development Progress</b>	Full Permission		<b>Years 11-15</b> 0		



11/0471C

<b>Ref</b> 3893	Site Address	LAND NORTH OF, TWEMLOW LAN TWEMLOW GREEN			W LANE,
Town / Rural Rural		Easting	378015	Northir	ng 368823
Site Description	Grassland.		Site Size Net	(Ha)	0.76
Character of Area	Open countryside, adjacent settlement.	to small	Potential Cap	acity	13
Surrounding Land Uses	Fuel storage tanks, resident open countryside.	tial and	Potential Net		13
Physical Constraints	Trees and hedges to bound includes TPO trees. Site ap generally flat.				
Policy Restrictions	Open countryside. Jodrell B consultation zone.	ank	Potential Den	sity	17.11
Managing Constraints	Rank Consideration of the hindiversity		Determination Capacity	า of	Based on refused application.
Sustainability					
Accessibility	Access to the site is possible on requirements of planning permission.		Total Comple	tions	0
Other Information			Losses Comp	oleted	0
Brownfield / Greenfield	Greenfield		Remaining Lo	osses	0
Suitability	Suitable				
Availability	Available		Current Year		0
Achievability	Achievable		Years 1-5		13
Deliverability	Deliverable		Years 6-10		0
<b>Development Progress</b>	SHLAA Site - Awaiting Appe	eal Decision	Years 11-15		0



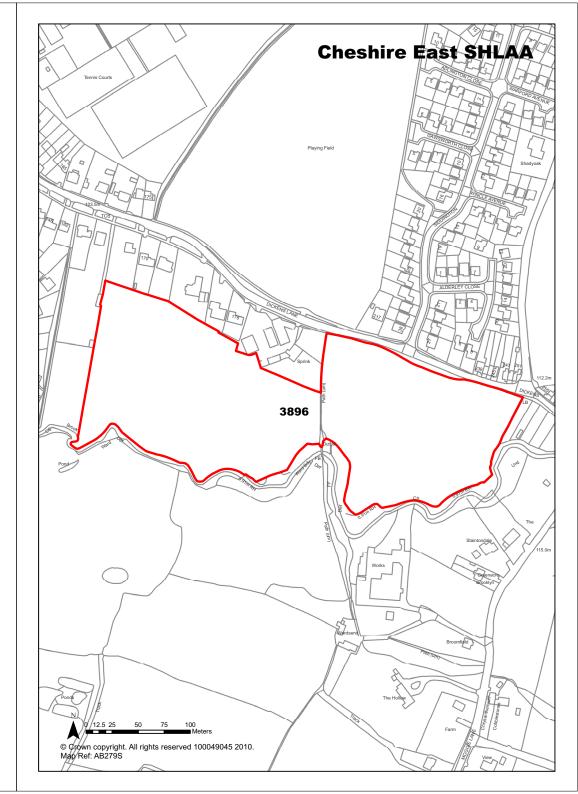
Cheshire East SHLAA



**Application Number:** 

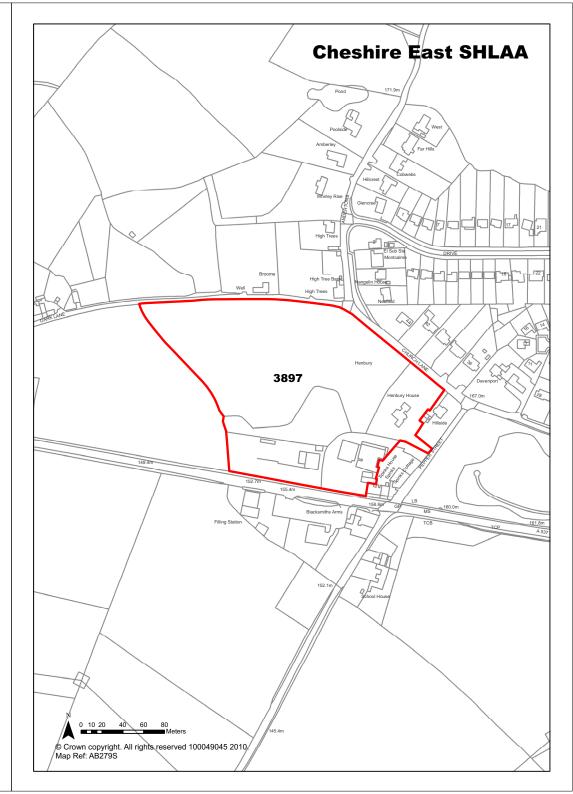
10/2647C

<b>Ref</b> 3896	Site Address	Land at Sprink Farm, Dickens Lane Poynton			
Town / Rural Poynton		Easting	392793 North	ing 382542	
Site Description	Agricultural land and farm h	ouse	Site Size Net (Ha)	4.9	
Character of Area	Edge of settlement		Potential Capacity	147	
Surrounding Land Uses	Residential and open count	ryside	Potential Net	147	
Physical Constraints	Poynton Brook to the south. through the site. Site is genethe road and drops to the br	ees and hedges to boundary.  ynton Brook to the south. Footpath ough the site. Site is generally flat to e road and drops to the brook.  verhead line near to farm buildings.  rm buildings on site.			
Policy Restrictions Green Belt			Potential Density	30	
Managing Constraints	Consideration of the biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		Determination of Capacity	Density multiplier	
Sustainability	Bus route on Dickens Lane.				
Accessibility	Access to be discussed with	n Highways	<b>Total Completions</b>	0	
Other Information			Losses Completed 0		
Brownfield / Greenfield	Greenfield		Remaining Losses	0	
Suitability	Suitable - with policy change	е			
Availability	Available		Current Year	0	
Achievability	Achievable		Years 1-5	0	
Deliverability	Developable		Years 6-10	90	
<b>Development Progress</b>	SHLAA Site		<b>Years 11-15</b> 57		



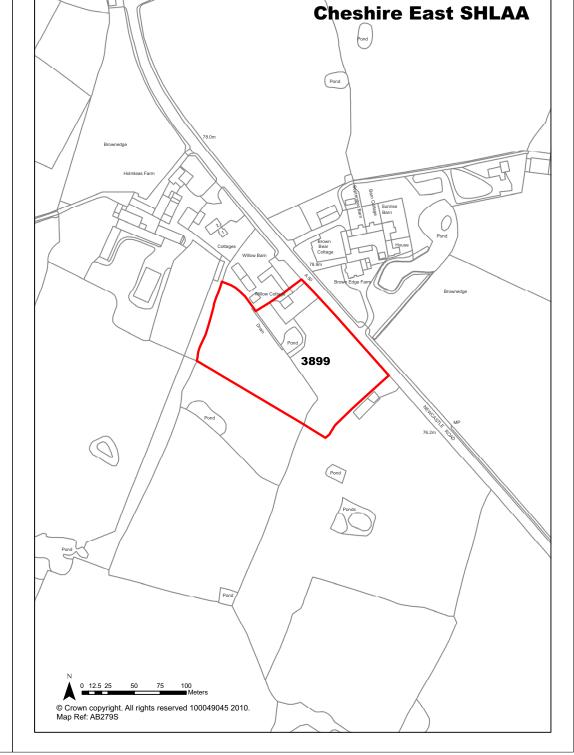


<b>Ref</b> 3897	Site Address	ddress Land at Flora Garden Centre, Cheli Road, Henbury, Macclesfield.		
Town / Rural Rural		Easting	387785 <b>Nort</b>	hing 373741
Site Description	Garden Centre, residential and paddock	property	Site Size Net (Ha)	3.39
Character of Area	Edge of settlement (small s	ettlement)	Potential Capacity	102
Surrounding Land Uses	Open countryside and resid	lential	Potential Net	102
Physical Constraints	Buildings on site. Business Trees and hedges to site be Overhead lines to site. Site to north east corner of site.	oundary.	Capacity	
Policy Restrictions	Green Belt. Area of Special Value	County	Potential Density	30.09
Managing Constraints	considered		Determination of Capacity	Density multiplier
Sustainability	Bus route on Chelford Road stop opposite site.	d, with bus		
Accessibility	Access to be discussed with	h Highways.	Total Completions	0
Other Information	conversion of part of site to	Site had planning permission for conversion of part of site to offices and app. 11/3537M looks to renew this.		0
Brownfield / Greenfield	Greenfield		Remaining Losses	0
Suitability	Not Suitable			
Availability	Available		Current Year	0
Achievability	Not Achievable		Years 1-5	0
Deliverability	Not currently developable		Years 6-10	0
<b>Development Progress</b>	SHLAA Site	SHLAA Site		0



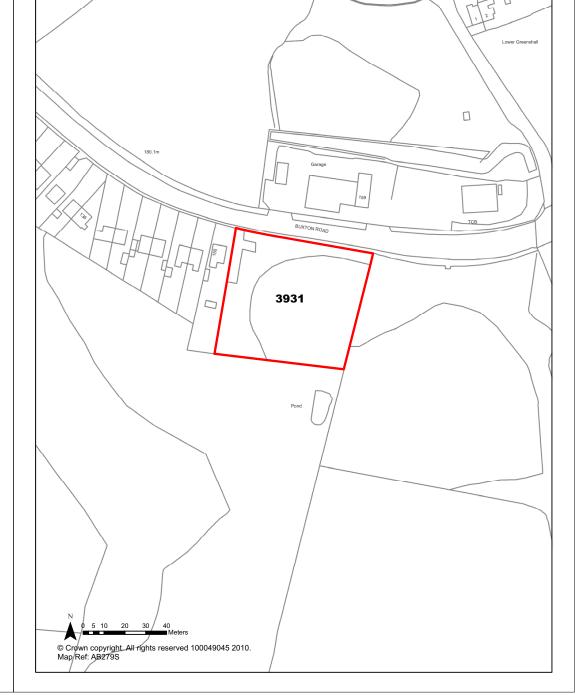


<b>Ref</b> 3899	Site Address	Land at Willow Cottage, Newcastle Road South, Brereton, Sandbach				
Town / Rural Rural		Easting	377994	Northi	ng 363229	
Site Description	Agricultural land		Site Size Net	(Ha)	1.56	
Character of Area	Open countryside		Potential Capacity		47	
Surrounding Land Uses	Open countryside		Potential Net	_	47	
Physical Constraints Trees and hedges to field boundaries. Site appears generally flat.		Capacity				
Policy Restrictions	Open Countryside	Open Countryside			30.13	
Managing Constraints	Consideration of the biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		Determination of Capacity		Density multplier	
Sustainability	Site is not considered susta	inable.				
Accessibility	Access to be discussed with	n Highways.	Total Completions		0	
Other Information			Losses Comp	leted	0	
Brownfield / Greenfield	Mixed		Remaining Lo	osses	0	
Suitability	Not Suitable	Not Suitable				
Availability	Available	Available			0	
Achievability	Not Achievable		Years 1-5		0	
Deliverability	Not currently developable		Years 6-10		0	
Development Progress	SHLAA Site		Years 11-15 0		0	





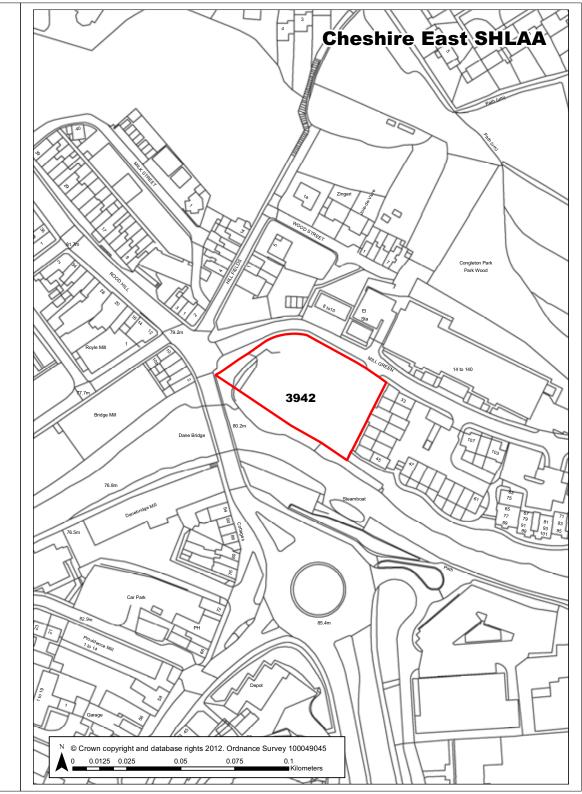
<b>Ref</b> 3931	Site Address	Land adjacent to 150 Buxton Road, Disley		
Town / Rural Disley		Easting	398535 Noi	thing 384524
Site Description	Scrubland on slight north/so Possible site of former hous busy road.		Site Size Net (Ha)	0.37
Character of Area	Edge of settlement/open co	untryside.	Potential Capacity	12
Surrounding Land Uses	Residential, garage and scr	ubland.	Potential Net	12
Physical Constraints	Flood zone 1 - little or no ris road with potential for noise pollution issues. Trees on s border, some with Tree Pre Orders. Gentle incline.	e and air site and to	Capacity	
Policy Restrictions	Green Belt. Area of Special Value for landscape.	County	Potential Density	32.43
Managing Constraints	Consideration of biodiversity Consultation with Environm Health. Surface water runo be calculated in accordance Environment Agency guidel	ental ff should with	Determination of Capacity	Density multiplier
Sustainability	Garage, convenience store would allow access to servi			
Accessibility	Located on blind corner of vorad. Access to be discuss Highways.		Total Completions	0
Other Information			Losses Completed	0 k
Brownfield / Greenfield	Brownfield		Remaining Losses	0
Suitability	Suitable - with policy chang	е		
Availability	Available		Current Year	0
Achievability	Achievable		Years 1-5	0
Deliverability	Developable		Years 6-10	12
<b>Development Progress</b>	SHLAA Site		Years 11-15	0



Cheshire East SHLAA



<b>Ref</b> 3942	Site Address	Land rear of 33 to 45, Mill Green, Congleton		
Town / Rural Congleton		Easting	385888 North	ing 363340
Site Description	Retirement homes under co	onstruction.	Site Size Net (Ha)	0.28
Character of Area	High density housing/ flats/ of old and new mainly resid		Potential Capacity	44
Surrounding Land Uses	Residential, some retail/cor river and main road and Co Park	,	Potential Net Capacity	44
Physical Constraints	Flood zones 2 and 3 - medirisk. The River Dane and ebuildings. Trees and fence boundary. Site is flat. Pote contamination. Adjacent to Corridor.	existing to ential for		
Policy Restrictions	Located within the settleme boundary of Congleton. Ar Archaeological Potential.		Potential Density	157.1
Managing Constraints	Need for a Flood Risk Assessment. Consultation with the Cheshire Archaeology Planning Advisory Service and the Contaminated Land Officer. Consideration of biodiversity and potential need for a Protected Species Survey.		Determination of Capacity	Based on current permission
Sustainability	In walking distance of the to	own centre.		
Accessibility	Access is possible.		<b>Total Completions</b>	0
Other Information	Under construction		Losses Completed	0
Brownfield / Greenfield	Brownfield		Remaining Losses	0
Suitability	Suitable			
Availability	Available		Current Year	15
Achievability	Achievable		Years 1-5	29
Deliverability	Deliverable		Years 6-10	0
<b>Development Progress</b>	Under Construction		Years 11-15	0
Application Number:	11/0319C			

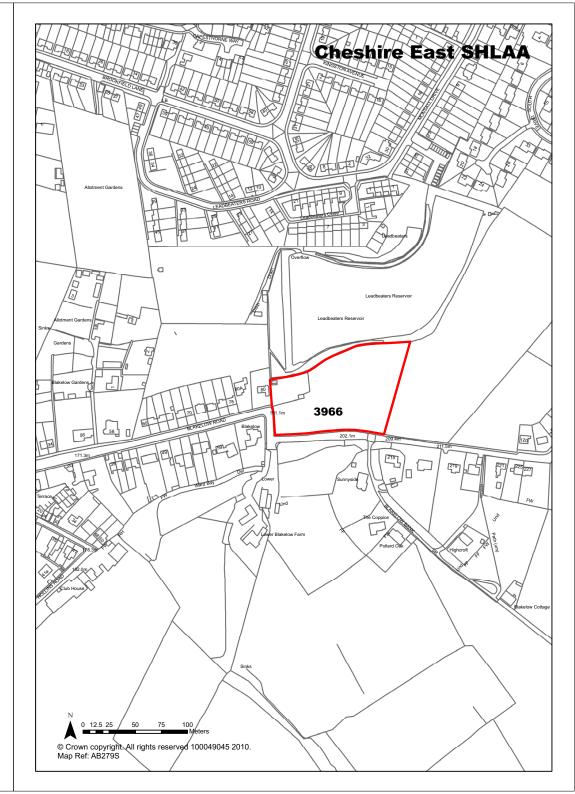


<b>Ref</b> 3965	Site Address		ınction of Holn nd Newcastle		
Town / Rural Rural		Easting	377652	Northin	ı <b>g</b> 363990
Site Description	Open countryside.		Site Size Net (H	la)	1.45
Character of Area	Edge of residential area an	d open land.	Potential Capa	citv	44
Surrounding Land Uses	Caravan sales, residential uppen fields.	uses and	Potential Net	,	44
Physical Constraints	Flood zone 1- little or no ris of 60mph roads. Narrow act to north. Close to existing subtract separated from it by the Potential road noise. Footpadjacent to western boundarhedges and a building on such and hedges to boundary. Tooles border part of the site appears to have a slight income.	no risk. Junction w access road ing setItlement y the roads. Footpath undary. Trees, on site. Trees ry. Telegraph e site. Site			
Policy Restrictions	Open Countryside, Jodrell I Telescope Consultation Zo		Potential Densi	ity	30.34
Managing Constraints	Consideration of footpath, telegraph poles and biodiversity. Potential need for a Protected Species Survey. Potential need for a Flood Risk Assessment due to site size. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		Determination Capacity	of	Density multiplier
Sustainability	Site is not considered sustato a lack of services.	ainable due			
Accessibility	Adjacent to main road and A5022.	junction of	Total Completion	ons	0
Other Information			Losses Comple	eted	0
Brownfield / Greenfield	Greenfield		Remaining Los	ses	0
Suitability	Not Suitable				
Availability	Available		<b>Current Year</b>		0
Achievability	Not Achievable		Years 1-5		0
Deliverability	Not currently developable		Years 6-10		0
<b>Development Progress</b>	SHLAA Site		Years 11-15		0
Application Number:					



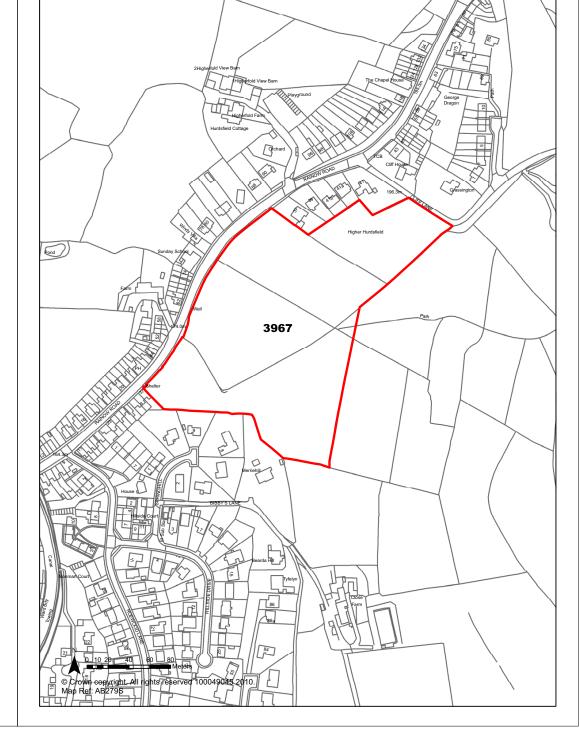


<b>Ref</b> 3966	Site Address	Land adjacent 80 Blakelow Road, Macclesfield			
Town / Rural Macclesfie	ld	Easting	392877	Northing 372916	
Site Description	Grazing land.		Site Size Net (H	la) 0.85	
Character of Area	Edge of settlement/open cou	untryside.	Potential Capac	city 26	
Surrounding Land Uses	Residential, resevoir and op countryside.	en	Potential Net Capacity	26	
Physical Constraints	Flood zone 1 - little or no ris Topography - site slopes do from road - significant level across site. Wall and trees t edge. Trees within site and to boundary with resevoir.	orisk. down away vel difference es to site			
Policy Restrictions	Green Belt. Area of Special Value.	County	Potential Densi	ty 30.59	
Managing Constraints	Consideration of the biodiversity value of the site. Potential need for a Protected Species Survey. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		Determination of Capacity	of Density multiplier	
Sustainability	Site is considered to be sust located.	ainably			
Accessibility	Access to be discussed with	Highways.	Total Completic	ons 0	
Other Information			Losses Comple	eted 0	
Brownfield / Greenfield	Greenfield		Remaining Los	ses 0	
Suitability	Not Suitable				
Availability	Available		Current Year	0	
Achievability	Not Achievable		Years 1-5	0	
Deliverability	Not currently developable		Years 6-10	0	
Development Progress	SHLAA Site		Years 11-15	0	





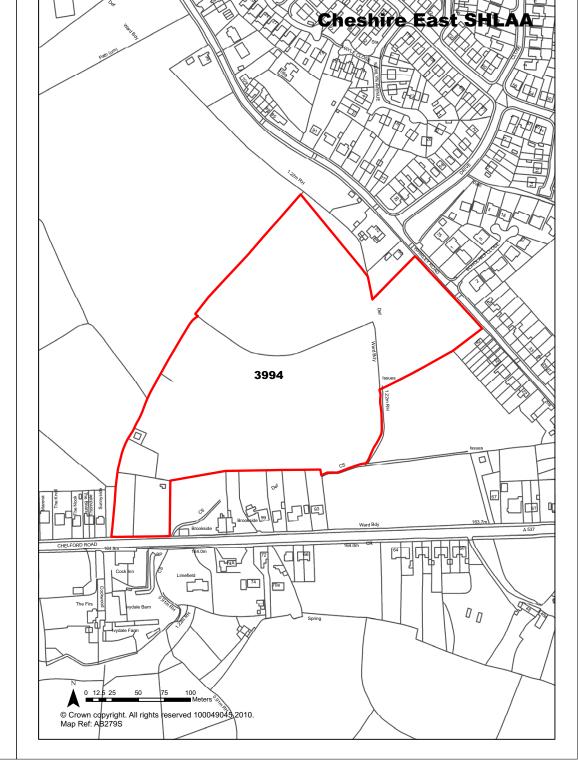
<b>Ref</b> 3967	Site Address		and off Rainow Road, Higher urdsfield, Macclesfield		
Town / Rural Rural		Easting	393281 North	ing 374522	
Site Description	Fields on a steep hill, slopir west on the edge of a villag outskirts of Macclesfield.		Site Size Net (Ha)	3.7	
Character of Area	Open countryside. Hilly vill mile from Macclesfield	age, one	Potential Capacity	111	
Surrounding Land Uses	Residential, agriculture, ope countryside	en	Potential Net Capacity	111	
Physical Constraints	Flood zone 1 - little or no ris Topography, trees on site, I boundary. Footpath crosse	nedges to			
Policy Restrictions	Area of Special County Value Belt, western area is part of Conservation Area.		Potential Density	30	
Managing Constraints	Consideration of heritage, biodiversity and footpath. Potential need for a Protected Species Survey. Consultation with Heritage and Design. Transport Assessment likely to be needed. Potential need for a Flood Risk Assessment due to site size. Surface water runoff to be calculated in accordance with Environment agency guidelines for greenfield sites.		Determination of Capacity	Density multiplier	
Sustainability	Post office, shops and pub	close by.			
Accessibility	Access is possible.		<b>Total Completions</b>	0	
Other Information			Losses Completed	0	
Brownfield / Greenfield	Greenfield		Remaining Losses	0	
Suitability	Not Suitable				
Availability	Marginal / Uncertain		Current Year	0	
Achievability	Not Achievable		Years 1-5	0	
Deliverability	Not currently developable		Years 6-10	0	
<b>Development Progress</b>	SHLAA Site		Years 11-15	0	



