

Ref	3856	Site Address	Land between 150 and 152 Mobberley Road, Knutsford.
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Town / Rural	Knutsford	Easting	375711	Northing	378897
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Site Description	Open space	Site Size Net (Ha)	.33
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Character of Area	Residential	Potential Capacity	10
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Surrounding Land Uses	Residential	Potential Net	10
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Physical Constraints	Trees on site. Slight undulation to the	Capacity
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Policy Restrictions	Existing Open Space.	Potential Density	30.3
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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 of Capacity	Density multiplier
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Sustainability

Accessibility	Access to be discussed with Highways	Total Completions	0
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Other Information	Losses Completed	0
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Brownfield / Greenfield	Greenfield	Remaining Losses	0
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Suitability Not Suitable

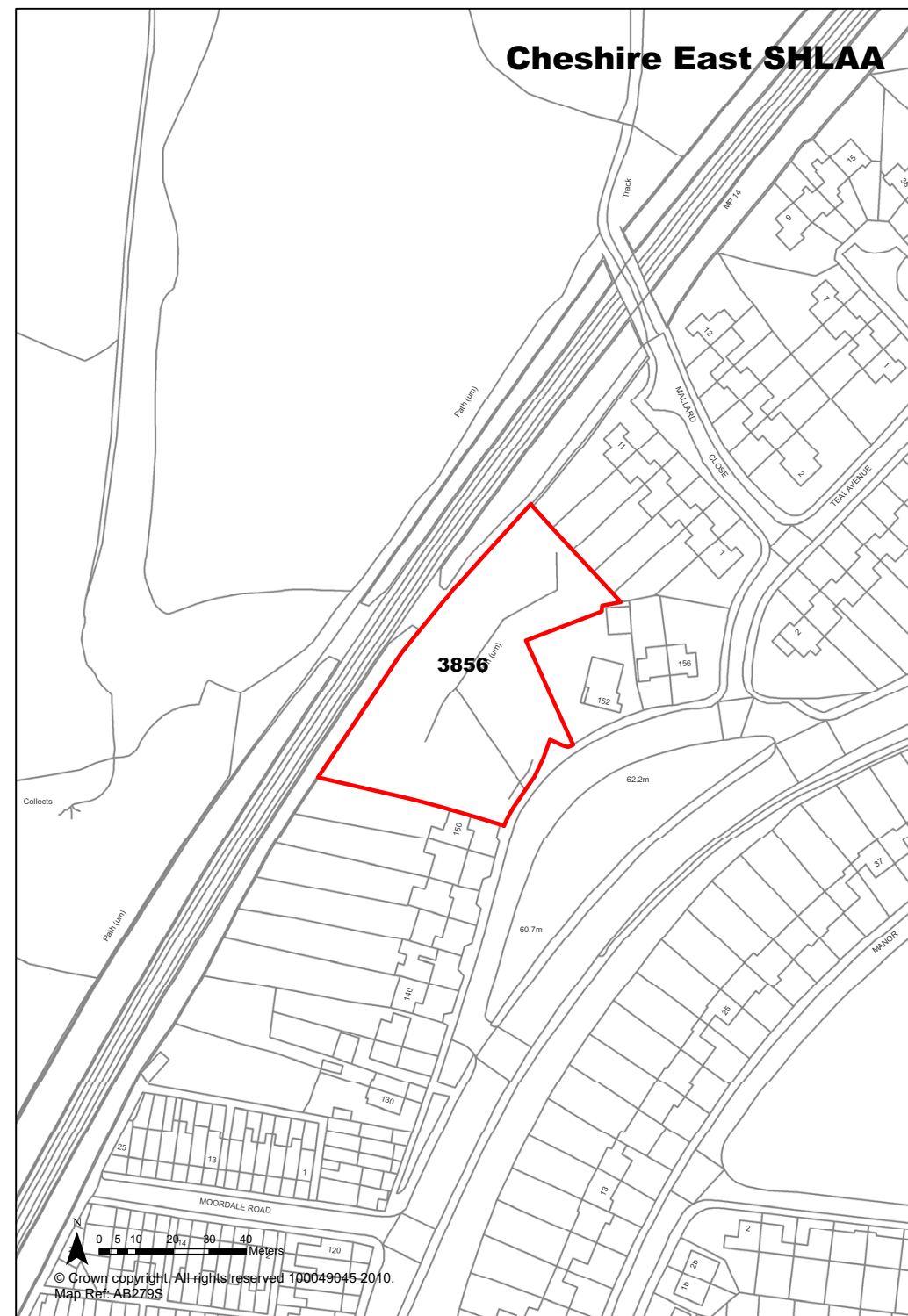
Availability	Available	Current Year	0
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Achievability	Not Achievable	Years 1-5	0
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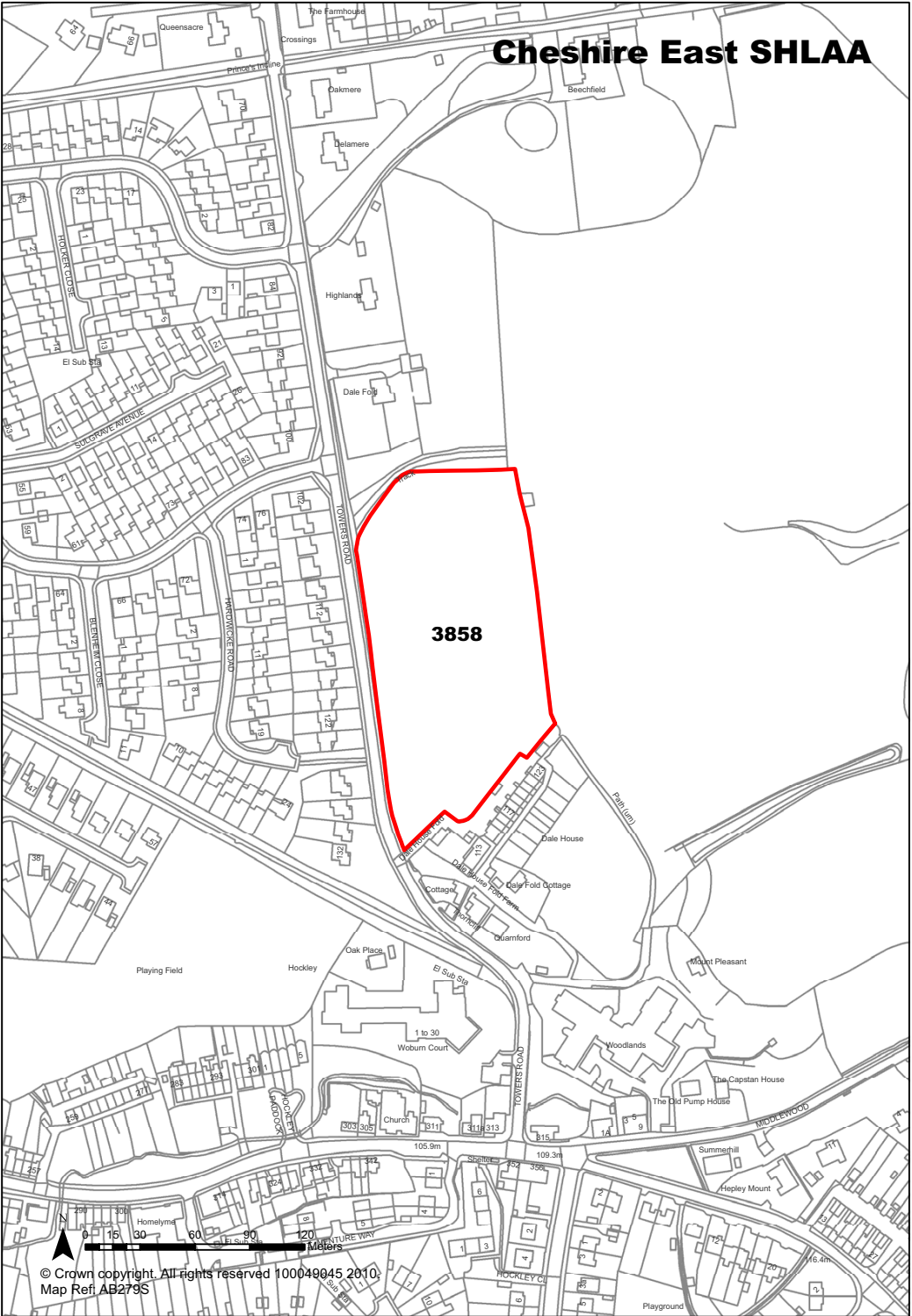
Deliverability	Not currently developable	Years 6-10	0
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Development Progress	SHLAA Site	Years 11-15	0
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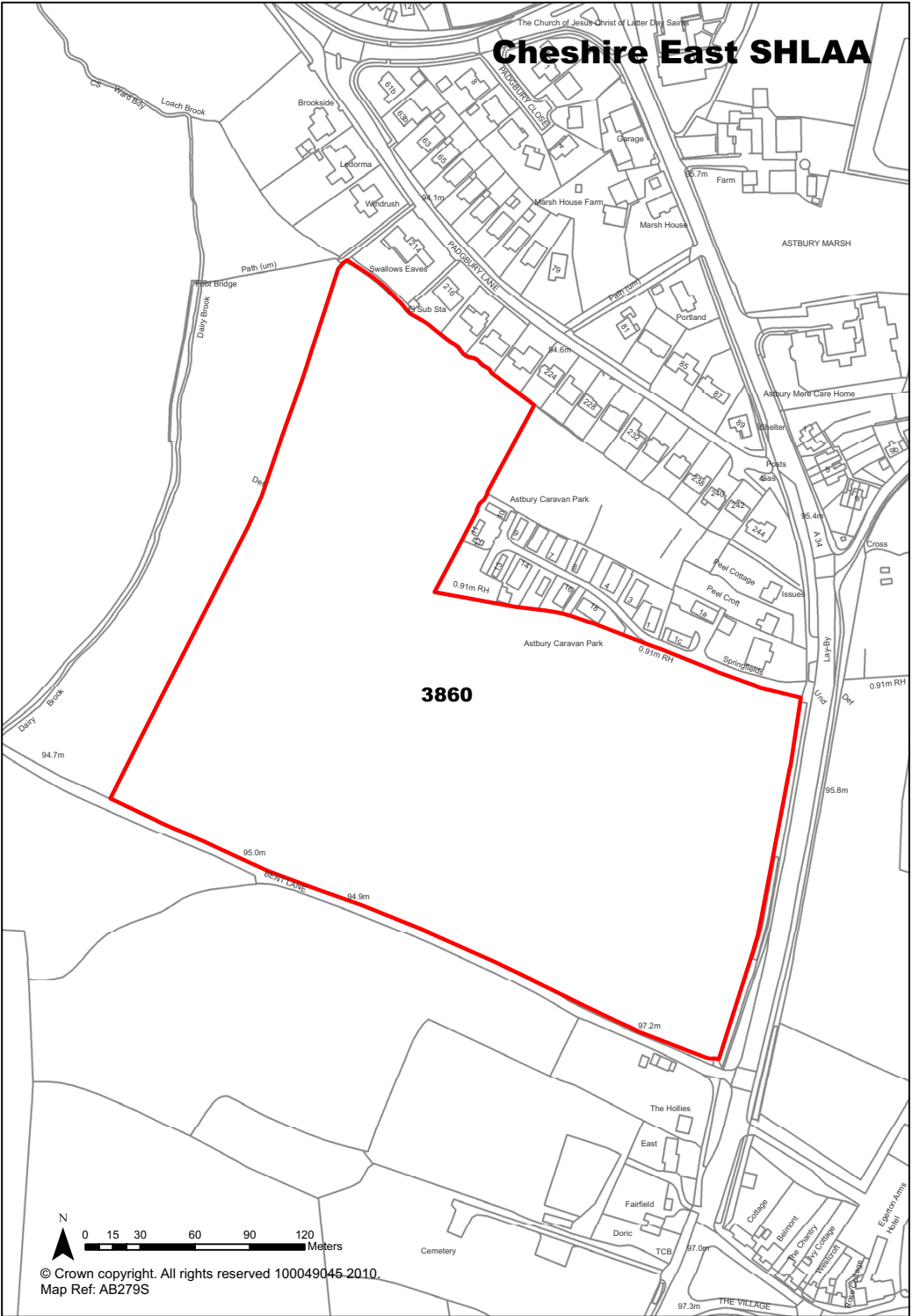
Application Number:



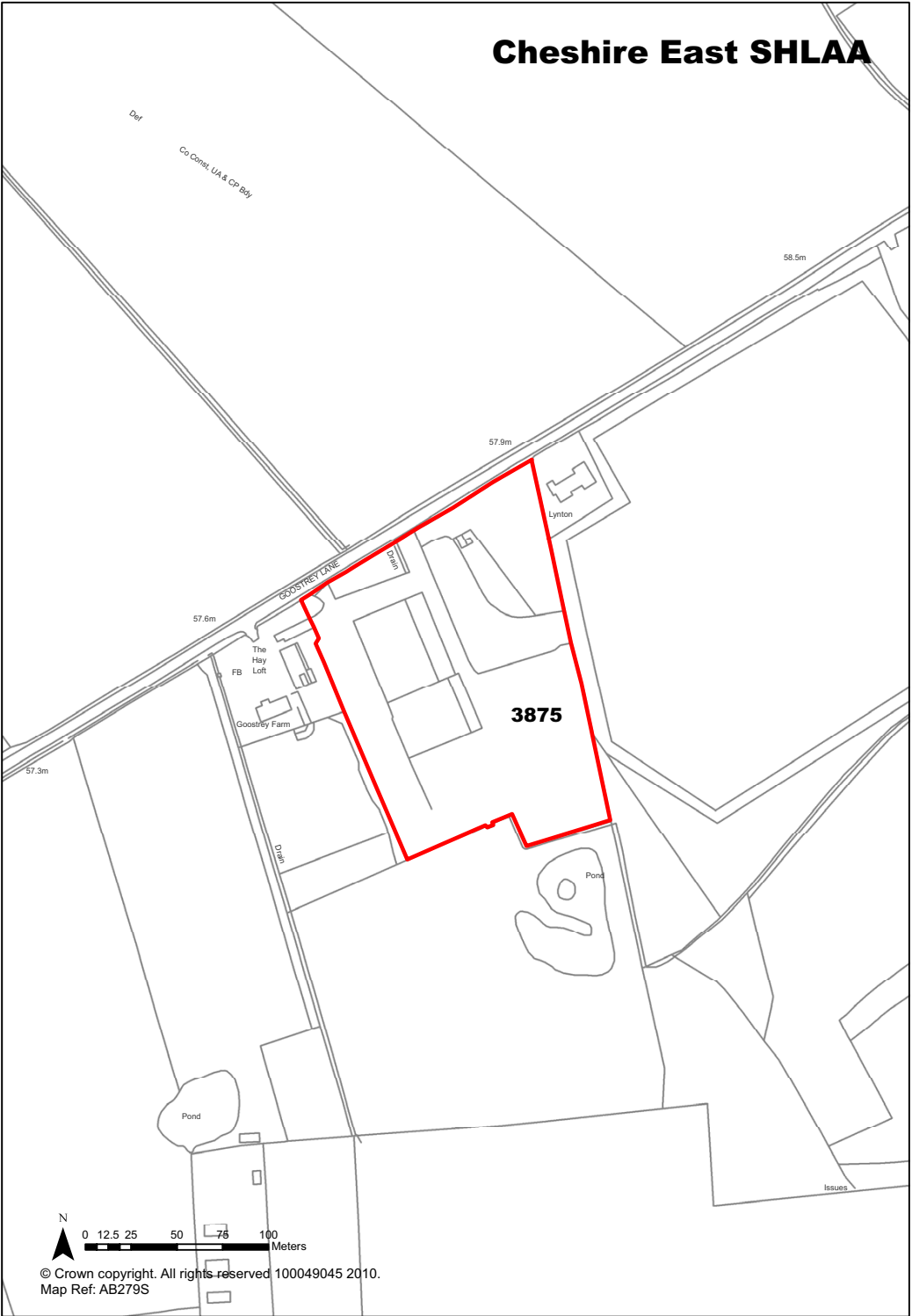
Town / Rural	Poynton - Edge / Extension	Easting	392997	Northing	383694
Site Description	Agricultural land	Site Size Net (Ha)	1.6		
Character of Area	Edge of settlement	Potential Capacity	48		
Surrounding Land Uses	Open countryside and residential	Potential Net Capacity	48		
Physical Constraints	Trees and hedges to site boundary. Site appears generally flat.				
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 Park Lane				
Accessibility	Access to be discussed with Highways	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		
Deliverability	Developable	Years 6-10	56		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:					



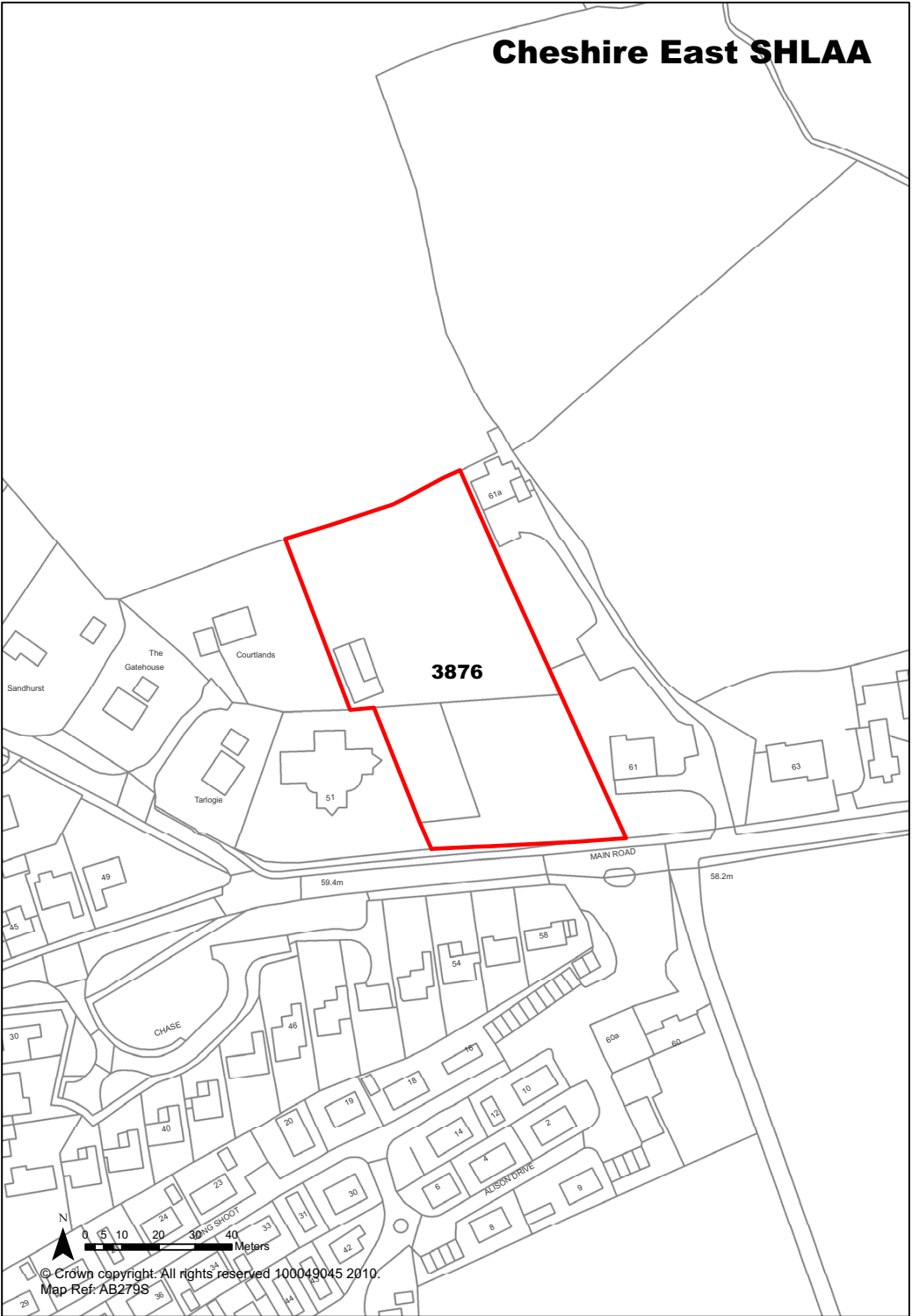
Ref	3860	Site Address	Land adjacent to Astbury Marsh Caravan Site, Astbury, Congleton.	
Town / Rural	Congleton - Edge / Extension	Easting	384361	Northing 361926
Site Description	Agricultural land	Site Size Net (Ha)	7.86	
Character of Area	Edge of settlement.	Potential Capacity	236	
Surrounding Land Uses	Agricultural land and caravan park.	Potential Net Capacity	236	
Physical Constraints	Flood risk area to western edge of site. Trees and hedges to field boundaries.	Potential Density	30.03	
Policy Restrictions	Green Belt	Determination of Capacity	Density multiplier	
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.	Total Completions	0	
Sustainability	Bus route on Newcastle Road.	Losses Completed	0	
Accessibility	To be discussed with Highways.	Remaining Losses	0	
Other Information		Current Year	0	
Brownfield / Greenfield	Greenfield	Years 1-5	0	
Suitability	Not Suitable	Years 6-10	0	
Availability	Available	Years 11-15	0	
Achievability	Not Achievable			
Deliverability	Not currently developable			
Development Progress	SHLAA Site			
Application Number:				



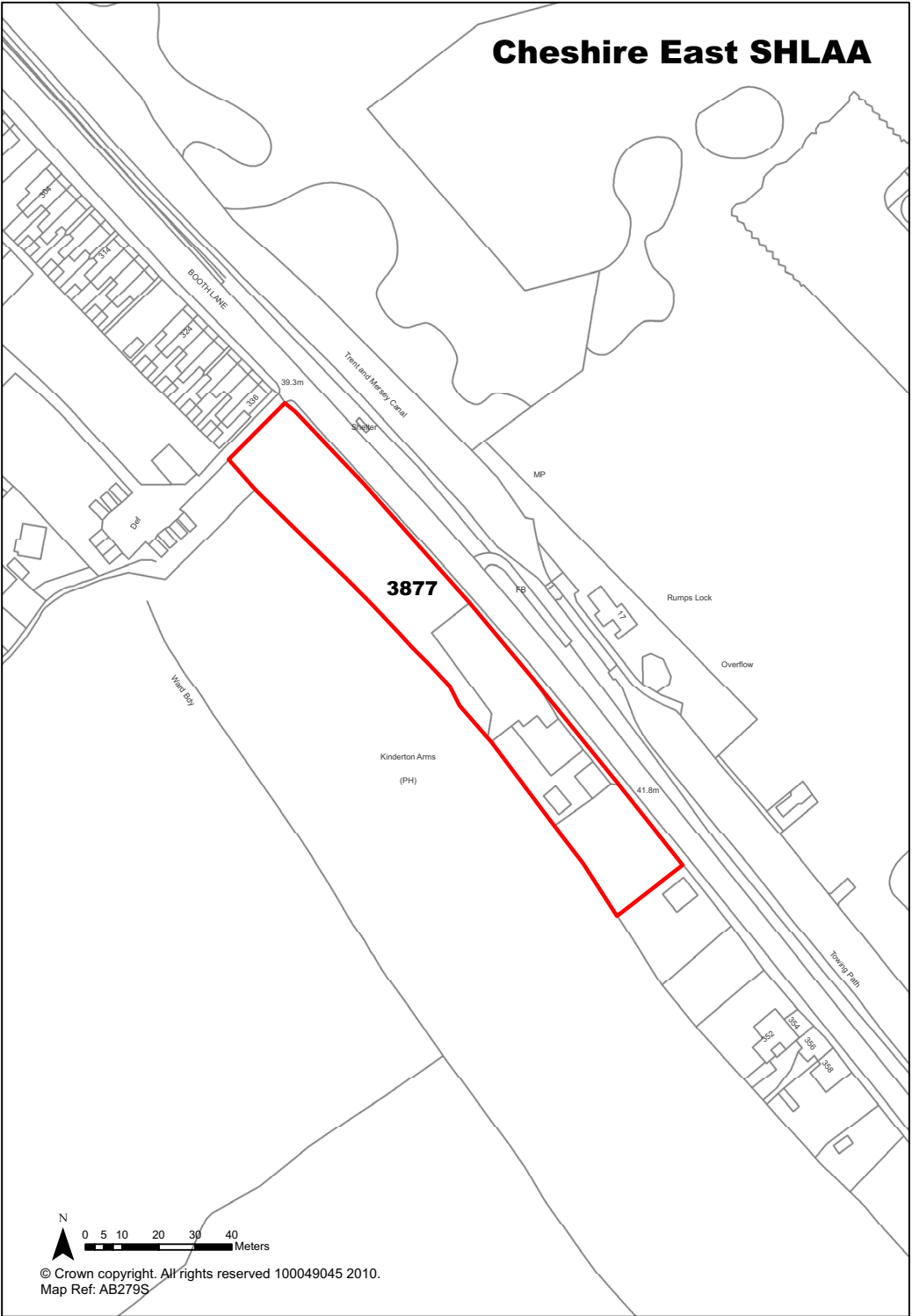
Ref	3875	Site Address	Cranage Trading Park, Goostrey Lane, Cranage		
Town / Rural	Smaller Villages	Easting	375559	Northing	369456
Site Description	Rural business park incl. small play area, tea rooms, construction supplies etc.	Site Size Net (Ha)	2.23		
Character of Area	Open countryside	Potential Capacity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



Ref	3876	Site Address	Land between 51 and 61 Main Road, Goostrey (land adjacent to Sandyacre)		
Town / Rural	Goostrey	Easting	376694	Northing	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 countryside	Potential Net Capacity	15		
Physical Constraints	Trees and hedges to boundary. Site appears generally flat. Overhead line on site boundary.	Potential Density	30		
Policy Restrictions	Open countryside.	Determination of Capacity	Density multiplier		
Managing Constraints	Consideration of biodiversity value of site.	Total Completions	0		
Sustainability	Bus route on Main Road	Losses Completed	0		
Accessibility	Access to be discussed with Highways.	Remaining Losses	0		
Other Information		Current Year	0		
Brownfield / Greenfield	Greenfield	Years 1-5	0		
Suitability	Suitable - with policy change	Years 6-10	15		
Availability	Available	Years 11-15	0		
Achievability	Achievable				
Deliverability	Developable				
Development Progress	SHLAA Site				
Application Number:					

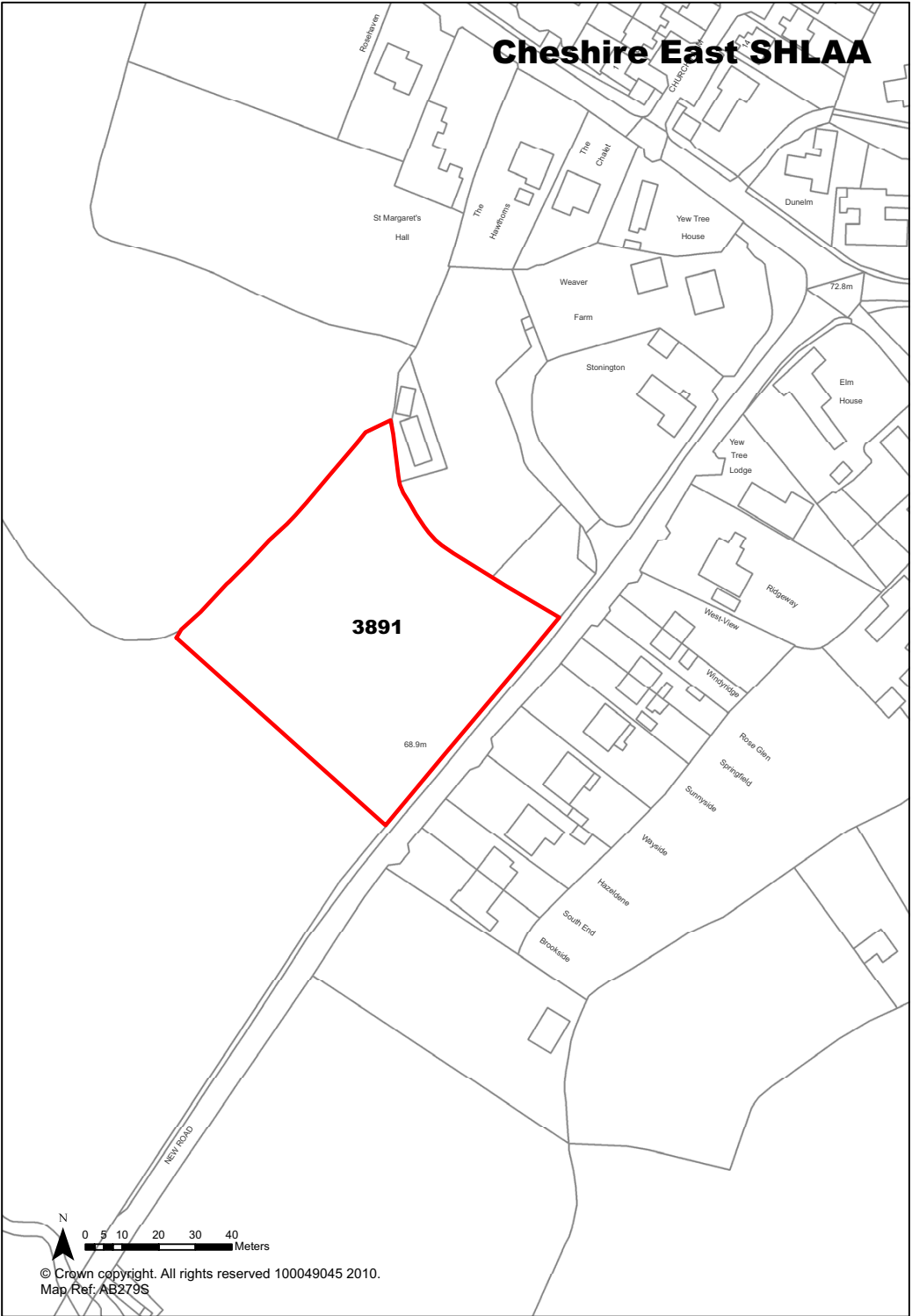


Ref	3877	Site Address	Land at Kinderton Arms PH, Booth Lane, Middlewich.		
Town / Rural	Middlewich	Easting	371410	Northing	364459
Site Description	Former Public House, Car Park, Vacant land		Site Size Net (Ha)	0.34	
Character of Area	Edge of settlement		Potential Capacity	11	
Surrounding Land Uses	Open countryside, road and end of row of terrace houses.		Potential Net Capacity	11	
Physical Constraints	Building on site. Hardstanding on site. Overhead lines on site. Trees/hedge to boundary. Site appears generally flat.				
Policy Restrictions	Open countryside.		Potential Density	32.35	
Managing Constraints	Narrow site.		Determination of Capacity	Density multiplier	
Sustainability	Site is within walking distance of bus stops.				
Accessibility	Access to be discussed with Highways.		Total Completions	0	
Other Information			Losses Completed	0	
Brownfield / Greenfield	Mixed		Remaining Losses	0	
Suitability	Suitable - with policy change				
Availability	Available		Current Year	0	
Achievability	Achievable		Years 1-5	0	
Deliverability	Developable		Years 6-10	11	
Development Progress	SHLAA Site		Years 11-15	0	
Application Number:					

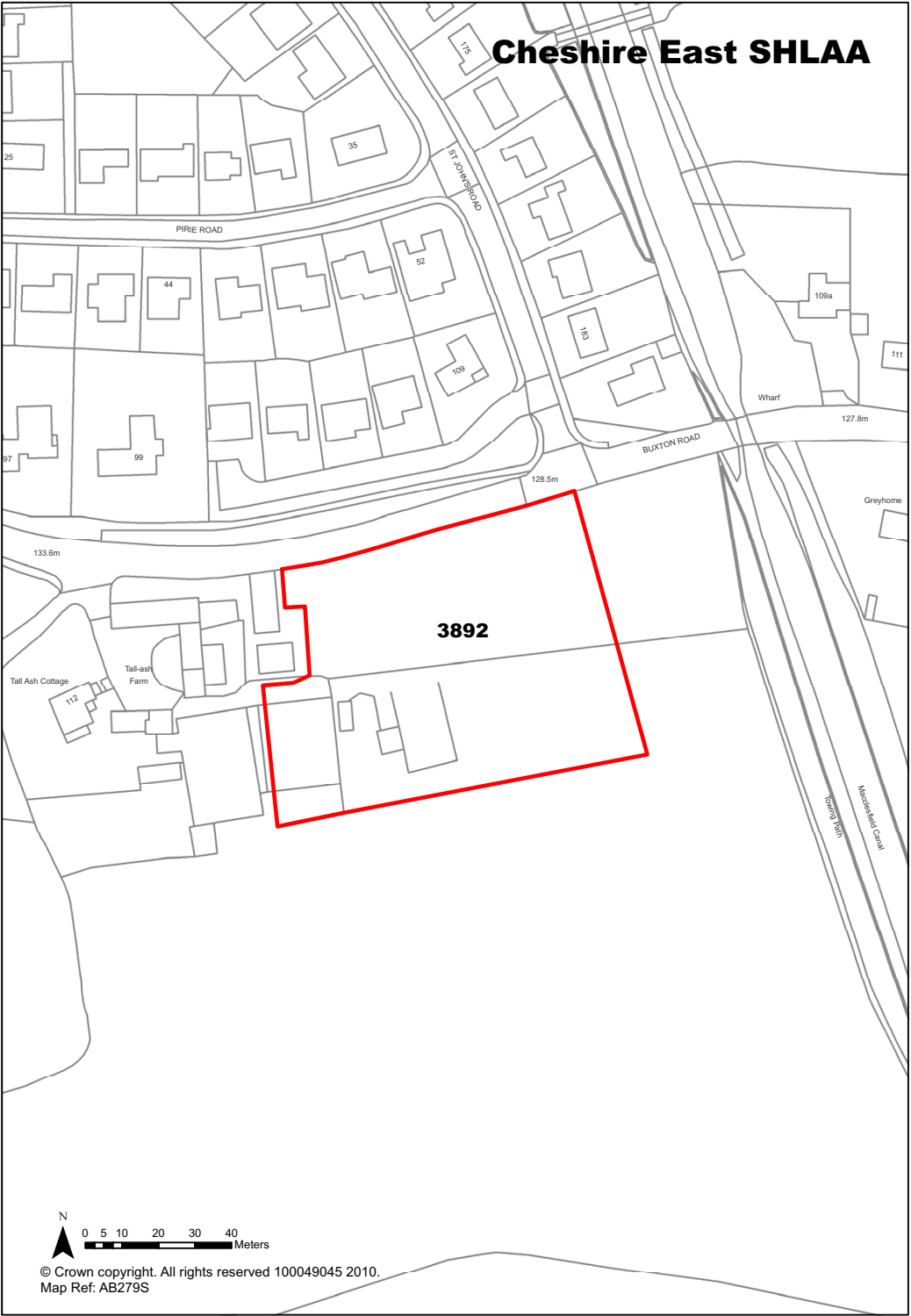


Ref 3891 Site Address Land off New Road, Wrenbury

Town / Rural	Wrenbury - Edge / Extension	Easting	359207	Northing	347623
Site Description	Agricultural land	Site Size Net (Ha)	0.52		
Character of Area	Edge of settlement	Potential Capacity	14		
Surrounding Land Uses	Residential and open countryside	Potential Net Capacity	14		
Physical Constraints	Hedges to boundary. Narrow access road. Site appears generally flat.	Potential Density	26.92		
Policy Restrictions	Open countryside.	Determination of Capacity	Based on current permission		
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.				
Sustainability					
Accessibility	Access is possible.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Suitable - if can meet policy requireme	Current Year	0		
Availability	Available	Years 1-5	14		
Achievability	Achievable	Years 6-10	0		
Deliverability	Deliverable	Years 11-15	0		
Development Progress	Full Permission				
Application Number:	11/0041N				

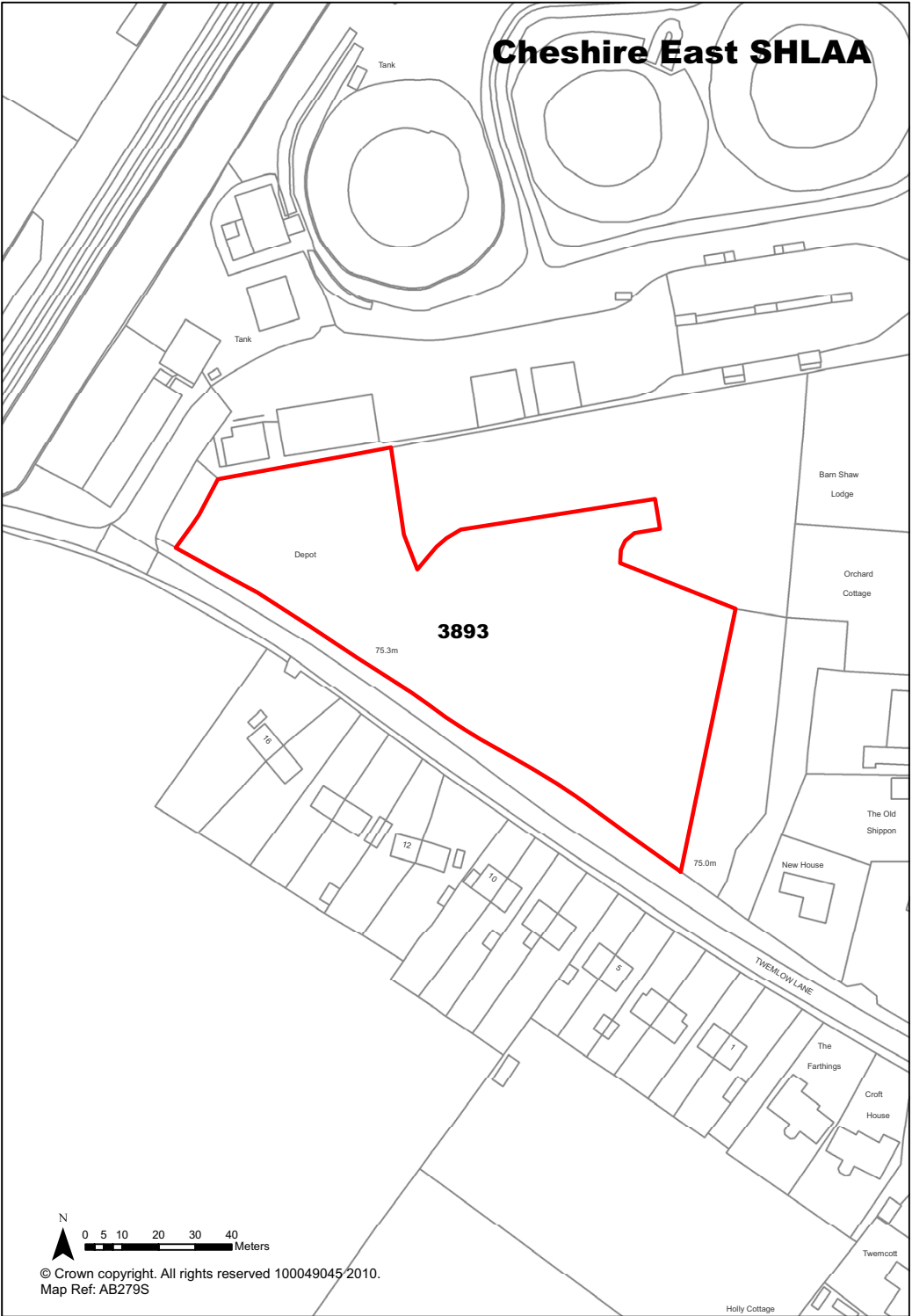


Ref	3892	Site Address	TALL ASH FARM, BUXTON ROAD, CONGLETON			
Town / Rural	Congleton - Edge / Extension		Easting	387651	Northing	363814
Site Description	Agricultural land.		Site Size Net (Ha)	0.6		
Character of Area	Edge of settlement.		Potential Capacity	20		
Surrounding Land Uses	Residential, agricultural buildings, open countryside.		Potential Net Capacity	20		
Physical Constraints	Adjacent to the Macclesfield Canal. Hedge to edge of site.					
Policy Restrictions	Open countryside. Adjacent to the Macclesfield Canal Conservation Area.		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 homes as a rural exception.		Losses Completed	0		
Brownfield / Greenfield	Greenfield		Remaining Losses	0		
Suitability	Suitable - if can meet policy requireme					
Availability	Available		Current Year	0		
Achievability	Achievable		Years 1-5	20		
Deliverability	Deliverable		Years 6-10	0		
Development Progress	Full Permission		Years 11-15	0		
Application Number:	11/0471C					

