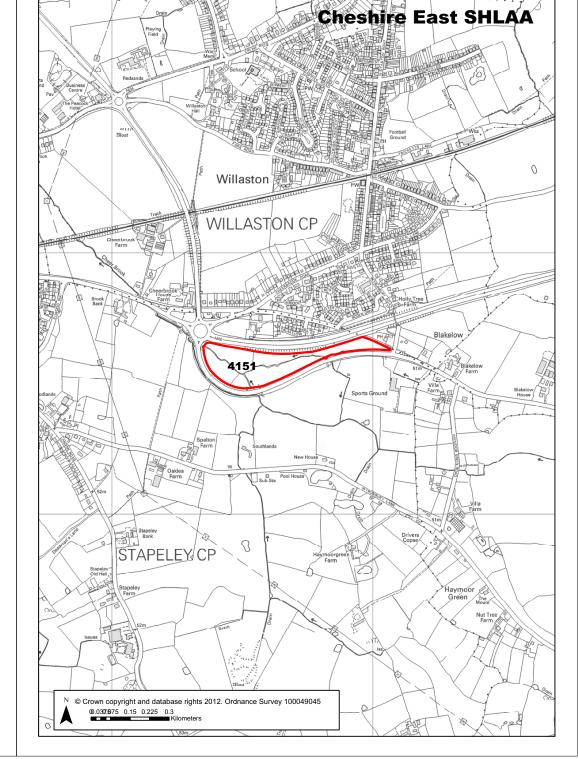
Ref 4131 Sile Address Land at Newcastle Road, Willast	Ref	4151	Site Address	Land at Newcastle Road, Willasto
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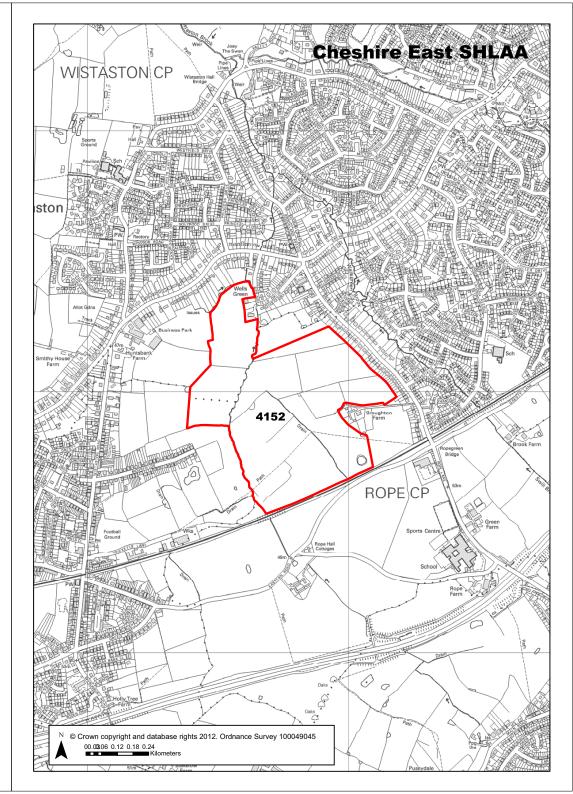
Town / Rural Crewe - Ed	dge / Extension	Easting	367605	Northin	ı g 351580
Site Description	Agricultural fields in a wedge be A500 and lane.	etween	Site Size Net ((На)	5.63
Character of Area	Agricultural, edge of Willaston (A500 lies between them).	though	Potential Cap	acity	169
Surrounding Land Uses	Agricultural, sports club to east	=	Potential Net		169
Physical Constraints	Flood zone 2 and 3 - medium to risk. A500 to north. Newcastle south. Hedgerows and trees on and to boundary, along with fer Gently undualting site.	Road to site	Capacity		
Policy Restrictions	Green Gap.		Potential Den	sity	30.02
Managing Constraints	Potential need for a Flood Risk Assessment and Transport Assessment. Consideration of biodiversity and potential need Protected Species Survey. Survater runoff should be calculate accordance with Environment Aguidelines for greenfield sites. Consideration of biodiversity of trees, hedgerows, potential for	for a face ed in Agency site -	Determination Capacity	n of	Density multiplier
Sustainability	Site is not considered sustainal to lack of services.	ole due			
Accessibility	To be discussed with Highways	S .	Total Complet	tions	0
Other Information	Site is located in the proposed area of Green Belt.	new	Losses Comp	leted	0
Brownfield / Greenfield	Greenfield		Remaining Lo	sses	0
Suitability	Not Suitable				
Availability	Available		Current Year		0
Achievability	Not Achievable		Years 1-5		0
Deliverability	Not currently developable		Years 6-10		90
Development Progress	SHLAA Site		Years 11-15		79
Application Number:					



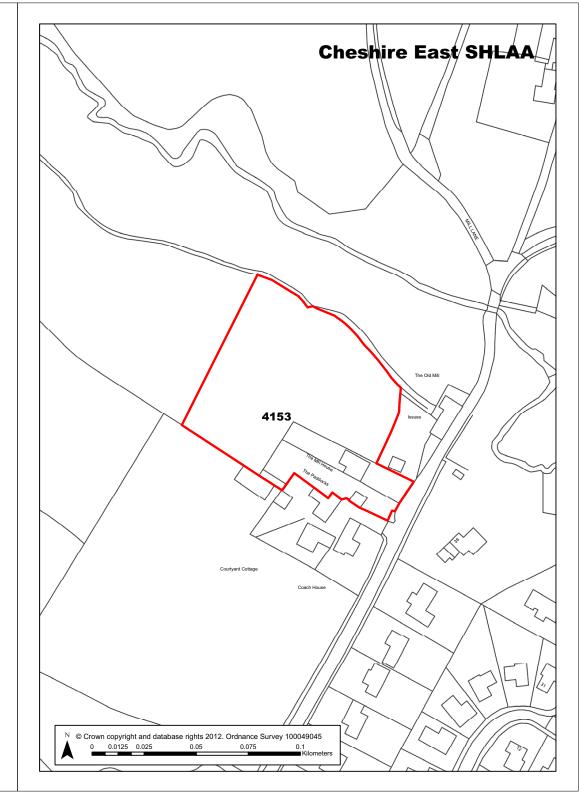


Ref 4152	Site Address	Land at R	ope Lane, Cre	ewe		
Town / Rural Crewe		Easting	368757	Northin	g 352947	
Site Description	Agricultural land. Residential and east.	al to north	Site Size Net (I	На)	36.84	
Character of Area	Farmland.		Potential Capa	city	1106	
Surrounding Land Uses	Residential and agricultural	land.	Potential Net		1106	
Physical Constraints	line to south, with potential air pollution issues. Trees, hedgerows on site, with tree hedges to boundary. Footp	d zone 1 - little or no risk. Railway o south, with potential noise and billution issues. Trees, ponds and erows on site, with trees and es to boundary. Footpath crosses Topograohy may be an issue.			1100	
Policy Restrictions	Green Gap.		Potential Dens	ity	30.02	
Managing Constraints	Consideration of biodiversit potential need for a Protect Survey. Transport Assess Flood Risk Assessment maneeded. Access issues wobe resolved prior to develogite. Consultation with Envi Health. Consideration of fo Surface water runoff should calculated in accordance w Environment Agency guide greenfield sites.	ed Species ment and y be uld need to oment of the ronmental otpath. I be ith	Determination Capacity	-	Density multiplier	
Sustainability	Due to site size it would be provide services to create a sustainable development.					
Accessibility	Possible access issues.		Total Completi	ions	0	
Other Information	Part of site recently for sale located in the proposed Str Gap.		Losses Compl	eted	0	
Brownfield / Greenfield	Greenfield		Remaining Los	sses	0	
Suitability	Suitable - with policy chang	e				
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	
Application Number:						

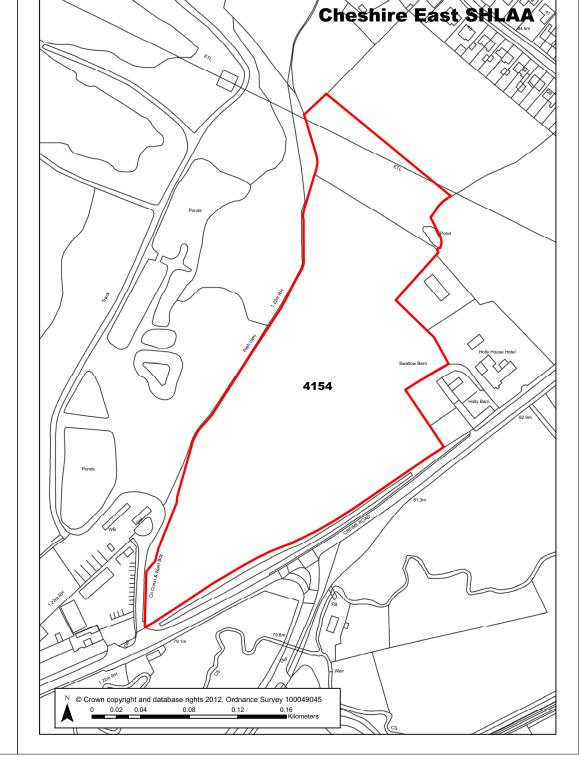




Ref 4153	Site Address	Land at M	ill House, Mill I	Lane, C	Goostrey
Town / Rural Goostrey		Easting	377151 N	Northing	370515
Site Description	Large Victorian house and e gardens with mature trees.	extensive	Site Size Net (H	(a) 0	.74
Character of Area	Rural hamlet edge. Scattere in open countryside.	d houses	Potential Capac	city 2	3
Surrounding Land Uses	Residential.		Potential Net	2	3
Physical Constraints	Land slopes down to stream north. Mature trees. Existing site. Northern edge of site a river has a greater than 1 in of flooding yearly (significan according to the Environmet Agency). Site bordered by f trees.	house on llongside 75 chance t risk nt	Capacity		
Policy Restrictions	Open Countryside. Jodrell B Telescope Consultation Zon		Potential Densi	ty 3	1.08
Managing Constraints	Consideration of flood riskar production of a Flood Risk Assessment. Consideration biodiversity and potential ne Protected Species Survey. Consultation with Jodrell Ba Surface water runoff should calculated in accordance wit Environment Agency guideli greenfield sites.	of ed for a nk. be th	Determination of Capacity		Pensity nultiplier
Sustainability	Capacity of existing services assessed.	s must be			
Accessibility	Access to be discussed with Highways. Site may be acc way of the existing driveway	essible by	Total Completion	ons 0	
Other Information			Losses Comple	eted 0	
Brownfield / Greenfield	Mixed		Remaining Los	ses 0	
Suitability	Not Suitable				
Availability	Available		Current Year	0	
Achievability	Not Achievable		Years 1-5	0	
Deliverability	Not currently developable		Years 6-10	0	
Development Progress	SHLAA Site		Years 11-15	0	
Application Number:					
Cheshire East SHLAA - I	Update January 2013				heshire East



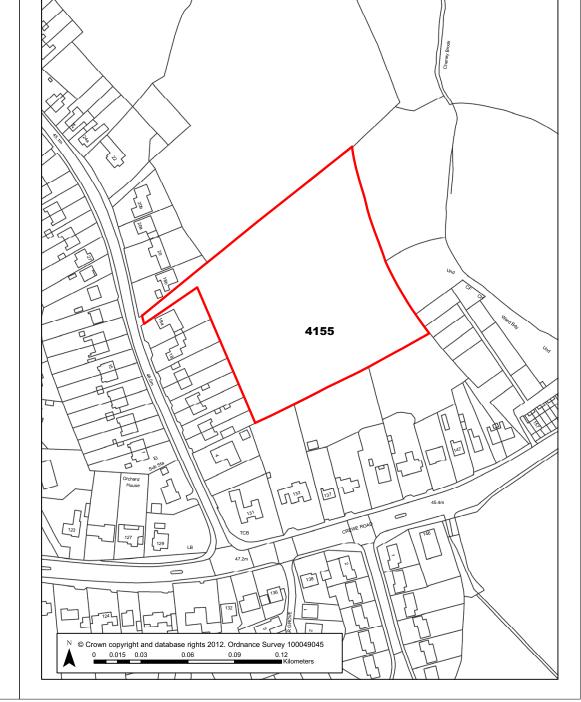
Ref 4154	Site Address	Land sout Alsager.	h of White Moss Q	uarry,
Town / Rural Alsager		Easting	377795 North	ing 354763
Site Description	Field with footpath, potential agricultural use.	ally in	Site Size Net (Ha)	4.91
Character of Area	Open countryside with scat industry (quarry, factory) ar scattered residential use.		Potential Capacity	148
Surrounding Land Uses	Quarry, residential, industry	/.	Potential Net	148
Physical Constraints	Flood zone 1 - little or no ri Potential contamination. Py overhead lines edge the sit runs along part of site bour contains trees and is borde hedges and trees, some wi Preservation Orders. Site a be generally flat.	rlons and e. Footpath idary. Site red by th Tree	Capacity	
Policy Restrictions	Open countryside.		Potential Density	30.14
Managing Constraints	Flood Risk Assessment maneeded due to size of site. Assessment may be needed Consultation with Contamir Officer. Consideration of band potential need for a Prospecies Survey. Consideratiootpath. Surface water rube calculated in accordance Environment Agency guide greenfield sites.	Transport ad. nated Land iodiversity otected ation of noff should e with	Determination of Capacity	Density multiplier
Sustainability	Site is close to a bus route, access to services.	allowing		
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	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 Nantwich	Easting	366406 North	ing 352479
Site Description	Open field to rear and east of residential properties on edge of settlement. Open countryside to north and east.	Site Size Net (Ha)	1.43
Character of Area	Edge of settlement.	Potential Capacity	43
Surrounding Land Uses	Residential, agricultural.	Potential Net	43
Physical Constraints	Eastern boundary is in flood zone 2 and 3 - medium to high risk. Hedgerows and trees on site and to boundary. Site appears to be generally flat.	Capacity	
Policy Restrictions	Green Gap.	Potential Density	30.07
Managing Constraints	Consideration of biodiversity and potential need for a Protected Species Survey. Flood Risk Assessment may be needed. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Determination of Capacity	Density multiplier
Sustainability	Site is close to a bus route, allowing access to services.		
Accessibility	Access to be discussed with Highways.	Total Completions	0
Other Information	4156 neighbours the site and would require this site to allow access. Site is located in the proposed new Green Belt.	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

Land east of Birchin Lane, Nantwich.

Site Address



Cheshire East SHLAA

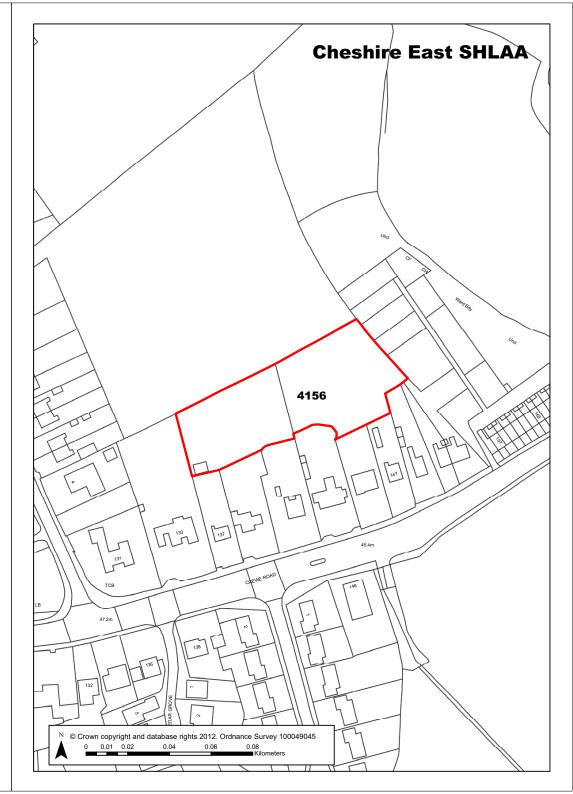


Application Number:

Ref 4155

Ref 4156	Site Address	Land to rear of 143 Crewe Road, Nantwich		oad,
Town / Rural Nantwich		Easting	367605 North	ing 351580
Site Description	Orchard to rear of row of hou currently being used domesti Open fields to rear, otherwise residential.	cally.	Site Size Net (Ha)	5.63
Character of Area	Edge of settlement.		Potential Capacity	169
Surrounding Land Uses	Agricultural and residential.		Potential Net	169
Physical Constraints	Flood zone 1 - little or no risk risk to neighbouring eastern to Site contains and is bordered Site appears to be generally	fields. I by trees.	Capacity	
Policy Restrictions	Green Gap.		Potential Density	30.02
Managing Constraints	Flood Risk Assessment and Assessment may be needed. Consideration of biodiversity potential need for a Protected Survey. Access issue would be overcome prior to develop Surface water runoff should be calculated in accordance with Environment Agency guideling greenfield sites.	and d Species need to ment. pe	Determination of Capacity	Density multiplier
Sustainability	Site is close to a bus route, a access to services.	llowing		
Accessibility	Access to be discussed with Highways. Site appears to bunaccessible at current time; could be through site 4155.		Total Completions	0
Other Information	Site is located in the propose Green Belt.	d new	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 4157	Site Address	Land adjadington.		ord Aerodrome,
Town / Rural Rural		Easting	390255	Northing 381443
Site Description	Agricultural land.		Site Size Net (H	la) 23.63
Character of Area	Open countryside.		Potential Capa	city 709
Surrounding Land Uses	Former airfield, golf course, agricultural land, industrial u		Potential Net	709
Physical Constraints	The majority of the site is in zones 2 and 3 - medium to Site is bordered by trees. Sto be flat.	high risk.	Capacity	
Policy Restrictions	Green Belt. Adjacent to wes boundary is a Site of Nature Conservation Importance.		Potential Densi	ity 30
Managing Constraints	Consideration of biodiversity and potential need for a Protected Species Survey. Transport Assessment may be needed. Flood Risk assessment will be needed. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consideration of ecology on site. Access would need to be agreed prior to development.		Determination (Capacity	of Density multiplier
Sustainability	Site is not considered to be sustainable due to lack of s			
Accessibility	Appears to be landlocked. would need to be addressed discussed with Highways.		Total Completion	ons 0
Other Information			Losses Comple	eted 0
Brownfield / Greenfield	Greenfield		Remaining Los	ses 0
Suitability	Not Suitable			
Availability	Available		Current Year	0
Achievability	Not Achievable		Years 1-5	0
Deliverability	Not currently developable		Years 6-10	0
Development Progress	SHLAA Site		Years 11-15	0
Application Number:				





Woodford Aerodrome

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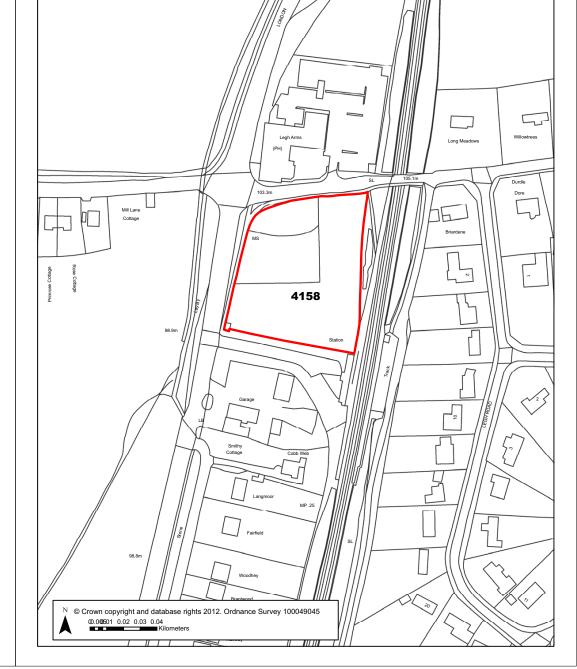
4157

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Woodford Aerodrome

Golf Course CH

Ref 4158	Site Address I	Land adjacent to Adlington Station.		
Town / Rural Rural		Easting	391155 North	ing 380371
Site Description	Paddock and copse sloping d east. Boundaries are roads to and east and railway line to w House to the south.	north	Site Size Net (Ha)	0.62
Character of Area	Edge of settlement.		Potential Capacity	19
Surrounding Land Uses	Agricultural and residential.		Potential Net	19
Physical Constraints	Flood zone 1 - little or no risk. Topography may be an issue. Hedgerows and trees on site and to boundary. Adjacent to railway, with potential noise and air pollution issues.		Capacity	
Policy Restrictions	Green Belt.		Potential Density	30.65
Managing Constraints	Consideration of biodiversity a potential need for a Protected Survey. Surface water runoff calculated in accordance with Environment Agency guideling greenfield sites. Consultation Environmental Health and Ne Rail regarding railway.	Species should be es for with	Determination of Capacity	Density multiplier
Sustainability	Site is located next to the Rail Station.	way		
Accessibility	Access to be discussed with h	Highways.	Total Completions	0
Other Information			Losses Completed	0
Brownfield / Greenfield	Greenfield		Remaining Losses	0
Suitability	Suitable - with policy change			
Availability	Available		Current Year	0
Achievability	Achievable		Years 1-5	0
Deliverability	Developable		Years 6-10	19
Development Progress	SHLAA Site		Years 11-15	0



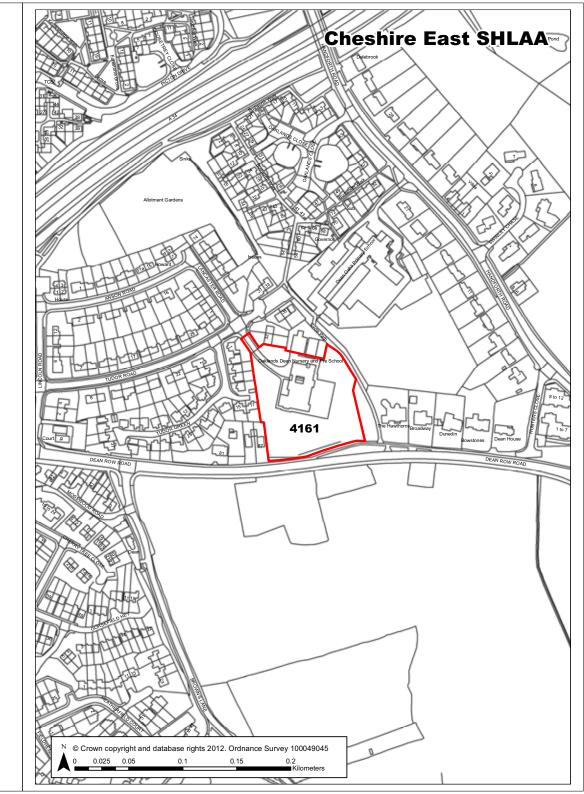


	Tudor Roa	ad, Wilmslow	,
Town / Rural Wilmslow	Easting	386429 North	ing 382110
Site Description	Former school and playing fields.	Site Size Net (Ha)	0.85
Character of Area	Residential.	Potential Capacity	21
Surrounding Land Uses	Residential, adjacent primary school.	Potential Net	21
Physical Constraints	Flood zone 1 - little or no risk. Buildings and hardstanding on site. Trees on site and to boundary. Site appears to be flat.	Capacity	
Policy Restrictions	Existing open space. Within the settlement boundary of Wilmslow.	Potential Density	24.71
Managing Constraints	Consideration of biodiversity and potential need for a Protected Species Survey. Consideration of retention or replacement of open space. 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 close to a bus route, allowing access to services.		
Accessibility	Access is possible.	Total Completions	0
Other Information		Losses Completed	0
Brownfield / Greenfield	Mixed	Remaining Losses	0
Suitability	Suitable		
Availability	Available	Current Year	15
Achievability	Achievable	Years 1-5	6
Deliverability	Deliverable	Years 6-10	0
Development Progress	Under Construction	Years 11-15	0

Oaklands Community Infant School,

Site Address

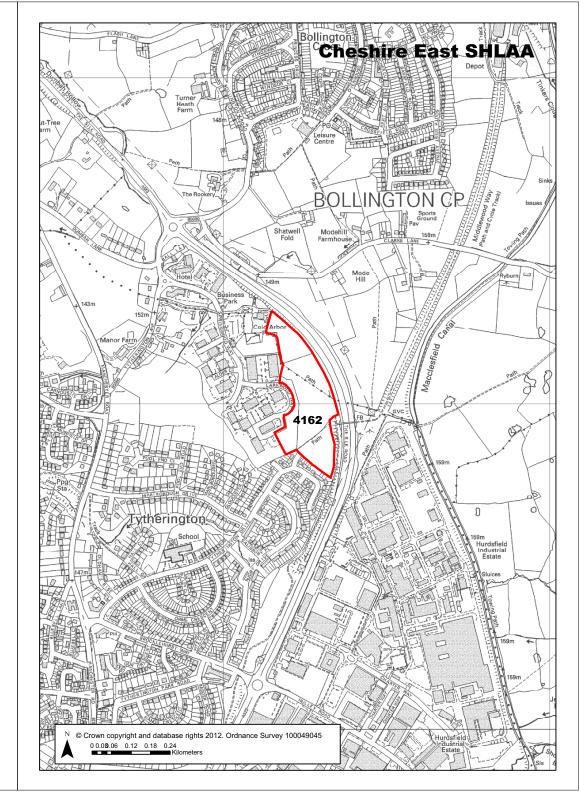
Ref 4161



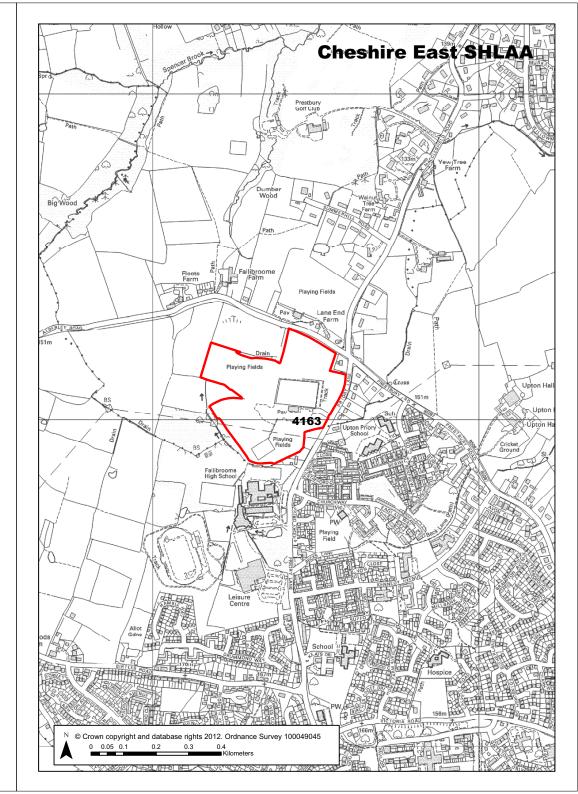
12/0027M

Ref 4162	Site Address		e East of Larkw on, Macclesfiel	
Town / Rural Macclesfiel	ld	Easting	392250 N	orthing 376010
Site Description	Green disused field at edge busniess park, with housing side and main road to east.	estate to	Site Size Net (Ha	5.2
Character of Area	Commercial.		Potential Capaci	ty 111
Surrounding Land Uses	Industry, commercial, reside	ential.	Potential Net	111
Physical Constraints	Flood zone 1 - little or no ris Footpath through site. Potr and air pollution issues fron Road. Hedges and trees of hedges to boundary. Undu	ntnial noise n The Silk n site and	Capacity	
Policy Restrictions	Existing Employment Area, Open Space in south of site		Potential Density	y 21.35
Managing Constraints	Evidence to support loss of employment. Retention or replacement of open space water runoff should be calculated accordance with Environme guidelines for greenfield site. Transport Assessment likel required. Flood risk assess the required due to site size. Consideration of biodiversit the site and potnetial need. Protected Species Survey. Consultation with Environm Health.	. Surface ulated in ent Agency es. y to be ment may y value of for a	Determination of Capacity	f Based on current application
Sustainability				
Accessibility	Access as agreed in planni application.	ng	Total Completion	ns 0
Other Information			Losses Complet	ed 0
Brownfield / Greenfield	Greenfield		Remaining Loss	es 0
Suitability	Suitable - if can meet policy	requireme		
Availability	Available		Current Year	0
Achievability	Achievable		Years 1-5	90
Deliverability	Deliverable		Years 6-10	21
Development Progress	Awaiting S106		Years 11-15	0
Application Number:	11/3738M			