Cheshire East SHLAA



<b>Ref</b> 3994	Site Address	Land off Cl Macclesfie	nelford Road ld.	, Henbu	ry,
Town / Rural Macclesfield	d - Edge / Extension	Easting	388753	Northing	373760
Site Description	Fields between Chelford and Road, between settlements	l Whirley	Site Size Net (I	<b>Ha</b> ) 5	.41
Character of Area	Open land between settleme	ents.	Potential Capa	icity 1	63
Surrounding Land Uses	Residential, agricultural and	industrial.	Potential Net	1	63
Physical Constraints	Flood zone 1- little or no risk. Power lines, hedgerows, mature trees. Hardstanding on site. Undulating site with hedges to boundary.		Capacity		
Policy Restrictions	Green Belt, Existing Open S	elt, Existing Open Space.		sity 3	0.13
Managing Constraints	replacement open space. Peneed for a Protected Species Potential need for a Flood Ri Assessment due to site size. Assessment likely to be need Surface water runoff should calculated in accordance with	sessment due to site size. Transport sessment likely to be needed. face water runoff should be culated in accordance with vironment Agency guidelines for			Pensity nultiplier
Sustainability	Bus route would allow accesservices.	s to			
Accessibility	Access is possible.		Total Completi	ions 0	
Other Information			Losses Compl	leted 0	
Brownfield / Greenfield	Greenfield		Remaining Losses		
Suitability	Suitable - with policy change				
Availability	Available		Current Year	0	
Achievability	Achievable		Years 1-5	0	
Deliverability	Developable		Years 6-10	9	0
Development Progress	SHLAA Site		Years 11-15	7	3





**Application Number:** 

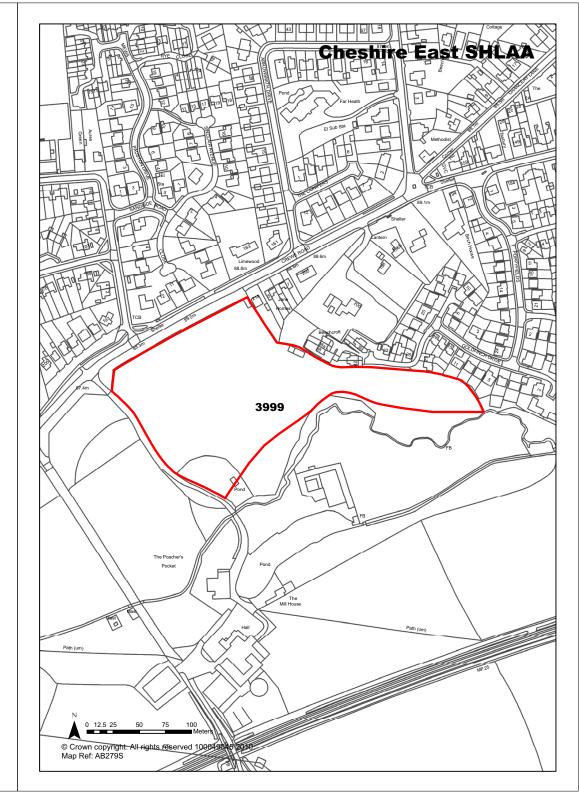
Ref	3999	Site Address L	and south	of Crewe R	oad, A	lsaç	ger.
Town /	Rural Alsager		Easting	378619	Northin	ıg	355130
Site Des	scription	Flat field.		Site Size Net (	На)	2.69	)
Character of Area Semi-rural, edge of residential a		area.	Potential Capa	acity	65		
Surrounding Land Uses		Residential, farm, shop, pub.		Potential Net 6 Capacity		65	
Physical Constraints		Flood zone 1 - little or no risk. Includes/is adjacent to ponds. Trees, some with Tree Presevation Orders.					

	and hedges to boundary.		
Policy Restrictions	Open countryside.	Potential Density	24.16
Managing Constraints	Consideration of biodiversity. Potential need for a Protected Species Survey. Potential need for a Flood Risk Assessment due to site size. Surface water runoff should be calculated in	Determination of Capacity	Based on current permission

accordance with Environment Agency guidelines for greenfield sites.

River to the south, with moderate chance of flooding. Site is flat. Trees

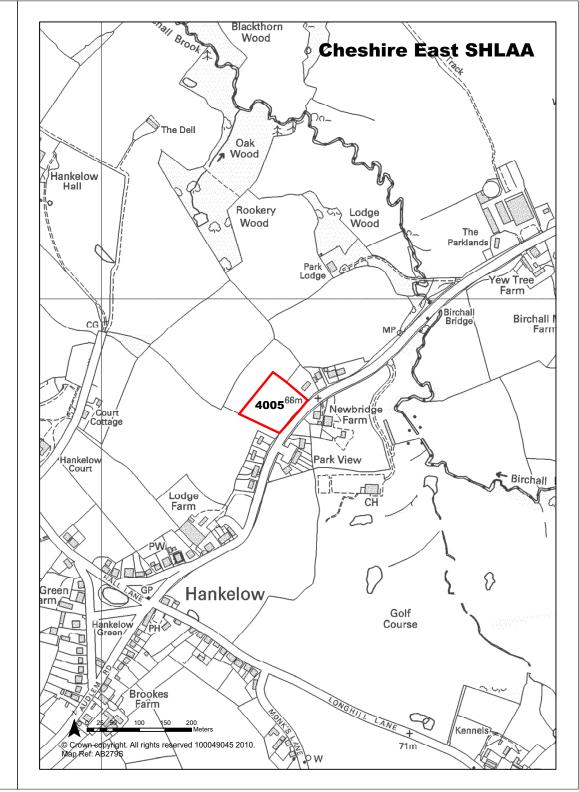
Sustainability	Bus stops on main road provide access to services.		
Accessibility	Access is possible from main road	Total Completions	0
Other Information		Losses Completed	0
Brownfield / Greenfield	Greenfield	Remaining Losses	0
Suitability	Suitable		
Availability	Available	<b>Current Year</b>	0
Achievability	Achievable	Years 1-5	65
Deliverability	Deliverable	Years 6-10	0
Development Progress	Awaiting S106	Years 11-15	0



**Application Number:** 

12/0893C

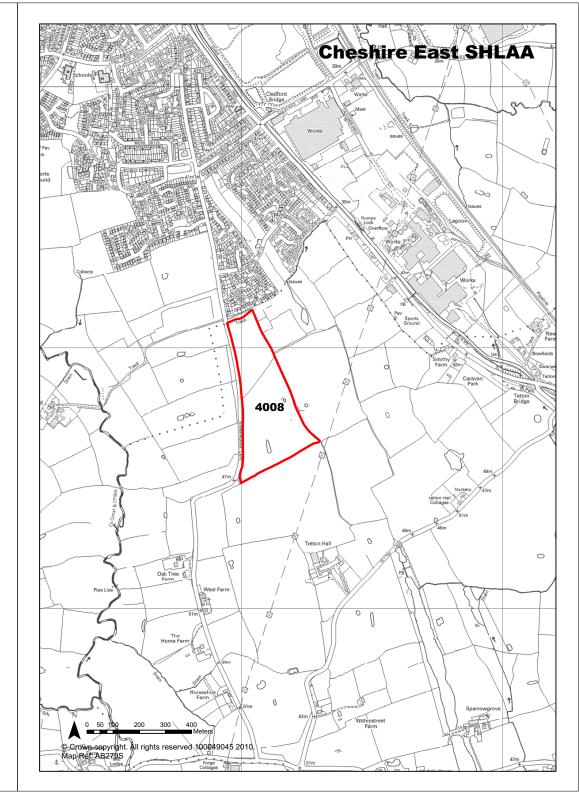
<b>Ref</b> 4005	Site Address	Land off Audlem Road, Hankelow.			
Town / Rural Rural		Easting	367331	Northin	g 345797
Site Description	Flat site, agricultural use, bo hedgerows and trees.	ound by	Site Size Net (	На)	0.79
Character of Area	Open countryside.		Potential Capa	acity	24
Surrounding Land Uses	Open countryside, agricultur development with some residevelopment.		al		
Physical Constraints	Flood zone 1 - little or no ris Possible access issues. Her and trees on site and to bou Footpath adjacent to south- boundary. Site appears to be	dgerows ndary. western			
Policy Restrictions	Open countryside.		Potential Dens	sity	30.38
Managing Constraints	need consideration, as will the footpath. Potential need for Protected Species Survey. Water runoff should be calculated accordance with Environment	ledgerows and trees and site will			Density multiplier
Sustainability	Not sustainable as very few Hankelow.	facilities in			
Accessibility	To be discussed with Highw	ays.	Total Complet	ions	0
Other Information	Outline application (12/2309 dwellings refused.	N) for 10	Losses Comp	leted	0
Brownfield / Greenfield	Greenfield		Remaining Lo	sses	0
Suitability	Not Suitable				
Availability	Available		<b>Current Year</b>		0
Achievability	Not Achievable		Years 1-5		0
Deliverability	Not currently developable		Years 6-10		24
<b>Development Progress</b>	SHLAA Site		Years 11-15		0
Application Number:	12/2309N				



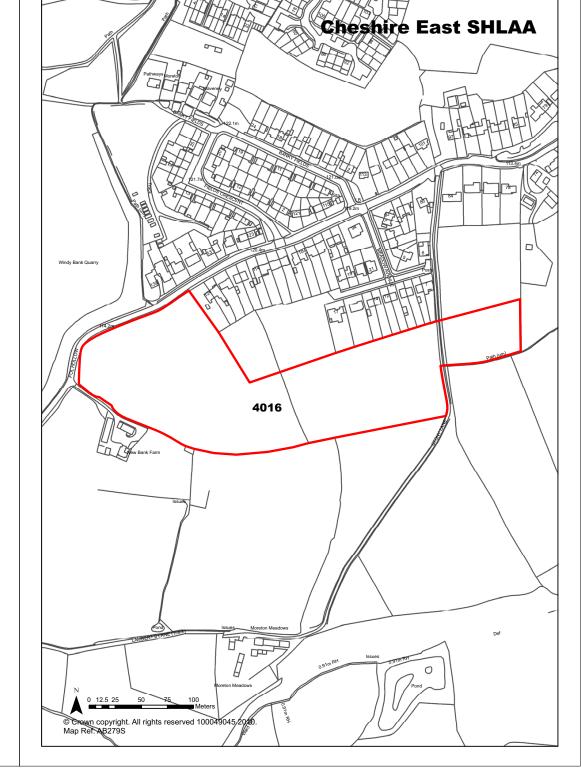


<b>Ref</b> 4008	Site Address	Land east of Warmingham Lane, Middlewich			
Town / Rural Middlewich	1	Easting	371090 No	orthing	363789
Site Description	Flat field.		Site Size Net (Ha	) 3.	20
Character of Area	Edge of countryside inlouding industrial, countryside and re		Potential Capaci	ty 96	6
Surrounding Land Uses	Residential, open countrysid industrial.	e,	Potential Net Capacity	96	6
Physical Constraints	Flood zone 1 - little or no risk by drainage ditch to Warming Lane. Mature trees to three boundaries, also hedges on boundaries. Pond/poor drain Telegraph poles to southern Clear view of industrial use to Site is flat.	gham age. edge.			
Policy Restrictions	Open Countryside.		Potential Density	, 30	)
Managing Constraints	for Protected Species Surve Potential need for a Flood Ri Assessment due to site size. water runoff should be calcul accordance with Environmer	Consideration of biodiversity and need for Protected Species Survey. Potential need for a Flood Risk Assessment due to site size. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.			ensity ultiplier
Sustainability	A supermarket, post office at house are accessible from the				
Accessibility	Acces is possible from main	road.	Total Completion	ns 0	
Other Information			Losses Complete	ed 0	
Brownfield / Greenfield	Greenfield		Remaining Loss	es 0	
Suitability	Suitable - with policy change				
Availability	Available - site under option		Current Year	0	
Achievability	Achievable		Years 1-5	0	
Deliverability	Developable		Years 6-10	90	)
<b>Development Progress</b>	SHLAA Site		Years 11-15	6	





<b>Ref</b> 4016	Site Address	Land at Fol Hollow/ Waggs Road and Meadow Avenue, Congleton.		
Town / Rural Congleton		Easting	385242 <b>Nor</b>	thing 362260
Site Description	Field.		Site Size Net (Ha)	3.55
Character of Area	Fields and housing.		Potential Capacity	107
Surrounding Land Uses	Residential use and fields.		Potential Net	107
Physical Constraints	Flood zone 1 - little or no ris site, hence development he visible for some distance. F crosses site. Trees and he site and to boundary.	re may be ootpath	e may be ootpath	
Policy Restrictions	Open Countryside.		Potential Density	30.14
Managing Constraints	Consideration of biodiversity need for a Protected Specie Potential need for a Flood R Assessment due to site size Transport Assessment likely needed. Surface water rund be calculated in accordance Environment Agency guidel greenfield sites.	es Survey. Risk e. y to be off should e with	Determination of Capacity	Density multplier
Sustainability	Site is close to a bus route, would allow access to service close to a primary school.			
Accessibility	Access to be discussed with Highways. Access from nar residential road to a very na sac track bounded by draing and lower ground, hence diswiden.	rrow irrow cul-de- ge ditch	Total Completions	0
Other Information			Losses Completed	0
Brownfield / Greenfield	Greenfield		Remaining Losses	0
Suitability	Not Suitable			
Availability	Available		Current Year	0
Achievability	Not Achievable		Years 1-5	0
Deliverability	Not currently developable		Years 6-10	0
<b>Development Progress</b>	SHLAA Site		Years 11-15	0
Application Number:				

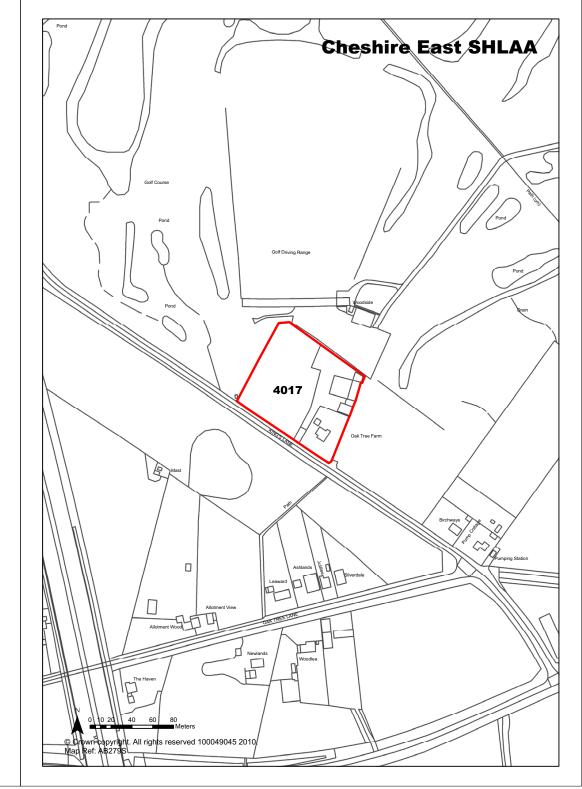




Town / Rural Smaller Vi	llages	Easting	374266 <b>North</b>	ing 369345
Site Description	House with yard and hardstand rear (haulage business) and actield.		Site Size Net (Ha)	0.92
Character of Area	Open countryside, woods.		Potential Capacity	28
Surrounding Land Uses	Golf course, open countryside.		Potential Net	28
Physical Constraints	Flood zone 1 - little or no risk. trees line Kings Lane boundary form north-east and north-west boundaries. Buildings and hardstanding on site. Site is fla	v. Hedge	Capacity	
Policy Restrictions	Open Countryside, Jodrell Ban Telescope Consultation Zone.	k Radio	Potential Density	30.43
Managing Constraints	Consultation with Jodrell Bank. Consideration of biodiveristy. I need for a Protected Species Surface water runoff should be calculated in accordance with Environment Agency guideline greenfield sites.	Potential Survey.	Determination of Capacity	Density multiplier
Sustainability	Site is not considered to be sustainable due to lack of servi	ces.		
Accessibility	From relatively narrow road.		Total Completions	0
Other Information			Losses Completed	0
Brownfield / Greenfield	Mixed		Remaining Losses	0
Suitability	Not Suitable			
Availability	Available		Current Year	0
Achievability	Not Achievable		Years 1-5	0
Deliverability	Not currently developable		Years 6-10	0
<b>Development Progress</b>	SHLAA Site		Years 11-15	0

Land at Oak Tree Farm, Cranage

Site Address





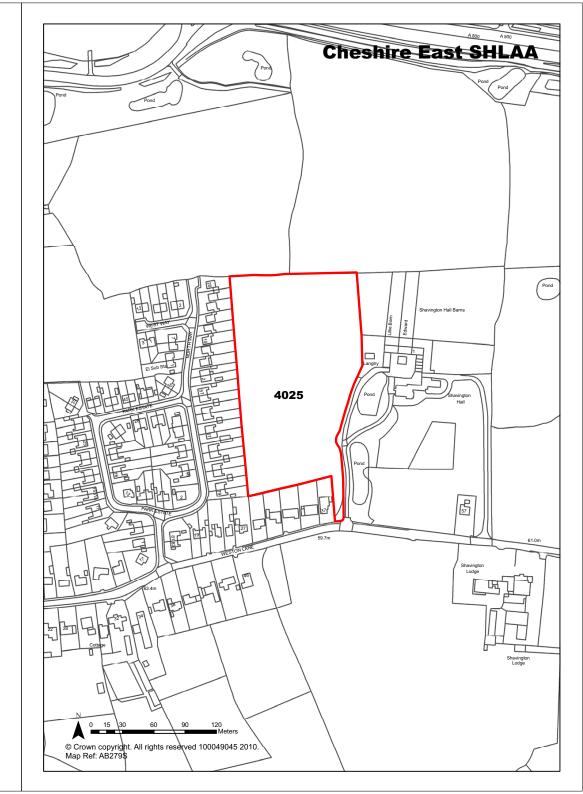
**Application Number:** 

**Ref** 4017

<b>Ref</b> 4025	Site Address	Land at Sh	Shavington Hall, Shavington.			
Town / Rural Shavington		Easting	370815	Northing	352347	

Town / Rural Shavington	1	Easting	370815	Northin	g 352347
Site Description	Agricultural use, bounded by hedgerows and trees.		Site Size Net	(Ha)	2.25
Character of Area	Open countryside adjacent to the Shavington settlement boundar		Potential Cap	acity	57
Surrounding Land Uses	Open countryside, agricultural and residential development.	and	Potential Net Capacity		57
Physical Constraints	Flood zone 1 - little or no risk. Shavington Hall - Listed Buildin Tree Preservation Order trees a along access and eastern bour Site is flat. Ponds close to site	on site dary.			
Policy Restrictions	Green Gap.		Potential Den	sity	25.33
Managing Constraints	Consideration of hedges and tr site. Consideration of historic environment including Listed B Consultation with Heritage and Design. Consideration of biodi Potential need for a Protected S Survey. Potential need for a FI Risk Assessment due to site sis Surface water runoff should be calculated in accordance with Environment Agency guidelines greenfield sites.	uilding. versity. Species ood ze.	Determination Capacity	n of	Based on curent application
Sustainability	Sustainably located adjacent to Shavington settlement.				
Accessibility	To be discussed with Highways	<b>3.</b>	Total Comple	tions	0
Other Information	Site is located in the proposed Strategic Open Gap.		Losses Comp	oleted	0
Brownfield / Greenfield	Greenfield		Remaining Lo	sses	0
Suitability	Suitable - with policy change				
Availability	Available		<b>Current Year</b>		0
Achievability	Achievable		Years 1-5		0
Deliverability	Developable		Years 6-10		57
<b>Development Progress</b>	SHLAA Site - Current Application	on	Years 11-15		0