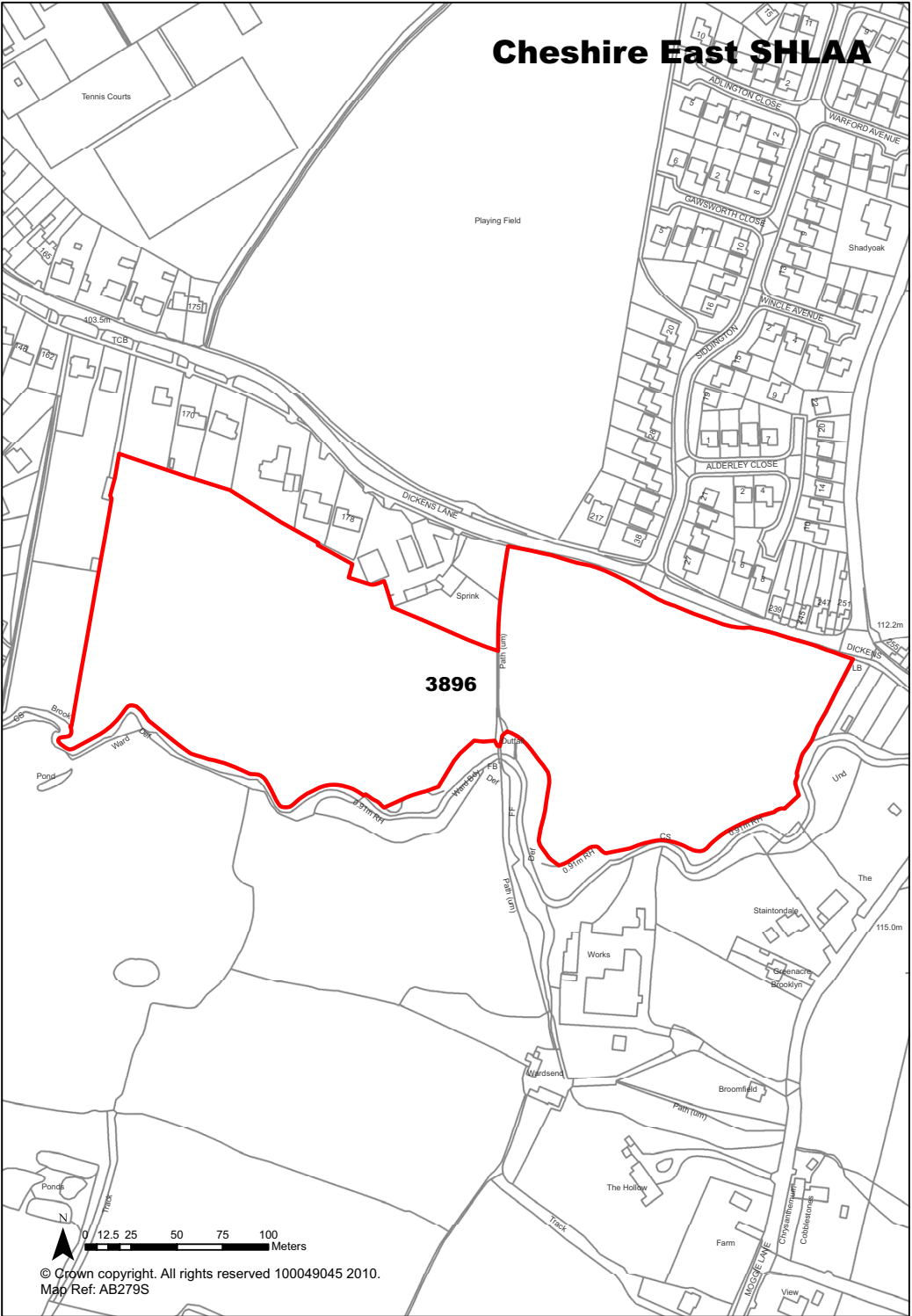


Ref 3893 Site Address LAND NORTH OF, TWEMLOW LANE, TWEMLOW GREEN

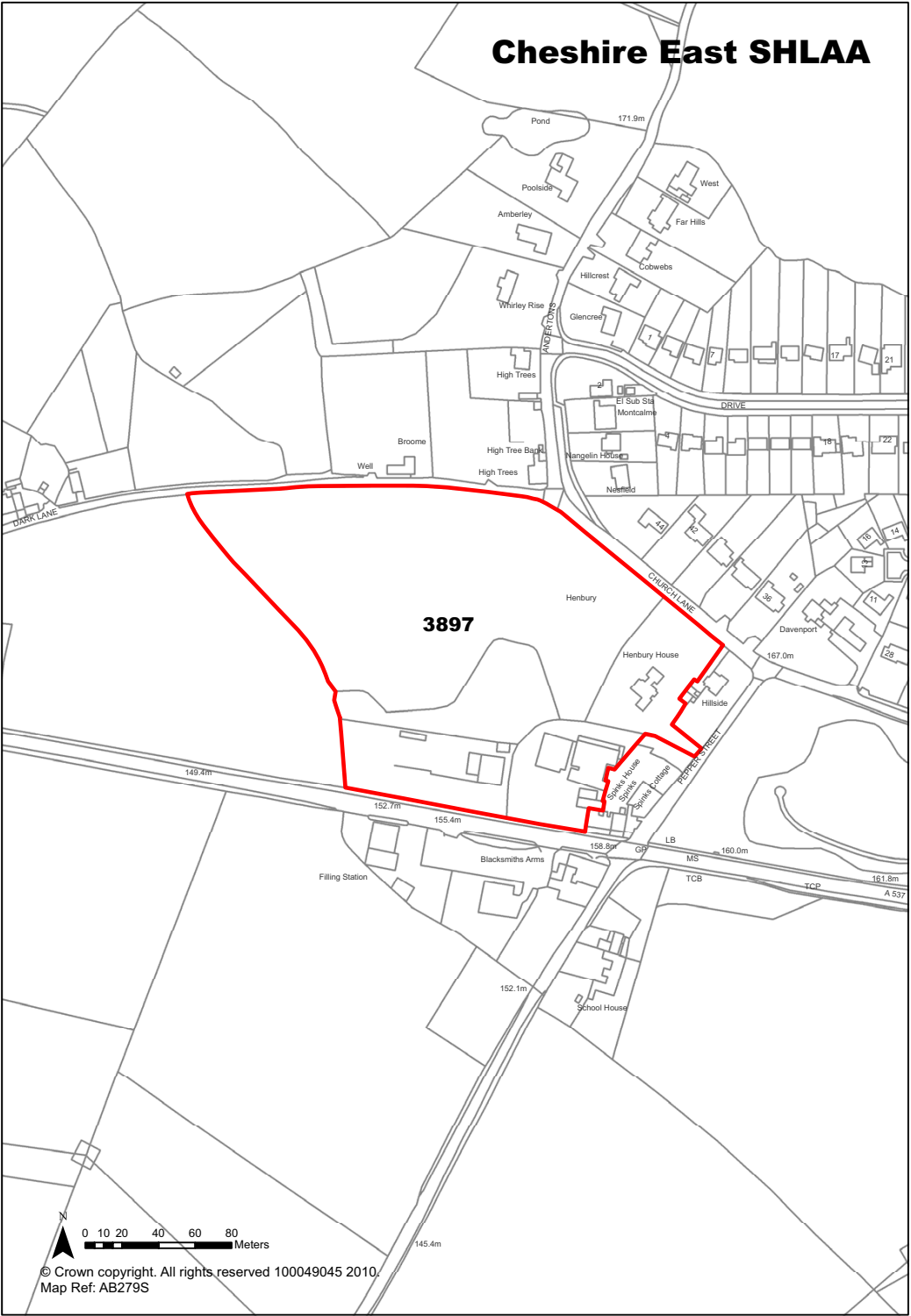
Town / Rural	Rural	Easting	378015	Northing	368823
Site Description	Grassland.	Site Size Net (Ha)	0.76		
Character of Area	Open countryside, adjacent to small settlement.	Potential Capacity	13		
Surrounding Land Uses	Fuel storage tanks, residential and open countryside.	Potential Net Capacity	13		
Physical Constraints	Trees and hedges to boundary, includes TPO trees. Site appears generally flat.				
Policy Restrictions	Open countryside. Jodrell Bank consultation zone.	Potential Density	17.11		
Managing Constraints	Consideration of the impact on Jodrell Bank. 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 refused application.		
Sustainability					
Accessibility	Access to the site is possible, based on requirements of planning permission.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Suitable	Current Year	0		
Availability	Available	Years 1-5	13		
Achievability	Achievable	Years 6-10	0		
Deliverability	Deliverable	Years 11-15	0		
Development Progress	SHLAA Site - Awaiting Appeal Decision				
Application Number:	10/2647C				

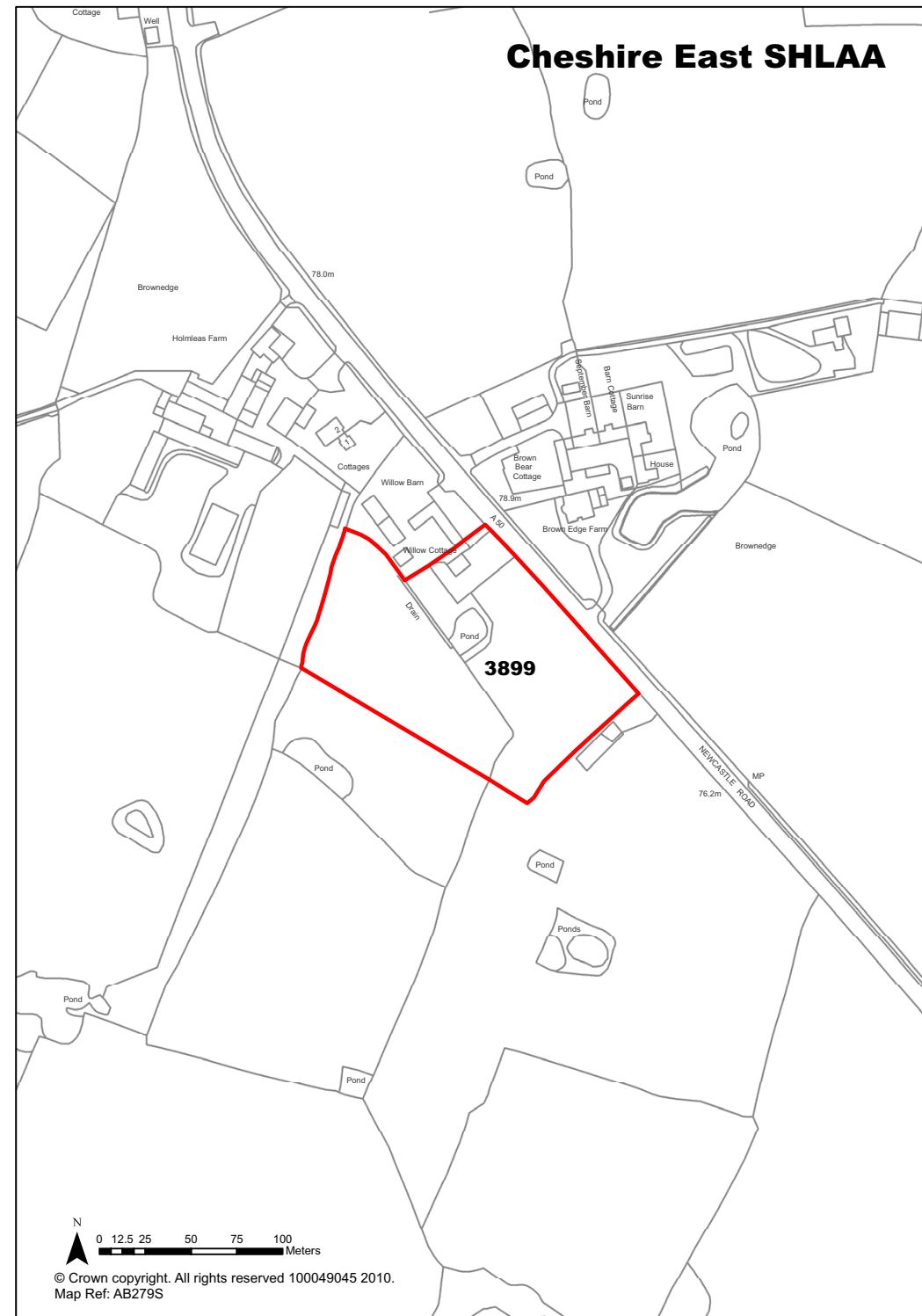


Ref	3896	Site Address	Land at Sprink Farm, Dickens Lane, Poynton	
Town / Rural	Poynton	Easting	392793	Northing 382542
Site Description	Agricultural land and farm house		Site Size Net (Ha)	4.9
Character of Area	Edge of settlement		Potential Capacity	147
Surrounding Land Uses	Residential and open countryside		Potential Net Capacity	147
Physical Constraints	Trees and hedges to boundary. Poynton Brook to the south. Footpath through the site. Site is generally flat to the road and drops to the brook. Overhead line near to farm buildings. Farm 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 Highways		Total Completions	0
Other Information			Losses Completed	0
Brownfield / Greenfield	Greenfield		Remaining Losses	0
Suitability	Suitable - with policy change		Current Year	0
Availability	Available		Years 1-5	0
Achievability	Achievable		Years 6-10	90
Deliverability	Developable		Years 11-15	57
Development Progress	SHLAA Site			
Application Number:				

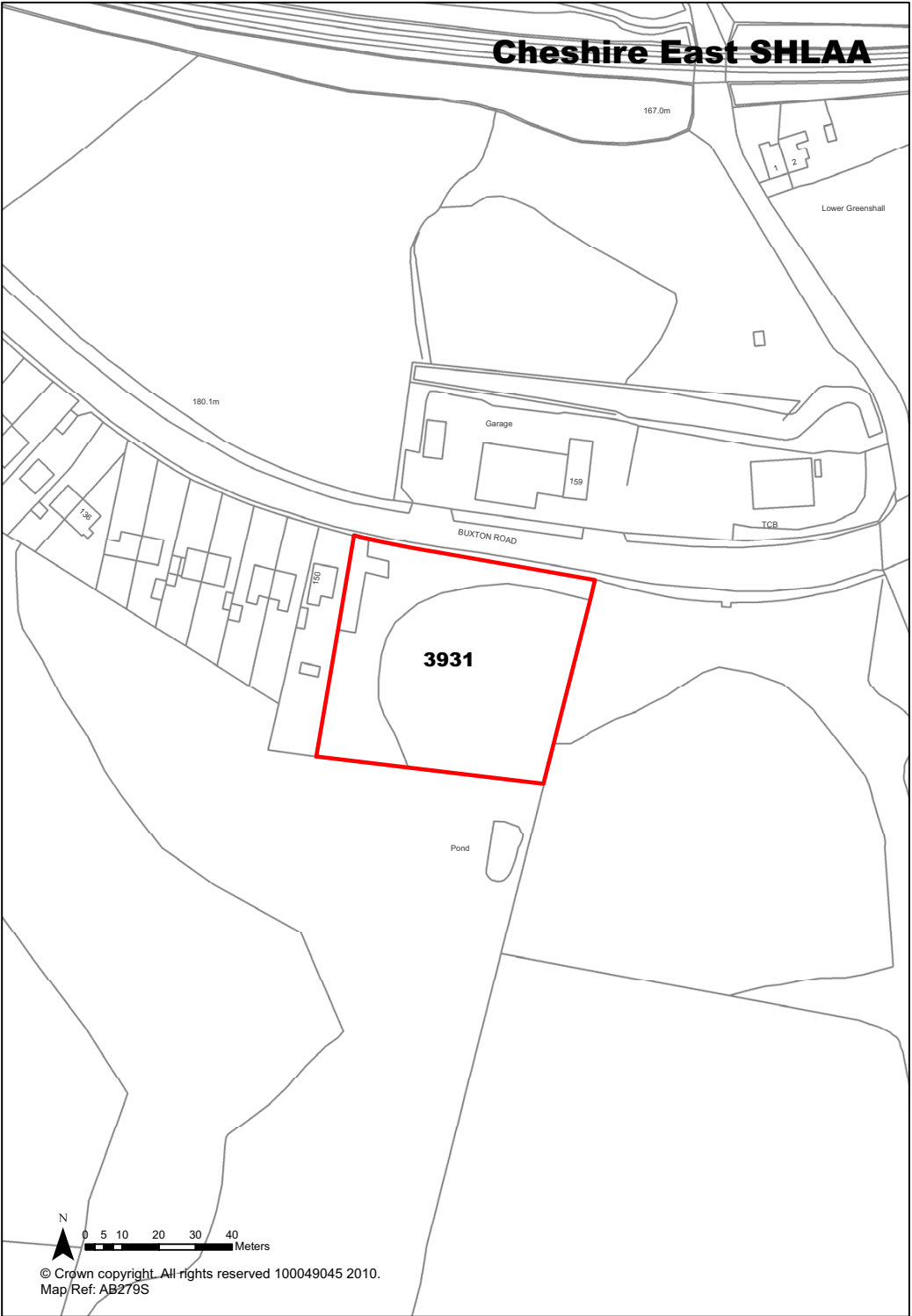


Ref	3897	Site Address	Land at Flora Garden Centre, Chelford Road, Henbury, Macclesfield.	
Town / Rural	Rural	Easting	387785	Northing 373741
Site Description	Garden Centre, residential property and paddock	Site Size Net (Ha)	3.39	
Character of Area	Edge of settlement (small settlement)	Potential Capacity	102	
Surrounding Land Uses	Open countryside and residential	Potential Net Capacity	102	
Physical Constraints	Buildings on site. Business on site. Trees and hedges to site boundary. Overhead lines to site. Site slopes up to north east corner of site.			
Policy Restrictions	Green Belt. Area of Special County Value	Potential Density	30.09	
Managing Constraints	Loss of employment use to be considered.	Determination of Capacity	Density multiplier	
Sustainability	Bus route on Chelford Road, with bus stop opposite site.			
Accessibility	Access to be discussed with Highways.	Total Completions	0	
Other Information	Site had planning permission for conversion of part of site to offices and app. 11/3537M looks to renew this.	Losses Completed	0	
Brownfield / Greenfield	Greenfield	Remaining Losses	0	
Suitability	Not Suitable			
Availability	Available	Current Year	0	
Achievability	Not Achievable	Years 1-5	0	
Deliverability	Not currently developable	Years 6-10	0	
Development Progress	SHLAA Site	Years 11-15	0	
Application Number:				

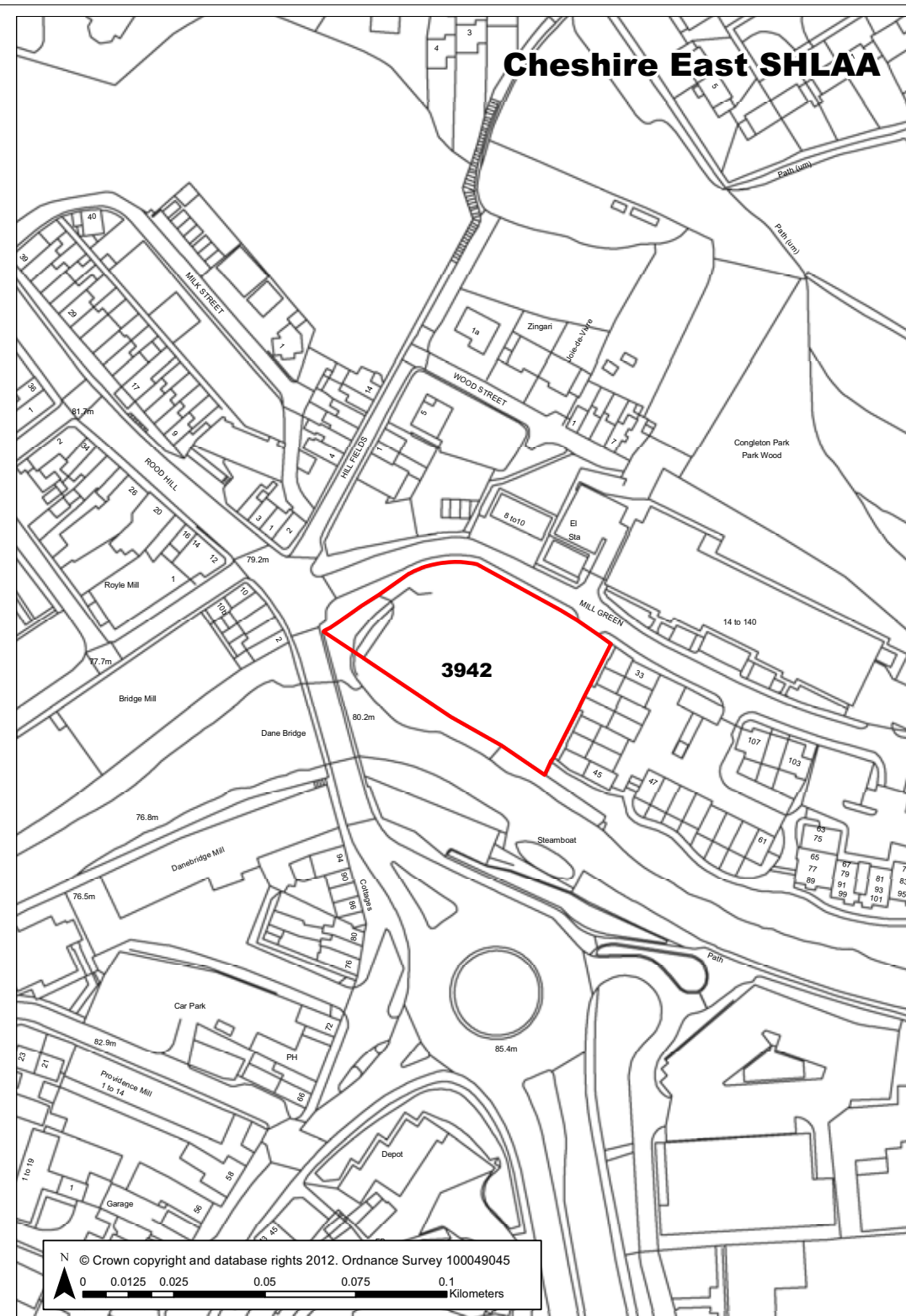




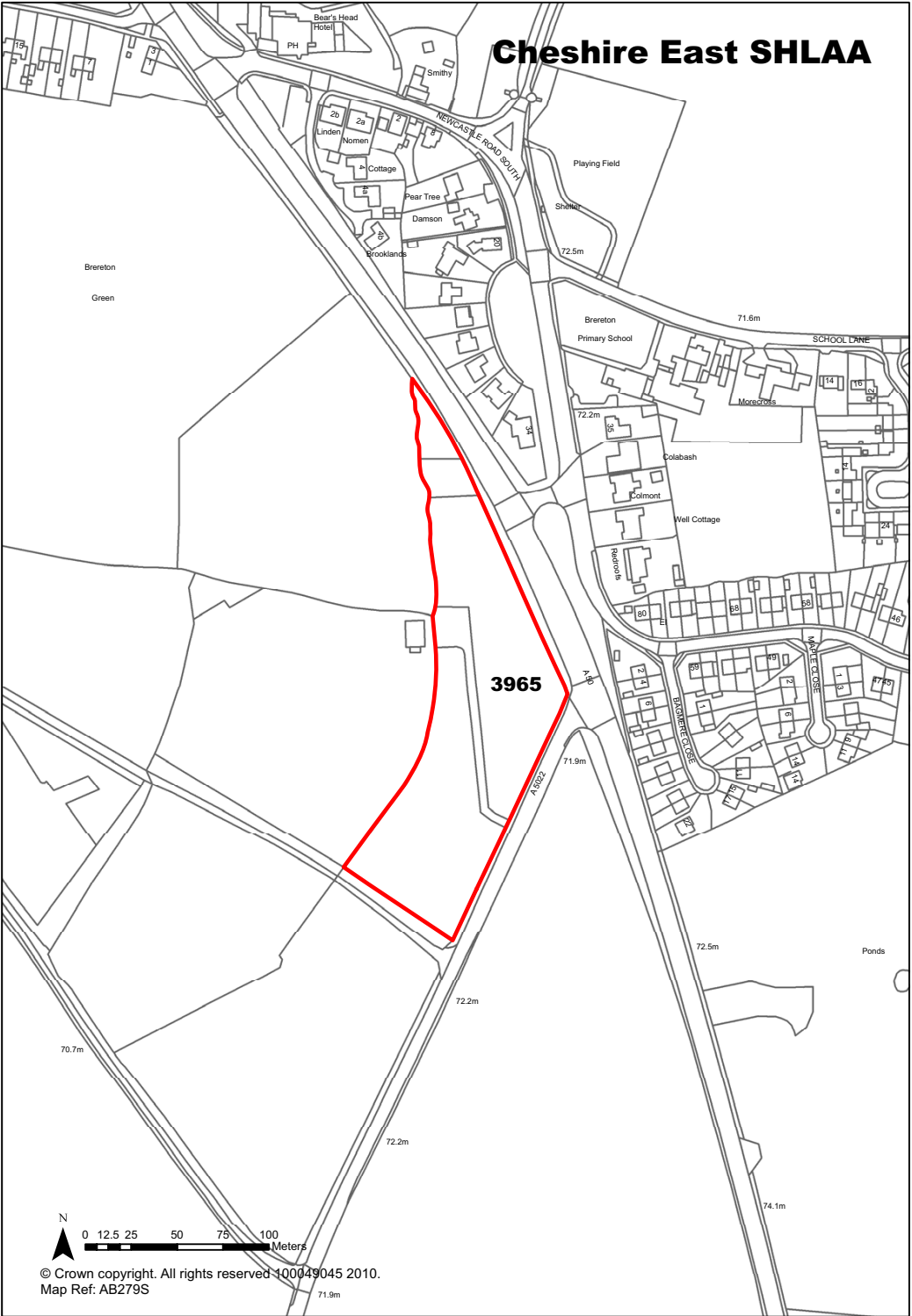
Ref	3931	Site Address	Land adjacent to 150 Buxton Road, Disley	
Town / Rural	Disley	Easting	398535	Northing 384524
Site Description	Scrubland on slight north/south slope. Possible site of former house on very busy road.		Site Size Net (Ha)	0.37
Character of Area	Edge of settlement/open countryside.		Potential Capacity	12
Surrounding Land Uses	Residential, garage and scrubland.		Potential Net Capacity	12
Physical Constraints	Flood zone 1 - little or no risk. Busy road with potential for noise and air pollution issues. Trees on site and to border, some with Tree Preservation Orders. Gentle incline.			
Policy Restrictions	Green Belt. Area of Special County Value for landscape.		Potential Density	32.43
Managing Constraints	Consideration of biodiversity. Consultation with Environmental Health. Surface water runoff should be calculated in accordance with Environment Agency guidelines.		Determination of Capacity	Density multiplier
Sustainability	Garage, convenience store. Bus route would allow access to services.			
Accessibility	Located on blind corner of very busy road. Access to be discussed with Highways.		Total Completions	0
Other Information			Losses Completed	0
Brownfield / Greenfield	Brownfield		Remaining Losses	0
Suitability	Suitable - with policy change			
Availability	Available		Current Year	0
Achievability	Achievable		Years 1-5	0
Deliverability	Developable		Years 6-10	12
Development Progress	SHLAA Site		Years 11-15	0
Application Number:				



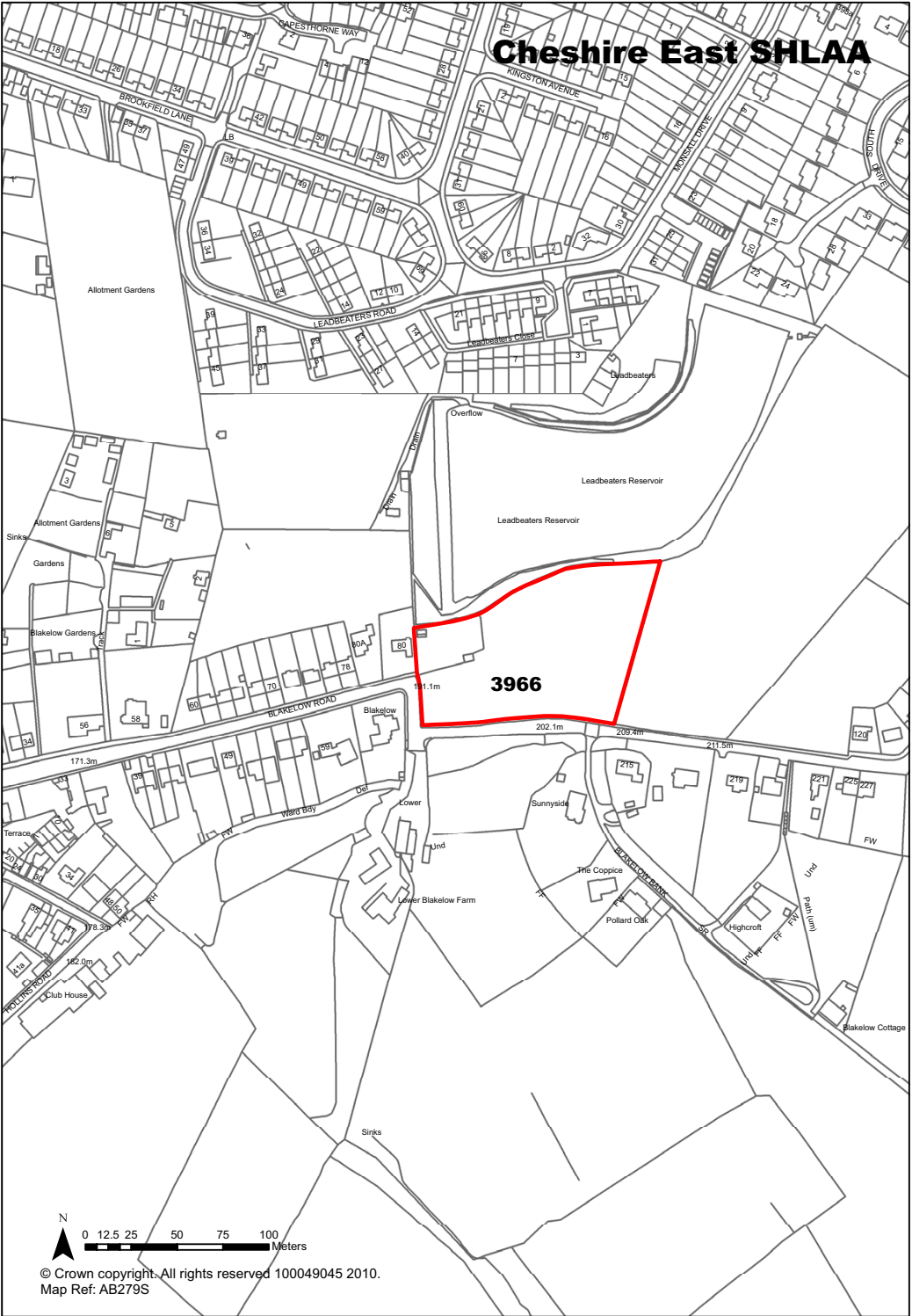
Ref	3942	Site Address	Land rear of 33 to 45, Mill Green, Congleton			
Town / Rural	Congleton		Easting	385888	Northing	363340
Site Description	Retirement homes under construction.		Site Size Net (Ha)		0.28	
Character of Area	High density housing/ flats/urban mix of old and new mainly residential.		Potential Capacity		44	
Surrounding Land Uses	Residential, some retail/commercial, a river and main road and Congleton Park		Potential Net Capacity		44	
Physical Constraints	Flood zones 2 and 3 - medium to high risk. The River Dane and existing buildings. Trees and fence to boundary. Site is flat. Potential for contamination. Adjacent to a Wildlife Corridor.					
Policy Restrictions	Located within the settlement boundary of Congleton. Area of 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 town centre.					
Accessibility	Access is possible.		Total Completions		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	
Development Progress	Under Construction		Years 11-15		0	
Application Number:	11/0319C					



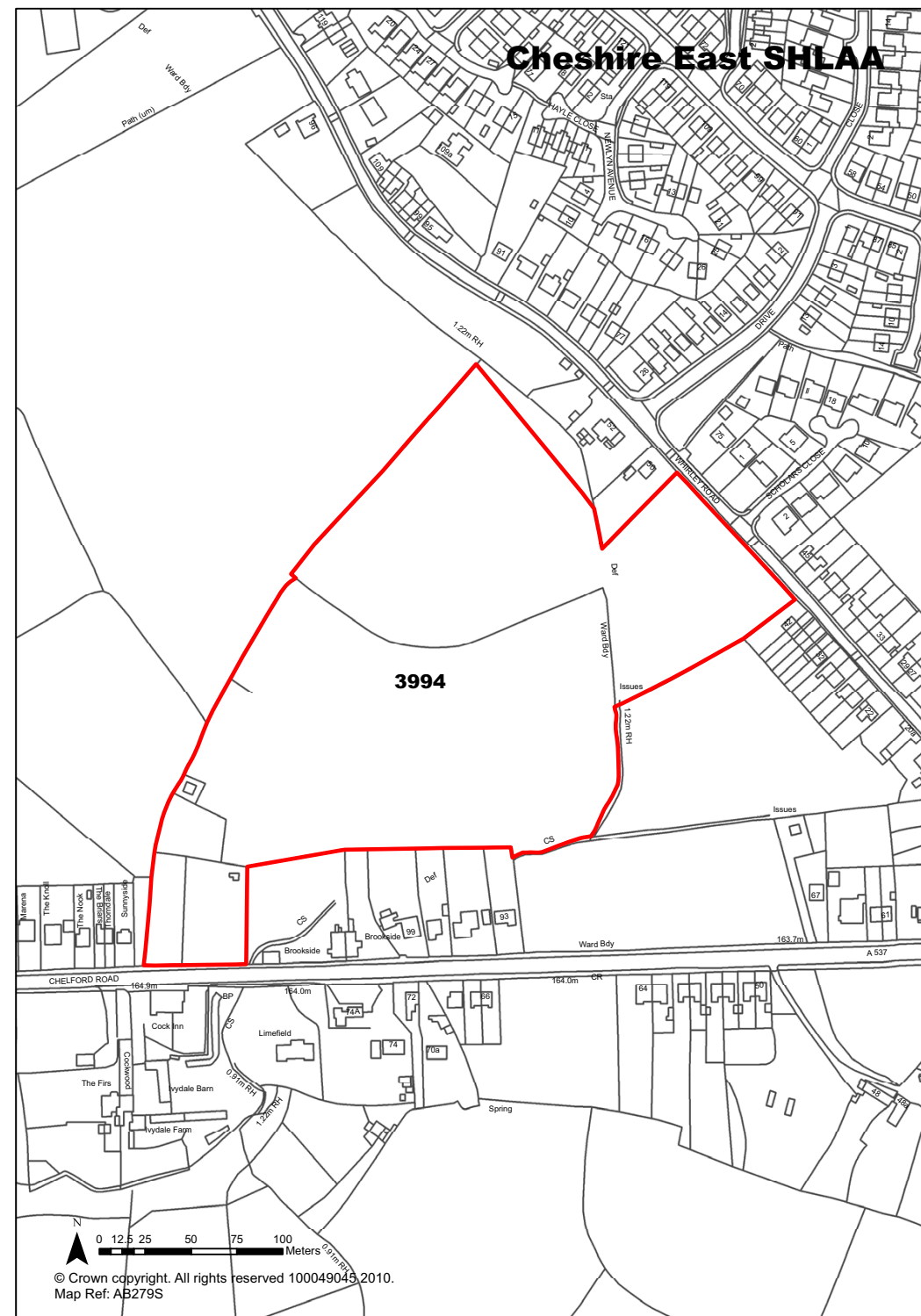
Ref	3965	Site Address	Land at Junction of Holmes Chapel Rd (A5022) and Newcastle Road (A50) at	
Town / Rural	Rural	Easting	377652	Northing 363990
Site Description	Open countryside.	Site Size Net (Ha)	1.45	
Character of Area	Edge of residential area and open land.	Potential Capacity	44	
Surrounding Land Uses	Caravan sales, residential uses and open fields.	Potential Net Capacity	44	
Physical Constraints	Flood zone 1- little or no risk. Junction of 60mph roads. Narrow access road to north. Close to existing settlement but separated from it by the roads. Potential road noise. Footpath adjacent to western boundary. Trees, hedges and a building on site. Trees and hedges to boundary. Telegraph poles border part of the site. Site appears to have a slight incline.			
Policy Restrictions	Open Countryside, Jodrell Bank Radio Telescope Consultation Zone.	Potential Density	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 of Capacity	Density multiplier	
Sustainability	Site is not considered sustainable due to a lack of services.			
Accessibility	Adjacent to main road and junction of A5022.	Total Completions	0	
Other Information		Losses Completed	0	
Brownfield / Greenfield	Greenfield	Remaining Losses	0	
Suitability	Not Suitable	Current Year	0	
Availability	Available	Years 1-5	0	
Achievability	Not Achievable	Years 6-10	0	
Deliverability	Not currently developable	Years 11-15	0	
Development Progress	SHLAA Site			
Application Number:				



Ref	3966	Site Address	Land adjacent 80 Blakelow Road, Macclesfield	
Town / Rural	Macclesfield	Easting	392877	Northing 372916
Site Description	Grazing land.	Site Size Net (Ha)	0.85	
Character of Area	Edge of settlement/open countryside.	Potential Capacity	26	
Surrounding Land Uses	Residential, resevoir and open countryside.	Potential Net Capacity	26	
Physical Constraints	Flood zone 1 - little or no risk. Topography - site slopes down away from road - significant level difference across site. Wall and trees to site edge. Trees within site and to boundary with resevoir.			
Policy Restrictions	Green Belt. Area of Special County Value.	Potential Density	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	Density multiplier	
Sustainability	Site is considered to be sustainably located.			
Accessibility	Access to be discussed with 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	
Application Number:				

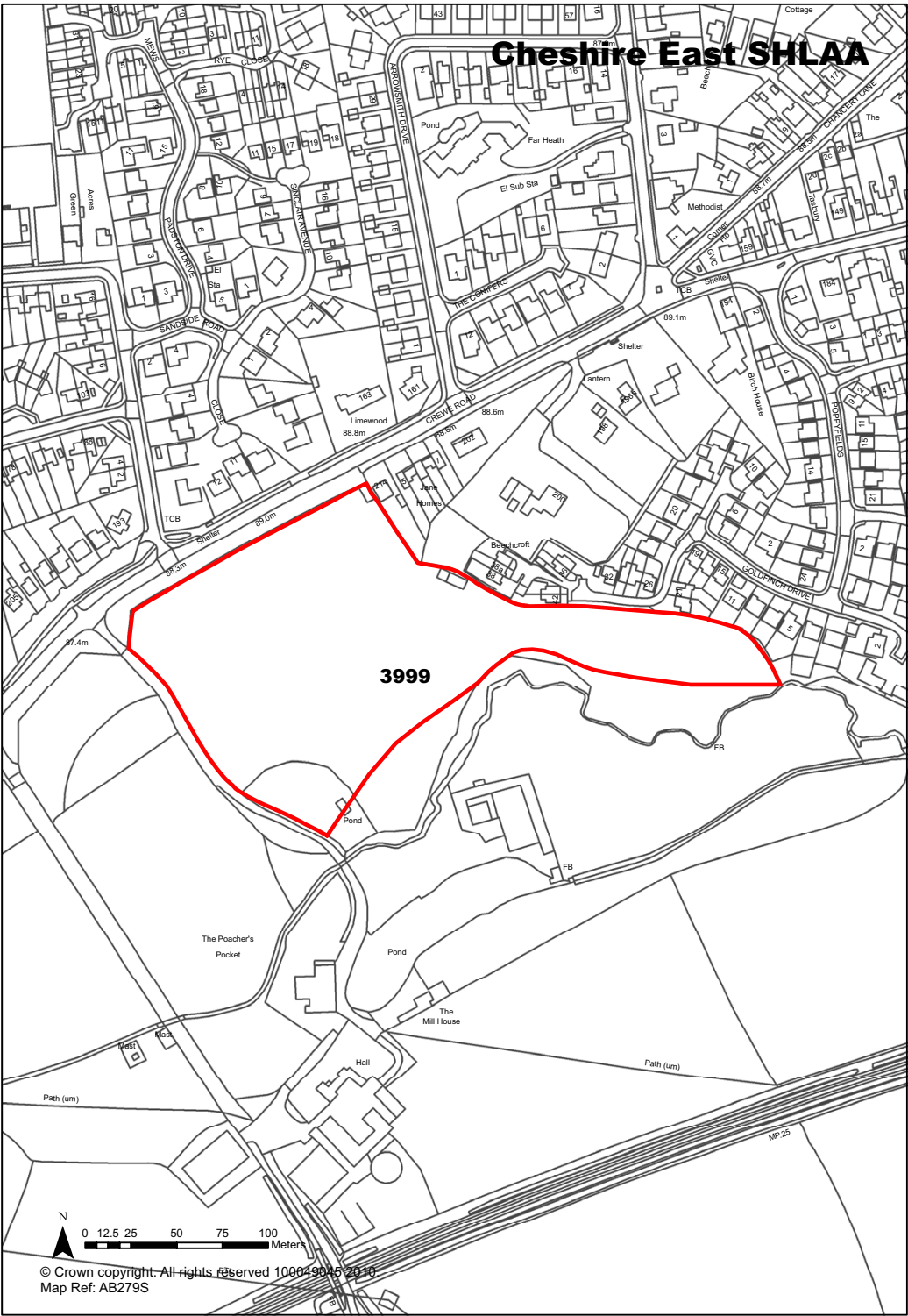


Ref	3994	Site Address	Land off Chelford Road, Henbury, Macclesfield.		
Town / Rural	Macclesfield - Edge / Extension	Easting	388753	Northing	373760
Site Description	Fields between Chelford and Whirley Road, between settlements	Site Size Net (Ha)	5.41		
Character of Area	Open land between settlements.	Potential Capacity	163		
Surrounding Land Uses	Residential, agricultural and industrial.	Potential Net Capacity	163		
Physical Constraints	Flood zone 1- little or no risk. Power lines, hedgerows, mature trees. Hardstanding on site. Undulating site with hedges to boundary.				
Policy Restrictions	Green Belt, Existing Open Space.	Potential Density	30.13		
Managing Constraints	Consideration of biodiversity and replacement open space. Potential need for a Protected Species Survey. Potential need for a Flood Risk Assessment due to site size. Transport Assessment likely to be needed. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Determination of Capacity	Density multiplier		
Sustainability	Bus route would allow access to services.				
Accessibility	Access is possible.	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		
Deliverability	Developable	Years 6-10	90		
Development Progress	SHLAA Site	Years 11-15	73		
Application Number:					



Ref 3999 Site Address Land south of Crewe Road, Alsager.