Cheshire East

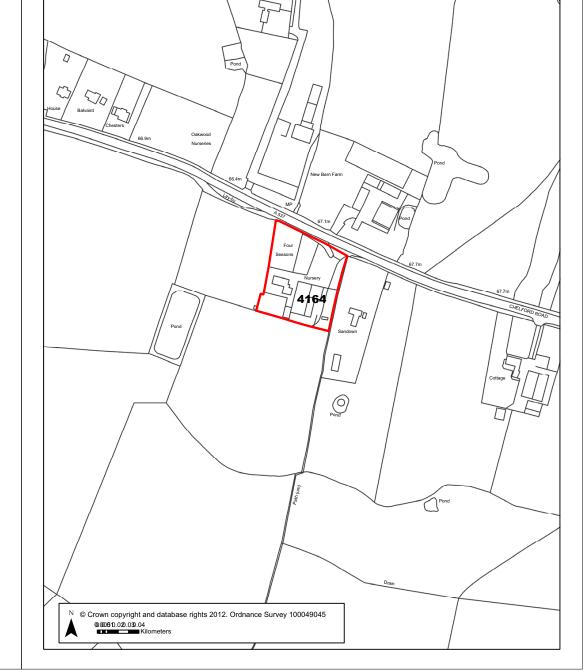


Ref 4163	Site Address	Macclesfield Rugby Football Club, Priory Park, Priory Lane, Macclesfield.			
Town / Rural Macclesfie	ld - Edge / Extension	Easting	389376 North	ing 375072	
Site Description	Rugby club and playing field ede of Upton Priory, edged the west and the town to all boundaries.	by fields to	Site Size Net (Ha)	11.09	
Character of Area	Edge of settlement.		Potential Capacity	333	
Surrounding Land Uses	School, residential, open co	untryside.	Potential Net	333	
Physical Constraints	Flood zone 1 - little or no risk. Trees on site, some with Tree Preservation Orders and to boundary. Building and hardstanding on site. Site is undulating.		Capacity		
Policy Restrictions	Green Belt, playing fields.		Potential Density	30.03	
Managing Constraints	Replacement of playing fields. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Transport Assessment likely to be required. Flood Risk Assessment may be required due to site size. Consideration of biodiversity value of the site.		Determination of Capacity	Density multiplier	
Sustainability	Site is close to a bus route, access to services.	allowing			
Accessibility	Access to be discussed with	n Highways.	Total Completions	0	
Other Information			Losses Completed	0	
Brownfield / Greenfield	Greenfield		Remaining Losses	0	
Suitability	Suitable - with policy change	е			
Availability	Available		Current Year	0	
Achievability	Achievable		Years 1-5	0	
Deliverability	Developable		Years 6-10	125	
Development Progress	SHLAA Site		Years 11-15	208	



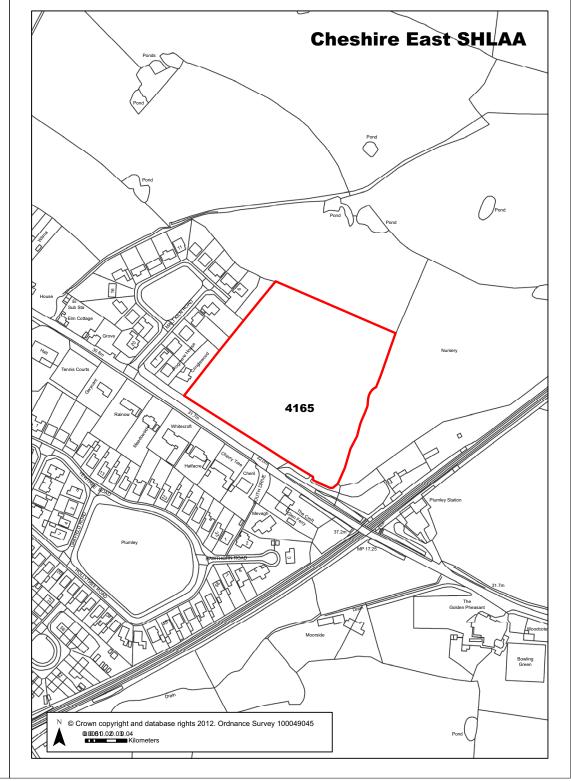


Ref 4164	Site Address	Four Seasons Garden Centre, Che Road, Ollerton.		
Town / Rural Rural		Easting	379029 North	ing 376119
Site Description	Exisiting small plant nursery	<i>i</i> .	Site Size Net (Ha)	0.58
Character of Area	Rural low density residentia	l.	Potential Capacity	18
Surrounding Land Uses	Rural, low density residentia	al.	Potential Net	18
Physical Constraints	Flood zone 1 - little or no ris Exisiting buildings and hard site, possible contamination the vicinity. Footpath adjace Trees on site and to bounds appears to be flat.	standing on , ponds in ent to site.	Capacity	
Policy Restrictions	Green Belt.		Potential Density	31.03
Managing Constraints	Consultation with Contaminated Land Officer. Consideration of biodiversity and potential need for a Protected Species Survey. 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 not considered susta to lack of services.	inable due		
Accessibility	Currently the site is accessed fast road, site away from fact access to be discussed with	cillities,	Total Completions	0
Other Information			Losses Completed	0
Brownfield / Greenfield	Mixed		Remaining Losses	0
Suitability	Suitable - with policy change	е		
Availability	Available		Current Year	0
Achievability	Achievable		Years 1-5	0
Deliverability	Developable		Years 6-10	18
Development Progress	SHLAA Site		Years 11-15	0
Application Number:				





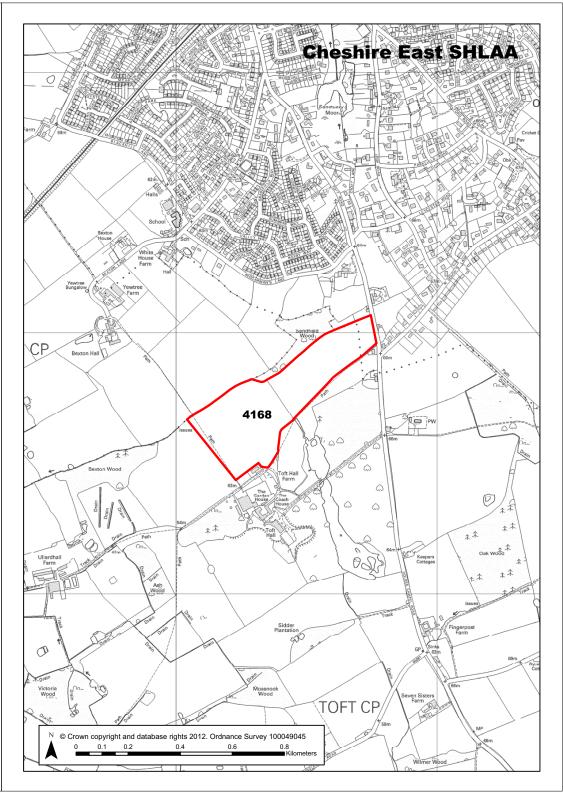
Ref 4165	Site Address	Land off Plumley Moor Road, Plumley Knutsford.			
Town / Rural Rural		Easting	372016 Nort	hing 375522	
Site Description	Grass field surrounded by h trees opposite residential.	edges and	Site Size Net (Ha)	2.22	
Character of Area	Small village and open coul	ntryside.	Potential Capacity	67	
Surrounding Land Uses	Small village and open cour	ntryside.	Potential Net	67	
Physical Constraints		Flood zone 1 - little or no risk. Trees and hedges ons site, potential newt habitat. Site is flat.			
Policy Restrictions	Green Belt.		Potential Density	30.18	
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Flood Risk Assessment may be required due to site size. Consideration of biodiversity value of the site, including a Protected Species Survey.		Determination of Capacity	Density multiplier	
Sustainability	Site is close to Plumley Sta local services.	tion and			
Accessibility	Next to the station. Access discussed with Highways	to be	Total Completions	0	
Other Information			Losses Completed	0	
Brownfield / Greenfield	Greenfield		Remaining Losses	0	
Suitability	Suitable - with policy chang	е			
Availability	Available		Current Year	0	
Achievability	Achievable		Years 1-5	0	
Deliverability	Developable		Years 6-10	67	
Development Progress	SHLAA Site		Years 11-15	0	



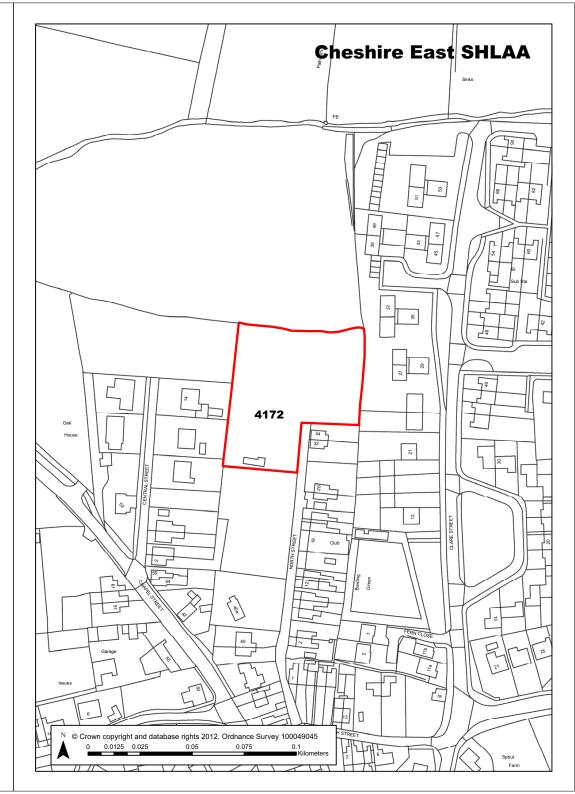


Ref 4168	Site Address	Land south	h west of Toft Ro	ad, Knutsford
Town / Rural Rural		Easting	375387 Nor	thing 376744
Site Description	Field with mature trees along carriageway.	the	Site Size Net (Ha)	15.74
Character of Area	Rural/edge of town.		Potential Capacity	238
Surrounding Land Uses	Agricultural.		Potential Net	238
Physical Constraints	Flood zone 1 - little or no risk road, trees and hedges along boundaries, footpath along so and western boundary. Phor hedge to north. Mature tree of field. Potential newt habits flat. Listed Buildings close to	g site outhern ne mast in in middle at. Site is	Capacity	
Policy Restrictions	Green Belt.		Potential Density	15.12
Managing Constraints	calculated in accordance with Environment Agency guideling greenfield sites. Transport As likely to be required. Flood R Assessment may be required site size. Consideration of bit value of the site, including Pr Species Survey. Consideration	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Transport Assessment ikely to be required. Flood Risk Assessment may be required due to site size. Consideration of biodiversity value of the site, including Protected Species Survey. Consideration of footpath and heriatge. Consultation with Heritage and Design.		Density multiplier, based on character of the area
Sustainability	Site is not considered sustair to lack of services.	nable due		
Accessibility	Access to be discussed with	Highways.	Total Completions	0
Other Information	Potential capacity lowered bathe character of the area.	ased on	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	125
Development Progress	SHLAA Site		Years 11-15	113
Application Number:				



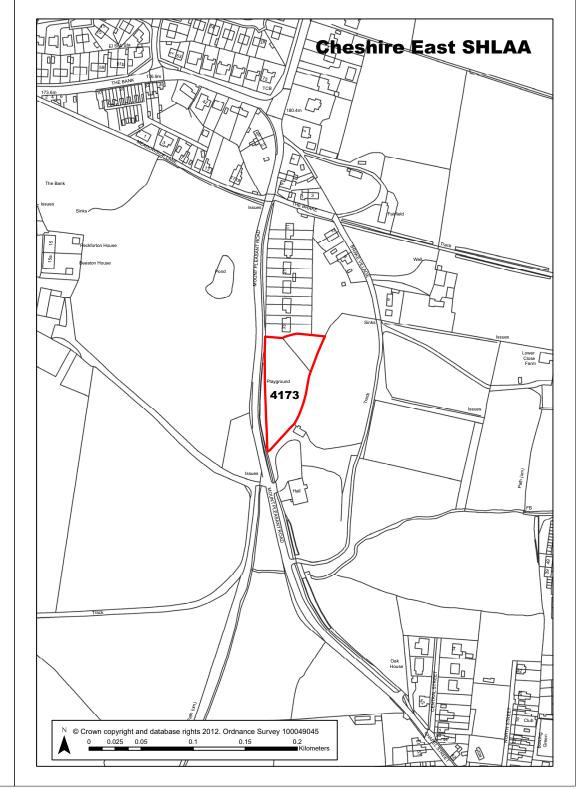


Ref 4172	Site Address	Land off North Street, Mount Pleasa Mow Cop.		
Town / Rural Rural		Easting	384954 North	ing 356815
Site Description	Paddock and sheds.		Site Size Net (Ha)	0.36
Character of Area	Residential, agricultural, op countryside.	en	Potential Capacity	11
Surrounding Land Uses	Residential, agricultural, op countryside.	en	Potential Net Capacity	11
Physical Constraints	Flood zone 1 - little or no risk. Site slopes steeply to the west. Site bordered by trees, hedges and a wall. Topography may be an issue.			
Policy Restrictions	Green Belt.		Potential Density	30.56
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consideration of biodiversity value of the site and potential need for a Protected Species Survey.		Determination of Capacity	Density multiplier
Sustainability	Site is not considered to be sustainable and there are for in the area.			
Accessibility		Access to be discussed with Highways. Site is currently situated at end of narrow lane.		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





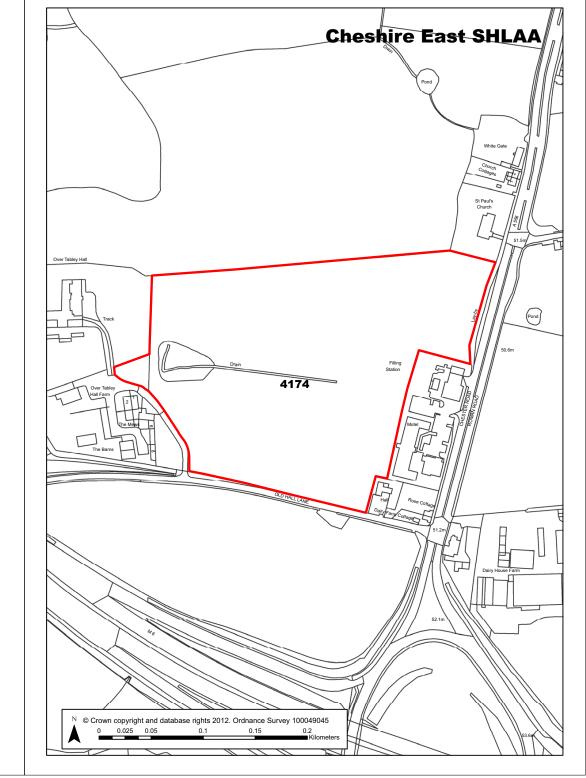
Ref 4173	Site Address	Land at Mount Pleasant Village Hal Mount Pleasant Road, Mow Cop			
Town / Rural Rural		Easting	384744	Northin	g 357069
Site Description	Raised grass site edged by	trees.	Site Size Net	(Ha)	0.4
Character of Area	Agricultural, edge of residen	tial area.	Potential Cap	acity	12
Surrounding Land Uses	Scattered farm buildings, fie of built-up residential area.	lds, edge	Potential Net Capacity		12
Physical Constraints	Flood zone 1 - little or no risk. Higher than the road level - adjacent houses are accessed by way of long, stepped paths. Development will be visible from adjacent fields, which are on lower ground. Boggy. Trees to boundary.		. ,		
Policy Restrictions	Green Belt. Protected Area of Open Space/Recreational Facility.		Potential Den	sity	30
Managing Constraints	Replacement of the Protected Open Space will be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consideration of biodiversity value of the site and potential need for a Protected Species Survey.		Determination Capacity	n of	Density multiplier
Sustainability	Site is not considered susta	nable.			
Accessibility	Access to be discussed with	Highways.	Total Comple	tions	0
Other Information			Losses Comp	leted	0
Brownfield / Greenfield	Greenfield		Remaining Lo	sses	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





Ref 4174	Site Address	Land off Old Hall Lane, Tabley, Knutsford.			? y,
Town / Rural Rural		Easting	372151	Northi	ng 37987
Site Description	Field with drain and mature surrounded by hedges and		Site Size Net ((На)	5.75
Character of Area	Open countryside and moto	rway.	Potential Capa	acity	173
Surrounding Land Uses	Residential and agriculture. motorway is one field away.		Potential Net Capacity		173
Physical Constraints	Flood zone 1 - little or no ris on site. Potential noise and issues from the motorway. Tree Preservation Orders to western boundary. Hedges boundary. Site is flat.	air quality Trees with south	capacity		
Policy Restrictions	Green Belt.		Potential Dens	sity	30.09
Managing Constraints	Surface water runoff should calculated in accordance will Environment Agency guidel greenfield sites. Transport Alikely to be required. Flood Assessment may be required site size. Consideration of by value of the site and potential a Protected Species Survey Consultation with Environm Health regarding the closen motorway.	th ines for assessment Risk d due to iodiversity al need for . ental	Determination Capacity	ı of	Density multiplier
Sustainability	Site is not considered susta located although it is near to network.				
Accessibility	Access to be discussed with	n Highways.	Total Complet	tions	0
Other Information			Losses Comp	leted	0
Brownfield / Greenfield	Greenfield		Remaining Lo	sses	0
Suitability	Not Suitable				
Availability	Available		Current Year		0
Achievability	Not Achievable		Years 1-5		0
Deliverability	Not currently developable		Years 6-10		0
Development Progress	SHLAA Site		Years 11-15		0

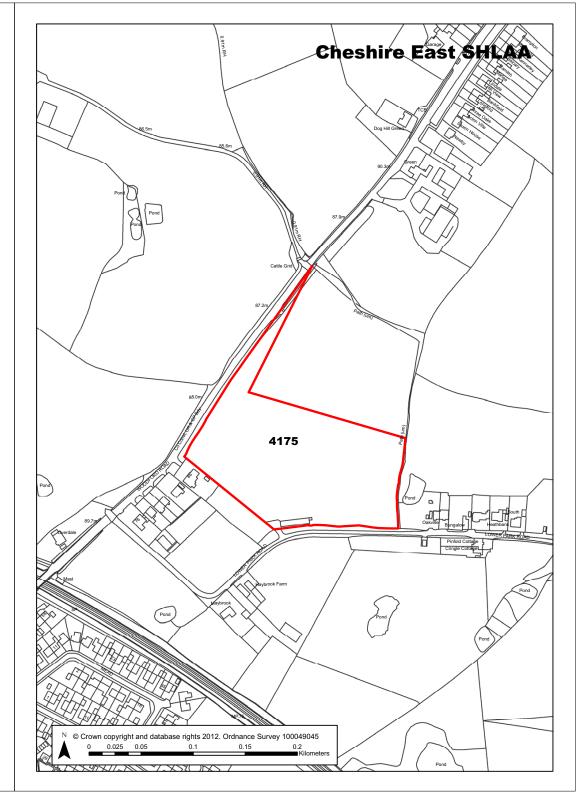




		Road, Poynton.				
Town / Rural P	oynton - E	Edge / Extension	Easting	390887	Northing	g 384260
Site Description		Agricultural fields.		Site Size Net (Ha)	2.12
Character of Are	a	Open countryside.		Potential Capa	acity	64
Surrounding Lar	nd Uses	Agricultural and residential.		Potential Net	,	64
Physical Constra	aints	Flood zone 1 - little or no risk. Footpath along part of site boun Site contains trees with Tree Preservation Orders. Trees and hedges to boundary. Site appears be generally flat.	ong part of site boundary. s trees with Tree n Orders. Trees and bundary. Site appears to			
Policy Restrictio	ns	Green Belt. SEMMMS - includes safeguarded for proposed new in		Potential Dens	sity	30.19
Managing Const	raints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Flood Risk Assessment may be required due to site size. Consideration of biodiversity value of the site and potential need for a Protected Species Survey.		Determination Capacity		Density multiplier
Sustainability		Site is not considered sustainab to lack of services.	le due			
Accessibility		Access to be discussed with High	jhways.	Total Complet	ions	0
Other Informatio	n			Losses Comp	leted	0
Brownfield / Gree	enfield	Greenfield		Remaining Lo	sses	0
Suitability		Not Suitable				
Availability		Available		Current Year	(0
Achievability		Not Achievable		Years 1-5	(0
Deliverability		Not currently developable		Years 6-10	(0
Development Pro	ogress	SHLAA Site		Years 11-15	(0

Land north and east of 86 Woodford

Site Address

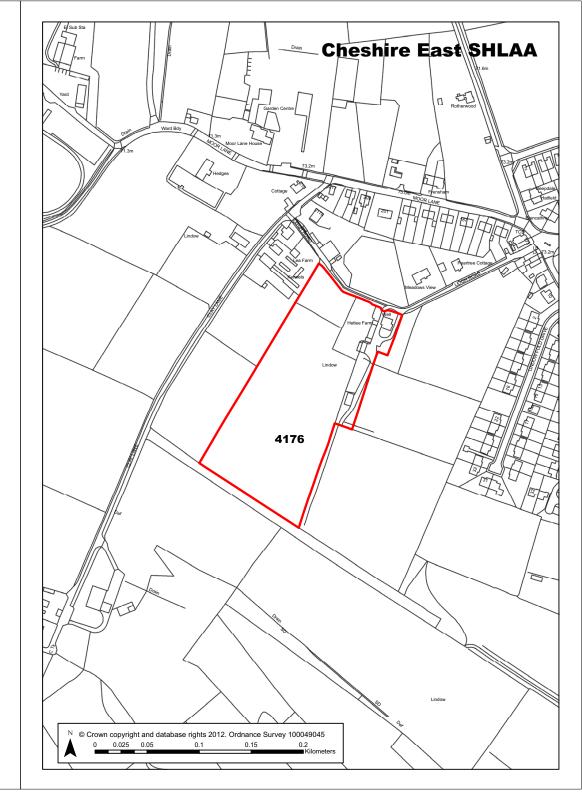




Application Number:

Ref 4175

Ref 4176	Site Address	Land at Hetlee Farm, Leigh Road, Wilmslow.			
Town / Rural Wilmslow -	Edge / Extension	Easting	382488 North	ing 379998	
Site Description	Farmhouse and fields.		Site Size Net (Ha)	2.22	
Character of Area	Mixed area of residential use of countryside.	e and edge	Potential Capacity	67	
Surrounding Land Uses	Residential.		Potential Net	67	
Physical Constraints	trees on site. Site is flat. For adjacent to north eastern bor Buildings and hardstanding	Flood zone 1 - little or no risk. Mature trees on site. Site is flat. Footpath adjacent to north eastern border. Buildings and hardstanding on site. Trees and hedges to boundary.			
Policy Restrictions	Green Belt.		Potential Density	30.18	
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Flood Risk Assessment may be required due to site size. Consideration of biodiversity value of the site and potential need for a Protected Species survey. Consideration of footpath.		Determination of Capacity	Density multiplier	
Sustainability	Shops and services at the ju Leigh Road and Cumber La				
Accessibility	Access to be discussed with current access is by way of track/lane.		Total Completions	0	
Other Information			Losses Completed	0	
Brownfield / Greenfield	Greenfield		Remaining Losses	0	
Suitability	Suitable - with policy change	9			
Availability	Available		Current Year	0	
Achievability	Achievable		Years 1-5	0	
Deliverability	Developable		Years 6-10	67	
Development Progress	SHLAA Site		Years 11-15	0	





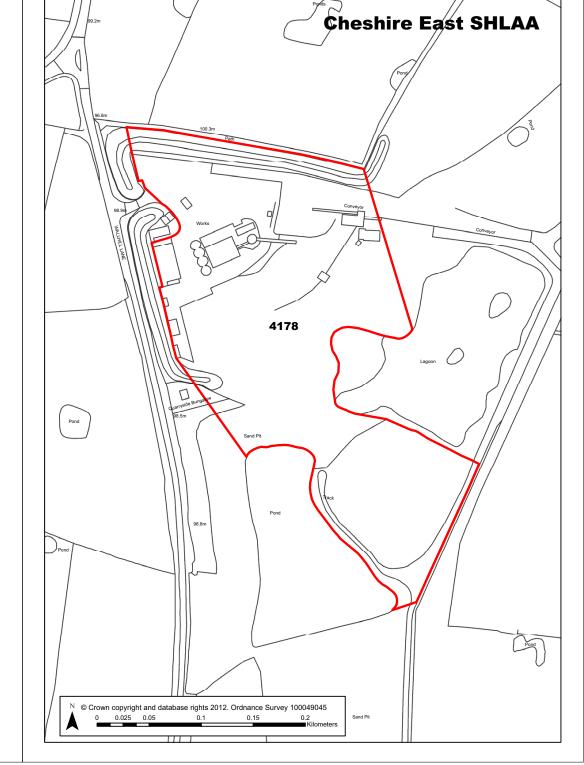
Ref 4177	Site Address	Tarmac Ltd, Congleton Road, Gawsworth, Macclesfield.			
Town / Rural Rural		Easting	388529 North	ning 369956	
Site Description	Active sand and gravel qua surrounded by fields.	rry	Site Size Net (Ha)	3.04	
Character of Area	Edge of settlement on mair Gawsworth.	road to	Potential Capacity	92	
Surrounding Land Uses	Agricultural.		Potential Net	92	
Physical Constraints	Active quarry. Footpath cro through site. Flood zone 1 risk. Buildings and hardsta site. Trees on site and to b Pond on site. Site is slightl	- little or no nding on oundary.	Capacity		
Policy Restrictions	Green Belt, Jodrell Bank Ra Telescope Consultation Zo		Potential Density	30.26	
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Flood Risk Assessment may be required due to site size. Consideration of biodiversity value of the site. Consultation with Jodrell Bank. Consultation with Minerals and Waste Officers regarding active quarry use and restoration plans.		Determination of Capacity	Density multiplier	
Sustainability	Site is not considered to be located.	sustainably			
Accessibility	Access to be discussed wit	h Highways.	Total Completions	0	
Other Information			Losses Completed	0	
Brownfield / Greenfield	Mixed		Remaining Losses	0	
Suitability	Not Suitable				
Availability	Not Available - long term pr	rospect	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:					



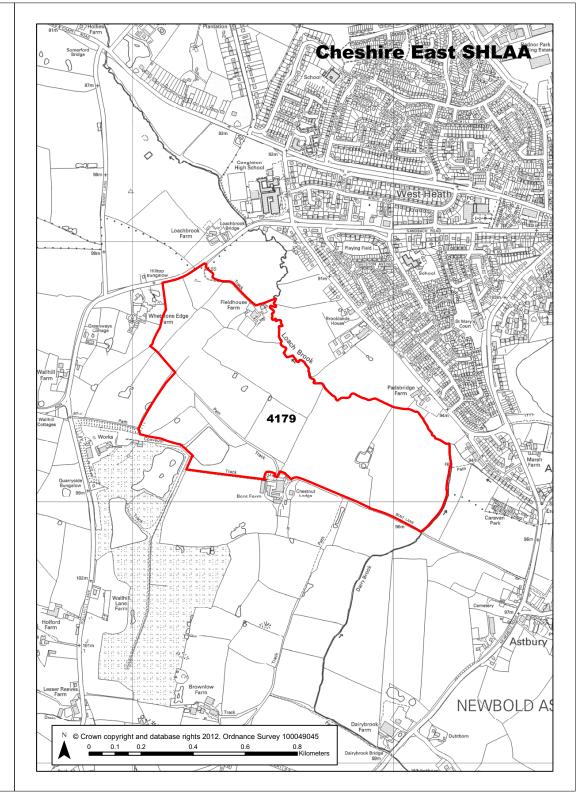


Ref 4178	Site Address	Bent Farm Quarry, Wallhill Lane, Congleton		ane,
Town / Rural Rural		Easting	382959 North	ing 362122
Site Description	Working quarry including be hardstanding, equipment as		Site Size Net (Ha)	7.16
Character of Area	Industrial.		Potential Capacity	215
Surrounding Land Uses	Fields.		Potential Net	215
Physical Constraints	Flood zone 1 - little or no ris Buildings and hardstanding Water bodies on site. Site trees and hedges. Land fa slight gradient to the south	on site. bordered by lls on a	Capacity	
Policy Restrictions	Jodrell Bank Radio Telesco Consultation Zone, Open C		Potential Density	30.03
Managing Constraints Sustainability	Surface water runoff on the greenfield area should be calculated in accordance with Environment Agency guidelines for greenfield sites. Transport Assessment likely to be required. Flood Risk Assessment may be required due to site size. Consideration of biodiversity value of the site and potential need for a Protected Species Survey. Consultation with Jodrell Bank. Consultation with Minerals and Waste Officers regarding active quarry use and restoration plans.		Determination of Capacity	Density multiplier
•	due to lack of services.			
Accessibility	Access to be discussed wti	h Highways.	Total Completions	0
Other Information			Losses Completed	0
Brownfield / Greenfield	Mixed		Remaining Losses	0
Suitability	Not Suitable			
Availability	Available - Medium Term		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 4179	Site Address I	Land off Sandbach Road, Congleton.			
Town / Rural Rural		Easting	383574	Northing	362354
Site Description	Several green fields, with land downwards towards the brook northern side.		Site Size Net (Ha) 5	8.36
Character of Area	Open countryside on the edge Congleton residential area.	e of	Potential Capa	acity 1	751
Surrounding Land Uses	Farm land, with three farm ho adjacent to the site and one in A quarry to the south, a brook the northern boundary.	the site.	Potential Net Capacity	1	751
Physical Constraints	Flood zone (2 and 3 - medium risk) along Loach Brook. Ove power lines on edge of the site Footpath crosses the site. Sur land dips towards Congleton, site is relatively visible on a pl Undulating site. Site contains Building and ponds. Trees an hedges on site and to boundary	rhead e. rrounding hence ateau. a Listed			
Policy Restrictions	Open Countryside.		Potential Dens	sity 3	0
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guideling greenfield sites. Transport Assikely to be required. Flood Ris Assessment may be required. Consideration of biodiversity the site and potential need for Protected Species Survey. Consideration of layout or remrelocation of overhead powerl Consideration of footpath. Consideration of heriatge and consultation with Heritage and	es for sessment sk value of a noval or ines.	Determination Capacity		ensity nultiplier
Sustainability	School opposite the site. Site of a sufficient size to create a sustainable settlement.	may be			
Accessibility	Access to be discussed with F Site is currently adjacent to bu single carriageway road.		Total Complet	ions 0	
Other Information			Losses Comp	leted 0	
Brownfield / Greenfield	Greenfield		Remaining Lo	sses 0	
Suitability	Not Suitable				
Availability	Available		Current Year	0	
Achievability	Not Achievable		Years 1-5	0	
Cheshire East SHLAA - Update January 2013					Deshiry East



Ref 4179 Site Address Land off Sandbach Road, Congleton.