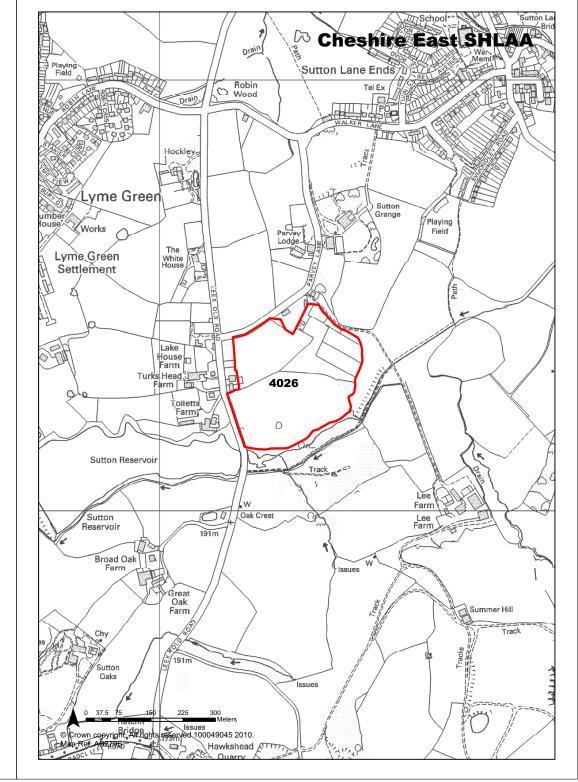




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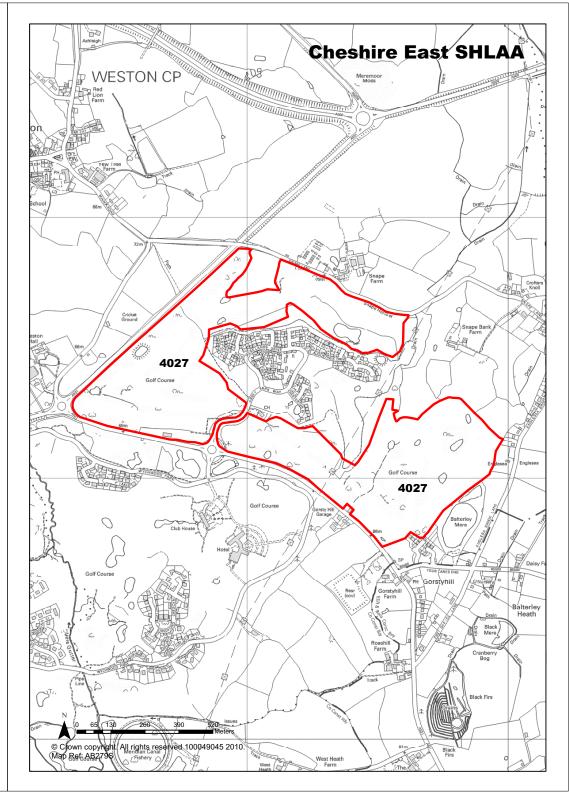
<b>Ref</b> 4026	Site Address	Land off Leek Old Road, Sutton, Macclesfield.		
Town / Rural Rural		Easting	392310 N	orthing 370304
Site Description	Agricultural grazing fields. Feastern boundary.	Reservoir to	Site Size Net (Ha	a) 7.43
Character of Area	Rural, hilly, edge of settlem	ent.	Potential Capac	ity 223
Surrounding Land Uses	Agricultural, residential.		Potential Net	223
Physical Constraints	Flood zone 1 - little or no ris Hedgerow and ponds, reset topography. Hardstanding Hilly, generally on a slope fi west but undulating. Site is trees, hedges and fences.	rvoir, on site. rom east to	Capacity	
Policy Restrictions	Area of Special County Value Belt. Site of Nature Consentence.		Potential Densit	y 30.01
Managing Constraints	Consideration of biodiversit need for a Protected Specie Potential need for a Flood F Assessment due to site size Transport Assessment likel needed. Surface water run be calculated in accordance Environment Agency guidel greenfield sites.	es Survey. Risk e. y to be off should e with	Determination o Capacity	f Density multiplier
Sustainability	Site is not considered to be located due to lack of service			
Accessibility	Access is possible.		Total Completio	ns 0
Other Information			Losses Complet	ted 0
Brownfield / Greenfield	Greenfield		Remaining Loss	ses 0
Suitability	Not Suitable			
Availability	Marginal / Uncertain		Current Year	0
Achievability	Not Achievable		Years 1-5	0
Deliverability	Not currently developable		Years 6-10	0
<b>Development Progress</b>	SHLAA Site		Years 11-15	0
Application Number:				





<b>Ref</b> 4027	Site Address	Wychwood	d Golf Course	
Town / Rural Rural		Easting	374186 <b>North</b>	ning 351286
Site Description	Golf course with modern residevelopment in the centre bincluded in the site.		Site Size Net (Ha)	64.39
Character of Area	Open countryside.		Potential Capacity	1932
Surrounding Land Uses	Residential and agricultural.		Potential Net	1932
Physical Constraints	Flood zone 1 - little or no ris countryside. Trees, ponds a on site. Footpaths cross the Undulating site bordered by heges and fencing.	nd hedges e site.	Capacity	
Policy Restrictions	Open countryside, eastern pis in Hazardous Consultation		Potential Density	30
Managing Constraints	Consideration of footpaths a biodiversity. Potential need Protected Species Survey. Assessment likely to be need Potential need for a Flood Rassessment due to site size Consultation with the Health Safety Executive. Surface with Surface of Should be calculated in account Environment Agency of greenfield sites.	d for a Transport ded. Sisk and and water runoff ordance	Determination of Capacity	Density multiplier
Sustainability	Not sustainably located, iso location. However site may sufficient size to create a su settlement.	be of a		
Accessibility	To be discussed with Highw	ays.	<b>Total Completions</b>	0
Other Information			Losses Completed	0
Brownfield / Greenfield	Greenfield		Remaining Losses	0
Suitability	Not Suitable			
Availability	Marginal / Uncertain		Current Year	0
Achievability	Achievable		Years 1-5	0
Deliverability	Not currently developable		Years 6-10	0
Development Progress Application Number:	SHLAA Site		Years 11-15	0

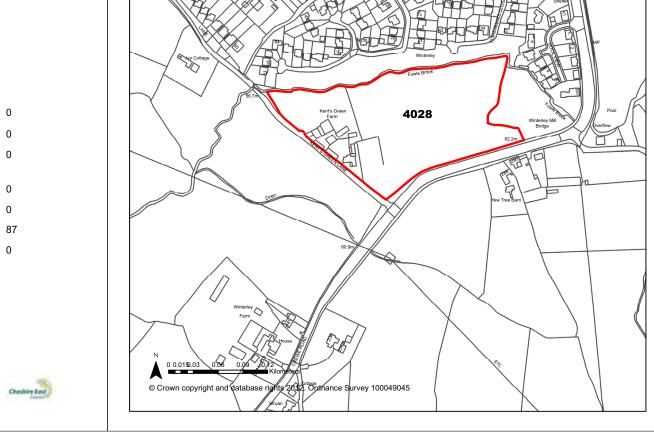




<b>Ref</b> 4028	Site Address	Land at Kent Green Farm, Haslington.			
Town / Rural Haslington		Easting	374507 <b>Nor</b>	thing 356977	
Site Description	Part of agricultural land but a includes a farm house and b		Site Size Net (Ha)	2.87	
Character of Area	Edge of settlement. Open co	untryside.	Potential Capacity	87	
Surrounding Land Uses	Agricultural land. Open spac residential areas with Winter		Potential Net Capacity	87	
Physical Constraints	Majority of the site is in flood little or no risk. Area along the northern boundary is an area risk. Trees with Tree Preserv Orders on the site. Buildings and overhead pylons. Trees and hedges to boundary. Ur site.	ne a of flood vation s on site s, fence			
Policy Restrictions	Open countryside.		Potential Density	30.31	
Managing Constraints	Development away from Tre Preservation Order trees. Po need for a Protected Species Flood risk constraints, with p need for a Flood Risk Assess Consideration of overhead p Surface water runoff should calculated in accordance wit Environment Agency guideling greenfield sites.	stential s Survey. otential sment. ylons. be h	Determination of Capacity	Density multiplier	
Sustainability	Adjacent to Winterley but control be not sustainably located				
Accessibility	To be discussed with Highwa	ays.	Total Completions	0	
Other Information			Losses Completed	0	
Brownfield / Greenfield	Greenfield		Remaining Losses	, 0	
Suitability	Suitable - with policy change				
Availability	Available		Current Year	0	
Achievability	Achievable		Years 1-5	0	

Years 6-10

Years 11-15



Cheshire East SHLAA

Developable

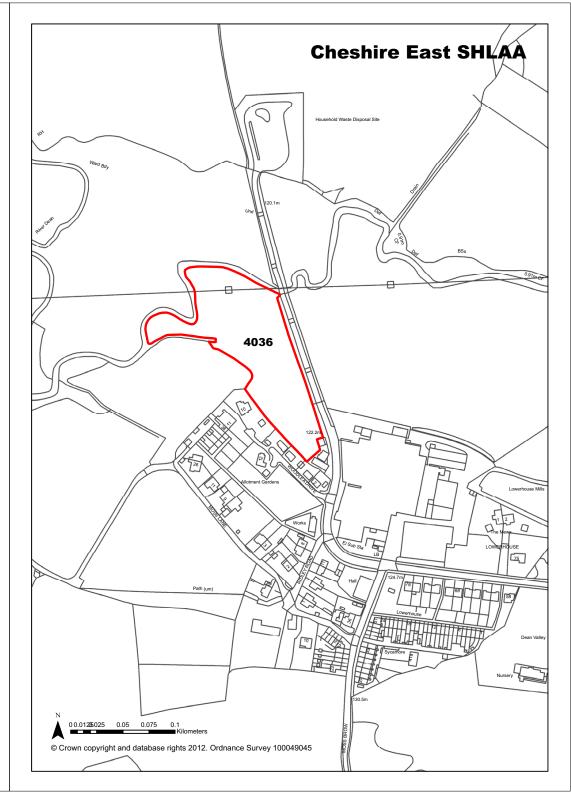
SHLAA Site

Deliverability

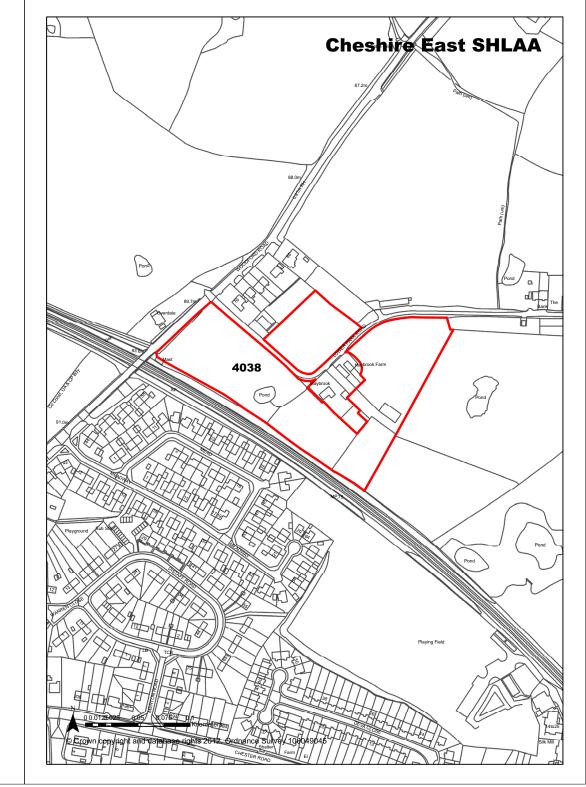
**Development Progress** 

<b>Ref</b> 4036	Site Address	Land at Albert Road, Bollington.			
Town / Rural Bollington		Easting	392076 <b>Nor</b>	thing 377785	
Site Description	Field.		Site Size Net (Ha)	1.16	
Character of Area	Edge of settlement, semi-ru	ral.	Potential Capacity	35	
Surrounding Land Uses	Industrial, waste disposal, re	esidential.	Potential Net	35	
Physical Constraints	risk. Stream bounds the no site. Power lines and a footp the site. Trees with Tree Pr Orders on site/overhanging There is also a footpath to the border. Hedgerows. Trees	e is also a footpath to the eastern er. Hedgerows. Trees along dary, protected species. Site		33	
Policy Restrictions	Existing Employment Area.		Potential Density	30.17	
Managing Constraints	Consideration of pylons and footpath. Consideration of biodiversity, with a need for a Protected Species Survey. Consideration of flood risk and the production of a Flood Risk Assessment. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		Determination of Capacity	Density multiplier	
Sustainability	School nearby.				
Accessibility	Access to be discussed with	n Highways.	Total Completions	0	
Other Information	Application No 06/2021P- a appeal for 12 business units		Losses Completed	0	
Brownfield / Greenfield	Greenfield		Remaining Losses	0	
Suitability	Suitable - with policy change	е			
Availability	Available		Current Year	0	
Achievability	Achievable		Years 1-5	0	
Deliverability	Developable		Years 6-10	35	
<b>Development Progress</b>	SHLAA Site		Years 11-15	0	
Application Number:					

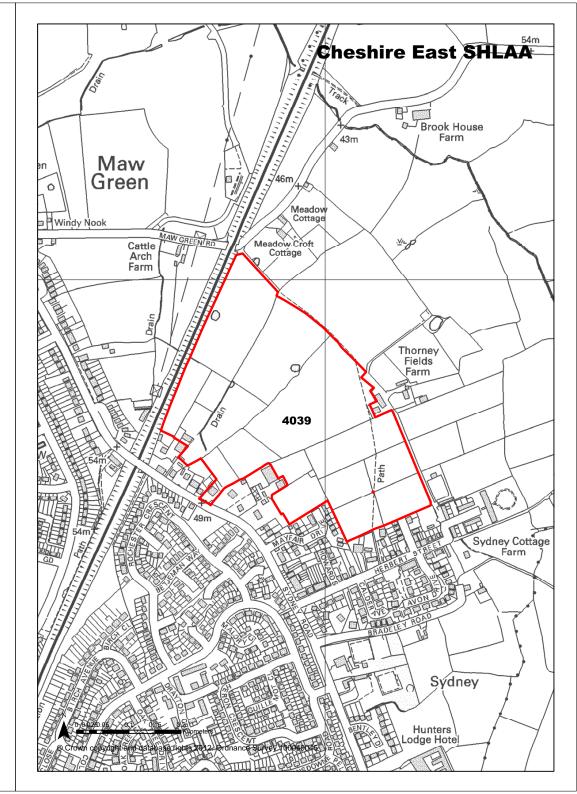




<b>Ref</b> 4038	Site Address Land	Site Address Land off Woodford Road, Poynton.			
Town / Rural Poynton	Eas	sting 390809 Nort	hing 384125		
Site Description	Fields with ponds.	Site Size Net (Ha)	2.39		
Character of Area	Open countryside.	Potential Capacity	72		
Surrounding Land Uses	Agricultural, residential, railway line	Potential Net	72		
Physical Constraints	Flood zone 1 - little or no risk.  Potential noise and pollution issues from the adjacent railway. Site is adjacent to a Grade II Listed Buildin and contains trees with Tree Preservation Orders. Building and hardstanding on site. Site is border by trees and hedges. Undulating si	ng red			
Policy Restrictions	Green Belt.	Potential Density	30.13		
Managing Constraints	Consideration of biodiversity and potential need for a Protected Speci Survey. Consultation with Environmental Health. Consideration of heritage and consultation with Heritage and Design. Potential neer for a Flood Risk Assessment due to site size. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Capacity on od	Density multiplier		
Sustainability	Site is not considered sustainable d to lack of services close by.	ue			
Accessibility	Access is possible.	<b>Total Completions</b>	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Suitable - with policy change				
Availability	Available	Current Year	0		
Achievability	Achievable	Years 1-5	0		
Deliverability	Developable	Years 6-10	72		
<b>Development Progress</b>	SHLAA Site	Years 11-15	0		

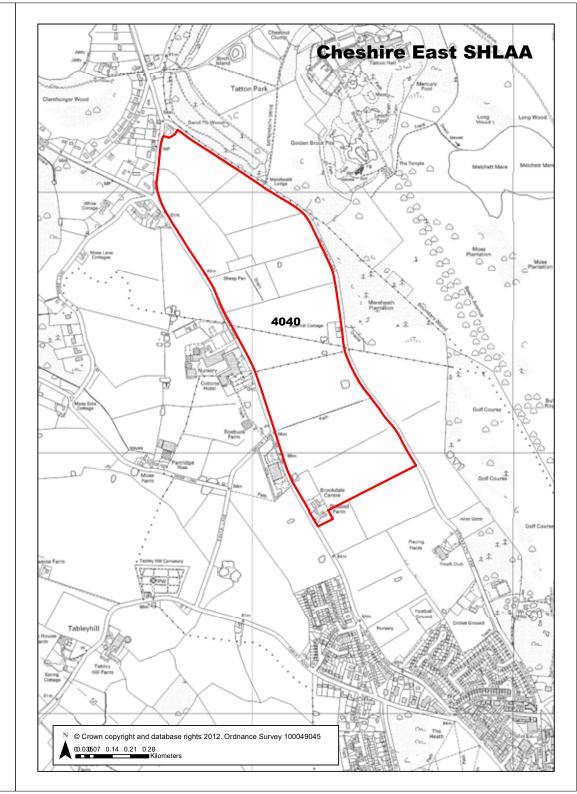


<b>Ref</b> 4039	Site Address Land at Sydney Road, Crewe East.				East.
Town / Rural Crewe		Easting	371932	Northing	356746
Site Description	Numerous agricultural fields hedgerow field boundaries a mature trees. Edge of settler western boundary formed by line, housing to the south, far north and east.	nd some ment, railway	Site Size Net (	<b>H</b> a) 1	14.74
Character of Area	Edge of settlement, open con	untryside.	Potential Capa	acity 4	143
Surrounding Land Uses	Residential, agriculture and a line. Fields to the east of site submitted to SHLAA (4294)		Potential Net Capacity	-	143
Physical Constraints	Flood zone 1 - little or no rist on site. Site contains hedge trees. Footpath crosses site noise and pollution issues fro railway line. Site is bordered and hedges. Topography missue.	rows and . Potential om the I by trees			
Policy Restrictions	Green Gap.		Potential Dens	sity 3	30.05
Managing Constraints	Consideration of footpath an biodiversity. Potential need of Protected Species Survey. If need for a Flood Risk Assess to site size. Transport Asses likely to be needed. Consult Environmental Health. Surfarunoff should be calculated in accordance with Environment guidelines.	for a Potential sment due sment ation with ace water	Determination Capacity		Density nultiplier
Sustainability	Considered to be sustainable to Crewe settlement boundary				
Accessibility	Surounding streets are fairly Access to be discussed with Highways. Owners dwelling demolished to aid access.		Total Complet	ions (	)
Other Information	Part of site is in the proposed Open Gap. Exsiting public s across site.		Losses Comp	leted (	)
Brownfield / Greenfield	Greenfield		Remaining Lo	sses (	)
Suitability	Suitable - with policy change	•			
Availability	Available		<b>Current Year</b>	(	)
Achievability	Achievable		Years 1-5	(	)
Deliverability	Developable		Years 6-10	1	125
<b>Development Progress</b>	SHLAA Site		Years 11-15	2	250
Cheshire East SHLAA - I	Jpdate January 2013				Cheshive East



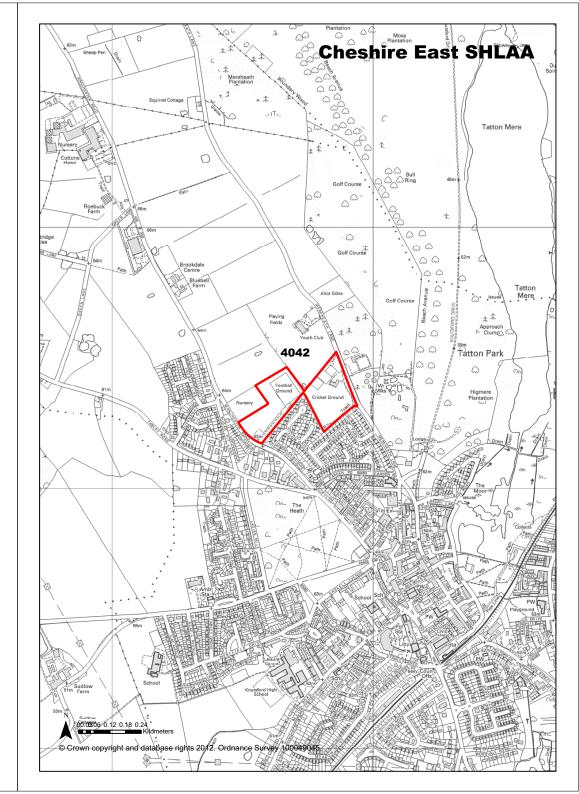
<b>Ref</b> 4040	Site Address	Land north Knutsford.	n east of Man	cheste	er Road,
Town / Rural Knutsford	- Edge / Extension	Easting	374117	Northi	ng 380495
Site Description	A series of flat fields surrour hedges and mature trees. I cottage.		Site Size Net (	На)	52.42
Character of Area	Open countryside.		Potential Capa	acitv	1573
Surrounding Land Uses	Open countryside, hotel, for grounds.	otball	Potential Net Capacity		1573
Physical Constraints	Flood zone 1 - little or no ris and hedges on site and to b Footpath crosses the site. E on site. Site is generally flat	oundary. Buildings	,		
Policy Restrictions	Green Belt.		Potential Dens	sity	30
Managing Constraints	Consideration of biodiversity and footpath. Potential need for a Protected Species Survey. Transport Assessment likely to be needed. Potential need for a Flood Risk Assessment due to site size. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		Determination Capacity	-	Density multiplier
Sustainability	Site is not considered susta to a lack of services. Howe may be of a sufficient size to sustainable settlement.	ver, site			
Accessibility	Access is possible.		Total Complet	ions	0
Other Information			Losses Comp	leted	0
Brownfield / Greenfield	Greenfield		Remaining Lo	sses	0
Suitability	Not Suitable				
Availability	Available		Current Year		0
Achievability	Achievable		Years 1-5		0
Deliverability	Not currently developable		Years 6-10		0
<b>Development Progress</b>	SHLAA Site		Years 11-15		0
Application Number:					



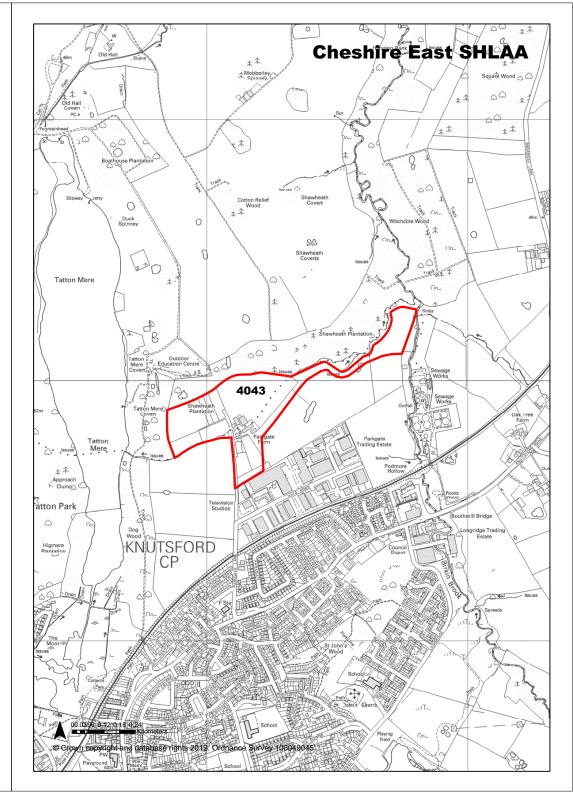


<b>Ref</b> 4042	Site Address		nd cricket grou er Road and M	inds off lereheath Lane
Town / Rural Knutsford	- Edge / Extension	Easting	374725	Northing 379340
Site Description	Knutsford Sports ground, te courts, rugby, cricket faciliti buildings undergoing improfloodlighting, car park and fepitches.	es. Current vements,	Site Size Net (H	a) 6.46
Character of Area	Residential, edge of town, r	ural feel	Potential Capac	city 194
Surrounding Land Uses	Residential, edge of town, vestate.	voodland	Potential Net	194
Physical Constraints	Flood zone 1 - little or no ris Buildings on site. Mature tre with Tree Preservation Orde hedges. Site appears to be is bordered by hedges.	ees, some ers and		
Policy Restrictions	Green Belt, RT6 (4) allocate recreation purposes. Playin protected open space.		Potential Densi	ty 30.03
Managing Constraints	Consideration of replaceme retention of playing fields. Consideration of biodiversit need for a Protected Specie Potential need for a Flood F Assessment due to site size Assessment likely to be need Surface water runoff should calculated in accordance wield Environment Agency guideligreenfield sites.	y. Potential es Survey. Risk e. Transport eded. be th	Determination of Capacity	of Density multiplier
Sustainability	Site is close to a bus stop, vallow access to services.	which would		
Accessibility	To be discussed with Highw	/ays	Total Completion	ons 0
Other Information			Losses Comple	eted 0
Brownfield / Greenfield	Greenfield		Remaining Los	ses 0
Suitability	Suitable - with policy chang	е		
Availability	Available		<b>Current Year</b>	0
Achievability	Achievable		Years 1-5	0
Deliverability	Developable		Years 6-10	90
<b>Development Progress</b>	SHLAA Site		Years 11-15	104
Application Number:				