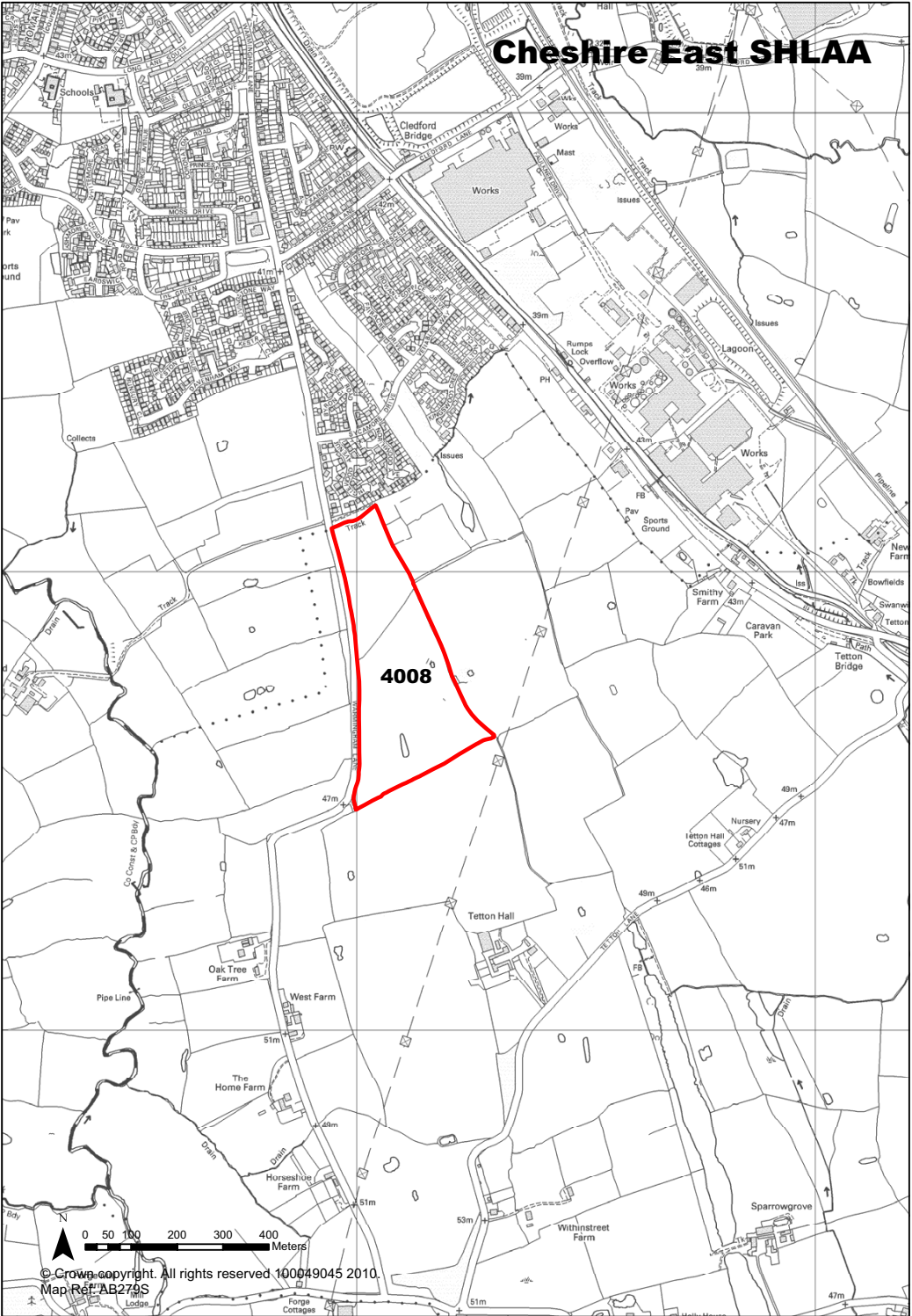
Town / Rural	Alsager	Easting	378619	Northing	355130
Site Description	Flat field.	Site Size Net (Ha)	2.69		
Character of Area	Semi-rural, edge of residential area.	Potential Capacity	65		
Surrounding Land Uses	Residential, farm, shop, pub.	Potential Net Capacity	65		
Physical Constraints	Flood zone 1 - little or no risk. Includes/is adjacent to ponds. Trees, some with Tree Presevation Orders. River to the south, with moderate chance of flooding. Site is flat. Trees 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 accordance with Environment Agency guidelines for greenfield sites.	Determination of Capacity	Based on current permission		
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	Current Year	0		
Availability	Available	Years 1-5	65		
Achievability	Achievable	Years 6-10	0		
Deliverability	Deliverable	Years 11-15	0		
Development Progress	Awaiting S106				
Application Number:	12/0893C				



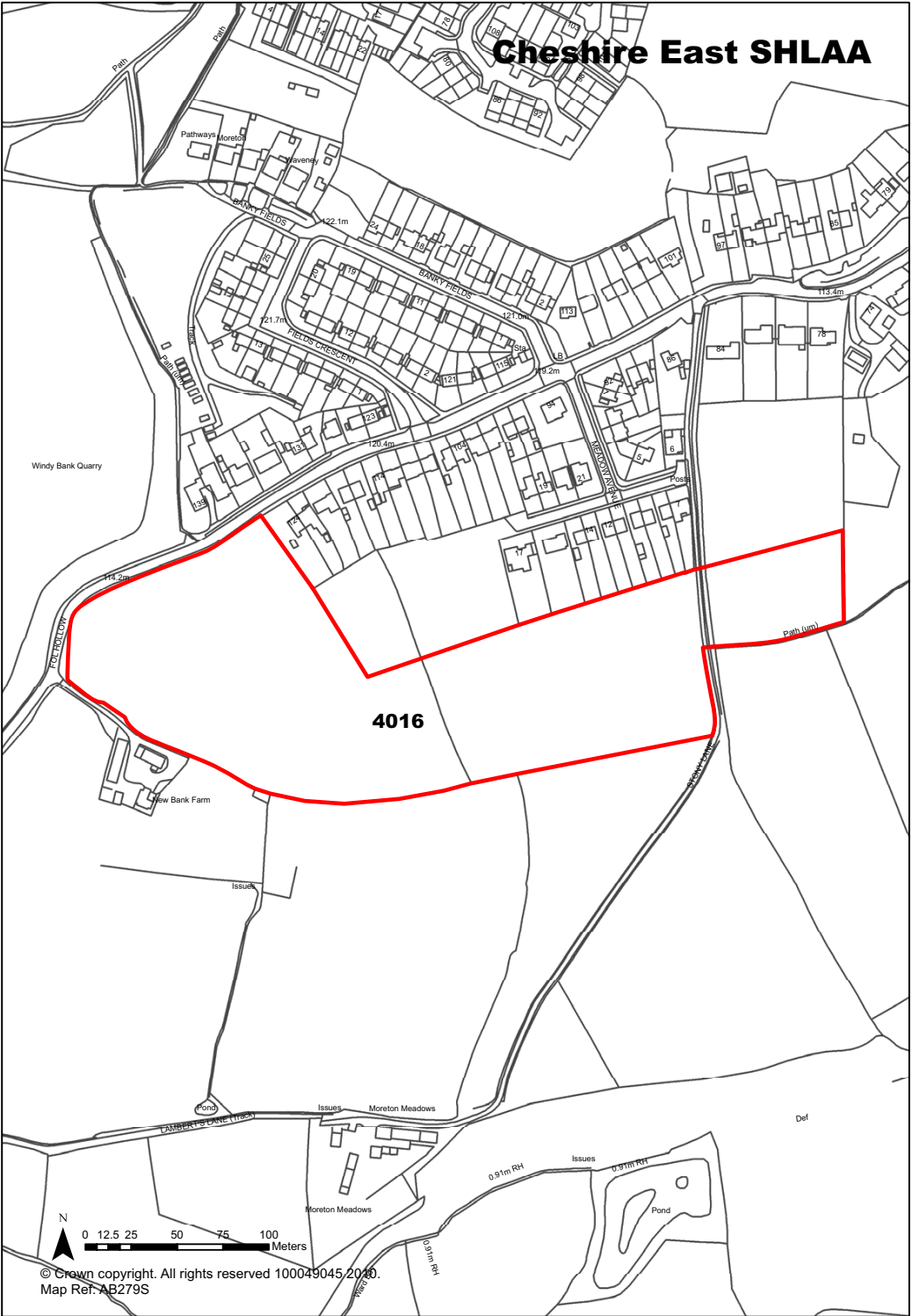
Ref	4005	Site Address	Land off Audlem Road, Hankelow.	
Town / Rural	Rural	Easting	367331	Northing 345797
Site Description	Flat site, agricultural use, bound by hedgerows and trees.		Site Size Net (Ha)	0.79
Character of Area	Open countryside.		Potential Capacity	24
Surrounding Land Uses	Open countryside, agricultural development with some residential development.		Potential Net Capacity	24
Physical Constraints	Flood zone 1 - little or no risk. Possible access issues. Hedgerows and trees on site and to boundary. Footpath adjacent to south-western boundary. Site appears to be flat.			
Policy Restrictions	Open countryside.		Potential Density	30.38
Managing Constraints	Hedgerows and trees and site will need consideration, as will the footpath. 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	Not sustainable as very few facilities in Hankelow.			
Accessibility	To be discussed with Highways.		Total Completions	0
Other Information	Outline application (12/2309N) for 10 dwellings refused.		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	24
Development Progress	SHLAA Site		Years 11-15	0
Application Number:	12/2309N			



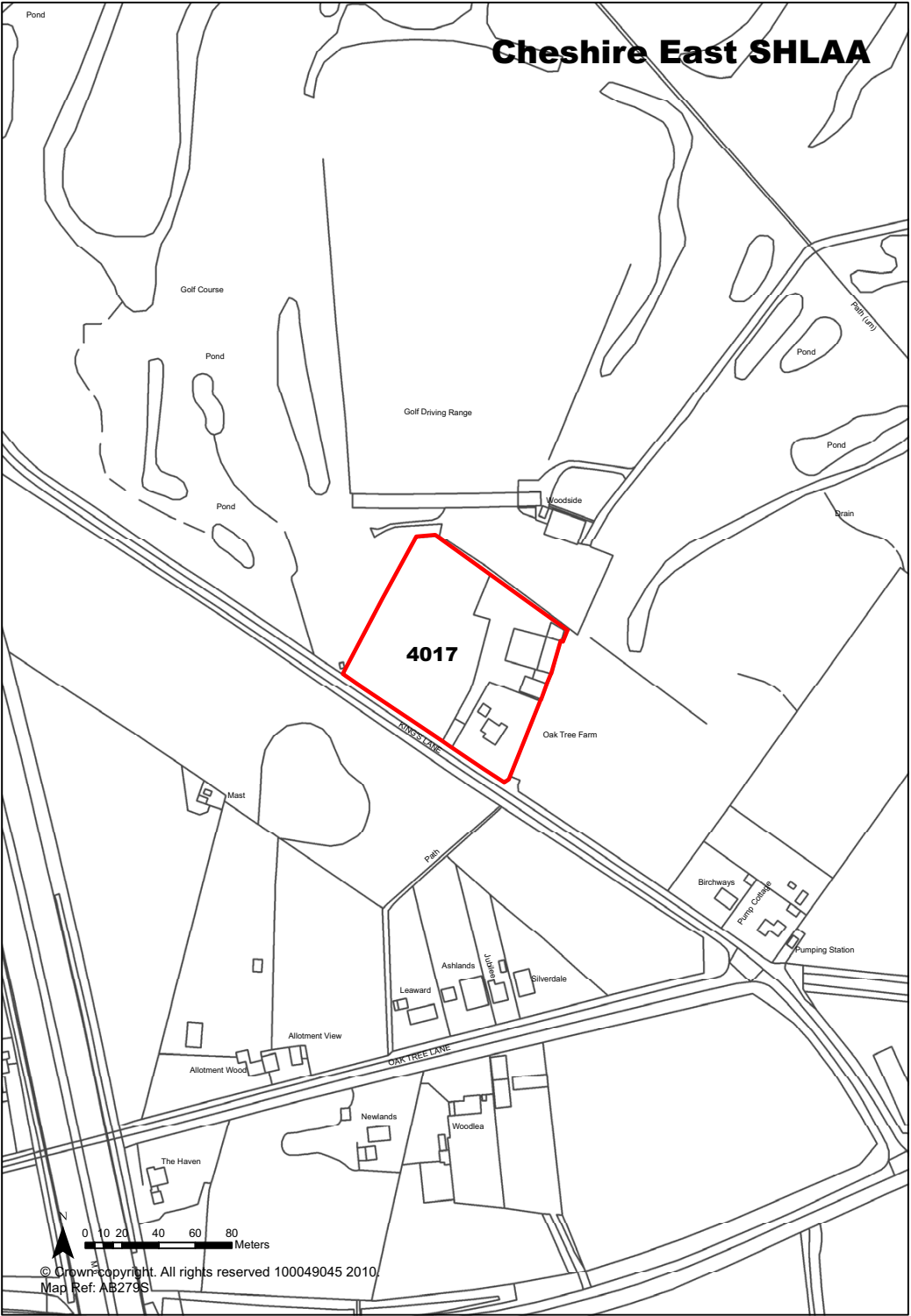
Ref	4008	Site Address	Land east of Warmingham Lane, Middlewich		
Town / Rural	Middlewich	Easting	371090	Northing	363789
Site Description	Flat field.	Site Size Net (Ha)	3.20		
Character of Area	Edge of countryside including industrial, countryside and residential.	Potential Capacity	96		
Surrounding Land Uses	Residential, open countryside, industrial.	Potential Net Capacity	96		
Physical Constraints	Flood zone 1 - little or no risk. Edged by drainage ditch to Warmingham Lane. Mature trees to three boundaries, also hedges on boundaries. Pond/poor drainage. Telegraph poles to southern edge. Clear view of industrial use to east. Site is flat.				
Policy Restrictions	Open Countryside.	Potential Density	30		
Managing Constraints	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.	Determination of Capacity	Density multiplier		
Sustainability	A supermarket, post office and public house are accessible from the site.				
Accessibility	Acces is possible from main road.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Suitable - with policy change	Current Year	0		
Availability	Available - site under option	Years 1-5	0		
Achievability	Achievable	Years 6-10	90		
Deliverability	Developable	Years 11-15	6		
Development Progress	SHLAA Site				
Application Number:					



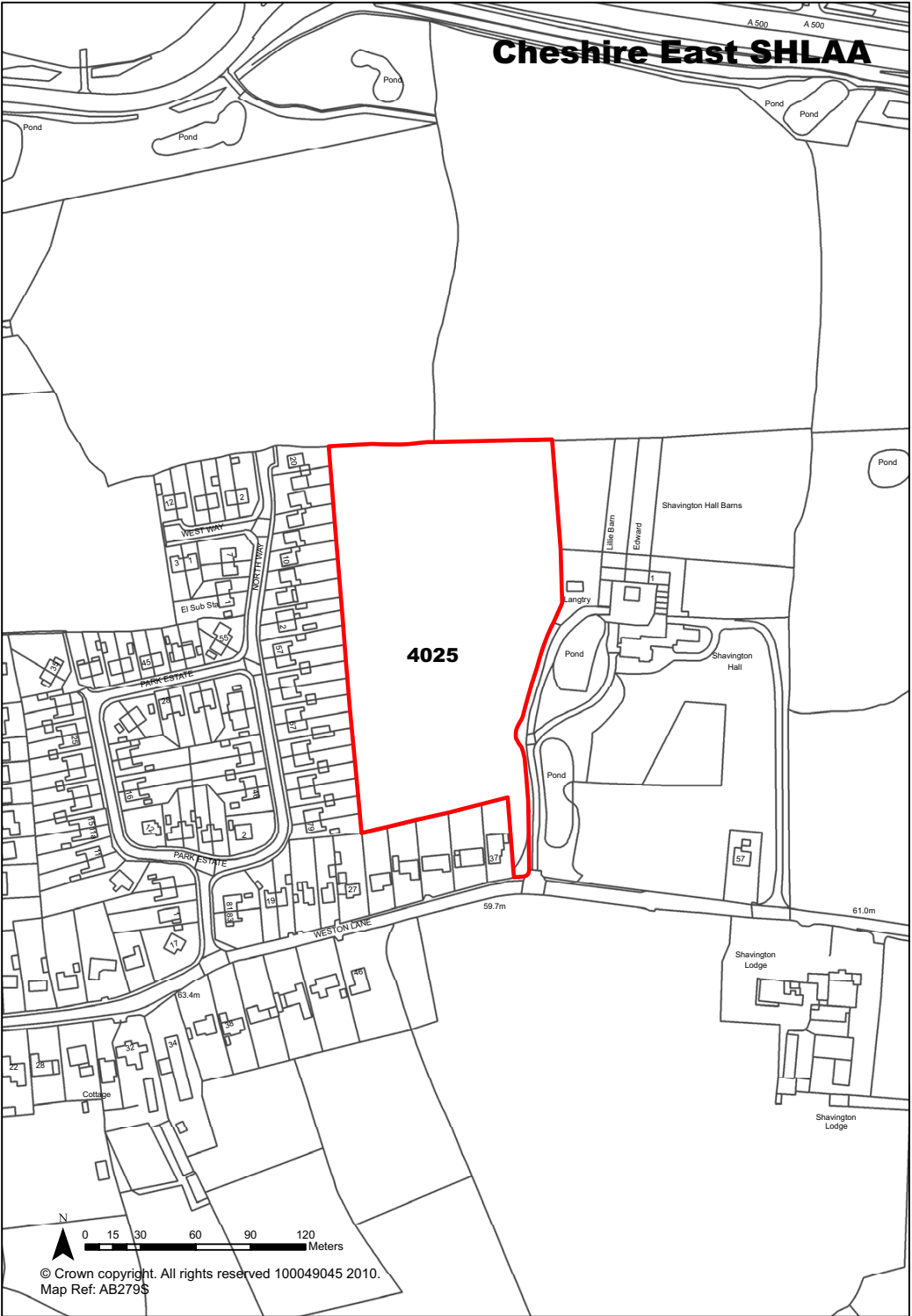
Ref	4016	Site Address	Land at Fol Hollow/ Waggs Road and Meadow Avenue, Congleton.	
Town / Rural	Congleton	Easting	385242	Northing 362260
Site Description	Field.	Site Size Net (Ha)	3.55	
Character of Area	Fields and housing.	Potential Capacity	107	
Surrounding Land Uses	Residential use and fields.	Potential Net Capacity	107	
Physical Constraints	Flood zone 1 - little or no risk. Flat site, hence development here may be visible for some distance. Footpath crosses site. Trees and hedges on site and to boundary.	Potential Density	30.14	
Policy Restrictions	Open Countryside.	Determination of Capacity	Density multiplier	
Managing Constraints	Consideration of biodiversity. Potential need for a Protected Species Survey. Potential need for a Flood Risk Assessment due to site size. Transport Assessment likely to be needed. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Total Completions	0	
Sustainability	Site is close to a bus route, which would allow access to services and close to a primary school.	Losses Completed	0	
Accessibility	Access to be discussed with Highways. Access from narrow residential road to a very narrow cul-de-sac track bounded by drainage ditch and lower ground, hence difficult to widen.	Remaining Losses	0	
Other Information		Current Year	0	
Brownfield / Greenfield	Greenfield	Years 1-5	0	
Suitability	Not Suitable	Years 6-10	0	
Availability	Available	Years 11-15	0	
Achievability	Not Achievable			
Deliverability	Not currently developable			
Development Progress	SHLAA Site			
Application Number:				



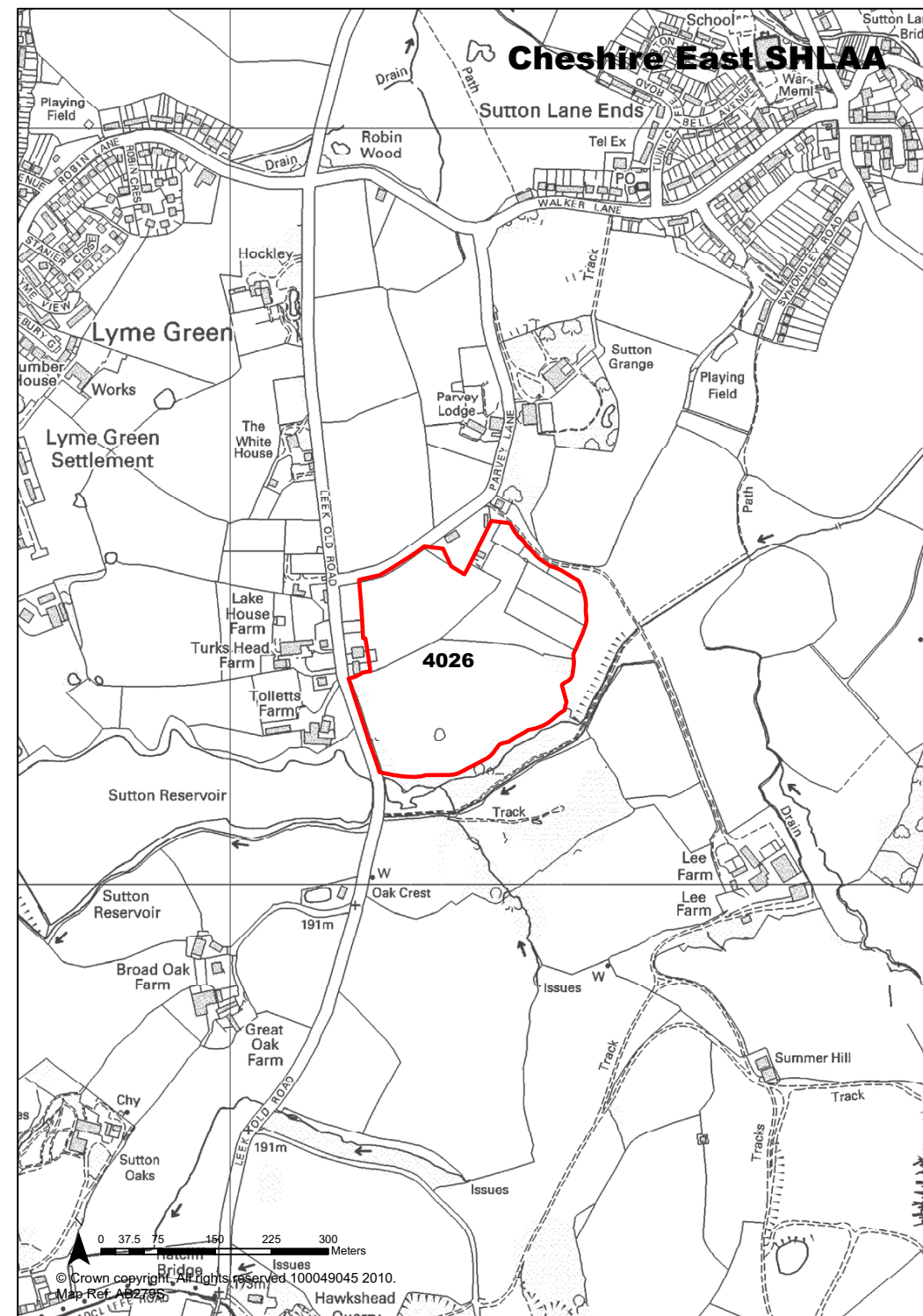
Ref	4017	Site Address	Land at Oak Tree Farm, Cranage		
Town / Rural	Smaller Villages	Easting	374266	Northing	369345
Site Description	House with yard and hardstanding to rear (haulage business) and adjacent field.	Site Size Net (Ha)	0.92		
Character of Area	Open countryside, woods.	Potential Capacity	28		
Surrounding Land Uses	Golf course, open countryside.	Potential Net Capacity	28		
Physical Constraints	Flood zone 1 - little or no risk. Oak trees line Kings Lane boundary. Hedge form north-east and north-west boundaries. Buildings and hardstanding on site. Site is flat.	Potential Density	30.43		
Policy Restrictions	Open Countryside, Jodrell Bank Radio Telescope Consultation Zone.	Determination of Capacity	Density multiplier		
Managing Constraints	Consultation with Jodrell Bank. Consideration of biodiversity. Potential need for a Protected Species Survey. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.				
Sustainability	Site is not considered to be sustainable due to lack of services.				
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		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:					



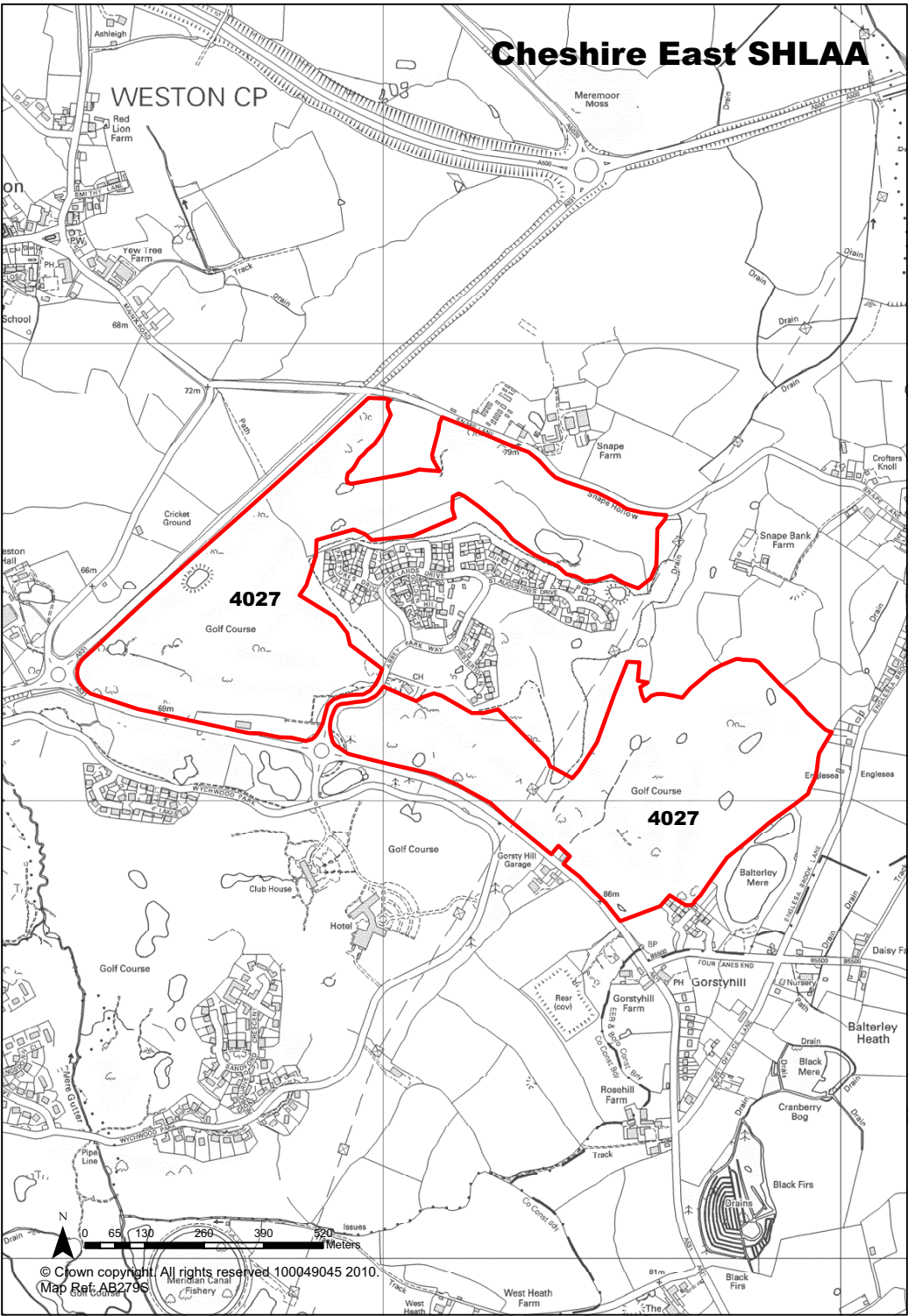
Ref	4025	Site Address	Land at Shavington Hall, Shavington.	
Town / Rural	Shavington	Easting	370815	Northing 352347
Site Description	Agricultural use, bounded by hedgerows and trees.		Site Size Net (Ha)	2.25
Character of Area	Open countryside adjacent to the Shavington settlement boundary.		Potential Capacity	57
Surrounding Land Uses	Open countryside, agricultural land and residential development.		Potential Net Capacity	57
Physical Constraints	Flood zone 1 - little or no risk. Shavington Hall - Listed Buildings. Tree Preservation Order trees on site along access and eastern boundary. Site is flat. Ponds close to site.			
Policy Restrictions	Green Gap.		Potential Density	25.33
Managing Constraints	Consideration of hedges and trees on site. Consideration of historic environment including Listed Building. Consultation with Heritage and Design. 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 accordance with Environment Agency guidelines for greenfield sites.		Determination of Capacity	Based on current application
Sustainability	Sustainably located adjacent to Shavington settlement.			
Accessibility	To be discussed with Highways.		Total Completions	0
Other Information	Site is located in the proposed Strategic Open Gap.		Losses Completed	0
Brownfield / Greenfield	Greenfield		Remaining Losses	0
Suitability	Suitable - with policy change		Current Year	0
Availability	Available		Years 1-5	0
Achievability	Achievable		Years 6-10	57
Deliverability	Developable		Years 11-15	0
Development Progress	SHLAA Site - Current Application			
Application Number:	12/3300N			



Ref	4026	Site Address	Land off Leek Old Road, Sutton, Macclesfield.			
Town / Rural	Rural		Easting	392310	Northing	370304
Site Description	Agricultural grazing fields. Reservoir to eastern boundary.		Site Size Net (Ha)		7.43	
Character of Area	Rural, hilly, edge of settlement.		Potential Capacity		223	
Surrounding Land Uses	Agricultural, residential.		Potential Net Capacity		223	
Physical Constraints	Flood zone 1 - little or no risk. Hedgerow and ponds, reservoir, topography. Hardstanding on site. Hilly, generally on a slope from east to west but undulating. Site is bordred by trees, hedges and fences.					
Policy Restrictions	Area of Special County Value, Green Belt. Site of Nature Conservation Importance.		Potential Density		30.01	
Managing Constraints	Consideration of biodiversity. Potential need for a Protected Species Survey. Potential need for a Flood Risk Assessment due to site size. Transport Assessment likely to 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 to be sustainably located due to lack of services.					
Accessibility	Access is possible.		Total Completions		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	
Development Progress	SHLAA Site		Years 11-15		0	
Application Number:						

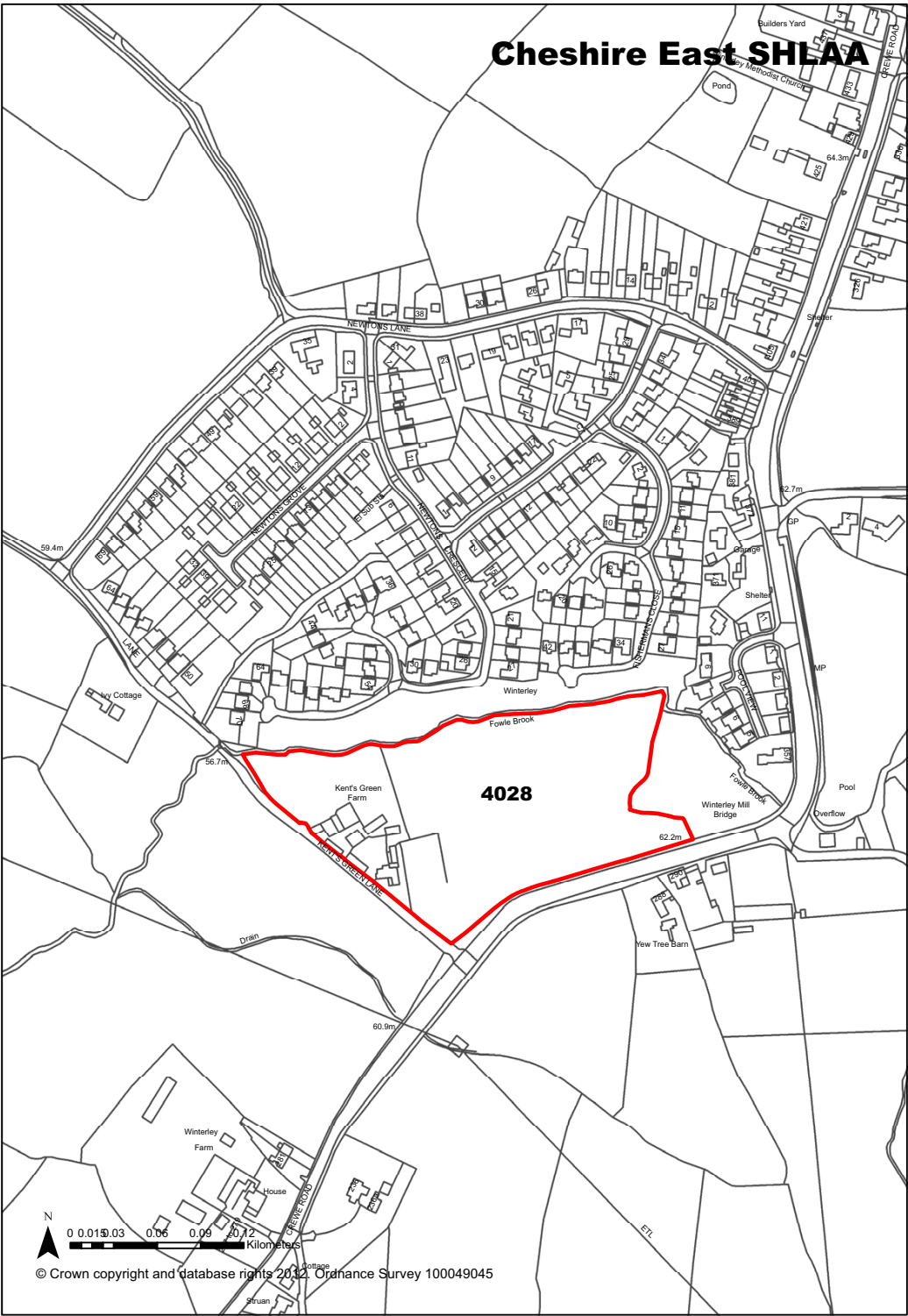


Ref	4027	Site Address	Wychwood Golf Course		
Town / Rural	Rural		Easting	374186	Northing 351286
Site Description	Golf course with modern residential development in the centre but not included in the site.		Site Size Net (Ha)		64.39
Character of Area	Open countryside.		Potential Capacity		1932
Surrounding Land Uses	Residential and agricultural.		Potential Net Capacity		1932
Physical Constraints	Flood zone 1 - little or no risk. Open countryside. Trees, ponds and hedges on site. Footpaths cross the site. Undulating site bordered by trees, heges and fencing.				
Policy Restrictions	Open countryside, eastern part of site is in Hazardous Consultation Zone.		Potential Density		30
Managing Constraints	Consideration of footpaths and biodiversity. Potential need for a Protected Species Survey. Transport Assessment likely to be needed. Potential need for a Flood Risk Assessment due to site size. Consultation with the Health and Safety Executive. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		Determination of Capacity		Density multiplier
Sustainability	Not sustainably located, isolated location. However site may be of a sufficient size to create a sustainable settlement.				
Accessibility	To be discussed with Highways.		Total Completions		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	SHLAA Site		Years 11-15		0
Application Number:					

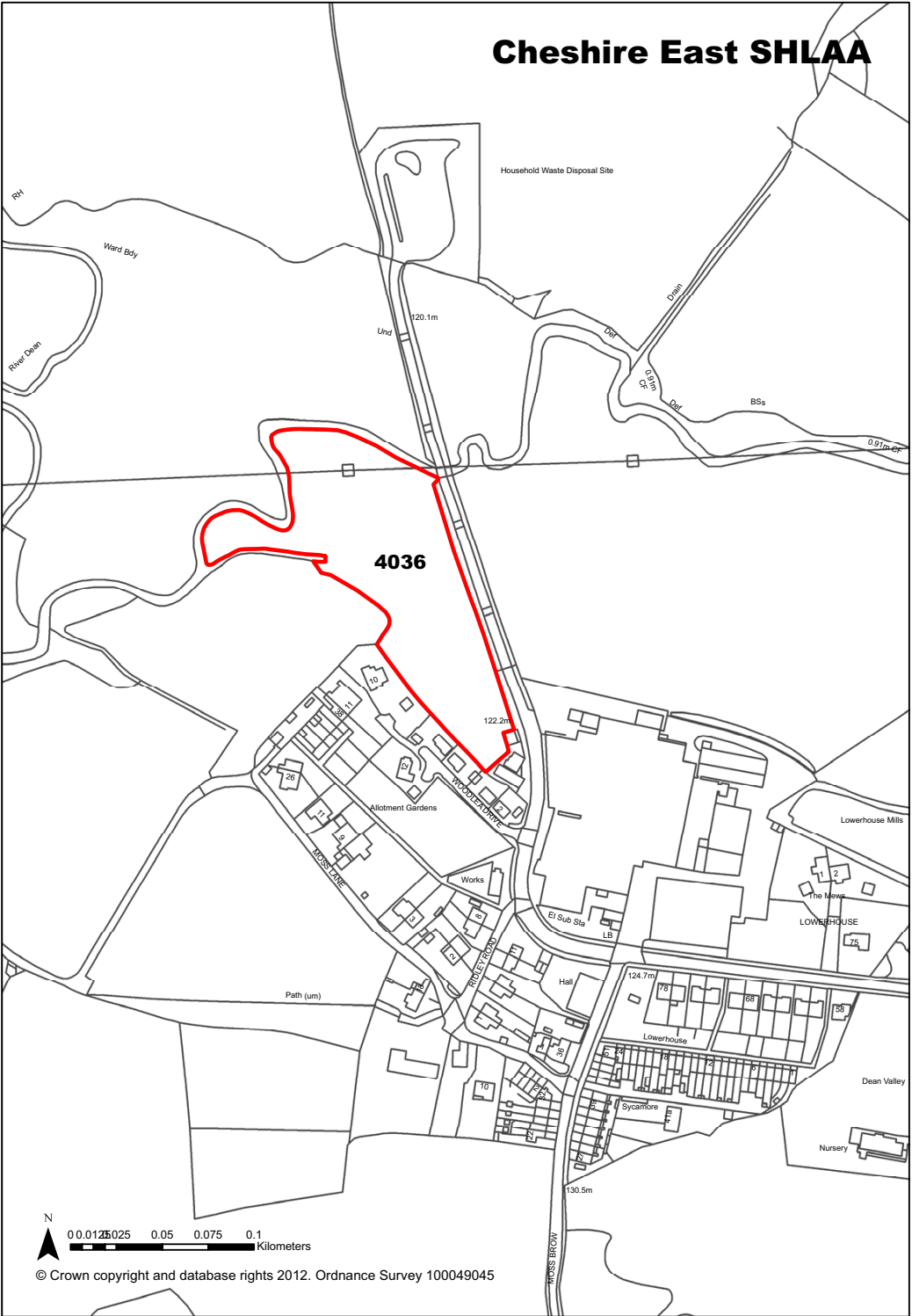


Ref 4028 Site Address Land at Kent Green Farm, Haslington.