DeliverabilityNot currently developableYears 6-100Development ProgressSHLAA SiteYears 11-150

Application Number:

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Ref 4180	Site Address	Land off Whitehouse Road, Bucklow		
Town / Rural Rural		Easting	373074 North	ing 383388
Site Description	Paddock, field and farm bui	ldings.	Site Size Net (Ha)	1.44
Character of Area	Residential/countryside frin	ge.	Potential Capacity	44
Surrounding Land Uses	Residential, farmland, car s pub.	ales and	Potential Net Capacity	44
Physical Constraints	Flood zone 1 - little or no ris Overhead lines, existing old on site, hedges and mature borders. Site appears to be	buildings trees to	3.4	
Policy Restrictions	Green Belt.		Potential Density	30.56
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Flood Risk Assessment may be required due to site size. Consideration of biodiversity value of the site and potential need for a Protected Species Survey.		Determination of Capacity	Density multiplier
Sustainability	Site is not considered sustate to lack of services.	inable due		
Accessibility	Access to be discussed wit currrently from a busy main		Total Completions	0
Other Information			Losses Completed	0
Brownfield / Greenfield	Greenfield		Remaining Losses	0
Suitability	Not Suitable			
Availability	Available		Current Year	0

Cheshire East

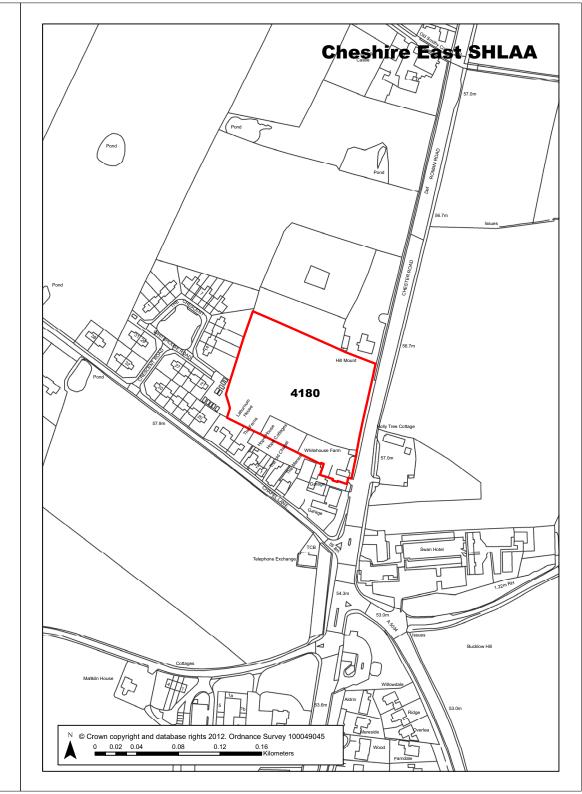
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Years 1-5

Years 6-10

Years 11-15



Not Achievable

SHLAA Site

Not currently developable

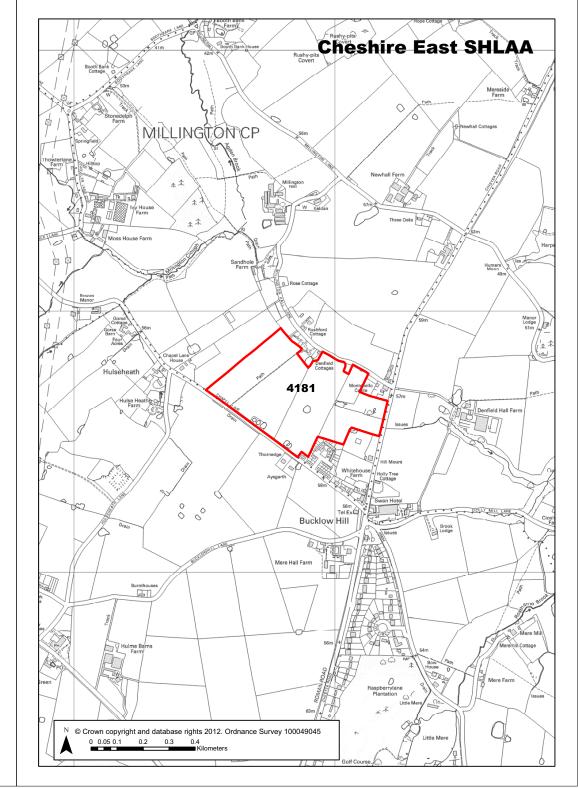
Achievability

Deliverability

Development Progress

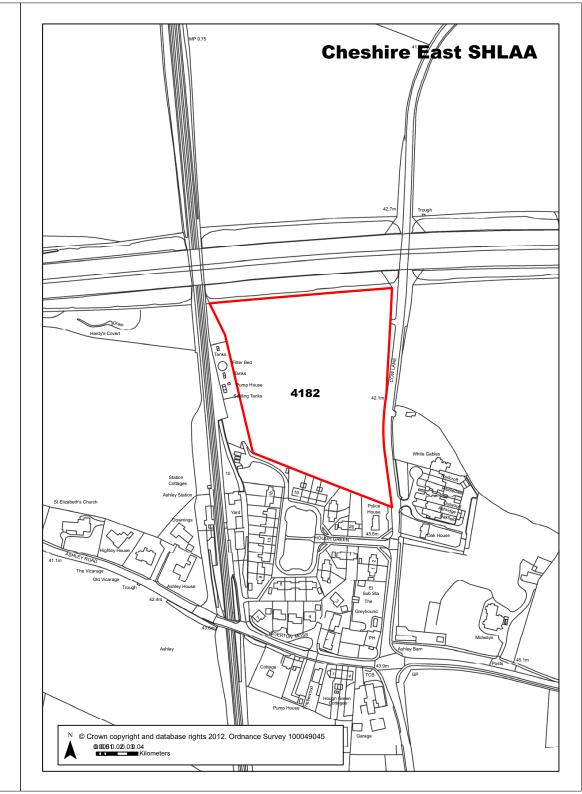
Application Number:

Ref 4181	Site Address	Land off C	and off Chapel Lane, Bucklow Hill.				
Town / Rural Rural		Easting	372863 N	lorthing 383673			
Site Description	Farmland, relatively flat.		Site Size Net (Ha	a) 18.02			
Character of Area	Open countryside/residential	fringe.	Potential Capac	ity 541			
Surrounding Land Uses	Open countryside, scattered umain road including residentia pub, car sales garage.		Potential Net Capacity	541			
Physical Constraints	Flood zone 1 - little or no risk hedgerows and mature trees site. Footpath crosses the site vegetation in places. Site is by hedges. Site appears to b generally flat.	on the e. Dense oordered					
Policy Restrictions	Green Belt. Proposed road.		Potential Densit	y 30.02			
Managing Constraints	Surface water runoff should b calculated in accordance with Environment Agency guidelingreenfield sites. Transport As likely to be required. Flood Riassessment may be required site size. Consideration of bio value of the site, including Prospecies Survey. Consideratio footpath and proposed road residual contents.	es for sessment sk due to diversity otected n of	Determination o Capacity	f Density multiplier			
Sustainability	Site is not considered sustain to lack of services.	able due					
Accessibility	Access to be discussed with I Curently from main road, with access from the two smaller roorth and south.	potential	Total Completio	ns 0			
Other Information			Losses Comple	ted 0			
Brownfield / Greenfield	Greenfield		Remaining Loss	ses 0			
Suitability	Not Suitable						
Availability	Available		Current Year	0			
Achievability	Not Achievable		Years 1-5	0			
Deliverability	Not currently developable		Years 6-10	0			
Development Progress	SHLAA Site		Years 11-15	0			
Application Number:							



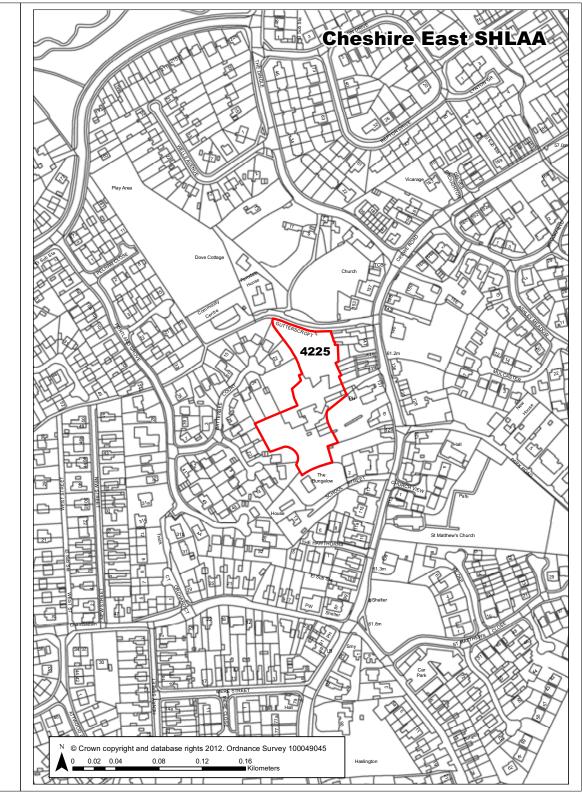


Ref 4182	Site Address	Land adjacent to Ashley Railway Station Ashley				
Town / Rural Rural		Easting	377462	Northir	ng	394497
Site Description	Field, appears to be in agric	cultural use.	Site Size Net	(Ha)	2.5	6
Character of Area	Open countryside.		Potential Cap	acity	30	
Surrounding Land Uses	Section of elevated motorwaresidential, fields.	ау,	Potential Net	-	30	
Physical Constraints	Flood zone 1 - little or no ris Noise/air quality from the ad motorway may be an issue, site is bounded by railway. including mature trees and View to old church tower wi impact on its setting. Site is	ljacent and the Free-lined, a fence. th potential				
Policy Restrictions	Green Belt.		Potential Den	sity	11.	72
Managing Constraints	Surface water runoff should calculated in accordance wienvironment Agency guidel greenfield sites. Flood Risk Assessment may be require site size. Consideration of by value of the site and potential a Protected Species Survey Consultation with Environm Health regarding road and rounsideration of views into site.	th ines for ed due to iodiversity al need for checked	Determination Capacity	-	buff rails mot of n app sca	allow for fer to way and torway and nore propriate le to tlement.
Sustainability	Site is close to a convenien and local school.	ce store				
Accessibility	Access to be discussed with Access currently from main although there appears to b dip/drainage ditch separatin from the road.	road, e a slight	Total Comple	tions	0	
Other Information	Limited development may b appropriate to support the s		Losses Comp	oleted	0	
Brownfield / Greenfield	Greenfield		Remaining Lo	osses	0	
Suitability	Suitable - with policy chang	е				
Availability	Available		Current Year		0	
Achievability	Achievable		Years 1-5		0	
Deliverability	Developable		Years 6-10		30	
Development Progress	SHLAA Site		Years 11-15		0	
Application Number:						
Cheshire East SHLAA - I	Indato January 2012					-
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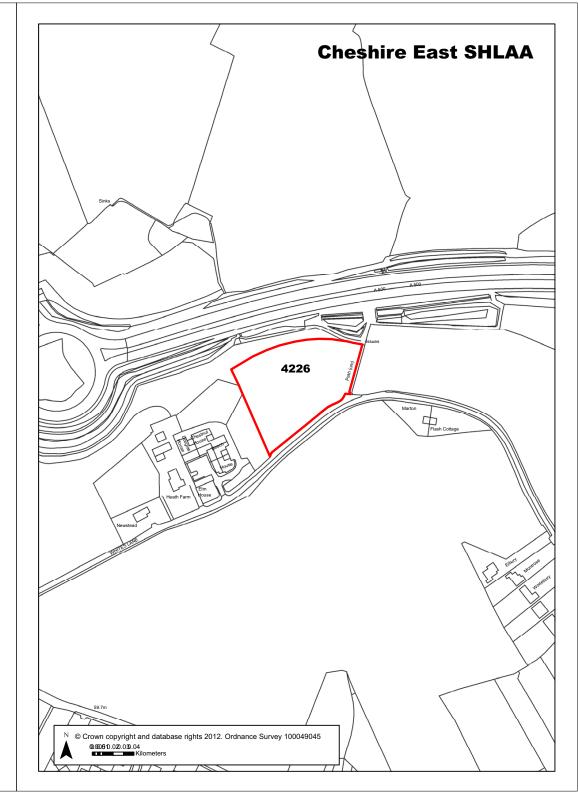




				Gutterscroft, Haslington.			
Town / Rural	Haslington		Easting	373671 N	orthing	356173	
Site Description	:	Overgrown wasteland large surrounded by houses whos back onto the site.		Site Size Net (Ha) 0.0	6	
Character of Ar	ea	Rural settlement.		Potential Capaci	ty 10)	
Surrounding La	and Uses	Residential, church.		Potential Net	10)	
Physical Const	i 1	Flood zone 1 - little or no ris issues and loss of amenity f overlooking. Trees, hedges fencing to boundary. Footp adajcent to northern bounda Buildings and hardstanding Site appears to be generally	rom and ath ary. on site.	Capacity			
Policy Restricti		Within the settlement bound Haslington.	ary of	Potential Density	, 30)	
Managing Cons	; ; ;	Surface water runoff on gree of site should be calculated accordance with Environme guidelines for greenfield site Consideration of biodiversity the site and potential need for Protected Species Survey. Consideration of footpath.	in nt Agency es. / value of	Determination of Capacity	to co	ower density allow for emplexity of te.	
Sustainability		Site is close to local service facilities.	s and				
Accessibility		Access is currently down a c Access for development to l discussed with Highways.		Total Completion	ns 0		
Other Informati	on			Losses Complete	ed 0		
Brownfield / Gr	eenfield	Mixed		Remaining Loss	es 0		
Suitability	;	Suitable - if can meet policy	requireme				
Availability	1	Marginal / Uncertain		Current Year	0		
Achievability		Achievable		Years 1-5	0		
Deliverability		Developable		Years 6-10	10)	
Development P	rogress	SHLAA Site		Years 11-15	0		
	mber:						

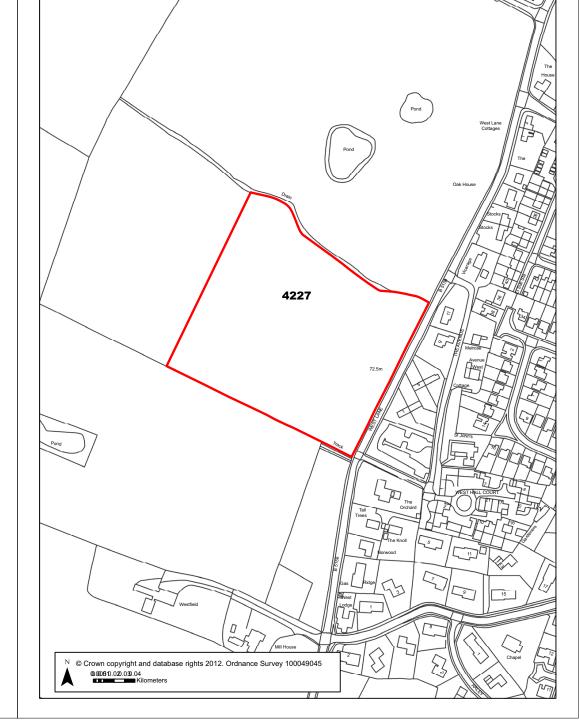


Ref 4226	Site Address	Land at W	hites Lane, Westo	n, Crewe
Town / Rural Rural		Easting	372899 North	ing 352729
Site Description	Field - undeveloped.		Site Size Net (Ha)	0.81
Character of Area	Farmland, rural and sporadio	dwellings.	Potential Capacity	25
Surrounding Land Uses	Farm house and converted be west, A500 to north, open co to east and north.		Potential Net Capacity	25
Physical Constraints	Flood zone 1 - little or no risl Footpath along the eastern b Uneven site levels. Site is b hedges.	order.		
Policy Restrictions	Open Countryside, Green G	ар	Potential Density	30.86
Managing Constraints	Surface water runoff should calculated in accordance wit Environment Agency guideling greenfield sites. Consideration footpath. Consideration of b value of the site and potentia a Protected Species Survey.	h nes for on of iodiversity al need for	Determination of Capacity	Density multiplier
Sustainability	Site not considered to be sur not close to local services. F cycle/foot/public transport lin	Poor		
Accessibility	Access to the site to be discretified Highways.	ussed with	Total Completions	0
Other Information	Site is locate in the proposed Open Gap.	l Strategic	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





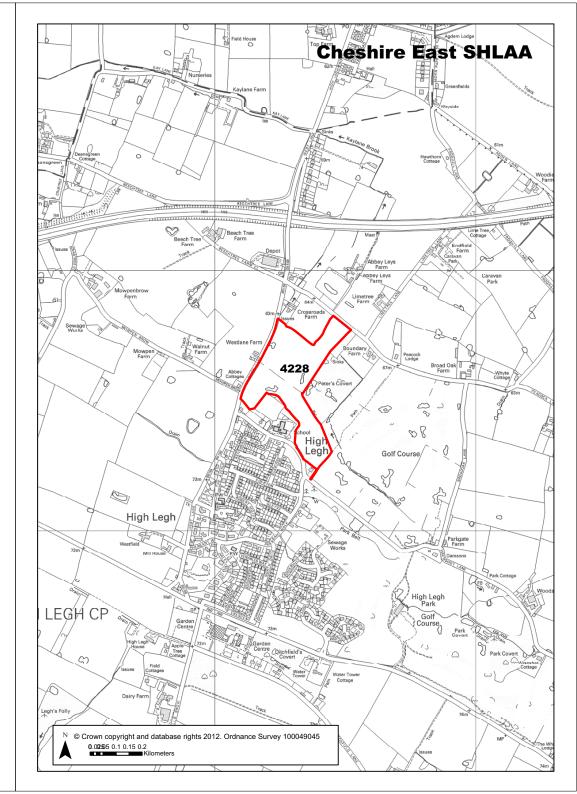
Ref 4227	Site Address	Land adjacent to West Lane, High Legh.			
Town / Rural		Easting	369864	Northi	ng 384232
Site Description	Plantation of young trees.		Site Size Net	(Ha)	3.37
Character of Area	Open countryside, edge of rarea.	residential	Potential Cap	pacity	102
Surrounding Land Uses	Residential, fields.		Potential Net	:	102
Physical Constraints	Flood zone 1 - little or no ris Crossed by overhead lines. Hedgerows and mature tree and telegraph poles. Water adjacent to north eastern be and ponds close to site. Sit flat with land rising gradually west.	es to edges body bundary e is largely	Capacity		
Policy Restrictions	Green Belt.		Potential Der	nsity	30.27
Managing Constraints	Surface water runoff should calculated in accordance wi Environment Agency guidel greenfield sites. Transport A likely to be required. Flood I Assessment may be require site size. Consideration of by value of the site and potentia a Protected Species Survey Consideration of layout or relocation of overhead lines telegraph poles.	th ines for assessment Risk d due to iodiversity al need for cemoval or	Determinatio Capacity	-	Density multiplier
Sustainability	Site is not considererd sustato lack of services.	ainable due			
Accessibility	Access to be discussed with currently from the main road		Total Comple	etions	0
Other Information			Losses Com	pleted	0
Brownfield / Greenfield	Greenfield		Remaining L	osses	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:					





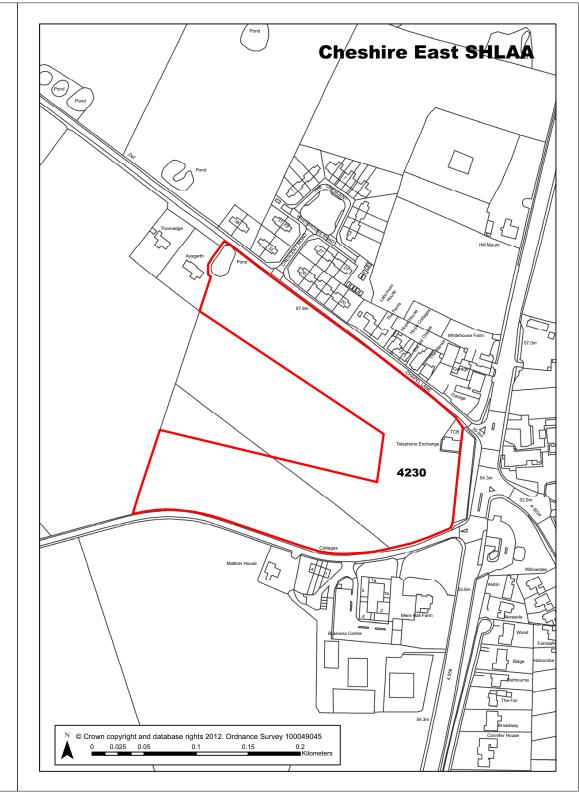


Ref 4228	Site Address	Golf Course Lodges, High Legh.				
Town / Rural Rural		Easting	370310 North	ing 384570		
Site Description	Part/edge of golf course. Tre undergrowth to areas edged Lane and Wrenshot Lane.		Site Size Net (Ha)	9.34		
Character of Area	Edge of built-up settlement countryside.	and open	Potential Capacity	281		
Surrounding Land Uses	Residential, school, agricult	ural.	Potential Net	281		
Physical Constraints	Flood zone 1 - little or no ris course use - potential undul natural or created through ir latter, investigation of poten contamination may be requi Locally Listed Buildings clos Ponds on site. Footpath ad part of south eastern bound bordered by trees and hedg	ations ofill. If the tial red. se to site. jacent to ary. Site is	Golf Capacity ons . If the d. to site. eent to v. Site is			
Policy Restrictions	Green Belt.		Potential Density	30.09		
Managing Constraints	greenfield sites. Transport A likely to be required. Flood It Assessment may be require site size. Consideration of b value of the site and potential a Protected Species Survey Consultation with Contamin. Officer. Consideration of he	culated in accordance with vironment Agency guidelines for enfield sites. Transport Assessment ly to be required. Flood Risk sessment may be required due to exize. Consideration of biodiversity use of the site and potential need for rotected Species Survey. Insultation with Contaminated Land icer. Consideration of heritage - insultation with Heritage and Design.		Density multiplier		
Sustainability	Site is not considered susta to lack of services.	inable due				
Accessibility	Access to be discussed with currently from road, or narro from Wrenshot Lane.		Total Completions	0		
Other Information			Losses Completed	0		
Brownfield / Greenfield	Greenfield		Remaining Losses	0		
Suitability	Not Suitable					
Availability	Available		Current Year	0		
Achievability	Not Achievable		Years 1-5	0		
Deliverability	Not currently developable		Years 6-10	0		
Development Progress	SHLAA Site		Years 11-15	0		
Application Number:						
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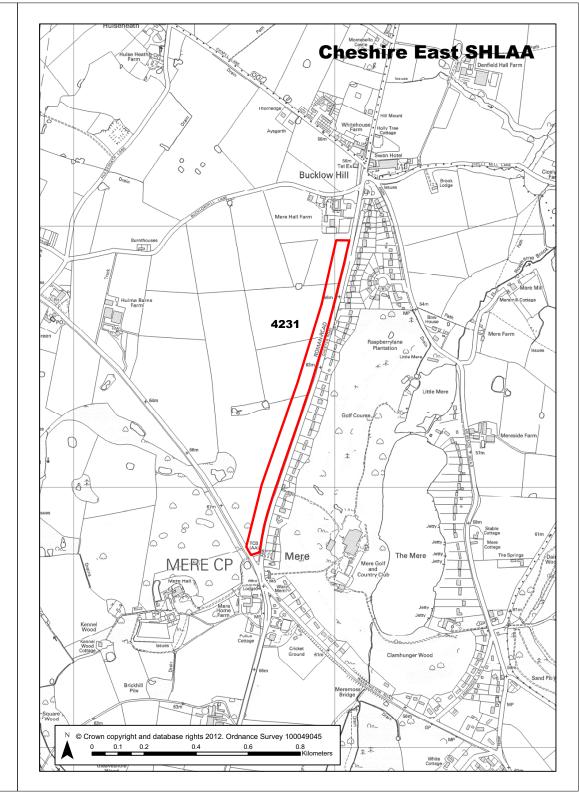


Ref 4230	Site Address	Land north	of Bucklow Hill La	ane.
Town / Rural Rural		Easting	372948 North	ing 383239
Site Description	Flat farmland, derelict former telephone exchange on hards in eastern corner.		Site Size Net (Ha)	4.02
Character of Area	Open countryside/residential.		Potential Capacity	121
Surrounding Land Uses	Residential, pub, hotel, petrol car sales garage.	station,	Potential Net	121
Physical Constraints	Flood zone 1 - little or no risk by hedges with mature trees. northern corner. At busy road Derelict telephone exchange hardstanding on site. Site is f	Pond in I junction. on		
Policy Restrictions	Green Belt.		Potential Density	30.1
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guideling greenfield sites. Transport As likely to be required. Flood Ri Assessment may be required site size. Consideration of bid value of the site and potential a Protected Species Survey.	n les for ssessment isk due to odiversity	Determination of Capacity	Density multiplier
Sustainability	Site is not considered sustain to lack of services.	able due		
Accessibility	Access to be discussed with Current access from main roa junction or from small roads t and south.	ad at busy	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 4231	Site Address Land v	Land west of A556, Bucklow Hill				
Town / Rural Rural	Easí	ting	372858	Northii	ng 383338	
Site Description	Flat fields, wooded to the south.		Site Size Net (H	la)	6.31	
Character of Area	Residential and agricultural area.		Potential Capa	city	190	
Surrounding Land Uses	Residential, pub, farm buildings.		Potential Net	190		
Physical Constraints	Flood zone 1 - little or no risk. Edged by hedges and some mature trees. Major road forms one boundary. Archaeological potential due to presence of former Roman Road. Historic field pattern may be of heritage value. Hedges cross the site and woodland to the south. Topography - land rises in places, towards the south. AA box 372 at Me Corner is Grade II listed, located on the southern tip of site. Also listed at Grade II is the nearby entrance arch and gates to Mere Country Club. Ponds close to site.	d e, ere	Capacity	pacity		
Policy Restrictions	Green Belt. PRN Primary Route Network: T7 land along the routes of (d) the A556 (M) M6 to M56 link will be safeguarded from other development	be	Potential Densi	ity	30.11	
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Transport Assessme likely to be required. Flood Risk Assessment may be required due to site size. Consideration of biodiversity value of the site and potential need f a Protected Species Survey. Consideration of heritage. Consultation with Cheshire Archaeology Planning Advisory Service and Heritage and Design. Consideration of historic environment	ent ty for	Determination (Capacity	of	Density multiplier	
Sustainability	Site is not considered sustainable due to lack of services.	ie				
Accessibility	Consultation with Highways.		Total Completion	ons	0	
Other Information			Losses Comple	eted	0	
Brownfield / Greenfield	Greenfield		Remaining Los	ses	0	
Suitability	Not Suitable					
Availability	Available		Current Year		0	
Achievability	Not Achievable		Years 1-5		0	
Cheshire East SHLAA - Update January 2013					Cheshive East	



Ref 4231 Site Address Land west of A556, Bucklow Hill

DeliverabilityNot currently developableYears 6-100Development ProgressSHLAA SiteYears 11-150

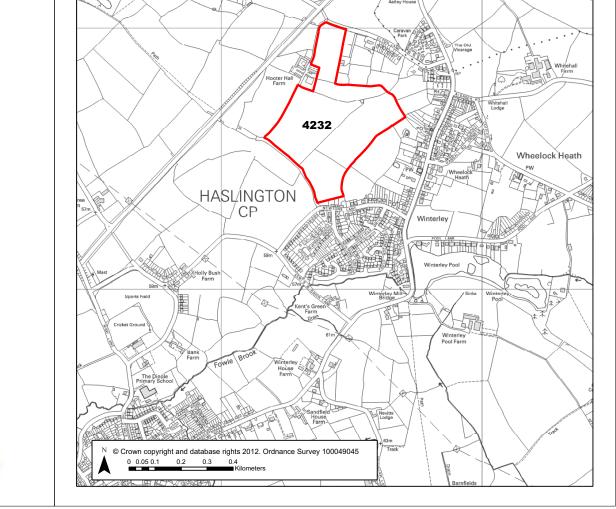
Application Number:

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Ref 4232	Site Address	Land off N Crewe	nd off Newtons Lane, Winterley, ewe			
Town / Rural Smaller Vi	llages	Easting	374426 North	ing 357647		
Site Description	Open fields with hedgerows mature trees.	s and	Site Size Net (Ha)	15.59		
Character of Area	Mainly farmland existing re- estate to south. Some ribbo development on Crewe Roa Lane to east.	n	Potential Capacity			
Surrounding Land Uses	Residential, agricultural.		Potential Net	468		
Physical Constraints	Flood zone 1 - little or no ris Hedgerows including trees to boundary. Footpath alor western boundary. Pond o appears to be generally flat	on site and ng south n site. Site	Capacity site and outh			
Policy Restrictions	Open countryside.		Potential Density	30.02		
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Transport Assessment likely to be required. Flood Risk Assessment may be required due to site size. Consideration of biodiversity value of the site and potential need for a Protected Species Survey.		Determination of Capacity	Density multiplier		
Sustainability	Site is on a bus route, howe are few local services close					
Accessibility	Access to be discussed wit	h Highways.	Total Completions	0		
Other Information	Part of the site is located in proposed Strategic Open G		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	125		
Development Progress	SHLAA Site		Years 11-15	250		
Application Number:						



akemor Country Park

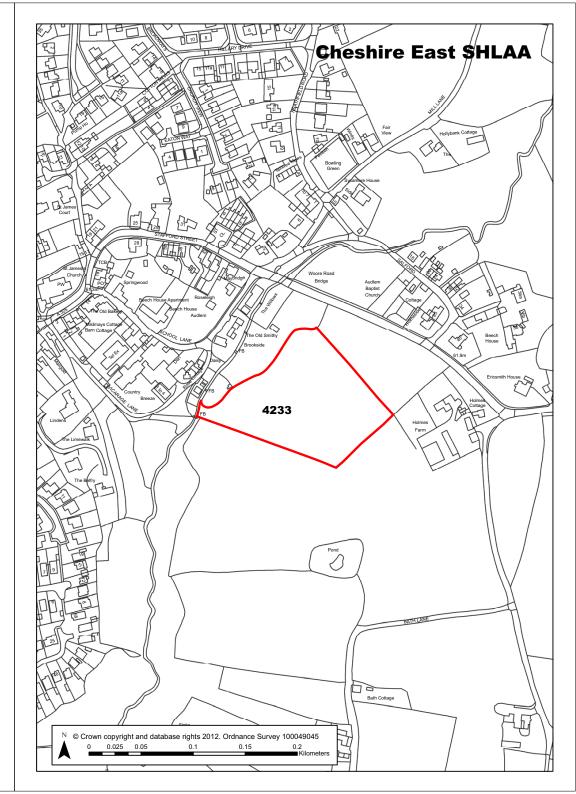


Cheshire East SHLAA

Town / Rural Audlem	Easting	366243 North	ing 343545
Site Description	Agricultural field on edge of settlement.	Site Size Net (Ha)	1.29
Character of Area	Agriculture and residential.	Potential Capacity	39
Surrounding Land Uses	Open countryside at edge of settlement.	Potential Net Capacity	39
Physical Constraints	Part of the site is in flood zone 2 and 3 - medium to high risk. Hedgerows on site, brook to west. Tree with Tree Preservation Order on/overhangs site. Site is sloping down towards the brook. Footpath to south eastern border. Hedges border the site.		
Policy Restrictions	Edge of two Conservation Areas, Open Countryside.	Potential Density	30.23
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consideration of flood risk. Flood Risk Assessment may be required due to site size. Consideration of biodiversity value of the site and potential need for a Protected Species Survey. Consideration of footpath and heritage. Consultation with Heritage and Design.	Determination of Capacity	Density multiplier
Sustainability	Audlem is a Local Service Centre with shops, pubs, healthcare facilty, school and bus service to Crewe and Nantwich.		
Accessibility	Access to be discussed with Highways. No road access. Land locked, doesn't adjoin highway. Vicarage Lane very narrow and unsuitable.	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
	SHLAA Site	Years 11-15	0
Development Progress	OI ILI VI OILO		

Site Address

Ref 4233

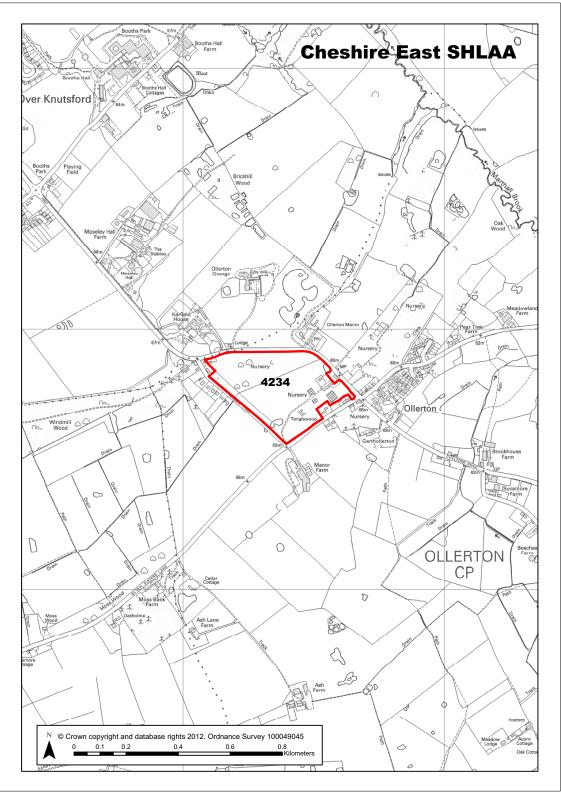




Land at Bath Farm, Bath Lane, Audlem

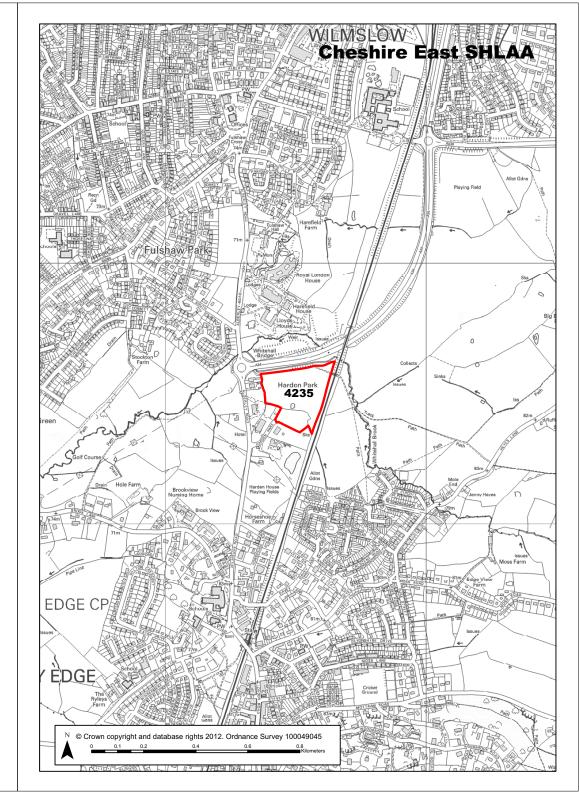
Ref 4234	Site Address		lursery and plant centre, Road, Ollerton, Knutsford		
Town / Rural Rural		Easting	377368 N	orthing	376774
Site Description	Nursery with landscaping, I greenhouses and pond. Flabuildings. Some mature tre	at with some	Site Size Net (Ha	a) 1	1.45
Character of Area	Open countryside.		Potential Capaci	ity 3	344
Surrounding Land Uses	Open countryside, roads to sides. Woodland, hedgerov		Potential Net Capacity	3	344
Physical Constraints	Power line across the site, site, large residential house with Tree Preservation Ord Buildings and hardstanding Site is flat. Listed Buildings site. Site is bordered by trehedges.	e. Trees ers on site. on site. s close to			
Policy Restrictions	Green Belt.		Potential Density	у 3	30.04
Managing Constraints	Surface water runoff should calculated in accordance w Environment Agency guide greenfield sites. Transport likely to be required. Flood Assessment may be required site. Consideration of I value of the site, including a Species Survey. Consideral layout or removal or relocat power lines. Consideration heritage - consultation with and Design.	ith lines for Assessment Risk ed due to biodiversity a Protected tion of	Determination o Capacity	-	Density nultiplier
Sustainability	Site is not considered sustato lack of services.	ainable due			
Accessibility	Access to be discussed wit	h Highways.	Total Completion	ns C)
Other Information			Losses Complet	ed C)
Brownfield / Greenfield	Greenfield		Remaining Loss	es C)
Suitability	Not Suitable				
Availability	Available		Current Year	C)
Achievability	Not Achievable		Years 1-5	C)
Deliverability	Not currently developable		Years 6-10	C)
Development Progress	SHLAA Site		Years 11-15	C)
Application Number:					





Town / Rural Alderley E	dge Ea	sting	384509 North	ing 379494
Site Description	Scrub, trees, slopes up to north.		Site Size Net (Ha)	4.76
Character of Area	Residential cul-de-sac.		Potential Capacity	143
Surrounding Land Uses	Residential, derelict/vacant pub/hot and large derelict/vacant house.	el	Potential Net Capacity	143
Physical Constraints	Flood zone 1 - little or no risk. Adjacent to railway and bypass, ma result in problems relating to air qua and noise. Mature trees on site. Si slopes up to north and is bordered to trees and hedges. Pond on site. Potential for bats and Great Crester Newts.	ality ite by		
Policy Restrictions	Green Belt.		Potential Density	30.04
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Transport Assessmikely to be required. Flood Risk Assessment may be required due to site size. Consideration of biodivers value of the site and potential need a Protected Species Survey. Consultation with Environmental Health regarding closeness to road and railway line.	nent o sity for	Determination of Capacity	Density multiplier
Sustainability	Site is located close to a bus route, allowing access to services.			
Accessibility	Access to be discussed with Highwa	ays.	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:				



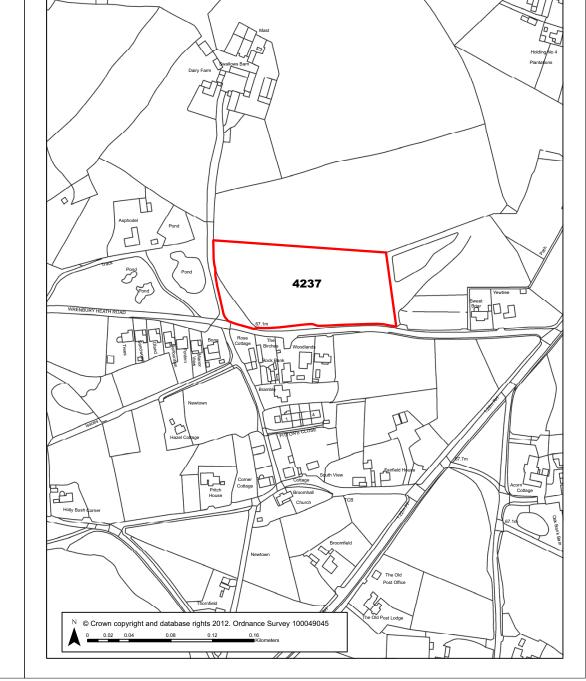


			,
Town / Rural Rural	Easting	362575 North	ing 348173
Site Description	Agricultural field at side of crossroads that form a small, isolated settlement.	Site Size Net (Ha)	1.25
Character of Area	Rural village surrounded by open countryside.	Potential Capacity	38
Surrounding Land Uses	Agricultural and residential.	Potential Net	38
Physical Constraints	Flood zone 1 - little or no risk. Hedgerows on site and to boundary. Trees to boundary. Footpath adjacent to western boundary. Site appears to be generally flat.	Capacity	
Policy Restrictions	Open countryside.	Potential Density	30.4
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Flood Risk Assessment may be required due to site size. Consideration of biodiversity value of the site and potential need for a Protected Species Survey. Consideration of footpath.	Determination of Capacity	Density multiplier
Sustainability	Site is not considered sustainable to to lack of services.		
Accessibility	Narrow lanes - 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

Land at Wrenbury Heath Road, Sound.

Site Address





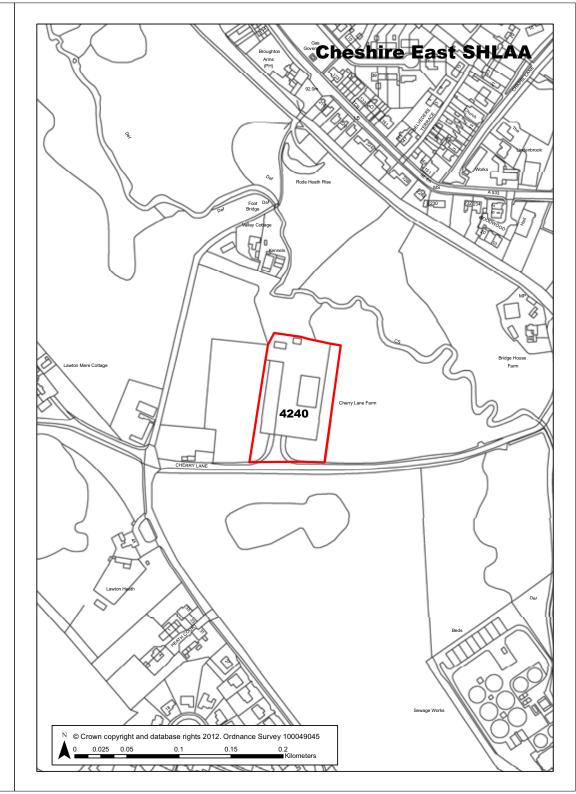
Cheshire East SHLAA

Application Number:

Ref 4239	Site Address		illing Station, War re, Knutsford	rington
Town / Rural Rural		Easting	371915 Norti	ning 382633
Site Description	Site of former petrol filling st Operational car wash and si village store with post office licence. Also garages and A style garage building. To rea and trees.	ngle-storey and off- rt Deco	Site Size Net (Ha)	0.52
Character of Area	Open countryside.		Potential Capacity	16
Surrounding Land Uses	Pub, hotel, residential uses a countryside.	and open	Potential Net Capacity	16
Physical Constraints	Flood zone 1 - little or no ris Overhead lines and telegrap cross part of the site. Potent contamination from former p station use. Hedge boundari conifers, mature trees to rea value of Art Deco garage bu Buildings and hardstanding of Site appears to be flat.	h poles ial etrol es, r. Historic ilding.		
Policy Restrictions	Green Belt.		Potential Density	30.77
Managing Constraints	Surface water runoff should calculated in accordance wit Environment Agency guideli greenfield sites. Consultation Contaminated Land Officer. Consideration of biodiversity Consideration of histroic enviconsideration of layout or rerelocation of overhead lines telegraph poles.	h nes for n with of site. rironment. moval or	Determination of Capacity	Density multiplier
Sustainability	Site is not considered sustai to lack of services.	nable due		
Accessibility	Access to be discussed with Potentially from main road.	Highways.	Total Completions	0
Other Information			Losses Completed	0
Brownfield / Greenfield	Mixed		Remaining Losses	0
Suitability	Not Suitable			
Availability	Available		Current Year	0
Achievability	Not Achievable		Years 1-5	0
Deliverability	Not currently developable		Years 6-10	0
Development Progress	SHLAA Site		Years 11-15	0
Application Number:				
Cheshire East SHLAA - I	Jpdate January 2013			Cheshire East



Ref 4240	Site Address	Cherry Lane Farm, Cherry Lane, Church Lawton.		
Town / Rural Rural		Easting	380618 Nort	hing 356806
Site Description	Agricultural use including sh	neds.	Site Size Net (Ha)	0.84
Character of Area	Open countryside, farms.		Potential Capacity	26
Surrounding Land Uses	Woodland, scattered farms, cattery.	paddocks,	Potential Net Capacity	26
Physical Constraints	Flood zone 1 - little or no ris cables across the site inclu- telegraph poles. Site of Biol Importance further east, be- site. Buildings and hardstal site. Bordered by trees. Sit to be generally flat.	ding ogical yond the nding on		
Policy Restrictions	Green Belt.		Potential Density	30.95
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consideration of biodiversity value of the site and potential need for a Protected Species Survey. Consideration of layout or removal or relocation of power cables.		Determination of Capacity	Density multiplier
Sustainability	Site is not considered to be sustainable due to lack of s			
Accessibility	One road access, access to discussed with Highways.	be	Total Completions	0
Other Information			Losses Completed	0
Brownfield / Greenfield	Greenfield		Remaining Losses	0
Suitability	Not Suitable			
Availability	Available		Current Year	0
Achievability	Not Achievable		Years 1-5	0
Deliverability	Not currently developable		Years 6-10	0
Development Progress	SHLAA Site		Years 11-15	0





Ref 4241	Site Address	Land adjacent to Hawthorne Cottage, Harvey Road, Buglawton, Congleton			
Town / Rural Congleton		Easting	387477	Northin	g 364523
Site Description	Green field.		Site Size Net ((На)	1.94
Character of Area	Open countryside.		Potential Capa	acity	59
Surrounding Land Uses	Housing estate, fields, wood and river at lower level to we		Potential Net Capacity	-	59
Physical Constraints	Flood zone 1 - little or no ris onsite appears to be in use. lines cross site. Relatively s in western corner towards e road. Relatively high land, hevelopment here may be vome distance, particularly of the site, where the land driver. Footpaths adjacent to and southern boundary. Tre Tree Preservation Orders of Trees and hedges to bound Buildings and hardstanding	Power teep slope xisting ence isible from to the west rops to the eastern ees with n site.			
Policy Restrictions	Green Belt, adjacent to a Co Area.	onservation	Potential Dens	sity	30.41
Managing Constraints	Surface water runoff should calculated in accordance wi Environment Agency guidel greenfield sites. Flood Risk Assessment may be require site size. Consideration of b value of the site and potentia a Protected Species Survey Consideration of layout or relocation of powerlines. Consideration of heritage consultation with Heritage a and British Waterways. Con of footpaths.	th ines for d due to iodiversity al need for : emoval or	Determination Capacity		Density multiplier
Sustainability	On far edge of estate. Close school, convenience store, land bus route into Congleto	nairdresser			
Accessibility	Through existing housing es access to be discussed with		Total Complet	tions	0
Other Information			Losses Comp	leted	0
Brownfield / Greenfield	Greenfield		Remaining Lo	sses	0
Suitability	Suitable - with policy change	Э			
Availability	Available		Current Year		0
Achievability	Achievable		Years 1-5		0
Deliverability	Developable		Years 6-10		59
Cheshire East SHLAA - U	Jpdate January 2013				Cheshing East



Ref 4241 Site Address

Land adjacent to Hawthorne Cottage, Harvey Road, Buglawton, Congleton

Development Progress SHLAA Site

Years 11-15

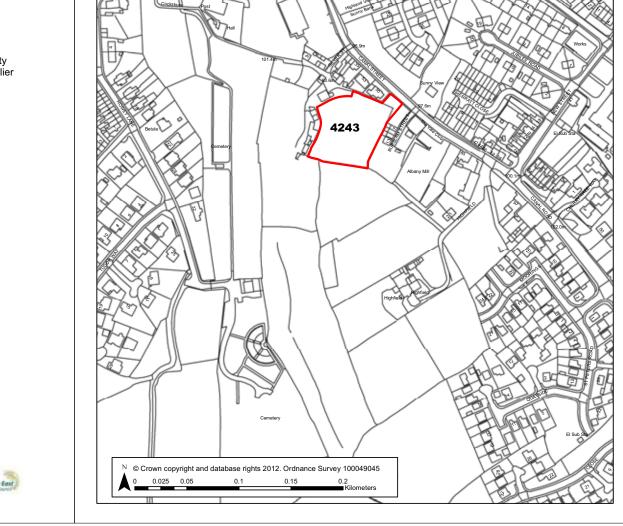
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Application Number:

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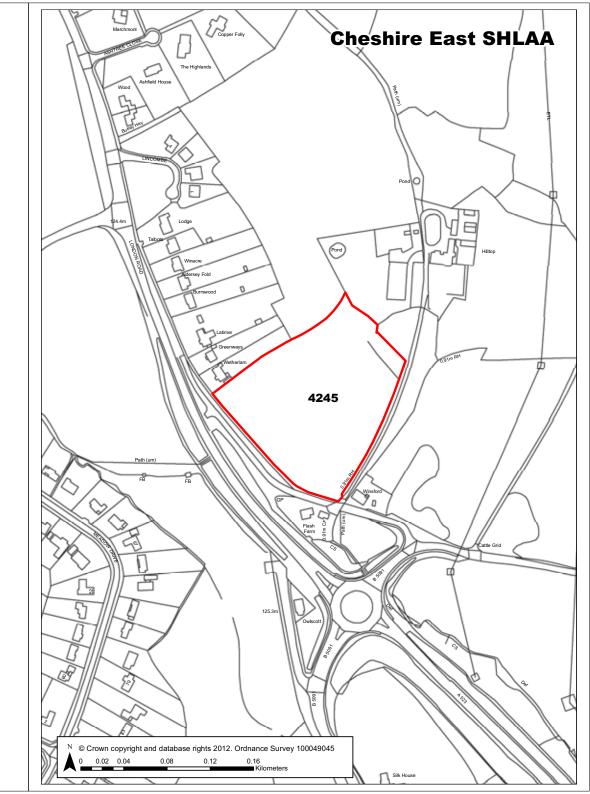
Ref 4243	Site Address	Land off Canal Street, Congleton.		
Town / Rural Congleton		Easting	386108 North	ing 362606
Site Description	Field with hedge/tree bounda Levels rise steeply to western boundary.		Site Size Net (Ha)	0.41
Character of Area	Residential/urban and open countryside.		Potential Capacity	13
Surrounding Land Uses	Residential, A1 retail use, opcountryside.	en	Potential Net Capacity	13
Physical Constraints	Flood zone 1 - little or no risk topography and potential con land are all issues for the site with Tree Preservation Order overhang the site. Site is bottrees and hedges.	taminated e. Trees s may	capacity	
Policy Restrictions	Within settlement boundary of Congleton.	f	Potential Density	31.71
Managing Constraints	Consultation with Contaminated Land Officer. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consideration of biodiversity value of the site and potential need for a Protected Species Survey.		Determination of Capacity	Density multiplier
Sustainability	Greenfield site, considered to sustainably located.	be be		
Accessibility	Access possible, although im existing highways to be asse Access to be discussed with	ssed.	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	13
Development Progress Application Number:	SHLAA Site		Years 11-15	0





Cheshire East SHLAA

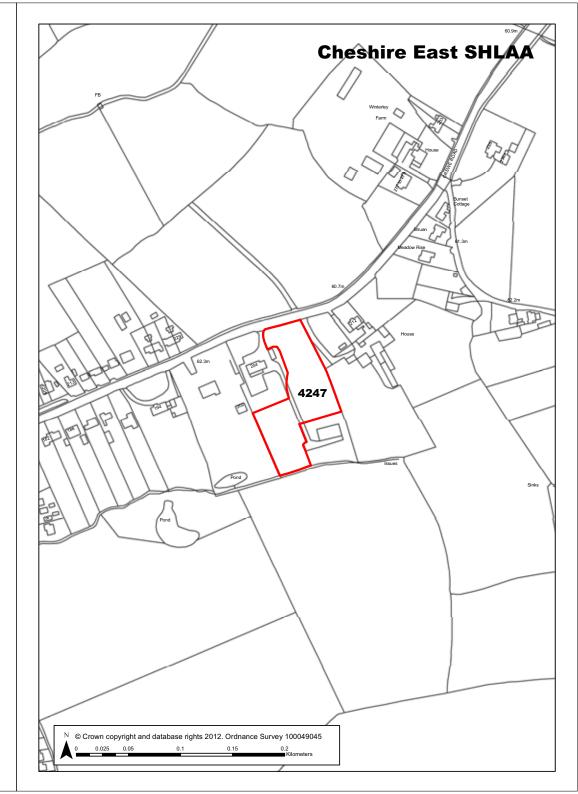
Ref 4245	Site Address	Land at Flash Lane, Bollington.			
Town / Rural Bollington		Easting	391292 Nort	hing 377288	
Site Description	Open field, sloping fairly stee west to east, between two sn and detached housing.		Site Size Net (Ha)	1.83	
Character of Area	Agriculture and residential.		Potential Capacity	55	
Surrounding Land Uses	Agricultural and residential.		Potential Net	55	
Physical Constraints	Flood zone 1 - little or no risk Hedgerows, trees and topogr all potential issues for the site and hedges to boundary. Fo adjacent to part of boundary.	isk. Capacity ography are site. Trees Footpath		33	
Policy Restrictions	Open Countryside.		Potential Density	30.05	
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Flood Risk Assessment may be required due to site size. Consideration of biodiversity value of the site and potential need for a Protected Species Survey. Consideration of footpath.		Determination of Capacity	Density multiplier	
Sustainability	Site is not considered sustain to lack of services.	able due			
Accessibility	Accessed from busy London access to be discussed with		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	



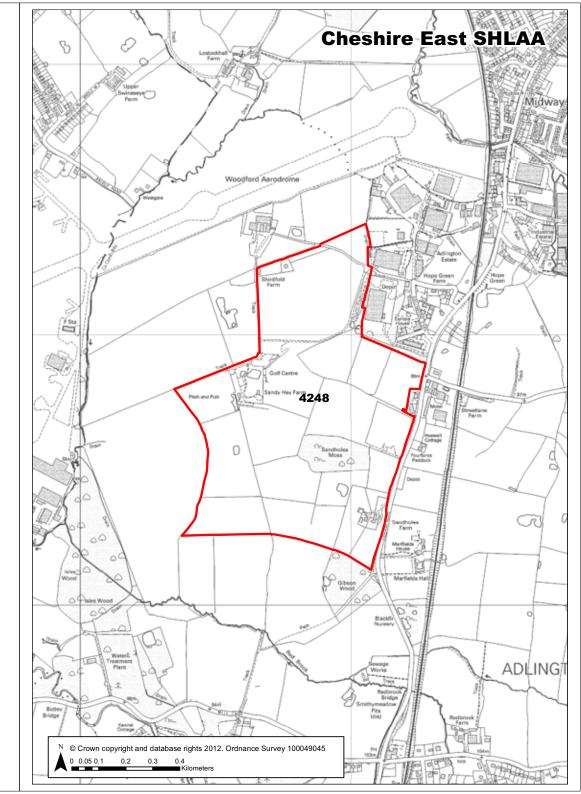


Ref 4247	Site Address	Land at the Printworks, Crewe Road, Haslington.			e Road,
Town / Rural Haslington		Easting	374232	Northin	ng 356473
Site Description	Open field to the east and s Crewe Road on edge of set Office/residential buldings a on the same plot but are no in the boundarys of the SHL Stream runs to south bound	tlement. re situated t included .AA site.	Site Size Net (H	1 a)	0.61
Character of Area	Edge of settlement, open co	ountryside.	Potential Capa	city	19
Surrounding Land Uses	Residential, agriculture.		Potential Net	,	19
Physical Constraints	Flood zone 1 - little or no ris Hedgerows and mature tree Stream to south is not consi flood risk at this time. Trees Preservation Orders at site Trees, hedges and fencing to boundary. Site appears to be generally flat.	no risk. ce trees on site. considered a Trees with Tree t site entrance. noing to			
Policy Restrictions	Open Countryside.		Potential Dens	ity	31.15
Managing Constraints	Surface water runoff should calculated in accordance wi Environment Agency guidel Consideration of biodiversity the site and potential need for Protected Species Survey. likely to be required.	th ines. y value of or a	Determination Capacity	of	Density multiplier
Sustainability	Site is close to a bus route, access to services.	allowing			
Accessibility	Access to be discussed with	n Highways.	Total Completi	ons	0
Other Information			Losses Compl	eted	0
Brownfield / Greenfield	Greenfield		Remaining Los	ses	0
Suitability	Suitable - with policy change	е			
Availability	Available		Current Year		0
Achievability	Achievable		Years 1-5		0
Deliverability	Developable		Years 6-10		19
Development Progress	SHLAA Site		Years 11-15		0
Application Number:					





Ref 4248	Site Address	Land west Green, Po	of London Roa ynton.	ad, Hope
Town / Rural Poynton -	Edge / Extension	Easting	390838 N	orthing 381716
Site Description	Large site comprising agric golf course and woodland.	cultural land,	Site Size Net (Ha	a) 67.86
Character of Area	Edge of settlement, semi-recountryside.	ural open	Potential Capaci	ity 2036
Surrounding Land Uses	Industrial estate, hotel, res agricultural.	idential,	Potential Net Capacity	2036
Physical Constraints	Food zone 2 and 3 - mediurisk. Potential for contamir Woodland on site. Access constraints. Footpath cros a footpath is also adjacent the northern boundary. Buhardstanding on site. Site undulating. Trees and hed boundary.	ses site and to part of ildings and is	,,,,,	
Policy Restrictions	Green Belt. Includes land s for new road.	safeguarded	Potential Density	y 30
Managing Constraints	Surface water runoff should calculated in accordance we Environment Agency guides greenfield sites. Transport likely to be required. Consiflood risk. Flood Risk Assemay be required due to site Consideration of biodiversithe site and potential need Protected Species Survey. Consideration of new road.	vith Assessment dration of essment e size. ty value of for a	Determination of Capacity	f Density multiplier
Sustainability	Site is not currently considently sustainable, however, scaled evelopment could create sustainable community.	e and mix of		
Accessibility	Access to be discussed with	th Highways.	Total Completion	ns 0
Other Information			Losses Complet	ed 0
Brownfield / Greenfield	Greenfield		Remaining Loss	es 0
Suitability	Not Suitable			
Availability	Available		Current Year	0
Achievability	Not Achievable		Years 1-5	0
Deliverability	Not currently developable		Years 6-10	0
Development Progress	SHLAA Site		Years 11-15	0
Application Number:				
Cheshire East SHLAA -	Update January 2013			Cheshing East