Cheshire East SHLAA - Update January 2013

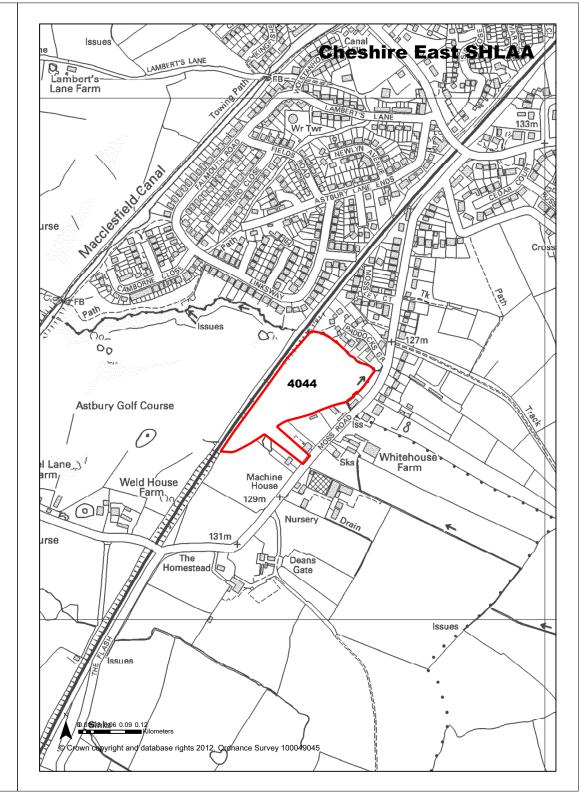


<b>Ref</b> 4043	Site Address	Land at Pa Knutsford.	arkgate Farm, Par	kgate Lane,
Town / Rural Knutsford	- Edge / Extension	Easting	376206 <b>Nort</b> l	ning 379908
Site Description	Residential and stables and business.	d feed	Site Size Net (Ha)	14.11
Character of Area	Open countryside.		Potential Capacity	200
Surrounding Land Uses	Open countryside and adja industrial estate.	cent	Potential Net Capacity	200
Physical Constraints	Flood zone 1 - little or no risite, shape of site. Part worestricts developable area. site. Pond on site with pote impact, possible contamina adjoining landuse (Parkgatestate). Footpath crosses to a waste water treatment Buildings and hardstanding Site is bordered by trees ar	odland Hedges on ential newt tion, e Industrial site. Close plant. on site.	Capacity	
Policy Restrictions	Green Belt. Area of Specia Value.	l County	Potential Density	14.17
Managing Constraints	Consideration of biodiversit need for a Protected Specin Transport Assessment likel needed. Potential need for Risk Assessment due to sit Consultation with Contamir Officer and Environmental Surface water runoff should calculated in accordance we Environment Agency guide greenfield sites.	es Survey. y to be a Flood e size. hated Land Health. d be	Determination of Capacity	Density multiplier, allowing for site physical constraints
Sustainability	Site is not considered sustato lack of services.	ainable due		
Accessibility	Access to be discussed wit Highways. Access to the s bridge. Investigation would done as to the strength of t	ite is over a need to be	Total Completions	0
Other Information	Reduction in potential capa	city.	Losses Completed	0
Brownfield / Greenfield	Mixed		Remaining Losses	0
Suitability	Not Suitable			
Availability	Available - site owned by d	eveloper	Current Year	0
Achievability	Not Achievable		Years 1-5	0
Deliverability	Not currently developable		Years 6-10	125
<b>Development Progress</b>	SHLAA Site		Years 11-15	75
Application Number:				
Cheshire East SHLAA -	Update January 2013			Cheshing East



<b>Ref</b> 4044	Site Address	Land Nort Congleton	h West of Mos	s Roa	d,
Town / Rural Congleton	- Edge / Extension	Easting	386534 N	Northin	g 361435
Site Description	Paddock/field,		Site Size Net (H	a)	2.88
Character of Area	Edge of town, rural.		Potential Capac	city	87
Surrounding Land Uses	Residential gardens form so boundary with nearby garde Main line railway forms wes boundary. Informal semi aguse (sheds bonfires) within area to the south east.	en centre . stern ricultural	Potential Net Capacity		87
Physical Constraints	Flood zone 1 - little or no ris line railway forms western be with potential noise and pol issues. Overhead Powerline site. Potential bad neighbou agricultural use within the a residential area. Site is flat to south west and north east bordered by trees.	ooundary lution es cross the ur djoining but drops			
Policy Restrictions	Green Belt.		Potential Densi	ty	30.21
Managing Constraints	Consultation with Environm Health. Potential need for a Assessment due to site size Consideration of biodiversit need for a Protected Specie Surface water runoff should calculated in accordance w Environment Agency guidel greenfield sites.	i Flood Risk e. y. Potential es Survey. I be ith	Determination of Capacity		Density multiplier
Sustainability	Site is not considered sustato lack of services.	inable due			
Accessibility	Good access from road thro exisiting field entrance. Pot- improved access off rough area on Moss Road, but it of form part of site.	ential parking	Total Completion	ons	0
Other Information			Losses Comple	ted	0
Brownfield / Greenfield	Greenfield		Remaining Los	ses	0
Suitability	Not Suitable				
Availability	Available		Current Year		0
Achievability	Not Achievable		Years 1-5		0
Deliverability	Not currently developable		Years 6-10		0
<b>Development Progress</b>	SHLAA Site		Years 11-15		0
Application Number:					
					200

Cheshire East SHLAA - Update January 2013



Town / Rural Rural	Easting	377791 <b>Nor</b>	thing 376847
Site Description	Woodland.	Site Size Net (Ha)	0.31
Character of Area	Rural.	Potential Capacity	14
Surrounding Land Uses	Residential and open countryside.	Potential Net	14
Physical Constraints	Flood zone 1 - little or no risk. Trees on site and to boundary. Site appears to be generally flat.	Capacity	
Policy Restrictions	Green Belt.	Potential Density	45.16
Managing Constraints	Consideration of biodiversity and potential need for a Protected Species Survey. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Determination of Capacity	Based on current permission
Sustainability	Site is not considered to be sustainable due to lack of services.		
Accessibility	Access is possible.	Total Completions	0
Other Information		Losses Completed	0
Brownfield / Greenfield	Greenfield	Remaining Losses	0
Suitability	Suitable		
Availability	Available	Current Year	14
Achievability	Achievable	Years 1-5	0
Deliverability	Deliverable	Years 6-10	0
<b>Development Progress</b>	Under Construction	Years 11-15	0

Land off Marthall Lane, Ollerton

Site Address



Cheshire East SHLAA - Update January 2013

11/2091M

**Ref** 4049

**Application Number:** 

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Town / Rural Alsager - Edge / Extension Easting 3790				Northi	ng 355020
Site Description	Vacant site between settlement boundary and railway line.		Site Size Net	(Ha)	6.59
Character of Area	Open countryside adjacent to settlement.		Potential Cap	acity	198
Surrounding Land Uses	Residential, brook, railway line, countryside, school	open	Potential Net		198
Physical Constraints	Access across brook; adjacent railway line with potential noise pollution issues; area of flood ri (zones 2 and 3 - medium to hig adjacent to brook. Site is flat at bordered by trees.	and sk h risk)			
Policy Restrictions	Open countryside; recreation/le community use allocation, prote area of open space/recreationa	ected	Potential Den	sity	30.05
Managing Constraints	Consultation with Environmental Health. Transport Assessment likely to be needed. Consideration of biodiversity and potential need for a Protetcted Species Survey.  Consideration of flood risk with potnetial need for a Flood risk Assessment. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		n of	Density multiplier	
Sustainability	Close to town centre.				
Accessibility	Access to be discussed with High and could be taken from Hall Discussion would need to cross brook.	•	Total Comple	tions	0
Other Information			Losses Comp	oleted	0
Brownfield / Greenfield	Greenfield		Remaining Lo	osses	0
Suitability	Suitable - with policy change				
Availability	Available - site owned by develop	oper	Current Year		0
Achievability	Achievable		Years 1-5		0
Deliverability	Developable		Years 6-10		90
<b>Development Progress</b>	SHLAA Site		Years 11-15		108
Application Number:					

Site Address

Land off Hall Drive, Alsager.

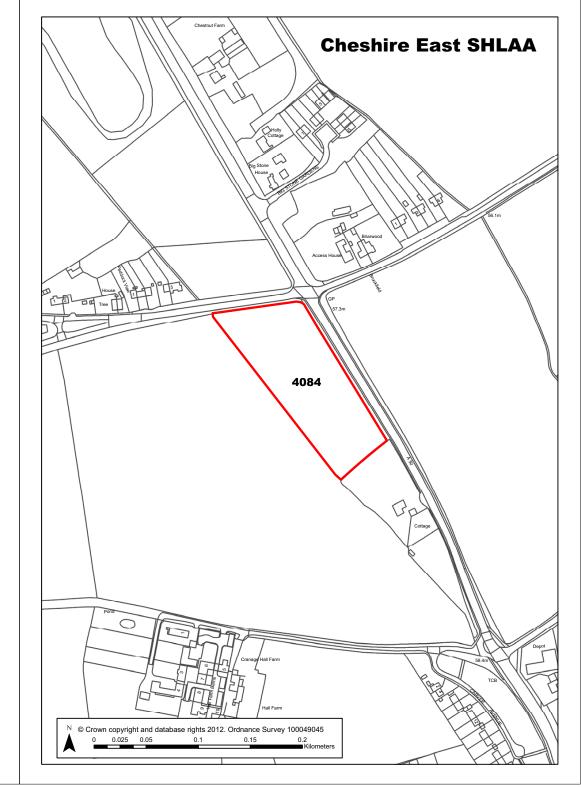
Cheshire East SHLAA - Update January 2013

**Ref** 4059



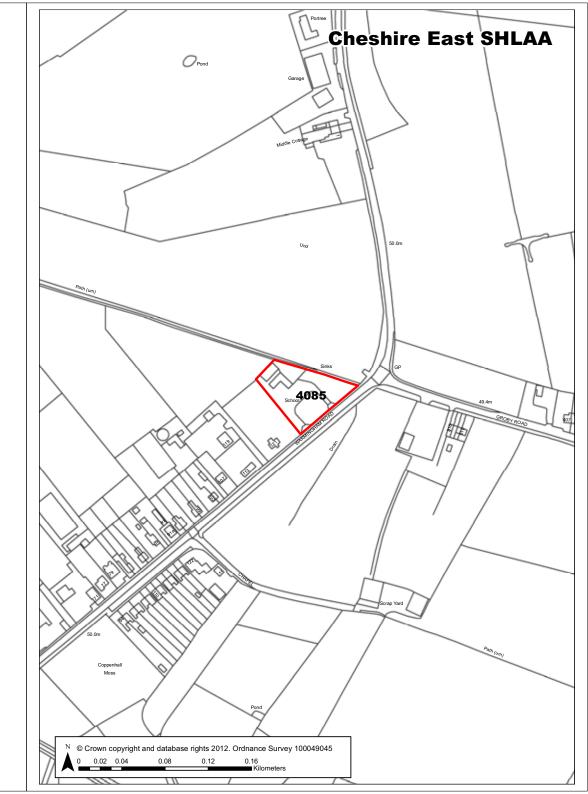
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<b>Ref</b> 4084	Site Address	Land north of Plum Tree Cottage, Knutsford Road, Cranage.			
Town / Rural Smaller Vil	llages	Easting	374910	Northi	ng 369090
Site Description	Field.		Site Size Net (H	На)	1.23
Character of Area	Isolated residential uses.		Potential Capa	city	37
Surrounding Land Uses	Open countryside, scattered residential uses	d/linear	Potential Net		37
Physical Constraints	Flood zone 1 - little or no ris by hedgerows, several matu edges. Telegraph poles to v boundary. Site is flat.	ire trees to	- aparting		
Policy Restrictions	Open Countryside, Jodrell E Telescope Consultation Zor		Potential Dens	ity	30.08
Managing Constraints	Consultation with Jodrell Bank. Potential need for a Flood Risk Assessment due to site size. Consideration of biodiveristy and potential need for a Protected Species Survey. Surface water runoff should be calcultaed in accordance with Environment Agency guidelines for greenfield sites.		Determination Capacity	of	Density multiplier
Sustainability	Relatively isolated with few facilities/services nearby.				
Accessibility	Main road adjacent. Access discussed with Highways.	s to be	Total Completi	ions	0
Other Information			Losses Compl	eted	0
Brownfield / Greenfield	Greenfield		Remaining Los	sses	0
Suitability	Not Suitable				
Availability	Available		Current Year		0
Achievability	Not Achievable		Years 1-5		0
Deliverability	Not currently developable		Years 6-10		0
<b>Development Progress</b>	SHLAA Site		Years 11-15		0
Application Number:					





<b>Ref</b> 4085	Site Address		cent to 121 W rmingham, Cr		ham
Town / Rural Crewe		Easting	370722	Northing	358597
Site Description	Modern school building on (Focus School) and surrour		Site Size Net (H	<b>-la)</b> О	0.32
Character of Area	Open countryside.		Potential Capa	city 1	10
Surrounding Land Uses	Agriculture and some detac residential properties.	hed	Potential Net Capacity	1	10
Physical Constraints	Flood zone 1 - little or no ris and hedgerows. Public Righ adjacent to the site. Buildin hardstanding on site. Site to fence, hedges and trees. S	nt of Way gs and pordered by	,,,,		
Policy Restrictions	Open countryside.		Potential Dens	ity 3	31.25
Managing Constraints	Consideration of footpath at biodiversity. Potential need Protected Species Survey. water runoff should be calcu accordance with Environme guidelines for greenfield site	for a Surface ulated in ent Agency	Determination Capacity		Density multiplier
Sustainability	Sandbach/Crewe/Nantwich next to site, which can provito services.				
Accessibility	Access to be discussed with	n Highways.	Total Completi	ions (	)
Other Information			Losses Compl	eted 0	)
Brownfield / Greenfield	Mixed		Remaining Los	sses (	)
Suitability	Suitable - with policy chang	е			
Availability	Available		Current Year	C	)
Achievability	Achievable		Years 1-5	C	)
Deliverability	Developable		Years 6-10	1	10
<b>Development Progress</b>	SHLAA Site		Years 11-15	C	)

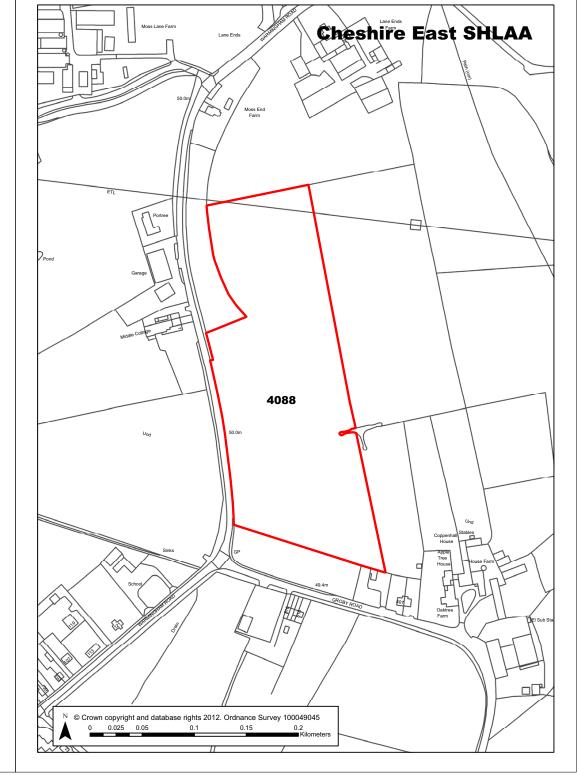


<b>Ref</b> 4086	Site Address		of 97 Hassall R nterley, Sandba	oad, Wheelock ich.
Town / Rural Rural		Easting	375517 No	orthing 357389
Site Description	Field, house, barn/sheds, ha	ardstanding	Site Size Net (Ha	0.76
Character of Area	Residential/open countryside	е	Potential Capacit	ty 23
Surrounding Land Uses	Residential, agricultural		Potential Net	23
Physical Constraints	by hedgerow to east, and tre footpath. Buildings and hard on site. Site bordered by tre	bod zone 1 - little or no risk. Lined hedgerow to east, and trees, otpath. Buildings and hardstanding site. Site bordered by trees and dges. Site appears to be flat.		
Policy Restrictions	Open Countryside.		Potential Density	30.26
Managing Constraints	Consideration of biodiversity potential need for a Protecte Survey. Surface water rund be calculated in accordance Environment Agency guideli greenfield sites. Considerati footpath.	ed Species off should with nes for	Determination of Capacity	Density multiplier
Sustainability	Not considered sustainable of services.	due to lack		
Accessibility	Narrow track, although site of house could form future acc Access to be discussed with	ess route.	Total Completion	<b>ns</b> 0
Other Information			Losses Complete	ed 0
Brownfield / Greenfield	Mixed		Remaining Losse	es 0
Suitability	Not Suitable			
Availability	Available		Current Year	0
Achievability	Not Achievable		Years 1-5	0
Deliverability	Not currently developable		Years 6-10	0
<b>Development Progress</b>	SHLAA Site		Years 11-15	0



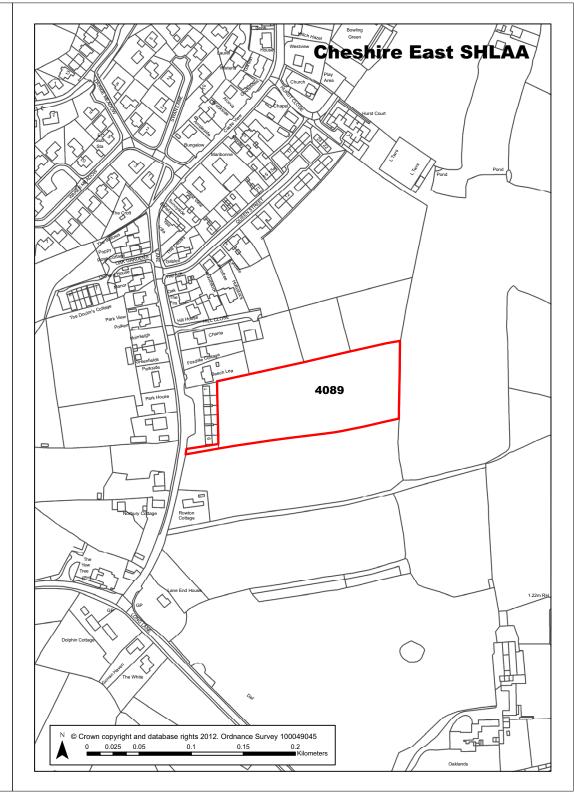


<b>Ref</b> 4088	Site Address	Land at Moss End Farm, Warminghar Crewe		
Town / Rural Rural		Easting	370858 <b>North</b>	ing 358782
Site Description	Open countryside along a m	nain road.	Site Size Net (Ha)	3.99
Character of Area	Open countryside.		Potential Capacity	120
Surrounding Land Uses	Industry, agriculture, residen	ntial.	Potential Net	120
Physical Constraints	Flood zone 1 - little or no risk. Power line across north of site, mature trees, hedgerows. Site is bordered by hedges and appears to be generally flat.		Capacity	
Policy Restrictions	Open Countryside.		Potential Density	30.08
Managing Constraints	Consideration of biodiversity and potential need for a Protected Species Survey. Potential need for a Flood Risk Assessment due to site size. Transport Assessment likely to be needed. Consideration of overhead pylons. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		Determination of Capacity	Density multiplier
Sustainability	Site not considered sustaina	able.		
Accessibility	Access to be discussed with	n Highways.	<b>Total Completions</b>	0
Other Information			Losses Completed	0
Brownfield / Greenfield	Greenfield		Remaining Losses	0
Suitability	Not Suitable			
Availability	Available		Current Year	0
Achievability	Not Achievable		Years 1-5	0
Deliverability	Not currently developable		Years 6-10	0
<b>Development Progress</b>	SHLAA Site		Years 11-15	0



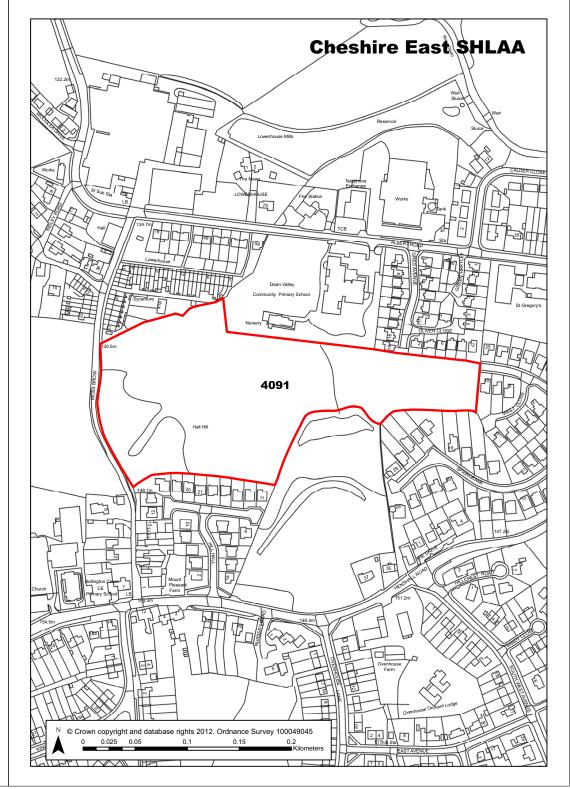


<b>Ref</b> 4089	Site Address	Land rear of 1 to 9 Bunbury Lane, Bunbury, Nantwich.			
Town / Rural Bunbury		Easting	356499 <b>North</b>	ing 357393	
Site Description	Arable field behind retireme bungalows on edge of Bunb		Site Size Net (Ha)	1.25	
Character of Area	Rural village and agriculture	).	Potential Capacity	38	
Surrounding Land Uses	Residential, agriculture.		Potential Net	38	
Physical Constraints	Flood zone 1 - little or no ris Hedgerows and trees to boo Site appears to be flat.		Capacity		
Policy Restrictions	Open countryside.		Potential Density	30.4	
Managing Constraints	Consideration of biodiversity and potential need for a Protected Species Survey. Potential need for a Flood Risk Assessment due to site size. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		Determination of Capacity	Density multiplier	
Sustainability	Bus stop a few metres away of village with amenities.	y. On edge			
Accessibility	Access to be discussed with	n Highways.	Total Completions	0	
Other Information			Losses Completed	0	
Brownfield / Greenfield	Greenfield		Remaining Losses	0	
Suitability	Not Suitable				
Availability	Available		Current Year	0	
Achievability	Not Achievable		Years 1-5	0	
Deliverability	Not currently developable		Years 6-10	0	
Development Progress	SHLAA Site		Years 11-15	0	