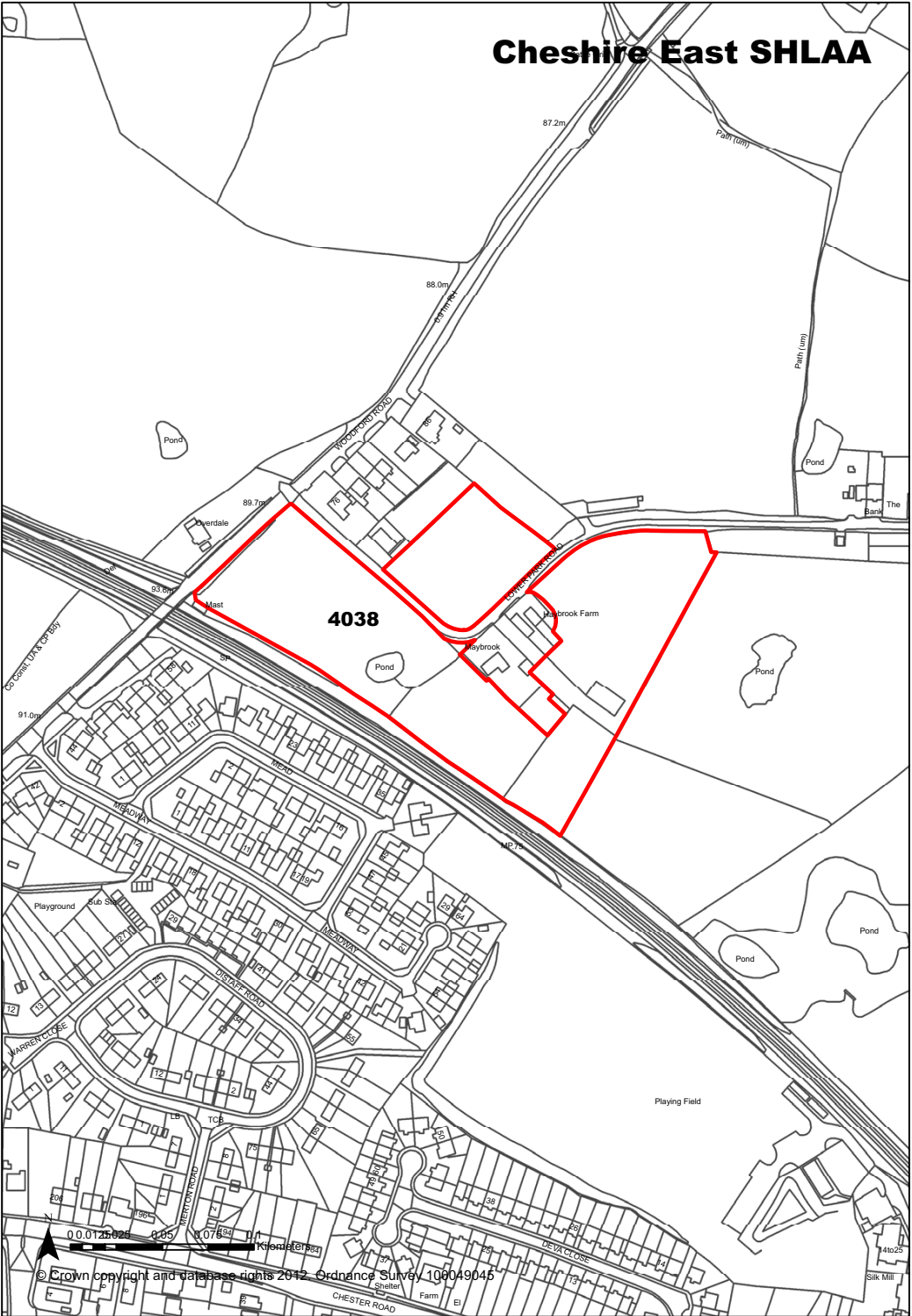
Town / Rural	Haslington	Easting	374507	Northing	356977
Site Description	Part of agricultural land but also includes a farm house and barns.		Site Size Net (Ha)	2.87	
Character of Area	Edge of settlement. Open countryside.		Potential Capacity	87	
Surrounding Land Uses	Agricultural land. Open space and residential areas with Winterley.		Potential Net Capacity	87	
Physical Constraints	Majority of the site is in flood zone 1 - little or no risk. Area along the northern boundary is an area of flood risk. Trees with Tree Preservation Orders on the site. Buildings on site and overhead pylons. Trees, fence and hedges to boundary. Undulating site.				
Policy Restrictions	Open countryside.		Potential Density	30.31	
Managing Constraints	Development away from Tree Preservation Order trees. Potential need for a Protected Species Survey. Flood risk constraints, with potential need for a Flood Risk Assessment. 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	Adjacent to Winterley but considered to be not sustainably located.				
Accessibility	To be discussed with Highways.		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	
Deliverability	Developable		Years 6-10	87	
Development Progress	SHLAA Site		Years 11-15	0	
Application Number:					



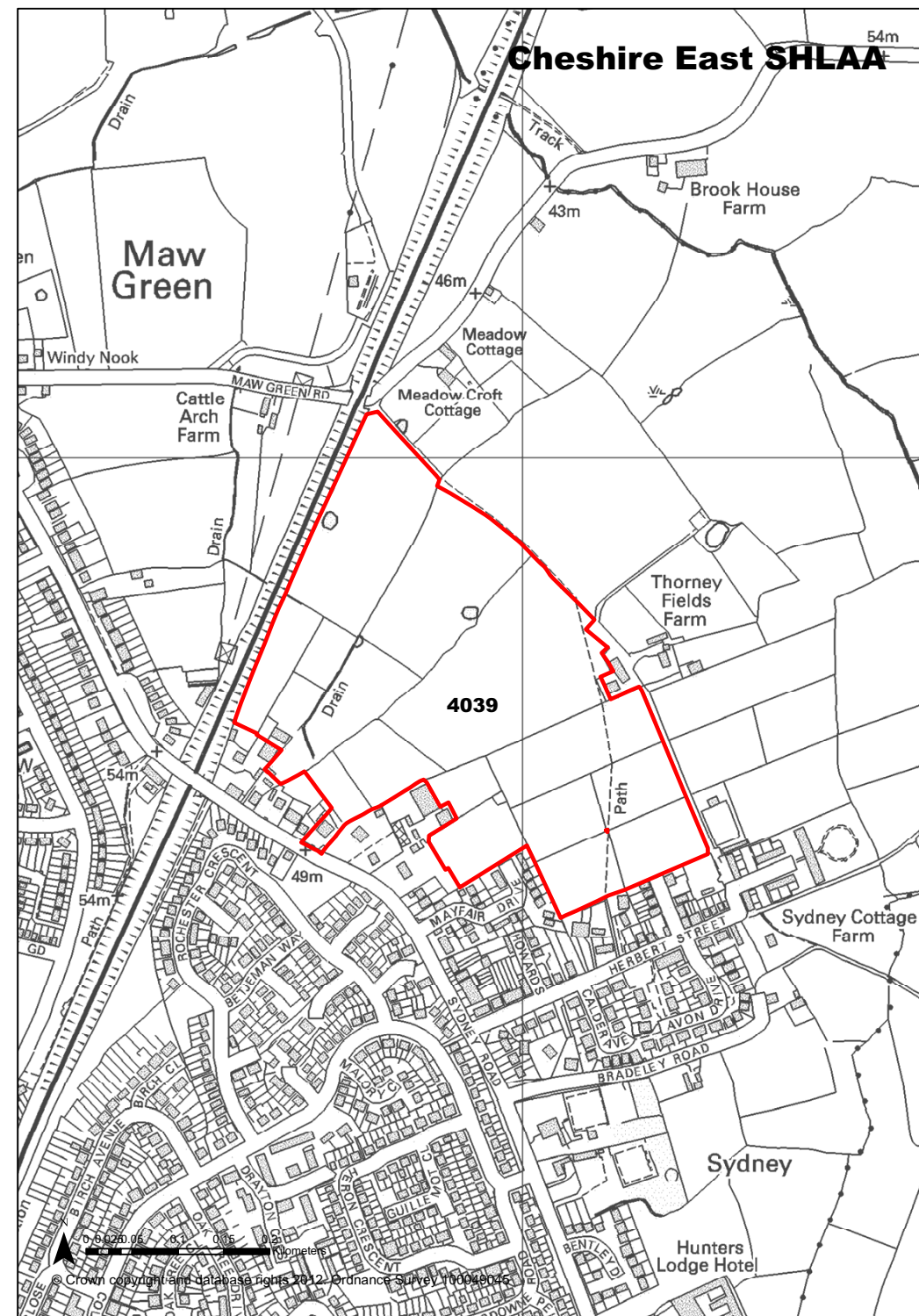
Ref	4036	Site Address	Land at Albert Road, Bollington.		
Town / Rural	Bollington	Easting	392076	Northing	377785
Site Description	Field.	Site Size Net (Ha)	1.16		
Character of Area	Edge of settlement, semi-rural.	Potential Capacity	35		
Surrounding Land Uses	Industrial, waste disposal, residential.	Potential Net Capacity	35		
Physical Constraints	Flood zone 2 and 3 - medium to high risk. Stream bounds the north of the site. Power lines and a footpath cross the site. Trees with Tree Presevation Orders on site/overhanging site. There is also a footpath to the eastern border. Hedgerows. Trees along boundary, protected species. Site appears to be flat.				
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 Highways.	Total Completions	0		
Other Information	Application No 06/2021P- allowed appeal for 12 business units 28.05.08.	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	35		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:					



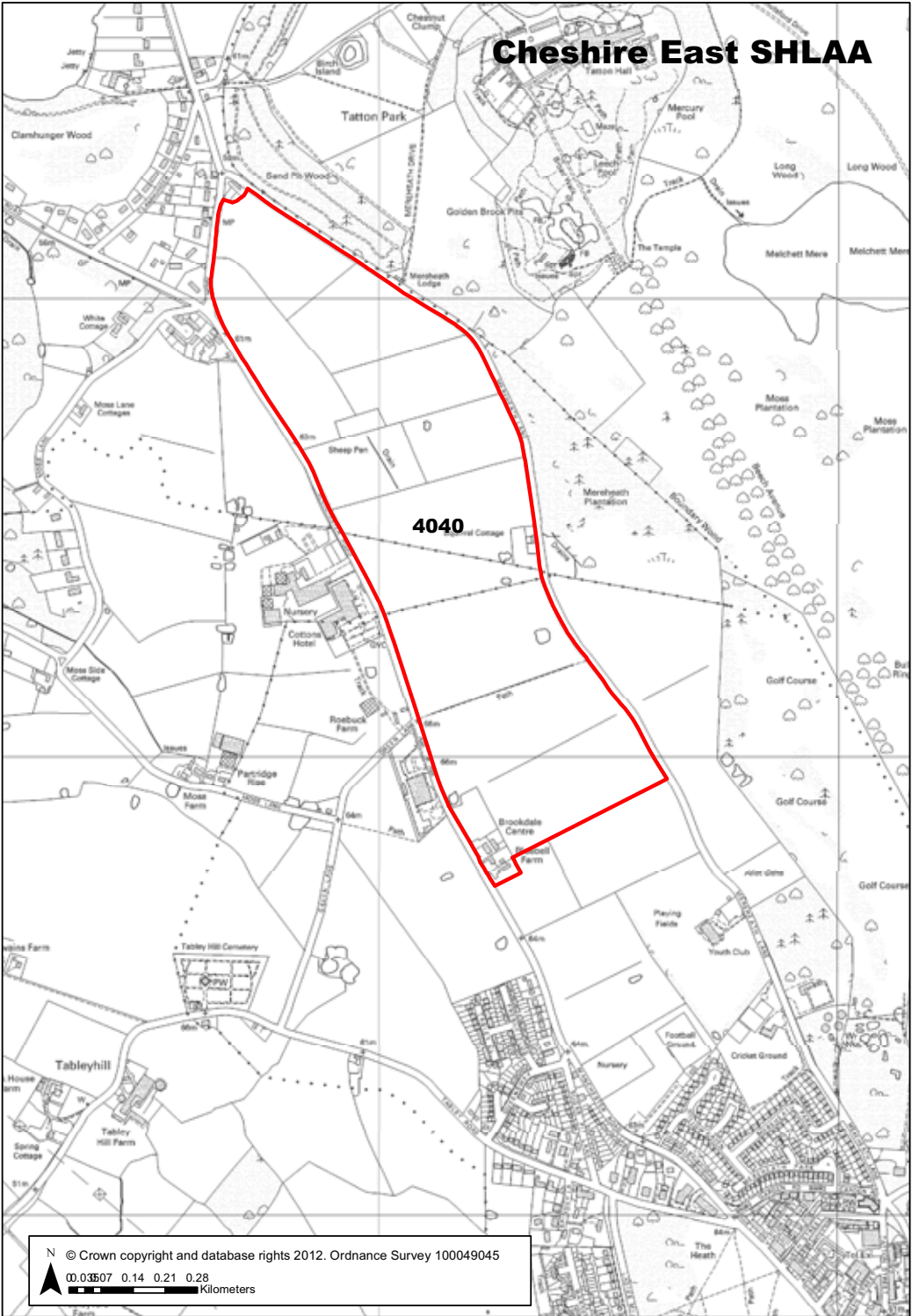
Ref	4038	Site Address	Land off Woodford Road, Poynton.	
Town / Rural	Poynton	Easting	390809	Northing 384125
Site Description	Fields with ponds.	Site Size Net (Ha)	2.39	
Character of Area	Open countryside.	Potential Capacity	72	
Surrounding Land Uses	Agricultural, residential, railway line.	Potential Net Capacity	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 Building and contains trees with Tree Preservation Orders. Building and hardstanding on site. Site is bordered by trees and hedges. Undulating site.	Potential Density	30.13	
Policy Restrictions	Green Belt.	Determination of Capacity	Density multiplier	
Managing Constraints	Consideration of biodiversity and potential need for a Protected Species Survey. Consultation with Environmental Health. Consideration of heritage and consultation with Heritage and Design. 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.			
Sustainability	Site is not considered sustainable due to lack of services close by.			
Accessibility	Access is possible.	Total Completions	0	
Other Information		Losses Completed	0	
Brownfield / Greenfield	Greenfield	Remaining Losses	0	
Suitability	Suitable - with policy change	Current Year	0	
Availability	Available	Years 1-5	0	
Achievability	Achievable	Years 6-10	72	
Deliverability	Developable	Years 11-15	0	
Development Progress	SHLAA Site			
Application Number:				



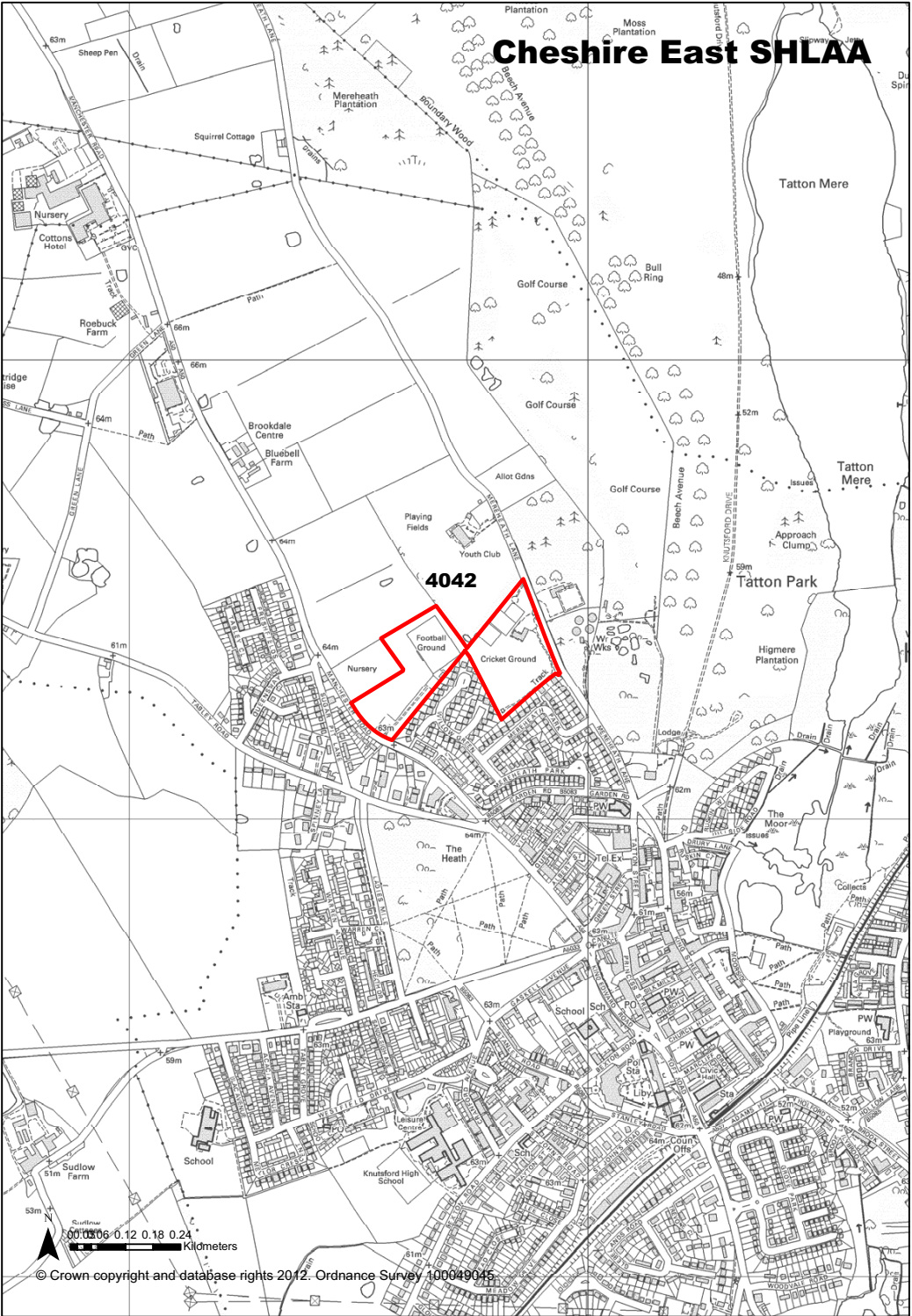
Ref	4039	Site Address	Land at Sydney Road, Crewe East.	
Town / Rural	Crewe	Easting	371932	Northing 356746
Site Description	Numerous agricultural fields with hedgerow field boundaries and some mature trees. Edge of settlement, western boundary formed by railway line, housing to the south, farmland to north and east.		Site Size Net (Ha)	14.74
Character of Area	Edge of settlement, open countryside.		Potential Capacity	443
Surrounding Land Uses	Residential, agriculture and a railway line. Fields to the east of site also submitted to SHLAA (4294)		Potential Net Capacity	443
Physical Constraints	Flood zone 1 - little or no risk. Building on site. Site contains hedgerows and trees. Footpath crosses site. Potential noise and pollution issues from the railway line. Site is bordered by trees and hedges. Topography may be an issue.			
Policy Restrictions	Green Gap.		Potential Density	30.05
Managing Constraints	Consideration of footpath and biodiversity. Potential need for a Protected Species Survey. Potential need for a Flood Risk Assessment due to site size. Transport Assessment likely to be needed. Consultation with Environmental Health. Surface water runoff should be calculated in accordance with Environment Agency guidelines.		Determination of Capacity	Density multiplier
Sustainability	Considered to be sustainable, adjacent to Crewe settlement boundary.			
Accessibility	Surrounding streets are fairly narrow. Access to be discussed with Highways. Owners dwelling to be demolished to aid access.		Total Completions	0
Other Information	Part of site is in the proposed Strategic Open Gap. Exsiting public sewer across site.		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	125
Development Progress	SHLAA Site		Years 11-15	250



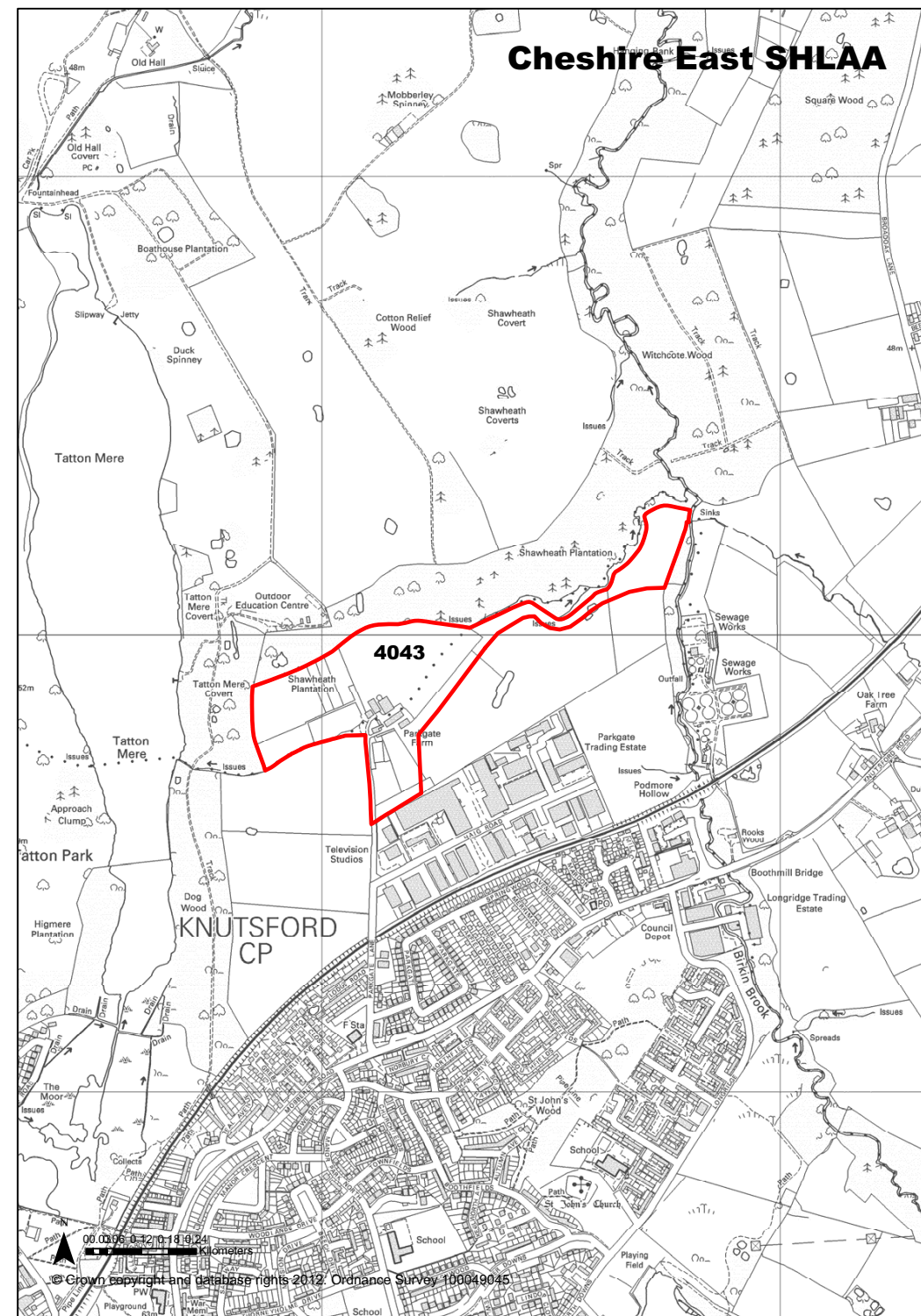
Ref	4040	Site Address	Land north east of Manchester Road, Knutsford.			
Town / Rural	Knutsford - Edge / Extension		Easting	374117	Northing	380495
Site Description	A series of flat fields surrounded by hedges and mature trees. It includes a cottage.		Site Size Net (Ha)		52.42	
Character of Area	Open countryside.		Potential Capacity		1573	
Surrounding Land Uses	Open countryside, hotel, football grounds.		Potential Net Capacity		1573	
Physical Constraints	Flood zone 1 - little or no risk. Trees and hedges on site and to boundary. Footpath crosses the site. Buildings on site. Site is generally flat.					
Policy Restrictions	Green Belt.		Potential Density		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 of Capacity		Density multiplier	
Sustainability	Site is not considered sustainable due to a lack of services. However, site may be of a sufficient size to create a sustainable settlement.					
Accessibility	Access is possible.		Total Completions		0	
Other Information			Losses Completed		0	
Brownfield / Greenfield	Greenfield		Remaining Losses		0	
Suitability	Not Suitable					
Availability	Available		Current Year		0	
Achievability	Achievable		Years 1-5		0	
Deliverability	Not currently developable		Years 6-10		0	
Development Progress	SHLAA Site		Years 11-15		0	
Application Number:						



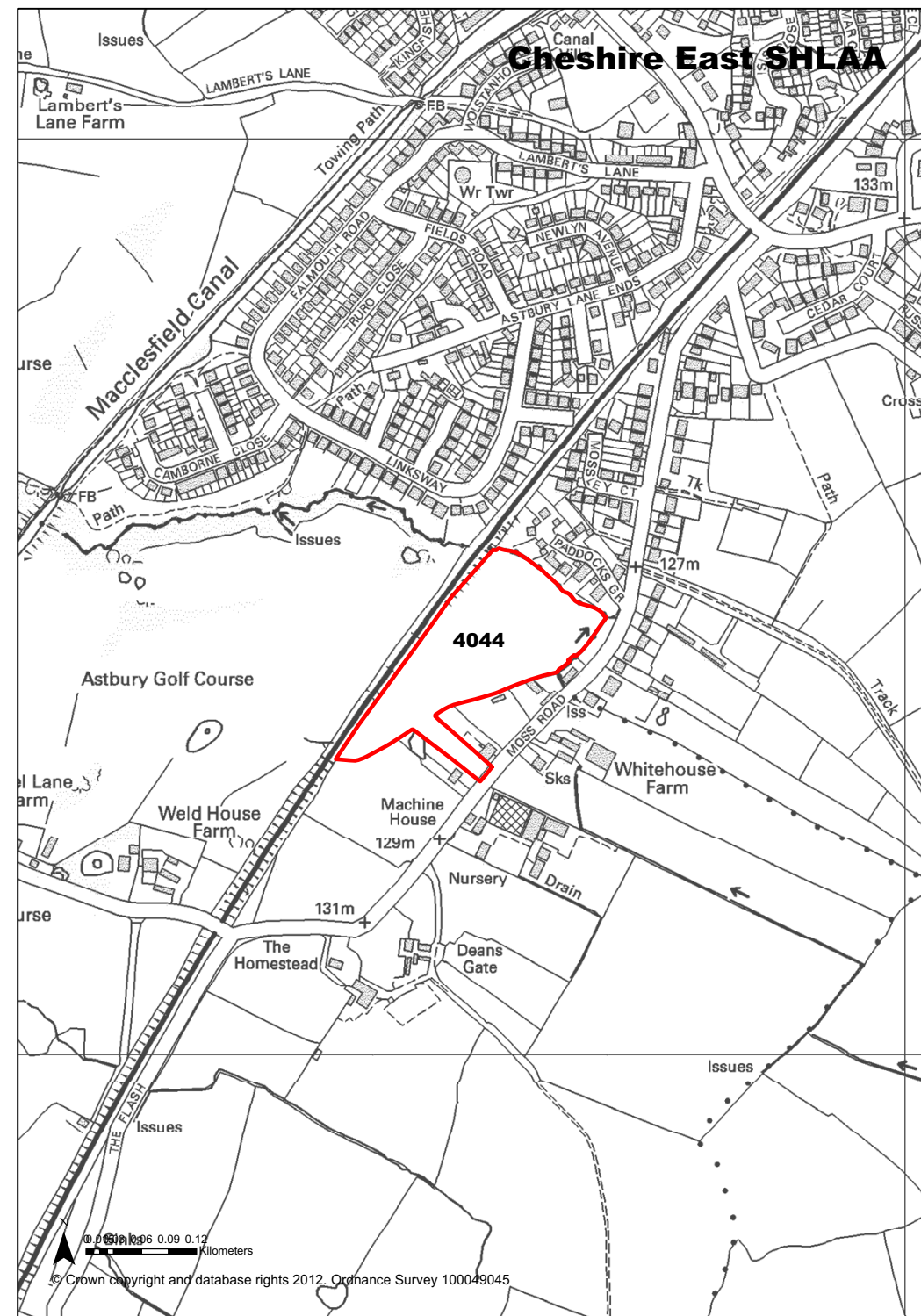
Ref	4042	Site Address	Football and cricket grounds off Manchester Road and Mereheath Lane,		
Town / Rural	Knutsford - Edge / Extension	Easting	374725	Northing	379340
Site Description	Knutsford Sports ground, tennis courts, rugby, cricket facilities. Current buildings undergoing improvements, floodlighting, car park and football pitches.	Site Size Net (Ha)	6.46		
Character of Area	Residential, edge of town, rural feel	Potential Capacity	194		
Surrounding Land Uses	Residential, edge of town, woodland estate.	Potential Net Capacity	194		
Physical Constraints	Flood zone 1 - little or no risk. Buildings on site. Mature trees, some with Tree Preservation Orders and hedges. Site appears to be flat. Site is bordered by hedges.				
Policy Restrictions	Green Belt, RT6 (4) allocated for recreation purposes. Playing Field, protected open space.	Potential Density	30.03		
Managing Constraints	Consideration of replacement or retention of playing fields. Consideration of biodiversity. Potential need for a Protected Species Survey. Potential need for a Flood Risk Assessment due to site size. Transport Assessment likely to 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 close to a bus stop, which would allow access to services.				
Accessibility	To be discussed with Highways	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		
Deliverability	Developable	Years 6-10	90		
Development Progress	SHLAA Site	Years 11-15	104		
Application Number:					



Ref	4043	Site Address	Land at Parkgate Farm, Parkgate Lane, Knutsford.		
Town / Rural	Knutsford - Edge / Extension	Easting	376206	Northing	379908
Site Description	Residential and stables and feed business.	Site Size Net (Ha)	14.11		
Character of Area	Open countryside.	Potential Capacity	200		
Surrounding Land Uses	Open countryside and adjacent industrial estate.	Potential Net Capacity	200		
Physical Constraints	Flood zone 1 - little or no risk. Sloping site, shape of site. Part woodland restricts developable area. Hedges on site. Pond on site with potential new impact, possible contamination, adjoining landuse (Parkgate Industrial Estate). Footpath crosses site. Close to a waste water treatment plant. Buildings and hardstanding on site. Site is bordered by trees and hedges.				
Policy Restrictions	Green Belt. Area of Special County Value.	Potential Density	14.17		
Managing Constraints	Consideration of biodiversity. Potential need for a Protected Species Survey. Transport Assessment likely to be needed. Potential need for a Flood Risk Assessment due to site size. Consultation with Contaminated Land Officer and Environmental Health. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Determination of Capacity	Density multiplier, allowing for site physical constraints		
Sustainability	Site is not considered sustainable due to lack of services.				
Accessibility	Access to be discussed with Highways. Access to the site is over a bridge. Investigation would need to be done as to the strength of the bridge.	Total Completions	0		
Other Information	Reduction in potential capacity.	Losses Completed	0		
Brownfield / Greenfield	Mixed	Remaining Losses	0		
Suitability	Not Suitable				
Availability	Available - site owned by developer	Current Year	0		
Achievability	Not Achievable	Years 1-5	0		
Deliverability	Not currently developable	Years 6-10	125		
Development Progress	SHLAA Site	Years 11-15	75		
Application Number:					



Ref	4044	Site Address	Land North West of Moss Road, Congleton.			
Town / Rural	Congleton - Edge / Extension		Easting	386534	Northing	361435
Site Description	Paddock/field,		Site Size Net (Ha)		2.88	
Character of Area	Edge of town, rural.		Potential Capacity		87	
Surrounding Land Uses	Residential gardens form southern boundary with nearby garden centre . Main line railway forms western boundary. Informal semi agricultural use (sheds bonfires) within residential area to the south east.		Potential Net Capacity		87	
Physical Constraints	Flood zone 1 - little or no risk. Main line railway forms western boundary with potential noise and pollution issues. Overhead Powerlines cross the site. Potential bad neighbour agricultural use within the adjoining residential area. Site is flat but drops to south west and north east. Site is bordered by trees.					
Policy Restrictions	Green Belt.		Potential Density		30.21	
Managing Constraints	Consultation with Environmental Health. Potential need for a Flood Risk Assessment due to site size. Consideration of biodiversity. 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 sustainable due to lack of services.					
Accessibility	Good access from road through exisiting field entrance. Potential improved access off rough parking area on Moss Road, but it does not form part of site.		Total Completions		0	
Other Information			Losses Completed		0	
Brownfield / Greenfield	Greenfield		Remaining Losses		0	
Suitability	Not Suitable					
Availability	Available		Current Year		0	
Achievability	Not Achievable		Years 1-5		0	
Deliverability	Not currently developable		Years 6-10		0	
Development Progress	SHLAA Site		Years 11-15		0	
Application Number:						



Ref	4049	Site Address	Land off Marthall Lane, Ollerton	
Town / Rural	Rural	Easting	377791	Northing 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 Capacity	14	
Physical Constraints	Flood zone 1 - little or no risk. Trees on site and to boundary. Site appears to be generally flat.			
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	
Development Progress	Under Construction	Years 11-15	0	
Application Number:	11/2091M			

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Ref	4059	Site Address	Land off Hall Drive, Alsager.			
Town / Rural	Alsager - Edge / Extension		Easting	379062	Northing	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 Capacity		198	
Surrounding Land Uses	Residential, brook, railway line, open countryside, school		Potential Net Capacity		198	
Physical Constraints	Access across brook; adjacent to railway line with potential noise and pollution issues; area of flood risk (zones 2 and 3 - medium to high risk) adjacent to brook. Site is flat and bordered by trees.					
Policy Restrictions	Open countryside; recreation/leisure or community use allocation, protected area of open space/recreational facility.		Potential Density		30.05	
Managing Constraints	Consultation with Environmental Health. Transport Assessment likely to be needed. Consideration of biodiversity and potential need for a Protected Species Survey. Consideration of flood risk with 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	Close to town centre.					
Accessibility	Access to be discussed with Highways and could be taken from Hall Drive, but would need to cross brook.		Total Completions		0	
Other Information			Losses Completed		0	
Brownfield / Greenfield	Greenfield		Remaining Losses		0	
Suitability	Suitable - with policy change					
Availability	Available - site owned by developer		Current Year		0	
Achievability	Achievable		Years 1-5		0	
Deliverability	Developable		Years 6-10		90	
Development Progress	SHLAA Site		Years 11-15		108	
Application Number:						

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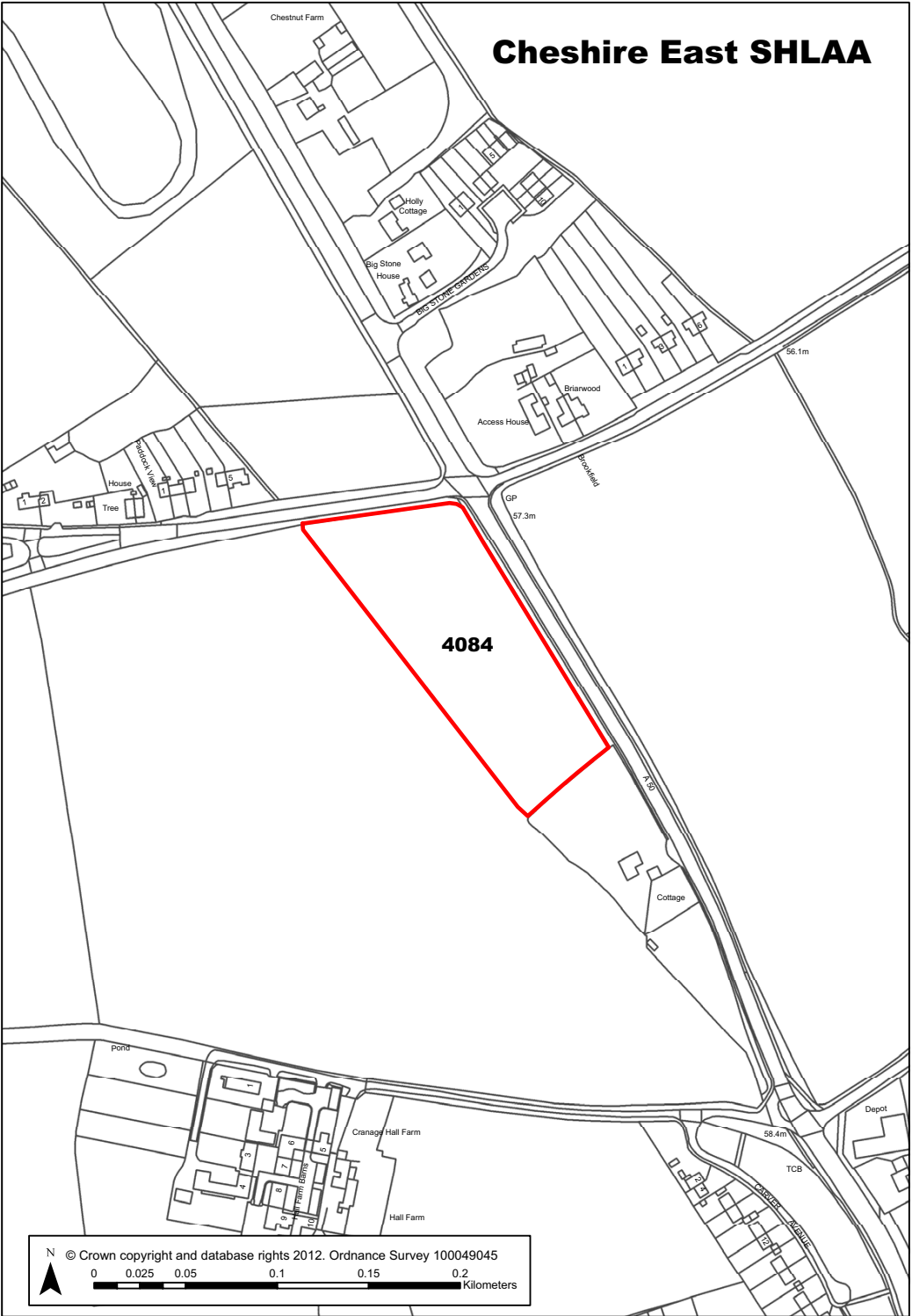
Ref

4084

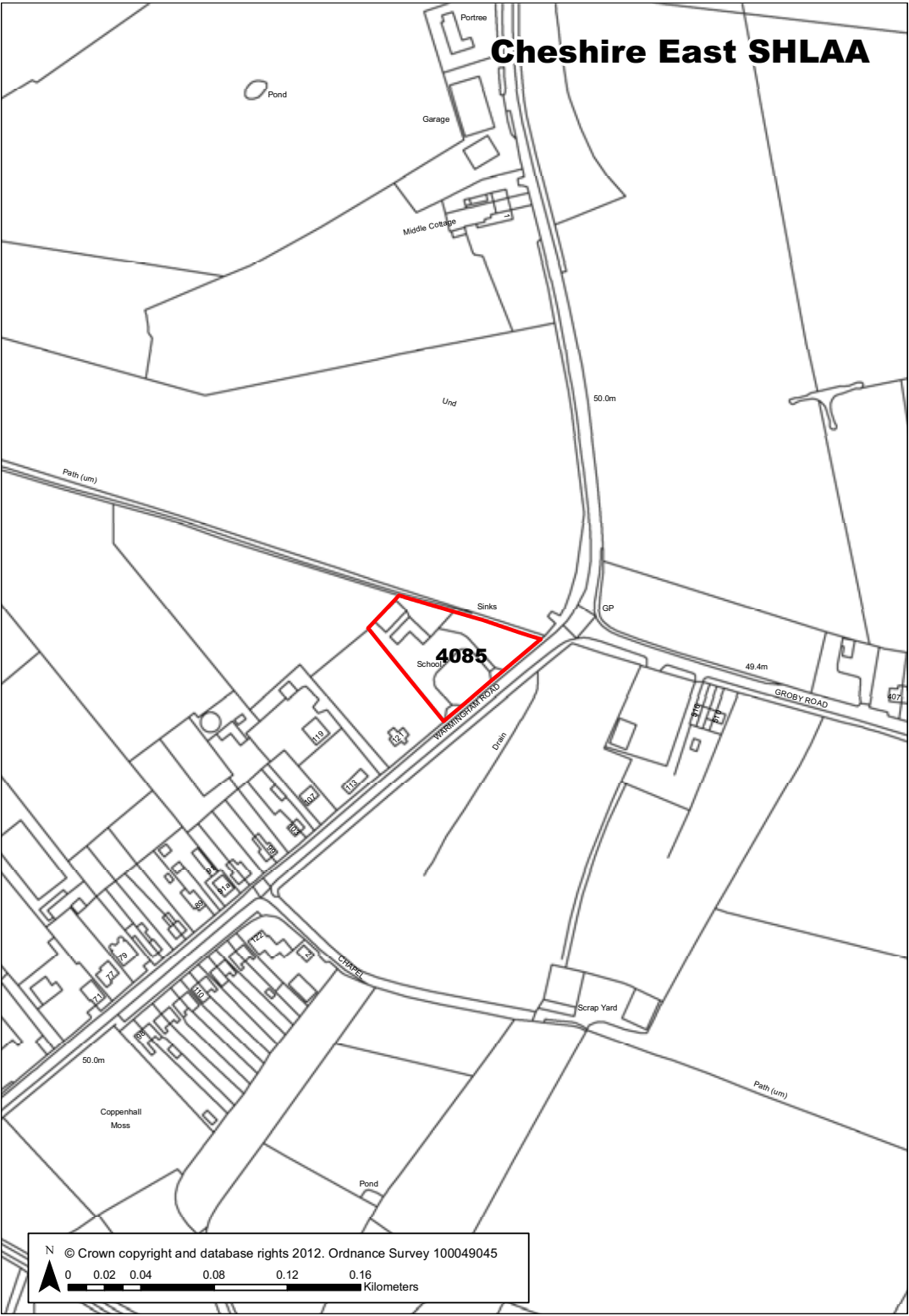
Site Address

Land north of Plum Tree Cottage,
Knutsford Road, Cranage.

Town / Rural	Smaller Villages	Easting	374910	Northing	369090
Site Description	Field.	Site Size Net (Ha)	1.23		
Character of Area	Isolated residential uses.	Potential Capacity	37		
Surrounding Land Uses	Open countryside, scattered/linear residential uses	Potential Net Capacity	37		
Physical Constraints	Flood zone 1 - little or no risk. Edged by hedgerows, several mature trees to edges. Telegraph poles to western boundary. Site is flat.				
Policy Restrictions	Open Countryside, Jodrell Bank Radio Telescope Consultation Zone	Potential Density	30.08		
Managing Constraints	Consultation with Jodrell Bank. Potential need for a Flood Risk Assessment due to site size. 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	Density multiplier		
Sustainability	Relatively isolated with few facilities/services nearby.				
Accessibility	Main road adjacent. Access to be discussed with 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		
Application Number:					



Ref	4085	Site Address	Land adjacent to 121 Warmingham Road, Warmingham, Crewe.	
Town / Rural	Crewe	Easting	370722	Northing 358597
Site Description	Modern school building on main road (Focus School) and surrounding land.		Site Size Net (Ha)	0.32
Character of Area	Open countryside.		Potential Capacity	10
Surrounding Land Uses	Agriculture and some detached residential properties.		Potential Net Capacity	10
Physical Constraints	Flood zone 1 - little or no risk. Trees and hedgerows. Public Right of Way adjacent to the site. Buildings and hardstanding on site. Site bordered by fence, hedges and trees. Site is flat.			
Policy Restrictions	Open countryside.		Potential Density	31.25
Managing Constraints	Consideration of footpath and biodiversity. 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	Sandbach/Crewe/Nantwich bus stop next to site, which can provide access to services.			
Accessibility	Access to be discussed with Highways.		Total Completions	0
Other Information			Losses Completed	0
Brownfield / Greenfield	Mixed		Remaining Losses	0
Suitability	Suitable - with policy change			
Availability	Available		Current Year	0
Achievability	Achievable		Years 1-5	0
Deliverability	Developable		Years 6-10	10
Development Progress	SHLAA Site		Years 11-15	0
Application Number:				



Ref4086

Site AddressLand rear of 97 Hassall Road, Wheelock Heath, Winterley, Sandbach.