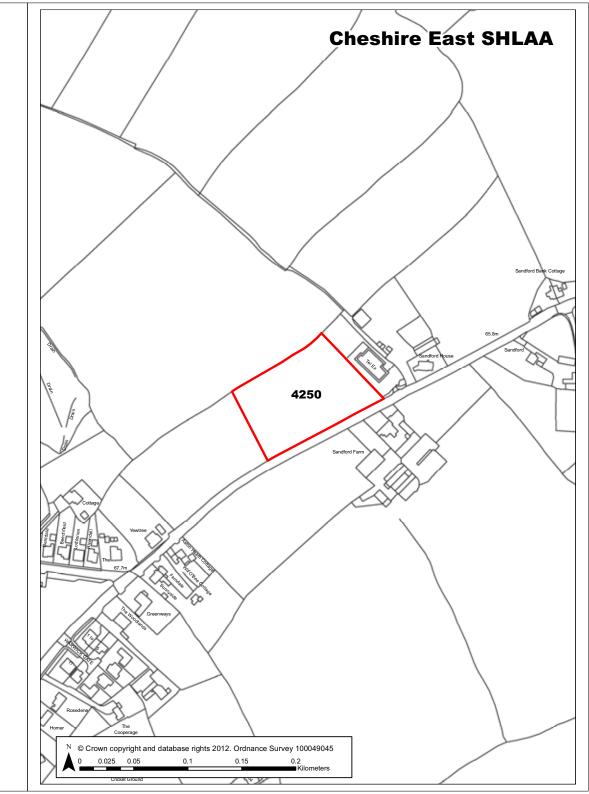


Ref 4249	Site Address		akfields Bungalow terley, Crewe	, Newcastle
Town / Rural Rural		Easting	374323 North	ing 350803
Site Description	Bungalow with sheds and agricultural/commercial build rear on A531.	lings to	Site Size Net (Ha)	0.55
Character of Area	Rural.		Potential Capacity	17
Surrounding Land Uses	Retail, residential, gold cours agriculture, used car garage		Potential Net Capacity	17
Physical Constraints	trees and hedgerows on site	Flood zone 1 - little or no risk. Mature trees and hedgerows on site and to boundary. Fencing to boundary. Site appears to be flat.		
Policy Restrictions	Green Belt, Hazardous Installations Consultation Zone.		Potential Density	30.91
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines. Consideration of biodiversity of site and potential need for a Protected Species Survey. Consultation with the Health and Safety Executive.		Determination of Capacity	Density multiplier
Sustainability	Bus stop next to site but other isolated form amenities.	erwise		
Accessibility	Access to be discussed with	Highways.	Total Completions	0
Other Information			Losses Completed	0
Brownfield / Greenfield	Mixed		Remaining Losses	0
Suitability	Not Suitable			
Availability	Available		Current Year	0
Achievability	Not Achievable		Years 1-5	0
Deliverability	Not currently developable		Years 6-10	0
Development Progress	SHLAA Site		Years 11-15	0
Application Number:				



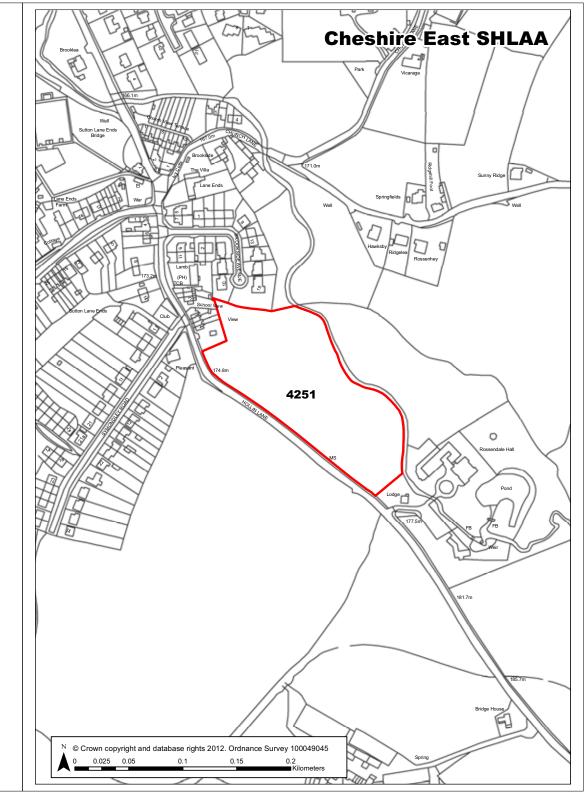
Ref 4250	Site Address	Land adjacent to telephone exchange, Whitchurch Road, Aston, Nantwich.			
Town / Rural Rural		Easting	361519 North	ing 346872	
Site Description	Paddock across form Sand with country lane running a south boundary. Telephone to the east, fields to the nor west. Hedgerows run along Site is on periphery of Asto	long the Exchange th and g two sides.	Site Size Net (Ha)	0.83	
Character of Area	Agriculture - mainly equine	•	Potential Capacity	25	
Surrounding Land Uses	Open countryside		Potential Net	25	
Physical Constraints	Flood zone 1 - little or no ris Hedgerows along two sides close to site. Close to a Lis Building. Overhead pylons site. Site appears to be ge	s. Footpath ted crossing	Capacity	_3	
Policy Restrictions	Open Countryside.		Potential Density	30.12	
Managing Constraints	Surface water runoff should calculated in accordance we Environment Agency guide greenfield sites. Consideral biodiversity of the site. Con of the historic environment footoath. Consultation with and Design. Consideration overhead pylons.	ith lines for tion of sideration and Heritage	Determination of Capacity	Density multiplier	
Sustainability	Site is not considered sustate to lack of services.	ainable due			
Accessibility	Access to be discussed wit	h Highways.	Total Completions	0	
Other Information			Losses Completed	0	
Brownfield / Greenfield	Greenfield		Remaining Losses	0	
Suitability	Suitable - with policy chang	je			
Availability	Available		Current Year	0	
Achievability	Achievable		Years 1-5	0	
Deliverability	Developable		Years 6-10	25	
Development Progress	SHLAA Site		Years 11-15	0	
Application Number:					



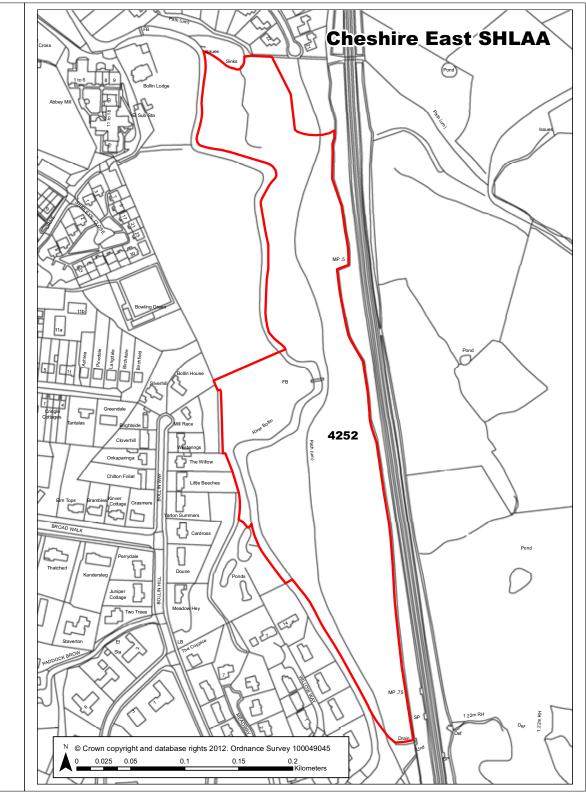


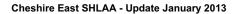
Ref 4251	Site Address	Address Land west of Rossendale Hall, Hollin Lane, Sutton.		
Town / Rural Rural		Easting	392949 North	ing 370853
Site Description	Undulating, hilly, arable field a brook on the western bound		Site Size Net (Ha)	1.65
Character of Area	Edge of settlement, agriculti residential.	ural,	Potential Capacity	50
Surrounding Land Uses	Residential to the north, Hal grounds to east. Agricultura		Potential Net Capacity	50
Physical Constraints	risk along eastern boundary topography and hedgerows	Flood zone 2 and 3 - medium to high risk along eastern boundary. Brook, topography and hedgerows are potential issues for the site. Hedges to boundary.		
Policy Restrictions	Area of Special Country Val Belt.	ue, Green	Potential Density	30.3
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Transport Assessment likely to be required. Consideration of biodiversity of the site and potential need for a Protected Species Survey. Consideration of flood risk. Flood Risk Assessment will be required. Consideration of landscape value of the site.		Determination of Capacity	Density multiplier
Sustainability	Site is not considered susta to lack of services.	inable due		
Accessibility	Access to be discussed with	n Highways.	Total Completions	0
Other Information			Losses Completed	0
Brownfield / Greenfield	Mixed		Remaining Losses	0
Suitability	Not Suitable			
Availability	Available		Current Year	0
Achievability	Not Achievable		Years 1-5	0
Deliverability	Not currently developable		Years 6-10	0
Development Progress	SHLAA Site		Years 11-15	0
Application Number:				





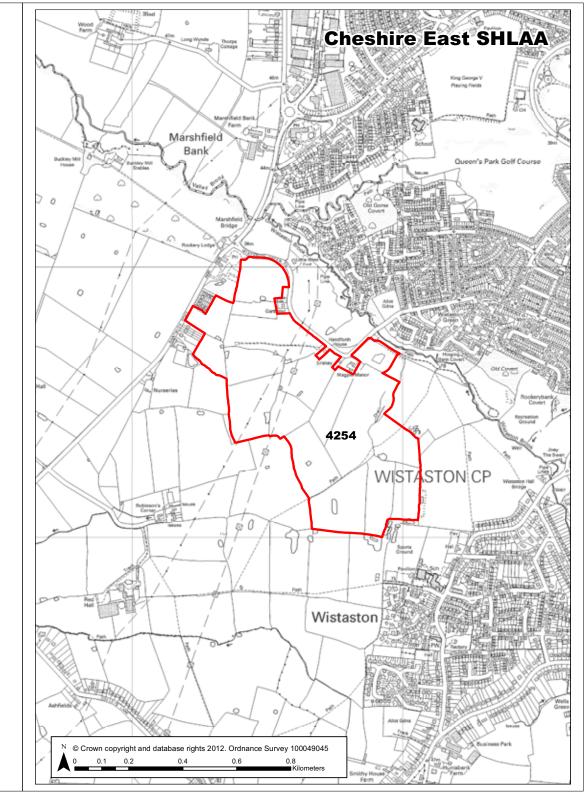
Ref 4252	Site Address	Land off Bridge Green, Prestbury, Macclesfield.			
Town / Rural Prestbury		Easting	390340	Northin	g 376596
Site Description	Green fields.		Site Size Net (На)	5.57
Character of Area	Semi-rural, edge of settleme	ent.	Potential Capa	acity	168
Surrounding Land Uses	Residential and railway.		Potential Net		168
Physical Constraints	Site is adjacent to the River potential for flood risk. Poter access issues. Footpath the Adjacent to the railway.	ntial	Capacity		
Policy Restrictions	Flood zone 2 and 3. Area of County Value for landscape Belt. Open Space.		Potential Dens	sity	30.16
Managing Constraints	Retention or replacement of open space. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Flood mitigation likely to be required. Consideration of biodiversity of site. Transport Assessment likely to be required. Consideration of landscape value of the site.		Determination Capacity		Density multiplier
Sustainability	Edge of existing settlement a range of services.	containing			
Accessibility	No visible access. Access to discussed with Highways.	be be	Total Complet	tions	0
Other Information			Losses Comp	leted	0
Brownfield / Greenfield	Greenfield		Remaining Lo	sses	0
Suitability	Not Suitable				
Availability	Available		Current Year		0
Achievability	Not Achievable		Years 1-5		0
Deliverability	Not currently developable		Years 6-10		0
Development Progress	SHLAA Site		Years 11-15		0





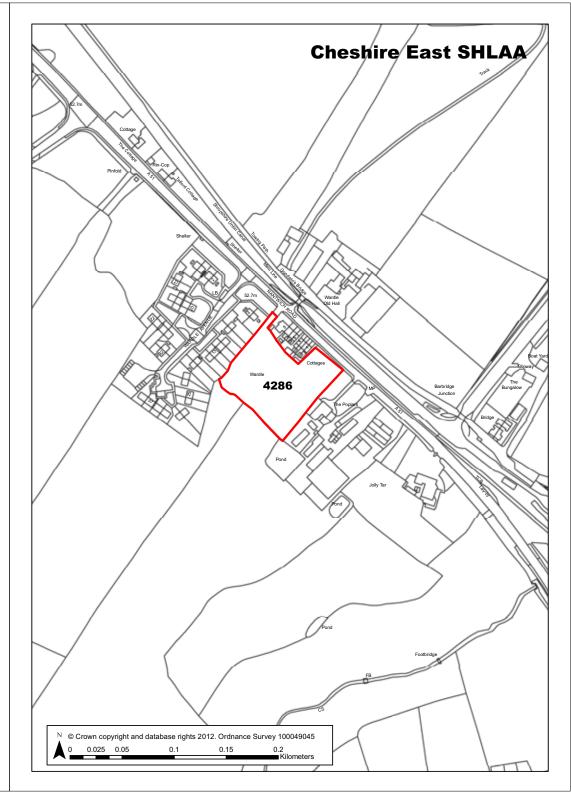


Ref 4254	Site Address	Land off W	/istaston Green R	oad, Crewe.
Town / Rural Crewe - Ed	lge / Extension	Easting	367668 Nort l	ning 354488
Site Description	Numerous agricultural fields green space between Wista Wistaston Green.		Site Size Net (Ha)	44.9
Character of Area	Green gap between settlem	ents.	Potential Capacity	1347
Surrounding Land Uses	Agricultural and residential s	settlements.	Potential Net	1347
Physical Constraints	Power lines and Pylons acro Footpath across the site. Dr Appear to be ponds within the Trees and hedgerows to fiel boundaries within site and o boundaries.	cross site. Capacity Drain on site. the site. eld		
Policy Restrictions	Green Gap, western side of hazadous consultation zone site within the new Green Be identified in the Developmen	. Part of elt as	Potential Density	30
Managing Constraints	Surface water runoff should calculated in accordance will Environment Agency guideling greenfield sites. Transport Allikely to be required. Consideration of the site, inclue protected Species Survey. Fassessment may be required site size. Consultation with the officer. Consideration of layor relocation or removal of powers.	th nes for ussessment eration of ding a Flood risk d due to he PROW out or	Determination of Capacity	Density multiplier
Sustainability	Bus route, post box, public h ATM on Nantwich Road.	nouse and		
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	Marginal / Uncertain		Current Year	0
Achievability	Not Achievable		Years 1-5	0
Deliverability	Not currently developable		Years 6-10	0
	SHI AA Sito		Years 11-15	0
Development Progress	SHLAA Site			



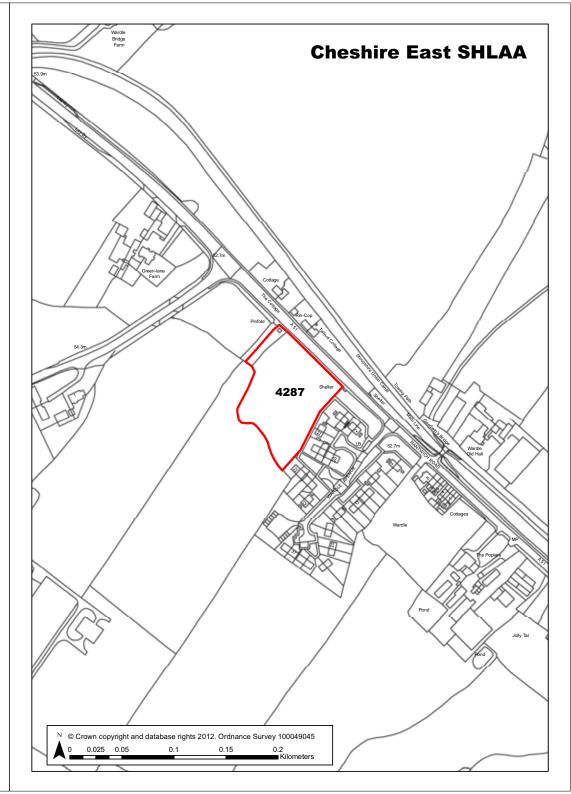


Ref 4286	Site Address	Land rear of Wardle Cottages, Nan Road, Wardle				
Town / Rural Rural		Easting	361128	Northin	ı g 357039	
Site Description	Disused field enclosed.		Site Size Net (На)	0.64	
Character of Area	Open countryside with indusettlements located around network.		Potential Capa	acity	20	
Surrounding Land Uses	Agricultural, industrial and re	esidential.	Potential Net		20	
Physical Constraints	Trees and hedgerows to bo Boggy uneven ground.				-	
Policy Restrictions	Open countryside		Potential Dens	sity	31.25	
Managing Constraints	Surface water runoff should calculated in accordance wi Environment Agency guidel Consideration of biodiversity	th ines.	Determination Capacity		Density multiplier	
Sustainability	Public house and bus route Nantwich Road.	on				
Accessibility	Access to be discussed with	n Highways.	Total Complet	ions	0	
Other Information			Losses Compl	leted	0	
Brownfield / Greenfield	Greenfield		Remaining Lo	sses	0	
Suitability	Not Suitable					
Availability	Available		Current Year		0	
Achievability	Not Achievable		Years 1-5		0	
Deliverability	Not currently developable		Years 6-10		0	
Development Progress	SHLAA Site		Years 11-15		0	





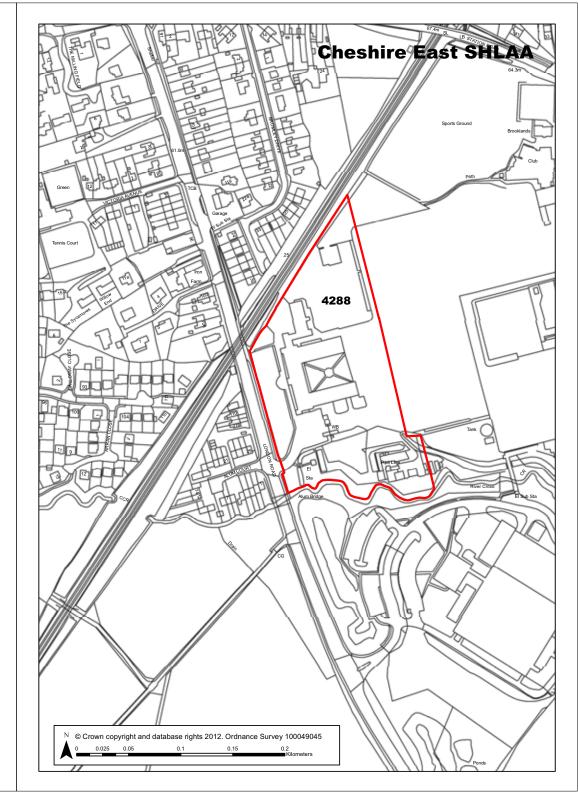
Ref 4287	Site Address	Land adjacent Wardle Avenue off Nantwich Road, Wardle			
Town / Rural Rural		Easting	360998	Northir	ng 357171
Site Description	Open unused paddock.		Site Size Net (На)	0.73
Character of Area	Edge of Wardle settlement.		Potential Capa	acity	22
Surrounding Land Uses		Residential, agriculture and industry located along main road and canal network.		-	22
Physical Constraints	Trees and hedges to bound	aries.			
Policy Restrictions	Open countryside.		Potential Dens	sity	30.14
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines. Consideration of biodiversity of site.		Determination Capacity	ı of	Density multiplier
Sustainability	Public house and bus route Nantwich Road.	on			
Accessibility	Access to be discussed with	n Highways.	Total Complet	ions	0
Other Information	4286 on other side of buildir submitted to SHLAA.	ngs also	Losses Comp	leted	0
Brownfield / Greenfield	Greenfield		Remaining Lo	sses	0
Suitability	Not Suitable				
Availability	Available		Current Year		0
Achievability	Not Achievable		Years 1-5		0
Deliverability	Not currently developable		Years 6-10		0
Development Progress	SHLAA Site		Years 11-15		0





Rei 4200	Site Address	Holmes Cl	hapel.	-011001	rittoau,
Town / Rural Holmes Ch	napel	Easting	376520	Northin	ng 366596
Site Description	Former offices.		Site Size Net (I	На)	2.8
Character of Area	Residential and industrial.		Potential Capa	citv	84
Surrounding Land Uses	Residential, industrial and	countryside.	Potential Net		84
Physical Constraints	Existing building, and its po heritage merit as an art dec building. Slightly raised site development on the site pro views. Adjacent to railway li Potential contamination. Lo along southern boundary of	o style may make ominent in ne. w flood risk	Capacity		
Policy Restrictions	Jodrell Bank Radio Telesco Consultation Zone, Within the Chapel Settlement Zone Lir	ne Holmes	Potential Dens	ity	30
Managing Constraints	Consideration of biodiversit site. Flood risk assessment required due to site size. Co with University of Manchest regarding Jodrell Bank. Cor with Contaminated Land off assessment may be require Consideration of amenity of residential development adj	may be onsultation er asultation icer. Noise d. new	Determination Capacity	of	Density multiplier
Sustainability	Train station on Station Roar route on London Road. Adja existing new residential dev New links to village centre t provided to create sustainal development.	acent to elopment. o be			
Accessibility	Good access from main roa currently this is a 60mph roa to be discussed with Highwa	ad. Access	Total Completi	ons	0
Other Information			Losses Compl	eted	0
Brownfield / Greenfield	Brownfield		Remaining Los	sses	0
Suitability	Suitable				
Availability	Available		Current Year		0
Achievability	Achievable		Years 1-5		84
Deliverability	Deliverable		Years 6-10		0
Development Progress	SHLAA Site		Years 11-15		0
Application Number:					
Cheshire East SHLAA - U	Jpdate January 2013				Cheshing East

Former Fisons offices, London Road,

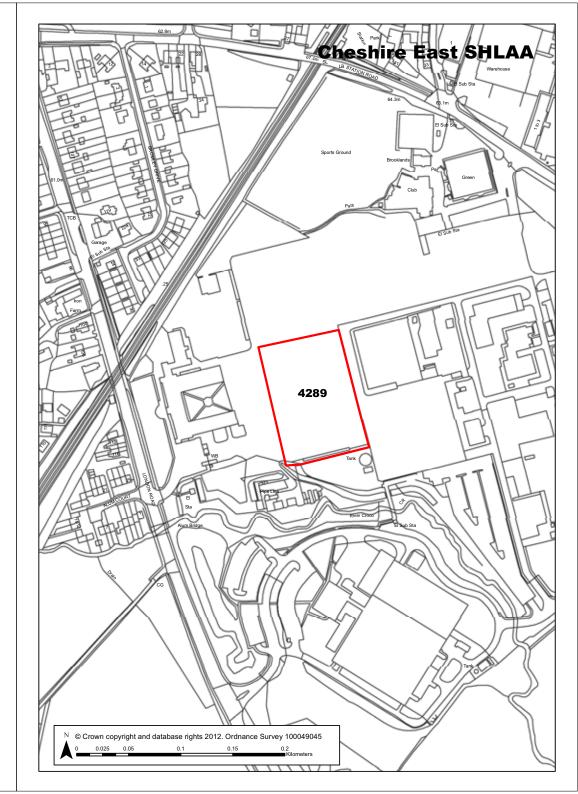




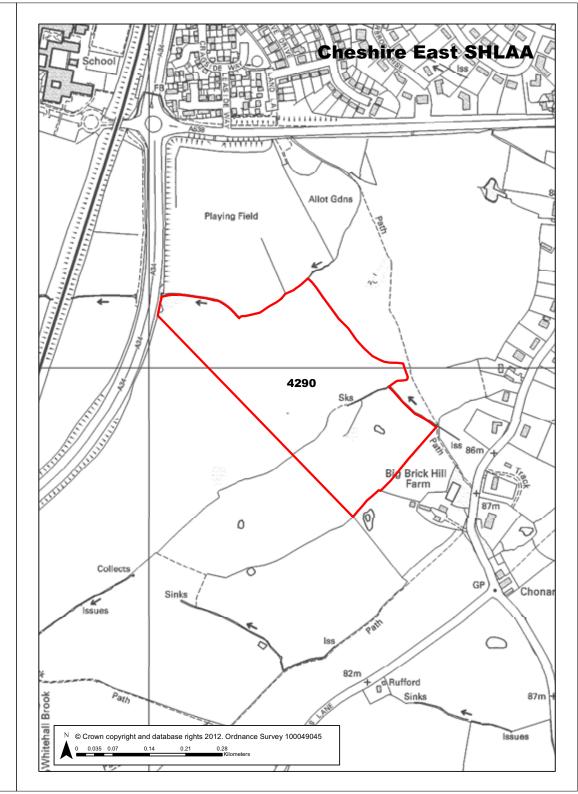
	London Road, Holmes Chapel.					
Town / Rural Holmes Ch	napel	Easting	376614	Northi	ng	366605
Site Description	Former offices and industry.		Site Size Net	(Ha)	0.9	94
Character of Area	Industrial and Residential.		Potential Cap	acity	29	
Surrounding Land Uses	Residential and Industrial.		Potential Net		29	
Physical Constraints	Slightly raised site, hence deve impact may be greater. Adjacer railway line. Potential contamin	nt to	Capacity			
Policy Restrictions	Jodrell Bank Radio Telescope Consultation Zone, Settlement	Zone	Potential Den	sity	30	.85
Managing Constraints	Consideration of biodiversity of site. Consultation with Universit Manchester regarding Jodrell B Consultation with Contaminate officer. Consideration of the am and potential links into the new residential development adjace the site.	y of ank. d Land enity	Determination Capacity	n of		nsity ıltiplier
Sustainability	Train station on Station Road a route on London Road. Adjacet existing new residential develop New links to village centre to be provided to create sustainable development.	nt to oment.				
Accessibility	Currently landlocked, would de upon Site Ref 4288 coming for and/or providing access from mroad.	vard	Total Comple	tions	0	
Other Information			Losses Comp	oleted	0	
Brownfield / Greenfield	Brownfield		Remaining Lo	osses	0	
Suitability	Suitable					
Availability	Available		Current Year		0	
Achievability	Achievable		Years 1-5		29	
Deliverability	Deliverable		Years 6-10		0	
Development Progress	SHLAA Site		Years 11-15		0	
Application Number:						

Land rear of former Fisons offices,





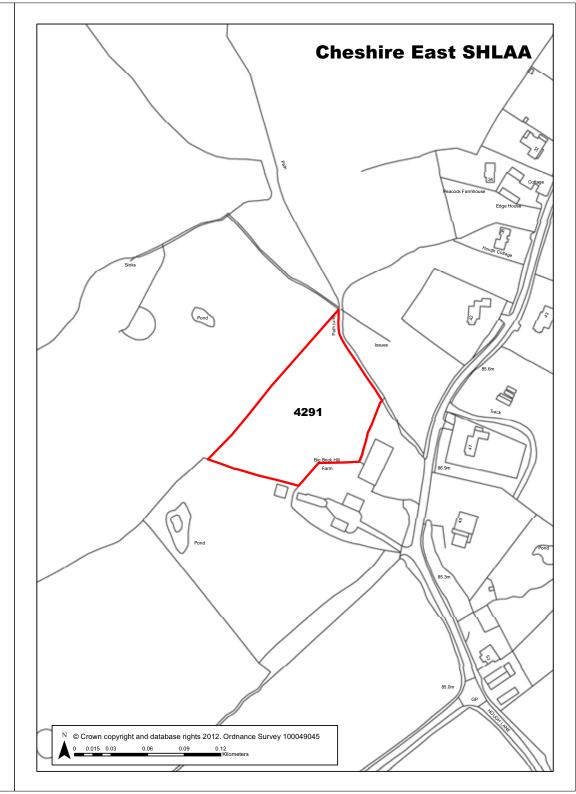
Ref 4290	Site Address	Site Address Land between Big Brick Hill Farm ar A34, Wilmslow.				
Town / Rural Wilmslow -	Edge / Extension	Easting	385304	Northing	378864	
Site Description	Undulating field with trees.		Site Size Net (Ha) 1	1.01	
Character of Area	Edge of residential built-up a	irea.	Potential Capa	acity 3	31	
Surrounding Land Uses	Countryside, residential, farr opposite side of road.	n on	Potential Net Capacity		31	
Physical Constraints	the A34, potentially giving ris noise and air quality issues. with a steep rise towards the	Ponds. North-west corner of site edges the A34, potentially giving rise to traffic noise and air quality issues. Undulating with a steep rise towards the A34. No flood risk. Adjacent to playing fields.				
Policy Restrictions	Green Belt.		Potential Dens	sity 3	0.06	
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Transport Assessment likely to be required. Consideration of biodiversity of the site. Flood risk assessment may be required due to site size.		Determination Capacity		Density nultiplier	
Sustainability	Site is not considered sustai	nable.				
Accessibility	No access to the site from the road due to intervening field		Total Complet	ions C		
Other Information			Losses Comp	leted C	ı	
Brownfield / Greenfield	Greenfield		Remaining Lo	sses C		
Suitability	Not Suitable					
Availability	Available		Current Year	C		
Achievability	Not Achievable		Years 1-5	C		
Deliverability	Not currently developable		Years 6-10	C		
Development Progress	SHLAA Site		Years 11-15	C		



Application Number:

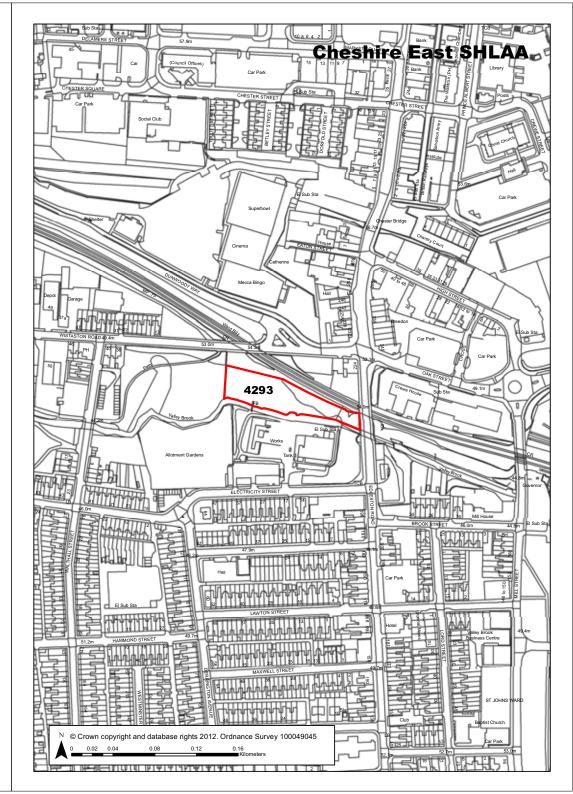
Ref 4291	Site Address	Land rear of Big Brick Hill Farm, Houg Lane, Wilmslow.				
Town / Rural Wilmslow	- Edge / Extension	Easting	385524 North	ing 379800		
Site Description	Lined by mature trees, open countryside, sloping to the		Site Size Net (Ha)	0.98		
Character of Area	Edge of residential built-up	area.	Potential Capacity	30		
Surrounding Land Uses	Countryside, residential use opposite side of road.	es, farm on	Potential Net	30		
Physical Constraints	No direct access to the site blocked by adjacent fields. trees. Undulating. Relatively visible from a distance. No Footpath to boundary.	Mature y high land,				
Policy Restrictions	Green Belt.		Potential Density	30.61		
Managing Constraints	Surface water runoff should calculated in accordance w Environment Agency guidel greenfield sites. Considerat biodiversity of site. Consultathe PROW officer.	ith lines for ion of	Determination of Capacity	Density multiplier		
Sustainability	Site is not considered susta located.	inably				
Accessibility	No direct access from the roblocked by adjacent fields.	oad. Site is	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		