<b>Ref</b> 4091	Site Address	Land at H	all Hill off Brow	/ Hill, Bollington.
Town / Rural Bollington	- Edge / Extension	Easting	392331	Northing 377420
Site Description	Very hilly fields, sloping generation north to south down the valley		Site Size Net (H	la) 3.68
Character of Area	Residential.		Potential Capac	city 111
Surrounding Land Uses	Residential, commercial and	schools.	Potential Net	111
Physical Constraints	Flood zone 1 - little or no risk. Topography, school to south, nature conservation priority area to north. Trees on site with Tree Preservation Orders. Site bordered by trees.		Capacity	
Policy Restrictions	Green Belt. Open Space. Nat Conservation Priority Area.	ure	Potential Densi	ty 30.16
Managing Constraints	Consideration of biodiversity and potential need for a Protected Species Survey. Potential need for a Flood Risk Assessment due to site size. Transport Assessment likely to be needed. Consideration of retention or replacement of open space. Surface water runoff to be calculated in accordance with Environment Agency guidelines for greenfield sites.		Determination of Capacity	of Density multiplier
Sustainability	School and services nearby.			
Accessibility	Access to be discussed with I	Highways.	Total Completion	ons 0
Other Information			Losses Comple	eted 0
Brownfield / Greenfield	Greenfield		Remaining Los	ses 0
Suitability	Suitable - with policy change			
Availability	Available		<b>Current Year</b>	0
Achievability	Achievable		Years 1-5	0
Deliverability	Developable		Years 6-10	90



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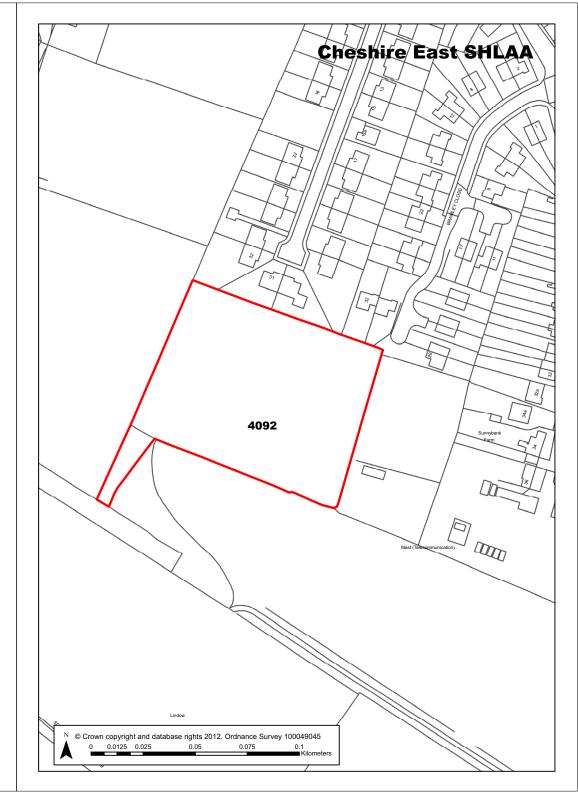
**Years 11-15** 

Development Progress

Application Number:

SHLAA Site

<b>Ref</b> 4092	Site Address Land off Bramley Close, Wilmslow.				
Town / Rural Wilmslow		Easting	382656 <b>No</b> i	thing 379860	
Site Description	Scrubland, lined by trees.		Site Size Net (Ha)	0.83	
Character of Area	Residential.		Potential Capacity	20	
Surrounding Land Uses	Residential.		Potential Net	20	
Physical Constraints	Flood zone 1 - little or no risk by mature trees and hedges. appears to be flat.		Capacity	20	
Policy Restrictions	Green Belt.		Potential Density	24.1	
Managing Constraints	Consideration of biodiversity potential need for a Protected Survey. Surface water runoff be calculated in accordance Environment Agency guideling greenfield sites.	l Species should with	Determination of Capacity	Density multiplier	
Sustainability	Close to a bus route, which p access to services.	rovides			
Accessibility	Access to be discussed with Highways. Potential access Bramley Close.	from	Total Completions	0	
Other Information			Losses Complete	d 0	
Brownfield / Greenfield	Greenfield		Remaining Losses	s 0	
Suitability	Suitable - with policy change				
Availability	Available		Current Year	0	
Achievability	Achievable		Years 1-5	0	





0

Years 6-10

Years 11-15

Developable

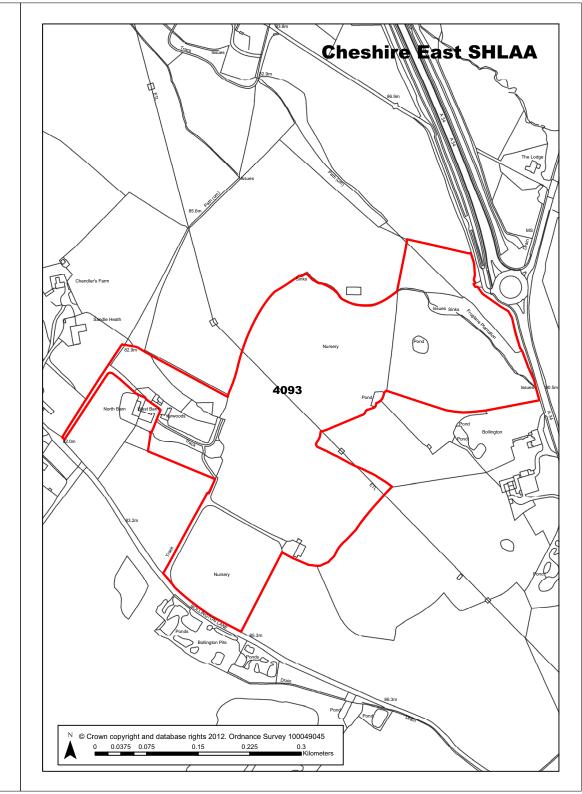
SHLAA Site

Deliverability

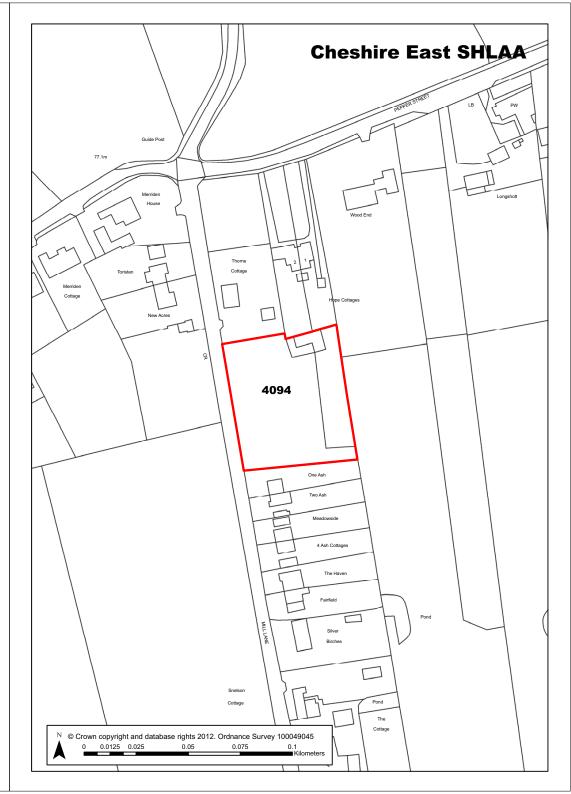
Development Progress

Application Number:

<b>Ref</b> 4093	Site Address		arwoods Farm, her Alderley.	, Bolling	gton
Town / Rural Rural		Easting	383810 N	Northing	375017
Site Description	Fields, barns and residential hardstanding.	use,	Site Size Net (H	a) 14	4.88
Character of Area	Farmland/open countryside.		Potential Capac	ity 4	47
Surrounding Land Uses	Open countryside with scatte residential uses.	ered	Potential Net	•	47
Physical Constraints	Flood zone 1 - little or no ris Overhead lines, pylons close with Tree Preservation Orde site. Existing residential use site. Edges the bypass, whic give rise to noise and air qua problems. Ponds on site. A crosses and is adajcent to the Buildings and hardstanding Site is bordered by trees and Site appears to be generally	e by. Trees ers on es on the ch may ality footpath ee site. on site. d hedges.			
Policy Restrictions	Green Belt.		Potential Densi	ty 30	0.04
Managing Constraints	Consideration of biodiversity potential need for a Protecte Survey. Potential need for a Risk Assessment due to site Transport Assessment likely needed. Consideration of th and overhead powerlines. Consultation with Environme Health. Surface water runof be calculated in accordance Environment Agency guideli greenfield sites.	d Species Flood size. to be e footpath ental f should with	Determination of Capacity	_	ensity ultiplier
Sustainability	Site is not considered sustai to lack of services.	nable due			
Accessibility	Access is possible by way o existing driveway from road.		Total Completic	ons 0	
Other Information			Losses Comple	ted 0	
Brownfield / Greenfield	Greenfield		Remaining Loss	ses 0	
Suitability	Not Suitable				
Availability	Available		<b>Current Year</b>	0	
Achievability	Not Achievable		Years 1-5	0	
Deliverability	Not currently developable		Years 6-10	0	
Development Progress	SHLAA Site		Years 11-15	0	
Application Number:					
Cheshire East SHLAA - U	Update January 2013			c	heshire East

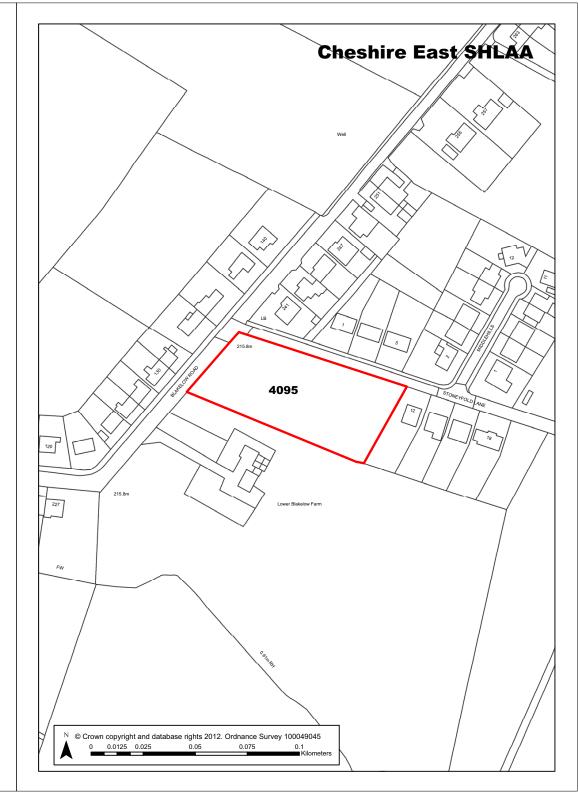


<b>Ref</b> 4094	Site Address Land south of Thorne Cottage, Mill Land Snelson, Macclesfield.			
Town / Rural Rural		Easting	379822 <b>North</b>	ing 374389
Site Description	Garden of detached house lane at edge of village, over fields.		Site Size Net (Ha)	0.35
Character of Area	Rural, open countryside/vill	age.	Potential Capacity	11
Surrounding Land Uses	Agirculture and residential.		Potential Net	11
Physical Constraints	Flood zone 1 - little or no ris Hedgerow and trees on site on site. Ponds in vicinity of appears to be flat and is bo hedges and fencing.	k. Capacity . Building site. Site		
Policy Restrictions	Green Belt.		Potential Density	31.43
Managing Constraints	Consideration of biodiversit potential need for a Protect Survey. Surface water rund be calculated in accordance Environment Agency guidel greenfield sites.	ed Species off should e with	Determination of Capacity	Density multiplier
Sustainability	Site is not is considered to sustainable.	be		
Accessibility	Access to be discussed with	h Highways.	Total Completions	0
Other Information			Losses Completed	0
Brownfield / Greenfield	Greenfield		Remaining Losses	0
Suitability	Suitable - with policy chang	е		
Availability	Available		<b>Current Year</b>	0
Achievability	Achievable		Years 1-5	0
Deliverability	Developable		Years 6-10	11
<b>Development Progress</b>	SHLAA Site		Years 11-15	0
Application Number:				

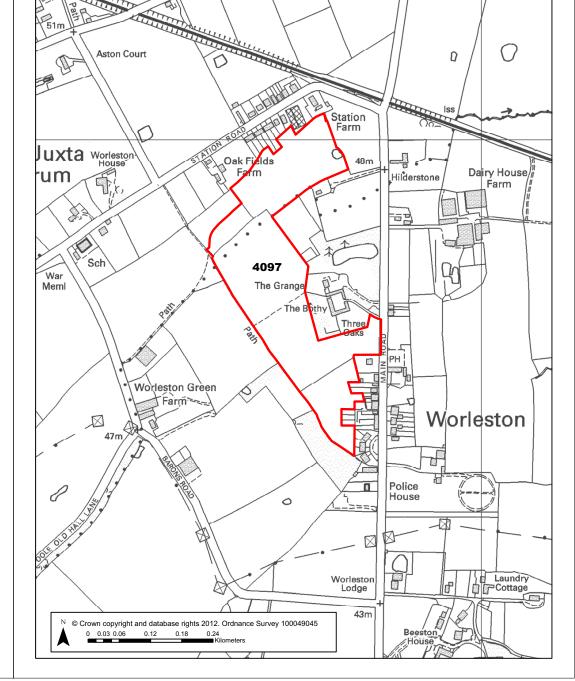




<b>Ref</b> 4095	Site Address	Land adjoining 12 Stoneyfold Lane, Macclesfield.			
Town / Rural Macclesfie	eld - Edge / Extension	Easting	393174	Northin	g 372894
Site Description	Small field adjacent to farm residential street.	and	Site Size Net (	На)	0.34
Character of Area	Hills sloping out of settleme bounded by agriculture.	nt,	Potential Capa	acity	11
Surrounding Land Uses	Agricultural, residential.		Potential Net		11
Physical Constraints	Flood zone 1 - little or no ris gently sloping from east to v is bordered by a wall.		Site is Capacity		
Policy Restrictions	Green Belt. Area of Special Value for landscape.	County	Potential Dens	sity	32.35
Managing Constraints	Surface water runoff should calculated in accordance wi Environment Agency guidel greenfield sites.	th	Determination Capacity		Density multiplier
Sustainability	The site is not considered s due to lack of services.	ustainable			
Accessibility	Access possible subject to with Highways.	discussion	Total Complet	ions	0
Other Information			Losses Compl	leted	0
Brownfield / Greenfield	Greenfield		Remaining Lo	sses	0
Suitability	Not Suitable				
Availability	Available		<b>Current Year</b>		0
Achievability	Not Achievable		Years 1-5		0
Deliverability	Not currently developable		Years 6-10		11
<b>Development Progress</b>	SHLAA Site		Years 11-15		0



<b>Ref</b> 4097	Site Address	Land at The Grange, Main Road, Worleston			
Town / Rural Rural		Easting	365635 No	rthing 356738	
Site Description	Agricultural land.		Site Size Net (Ha)	8.1	
Character of Area	Rural.		Potential Capacity	, 243	
Surrounding Land Uses	Agricultural land and reside	ntial.	Potential Net	243	
Physical Constraints	Flood zone 1 - little or no ris Waterbody on site. Public ri Trees and hedgerows on si Protected species potential Site is bordered by hedges. appears to be generally flat	o risk. Capacity ic right of way. n site. tially on site. ges. Site			
Policy Restrictions	Open countryside.		Potential Density	30	
Managing Constraints	Consideration of footpath. Transport Assessment likely to be needed. Potential need for a Flood Risk Assessment due to site size. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consideration of protected species and trees and hedgerows on site, with potential need for a Protected Species Survey.		Determination of Capacity	Density multiplier	
Sustainability	Site is not considered susta	inable.			
Accessibility	Access to be discussed wit	h Highways.	Total Completion	s 0	
Other Information			Losses Complete	<b>d</b> 0	
Brownfield / Greenfield	Greenfield		Remaining Losse	s 0	
Suitability	Not Suitable				
Availability	Available		Current Year	0	
Achievability	Not Achievable		Years 1-5	0	
Deliverability	Not currently developable		Years 6-10	0	
<b>Development Progress</b>	SHLAA Site		Years 11-15	0	

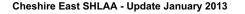


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Cheshire East SHLAA

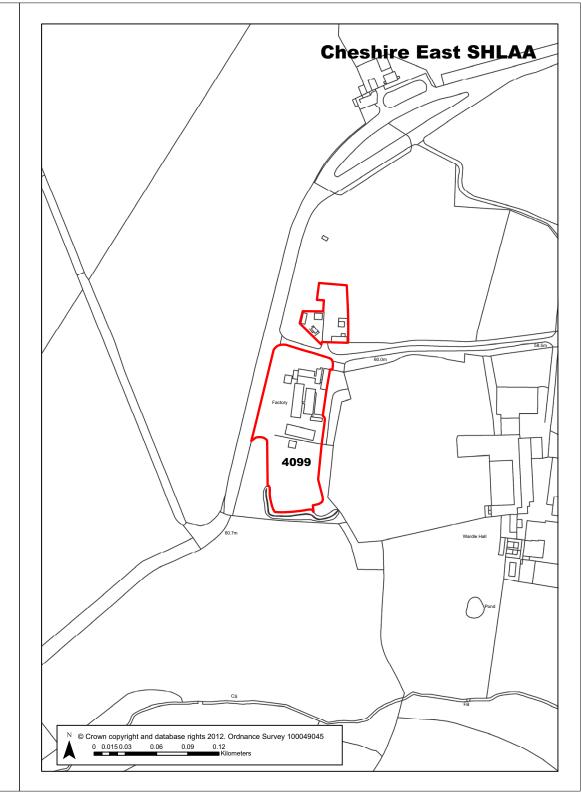


<b>Ref</b> 4098	Site Address	Sydney Cottage Farm, 53 Herbert Street, Crewe			
Town / Rural Crewe - Ed	dge / Extension	Easting	372274 Nor	thing 356476	
Site Description	Nursery and agricultural fiel settlement containing nurse buildings, poly tunnels and field.	ry	Site Size Net (Ha)	0.54	
Character of Area	Edge of settlement, open co	ountryside.	Potential Capacity	17	
Surrounding Land Uses	Residential (modern flats ov site) and agricultural.	erlooking	Potential Net Capacity	17	
Physical Constraints	Flood zone 1 - little or no ris Telephone wires over the si gently sloping to the east. S contains mature trees. Foo crosses site. Buildings and hardstanding on site. Site a be flat.	te Site is Site tpath			
Policy Restrictions	Part of the site is in the settl boundary and part in the Gr		Potential Density	31.48	
Managing Constraints	Consideration of footpath. Consideration of biodiversity potential need for a Protecte Survey. Surface water rund be calculated in accordance Environment Agency guidel	ed Species off should with	Determination of Capacity	Density multiplier	
Sustainability	Site is considered to be sus local amenities in Crewe.	tainable -			
Accessibility	Access to be discussed with	n Highways.	Total Completions	0	
Other Information	Site is located in the propos Strategic Open Gap.	ed	Losses Completed	0	
Brownfield / Greenfield	Mixed		Remaining Losses	0	
Suitability	Suitable - with policy change	е			
Availability	Available		Current Year	0	
Achievability	Achievable		Years 1-5	0	
Deliverability	Developable		Years 6-10	17	
<b>Development Progress</b>	SHLAA Site		Years 11-15	0	
Application Number:					



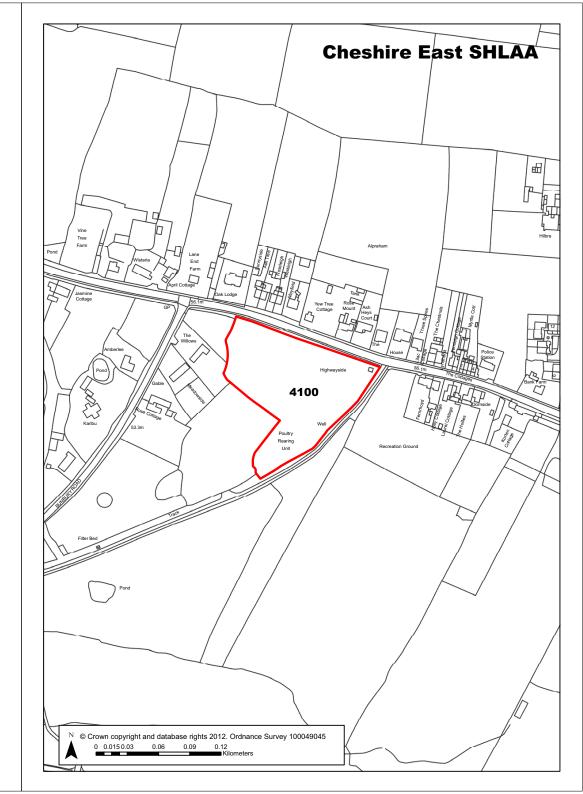


<b>Ref</b> 4099	Site Address	Wardle bu	ıildings, Green Laı	ne, Wardle.
Town / Rural Rural		Easting	359755 <b>Nort</b> l	ning 357137
Site Description	Disused RAF Calverley bas buildings including air raid s open fields at end of indust surrounded by agricultural f	shelters and rial estate,	Site Size Net (Ha)	1.05
Character of Area	Open countryside, industria	l estate.	Potential Capacity	32
Surrounding Land Uses	Industrial, haulage, waste dagriculture.	lisposal,	Potential Net	32
Physical Constraints	Flood zone 1 - little or no ris and other trees on site, pos heritage concerns, power literminates at site entrance. on site. Footpath crosses sappears to be generally flat	sible ne Buildings site. Site		
Policy Restrictions	Open Countryside.		Potential Density	30.48
Managing Constraints	Consideration of biodiversit potential need for a Protect Survey. Potential need for a Assessment due to site size Consideration of footpath. water runoff should be calcuaccordance with Environme guidelines.	ed Species a Flood Risk e. Surface ulated in	Determination of Capacity	Density multiplier
Sustainability	Site is not considered to be sustainable due to lack of s			
Accessibility	Down single track dirt lane. be discussed with Highway		Total Completions	0
Other Information	Potential amenity issue for occupiers due to adjacent in uses.	future ndustrial	Losses Completed	0
Brownfield / Greenfield	Brownfield		Remaining Losses	0
Suitability	Not Suitable			
Availability	Available		Current Year	0
Achievability	Not Achievable		Years 1-5	0
Deliverability	Not currently developable		Years 6-10	0
<b>Development Progress</b>	SHLAA Site		Years 11-15	0
Application Number:				