Town / RuralRural

Easting375517

Northing357389

Site DescriptionField, house, barn/sheds, hardstanding

Site Size Net (Ha)0.76

Character of AreaResidential/open countryside

Potential Capacity23

Surrounding Land UsesResidential, agricultural

Potential Net Capacity23

Physical Constraints

Flood zone 1 - little or no risk. Lined by hedgerow to east, and trees, footpath. Buildings and hardstanding on site. Site bordered by trees and hedges. Site appears to be flat.

Policy RestrictionsOpen Countryside.

Potential Density30.26

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. Consideration of footpath.

Determination of CapacityDensity multiplier

Sustainability

Not considered sustainable due to lack of services.

Accessibility

Narrow track, although site of existing house could form future access route. Access to be discussed with Highways.

Total Completions0

Other Information

Losses Completed0

Brownfield / GreenfieldMixed

Remaining Losses0

Suitability

Not Suitable

Availability

Available

Current Year0

Achievability

Not Achievable

Years 1-50

Deliverability

Not currently developable

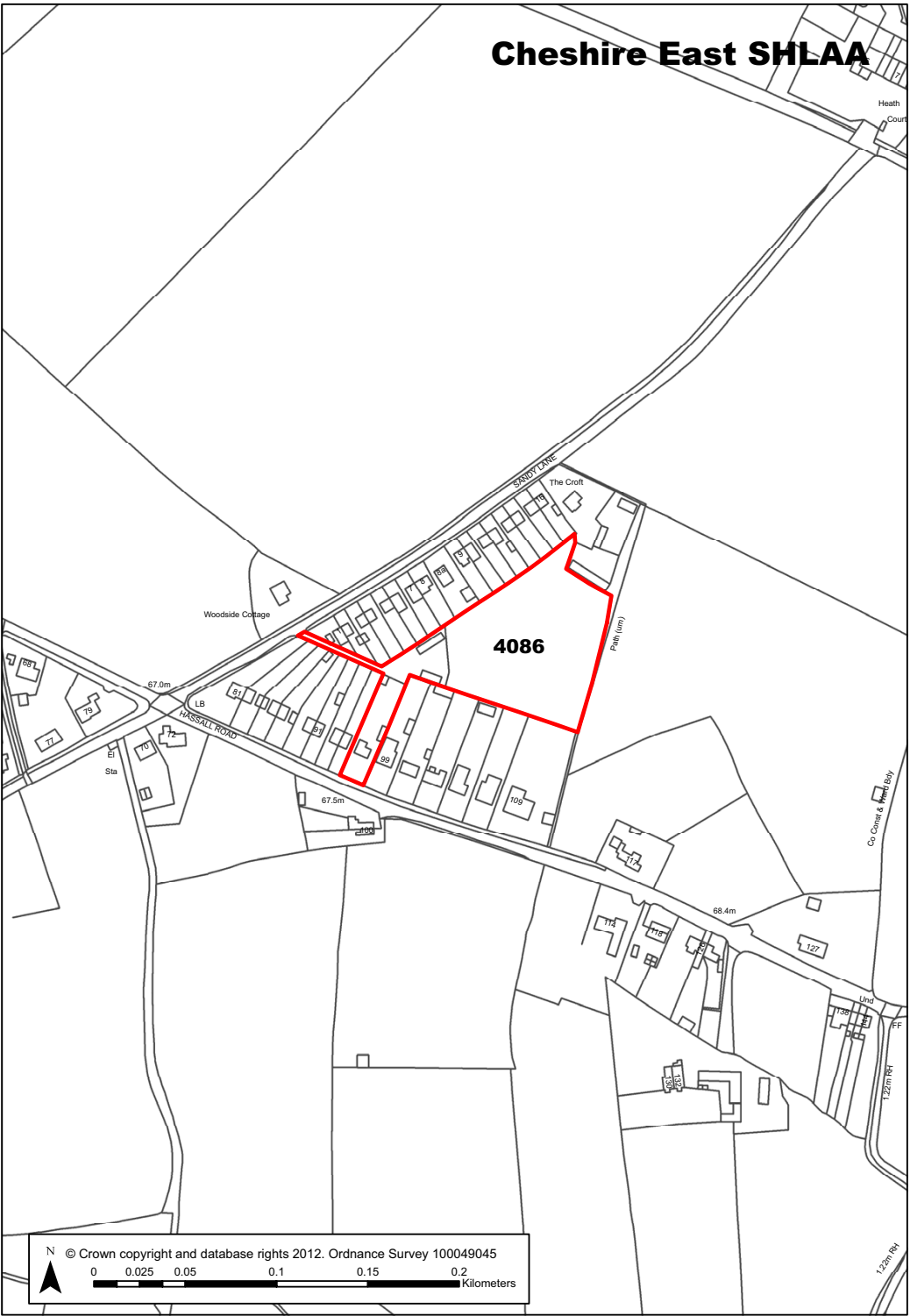
Years 6-100

Development Progress

SHLAA Site

Years 11-150

Application Number:



Ref4088

Site Address

Land at Moss End Farm, Warmingham, Crewe

Town / RuralRural

Easting370858

Northing358782

Site Description

Open countryside along a main road.

Site Size Net (Ha)3.99

Character of Area

Open countryside.

Potential Capacity120

Surrounding Land Uses

Industry, agriculture, residential.

Potential Net Capacity120

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.

Policy Restrictions

Open Countryside.

Potential Density30.08

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 CapacityDensity multiplier

Sustainability

Site not considered sustainable.

Accessibility

Access to be discussed with Highways.

Total Completions0

Other Information

Losses Completed0

Brownfield / Greenfield

Greenfield

Remaining Losses0

Suitability

Not Suitable

Availability

Available

Current Year0

Achievability

Not Achievable

Years 1-50

Deliverability

Not currently developable

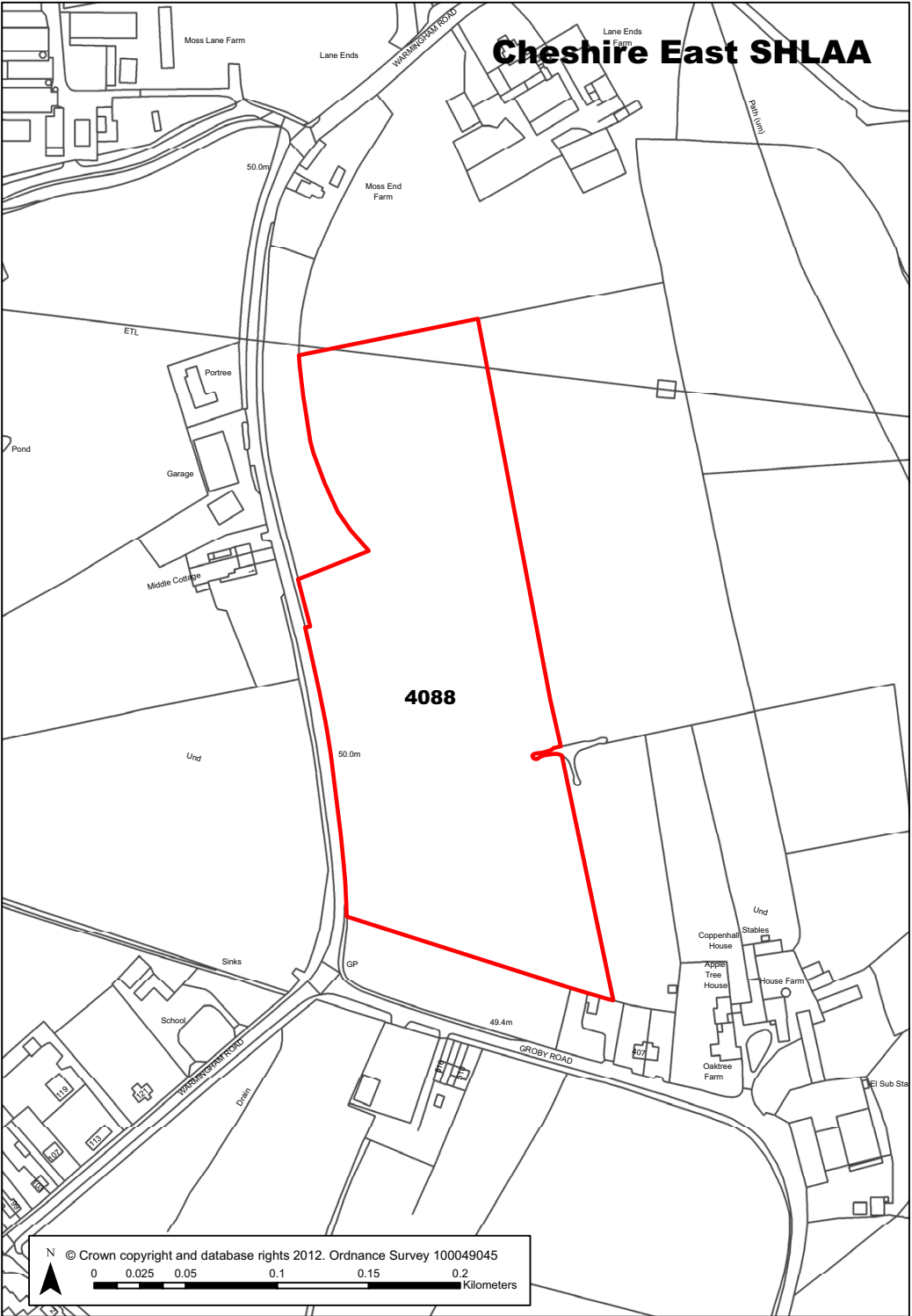
Years 6-100

Development Progress

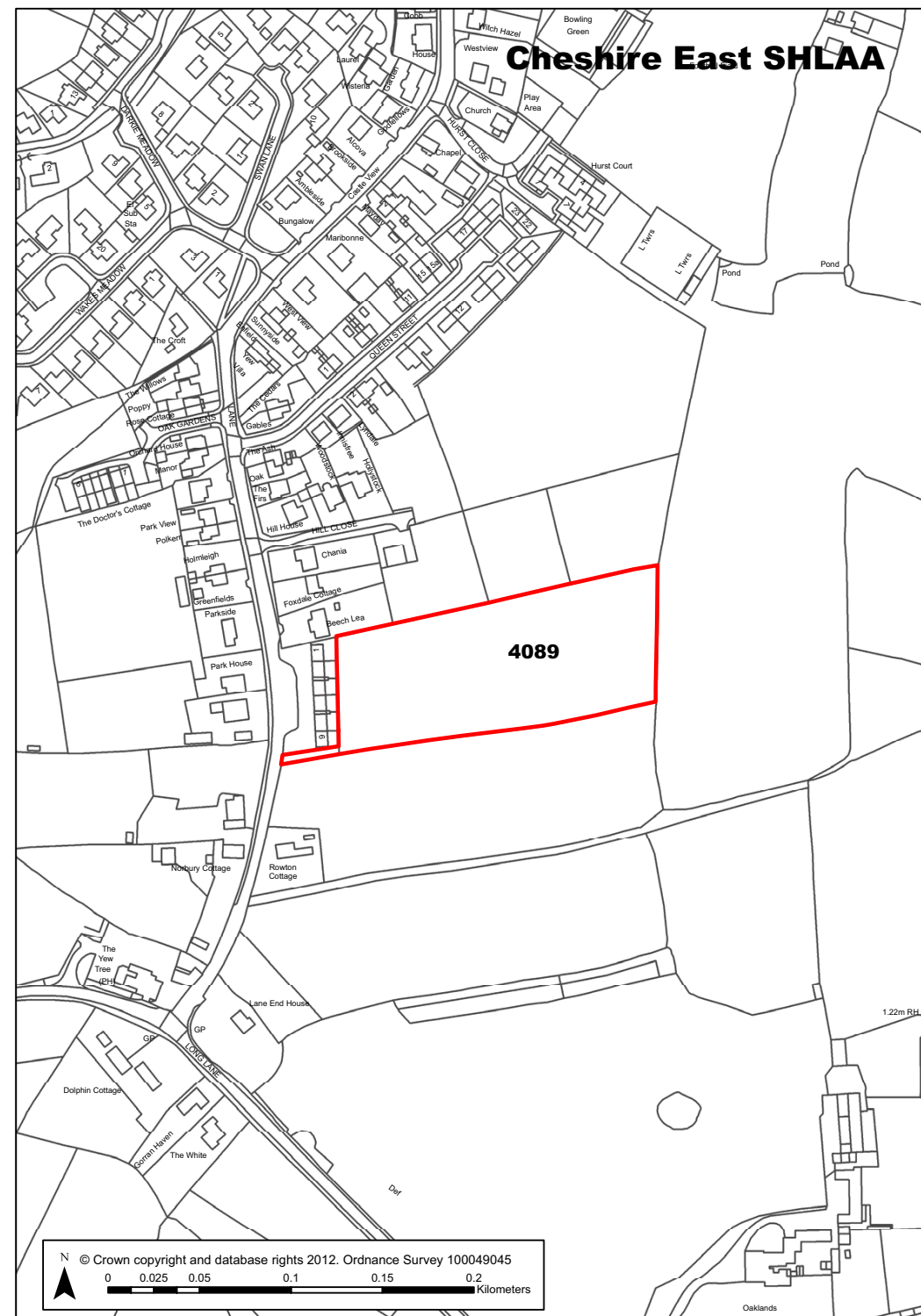
SHLAA Site

Years 11-150

Application Number:

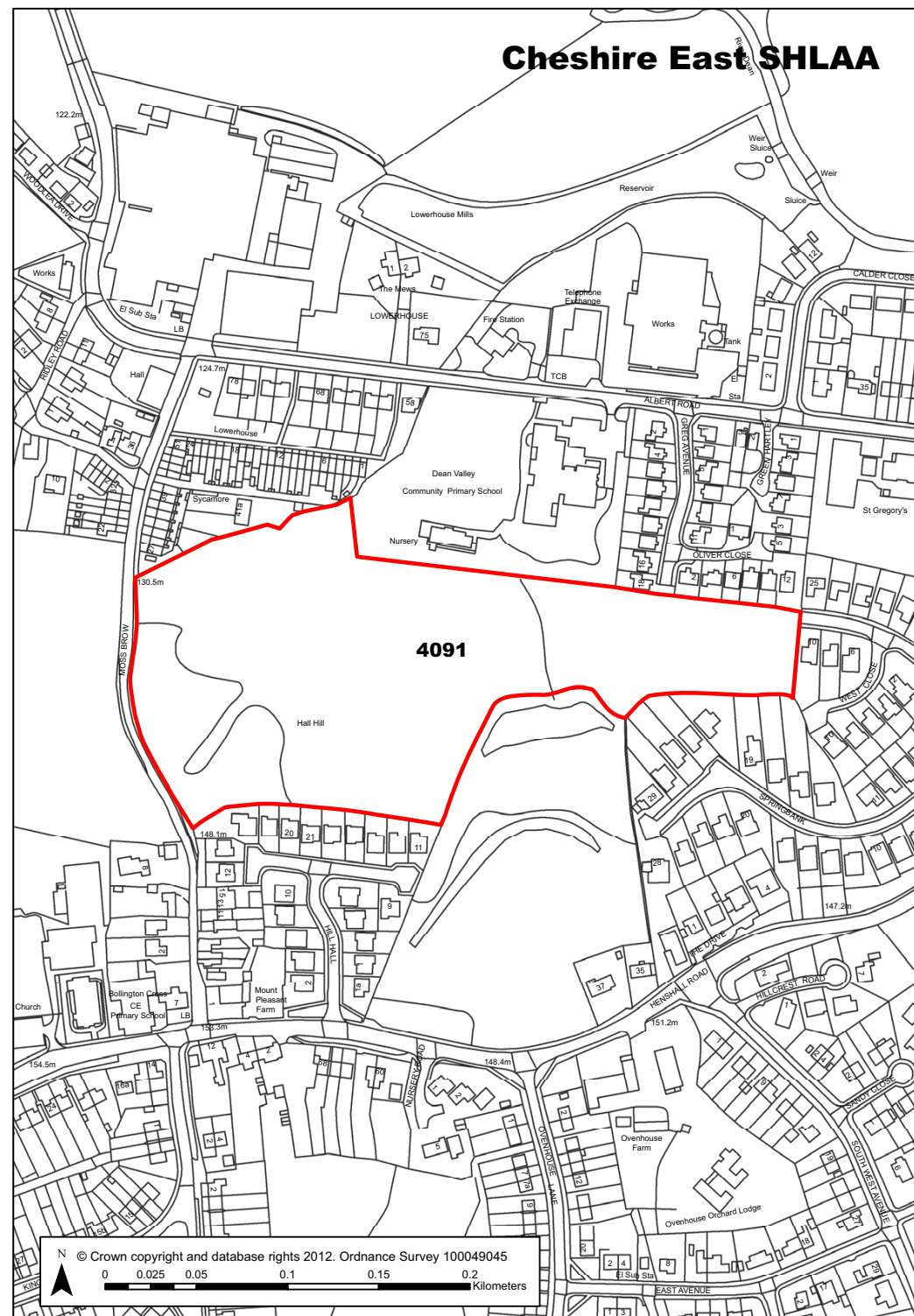


Ref	4089	Site Address	Land rear of 1 to 9 Bunbury Lane, Bunbury, Nantwich.		
Town / Rural	Bunbury	Easting	356499	Northing	357393
Site Description	Arable field behind retirement bungalows on edge of Bunbury village.		Site Size Net (Ha)	1.25	
Character of Area	Rural village and agriculture.		Potential Capacity	38	
Surrounding Land Uses	Residential, agriculture.		Potential Net Capacity	38	
Physical Constraints	Flood zone 1 - little or no risk. Hedgerows and trees to boundary. Site appears to be flat.				
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. On edge of village with amenities.				
Accessibility	Access to be discussed with 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	
Application Number:					

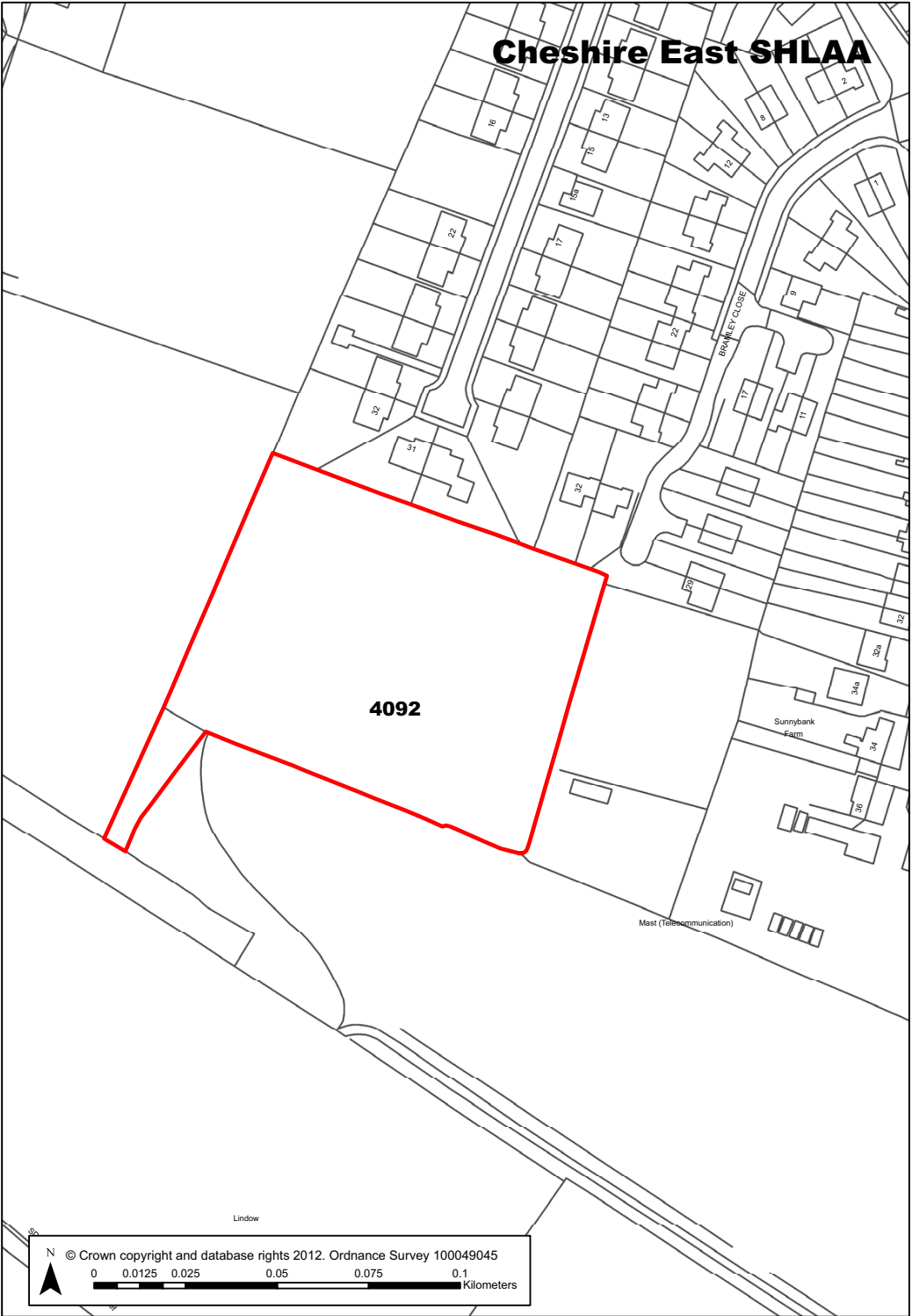


Ref 4091 Site Address Land at Hall Hill off Brow Hill, Bollington.

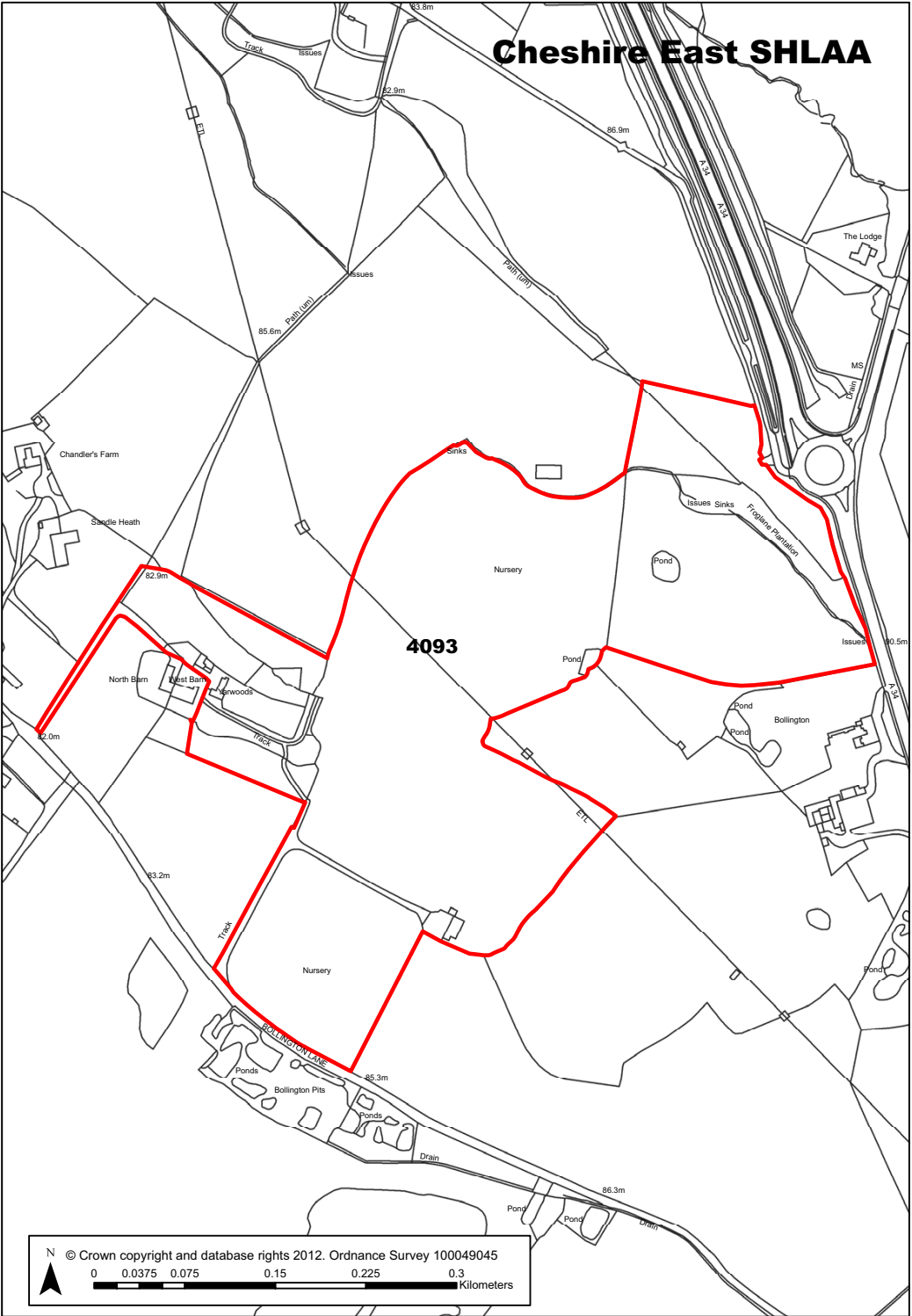
Town / Rural	Bollington - Edge / Extension	Easting	392331	Northing	377420
Site Description	Very hilly fields, sloping generally from north to south down the valley.	Site Size Net (Ha)	3.68		
Character of Area	Residential.	Potential Capacity	111		
Surrounding Land Uses	Residential, commercial and schools.	Potential Net Capacity	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.				
Policy Restrictions	Green Belt. Open Space. Nature Conservation Priority Area.	Potential Density	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	Density multiplier		
Sustainability	School and services nearby.				
Accessibility	Access to be discussed with Highways.	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		
Deliverability	Developable	Years 6-10	90		
Development Progress	SHLAA Site	Years 11-15	21		
Application Number:					



Ref	4092	Site Address	Land off Bramley Close, Wilmslow.	
Town / Rural	Wilmslow	Easting	382656	Northing 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 Capacity	20	
Physical Constraints	Flood zone 1 - little or no risk. Lined by mature trees and hedges. Site appears to be flat.	Potential Density	24.1	
Policy Restrictions	Green Belt.	Determination of Capacity	Density multiplier	
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.			
Sustainability	Close to a bus route, which provides access to services.			
Accessibility	Access to be discussed with Highways. Potential access from Bramley Close.	Total Completions	0	
Other Information		Losses Completed	0	
Brownfield / Greenfield	Greenfield	Remaining Losses	0	
Suitability	Suitable - with policy change	Current Year	0	
Availability	Available	Years 1-5	0	
Achievability	Achievable	Years 6-10	20	
Deliverability	Developable	Years 11-15	0	
Development Progress	SHLAA Site			
Application Number:				



Ref	4093	Site Address	Land at Yarwoods Farm, Bollington Lane, Nether Alderley.	
Town / Rural	Rural	Easting	383810	Northing 375017
Site Description	Fields, barns and residential use, hardstanding.	Site Size Net (Ha)	14.88	
Character of Area	Farmland/open countryside.	Potential Capacity	447	
Surrounding Land Uses	Open countryside with scattered residential uses.	Potential Net Capacity	447	
Physical Constraints	Flood zone 1 - little or no risk. Overhead lines, pylons close by. Trees with Tree Preservation Orders on site. Existing residential uses on the site. Edges the bypass, which may give rise to noise and air quality problems. Ponds on site. A footpath crosses and is adjacent to the site. Buildings and hardstanding on site. Site is bordered by trees and hedges. Site appears to be generally flat.	Potential Density	30.04	
Policy Restrictions	Green Belt.	Determination of Capacity	Density multiplier	
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 the footpath and overhead powerlines. Consultation with Environmental Health. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Total Completions	0	
Sustainability	Site is not considered sustainable due to lack of services.	Losses Completed	0	
Accessibility	Access is possible by way of an existing driveway from road.	Remaining Losses	0	
Other Information		Current Year	0	
Brownfield / Greenfield	Greenfield	Years 1-5	0	
Suitability	Not Suitable	Years 6-10	0	
Availability	Available	Years 11-15	0	
Achievability	Not Achievable			
Deliverability	Not currently developable			
Development Progress	SHLAA Site			
Application Number:				



Ref 4094 Site Address Land south of Thorne Cottage, Mill Lane, Snelson, Macclesfield.

Town / Rural Rural Easting 379822 Northing 374389

Site Description Garden of detached house on country lane at edge of village, overlooking fields. Site Size Net (Ha) 0.35

Character of Area Rural, open countryside/village. Potential Capacity 11

Surrounding Land Uses Agiculture and residential. Potential Net Capacity 11

Physical Constraints Flood zone 1 - little or no risk. Hedgerow and trees on site. Building on site. Ponds in vicinity of site. Site appears to be flat and is bordered by hedges and fencing.

Policy Restrictions Green Belt. Potential Density 31.43

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 Density multiplier

Sustainability Site is not is considered to be sustainable.

Accessibility Access to be discussed with Highways. Total Completions 0

Other Information Losses Completed 0

Brownfield / Greenfield Greenfield Remaining Losses 0

Suitability Suitable - with policy change

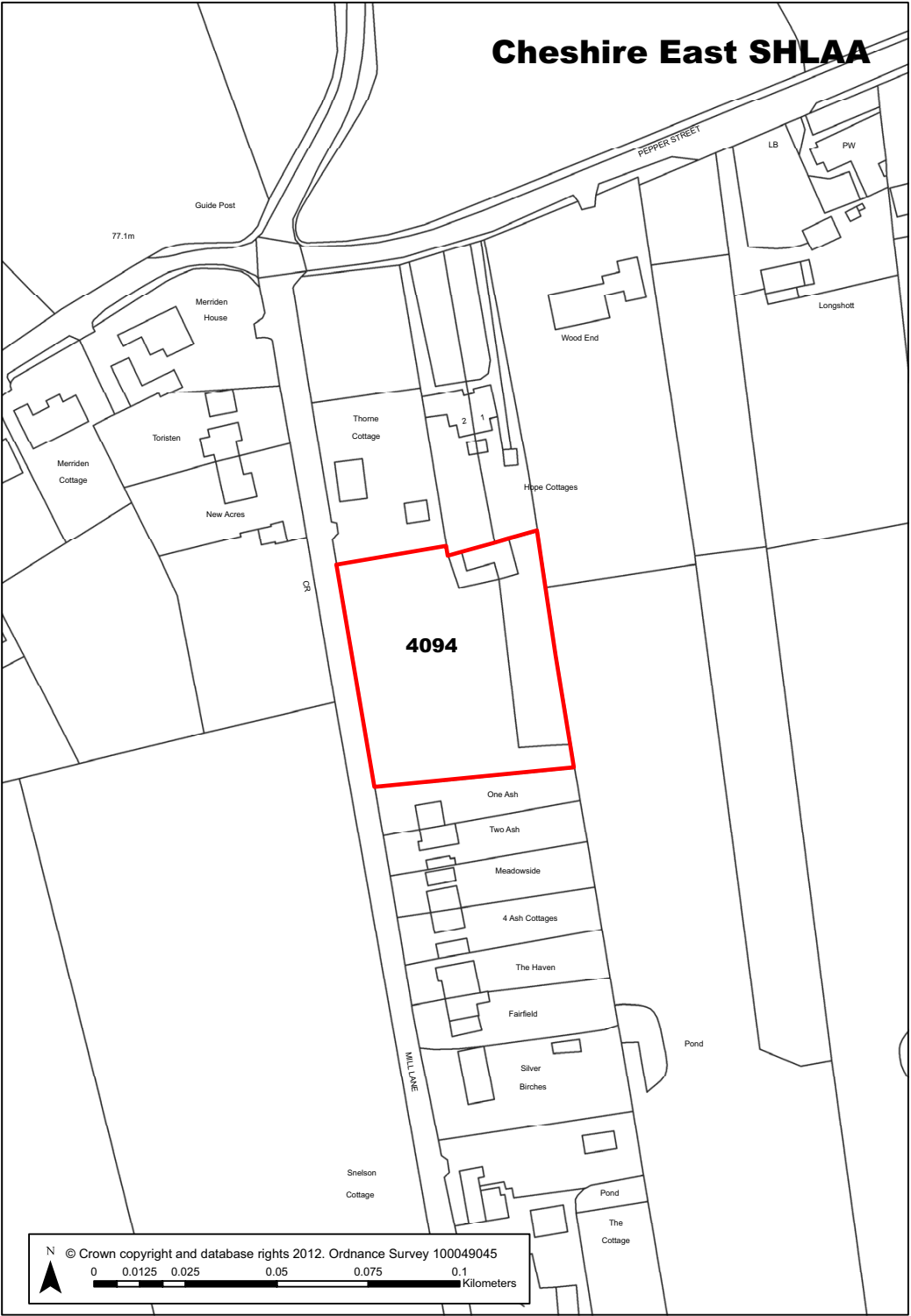
Availability Available Current Year 0

Achievability Achievable Years 1-5 0

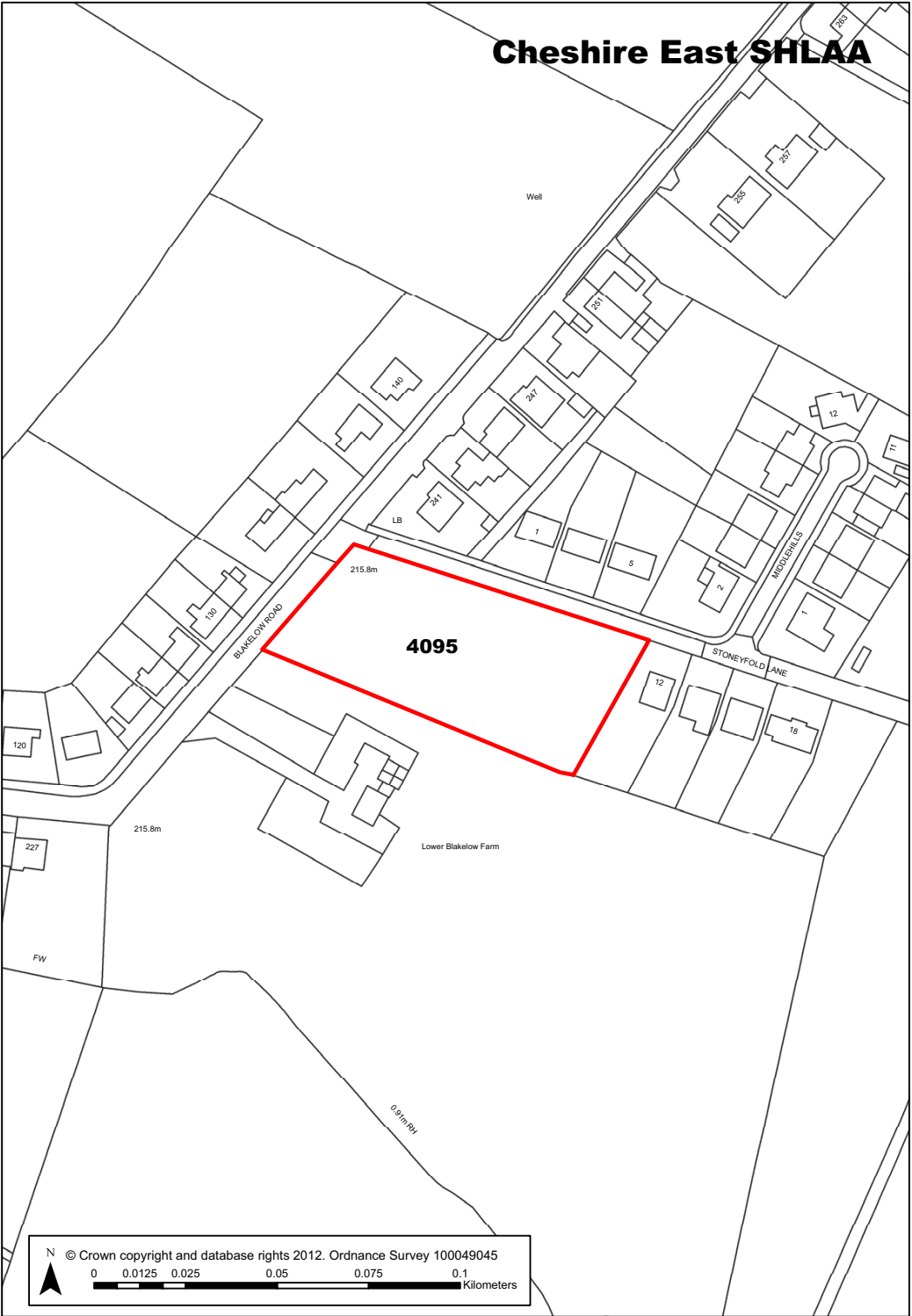
Deliverability Developable Years 6-10 11