		Electricity Street, Crewe.			
Town / Rural Crewe		Easting	370437	Northi	ng 355363
Site Description	Narrow piece of scrub wasted deep valley with a railway linnothern boundary. Disected stream. Road bridge goes of the site.	e along by a	Site Size Net	(Ha)	0.32
Character of Area	Town centre.		Potential Cap	acity	10
Surrounding Land Uses	Industry, allotments, railway, residential, commercial.		Potential Net		10
Physical Constraints	Topography, railway line, roa valley brook, flood risk area.	d bridge,			
Policy Restrictions	Town centre.		Potential Den	sity	31.25
Managing Constraints	Surface water runoff should lealculated in accordance with Environment Agency guidelin Consideration of biodiversity site. Noise assessment likely required.	n nes. of the	Determination Capacity	n of	Density multiplier
Sustainability	In town centre.				
Accessibility	No clear access route.		Total Comple	tions	0
Other Information			Losses Comp	oleted	0
Brownfield / Greenfield	Greenfield		Remaining Lo	osses	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

Land rear of the old Manweb Depot,

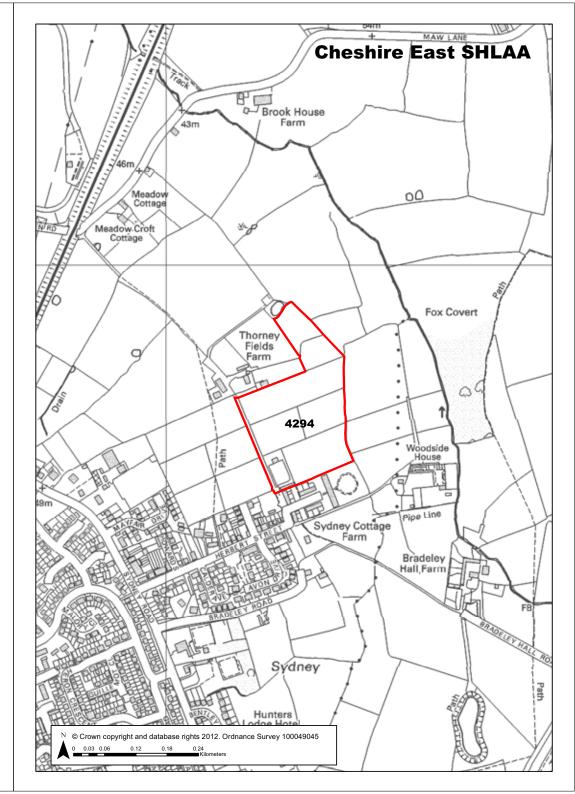




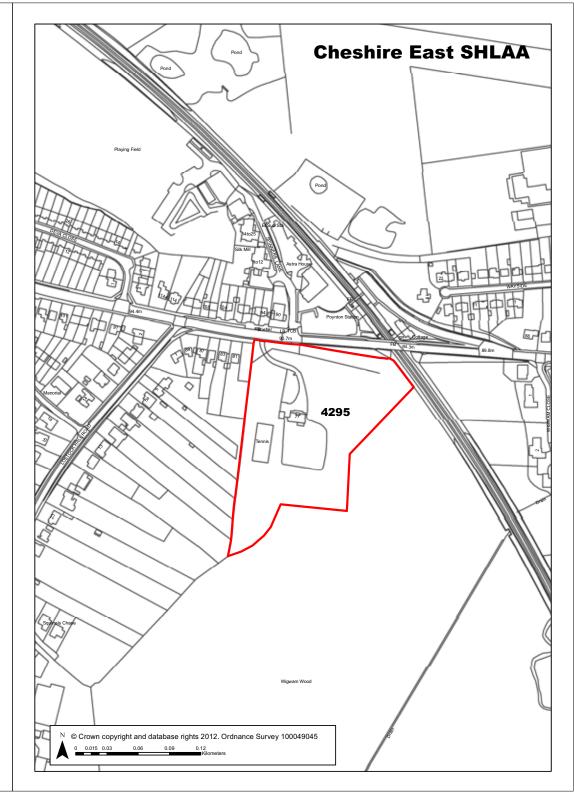
Application Number:

Ref 4294	Site Address	Land adjacent Thorneyfields Farm, Herbert Street, Crewe				
Town / Rural Crewe		Easting	372258 Nortl	ning 356722		
Site Description	Six agricultural fields and a agricultural building. New b the south and agricultural fi other sides.	uild flats to	Site Size Net (Ha)	4.45		
Character of Area	Edge of settlement.		Potential Capacity	134		
Surrounding Land Uses	Residential, agricultural. Fie west have also been submi SHLAA (4039).		Potential Net Capacity	134		
Physical Constraints	Trees and hedges to field be Buildings on site. Overhead edge of site.					
Policy Restrictions	Green Gap. Site is within S Open Gap as identified in the Development Strategy.		Potential Density	30.11		
Managing Constraints	Surface water runoff should calculated in accordance w Environment Agency guide Transport Assessment likel required. Consideration of the site. Flood risk assess be required due to site size	ith lines. y to be piodiversity esment may	Determination of Capacity	Density multiplier		
Sustainability	Site is not considered susta However, it may be possible a sustainable development scale of development propo- wider area.	e to create due to the				
Accessibility	Access to be discussed wit	h Highways.	Total Completions	0		
Other Information			Losses Completed	0		
Brownfield / Greenfield	Greenfield		Remaining Losses	0		
Suitability	Suitable - with policy chang	е				
Availability	Marginal / Uncertain		Current Year	0		
Achievability	Achievable		Years 1-5	0		
Deliverability	Developable		Years 6-10	90		
Development Progress	SHLAA Site		Years 11-15	44		
Application Number:						





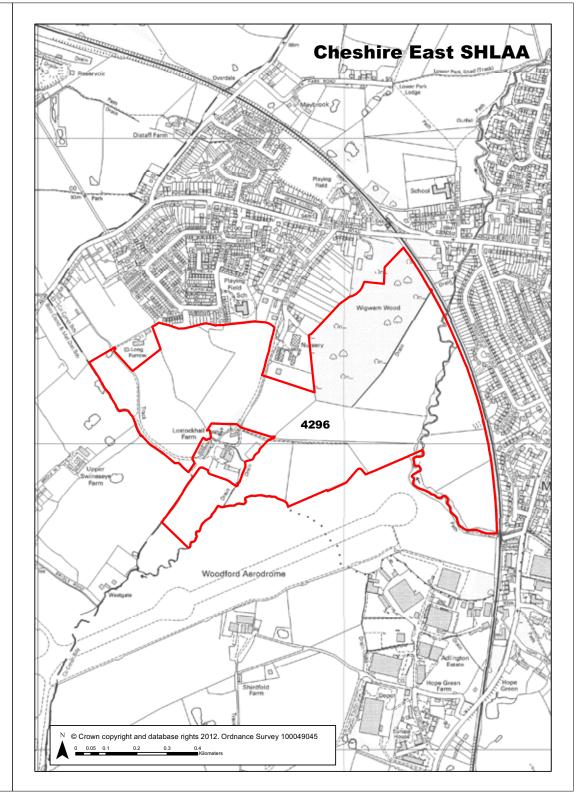
Ref 4295	Site Address	Land at W Poynton.	oodleigh, 77 Ch	ester Road,
Town / Rural Poynton -	Edge / Extension	Easting	391091 No	rthing 383602
Site Description	Large, gated residential hor Railway at part of eastern b		Site Size Net (Ha)	2.06
Character of Area	Generally reisdential. Reside to train station.	dential, next	Potential Capacit	y 62
Surrounding Land Uses	Residential and woodland.		Potential Net	62
Physical Constraints	Part of site Nature Conserv Adjacent to Wig Wam Woo Woodland and trees on site Flood Zone 2 and 3. TPO. A the Railway.	d SBI. e. Part	ion area. Capacity SBI. Part	
Policy Restrictions	Green Belt. Part of site Nat Conservation area. SBI. Pa Zone 2 and 3. TPO.		Potential Density	30.1
Managing Constraints	Surface water runoff should calculated in accordance w Environment Agency guide greenfield sites. Transport likely to be required. Consideration of SBI and Natur Conservation Area. Flood reassessment may be required assessment may be required assessment may be required.	ith lines for Assessment deration of uding e e isk ed. Noise ed (rail).	Determination of Capacity	Density multiplier
Sustainability	Bus route and post box on Road. Train Station opposit scale of development in the could create a sustainable providing appropriate servic infrastructure are provided.	te site. The wider area community, ces and		
Accessibility	Access to be discussed wit Located off main road.	h highways.	Total Completion	s 0
Other Information			Losses Complete	d 0
Brownfield / Greenfield	Mixed		Remaining Losse	s 0
Suitability	Not Suitable			
Availability	Available		Current Year	0
Achievability	Not Achievable		Years 1-5	0
Deliverability	Not currently developable		Years 6-10	0
Development Progress	SHLAA Site		Years 11-15	0
Application Number:				
Cheshire East SHLAA - I	Update January 2013			Cheshire East





Ref 4296	Site Address	Land at Lostock Hall Farm, Lostock Road, Poynton.		
Town / Rural Poynton -	Edge / Extension	Easting	390917 N	lorthing 383130
Site Description	Farm fields and woods surr farm house. Edge of reside development.		Site Size Net (Ha	a) 62.12
Character of Area	Open countryside.		Potential Capac	ity 1864
Surrounding Land Uses	Residential, woodland and	agriculture.	Potential Net	1864
Physical Constraints	Poynton bypass. Site includ Wam wood, an area of woo an SBI. TPO. Potentially parisk area. Site is adjacent to railway. Footpaths cross the brook and a drain appear to through the site. Undulating	dland and rt of flood the e site. A cross	Capacity	.00
Policy Restrictions	Green Belt. SBI. TPO. Poyr bypass. Nature Conservation Importance area.		Potential Densit	ty 30.01
Managing Constraints	Surface water runoff should calculated in accordance will Environment Agency guidel greenfield sites. Transport Alikely to be required. Consideration of the site, inclusive protection of nature conservand SBI. Flood risk assessible required.	th ines for Assessment deration of ding vation area	Determination of Capacity	of Density multiplier
Sustainability	School and Train Station neroute and post box on Ches The scale of development in area could create a sustain community, providing approservices and infrastructure aprovided.	eter Road. In the wider able opriate		
Accessibility	Access to be discussed with	n highways.	Total Completio	ons 0
Other Information			Losses Comple	ted 0
Brownfield / Greenfield	Greenfield		Remaining Loss	ses 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:				
				202

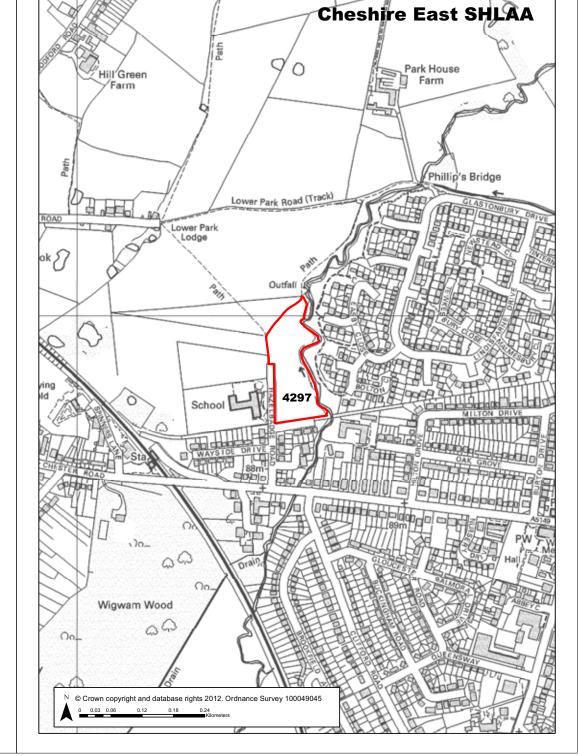
Cheshire East SHLAA - Update January 2013



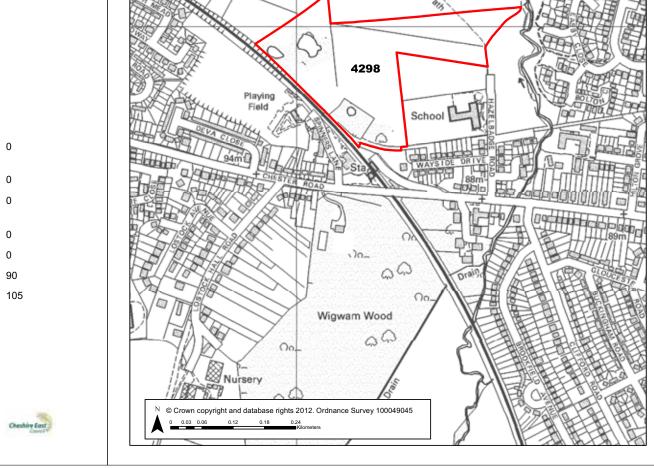


Ref 4297	Site Address	Land off Hazelbridge Road, Poynton.				
Town / Rural Poynton		Easting	391412	Northin	g 383901	
Site Description	Green field adjacent to prim Brook forms boundary to we fields to north		Site Size Net (I	На)	1.61	
Character of Area	Edge of settlement, rural.		Potential Capa	city	49	
Surrounding Land Uses	Residential, school and agri	cultural.	Potential Net	-	49	
Physical Constraints	Adjacent to Poynton Brook. for flooding. Footpath to site Trees and hedges to site be Overhead lines to western e	boundary. undary.	Capacity		40	
Policy Restrictions	Green Belt. Indicative Flood	Risk Area.	Potential Dens	sity	30.43	
Managing Constraints Sustainability	Surface water runoff should calculated in accordance wi Environment Agency guideli greenfield sites. Transport A likely to be required. Consid biodiversity of the site. Floor assessment may be require Consultation with PROW off Consideration of layout, reforemoval of overhead lines. Close to school. The scale of development in the wider ar create a sustainable communication.	th nes for assessment eration of d risk d. icer. acation or	Determination Capacity		Density multiplier	
	providing appropriate servic infrastructure are provided.	es and				
Accessibility	Access to be discussed with currently from Hazelbadge F		Total Complete	ions	0	
Other Information			Losses Compl	eted	0	
Brownfield / Greenfield	Greenfield		Remaining Los	sses	0	
Suitability	Suitable - with policy change	e				
Availability	Marginal / Uncertain		Current Year		0	
Achievability	Achievable		Years 1-5		0	
Deliverability	Developable		Years 6-10		49	
Development Progress	SHLAA Site		Years 11-15		0	
Application Number:						





Ref 4298	Site Address		n of Lower Park Pr azelbadge Road, F					
Town / Rural Poynton -	Edge / Extension	Easting	391147 North	ing 383931				
Site Description	Woods and ponds on east green fields behind school. western boundary.		Site Size Net (Ha)	6.48				
Character of Area	Residential, edge of settlen	nent.	Potential Capacity	195				
Surrounding Land Uses	Residential, school and agr	riculture.	Potential Net	195				
Physical Constraints	Site 4301. Adjacent to the F Area of woodland within the Appears to be ponds within	te 4301. Adjacent to the Railway. ea of woodland within the site. opears to be ponds within this area		accessible without redevelopment of te 4301. Adjacent to the Railway. The action of the Railway. The action of the Railway of the Railway. The action of the Railway of the		Inaccessible without redevelopment of Site 4301. Adjacent to the Railway. Area of woodland within the site. Appears to be ponds within this area also. Trees and hedges to boundaries.		
Policy Restrictions	Green Belt. TPO. Indicative Plain on eastern tip of site.	Flood	Potential Density	30.09				
Managing Constraints	Surface water runoff should calculated in accordance we Environment Agency guide greenfield sites. Transport likely to be required. Consideration of the site, included the second secon	ith lines for Assessment deration of uding Flood risk ed. Noise	Determination of Capacity	Density multiplier				
Sustainability	Close to school. The scale development in the wider a create a sustainable comm providing appropriate servic infrastructure are provided.	rea could unity, ces and						
Accessibility	Inaccessible. Requires rede of Site 4301.	evelopment	Total Completions	0				
Other Information			Losses Completed	0				
Brownfield / Greenfield	Greenfield		Remaining Losses	0				
Suitability	Suitable - with policy chang	je						
Availability	Available		Current Year	0				
Achievability	Achievable		Years 1-5	0				
Deliverability	Developable		Years 6-10	90				
Development Progress	SHLAA Site		Years 11-15	105				
Application Number:								



Hill Green Farm

Maybrook >

Cheshire East SHLAA

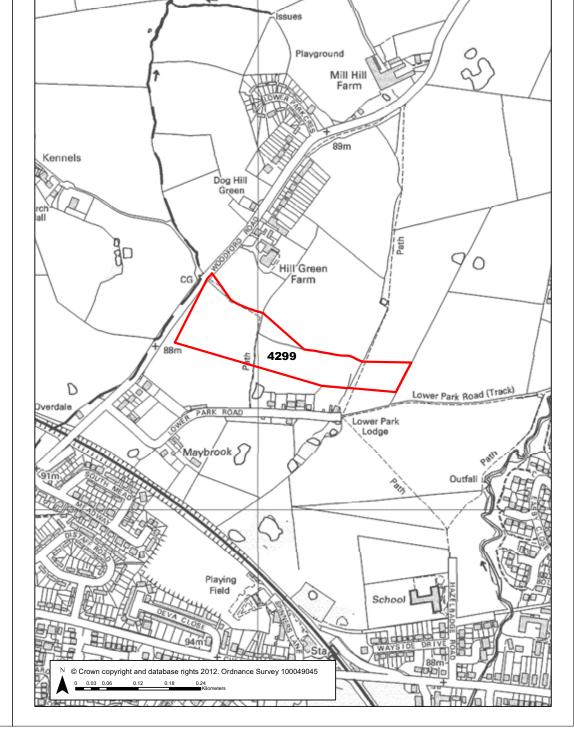
Lower Park Road (Track)

Lower Park

	Woodford Road, Poynton.					
Town / Rural Poynton -	Edge / Extension	Easting	391034	Northin	ng 384314	
Site Description	Agricultural fields.		Site Size Net	(Ha)	3.5	
Character of Area	Open countryside.		Potential Cap	acity	105	
Surrounding Land Uses	Agricultural and residential.		Potential Net	-	105	
Physical Constraints	Footpaths through site. Trees hedges to field boundaries. Ap be a pond on site. Overhead li	pears to	Capacity			
Policy Restrictions	Green Belt. SEMMMS - site incarea safeguarded for proposed road. TPO.		Potential Den	sity	30	
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guideline greenfield sites. Transport Ass likely to be required. Considerabiodiversity of the site. Flood riassessment may be required of site size.	s for essment ation of sk	Determination Capacity	ı of	Density multiplier	
Sustainability	Site is not currently considered sustainable, however, scale of development could create a sustainable community, provid appropriate services and infrasare provided.	ing				
Accessibility	Access to be discussed with hi	ghways.	Total Comple	tions	0	
Other Information			Losses Comp	leted	0	
Brownfield / Greenfield	Greenfield		Remaining Lo	sses	0	
Suitability	Not Suitable					
Availability	Available		Current Year		0	
Achievability	Not Achievable		Years 1-5		0	
Deliverability	Not currently developable		Years 6-10		0	
Development Progress	SHLAA Site		Years 11-15		0	

Land south of Hill Green Farm,

Site Address

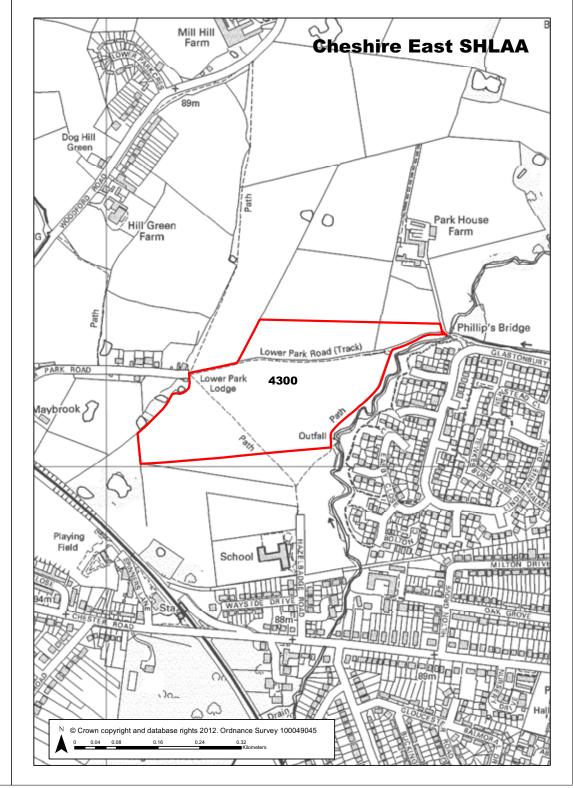


Cheshire East SHLAA



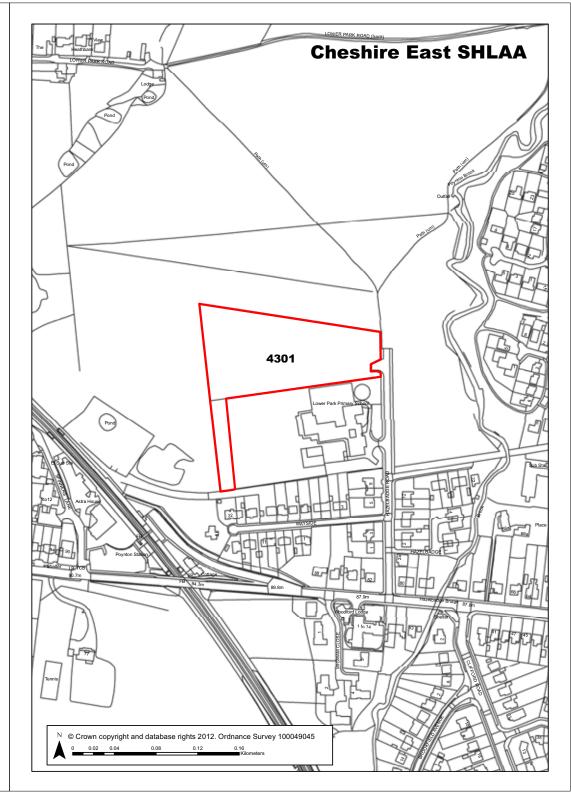
Application Number:

Ref 4300	Site Address	Land off Glastonbury Drive, Poynton.			
Town / Rural Poynton -	Edge / Extension	Easting	391328 North	ing 384146	
Site Description	Agricultural fields	Site Size Net (Ha)		9.05	
Character of Area	Open countryside		Potential Capacity	272	
Surrounding Land Uses	Agricultural, residential		Potential Net	272	
Physical Constraints	Footpaths through the site. I hedges to the boundaries. A Poynton Brook. Potential for Restricted byway through the	Trees and Capacity Adjacent to r flood risk.			
Policy Restrictions	Green Belt. TPO. Eastern signification includes Indicative Flood Ris		Potential Density	30.06	
Managing Constraints	Surface water runoff should calculated in accordance wit Environment Agency guideling reenfield sites. Transport A likely to be required. Conside biodiversity of the site. Flood assessment may be required. Consultation with PROW office.	h nes for ssessment eration of risk I.	Determination of Capacity	Density multiplier	
Sustainability	Close to school. The scale of development in the wider are create a sustainable commu providing appropriate service infrastructure are provided.	ea could nity,			
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	125	
Development Progress	SHLAA Site		Years 11-15	147	





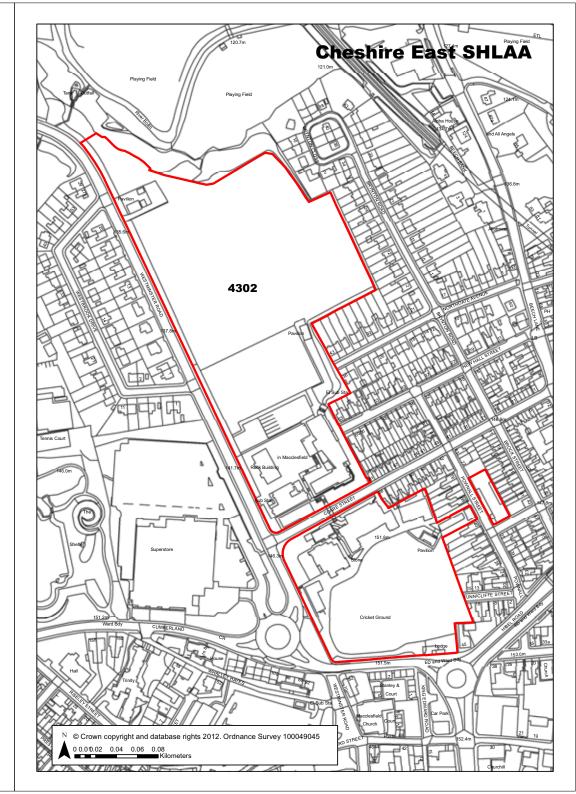
Ref 4301	Site Address	Site Address Playing fields at Lower Park Primary School, Hazelbadge Road, Poynton.				
Town / Rural Poynton - E	Edge / Extension	Easting	391264	Northir	ng 383894	
Site Description	Playing fields next to primar	y school.	Site Size Net (На)	1.27	
Character of Area	Edge of settlement.		Potential Capa	acitv	39	
Surrounding Land Uses	Residential, school and agri	cultural.	Potential Net		39	
Physical Constraints	Playing field. Trees and hed boundary.	lges to	Capacity		00	
Policy Restrictions	Green Belt. Open Space / PFields.	Playing	Potential Dens	sity	30.71	
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consideration of biodiversity of the site. Flood risk assessment may be required due to site size.		Determination Capacity	of	Density multiplier	
Sustainability	Proximity to school.					
Accessibility	Access to be discussed with	n Highways.	Total Complet	ions	0	
Other Information			Losses Compl	leted	0	
Brownfield / Greenfield	Greenfield		Remaining Lo	sses	0	
Suitability	Suitable - with policy change	е				
Availability	Marginal / Uncertain		Current Year		0	
Achievability	Achievable		Years 1-5		0	
Deliverability	Developable		Years 6-10		39	
Development Progress	SHLAA Site		Years 11-15		0	



Application Number:

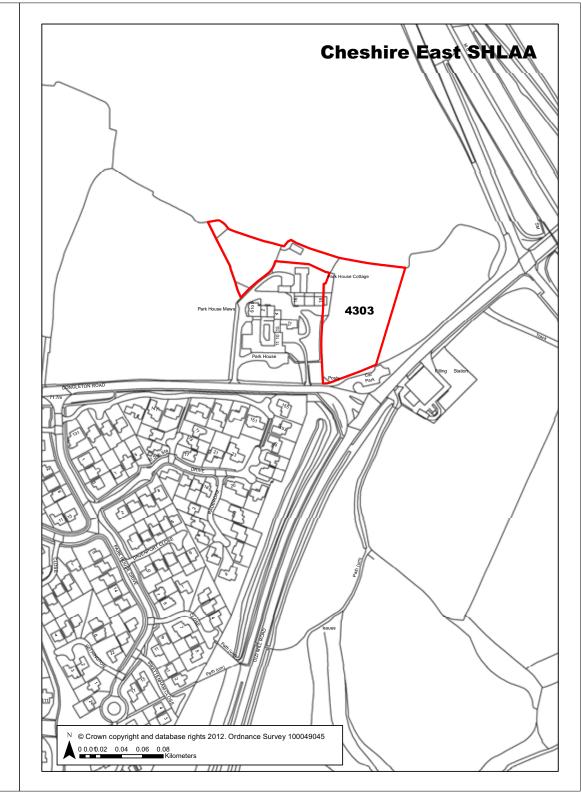
Ref 4302	Site Address	Kings School, Cumberland Street, Macclesfield.			
Town / Rural Macclesfie	ld	Easting	391379 North	ing 374177	
Site Description	School and playing fields.		Site Size Net (Ha)	7.43	
Character of Area	Generally residential.		Potential Capacity	223	
Surrounding Land Uses	Residential and supermarke	et.	Potential Net	223	
Physical Constraints	River Bollin to the north of t Listed buildings within the s Ground and other sports pit	ite. Cricket	Capacity		
Policy Restrictions	Buildings on the site (Kings Lodge of Kings School, both Northern corner is an Area	Poen Space / Playing Fields. Listed uildings on the site (Kings School and odge of Kings School, both Grade II). lorthern corner is an Area of Special county Value and Green Belt.			
Managing Constraints	fields and sports ptiches. R the school. Transport Asses likely to be required. Conside biodiversity of the site. Floo	sment may be required due to e. Consideration of historic		Density multiplier	
Sustainability	Site is in close proximity to Supermarket and the town service on Westminster Ro	centre. Bus			
Accessibility	Access to be discussed wit Existing access to serve so facilities.		Total Completions	0	
Other Information			Losses Completed	0	
Brownfield / Greenfield	Mixed		Remaining Losses	0	
Suitability	Suitable - with policy chang	е			
Availability	Available - Medium Term		Current Year	0	
Achievability	Achievable		Years 1-5	0	
Deliverability	Developable		Years 6-10	125	
Development Progress	SHLAA Site		Years 11-15	98	
Application Number:					