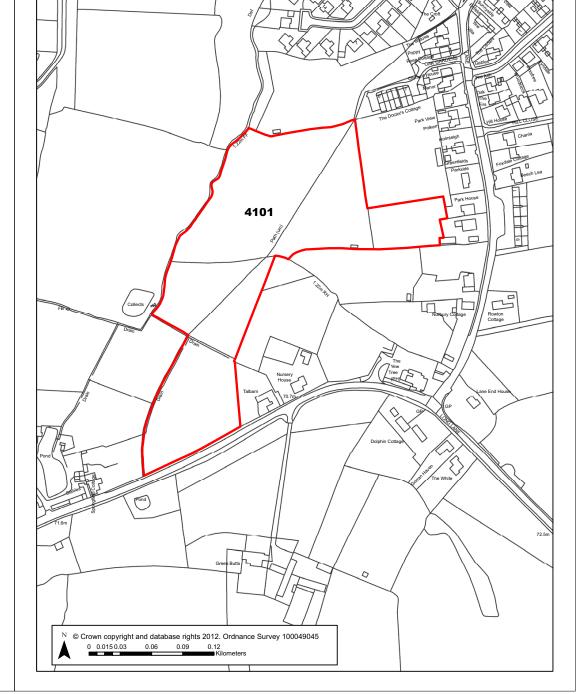


<b>Ref</b> 4100	Site Address	Land at Chester Road, Alpraham, Tarporley.			am,
Town / Rural Rural		Easting	358381	Northing	359598
Site Description	Triangular shaped field den poultry rearing with resident to north-west corner. Off A5 Alpraham	tial property	Site Size Net (	На)	1.16
Character of Area	Small linear village settleme Chester Road, surrounded countryside and other settle	by open	Potential Capacity		35
Surrounding Land Uses	Agriculture, residential.		Potential Net	;	35
Physical Constraints	Flood zone 1 - little or no ris Hedgerow and trees to bou telephone lines overhead. appears to be generally flat	ndaries, Site	Capacity		
Policy Restrictions	Open Countryside.		Potential Dens	sity	30.17
Managing Constraints	Consideration of biodiversity and the potential need for a Protected Species Survey. Potential need for a Flood Risk Assessment due to site size. Consideration of overhead teleohone lines. Surface water runoff should be calculated in accordance with Environment Agency guidelines.		Determination of		Density multiplier
Sustainability	Bus stop between Crewe at and pub close to site, but is lacks amenities.				
Accessibility	Access to be discussed with The main road is very busy are visability issues		Total Complet	ions (	0
Other Information			Losses Comp	leted	0
Brownfield / Greenfield	Greenfield		Remaining Lo	sses	0
Suitability	Not Suitable				
Availability	Available		<b>Current Year</b>	(	0
Achievability	Not Achievable		Years 1-5	(	0
Deliverability	Not currently developable		Years 6-10	(	0
<b>Development Progress</b>	SHLAA Site		Years 11-15	(	0
Application Number:					





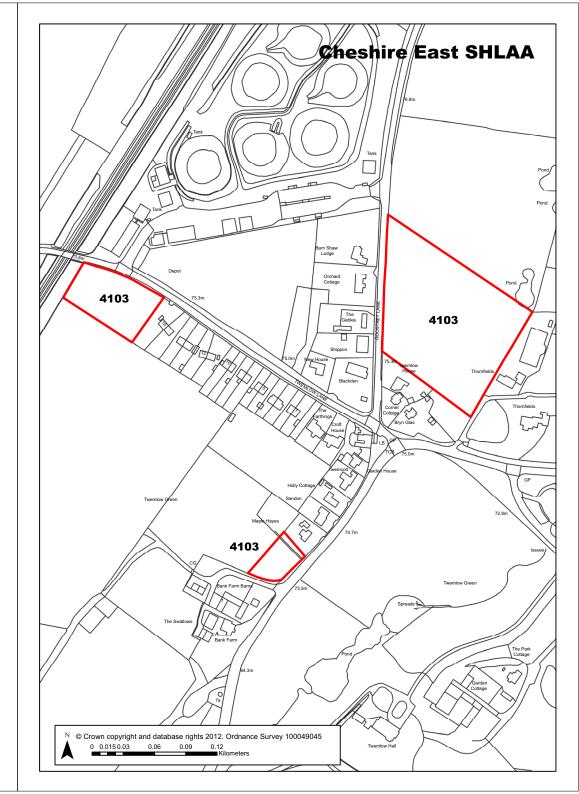
<b>Ref</b> 4101	Site Address	Land at Park House, Bunbury Lane, Bunbury			
Town / Rural Bunbury - E	Edge / Extension	Easting	356154 <b>Nort</b>	thing 357329	
Site Description	A number of pasture fields of settlement but not on edge.	close to	Site Size Net (Ha)	3.61	
Character of Area	Agriculture, village.		Potential Capacity	109	
Surrounding Land Uses	Agriculture and residential.		Potential Net	109	
Physical Constraints	Flood zone 1 - little or no ris trees and hedgerows on site border. Footpath crosses the Listed Building close to site topographical issues.	e and to ne site.	Capacity		
Policy Restrictions	Open countryside.		Potential Density	30.19	
Managing Constraints	needed. Potential need for Risk Assessment due to site Consideration of biodiversity potential need for a Protecte Survey. Consideration of for heriatge. Consultation with and Design. Surface water should be calculated in according to the site of the sit of the site of	Fransport Assessment may be needed. Potential need for a Flood Risk Assessment due to site size. Consideration of biodiversity and the potential need for a Protected Species Gurvey. Consideration of footpath and neriatge. Consultation with Heritage and Design. Surface water runoff should be calculated in accordance with Environment Agency guidelines.		Density multiplier	
Sustainability	Site is not considered susta to lack of services.	inable due			
Accessibility	Access to be discussed with	n Highways.	<b>Total Completions</b>	0	
Other Information			Losses Completed	0	
Brownfield / Greenfield	Greenfield		Remaining Losses	0	
Suitability	Not Suitable				
Availability	Available		Current Year	0	
Achievability	Not Achievable		Years 1-5	0	
Deliverability	Not currently developable		Years 6-10	90	
<b>Development Progress</b>	SHLAA Site		Years 11-15	19	



Cheshire East SHLAA



<b>Ref</b> 4103	Site Address	Three pard Twemlow	cels of land a	at Bank	Farm,
Town / Rural Rural		Easting	378154	Northi	ng 368786
Site Description	Eastern site - in agricultural crop planted; Western site - Southern site - sheep grazin	· field;	Site Size Net	(На)	2.07
Character of Area	Eastern site - hamlet/open of Western site - linear resider open countryside; Southern site amongst linear housing	ntial area in n site - infill	Potential Capacity		63
Surrounding Land Uses	Residential uses in open co Eastern site is opposite a lo apparently derelict industria	w-rise,	Potential Net Capacity		63
Physical Constraints	Flood zone 1 - little or no risk. Eastern site - hedgerows on edge, crops, boggy land, mature trees and a pond nearby. Site appears to be flat; Western site - edged by power lines and railway, with potential for noise and pollution issues. Hedgrows and fence to borders. Site appears to be generally flat however, land beyond slopes steeply, hence development here may be visible from a long distance; Southern site - appears to be gebberally flat and is bourdered by hedges and fencing.				
Policy Restrictions	Open Countryside, Jodrell E Telescope Consultation Zor		Potential Den	sity	30.43
Managing Constraints	Consultation with Jodrell Ba Environmental Health. Con of biodiversity and the poter for a Protected Species Sur Potential need for a Flood F Assessment due to site size water runoff should be calcu accordance with Environme guidelines for greenfield site	sideration ntial need vey. Risk e. Surface ulated in ent Agency	Determination Capacity	n of	Density multiplier
Sustainability	Site not considered sustainal lack of services in Twemlow				
Accessibility	Access is possible. Southe existing access to plot for a barn conversions appears to of the site.	djacent	Total Comple	tions	0
Other Information	Appeal pending on neighbo (10/2647C).	uring site	Losses Comp	oleted	0
Brownfield / Greenfield	Greenfield		Remaining Lo	osses	0
Suitability	Not Suitable				
Cheshire East SHLAA - I	Jpdate January 2013				Cheshing East



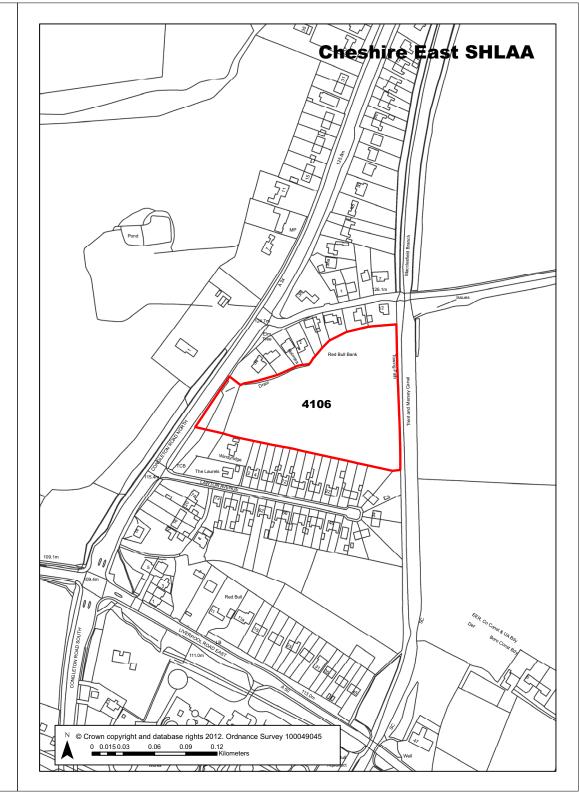
<b>Ref</b> 4103	Site Address	Three parcels of land at Ba	Bank Farm	
Availability	Available	Current Year	0	
Achievability	Not Achievable	Years 1-5	0	
Deliverability	Not currently developable	Years 6-10	0	
Development Progress	SHLAA Site	Years 11-15	0	
Application Number:				

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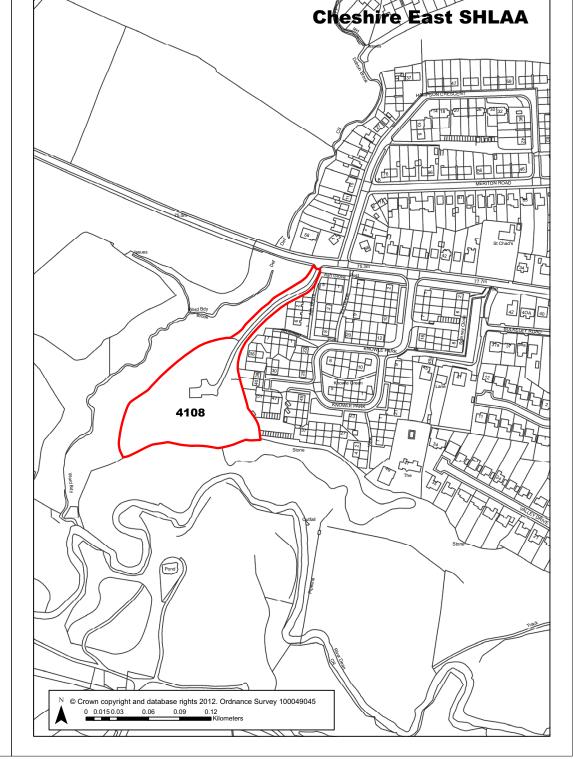
<b>Ref</b> 4106	Site Address	Land adjacent A34 between Lawton Avenue and Knowsley Lane, Scholar				
Town / Rural Rural		Easting	383044 <b>North</b>	ing 355402		
Site Description	Field.		Site Size Net (Ha)	1.65		
Character of Area	Residential, with open cour the other side of the canal.	ntryside on	Potential Capacity	50		
Surrounding Land Uses	Residential, canal with tow	oath, fields.	Potential Net	50		
Physical Constraints	Flood zone 1 - little or no richigher than level of Congle North. Trees on site and to Potential topographical issues	ton Road boundary.	Capacity			
Policy Restrictions	Green Belt. Adjacent to a Conservation Area.		Potential Density	30.3		
Managing Constraints	Consideration of biodiversity and the potential need for a Protected Species Survey. Potential need for a Flood Risk Assessment due to site size. Consultation with British Waterways. Consideration of Heritage and consultation with Heritage and Design. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		Determination of Capacity	Density multiplier		
Sustainability	Site is not considered sustato lack of facilities.	ainable due				
Accessibility		ways. Restricted access due to tion of houses, trees and presence		0		
Other Information			Losses Completed	0		
Brownfield / Greenfield	Greenfield		Remaining Losses	0		
Suitability	Not Suitable					
Availability	Available		Current Year	0		
Achievability	Not Achievable		Years 1-5	0		
Deliverability	Not currently developable		Years 6-10	50		
<b>Development Progress</b>	SHLAA Site		Years 11-15	0		
Application Number:						





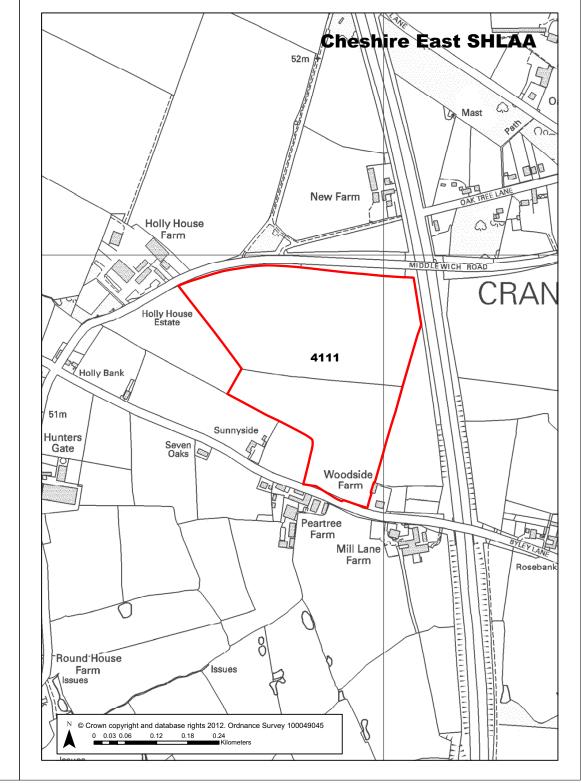
<b>Ref</b> 4108	Site Address	Land at Knowle House, Sagars Road, Handforth.				
Town / Rural Handforth		Easting	385090	Northin	g 383373	
Site Description	Vacant site, scrub, hardstan building foundations bordered		Site Size Net (	На)	1.07	
Character of Area	Edge of residential area.		Potential Capa	acity	33	
Surrounding Land Uses	Residential and fields.		Potential Net		33	
Physical Constraints	Flood zone 1 - little or no ris Wooded. Near-vertical bank the river to the north edge of Mature trees. Beyond the sit the land dips to the south, h development here may be v surrounding countryside.	down to f the site. te edge, ence	Capacity			
Policy Restrictions	Green Belt.		Potential Dens	sity	30.84	
Managing Constraints	Consideration of biodiversity and the potential need for a Protected Species Survey. Potential need for a Flood Risk Assessment due to site size. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		Determination of Capacity		Density multiplier	
Sustainability	Site is not considered sustait to distance from services.	nable due				
Accessibility	Access is possible by way o driveway from road.	fa	Total Complet	ions	0	
Other Information			Losses Comp	leted	0	
Brownfield / Greenfield	Mixed		Remaining Losses		0	
Suitability	Not Suitable					
Availability	Available		<b>Current Year</b>		0	
Achievability	Not Achievable		Years 1-5		0	
Deliverability	Not currently developable		Years 6-10		33	
<b>Development Progress</b>	SHLAA Site		Years 11-15		0	





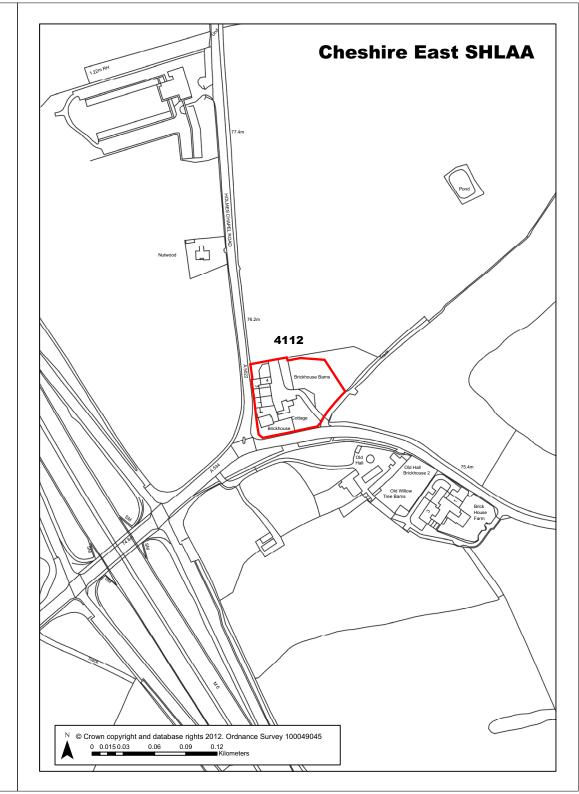
<b>Ref</b> 4111	Site Address	Land between Oak Tree Lane and Middlewich Road, Cranage.			and
Town / Rural Smaller Vi	llages	Easting	373875	Northing	g 368800
Site Description	Arable.		Site Size Net (H	la)	12.59
Character of Area	Open countryside and farm	land.	Potential Capa	city	378
Surrounding Land Uses	Farms.		Potential Net	;	378
Physical Constraints	Flood zone 1 - little or no risk. Potential air quality and noise issues arising from the closeness of the motorway. Edged by trees and hedgerows on site. Site appears to be flat.		Capacity		
Policy Restrictions	Open Countryside, Jodrell E Telescope Consultation Zor	Potential Densi	ty :	30.02	
Managing Constraints	Transport Assessment may be needed. Potential need for a Flood Risk Assessment due to site size. Consultation with Jodrell Bank and Environmental Health. Consideration of biodiversity and the potential need for a Protected Species Survey. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		Determination (Capacity		Density multiplier
Sustainability	Site is not considered susta to lack of services.	inable due			
Accessibility	Access is possible from exis	sting roads.	Total Completion	ons (	0
Other Information			Losses Comple	eted	0
Brownfield / Greenfield	Greenfield		Remaining Losses		0
Suitability	Not Suitable				
Availability	Available		Current Year	(	0
Achievability	Not Achievable		Years 1-5	(	0
Deliverability	Not currently developable		Years 6-10	(	0
<b>Development Progress</b>	SHLAA Site		Years 11-15	(	0
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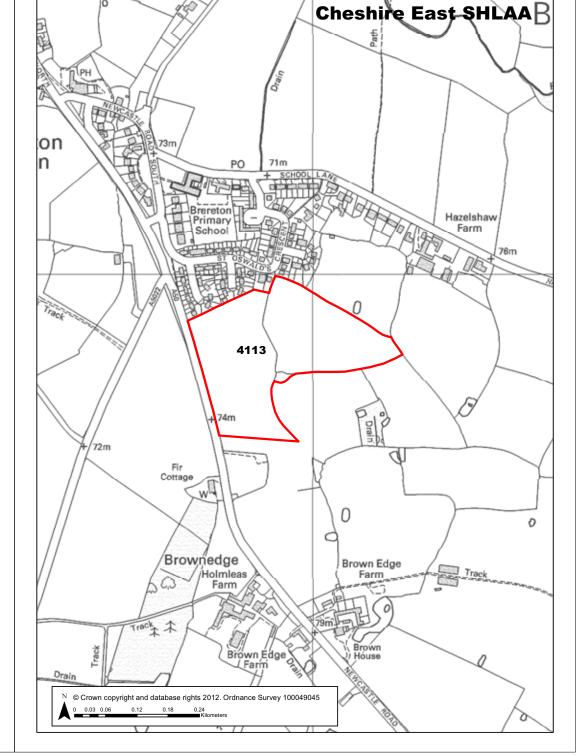
<b>Ref</b> 4112	Site Address	Land at Brickhouse Farm, Congleton Road, Sandbach.				
Town / Rural Rural		Easting	377081 <b>North</b>	ing 361999		
Site Description	Existing residential use clos motorway junction and a quincludes a field.		Site Size Net (Ha)	0.52		
Character of Area	Open countryside and moto junction.	orway	Potential Capacity	16		
Surrounding Land Uses	Agricultural.		Potential Net	16		
Physical Constraints	Flood zone 1 - little or no ris road and motorway junction noise and air quality issues motorway. Listed Building a on site. Boggy field. Buildin hardstanding on site. Site thedges and fencing. Site a be flat.	Capacity				
Policy Restrictions	Open countryside, Jodrell Bank Radio Telescope Consultation Zone.		Potential Density	30.77		
Managing Constraints	Consultation with Environmental Health. Consideration of heritage and consultation with Heritage and Design. Consideration of biodiversity and the potential need for a Protected Species Survey. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		Determination of Capacity	Density multiplier		
Sustainability	Site is not considered sustate to lack of services.	inable due				
Accessibility	Access to be discussed with	h Highways.	Total Completions	0		
Other Information			Losses Completed	0		
Brownfield / Greenfield	Mixed		Remaining Losses	0		
Suitability	Not Suitable					
Availability	Available		Current Year	0		
Achievability	Not Achievable		Years 1-5	0		
Deliverability	Not currently developable		Years 6-10	0		
<b>Development Progress</b>	SHLAA Site		Years 11-15	0		
Application Number:						





<b>Ref</b> 4113	Site Address	Land east of Newcastle Road, Brer Sandbach.			, Brereton,
Town / Rural Rural		Easting	377930	Northin	ıg 363851
Site Description	Fields.		Site Size Net	(Ha)	6.64
Character of Area	Residential/open countrysid	e.	Potential Cap	acity	164
Surrounding Land Uses	Residential, roads and scho	ol.	Potential Net		164
Physical Constraints	Flood zone 1 - little or no ris including a mature oak tree hedges on site and to bound Slightly boggy to north. Site up to the south and down to eastern edge. Ponds on sit	and dary. e is sloping the	Capacity		
Policy Restrictions		Open Countryside, Jodrell Bank Radio Telescope Consultation Zone.		sity	30.04
Managing Constraints	Consideration of biodiversity and the potential need for a Protected Species Survey. Potential need for a Flood Risk Assessment due to site size. Consultation with Jodrell Bank. Transport Assessment may be needed. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		Determination of Capacity		Density multiplier
Sustainability	Site is not considered susta to lack of services.	inable due			
Accessibility	Access is possible from exist road.	sting main	Total Comple	tions	0
Other Information			Losses Comp	oleted	0
Brownfield / Greenfield	Greenfield		Remaining Losses		0
Suitability	Not Suitable				
Availability	Available		Current Year		0
Achievability	Not Achievable		Years 1-5		0
Deliverability	Not currently developable		Years 6-10		90
<b>Development Progress</b>	SHLAA Site		Years 11-15		74
Application Number:					