Development Progress SHLAA Site Years 11-15 0

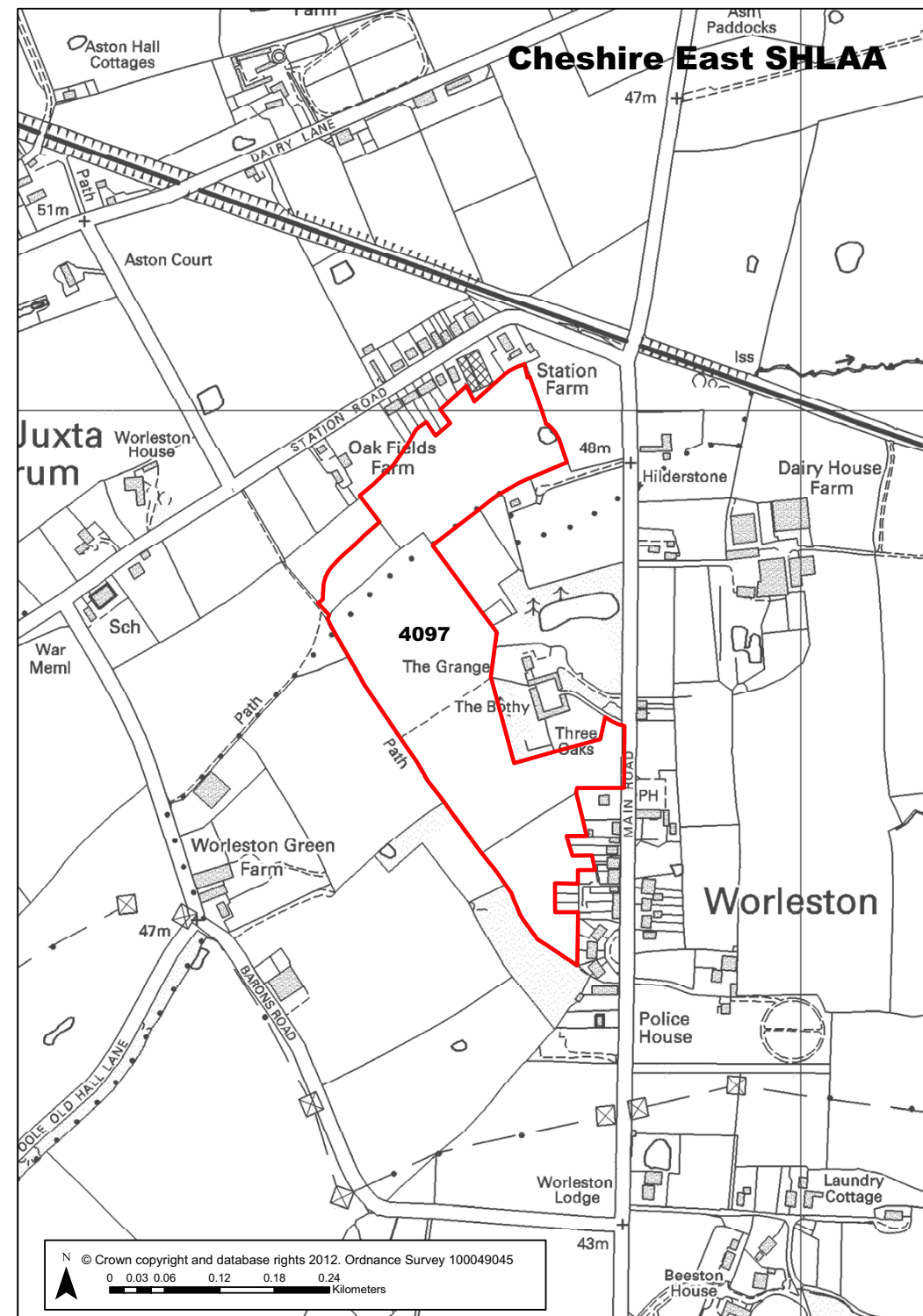
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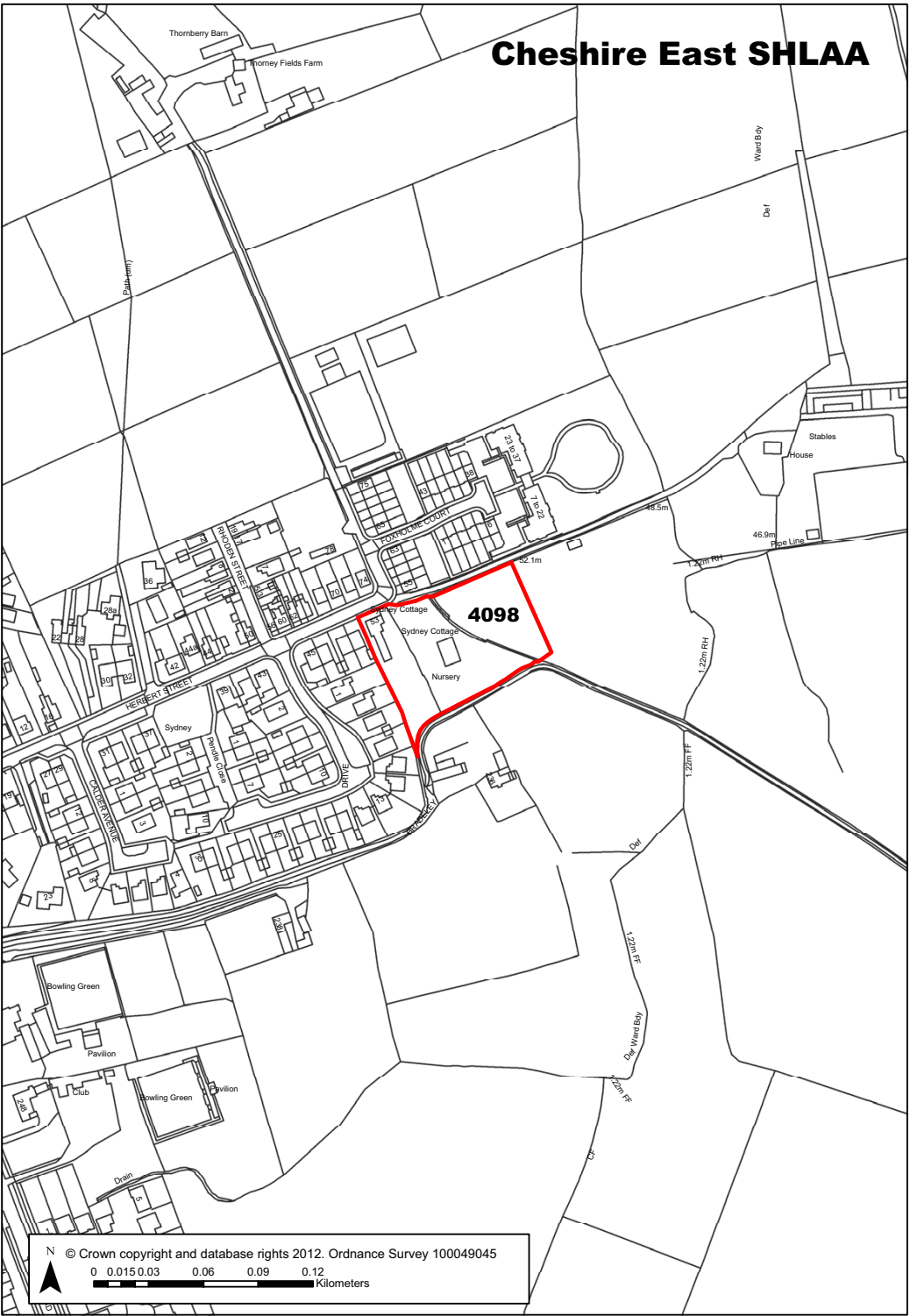
Ref	4095	Site Address	Land adjoining 12 Stoneyfold Lane, Macclesfield.		
Town / Rural	Macclesfield - Edge / Extension	Easting	393174	Northing	372894
Site Description	Small field adjacent to farm and residential street.	Site Size Net (Ha)	0.34		
Character of Area	Hills sloping out of settlement, bounded by agriculture.	Potential Capacity	11		
Surrounding Land Uses	Agricultural, residential.	Potential Net Capacity	11		
Physical Constraints	Flood zone 1 - little or no risk. Site is gently sloping from east to west. Site is bordered by a wall.	Potential Density	32.35		
Policy Restrictions	Green Belt. Area of Special County Value for landscape.	Determination of Capacity	Density multiplier		
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Total Completions	0		
Sustainability	The site is not considered sustainable due to lack of services.	Losses Completed	0		
Accessibility	Access possible subject to discussion with Highways.	Remaining Losses	0		
Other Information		Current Year	0		
Brownfield / Greenfield	Greenfield	Years 1-5	0		
Suitability	Not Suitable	Years 6-10	11		
Availability	Available	Years 11-15	0		
Achievability	Not Achievable				
Deliverability	Not currently developable				
Development Progress	SHLAA Site				
Application Number:					



Ref	4097	Site Address	Land at The Grange, Main Road, Worleston		
Town / Rural	Rural	Easting	365635	Northing	356738
Site Description	Agricultural land.	Site Size Net (Ha)	8.1		
Character of Area	Rural.	Potential Capacity	243		
Surrounding Land Uses	Agricultural land and residential.	Potential Net Capacity	243		
Physical Constraints	Flood zone 1 - little or no risk. Waterbody on site. Public right of way. Trees and hedgerows on site. Protected species potentially on site. Site is bordered by hedges. Site appears to be generally flat.				
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 sustainable.				
Accessibility	Access to be discussed with 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		
Application Number:					

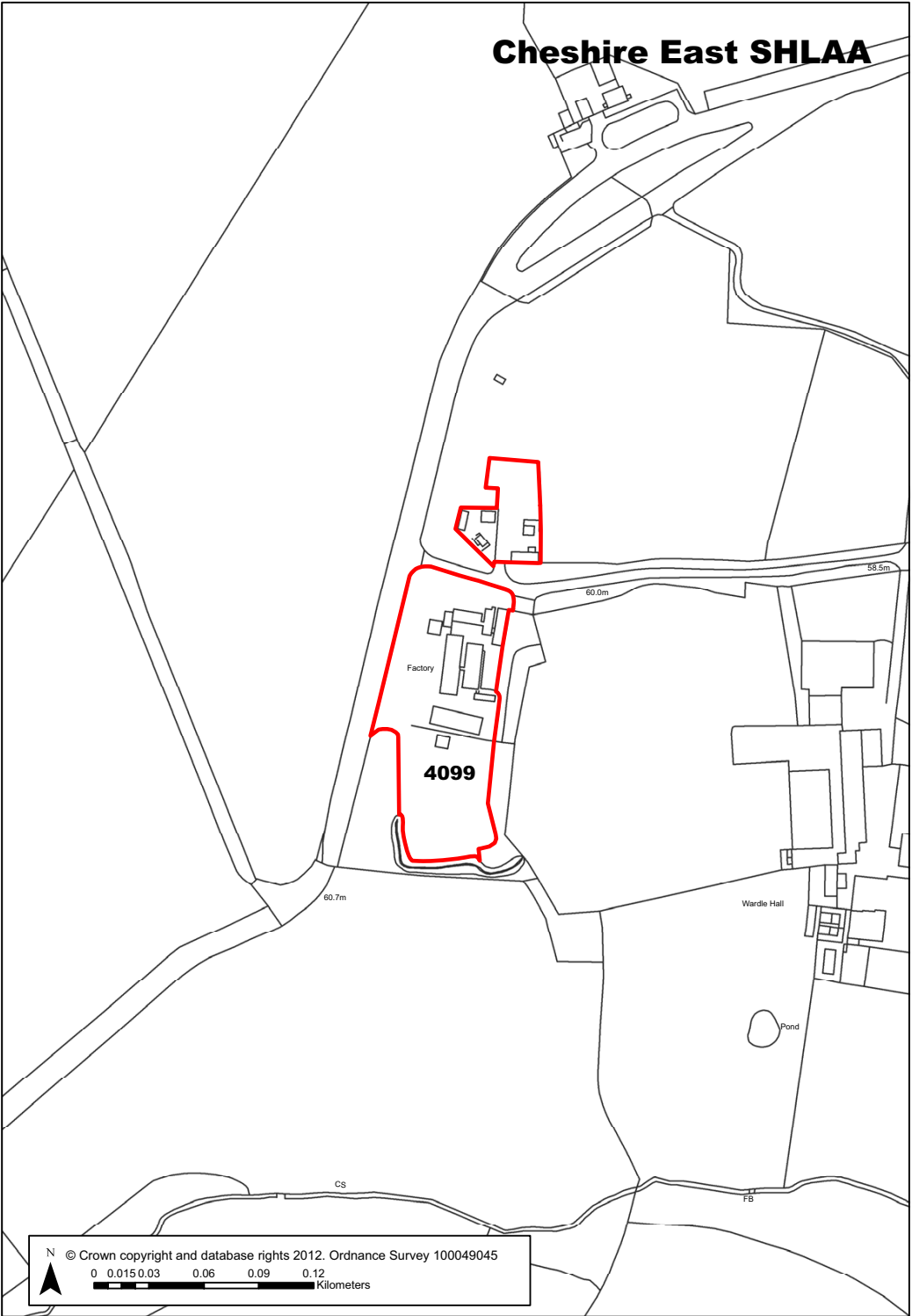


Ref	4098	Site Address	Sydney Cottage Farm, 53 Herbert Street, Crewe			
Town / Rural	Crewe - Edge / Extension		Easting	372274	Northing	356476
Site Description	Nursery and agricultural field. Edge of settlement containing nursery buildings, poly tunnels and so on and a field.		Site Size Net (Ha)		0.54	
Character of Area	Edge of settlement, open countryside.		Potential Capacity		17	
Surrounding Land Uses	Residential (modern flats overlooking site) and agricultural.		Potential Net Capacity		17	
Physical Constraints	Flood zone 1 - little or no risk. Telephone wires over the site Site is gently sloping to the east. Site contains mature trees. Footpath crosses site. Buildings and hardstanding on site. Site appears to be flat.					
Policy Restrictions	Part of the site is in the settlement boundary and part in the Green Gap.		Potential Density		31.48	
Managing Constraints	Consideration of footpath. Consideration of biodiversity and the potential need for a Protected Species Survey. Surface water runoff should be calculated in accordance with Environment Agency guidelines.		Determination of Capacity		Density multiplier	
Sustainability	Site is considered to be sustainable - local amenities in Crewe.					
Accessibility	Access to be discussed with Highways.		Total Completions		0	
Other Information	Site is located in the proposed Strategic Open Gap.		Losses Completed		0	
Brownfield / Greenfield	Mixed		Remaining Losses		0	
Suitability	Suitable - with policy change					
Availability	Available		Current Year		0	
Achievability	Achievable		Years 1-5		0	
Deliverability	Developable		Years 6-10		17	
Development Progress	SHLAA Site		Years 11-15		0	
Application Number:						

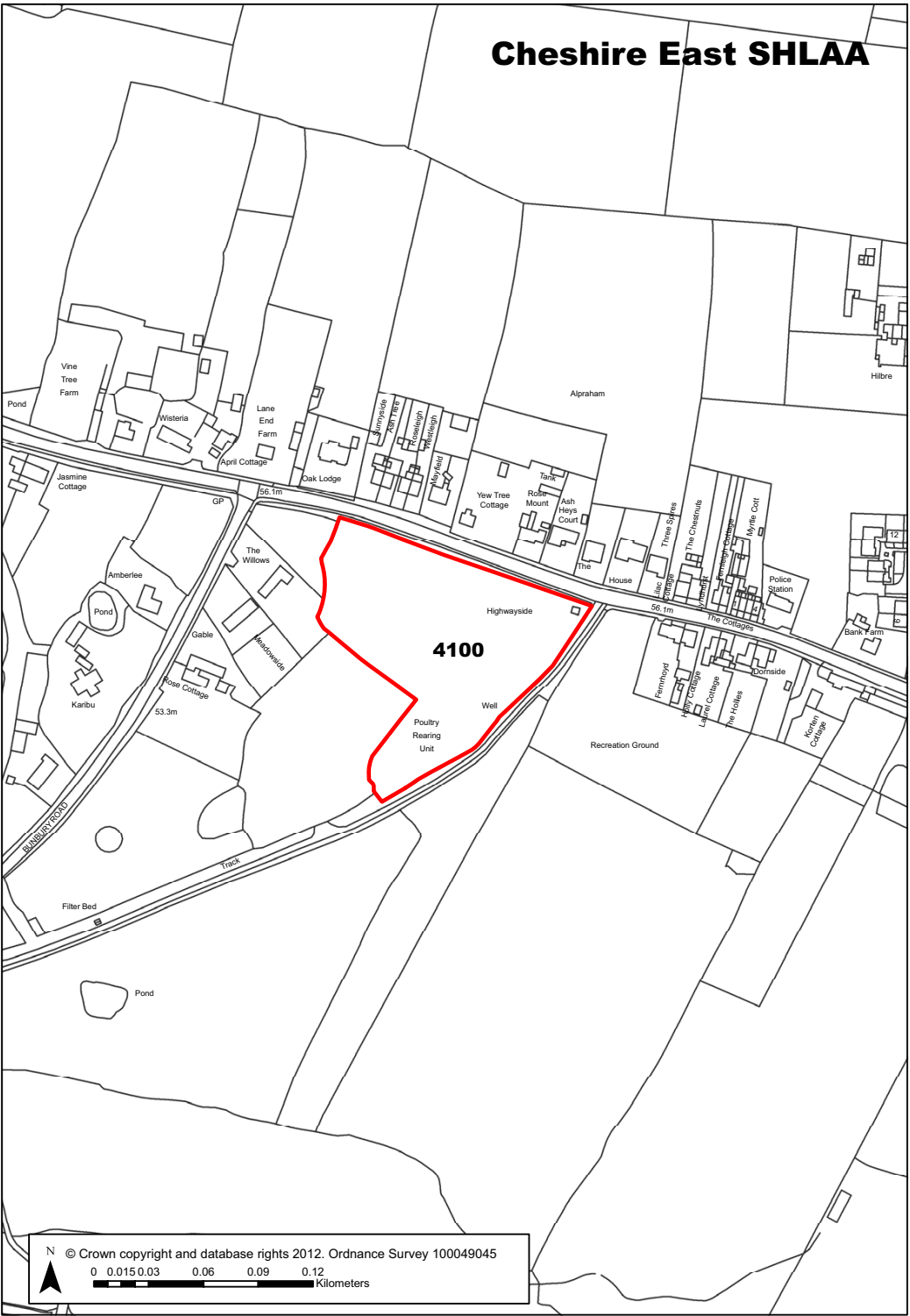


Ref 4099 Site Address Wardle buildings, Green Lane, Wardle.

Town / Rural	Rural	Easting	359755	Northing	357137
Site Description	Disused RAF Calverley base. Derelict buildings including air raid shelters and open fields at end of industrial estate, surrounded by agricultural fields.		Site Size Net (Ha)	1.05	
Character of Area	Open countryside, industrial estate.		Potential Capacity	32	
Surrounding Land Uses	Industrial, haulage, waste disposal, agriculture.		Potential Net Capacity	32	
Physical Constraints	Flood zone 1 - little or no risk. Mature and other trees on site, possible heritage concerns, power line terminates at site entrance. Buildings on site. Footpath crosses site. Site appears to be generally flat.				
Policy Restrictions	Open Countryside.		Potential Density	30.48	
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 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 services.				
Accessibility	Down single track dirt lane. Access to be discussed with Highways.		Total Completions	0	
Other Information	Potential amenity issue for future occupiers due to adjacent industrial uses.		Losses Completed	0	
Brownfield / Greenfield	Brownfield		Remaining Losses	0	
Suitability	Not Suitable				
Availability	Available		Current Year	0	
Achievability	Not Achievable		Years 1-5	0	
Deliverability	Not currently developable		Years 6-10	0	
Development Progress	SHLAA Site		Years 11-15	0	
Application Number:					



Ref	4100	Site Address	Land at Chester Road, Alpraham, Tarporley.	
Town / Rural	Rural	Easting	358381	Northing 359598
Site Description	Triangular shaped field denoted for poultry rearing with residential property to north-west corner. Off A51 in Alpraham..		Site Size Net (Ha)	1.16
Character of Area	Small linear village settlement along Chester Road, surrounded by open countryside and other settlements.		Potential Capacity	35
Surrounding Land Uses	Agriculture, residential.		Potential Net Capacity	35
Physical Constraints	Flood zone 1 - little or no risk. Hedgerow and trees to boundaries, telephone lines overhead. Site appears to be generally flat.		Potential Density	30.17
Policy Restrictions	Open Countryside.		Determination of Capacity	Density multiplier
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 telephone lines. Surface water runoff should be calculated in accordance with Environment Agency guidelines.			
Sustainability	Bus stop between Crewe and Chester and pub close to site, but isolated and lacks amenities.			
Accessibility	Access to be discussed with Highways. The main road is very busy and there are visibility issues		Total Completions	0
Other Information			Losses Completed	0
Brownfield / Greenfield	Greenfield		Remaining Losses	0
Suitability	Not Suitable		Current Year	0
Availability	Available		Years 1-5	0
Achievability	Not Achievable		Years 6-10	0
Deliverability	Not currently developable		Years 11-15	0
Development Progress	SHLAA Site			
Application Number:				



Ref4101

Site Address

Land at Park House, Bunbury Lane,
Bunbury

Town / Rural

Bunbury - Edge / Extension

Easting

356154

Northing

357329

Site Description

A number of pasture fields close to settlement but not on edge.

Site Size Net (Ha)

3.61

Character of Area

Agriculture, village.

Potential Capacity

109

Surrounding Land Uses

Agriculture and residential.

Potential Net Capacity

109

Physical Constraints

Flood zone 1 - little or no risk. Mature trees and hedgerows on site and to border. Footpath crosses the site. Listed Building close to site. Potential topographical issues.

Policy Restrictions

Open countryside.

Potential Density

30.19

Managing Constraints

Transport 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 Survey. Consideration of footpath and heriatge. Consultation with Heritage and Design. Surface water runoff should be calculated in accordance with Environment Agency guidelines.

Determination of Capacity

Density multiplier

Sustainability

Site is not considered sustainable due to lack of services.

Accessibility

Access to be discussed with 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

90

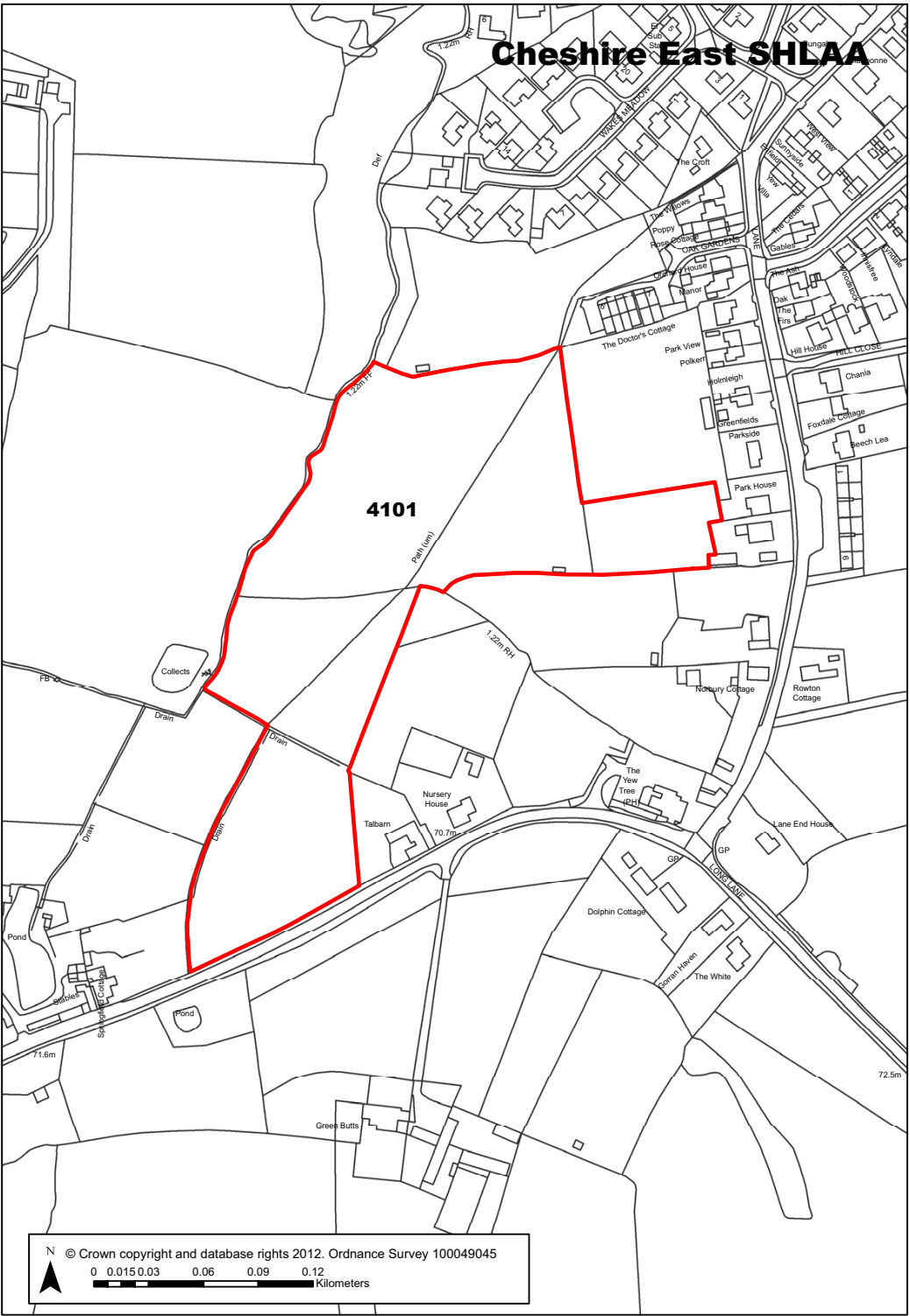
Development Progress

SHLAA Site

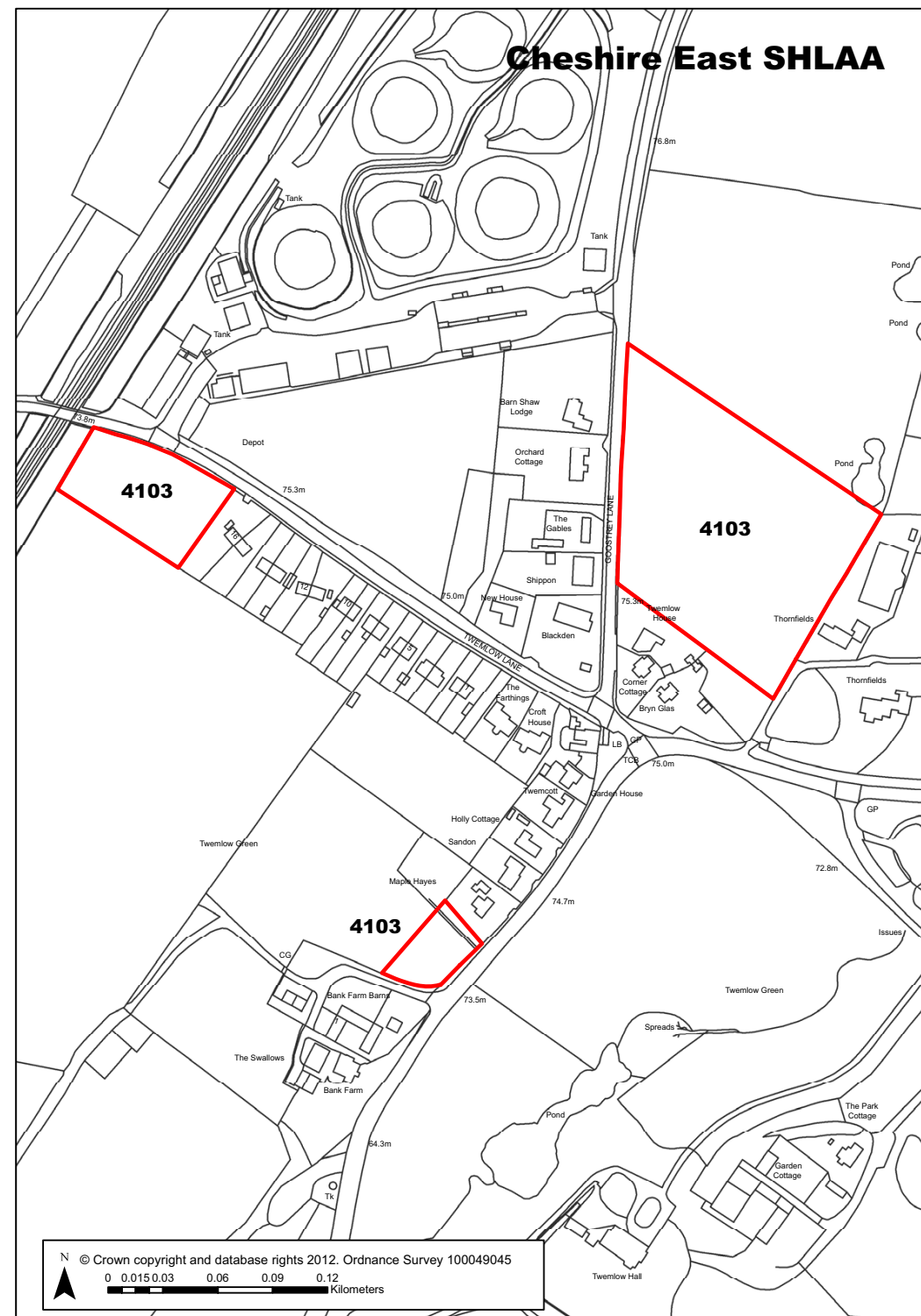
Years 11-15

19

Application Number:



Ref	4103	Site Address	Three parcels of land at Bank Farm, Twemlow	
Town / Rural	Rural	Easting	378154	Northing 368786
Site Description	Eastern site - in agricultural use with crop planted; Western site - field; Southern site - sheep grazing.		Site Size Net (Ha)	2.07
Character of Area	Eastern site - hamlet/open countryside; Western site - linear residential area in open countryside; Southern site - infill site amongst linear housing.		Potential Capacity	63
Surrounding Land Uses	Residential uses in open countryside. Eastern site is opposite a low-rise, apparently derelict industrial use.		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 bordered by hedges and fencing.			
Policy Restrictions	Open Countryside, Jodrell Bank Radio Telescope Consultation Zone.		Potential Density	30.43
Managing Constraints	Consultation with Jodrell Bank and Environmental Health. 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 not considered sustainable due to lack of services in Twemlow.			
Accessibility	Access is possible. Southern site - existing access to plot for adjacent barn conversions appears to form part of the site.		Total Completions	0
Other Information	Appeal pending on neighbouring site (10/2647C).		Losses Completed	0
Brownfield / Greenfield	Greenfield		Remaining Losses	0
Suitability	Not Suitable			

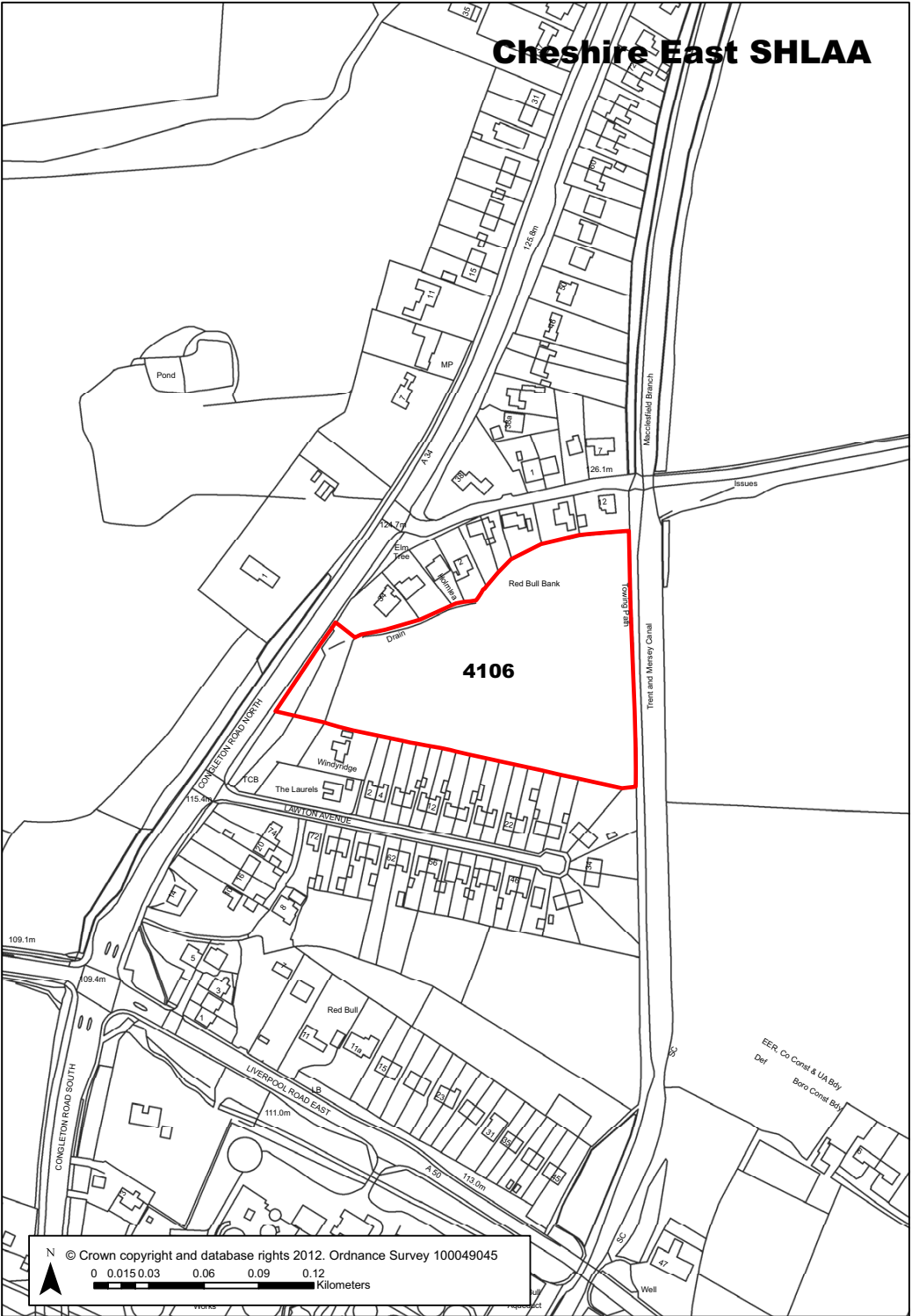


Ref	4103	Site Address	Three parcels of land at Bank Farm, Twemlow	
Availability	Available	Current Year	0	
Achievability	Not Achievable	Years 1-5	0	
Deliverability	Not currently developable	Years 6-10	0	
Development Progress	SHLAA Site	Years 11-15	0	
Application Number:				

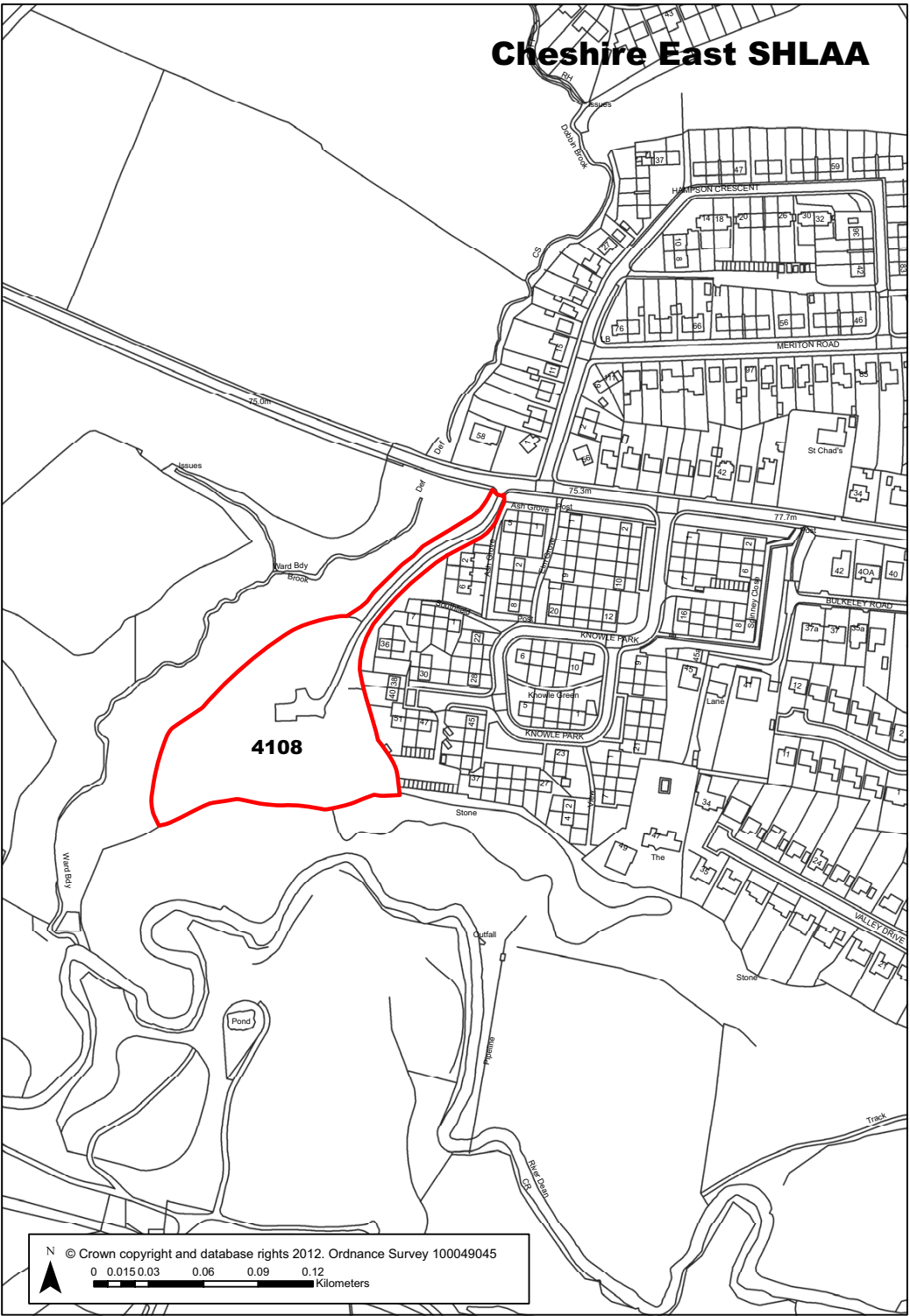
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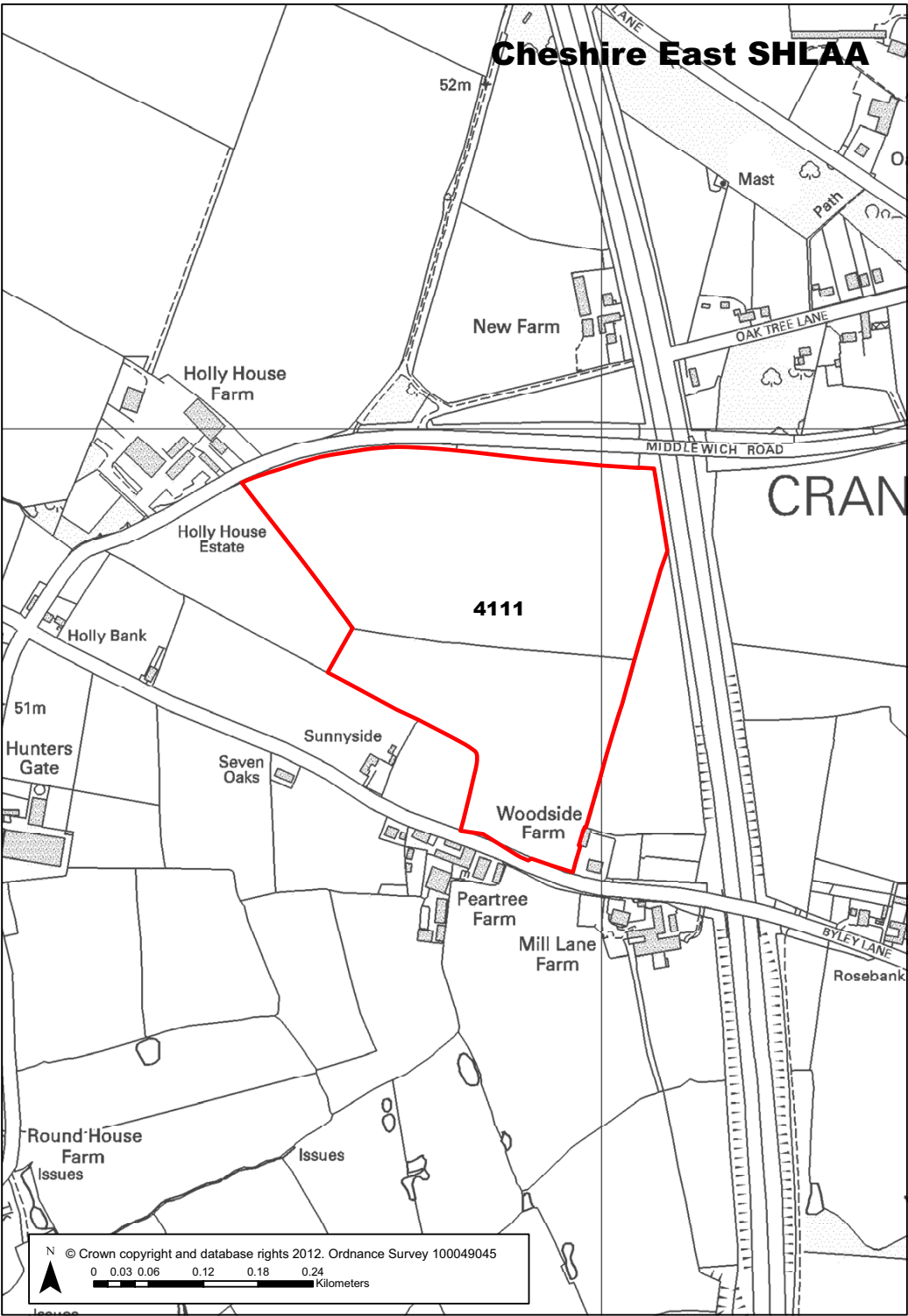
Ref	4106	Site Address	Land adjacent A34 between Lawton Avenue and Knowsley Lane, Scholar	
Town / Rural	Rural	Easting	383044	Northing 355402
Site Description	Field.	Site Size Net (Ha)	1.65	
Character of Area	Residential, with open countryside on the other side of the canal.	Potential Capacity	50	
Surrounding Land Uses	Residential, canal with towpath, fields.	Potential Net Capacity	50	
Physical Constraints	Flood zone 1 - little or no risk. Site is higher than level of Congleton Road North. Trees on site and to boundary. Potential topographical issues.	Potential Density	30.3	
Policy Restrictions	Green Belt. Adjacent to a Conservation Area.	Determination of Capacity	Density multiplier	
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 Design. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.			
Sustainability	Site is not considered sustainable due to lack of facilities.			
Accessibility	Access to be discussed with Highways. Restricted access due to location of houses, trees and presence of canal.	Total Completions	0	
Other Information		Losses Completed	0	
Brownfield / Greenfield	Greenfield	Remaining Losses	0	
Suitability	Not Suitable	Current Year	0	
Availability	Available	Years 1-5	0	
Achievability	Not Achievable	Years 6-10	50	
Deliverability	Not currently developable	Years 11-15	0	
Development Progress	SHLAA Site			
Application Number:				