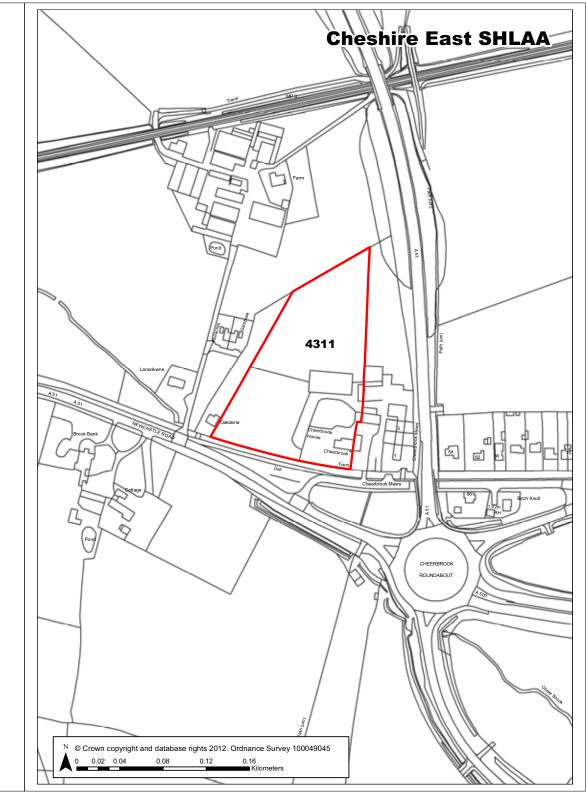
Ref 4303	Site Address	Land adjacent Park House Residential Home, Congleton Road, Sandbach.				
Town / Rural Sandbach		Easting	376683 Nort	hing 361782		
Site Description	Garden, paddock, field.		Site Size Net (Ha)	1.01		
Character of Area	Edge of settlement.		Potential Capacity	31		
Surrounding Land Uses	Residential, grazing and rescare home.	sidential	Potential Net	31		
Physical Constraints	Large telegraph pole, overh mature trees. Motorway is re close by, hence potential air and noise issues.	elatively	,,,,,,			
Policy Restrictions	Open Countryside.		Potential Density	30.69		
Managing Constraints	Surface water runoff should calculated in accordance wi Environment Agency guidel greenfield sites. Considerat biodiversity of the site. Floor assessment may be require site size. Consideration of la relocation or removal of overlines. Noise and Air quality assessment likely to be required.	th ines for ion of d risk d due to ayout or orhead	Determination of Capacity	Density multiplier		
Sustainability	Bus route on Congleton Roato ATM and small convenier nearby petrol station.					
Accessibility	Access to be discussed with It appears to be adjacent to but access appears to be bl existing car park.	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	0		
Development Progress	SHLAA Site		Years 11-15	0		
Application Number:						



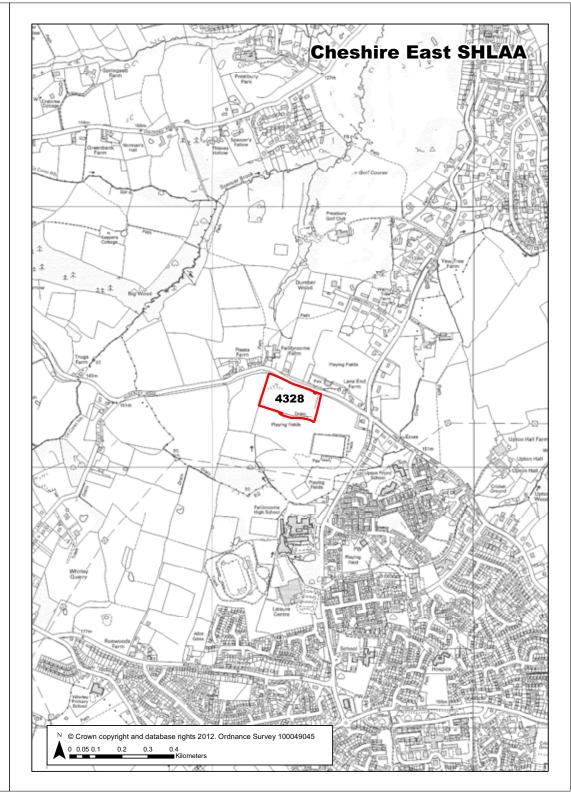


Ref 4311	Site Address	Cheerbrook House, Newcastle Road, Willaston, Nantwich				
Town / Rural Rural		Easting	367204 Nor	thing 351896		
Site Description	House, farm shop, cafe and surrounding fields off A51 (Noad) surrounded by open countryside. Just off busy C roundabout which forms jun A51 and A500.	(Newcastle en Cheerbrook		1.76		
Character of Area	Residential, agriculture.		Potential Capacity	53		
Surrounding Land Uses	Open countryside, road net prominent.	work is	Potential Net Capacity	53		
Physical Constraints	Trees and hedges to bound with the site. Edge of flood r					
Policy Restrictions	Green gap. Site is within the new Green Belt as identified Development Strategy.		Potential Density	30.11		
Managing Constraints	Surface water runoff should calculated in accordance wi Environment Agency guidel Consideration of biodiversity site. Flood risk assessment required due to site size.	th ines. y of the	Determination of Capacity	Density multiplier		
Sustainability	Bus route on A51 Newcastle Remote from other services					
Accessibility	Joins to an A road just before roundabout. Access to be county Highways.		Total Completions	0		
Other Information			Losses Completed	0		
Brownfield / Greenfield	Mixed		Remaining Losses	0		
Suitability	Not Suitable					
Availability	Available		Current Year	0		
Achievability	Not Achievable		Years 1-5	0		
Deliverability	Not currently developable		Years 6-10	0		
Development Progress	SHLAA Site		Years 11-15	0		



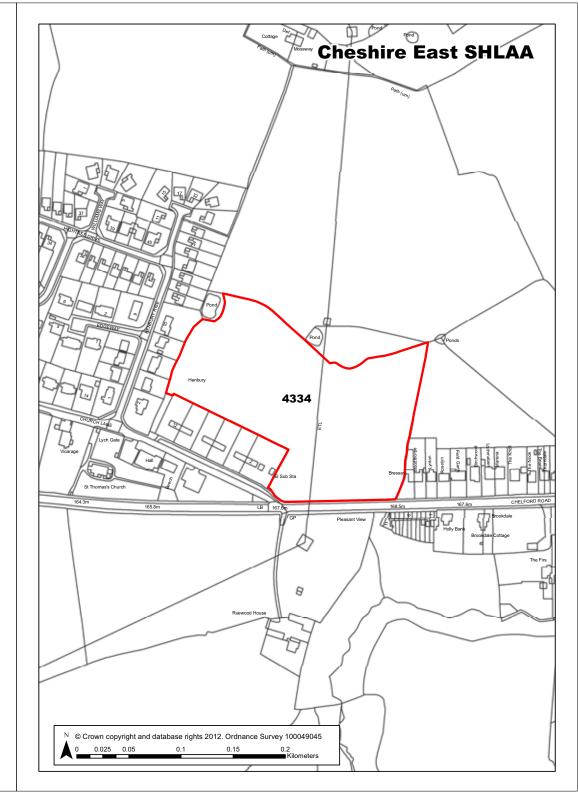


Ref 4328	Site Address	Land south of Alderley Road, Macclesfield.				
Town / Rural Macclesfiel	d	Easting	389298	Northing	375261	
Site Description	Disused field behind rugby of Alderley Road, on edge of U Priory.		Site Size Net (F	la) 2	2.65	
Character of Area	Edge of settlement.		Potential Capacity			
Surrounding Land Uses	Residential and agricultural.		Potential Net		30	
Physical Constraints	Trees and hedges to boundary Drains to rear.	aries.	Capacity			
Policy Restrictions	TPOs. Green Belt.		Potential Densi	ity 3	80.19	
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consideration of biodiversity of the site. Flood risk assessment may be required due to site size.		Determination Capacity		Density nultiplier	
Sustainability	Near schools and leisure clusettlement. Bus routes on Prand Prestbury Road.					
Accessibility	Access to be discussed with	Highways.	Total Completion	ons ()	
Other Information			Losses Comple	eted ()	
Brownfield / Greenfield	Greenfield		Remaining Los	ses ()	
Suitability	Not Suitable					
Availability	Available		Current Year	()	
Achievability	Not Achievable		Years 1-5	()	
Deliverability	Not currently developable		Years 6-10	()	
Development Progress	SHLAA Site		Years 11-15	()	



Application Number:

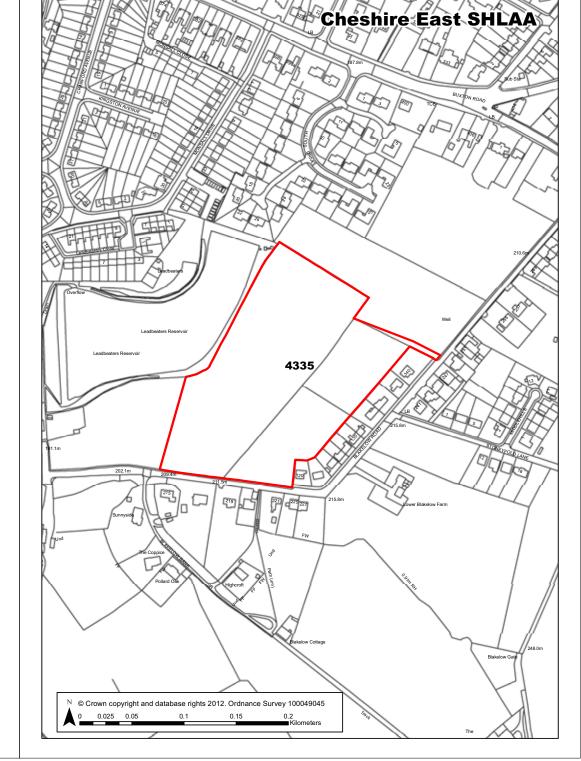
Ref 4334	Site Address Land off Chelford Road, Henbury, Macclesfield.				
Town / Rural Macclesfiel	ld - Edge / Extension	Easting	388338	Northin	g 373685
Site Description	Field off Chelford Road in H the edge of the village.	enbury, on	Site Size Net (Ha)		2.85
Character of Area	Edge of settlement.		Potential Capa	city	86
Surrounding Land Uses	Residential, agricultural and	industrial.	Potential Net		86
Physical Constraints	Trees and hedges to site be Power lines through site. Su the south-west corner. Poncedge of the site.	ıbstation in	Capacity		
Policy Restrictions	Green Belt, park (west) ope	n space.	Potential Dens	ity	30.18
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consideration of biodiversity of the site and potentially a Protected Species survey in light of the pond on site. Flood risk assessment may be required due to site size. Consideration of layout or relocation or removal of power lines and substation.				Density multiplier
Sustainability	Bus service and post box or Road (A537).	n Chelford			
Accessibility	Access to be discussed with	n highways.	Total Completi	ons	0
Other Information			Losses Comple	eted	0
Brownfield / Greenfield	Greenfield		Remaining Los	ses	0
Suitability	Suitable - with policy change	е			
Availability	Available		Current Year	(0
Achievability	Achievable		Years 1-5	(0
Deliverability	Developable		Years 6-10		86
Development Progress	SHLAA Site		Years 11-15	(0



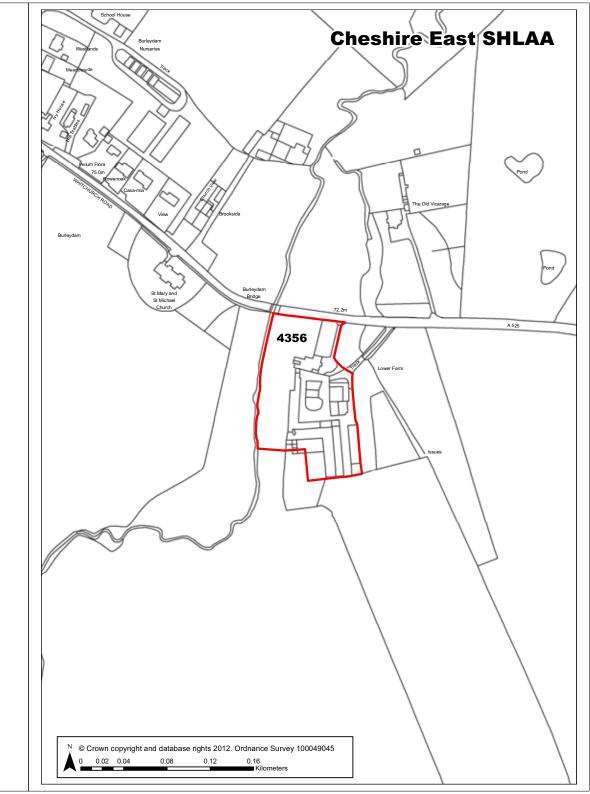


Town / Rural Macclesfie	ld	Easting	393035	Northin	g 372964	
Site Description	Hilly fields sloping on a steep gra from south to north. Reservoir to west of the site. Field to north.		Site Size Net (На)	3.07	
Character of Area	Edge of settlement.		Potential Cap	acity	93	
Surrounding Land Uses	Residential and agricultural.		Potential Net		93	
Physical Constraints	Topography. Adjacent to Leadbe Reservoir.	eaters	Capacity			
Policy Restrictions	Green Belt. Area of Special Coulvalue	nty	Potential Den	sity	30.29	
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines greenfield sites. Transport Asses likely to be required. Considerati biodiversity of the site. Flood risk assessment may be required dusite size. Consideration of landsovalue.	ssment on of (e to	Determination Capacity	ı of	Density multiplier	
Sustainability	Edge of settlement.					
Accessibility	Access to be discussed with Hig	hways.	Total Complet	tions	0	
Other Information			Losses Comp	leted	0	
Brownfield / Greenfield	Greenfield		Remaining Lo	sses	0	
Suitability	Not Suitable					
Availability	Available		Current Year		0	
Achievability	Not Achievable		Years 1-5		0	
Deliverability	Not currently developable		Years 6-10		90	
Development Progress	SHLAA Site		Years 11-15		3	
Application Number:						

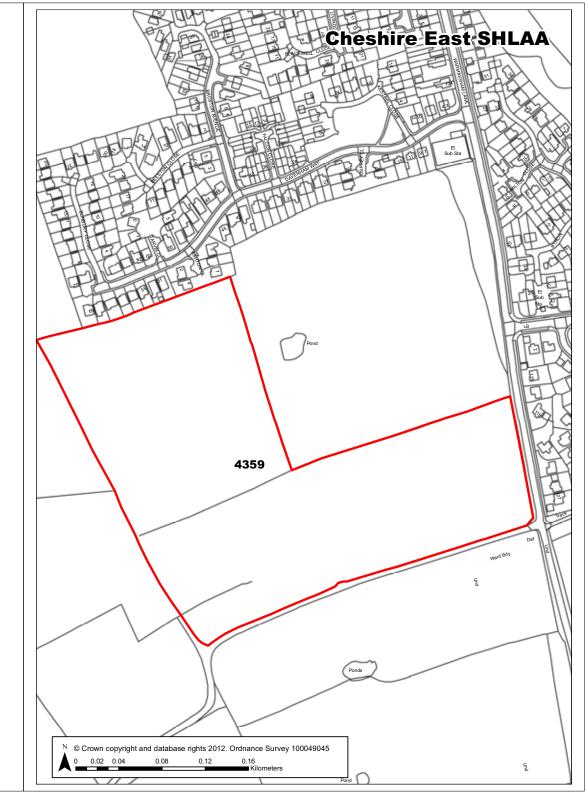




Ref 4356	Site Address	Lower Far BURLEYD	m, WHITCHURCH DAM	HROAD,
Town / Rural Rural		Easting	360823 North	ning 342454
Site Description	Red brick disused farm hou ancillary buildings and field states of repair on edge of off main road.	, in various	Site Size Net (Ha)	1.11
Character of Area	Edge of settlement, open c	ountryside	Potential Capacity	11
Surrounding Land Uses	Rural village surrounded by countryside. Brook forms w boundary, the A525 is the r boundary with the east and comprising of fields.	restern nothern	Potential Net Capacity	10
Physical Constraints	Flood Risk Zone 3 (signification main road with blind bend.	ant), busy		
Policy Restrictions	Majority of site sits in a Haz Consultation Zone, Open C		Potential Density	9.91
Managing Constraints	Surface water runoff should calculated in accordance we Environment Agency guide Consideration of biodiversit site. Flood risk assessment required due to site size. Cowith the HSE regarding haz consultation zone.	ith lines. cy of the t may be onsultation	Determination of Capacity	Based on current permission
Sustainability	Bus service on Whitechurch	h Road.		
Accessibility	Access as agreed in currer permission. The proposed visibility is considered acceserve a small residential deas proposed.	access and ptable to	Total Completions	0
Other Information	This proposed development conversion of the range of barns into 9 dwellings and subdivision of the existing finto 2 dwellings.	traditional the	Losses Completed	0
Brownfield / Greenfield	Mixed		Remaining Losses	1
Suitability	Suitable			
Availability	Available		Current Year	0
Achievability	Achievable		Years 1-5	11
Deliverability	Deliverable		Years 6-10	0
Development Progress	Full Permission		Years 11-15	0
Application Number:	12/3007N			
Cheshire East SHLAA - U	Jpdate January 2013			Cheshive East

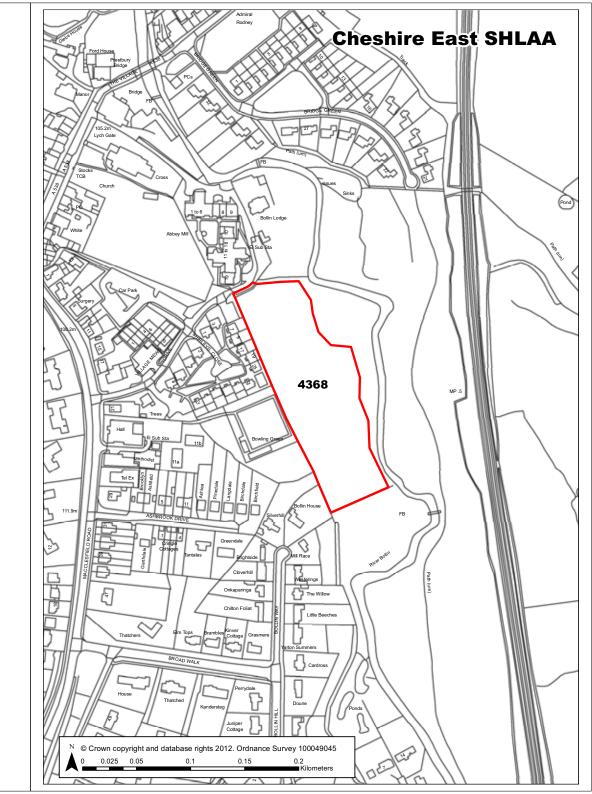


Ref 4359	Site Address	Site Address LAND OFF, WARMINGHAM LANE, MIDDLEWICH			
Town / Rural Middlewich	ı	Easting	370699 Nor	thing 364168	
Site Description	Fields. Flat.		Site Size Net (Ha)	7.2	
Character of Area	Open countryside on the ed residential area	ge of a	Potential Capacity	194	
Surrounding Land Uses	Open countryside, residenti	al	Potential Net	194	
Physical Constraints	Line of trees across the site mature. Telegraph poles an lines. Sections of hedgerow Not an area of flood risk.	d overhead	Capacity		
Policy Restrictions	Open Countryside		Potential Density	26.94	
Managing Constraints	Surface water runoff should calculated in accordance wienvironment Agency guidel greenfield sites. Transport Alikely to be required. Considuodiversity of the site. Floo assessment may be required site size.	th ines for Assessment leration of d risk	Determination of Capacity	Based on current permission	
Sustainability	Edge of existing settlement.				
Accessibility	Access as agreed in permis Currently accessed from ma		Total Completions	0	
Other Information			Losses Completed	0	
Brownfield / Greenfield	Greenfield		Remaining Losses	0	
Suitability	Suitable				
Availability	Available		Current Year	0	
Achievability	Achievable		Years 1-5	120	
Deliverability	Deliverable		Years 6-10	74	
Development Progress	Outline Permission		Years 11-15	0	

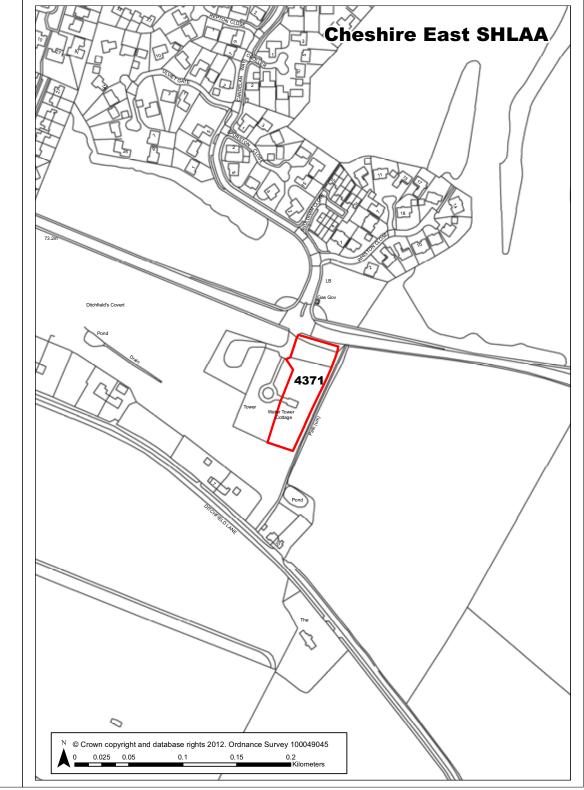


12/2685C

Town / Rural Prestbury		Easting	390231	Northin	g 376716
Site Description	Open greenspace		Site Size Net	(Ha)	1.41
Character of Area	Semi-rural, edge of settlement.		Potential Cap	acity	43
Surrounding Land Uses	Residential and bowling green.		Potential Net	-	43
Physical Constraints	Public footpath across the site. If Bollin flows behind the site, hence potential flood risk. Trees.		Capacity		
Policy Restrictions	Adjacent to Conservation Area. Adjacent to flood risk area. Gree	en Belt.	Potential Den	sity	30.5
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines greenfield sites. Consideration obiodiversity of the site. Flood risl assessment may be required dusite size. Consultation with PRO officer. Consideration of historic environment.	of < e to	Determination Capacity	n of	Density multiplier
Sustainability	Edge of existing village.				
Accessibility	Access to be discussed with Hig	hways.	Total Comple	tions	0
Other Information			Losses Comp	oleted	0
Brownfield / Greenfield	Greenfield		Remaining Lo	osses	0
Suitability	Suitable - with policy change				
Availability	Available		Current Year		0
Achievability	Achievable		Years 1-5		0
Deliverability	Developable		Years 6-10		43
Development Progress	SHLAA Site		Years 11-15		0



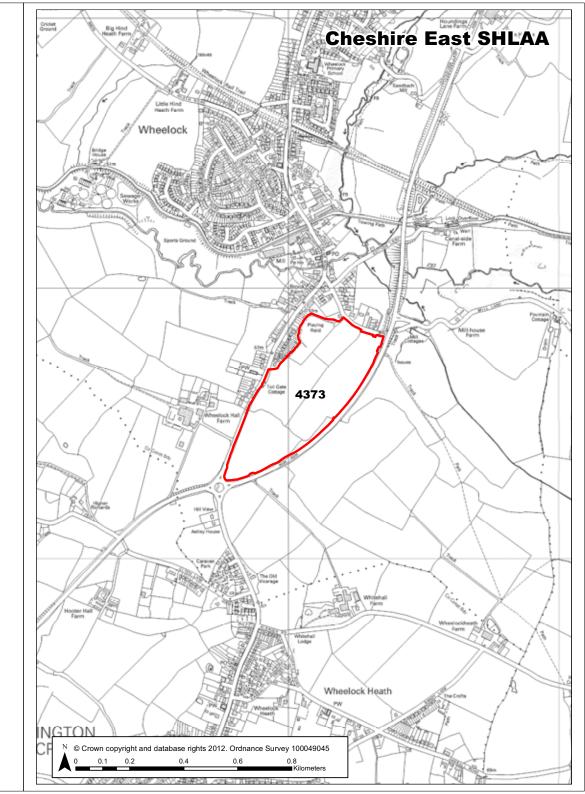
Ref 4371	Site Address		ater Tower Cottag n Road, High Legl	•
Town / Rural Rural		Easting	370414 North	ning 383463
Site Description	Flat, domestic-scale grasse within curtilege of tower an- cottage, and a fenced, wild trees closer to the road	d adjacent	Site Size Net (Ha)	0.33
Character of Area	Agricultural and residential		Potential Capacity	10
Surrounding Land Uses	Agricultural and residential water tower with sign readi Legh Booster Water Pumpi Danger"	ng "High	Potential Net Capacity	9
Physical Constraints	Water tower may be of heri Safety / operational concer regarding the water pumpir Footpath adjacent to site. and trees on site. Flood zo or no risk. Adjacent woode Site appears to be flat.	ns ng station. Buildings one 1 - little		
Policy Restrictions	Green Belt.		Potential Density	30.3
Managing Constraints	Consideration of biodiversit water runoff should be calc accordance with Environme guidelines for greenfield sit	ulated in ent Agency	Determination of Capacity	Density mulitplier
Sustainability	Site is not considered susta located.	ainably		
Accessibility	Access is possible from the	main road.	Total Completions	0
Other Information			Losses Completed	0
Brownfield / Greenfield	Mixed		Remaining Losses	0
Suitability	Suitable - with policy chang	je		
Availability	Not 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



	Bypass, Sandbach			
Town / Rural Sandbach	- Edge / Extension	Easting	375055 North	ing 358610
Site Description	Fields and playing field.		Site Size Net (Ha)	17.11
Character of Area	Open countryside/edge of built-	up area.	Potential Capacity	250
Surrounding Land Uses	Residential and open countrysic	de.	Potential Net	250
Physical Constraints	Slightly higher than surrounding Mature hedges and trees.	land.	Capacity	
Policy Restrictions	Open Countryside. Contains a field. Partially covered by Strate Open Gap as identified in Development Strategy.		Potential Density	14.61
Managing Constraints	Retention or replacement of pla field. Surface water runoff shou calculated in accordance with Environment Agency guidelines greenfield sites. Transport Asse likely to be required. Considera biodiversity of the site. Flood ris assessment may be required di site size.	ld be s for ssment tion of sk	Determination of Capacity	Alternative site in the Development Strategy
Sustainability	Edge of Wheelock. Bus Service Crewe Road.	es on		
Accessibility	Access to be discussed with hig Existing cycle path.	ghways.	Total Completions	0
Other Information			Losses Completed	0
Brownfield / Greenfield	Greenfield		Remaining Losses	0
Suitability	Suitable - with policy change			
Availability	Marginal / Uncertain		Current Year	0
Achievability	Achievable		Years 1-5	0
Deliverability	Developable		Years 6-10	125
Development Progress	SHLAA Site		Years 11-15	125
Application Number:				

Land to the west of A534 Wheelock

Site Address

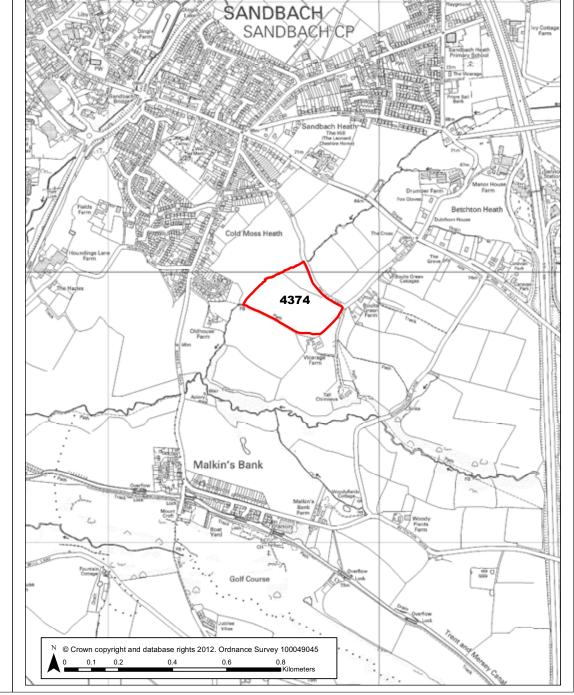


Ref 4373

Town / Rural Sandbach	- Edge / Extension Easting	376690 Nor 1	thing 359891
Site Description	Agricultural land.	Site Size Net (Ha)	5.31
Character of Area	Rural.	Potential Capacity	152
Surrounding Land Uses	Agricultural land.	Potential Net	152
Physical Constraints	Trees and hedges within site. Footpath to site boundary.	Capacity	
Policy Restrictions	Open countryside.	Potential Density	28.63
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Transport Assessment likely to be required. Consideration of biodiversity of the site. Flood risk assessment may be required due to site size. Consultation with PROW officer.	Determination of Capacity	Based on Development Strategy
Sustainability	Site is not considered 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	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