Greenfields

<b>Ref</b> 4114	Site Address	Land between Rushcroft and Parkhou Residential Home, Congleton Road,				
Town / Rural Sandbach	- Edge / Extension	Easting	376512	Northi	ng 361731	
Site Description	Field.		Site Size Net	(Ha)	1.02	
Character of Area	Residential/open countryside	е.	Potential Cap	acity	31	
Surrounding Land Uses	Residential, grazing, resider home.	ntial care	Potential Net		31	
Physical Constraints	Flood zone 1 - little or no ris tree on site, telegraph poles overhead wires to the north. hedge. Site is flat.	oup acres				
Policy Restrictions	Open Countryside.		Potential Den	sity	30.39	
Managing Constraints	Consideration of biodiversity and potential need for a Protected Species Survey. Potential need for a Flood Risk Assessment due to site size. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		Determination Capacity	n of	Density multiplier	
Sustainability	Site is considered to be sust located.	ainably				
Accessibility	Access is possible from mai	n road.	Total Comple	tions	0	
Other Information			Losses Comp	leted	0	
Brownfield / Greenfield	Greenfield		Remaining Losses		0	
Suitability	Suitable - with policy change	•				
Availability	Available		<b>Current Year</b>		0	
Achievability	Achievable		Years 1-5		0	
Deliverability	Developable		Years 6-10		31	
Development Progress	SHLAA Site		Years 11-15		0	





	G	Goostrey.			
Town / Rural Goostrey -	Edge / Extension	Easting	378348	Northin	g 370753
Site Description	Corrugated metal/concrete she Derelict.	ed.	Site Size Net	(На)	0.33
Character of Area	Open countryside.		Potential Cap	acity	10
Surrounding Land Uses	Open countryside with scattere and residential buildings.	ed farm	Potential Net 10 Capacity		10
Physical Constraints		Flood zone 1 - little or no risk. Possible contamination. Asbestos likely. Site is flat and bordered by			
Policy Restrictions	Open countryside, Jodrell Bank Telescope Consultation Zone.	k Radio	Potential Den	sity	30.3
Managing Constraints	Consultation with Jodrell Bank. Consideration of biodiversity and potential need for a Protected Species Survey.		Determination Capacity	n of	Density multiplier
Sustainability	Site is not considered sustaina to lack of services.	ble due			
Accessibility	Access is possible from road.		Total Comple	tions	0
Other Information			Losses Comp	leted	0
Brownfield / Greenfield	Brownfield		Remaining Lo	sses	0
Suitability	Not Suitable				
Availability	Available		Current Year		0
Achievability	Not Achievable		Years 1-5		0
Deliverability	Not currently developable		Years 6-10		0
<b>Development Progress</b>	SHLAA Site		Years 11-15		0

Electricity sub station off Bomish Lane,

Site Address

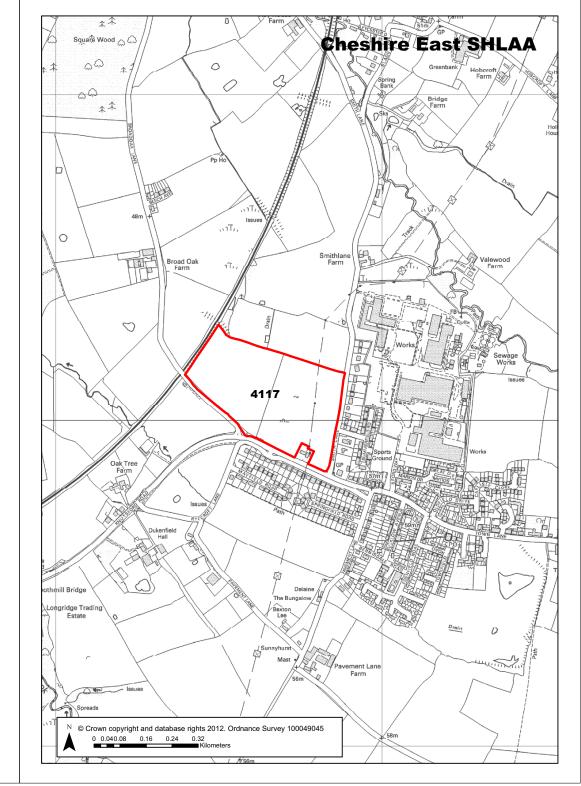




**Application Number:** 

**Ref** 4115

<b>Ref</b> 4117	Site Address	Land off T	own Lane, Mobbe	rley.
Town / Rural Mobberley		Easting	377662 North	ing 380077
Site Description	Grass field next to Knutsfor	d Road.	Site Size Net (Ha)	11.75
Character of Area	Residential and open count	tryisde.	Potential Capacity	200
Surrounding Land Uses	Open countryside.		Potential Net	200
Physical Constraints	Flood zone 1 - little or no ritrees and hedges on site al with ponds in the vicinity. Fnoise issues from aircraft a noise and pollution issues fadjacent railway. Site appellat.	nd to border Potential nd potential from the	Capacity	
Policy Restrictions	Green Belt.		Potential Density	17.02
Managing Constraints	Consideration of biodiversit potential need for a Protect Survey. Potential need for Risk Assessment due to sit Consultation with Environm Health. Transport Assessn needed. Surface water run be calculated in accordance Environment Agency guide	ed Species a Flood se size. nental nent may be soff should e with	Determination of Capacity	Density to reflect character and scale of settlement.
Sustainability	Site is located close to a bu which would give access to	,		
Accessibility	Access to be discussed wit	h highways.	<b>Total Completions</b>	0
Other Information	Potential capacity too high	max 200	Losses Completed	0
Brownfield / Greenfield	Greenfield		Remaining Losses	0
Suitability	Suitable - with policy chang	je		



0

125

75

**Current Year** 

Years 1-5

**Years 6-10** 

**Years 11-15** 

Available

Achievable

Developable

SHLAA Site

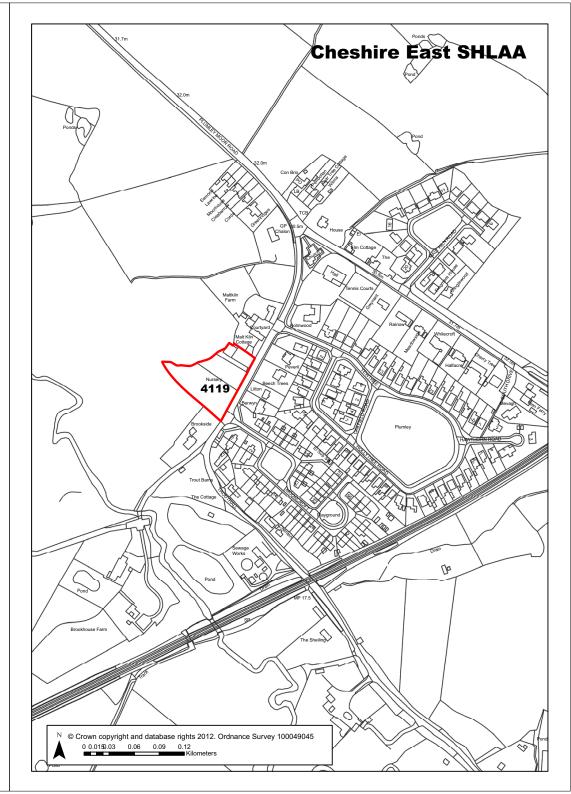
**Availability** 

Achievability

Deliverability

**Development Progress** 

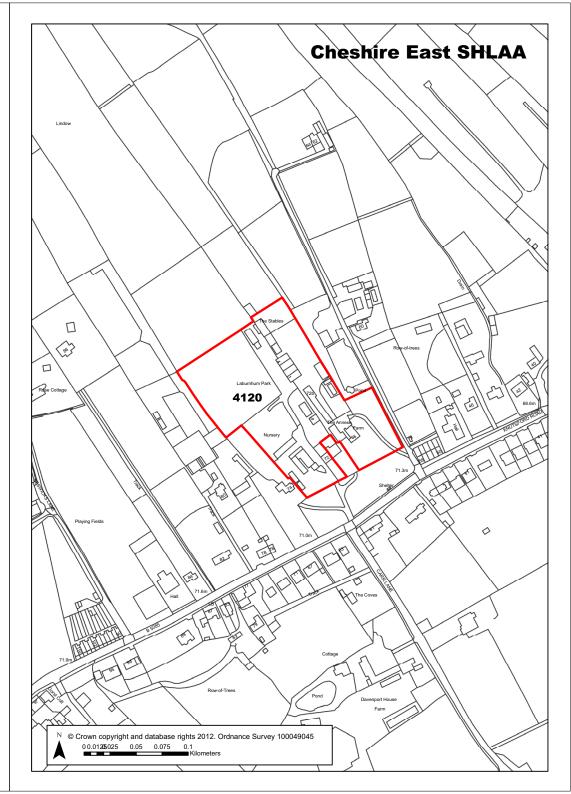
<b>Ref</b> 4119	Site Address	Trouthall Nursery, Trouthall Lane, Plumley, Knutsford.			
Town / Rural Rural		Easting	371630 <b>North</b>	ning 375425	
Site Description	Derelict nursery and field suby hedges and mature trees		Site Size Net (Ha)	0.48	
Character of Area	Residential and open count	ryside.	Potential Capacity	15	
Surrounding Land Uses	Open countryside and resid	lential.	Potential Net	15	
Physical Constraints	Flood zone 1 - little or no ris some with Tree Preservatio and hedges on site and to be Buildings and hardstanding Site appears to be flat. Pot contamination issues.	sk. Trees, Capacity n Orders oorder. on site.			
Policy Restrictions	Green Belt.		Potential Density	31.25	
Managing Constraints	Consideration of biodiversit potential need for a Protect Survey. Consultation with Contaminated Land Officer. water runoff to be calculated accordance with Environme guidelines for greenfield site.	ed Species Surface d in ent Agency	Determination of Capacity	Density multiplier	
Sustainability	Site is close to local service	s.			
Accessibility	Access to be discussed with	h highways	Total Completions	0	
Other Information			Losses Completed	0	
Brownfield / Greenfield	Mixed		Remaining Losses	0	
Suitability	Suitable - with policy chang	е			
Availability	Available		Current Year	0	
Achievability	Achievable		Years 1-5	0	
Deliverability	Developable		Years 6-10	15	
<b>Development Progress</b>	SHLAA Site		Years 11-15	0	





<b>Ref</b> 4120	Site Address	Laburnum Chorley, V	Nursery, Knutsfo Vilmslow.	rd Road,
Town / Rural Rural		Easting	382546 <b>Nort</b>	hing 379210
Site Description	Disused nursery includes greenhouses, sheds, industrial/workshop units, shardstanding.	tables and	Site Size Net (Ha)	1.91
Character of Area	Various uses on edge of rearrea and open countryside.		Potential Capacity	58
Surrounding Land Uses	Residential, open countrysic	de.	Potential Net	58
Physical Constraints	Flood zone 1 - little or no ris existing buildings and hards site and potential contamina Mature trees, including som Preservation Orders, and his site and to boundary. Foot adjacent to site. Site appear generally flat.	standing on ation. ne with Tree edges on path	Capacity	
Policy Restrictions	Green Belt.		Potential Density	30.37
Managing Constraints	Consideration of biodiversit potential need for a Protect Survey. Potential need for a Assessment due to site size Consultation with Contamin Officer. Consideration of fo Surface water runoff should calculated in accordance will Environment Agency guidel greenfield sites.	ed Species a Flood Risk e. ated Land otpath. I be	Determination of Capacity	Density multiplier
Sustainability	Site is close to a bus route, provide access to services.	which can		
Accessibility	Directly accessible from ma	in road.	Total Completions	0
Other Information			Losses Completed	0
Brownfield / Greenfield	Mixed		Remaining Losses	0
Suitability	Suitable - with policy chang	е		
Availability	Available		Current Year	0
Achievability	Achievable		Years 1-5	0
Deliverability	Developable		Years 6-10	58
<b>Development Progress</b>	SHLAA Site		Years 11-15	0
Application Number:				



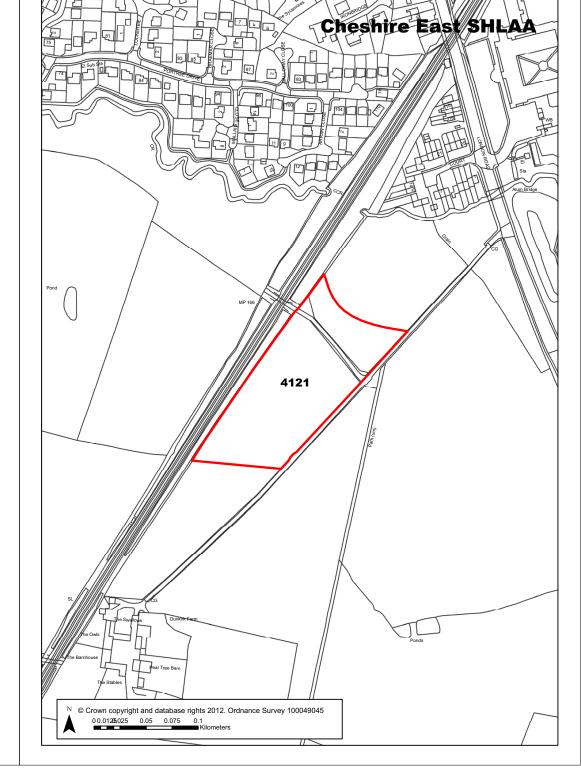


Ref	4121	Site Address	Land at Dunkirk Wa	ay, Holmes Chapel.

Town / Rural Holmes Ch	napel	Easting	376278 No	orthing 366296
Site Description	Paddock.		Site Size Net (Ha)	1.6
Character of Area	Countryside/edge of residential	area.	Potential Capacit	v 48
Surrounding Land Uses	Open countryside, scattered resuses/farms. Industry. Edge of residential area.	idential	Potential Net Capacity	48
Physical Constraints	Flood zone 1 - little or no risk. Fline adjacent to site, with potenti pollution and noise issues. Footpath/track crosses site. Ove lines and telegraph poles. Poter historic value of railway arch. M trees adjacent to site. Site dips i centre. Potential noise and air pollution issues from railway. S bordered by trees.	erhead ntial lature		
Policy Restrictions	Open countryside, Jodrell Bank Telescope Consultation Zone.	Radio	Potential Density	30
Managing Constraints	Consideration of heritage - consultation with Heritage and I Potential need for a Flood Risk Assessment due to site size. Consideration of biodiversity an potential need for a Protected S Survey. Consultation with Environmental Health and Jodre Bank. Consideration of footpath pylons. Surface water runoff to calculated in accordance with Environment Agency guidelines greenfield sites.	d pecies ell ns and be	Determination of Capacity	Density multiplier
Sustainability	Site is not considered to be sustainable.			
Accessibility	Access to be discussed with Hig	ghways.	Total Completion	<b>s</b> 0
Other Information			Losses Complete	ed 0
Brownfield / Greenfield	Greenfield		Remaining Losse	es 0
Suitability	Not Suitable			
Availability	Available		<b>Current Year</b>	0
Achievability	Not Achievable		Years 1-5	0
Deliverability	Not currently developable		Years 6-10	0
Development Progress	SHLAA Site		Years 11-15	0
Application Number:				

Cheshire East SHLAA - Update January 2013

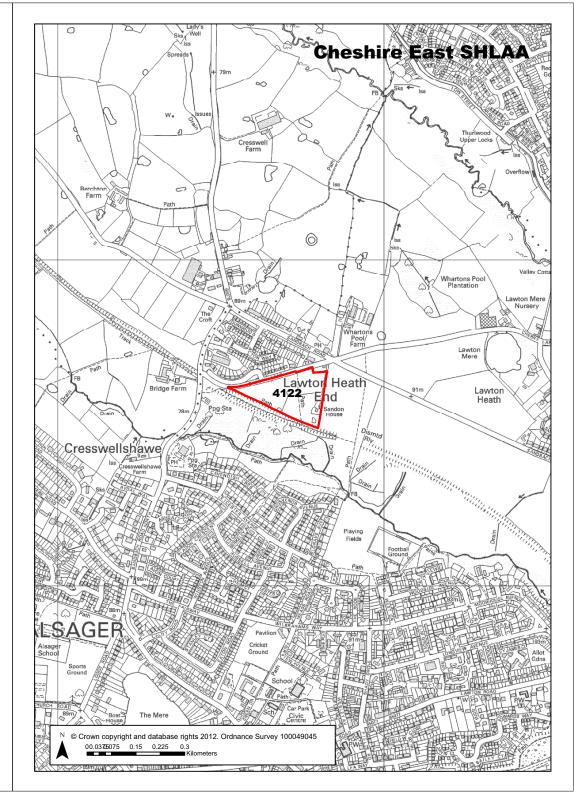
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Tite Tite Cito Addition Land on Onony Land, Ondion Lawte	Ref	4122	Site Address	Land off Cherry Lane, Ch	hurch Lawton
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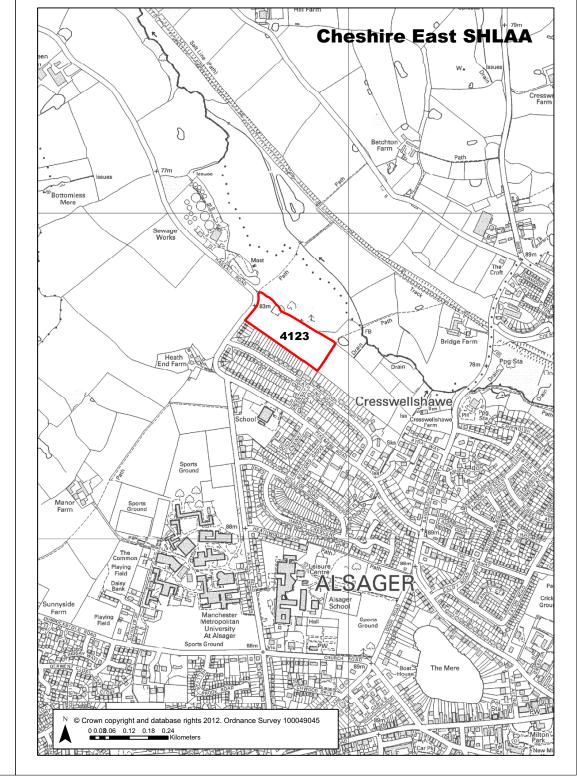
Town / Rural Smaller Vil	llages	Easting	379716	Northing	356587
Site Description	Varied site: overgrown disused i with trees and dense undergrow higher level than its surrounding thinning out to the east, where surrounding land rises.	vth at a	Site Size Net (	На) 2	.83
Character of Area	Residential, farm, fields.		Potential Capa	acity 8	5
Surrounding Land Uses	Residential. Houses on cul-de-snorth.	sac to	Potential Net	8	5
Physical Constraints	Flood zone 1 - little or no risk. Adjacent to cycle path and one of street. Topography. Mature treesite. Site is bordered by trees a hedges. Buildings on site.	es on			
Policy Restrictions	Green Belt.		Potential Dens	sity 3	0.04
Managing Constraints	Consideration of biodiversity and topography. Potential need for a Risk Assessment due to site siz Potential need for a Protected S Survey. Surface water runoff to calculated in accordance with Environment Agency guidelines greenfield sites.	a Flood e. pecies be	Determination Capacity	of D	ensity nultiplier
Sustainability	Site is not considered sustainab to lack of services.	le due			
Accessibility	Access to be discussed with Highways. Cycle path. Relative narrow roads	ly	Total Complet	ions 0	
Other Information			Losses Comp	leted 0	
Brownfield / Greenfield	Mixed		Remaining Lo	sses 0	
Suitability	Not Suitable				
Availability	Available		<b>Current Year</b>	0	
Achievability	Not Achievable		Years 1-5	0	
Deliverability	Not currently developable		Years 6-10	0	
<b>Development Progress</b>	SHLAA Site		Years 11-15	0	
Application Number:					



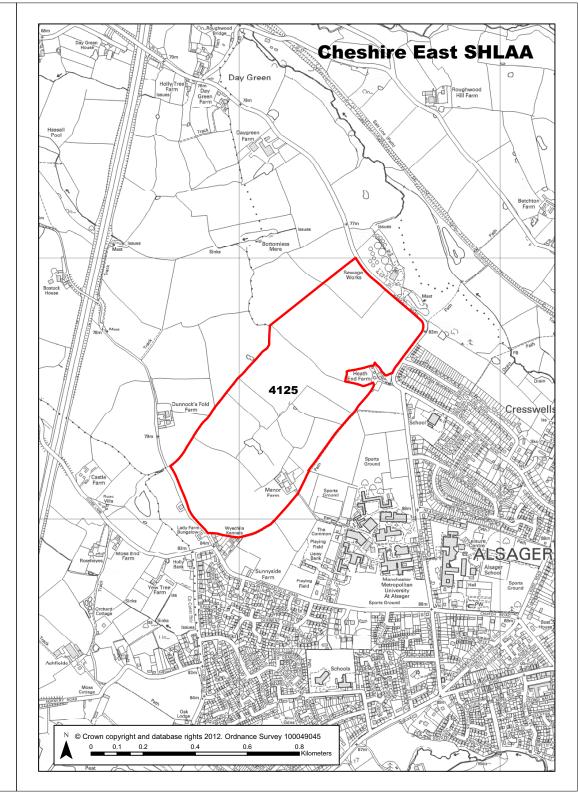


<b>Ref</b> 4123	Site Address	Land at C Alsager.	resswellshawe, Ha	assall Road,
Town / Rural Alsager - E	Edge / Extension	Easting	378822 <b>North</b>	ing 256633
Site Description	Grazing land.		Site Size Net (Ha)	2.58
Character of Area	Edge of residential area and countryside	d open	Potential Capacity	78
Surrounding Land Uses	sign reads, 'this is a former Noxious and flammable sub are present onsite. Keep to	Residential and Borrow Pit Meadows - sign reads, 'this is a former landfill site. Noxious and flammable substances are present onsite. Keep to paths. No smoking'. Near sewage works and recycling centre		78
Physical Constraints	Flood zone 1 - little or no ris Potential contamination. Si bordered by trees, hedges a fence. Site slopes gently do north-west but largely flat. adjacent to site. Pond on s	te is and a own to Footpaths		
Policy Restrictions	Open countryside.		Potential Density	30.23
Managing Constraints	Consultation with Contaminated Land Officer. Potential need for a Flood Risk Assessment due to site size. Consideration of biodiversity. Protected Species Survey may be needed. Surface water runoff to be calculated in accordance with Environment Agency guidelines for greenfield sites.		Determination of Capacity	Density multiplier
Sustainability	Primary school nearby.			
Accessibility	Existing road, on a bend. A discussed with Highways.	access to be	Total Completions	0
Other Information			Losses Completed	0
Brownfield / Greenfield	Greenfield		Remaining Losses	0
Suitability	Not Suitable			
Availability	Available		Current Year	0
Achievability	Not Achievable		Years 1-5	0
Deliverability	Not currently developable		Years 6-10	0
Development Progress	SHLAA Site		Years 11-15	0
Application Number:				