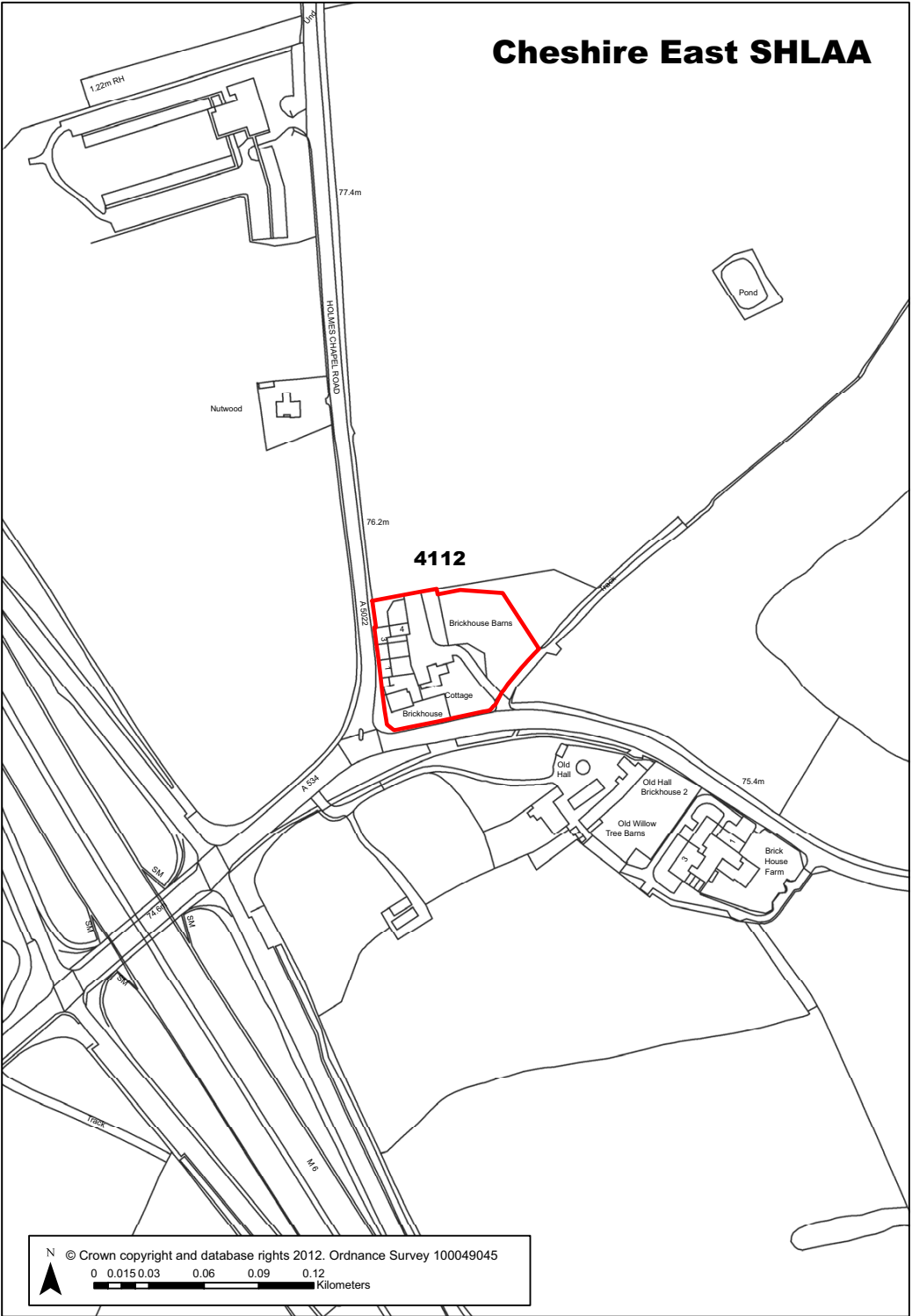
Ref	4108	Site Address	Land at Knowle House, Sagars Road, Handforth.		
Town / Rural	Handforth	Easting	385090	Northing	383373
Site Description	Vacant site, scrub, hardstanding and building foundations bordered by trees.		Site Size Net (Ha)	1.07	
Character of Area	Edge of residential area.		Potential Capacity	33	
Surrounding Land Uses	Residential and fields.		Potential Net Capacity	33	
Physical Constraints	Flood zone 1 - little or no risk. Wooded. Near-vertical bank down to the river to the north edge of the site. Mature trees. Beyond the site edge, the land dips to the south, hence development here may be visible from surrounding countryside.				
Policy Restrictions	Green Belt.		Potential Density	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 sustainable due to distance from services.				
Accessibility	Access is possible by way of a driveway from 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	33	
Development Progress	SHLAA Site		Years 11-15	0	
Application Number:					



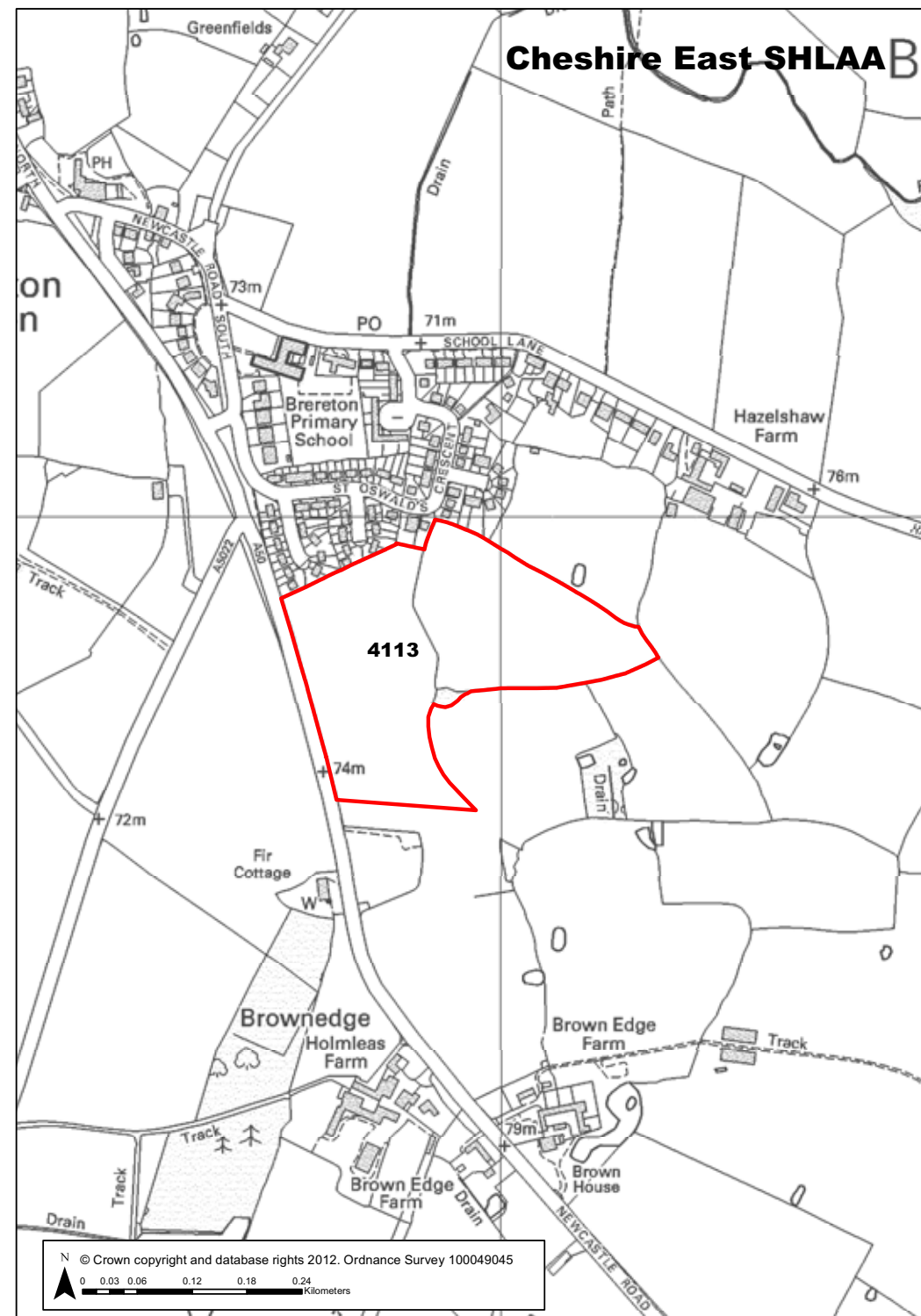
Ref	4111	Site Address	Land between Oak Tree Lane and Middlewich Road, Cranage.		
Town / Rural	Smaller Villages	Easting	373875	Northing	368800
Site Description	Arable.	Site Size Net (Ha)	12.59		
Character of Area	Open countryside and farmland.	Potential Capacity	378		
Surrounding Land Uses	Farms.	Potential Net Capacity	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.				
Policy Restrictions	Open Countryside, Jodrell Bank Radio Telescope Consultation Zone.	Potential Density	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 of Capacity	Density multiplier	
Sustainability	Site is not considered sustainable due to lack of services.				
Accessibility	Access is possible from existing roads.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Not Suitable				
Availability	Available	Current Year	0		
Achievability	Not Achievable	Years 1-5	0		
Deliverability	Not currently developable	Years 6-10	0		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:					



Ref	4112	Site Address	Land at Brickhouse Farm, Congleton Road, Sandbach.	
Town / Rural	Rural	Easting	377081	Northing 361999
Site Description	Existing residential use close to motorway junction and a quarry; includes a field.		Site Size Net (Ha)	0.52
Character of Area	Open countryside and motorway junction.		Potential Capacity	16
Surrounding Land Uses	Agricultural.		Potential Net Capacity	16
Physical Constraints	Flood zone 1 - little or no risk. Busy road and motorway junction. Potential noise and air quality issues from the motorway. Listed Building and hedges on site. Boggy field. Buildings and hardstanding on site. Site bordered by hedges and fencing. Site appears to be flat.			
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 sustainable due to lack of services.			
Accessibility	Access to be discussed with Highways.		Total Completions	0
Other Information			Losses Completed	0
Brownfield / Greenfield	Mixed		Remaining Losses	0
Suitability	Not Suitable		Current Year	0
Availability	Available		Years 1-5	0
Achievability	Not Achievable		Years 6-10	0
Deliverability	Not currently developable		Years 11-15	0
Development Progress	SHLAA Site			
Application Number:				



Ref	4113	Site Address	Land east of Newcastle Road, Brereton, Sandbach.			
Town / Rural	Rural		Easting	377930	Northing	363851
Site Description	Fields.		Site Size Net (Ha)		6.64	
Character of Area	Residential/open countryside.		Potential Capacity		164	
Surrounding Land Uses	Residential, roads and school.		Potential Net Capacity		164	
Physical Constraints	Flood zone 1 - little or no risk. Trees including a mature oak tree and hedges on site and to boundary. Slightly boggy to north. Site is sloping up to the south and down to the eastern edge. Ponds on site.					
Policy Restrictions	Open Countryside, Jodrell Bank Radio Telescope Consultation Zone.		Potential Density		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 sustainable due to lack of services.					
Accessibility	Access is possible from existing main road.		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		90	
Development Progress	SHLAA Site		Years 11-15		74	
Application Number:						



Ref4114

Site AddressLand between Rushcroft and Parkhouse
Residential Home, Congleton Road,

Town / RuralSandbach - Edge / Extension

Easting376512

Northing361731

Site DescriptionField.

Site Size Net (Ha)1.02

Character of AreaResidential/open countryside.

Potential Capacity31

Surrounding Land UsesResidential, grazing, residential care home.

Potential Net Capacity31

Physical ConstraintsFlood zone 1 - little or no risk. Mature tree on site, telegraph poles and overhead wires to the north. Edged by hedge. Site is flat.

Policy RestrictionsOpen Countryside.

Potential Density30.39

Managing ConstraintsConsideration 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 CapacityDensity multiplier

SustainabilitySite is considered to be sustainably located.

AccessibilityAccess is possible from main road.

Total Completions0

Other Information

Losses Completed0

Brownfield / GreenfieldGreenfield

Remaining Losses0

SuitabilitySuitable - with policy change

AvailabilityAvailable

Current Year0

AchievabilityAchievable

Years 1-50

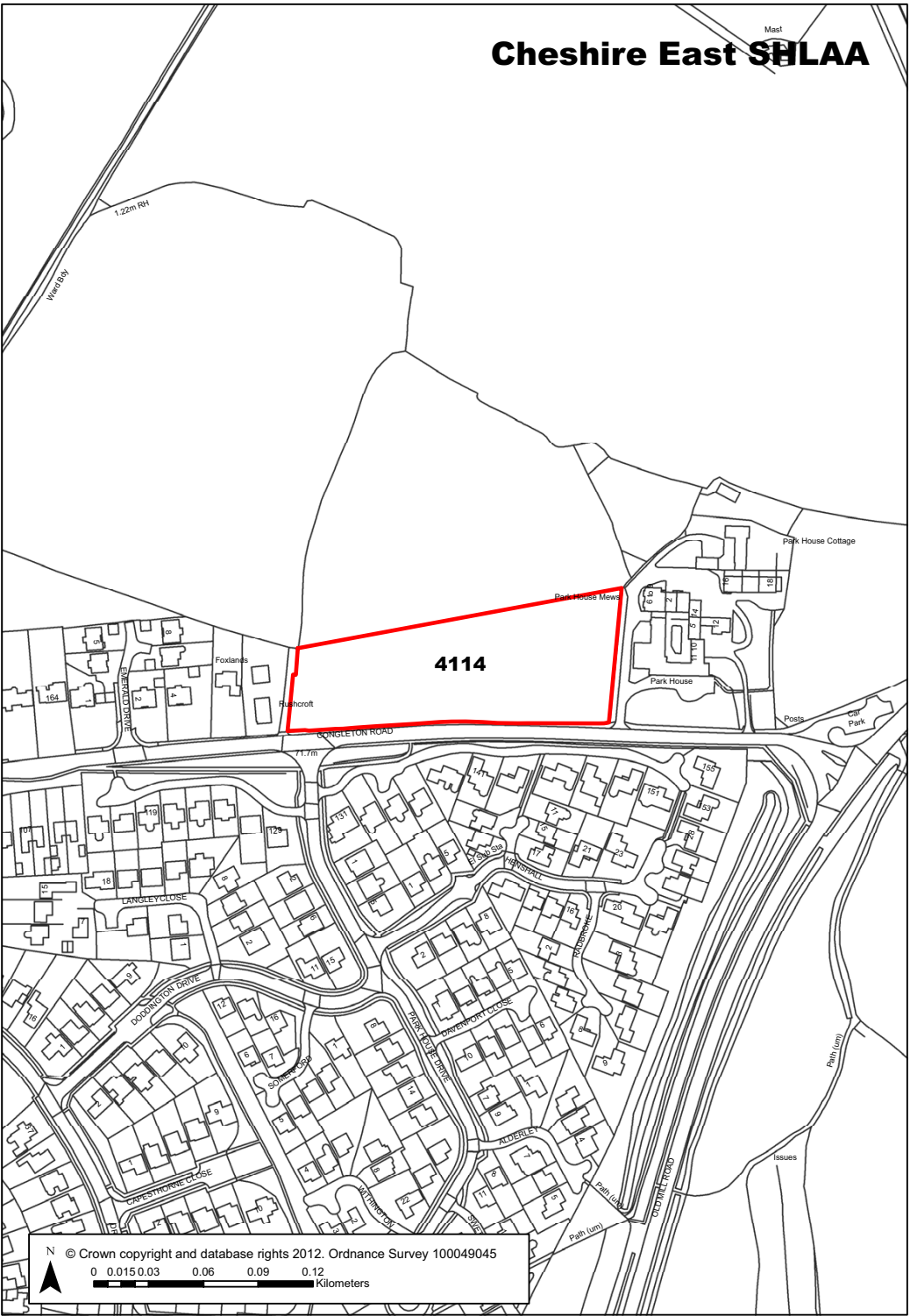
DeliverabilityDevelopable

Years 6-1031

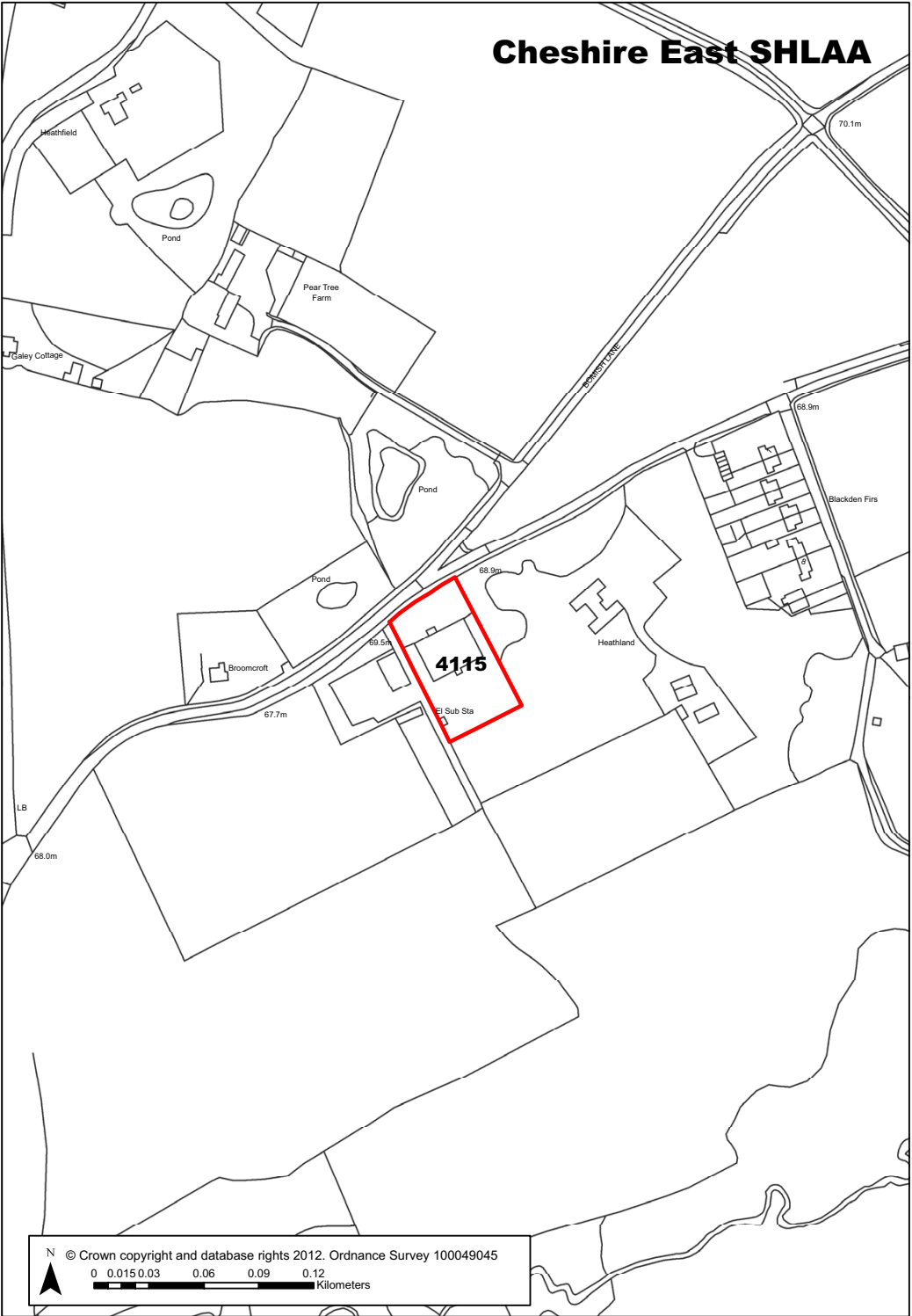
Development ProgressSHLAA Site

Years 11-150

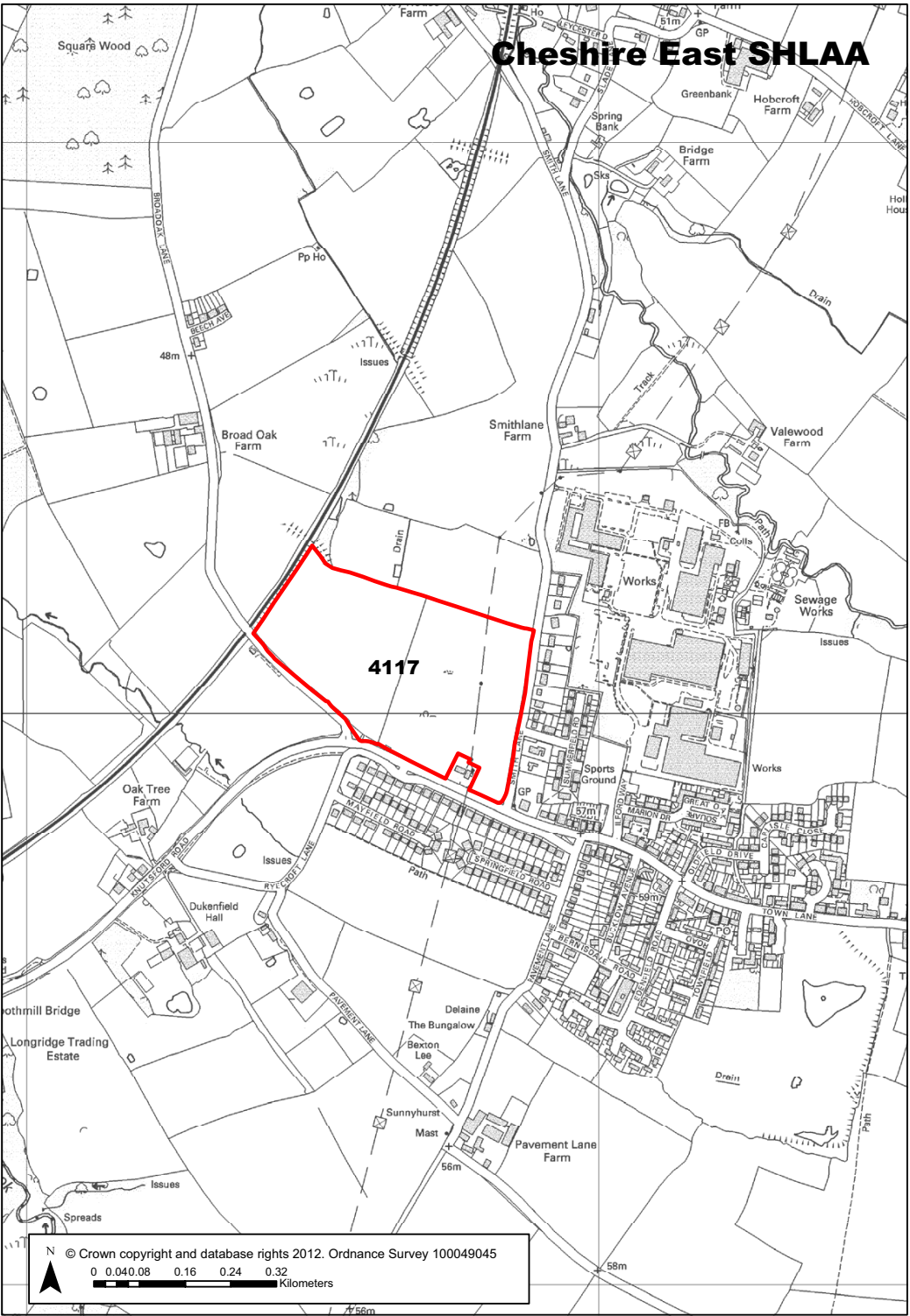
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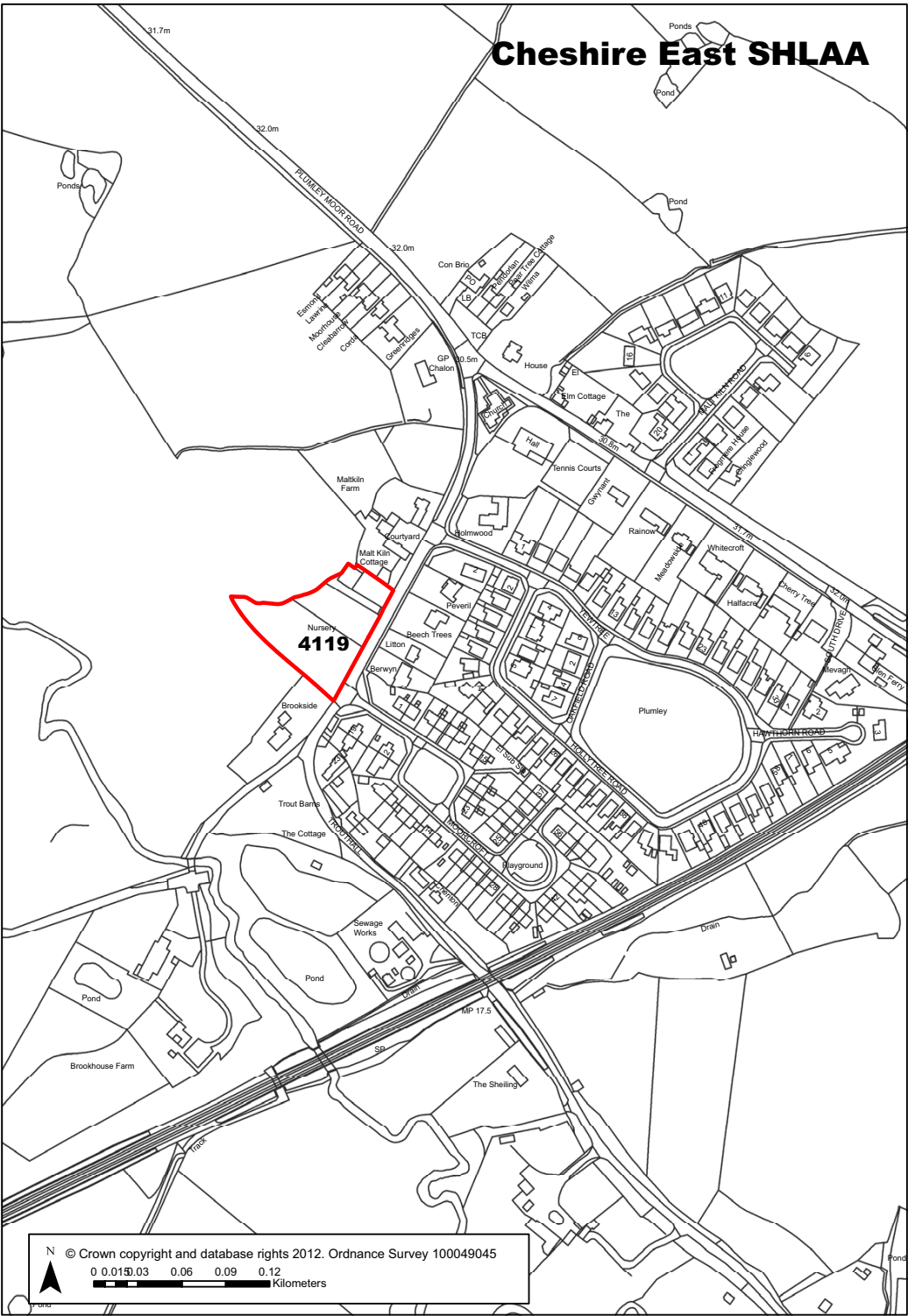
Ref	4115	Site Address	Electricity sub station off Bomish Lane, Goostrey.		
Town / Rural	Goostrey - Edge / Extension	Easting	378348	Northing	370753
Site Description	Corrugated metal/concrete shed. Derelict.	Site Size Net (Ha)	0.33		
Character of Area	Open countryside.	Potential Capacity	10		
Surrounding Land Uses	Open countryside with scattered farm and residential buildings.	Potential Net Capacity	10		
Physical Constraints	Flood zone 1 - little or no risk. Possible contamination. Asbestos likely. Site is flat and bordered by trees and hedges.	Potential Density	30.3		
Policy Restrictions	Open countryside, Jodrell Bank Radio Telescope Consultation Zone.	Determination of Capacity	Density multiplier		
Managing Constraints	Consultation with Jodrell Bank. Consideration of biodiversity and potential need for a Protected Species Survey.				
Sustainability	Site is not considered sustainable due to lack of services.				
Accessibility	Access is possible from road.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Brownfield	Remaining Losses	0		
Suitability	Not Suitable	Current Year	0		
Availability	Available	Years 1-5	0		
Achievability	Not Achievable	Years 6-10	0		
Deliverability	Not currently developable	Years 11-15	0		
Development Progress	SHLAA Site				
Application Number:					



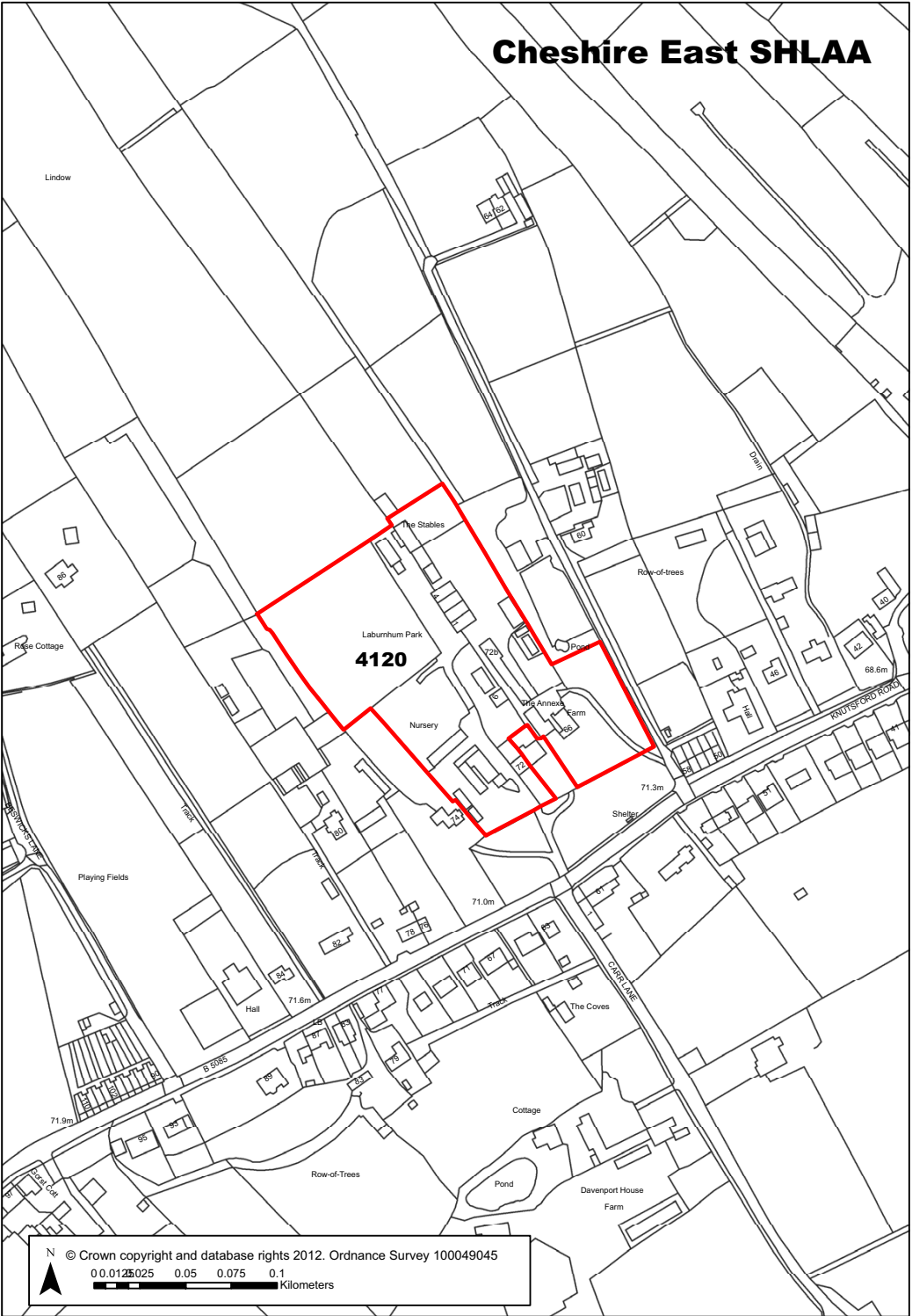
Ref	4117	Site Address	Land off Town Lane, Mobberley.	
Town / Rural	Mobberley	Easting	377662	Northing 380077
Site Description	Grass field next to Knutsford Road.	Site Size Net (Ha)	11.75	
Character of Area	Residential and open countryside.	Potential Capacity	200	
Surrounding Land Uses	Open countryside.	Potential Net Capacity	200	
Physical Constraints	Flood zone 1 - little or no risk. Mature trees and hedges on site and to border with ponds in the vicinity. Potential noise issues from aircraft and potential noise and pollution issues from the adjacent railway. Site appears to be flat.	Potential Density	17.02	
Policy Restrictions	Green Belt.	Determination of Capacity	Density to reflect character and scale of settlement.	
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 Environmental Health. Transport Assessment may be needed. Surface water runoff should be calculated in accordance with Environment Agency guidelines.			
Sustainability	Site is located close to a bus route, which would give access to services.			
Accessibility	Access to be discussed with highways.	Total Completions	0	
Other Information	Potential capacity too high max 200	Losses Completed	0	
Brownfield / Greenfield	Greenfield	Remaining Losses	0	
Suitability	Suitable - with policy change	Current Year	0	
Availability	Available	Years 1-5	0	
Achievability	Achievable	Years 6-10	125	
Deliverability	Developable	Years 11-15	75	
Development Progress	SHLAA Site			
Application Number:				



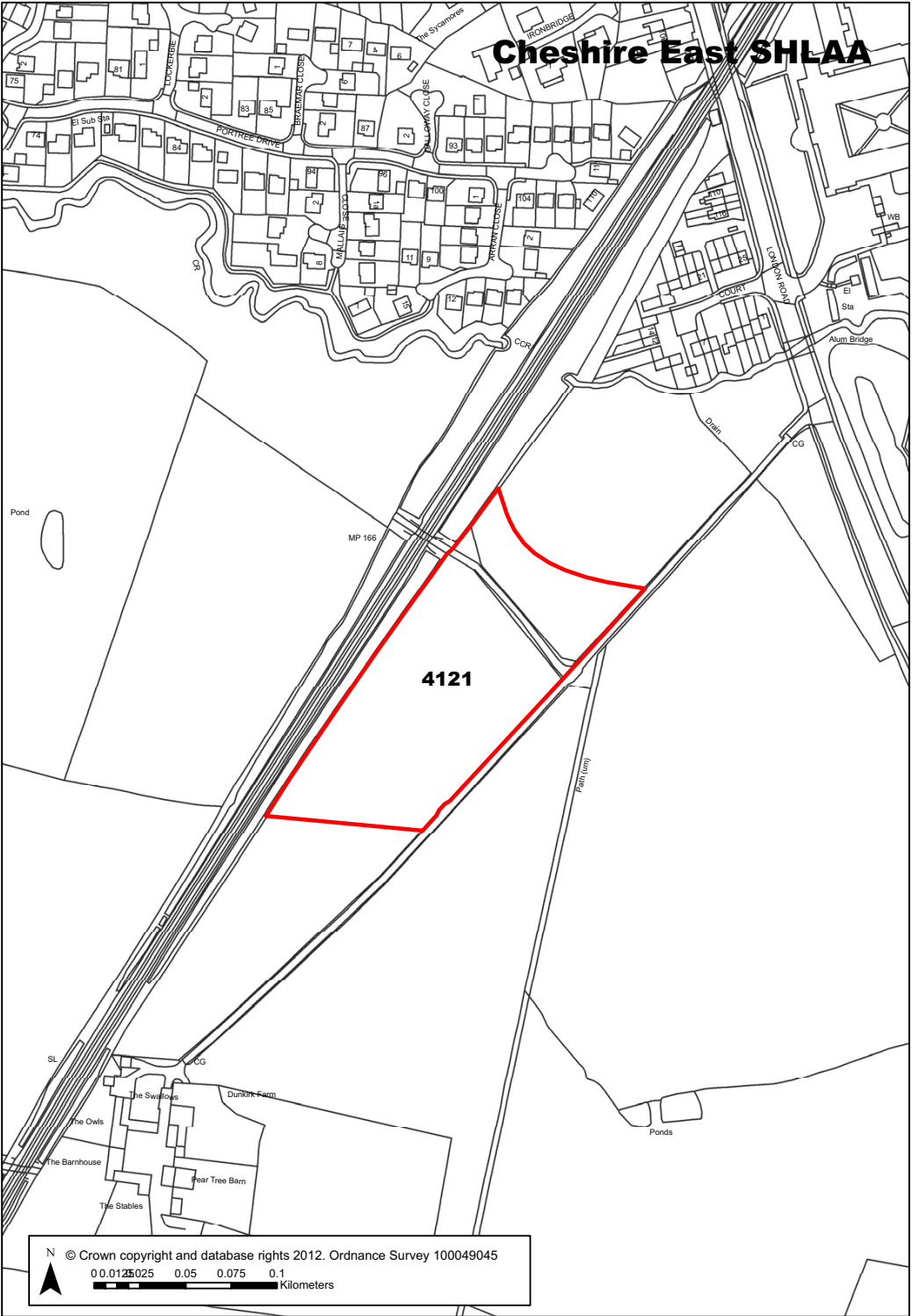
Ref	4119	Site Address	Truthall Nursery, Truthall Lane, Plumley, Knutsford.	
Town / Rural	Rural	Easting	371630	Northing 375425
Site Description	Derelict nursery and field surrounded by hedges and mature trees.		Site Size Net (Ha)	0.48
Character of Area	Residential and open countryside.		Potential Capacity	15
Surrounding Land Uses	Open countryside and residential.		Potential Net Capacity	15
Physical Constraints	Flood zone 1 - little or no risk. Trees, some with Tree Preservation Orders and hedges on site and to border. Buildings and hardstanding on site. Site appears to be flat. Potential contamination issues.		Potential Density	31.25
Policy Restrictions	Green Belt.		Determination of Capacity	Density multiplier
Managing Constraints	Consideration of biodiversity and potential need for a Protected Species Survey. Consultation with Contaminated Land Officer. Surface water runoff to be calculated in accordance with Environment Agency guidelines for greenfield sites.		Total Completions	0
Sustainability	Site is close to local services.		Losses Completed	0
Accessibility	Access to be discussed with highways		Remaining Losses	0
Other Information			Current Year	0
Brownfield / Greenfield	Mixed		Years 1-5	0
Suitability	Suitable - with policy change		Years 6-10	15
Availability	Available		Years 11-15	0
Achievability	Achievable			
Deliverability	Developable			
Development Progress	SHLAA Site			
Application Number:				



Ref	4120	Site Address	Laburnum Nursery, Knutsford Road, Chorley, Wilmslow.		
Town / Rural	Rural	Easting	382546	Northing	379210
Site Description	Disused nursery includes greenhouses, sheds, industrial/workshop units, stables and hardstanding.		Site Size Net (Ha)	1.91	
Character of Area	Various uses on edge of residential area and open countryside.		Potential Capacity	58	
Surrounding Land Uses	Residential, open countryside.		Potential Net Capacity	58	
Physical Constraints	Flood zone 1 - little or no risk. Many existing buildings and hardstanding on site and potential contamination. Mature trees, including some with Tree Preservation Orders, and hedges on site and to boundary. Footpath adjacent to site. Site appears to be generally flat.				
Policy Restrictions	Green Belt.		Potential Density	30.37	
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 Contaminated Land Officer. Consideration of footpath. 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, which can provide access to services.				
Accessibility	Directly accessible from main road.		Total Completions	0	
Other Information			Losses Completed	0	
Brownfield / Greenfield	Mixed		Remaining Losses	0	
Suitability	Suitable - with policy change				
Availability	Available		Current Year	0	
Achievability	Achievable		Years 1-5	0	
Deliverability	Developable		Years 6-10	58	
Development Progress	SHLAA Site		Years 11-15	0	
Application Number:					



Town / Rural	Holmes Chapel	Easting	376278	Northing	366296
Site Description	Paddock.	Site Size Net (Ha)	1.6		
Character of Area	Countryside/edge of residential area.	Potential Capacity	48		
Surrounding Land Uses	Open countryside, scattered residential uses/farms. Industry. Edge of residential area.	Potential Net Capacity	48		
Physical Constraints	Flood zone 1 - little or no risk. Railway line adjacent to site, with potential pollution and noise issues. Footpath/track crosses site. Overhead lines and telegraph poles. Potential historic value of railway arch. Mature trees adjacent to site. Site dips in centre. Potential noise and air pollution issues from railway. Site is bordered by trees.				
Policy Restrictions	Open countryside, Jodrell Bank Radio Telescope Consultation Zone.	Potential Density	30		
Managing Constraints	Consideration of heritage - consultation with Heritage and Design. Potential need for a Flood Risk Assessment due to site size. Consideration of biodiversity and potential need for a Protected Species Survey. Consultation with Environmental Health and Jodrell Bank. Consideration of footpaths and pylons. Surface water runoff to be calculated in accordance with Environment Agency guidelines for greenfield sites.	Determination of Capacity	Density multiplier		
Sustainability	Site is not considered to be sustainable.				
Accessibility	Access to be discussed with 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		
Application Number:					



Town / Rural

Smaller Villages

Easting

379716

Northing

356587

Site Description

Varied site: overgrown disused railway with trees and dense undergrowth at a higher level than its surroundings, thinning out to the east, where surrounding land rises.

Site Size Net (Ha)

2.83

Character of Area

Residential, farm, fields.

Potential Capacity

85

Surrounding Land Uses

Residential. Houses on cul-de-sac to north.

Potential Net Capacity

85

Physical Constraints

Flood zone 1 - little or no risk. Adjacent to cycle path and one way street. Topography. Mature trees on site. Site is bordered by trees and hedges. Buildings on site.

Policy Restrictions

Green Belt.

Potential Density

30.04

Managing Constraints

Consideration of biodiversity and topography. Potential need for a Flood Risk Assessment due to site size. Potential need for a Protected Species Survey. Surface water runoff to be calculated in accordance with Environment Agency guidelines for greenfield sites.

Determination of Capacity

Density multiplier

Sustainability

Site is not considered sustainable due to lack of services.