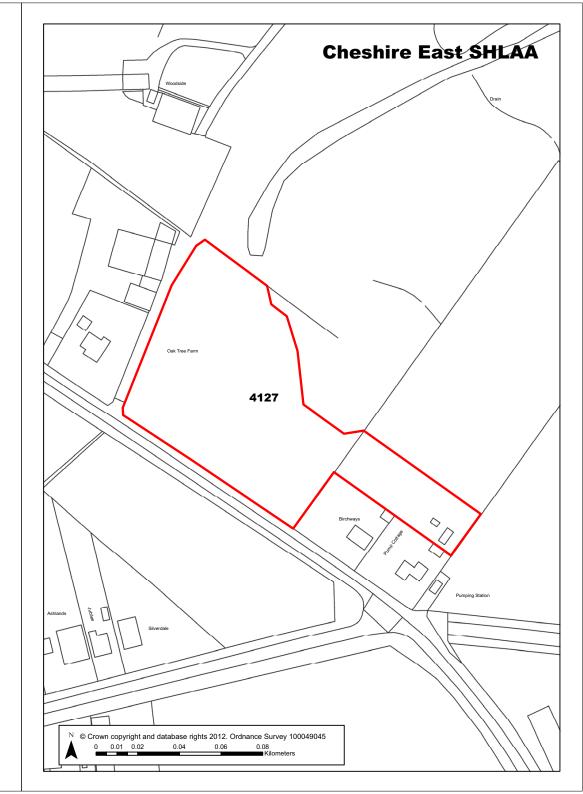


<b>Ref</b> 4125	Site Address L	Land off Hassall Road, Alsager.			er.
Town / Rural Rural		Easting	378202 N	Northin	g 356445
Site Description	Open countryside, fields.		Site Size Net (H	la)	46.71
Character of Area	Edge of residential area and op countryside.	oen	Potential Capac	ity	900
Surrounding Land Uses	Open countryside, residential, recycling centre, waste water treatment centre.		Potential Net Capacity		900
Physical Constraints	Flood zone 1 - little or no risk. Overhead lines around the site trees, ponds and hedgerows o with trees and hedges to boun. Site is undulating, rising to the west/centre. There is a sewer works adjacent to the north of Buildings on site.	n site, daries. south age			
Policy Restrictions	Open Countryside.		Potential Densi	ty	19.27
Managing Constraints	Consideration of biodiversity at potential need for a Protected Survey. Potential need for a Fisk Assessment due to site is Consultation with Environment Health. Transport Assessmen needed. Surface water runoff be calculated in accordance wienvironment Agency guideline greenfield sites.	Species lood ze. al t may be should th	Determination of Capacity		Information provided by potential developer
Sustainability	Site is not considered to be sustainable, however the site r of a sufficient size to create a sustainable settelement.	nay be			
Accessibility	Access to be discussed with H	ighways.	Total Completion	ons	0
Other Information			Losses Comple	eted	0
Brownfield / Greenfield	Greenfield		Remaining Los	ses	0
Suitability	Not Suitable				
Availability	Available		Current Year		0
Achievability	Not Achievable		Years 1-5		0
Deliverability	Not currently developable		Years 6-10		0
<b>Development Progress</b>	SHLAA Site		Years 11-15		0
Application Number:					

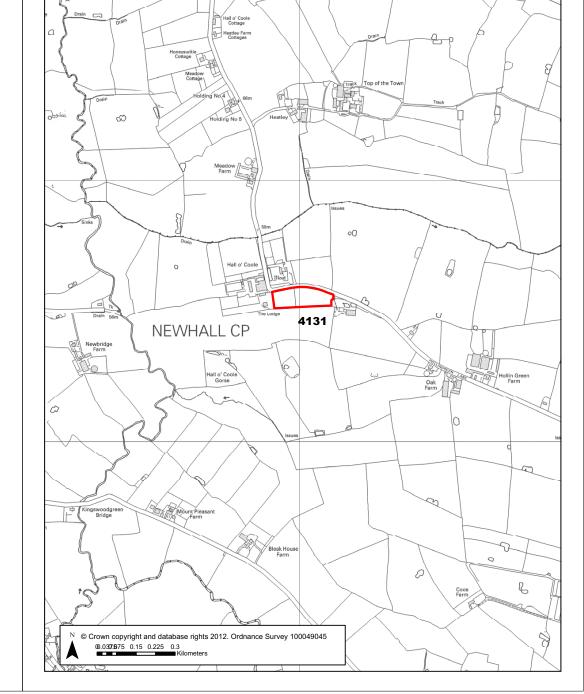


Town / Rural Smaller Vil	llages	Easting	374366	Northin	g 369275
Site Description	Part of golf course.		Site Size Net	(Ha)	0.97
Character of Area	Open countryside, woods.		Potential Cap	acity	30
Surrounding Land Uses	Open countryside, scattered re and mixed use.	sidential	Potential Net	-	30
Physical Constraints	Flood zone 1 - little or no risk. trees edge Kings Lane. Potent overhang from trees with Tree Preservation Orders located to eastern boundary. Site borders hedges and is flat.	ial north-	. ,		
Policy Restrictions	Open Countryside, Jodrell Ban Telescope Consultation Zone.	k Radio	Potential Den	sity	30.93
Managing Constraints	Consideration of biodiversity ar potential need for a Protected Survey. Consultation with Jodi Bank. Surface water runoff she calculated in accordance with Environment Agency guidelines greenfield sites.	Species rell ould be	Determination Capacity	•.	Density multiplier
Sustainability	Site is not considered sustaina to lack of services.	ble due			
Accessibility	Access from narrow road		Total Comple	tions	0
Other Information			Losses Comp	oleted	0
Brownfield / Greenfield	Greenfield		Remaining Lo	osses	0
Suitability	Not Suitable				
Availability	Available		<b>Current Year</b>		0
Achievability	Not Achievable		Years 1-5		0
Deliverability	Not currently developable		Years 6-10		0
<b>Development Progress</b>	SHLAA Site		Years 11-15		0

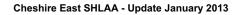




<b>Ref</b> 4131	Site Address	Site Address  Land at The Crofts, Hollingreen Lander Newhall, Nantwich.			
Town / Rural Rural		Easting	363008 <b>North</b>	ning 345549	
Site Description	Small field situated in open countryside, off a country la body of water.	ne, small	Site Size Net (Ha)	1.54	
Character of Area	Open countryside, rural.		Potential Capacity	47	
Surrounding Land Uses	Agriculture dotted with deta houses.	ched	Potential Net	47	
Physical Constraints	Flood zone 1 - little or no ris Hedgerows and mature tree Hedges to boundary. Site s south to north. Listed Build pond close to site. Footpats site to west.	e on site. slopes ing and			
Policy Restrictions	Open Countryside.		Potential Density	30.52	
Managing Constraints	Consideration of biodiversity and potential need for a Protected Species Survey. Potential need for a Flood Risk Assessment due to site size. Consideration of heritage - consultation with Heritage and Design. Consideration of footpath. Surface water runoff should be calculated in accordance with Environment Agency guidelines.		Determination of Capacity	Density multiplier	
Sustainability	Site is not considered to be sustainable due to lack of s	ervices.			
Accessibility	Access to be discussed with	n Highways.	<b>Total Completions</b>	0	
Other Information			Losses Completed	0	
Brownfield / Greenfield	Greenfield		Remaining Losses	0	
Suitability	Not Suitable				
Availability	Available		Current Year	0	
Achievability	Not Achievable		Years 1-5	0	
Deliverability	Not currently developable		Years 6-10	0	
Development Progress	SHLAA Site		Years 11-15	0	
Application Number:					

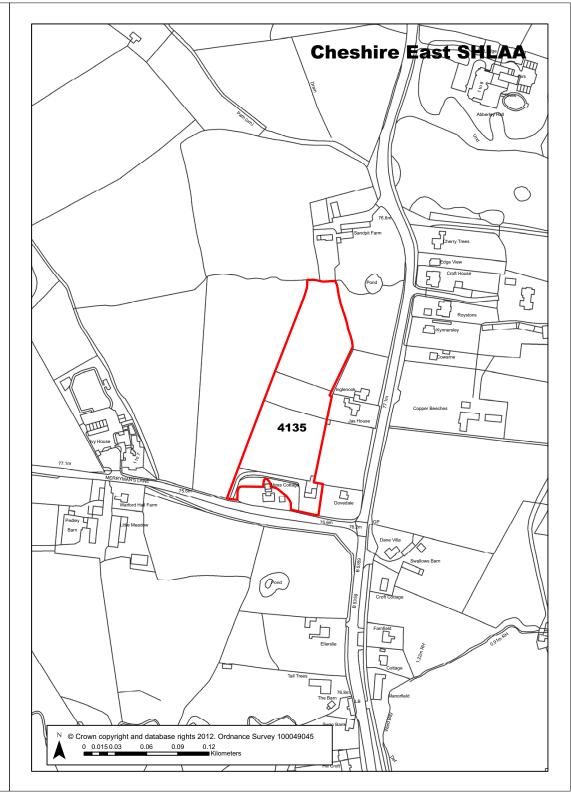


**Cheshire East SHLAA** 



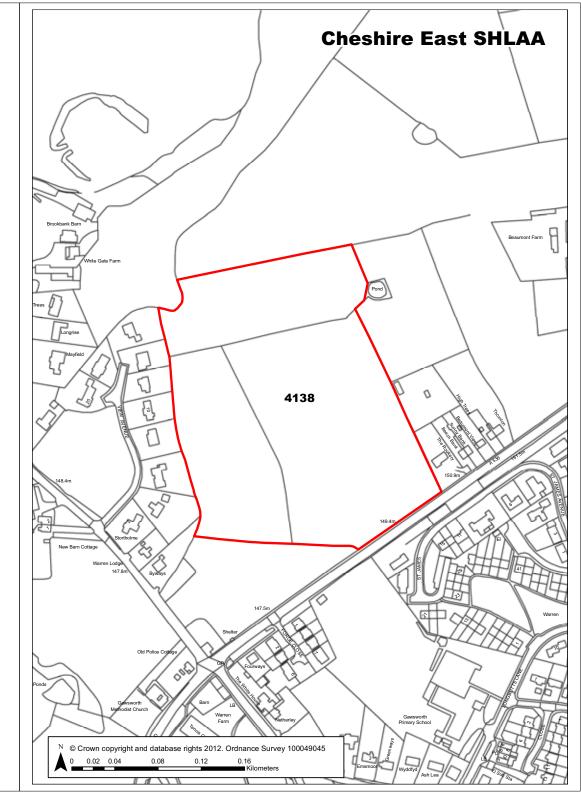


<b>Ref</b> 4135	Site Address	ss Livery Yard at Merrymans Lane, G Warford, Alderley Edge			e, Great		
Town / Rural Rural		Easting	382392	Northing	377167		
Site Description	Paddock.		Site Size Net (H	<b>-</b> la) 1	.29		
Character of Area	Houses in open countryside		Potential Capa	city 3	39		
Surrounding Land Uses	Residential, agricultural.		Potential Net	3	39		
Physical Constraints	hedgerow boundary to east.	unded by mature trees to north, dgerow boundary to east. Ponds in inity of site. Site appears to be flat.		sk. Capacity o north, t. Ponds in			
Policy Restrictions	Green Belt.		Potential Dens	ity 3	30.23		
Managing Constraints	Consideration of biodiversity and potential need for a Protected Species Survey. Potential need for a Flood Risk Assessment due to site size. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		Determination Capacity		Density nultiplier		
Sustainability	Site is not considered to be sustainable due to lack of se	ervices.					
Accessibility	Access to be discussed with	Highways.	Total Completi	ions (	)		
Other Information			Losses Comple	eted (	)		
Brownfield / Greenfield	Mixed		Remaining Los	sses (	)		
Suitability	Not Suitable						
Availability	Available		<b>Current Year</b>	C	)		
Achievability	Not Achievable		Years 1-5	C	)		
Deliverability	Not currently developable		Years 6-10	C	)		
<b>Development Progress</b>	SHLAA Site		Years 11-15	C	)		

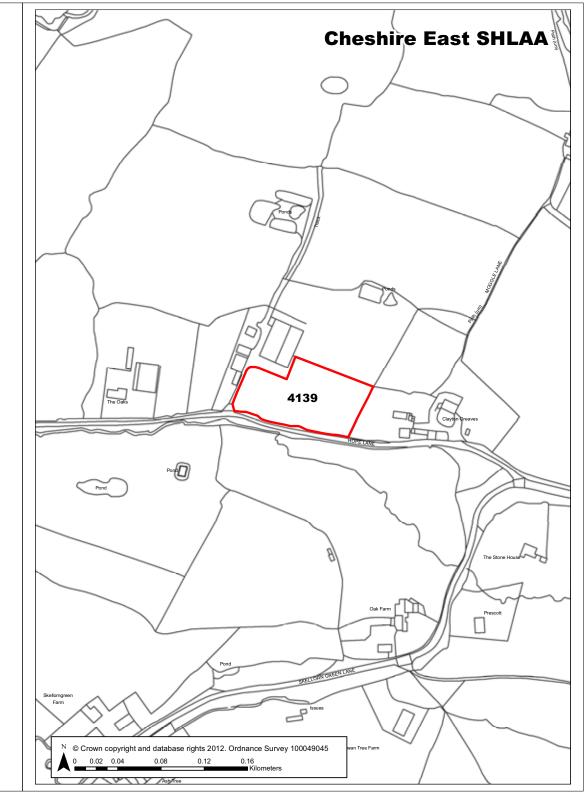


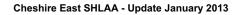


<b>Ref</b> 4138	Site Address	Land at The Warren, Gawsworth.		
Town / Rural Rural		Easting	388815 No	rthing 370784
Site Description	Arable field.		Site Size Net (Ha)	5.16
Character of Area	Edge of settlement.		Potential Capacit	v 120
Surrounding Land Uses	Residential and agricultural		Potential Net	120
Physical Constraints	Flood zone 1 - little or no ris Hedgerows and mature tree and to boundaries. Site is g sloping north to south. Pon to site.	es on site gently	Capacity	
Policy Restrictions	Green Belt, Jodrell Bank Ra Telescope Consultation Zon		Potential Density	23.26
Managing Constraints	Consideration of biodiversity and potential need for a Protected Species Survey. Potential need for a Flood Risk Assessment due to site size. Consultation with Jodrell Bank. Transport Assessment may be needed. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		Determination of Capacity	To reflect size and character of village
Sustainability	Primary school and bus she by.	elter close		
Accessibility	Access to be discussed with Potential for access off mailikely to be a need for a peccrossing.	n road, but	Total Completion	s 0
Other Information			Losses Complete	<b>d</b> 0
Brownfield / Greenfield	Greenfield		Remaining Losse	<b>s</b> 0
Suitability	Suitable - with policy chang	е		
Availability	Available		Current Year	0
Achievability	Achievable		Years 1-5	0
Deliverability	Developable		Years 6-10	90
<b>Development Progress</b>	SHLAA Site		Years 11-15	30
Application Number:				



<b>Ref</b> 4139	Site Address Land on Hope Lane, Adlington, Macclesfield.			ton,
Town / Rural		Easting	392600 <b>Nor</b>	hing 382091
Site Description	Field with hedgerows and t	rees.	Site Size Net (Ha)	0.6
Character of Area	Rural.		Potential Capacity	18
Surrounding Land Uses	Agricultural and detached residential houses.  Flood zone 1 - little or no risk. Hedgerows and trees on site and to boundary. Site gently slopes to the east. Pond close to the site.		Potential Net Capacity	18
Physical Constraints			,	
Policy Restrictions	Green Belt.		Potential Density	30
Managing Constraints	Consideration of biodiversity and potential need for a Protected Species Survey. Surafce water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		Determination of Capacity	Density multiplier
Sustainability	Site is not considered to be sustainable due to lack of s			
Accessibility	Access to be discussed wit Highways. Accessed from track lane		Total Completions	0
Other Information			Losses Completed	0
Brownfield / Greenfield	Greenfield		Remaining Losses	0
Suitability	Not Suitable			
Availability	Available		Current Year	0
Achievability	Not Achievable		Years 1-5	0
Deliverability	Not currently developable		Years 6-10	0
<b>Development Progress</b>	SHLAA Site		Years 11-15	0

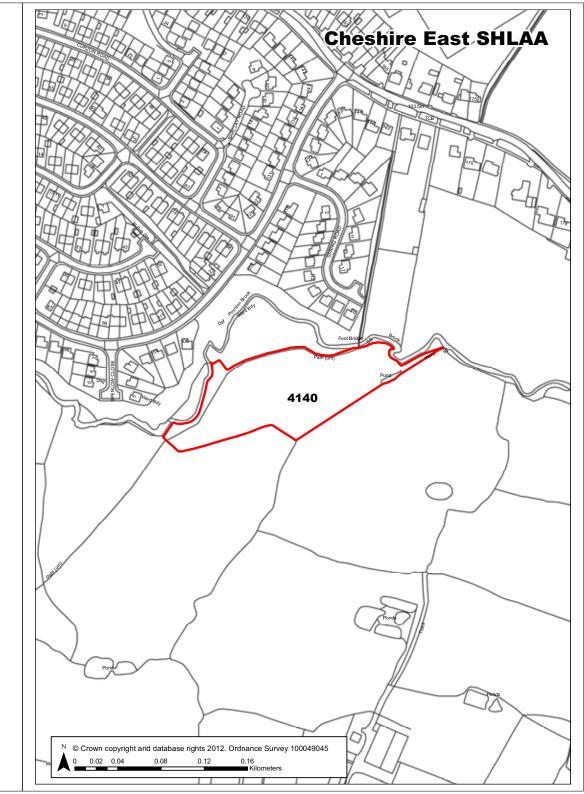




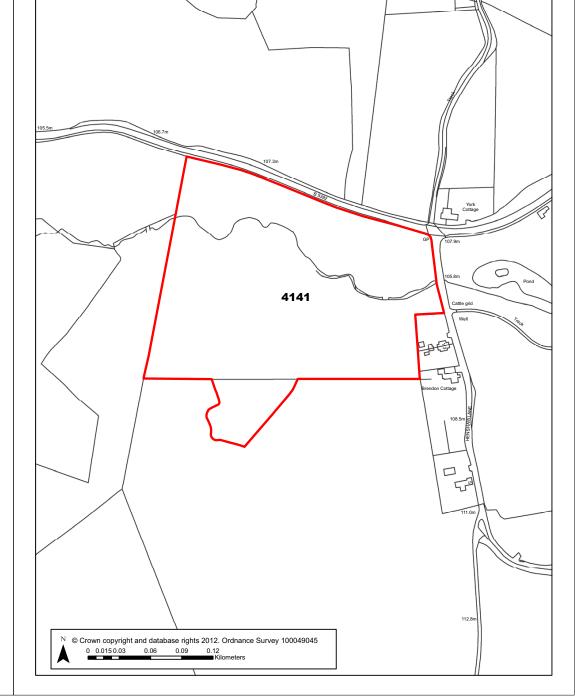


<b>Ref</b> 4140	Site Address	Land off Vernon Road, Poynton		
Town / Rural Poynton - I	Edge / Extension	Easting	392487 No	orthing 382472
Site Description	Greenspace with pond in eastern corner, brook to north at back of housing estate.		Site Size Net (Ha) 1.2	
Character of Area	Green spaces.		Potential Capacit	y 36
Surrounding Land Uses	Residential, open countrysic	le.		
Physical Constraints	Partly in flood risk area - floor medium risk. Trees with Tre Preservation Orders on site. close to site. Footpath crost through part of site. Site is by trees and shrubs. Site appearally flat.	Trees with Tree Orders on site. Pond Footpath crosses of site. Site is bordered shrubs. Site appears to		
Policy Restrictions	Green Belt.		Potential Density	30
Managing Constraints	Consideration of biodiversity and potential need for a Protected Species Survey. Consideration of footpath. Potential need for a Flood Risk Assessment. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		Determination of Capacity	Density multiplier
Sustainability	Site is close to a bus route, could allow access to service			
Accessibility	Access to be discussed with	Highways.	Total Completion	s 0
Other Information			Losses Complete	ed 0
Brownfield / Greenfield	Greenfield		Remaining Losse	es 0
Suitability	Not Suitable			
Availability	Available		Current Year	0
Achievability	Not Achievable		Years 1-5	0
Deliverability	Not currently developable		Years 6-10	0
<b>Development Progress</b>	SHLAA Site		Years 11-15	0





<b>Ref</b> 4141	Site Address	Land at Henshaw Hall Farm, Henshav Lane, Siddington.			
Town / Rural Rural		Easting	385950 <b>North</b>	ing 371058	
Site Description	Agricultural field with brook running through centre, at edge of B5392, on farmland.		Site Size Net (Ha)	4.87	
Character of Area	Agricultural/open countrysic	yside Potential Capacity Potential Net		147	
Surrounding Land Uses	Agricultural.			147	
Physical Constraints	Flood zones 2 and 3 - medium to high risk. Site contains a brook with trees lining the brook. Telephone wires to edge of site. Site of bordered by trees and hedges. Undulating site.		Capacity		
Policy Restrictions	Countryside beyond the Gr	een Belt.	Potential Density	30.18	
Managing Constraints	Consideration of biodiversity and potential need for a Protected Species Survey. Transport Assessment may be needed. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		Determination of Capacity	Density multiplier	
Sustainability	Site is not considered sustate to lack of services.	inable due			
Accessibility	Access to be discussed wit	h Highways.	Total Completions	0	
Other Information			Losses Completed	0	
Brownfield / Greenfield	Greenfield		Remaining Losses	0	
Suitability	Not Suitable				
Availability	Available		Current Year	0	
Achievability	Not Achievable		Years 1-5	0	
Deliverability	Not currently developable		Years 6-10	0	
<b>Development Progress</b>	SHLAA Site		Years 11-15	0	
Application Number:					



Cheshire East SHLAA



<b>Ref</b> 4142	Site Address		cent The Mere Road, Marton	•
Town / Rural Rural		Easting	384800 N	lorthing 368371
Site Description	Green field next to garage of A34 with marsh in the centre.		Site Size Net (H	a) 2.12
Character of Area	Rural open countryside.		Potential Capacity 64	
Surrounding Land Uses	Garage, agriculture, reside	ntial.	Potential Net	64
Physical Constraints	Flood zone 1 - little or no risin centre of site. Other polyicinity of site. Site is undubrodered by trees and hedge	nds in lating and	Capacity	
Policy Restrictions	Countryside beyond the Gr Jodrell Bank Consultation 2		Potential Densit	y 30.19
Managing Constraints	Consideration of biodiversity and potential need for a Protected Species Survey. Potential need for a Flood Risk Assessment due to site size. Consultation with Jodrell Bank. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		Determination of Capacity	f Density multiplier
Sustainability	Site is not considered to be sustainable due to lack of s			
Accessibility	Access to be discussed wit	h Highways.	Total Completion	ns 0
Other Information			Losses Comple	ted 0
Brownfield / Greenfield	Greenfield		Remaining Loss	ses 0
Suitability	Not Suitable			
Availability	Available		Current Year	0
Achievability	Not Achievable		Years 1-5	0
Deliverability	Not currently developable		Years 6-10	0
<b>Development Progress</b>	SHLAA Site		Years 11-15	0
Application Number:				