Accessibility

Access to be discussed with Highways. Cycle path. Relatively narrow roads

Total Completions

0

Other Information

Losses Completed

0

Brownfield / Greenfield

Mixed

Remaining Losses

0

Suitability

Not Suitable

Availability

Available

Current Year

0

Achievability

Not Achievable

Years 1-5

0

Deliverability

Not currently developable

Years 6-10

0

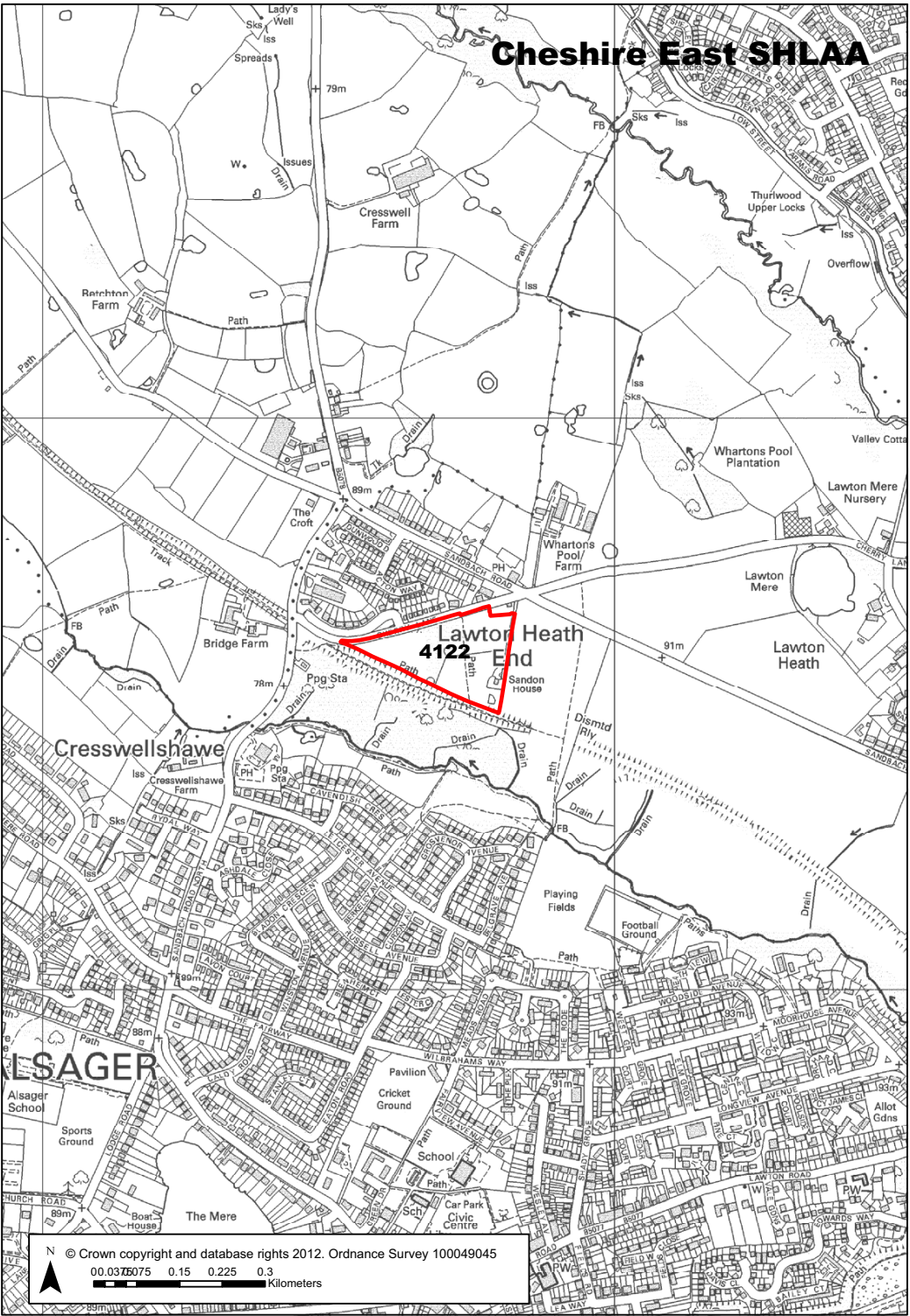
Development Progress

SHLAA Site

Years 11-15

0

Application Number:

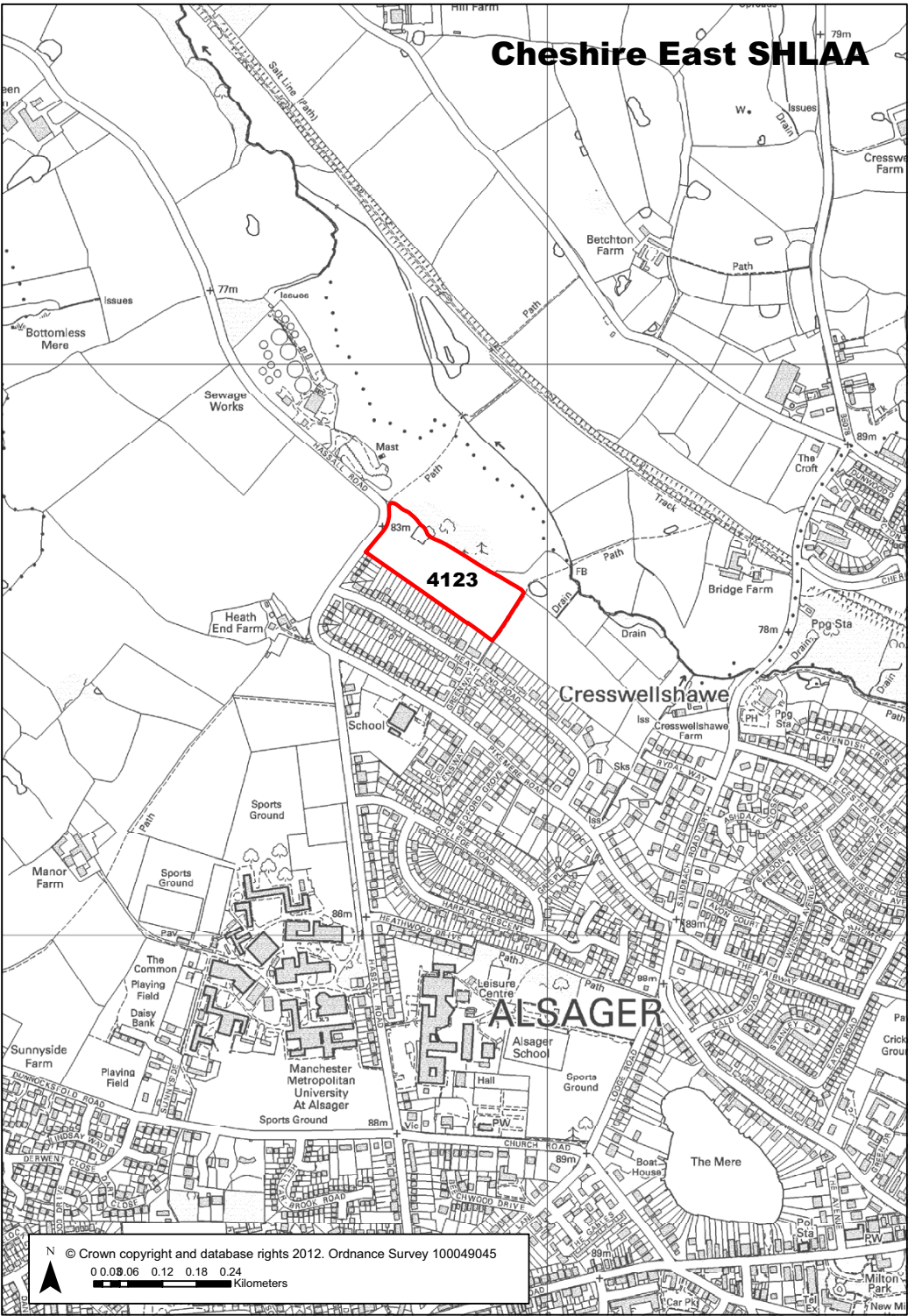


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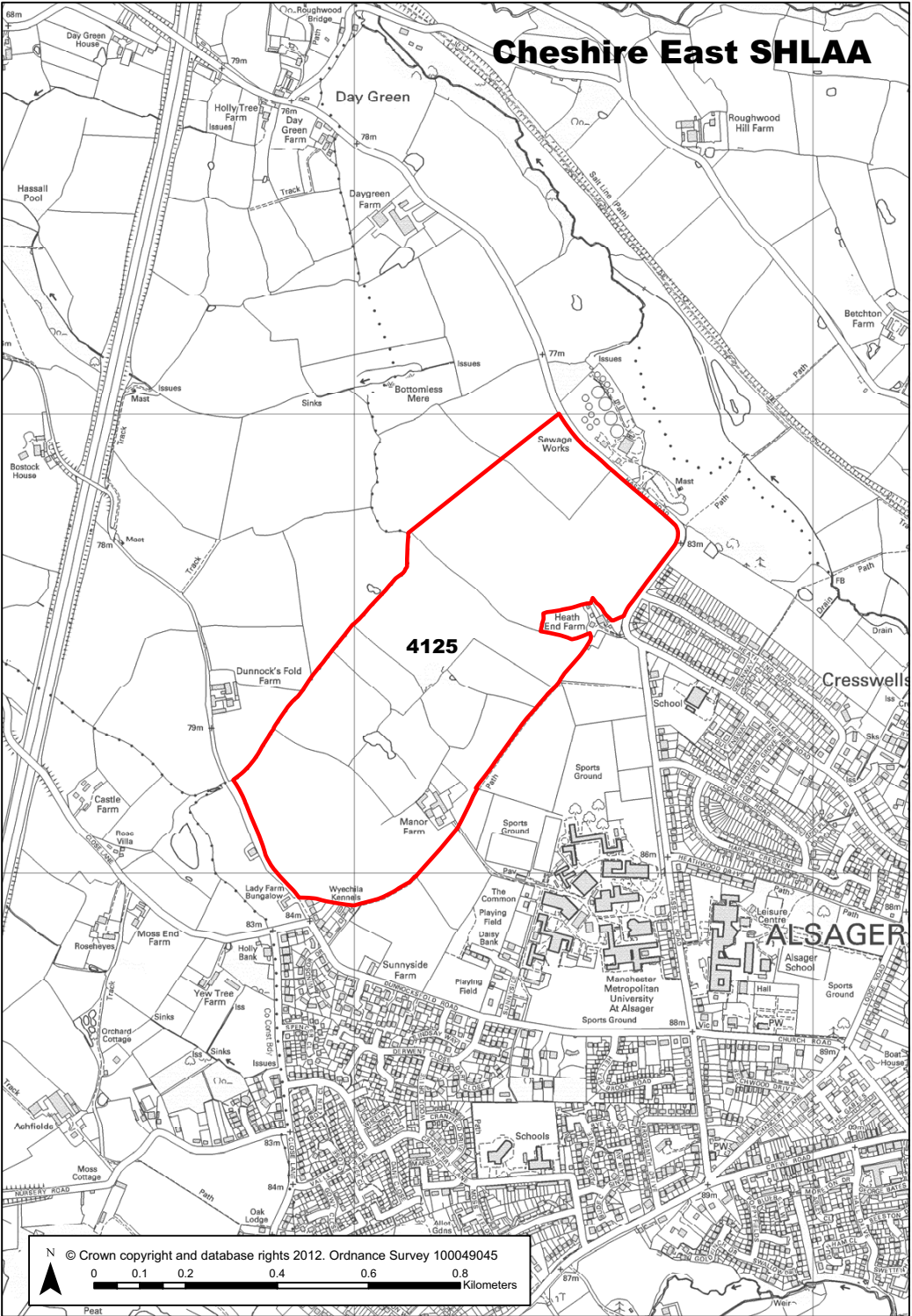
Site Address

Land at Cresswellshawe, Hassall Road, Alsager.

Town / Rural	Alsager - Edge / Extension	Easting	378822	Northing	256633
Site Description	Grazing land.		Site Size Net (Ha)	2.58	
Character of Area	Edge of residential area and open countryside		Potential Capacity	78	
Surrounding Land Uses	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		Potential Net Capacity	78	
Physical Constraints	Flood zone 1 - little or no risk. Potential contamination. Site is bordered by trees, hedges and a fence. Site slopes gently down to north-west but largely flat. Footpaths adjacent to site. Pond on site.				
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. Access to be discussed with 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	
Application Number:					

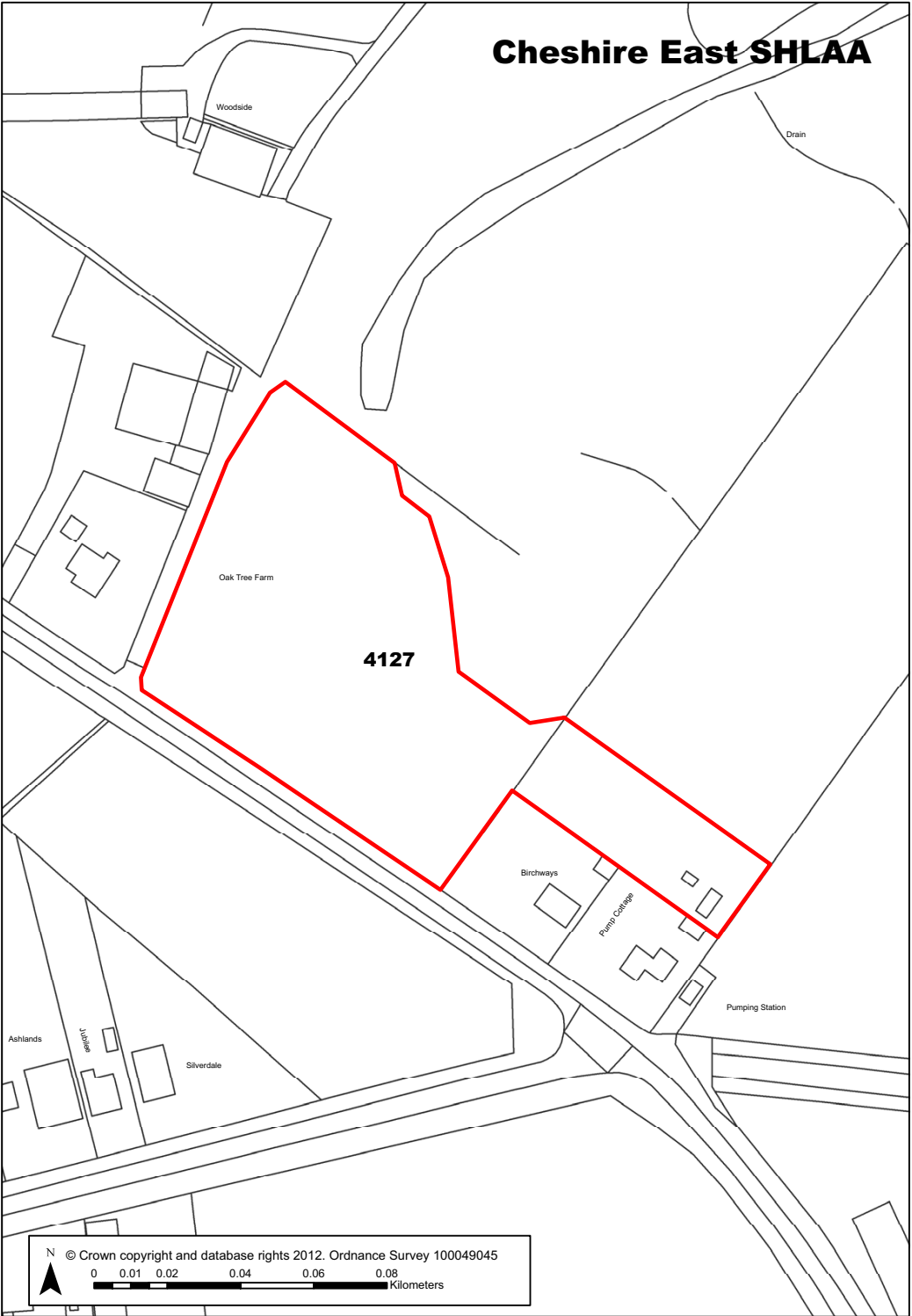


Ref	4125	Site Address	Land off Hassall Road, Alsager.	
Town / Rural	Rural	Easting	378202	Northing 356445
Site Description	Open countryside, fields.	Site Size Net (Ha)	46.71	
Character of Area	Edge of residential area and open countryside.	Potential Capacity	900	
Surrounding Land Uses	Open countryside, 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, mature trees, ponds and hedgerows on site, with trees and hedges to boundaries. Site is undulating, rising to the south west/centre. There is a sewerage works adjacent to the north of the site. Buildings on site.			
Policy Restrictions	Open Countryside.	Potential Density	19.27	
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 Environmental Health. Transport Assessment may be needed. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Determination of Capacity	Information provided by potential developer	
Sustainability	Site is not considered to be sustainable, however the site may be of a sufficient size to create a sustainable settlement.			
Accessibility	Access to be discussed with 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	
Application Number:				



Ref 4127 Site Address Land adjacent Kings Lane, Cranage.

Town / Rural	Smaller Villages	Easting	374366	Northing	369275
Site Description	Part of golf course.	Site Size Net (Ha)	0.97		
Character of Area	Open countryside, woods.	Potential Capacity	30		
Surrounding Land Uses	Open countryside, scattered residential and mixed use.	Potential Net Capacity	30		
Physical Constraints	Flood zone 1 - little or no risk. Mature trees edge Kings Lane. Potential overhang from trees with Tree Preservation Orders located to north-eastern boundary. Site bordered by hedges and is flat.				
Policy Restrictions	Open Countryside, Jodrell Bank Radio Telescope Consultation Zone.	Potential Density	30.93		
Managing Constraints	Consideration of biodiversity and potential need for a Protected Species Survey. Consultation with Jodrell Bank. 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 sustainable due to lack of services.				
Accessibility	Access from narrow road	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Not Suitable				
Availability	Available	Current Year	0		
Achievability	Not Achievable	Years 1-5	0		
Deliverability	Not currently developable	Years 6-10	0		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:					



Ref

4131

Site Address

Land at The Crofts, Hollingreen Lane,
Newhall, Nantwich.

Town / Rural

Rural

Easting

363008

Northing

345549

Site Description

Small field situated in open countryside, off a country lane, small body of water.

Site Size Net (Ha)

1.54

Character of Area

Open countryside, rural.

Potential Capacity

47

Surrounding Land Uses

Agriculture dotted with detached houses.

Potential Net Capacity

47

Physical Constraints

Flood zone 1 - little or no risk.
Hedgerows and mature tree on site.
Hedges to boundary. Site slopes south to north. Listed Building and pond close to site. Footpath borders site to west.

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 services.

Accessibility

Access to be discussed with 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

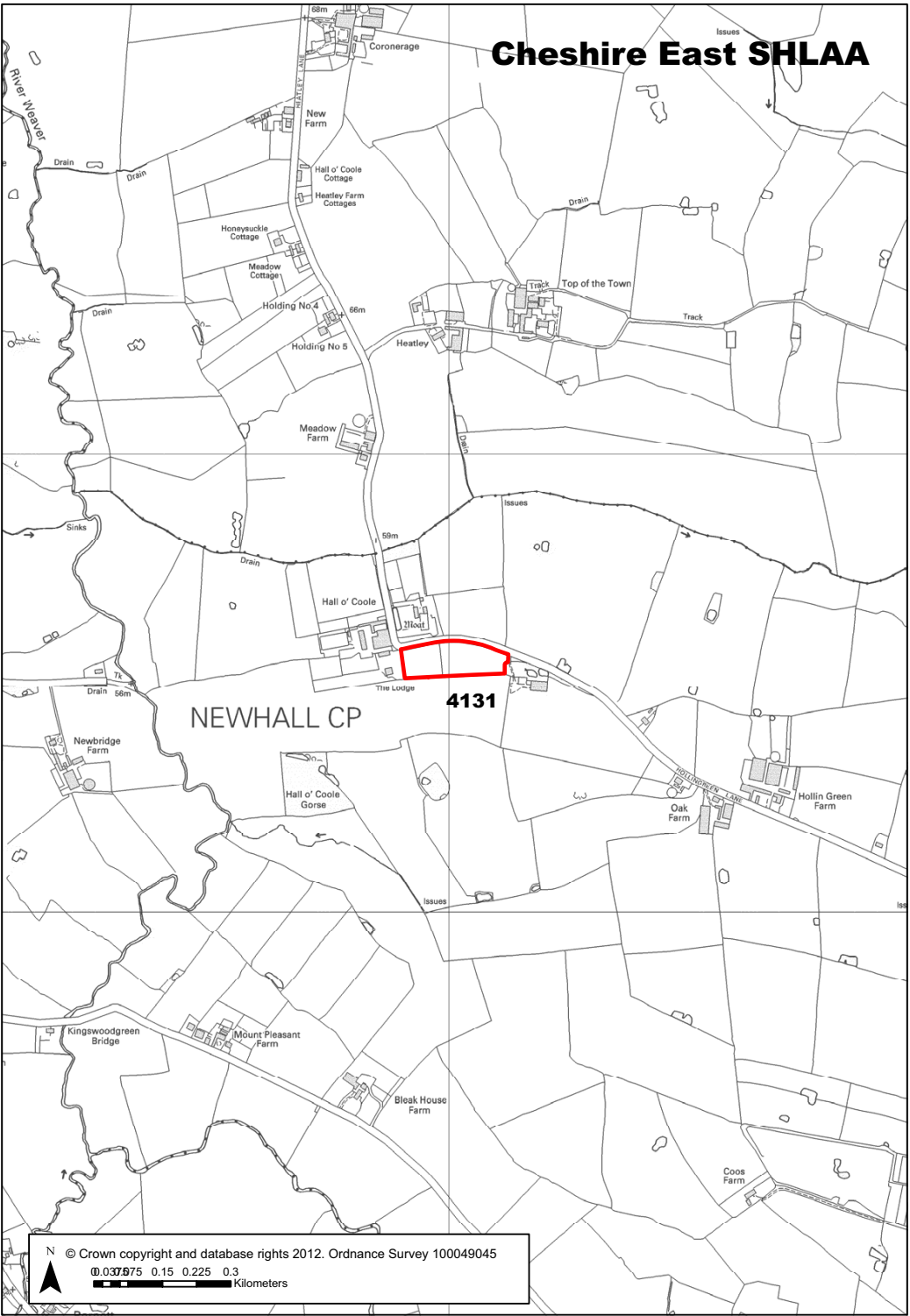
Development Progress

SHLAA Site

Years 11-15

0

Application Number:



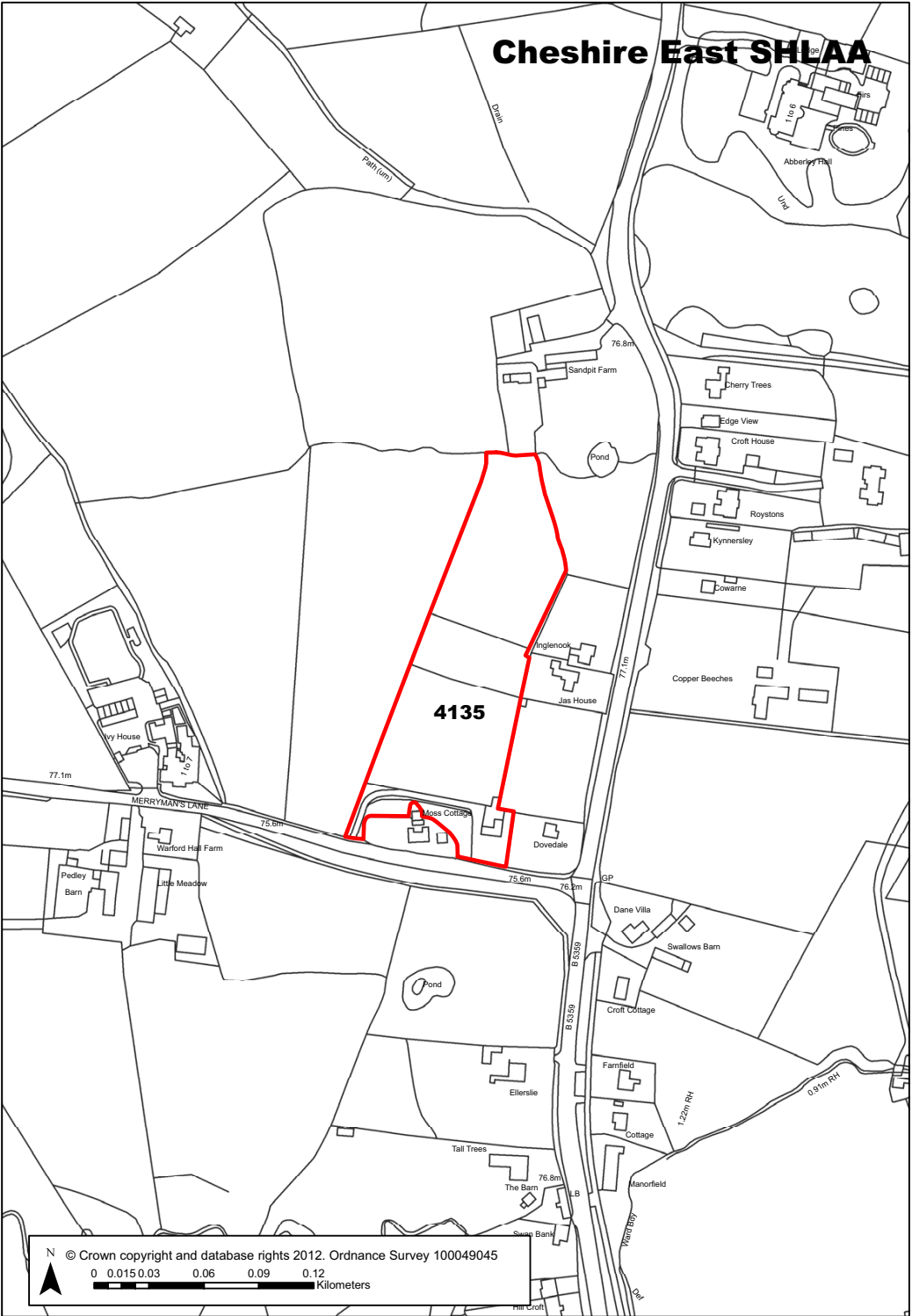
Ref

4135

Site Address

Livery Yard at Merrymans Lane, Great Warford, Alderley Edge

Town / Rural	Rural	Easting	382392	Northing	377167
Site Description	Paddock.	Site Size Net (Ha)	1.29		
Character of Area	Houses in open countryside.	Potential Capacity	39		
Surrounding Land Uses	Residential, agricultural.	Potential Net Capacity	39		
Physical Constraints	Flood zone 1 - little or no risk. Bounded by mature trees to north, hedgerow boundary to east. Ponds in vicinity of site. Site appears to be flat. Building on site.				
Policy Restrictions	Green Belt.	Potential Density	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 of Capacity	Density multiplier		
Sustainability	Site is not considered to be sustainable due to lack of services.				
Accessibility	Access to be discussed with Highways.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Mixed	Remaining Losses	0		
Suitability	Not Suitable	Current Year	0		
Availability	Available	Years 1-5	0		
Achievability	Not Achievable	Years 6-10	0		
Deliverability	Not currently developable	Years 11-15	0		
Development Progress	SHLAA Site				
Application Number:					



Ref4138

Site AddressLand at The Warren, Gawsworth.

Town / RuralRural

Easting388815

Northing370784

Site DescriptionArable field.

Site Size Net (Ha)5.16

Character of AreaEdge of settlement.

Potential Capacity120

Surrounding Land UsesResidential and agricultural.

Potential Net Capacity120

Physical ConstraintsFlood zone 1 - little or no risk.
Hedgerows and mature trees on site and to boundaries. Site is gently sloping north to south. Pond is close to site.

Potential Density23.26

Determination of CapacityTo reflect size and character of village

Policy RestrictionsGreen Belt, Jodrell Bank Radio Telescope Consultation Zone.

Managing ConstraintsConsideration 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.

SustainabilityPrimary school and bus shelter close by.

AccessibilityAccess to be discussed with Highways. Potential for access off main road, but likely to be a need for a pedestrian crossing.

Total Completions0

Other Information

Losses Completed0

Brownfield / GreenfieldGreenfield

Remaining Losses0

SuitabilitySuitable - with policy change

AvailabilityAvailable

Current Year0

AchievabilityAchievable

Years 1-50

DeliverabilityDevelopable

Years 6-1090

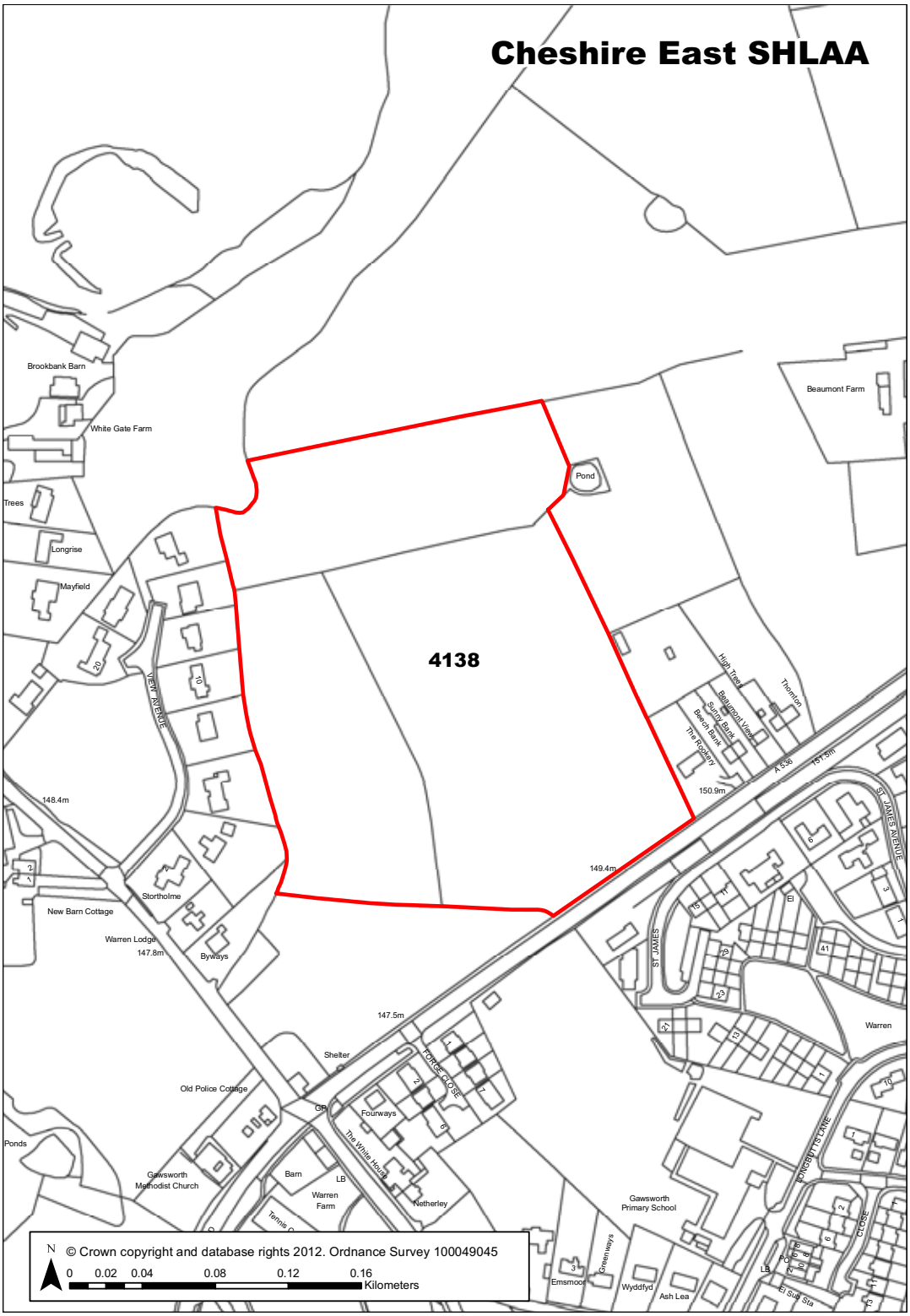
Development ProgressSHLAA Site

Years 11-1530

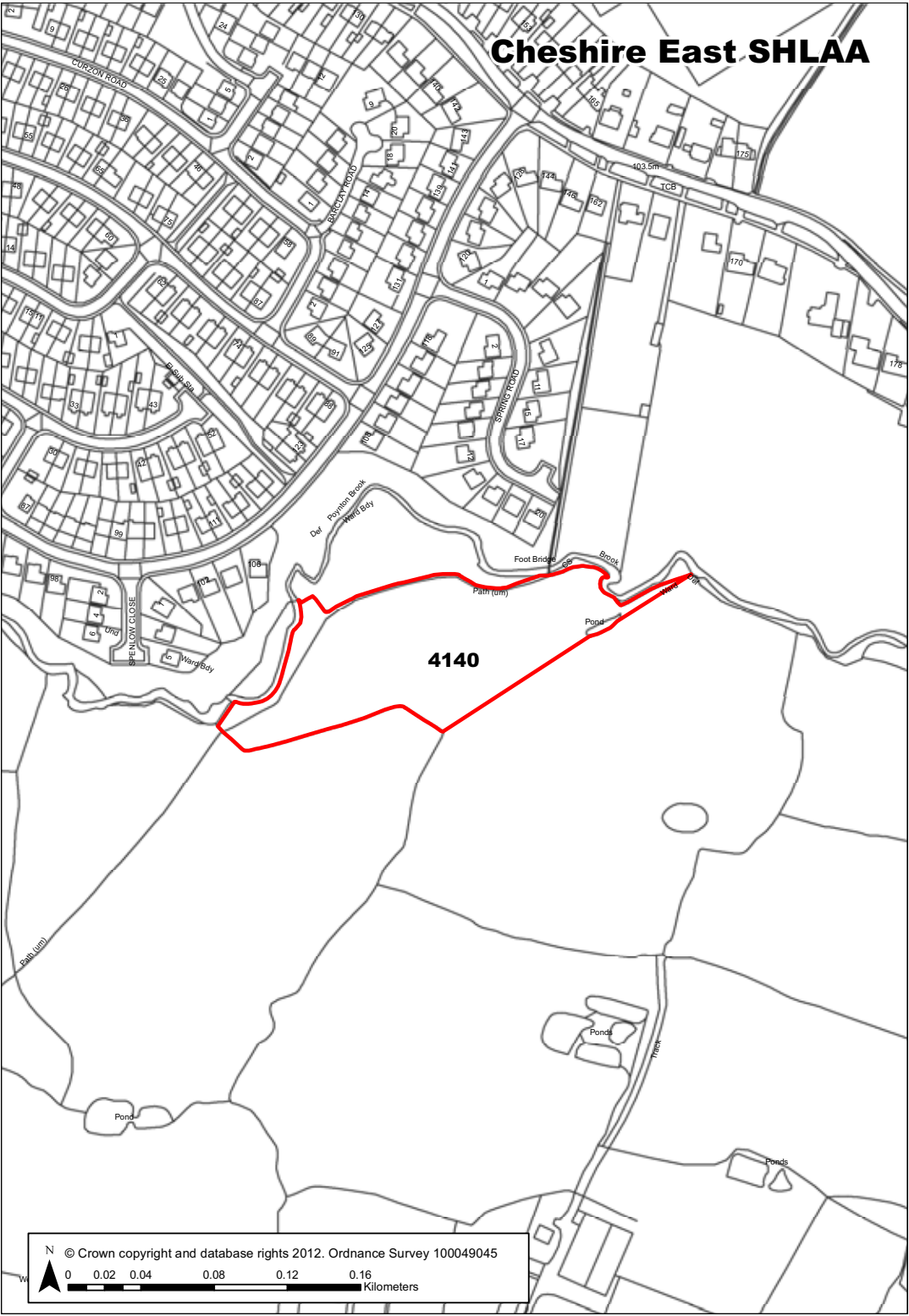
Application Number:



Cheshire East SHLAA



Ref	4140	Site Address	Land off Vernon Road, Poynton			
Town / Rural	Poynton - Edge / Extension		Easting	392487	Northing	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 Capacity		36	
Surrounding Land Uses	Residential, open countryside.		Potential Net Capacity		36	
Physical Constraints	Partly in flood risk area - flood zone 2, medium risk. Trees with Tree Preservation Orders on site. Pond close to site. Footpath crosses through part of site. Site is bordered by trees and shrubs. Site appears to be generally flat.					
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, which could allow access to services.					
Accessibility	Access to be discussed with 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	
Application Number:						



Ref

4141

Site Address

Land at Henshaw Hall Farm, Henshaw Lane, Siddington.

Town / Rural

Rural

Easting

385950

Northing

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 countryside

Potential Capacity

147

Surrounding Land Uses

Agricultural.

Potential Net Capacity

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.

Policy Restrictions

Countryside beyond the Green 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 sustainable due to lack of services.

Total Completions

0

Accessibility

Access to be discussed with Highways.

Losses Completed

0

Other Information

Remaining Losses

0

Brownfield / Greenfield

Greenfield

Current Year

0

Suitability

Not Suitable

Years 1-5

0

Availability

Available

Years 6-10

0

Achievability

Not Achievable

Years 11-15

0

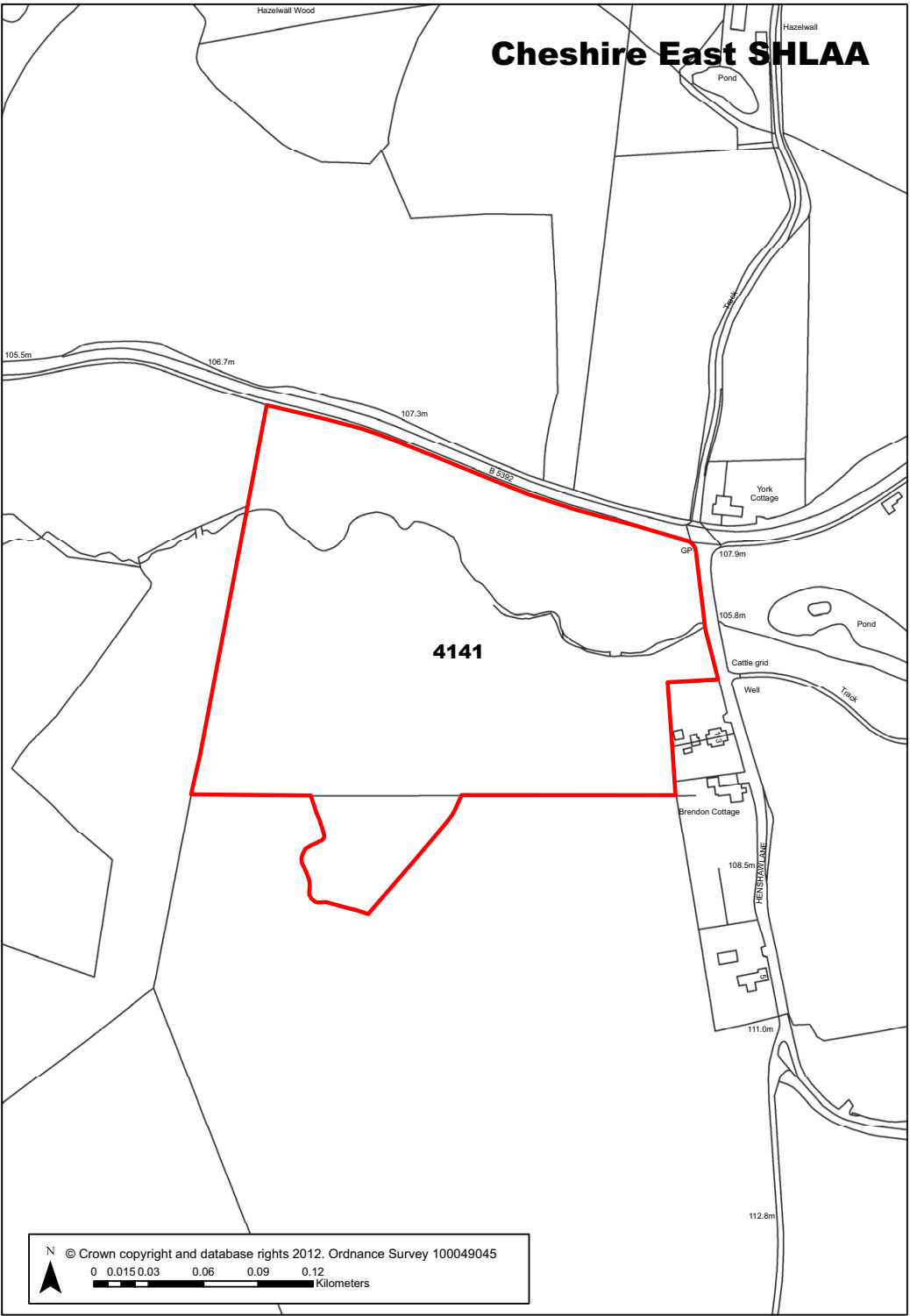
Deliverability

Not currently developable

Development Progress

SHLAA Site

Application Number:



Ref 4142 Site Address Land adjacent The Mere Garage, Congleton Road, Marton, Macclesfield.

Town / Rural	Rural	Easting	384800	Northing	368371
Site Description	Green field next to garage of A34 with marsh in the centre.	Site Size Net (Ha)	2.12		
Character of Area	Rural open countryside.	Potential Capacity	64		
Surrounding Land Uses	Garage, agriculture, residential.	Potential Net Capacity	64		
Physical Constraints	Flood zone 1 - little or no risk. Marsh in centre of site. Other ponds in vicinity of site. Site is undulating and brodered by trees and hedges.				
Policy Restrictions	Countryside beyond the Green Belt, Jodrell Bank Consultation Zone.	Potential Density	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	Density multiplier		
Sustainability	Site is not considered to be sustainable due to lack of services.				
Accessibility	Access to be discussed with 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		
Application Number:					