Site Address

Sandbach Heath



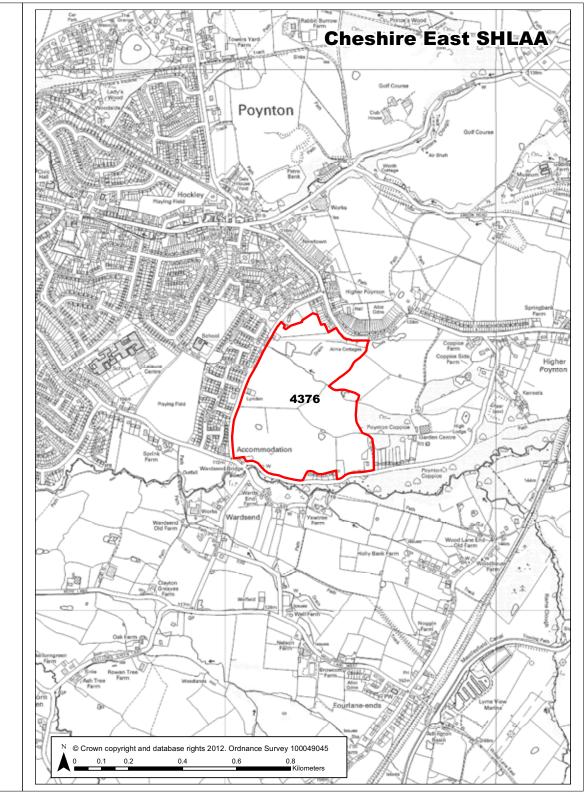
Cheshire East SHLAA

Application Number:

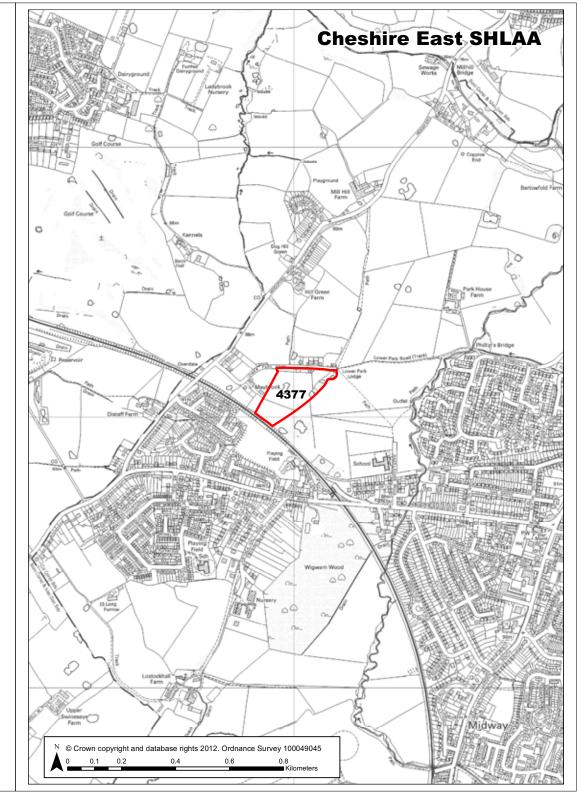
Ref 4374

Town / Rural Poynton - I	Edge / Extension	Easting	393288	Northi	ng	382755
Site Description	Undulating arable fields.		Site Size Net	(Ha)	22	.4
Character of Area	Open countryside.		Potential Cap	acity	67	0
Surrounding Land Uses	Agricultural and residential.		Potential Net		67	0
Physical Constraints	Adjacent to Poynton Coppice. and hedges on site. Properties the site. Potential flood risk are Footpaths across site.	within	Capacity			
Policy Restrictions	Green Belt.		Potential Den	sity	29	.91
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines greenfield sites. Transport Asselikely to be required. Considera biodiversity of the site. Flood ris assessment may be required. Consultation with the PROW of	s for essment ition of sk	Determination Capacity	n of	De	sed on evelopment rategy
Sustainability	Close to a school and leisure c Bus routes on Waterloo Road a Coppice Road.					
Accessibility	Access to be discussed with Hi	ghways.	Total Comple	tions	0	
Other Information			Losses Comp	oleted	0	
Brownfield / Greenfield	Greenfield		Remaining Lo	osses	0	
Suitability	Suitable - with policy change					
Availability	Marginal / Uncertain		Current Year		0	
Achievability	Achievable		Years 1-5		0	
Deliverability	Developable		Years 6-10		12	5
Development Progress	SHLAA Site		Years 11-15		25	0



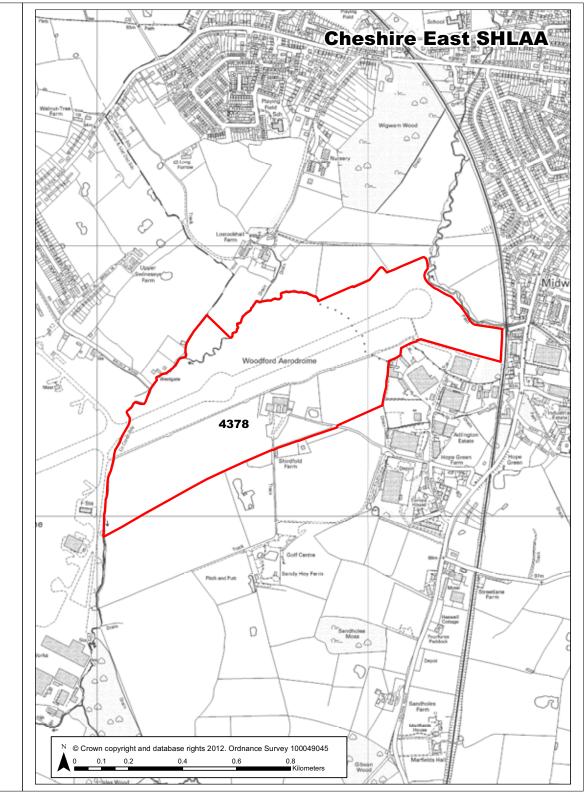


Ref 4377	Site Address	Land to th Poynton	e south of Low	er Park	Road,
Town / Rural Poynton -	Edge / Extension	Easting	390992 N	lorthing	384094
Site Description	Agricultural fields		Site Size Net (H	a) 3.	45
Character of Area	Agricultural, residential		Potential Capac	ity 10)4
Surrounding Land Uses	Agricultural and residential		Potential Net	10)4
Physical Constraints	Trees and hedges on site. F site. Buildings on site.	ond on	Capacity		
Policy Restrictions	Green Belt		Potential Densi	ty	
Managing Constraints	Surface water runoff should calculated in accordance wi Environment Agency guidel greenfield sites. Transport Alikely to be required. Considiodiversity of the site. Floorassessment may be require	th ines for assessment eration of d risk	Determination of Capacity		ensity ultiplier
Sustainability	School and playing fields no Scale of development in wic could create a sustainable of providing appropriate service infrastructure are provided. of existing properties.	ler area community, es and			
Accessibility	Access to be discussed with	n Highways.	Total Completion	ons 0	
Other Information			Losses Comple	ted 0	
Brownfield / Greenfield	Greenfield		Remaining Loss	ses 0	
Suitability	Suitable - with policy change	Э			
Availability	Available		Current Year	0	
Achievability	Achievable		Years 1-5	0	
Deliverability	Developable		Years 6-10	90)
Development Progress	SHLAA Site		Years 11-15	14	ļ



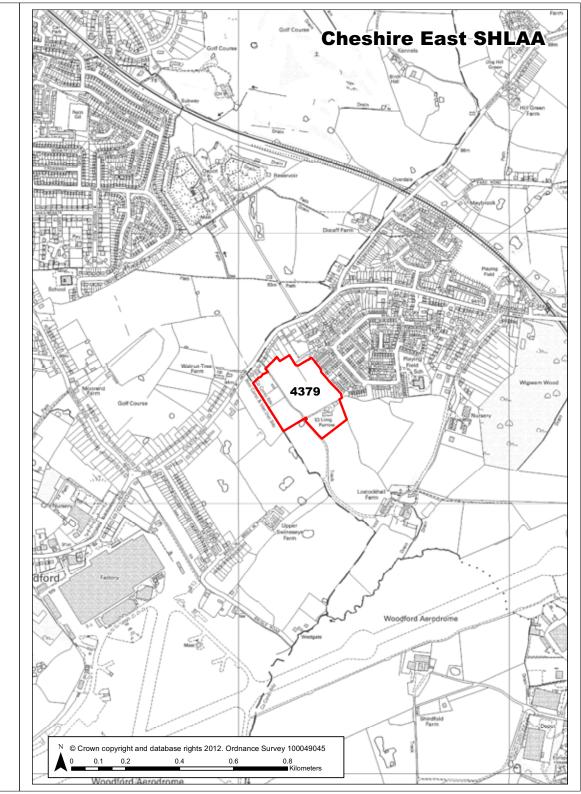
Ref 4378	Site Address	Woodford	Aerodrome, Poy	nton
Town / Rural Poynton -	Edge / Extension	Easting	390669 Nor	thing 382495
Site Description	Woodford Aerodrome. Airfig of local authority boundary	eld on edge	Site Size Net (Ha)	60.45
Character of Area	Open Countryside		Potential Capacity	1814
Surrounding Land Uses	Agricultural, industrial, residuolidadesid	dential and	Potential Net Capacity	1814
Physical Constraints	Potential contamination, po existing airfield infrastructure		. ,	
Policy Restrictions	Green Belt. To east, site in Indicative Flood Risk Area safeguarded for proposed r	and land	Potential Density	30.01
Managing Constraints	Surface water runoff should calculated in accordance we Environment Agency guide greenfield sites. Transport Alikely to be required. Considuodiversity of the site. Floo assessment may be require Consultation with Contamir officer.	ith lines for assessment deration of d risk ed.	Determination of Capacity	Density multiplier
Sustainability	Site is not currently conside sustainable, however, scale development could create a sustainable community, pro appropriate services and in are provided.	e of a oviding		
Accessibility	Access to be discussed wit	h Highways.	Total Completions	0
Other Information			Losses Completed	0
Brownfield / Greenfield	Mixed		Remaining Losses	0
Suitability	Not Suitable			
Availability	Available		Current Year	0
Achievability	Not Achievable		Years 1-5	0
Deliverability	Not currently developable		Years 6-10	0
Development Progress	SHLAA Site		Years 11-15	0
Application Number:				



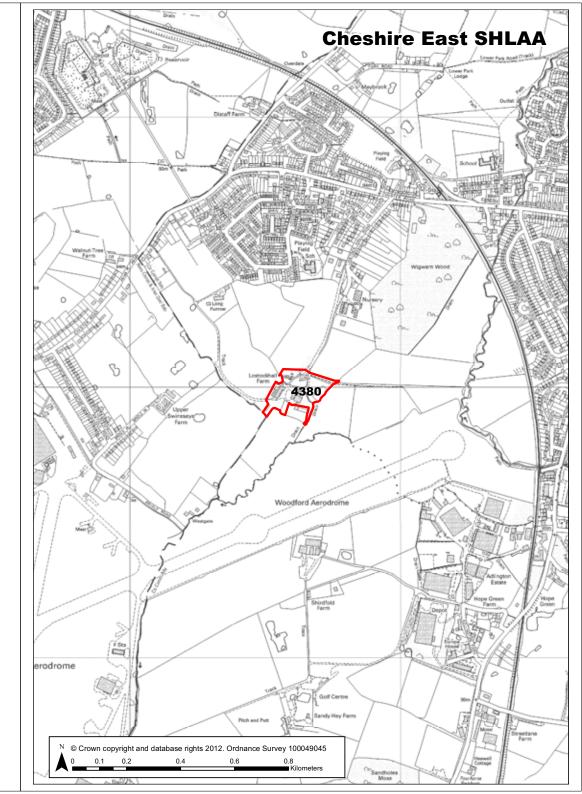


Ref 4379	Site Address	Land to so	outh of Cheser Ro	ad, Poynton
Town / Rural Poynton		Easting	390232 Nort	hing 383398
Site Description	Fields to rear of housing esta Arable, furrow, footpath, som		Site Size Net (Ha)	6.36
Character of Area	Agricultural, fields		Potential Capacity	191
Surrounding Land Uses	Residential, agricultural		Potential Net	191
Physical Constraints	Trees, access		Capacity	
Policy Restrictions	Footpath. Green Belt. South- corner is safeguarded for pro new road		Potential Density	30.03
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelin greenfield sites. Transport As likely to be required. Conside biodiversity of the site. Flood assessment may be required site size.	n les for sessment ration of risk	Determination of Capacity	Density multiplier
Sustainability	School and railway are close	by		
Accessibility	Access to be discussed with	Highways.	Total Completions	0
Other Information			Losses Completed	0
Brownfield / Greenfield	Mixed		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

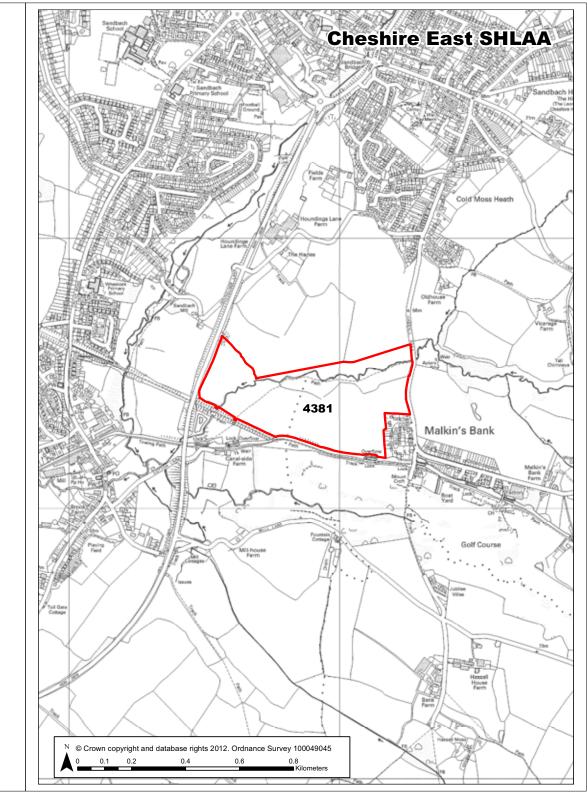




Ref 4380	Site Address	Lostock H	all Farm, Poynto	n
Town / Rural Poynton -	Edge / Extension	Easting	390620 No	rthing 382986
Site Description	Farm house set within fields		Site Size Net (Ha)	2.69
Character of Area	Open countryside.		Potential Capacity	81
Surrounding Land Uses	Residential, woodland, agric	ulture.	Potential Net	81
Physical Constraints	Railway, woodland, flood ris Building. Footpaths through Proximity to former Woodfor Aerodrome and future devel site.	site. d	Capacity	
Policy Restrictions	Green Belt.		Potential Density	30.11
Managing Constraints	Surface water runoff should calculated in accordance wi Environment Agency guideli greenfield sites. Considerati biodiversity of the site. Floor assessment may be require site size. Consideration of h environment. Consultation wofficer.	ch nes for on of d risk d due to istoric	Determination of Capacity	Density multiplier
Sustainability	Site is not considered susta located.	nably		
Accessibility	Access to be disccused with	Highways.	Total Completions	0
Other Information			Losses Complete	d 0
Brownfield / Greenfield	Greenfield		Remaining Losse	s 0
Suitability	Not Suitable			
Availability	Available		Current Year	0
Achievability	Not Achievable		Years 1-5	0
Deliverability	Not currently developable		Years 6-10	0
Development Progress	SHLAA Site		Years 11-15	0



Ref 4381	Site Address	Land betw Sandbach	een Hassall	Road a	nd A534,
Town / Rural Sandbach	- Edge / Extension	Easting	375909	Northing	359406
Site Description	Undulating fields, river.		Site Size Net	(Ha)	20.33
Character of Area	Hamlet within countryside.		Potential Cap	acity (310
Surrounding Land Uses	Residential, open countrys	ide.	Potential Net	_	310
Physical Constraints	Site drops steeply to river; i hedgerows; varied topograph throughout; mature trees; stelegraph poles and overheadjacent to main road to the potentially with air quality alimpacts. Footpath through swheelock Rail Trail to south	ohy tream; ad lines; e west, nd noise site.	Capacity		
Policy Restrictions	Adjacent to Site of Biologica Importance, bordered by a Conservation Area, Protect Open Space / Recreational Public Right of Way, Main F Canal, Wildlife Corridor, Op Countryside	ed Area of Facility. River,	Potential Den	sity :	30
Managing Constraints	Retention or replacement of protected area of open space. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Transport Assessment likely to be required. Consideration of biodiversity of the site, including protection of wildlife corridor. Flood risk assessment may be required. Consideration of historic environment. Consultation with PROW officer. Consideration of layout or relocation or removal of overhead lines. Noise assessment may be required. Air quality assessment may be required.		Determination Capacity		Density nultiplier
Sustainability	Site is not currently conside sustainable, however, scale development could create a sustainable community, pro appropriate services and in are provided.	e of a viding			
Accessibility	Access to be discussed with	h Highways.	Total Comple	tions)
Other Information			Losses Comp	oleted)
Brownfield / Greenfield	Greenfield		Remaining Lo	sses)
Suitability	Not Suitable				
Availability	Marginal / Uncertain		Current Year	()
Cheshire East SHLAA - I	Jpdate January 2013				Cheshing East



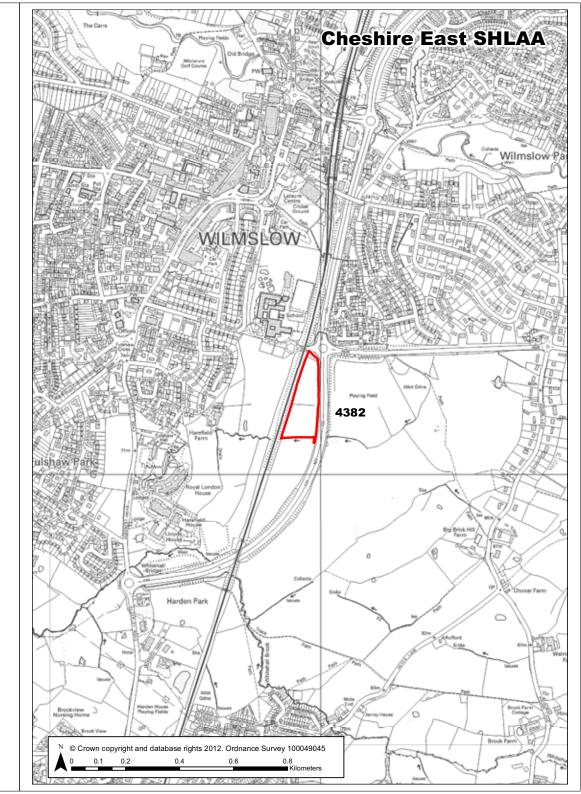
Ref 4381	Site Address	Land between Hassall Road and A53- Sandbach		
Achievability	Not Achievable	Years 1-5	0	
Deliverability	Not currently developable	Years 6-10	0	
Development Progress	SHLAA Site	Years 11-15	0	
Application Number:				

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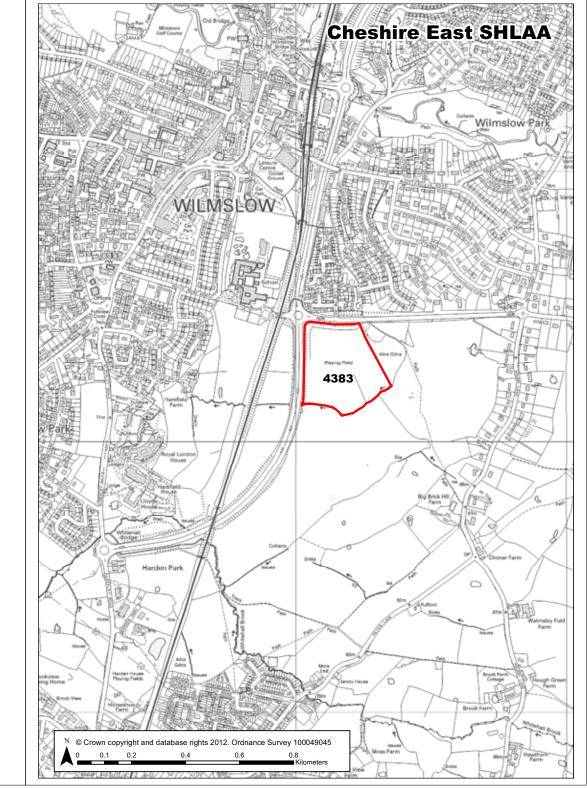


Ref 4382	Site Address Land between A34 and the railway, Wilmslow				
Town / Rural Wilmslow	- Edge / Extension	Easting	384942 Nor	thing 380265	
Site Description	School car park and adjace	nt flat field.	Site Size Net (Ha)	2.72	
Character of Area	Edge of settlement, bypass	and fields.	Potential Capacity	82	
Surrounding Land Uses	Adjacent to raised section o school and A34 bypass. Rearea slight distance away.		Potential Net Capacity	82	
Physical Constraints	may give rise to noise and a	Bounded by railway and bypass, which may give rise to noise and air quality problems. Edged by mature trees to the south.			
Policy Restrictions	Green Belt, Playing Fields.		Potential Density		
Managing Constraints	Retention or replacement of playing fields. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Transport Assessment likely to be required. Consideration of biodiversity of the site. Flood risk assessment may be required due to site size. Noise assessment likely to be required (rail and road). Air quality assessment likely to be required.		Determination of Capacity	Density multiplier	
Sustainability	School nearby.				
Accessibility	Access to be discussed with	n Highways.	Total Completions	0	
Other Information			Losses Completed	0	
Brownfield / Greenfield	Mixed		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	



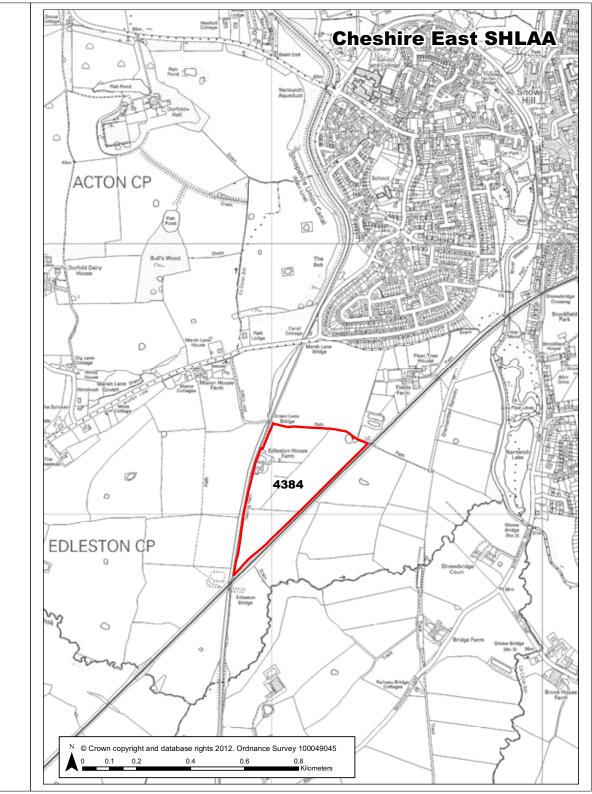


Ref 4383	Site Address	Playing field to south of A538, Wilmslow			
Town / Rural Wilmslow	- Edge / Extension	Easting	385165 North	ing 380273	
Site Description	Playing field.		Site Size Net (Ha)	8.24	
Character of Area	Edge of settlement.		Potential Capacity	248	
Surrounding Land Uses	School, residential, major reallotments and open country		Potential Net Capacity	248	
Physical Constraints	Large puddles/pond. Mature across site. Lined by hedge by major roads on two sides form barriers to nearby resident its amenities. Partly rais adjacent roads.	s. Bounded which lential area	, ,		
Policy Restrictions	Green Belt, playing fields		Potential Density		
Managing Constraints	Retention or replacement of playing fields. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Transport Assessment likely to be required. Consideration of biodiversity of the site. Flood risk assessment may be required due to site size.		Determination of Capacity	Density multiplier	
Sustainability	High school nearby.				
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	Not 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	

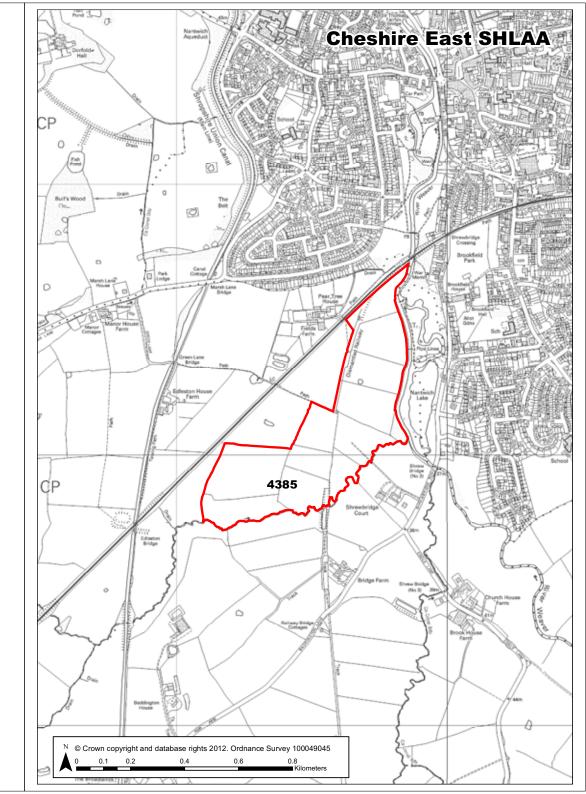


Ref 4384	Site Address	Edleston House Farm, Nantwich				
Town / Rural Nantwich -	Edge / Extension	Easting	364069	Northir	ng 351127	
Site Description	Triangular. Fields and farm canal to the western boundar ailway to the east. Path alo Open fields, mature trees. S Nantwich	ary and ng north.	Site Size Net (На)	11.77	
Character of Area	Open countryside		Potential Capa	acity	354	
Surrounding Land Uses	Agriculture		Potential Net		354	
Physical Constraints	Fields and farm house with canal to the western boundary and railway to the east. Path along north. Open fields. Mature trees on site. Access to be addressed. Flood risk.		Potential Net Capacity		504	
Policy Restrictions	Open cpuntryside.		Potential Density		30.08	
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Transport Assessment likely to be required. Consideration of biodiversity of the site. Flood risk assessment may be required. Consultation with the PROW officer.		Determination Capacity	of	Density multiplier	
Sustainability	Site is not considered sustai	nable.				
Accessibility	Access to be discussed with currently via a single-track la		Total Complet	ions	0	
Other Information			Losses Compl	leted	0	
Brownfield / Greenfield	Greenfield		Remaining Los	sses	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:						

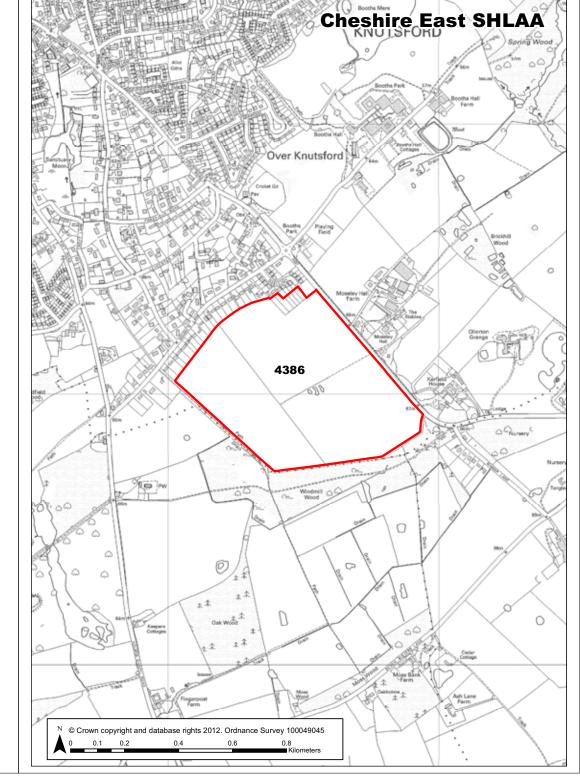


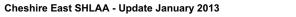


Ref 4385	Site Address	Land betw Railway, N	veen Nantwich Lak Jantwich	e and the	
Town / Rural Nantwich -	- Edge / Extension	Easting	364540 North	ing 351095	
Site Description	Fields to west of Nantwich I Railway bounds the site alo north/west boundary. Disma railway runs through the site	ng the antled	Site Size Net (Ha)	27.94	
Character of Area	Edge of settlement.		Potential Capacity	839	
Surrounding Land Uses	Residential, agricultural, leis railway.	sure and	Potential Net Capacity	839	
Physical Constraints	Nantwich Lake and River W adjacent to the site. Dismar into site. Railway to the nor site. Paths through the site. the site would need to be ad Pipeline to the east.	itled railway h of the Access to			
Policy Restrictions	Ajdacent to floodplain to so Adjacent to Green Corridor. countryside.		Potential Density	30.03	
Managing Constraints	Surface water runoff should calculated in accordance wienvironment Agency guidel greenfield sites. Transport Alikely to be required. Considurersity of the site. Floo assessment may be require assessment likely to be requoise). Consultation with the officer.	th ines for Assessment leration of d risk d. Noise uired (rail	Determination of Capacity	Density multiplier	
Sustainability	Site is not currently conside sustainable, however, scale development could create a sustainable community, pro appropriate services and intare provided.	of this viding			
Accessibility	Access to be discussed with	n Highways.	Total Completions	0	
Other Information			Losses Completed	0	
Brownfield / Greenfield	Greenfield		Remaining Losses	0	
Suitability	Not Suitable				
Availability	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:					
Cheshire East SHLAA - I	Jpdate January 2013			Cheship East	

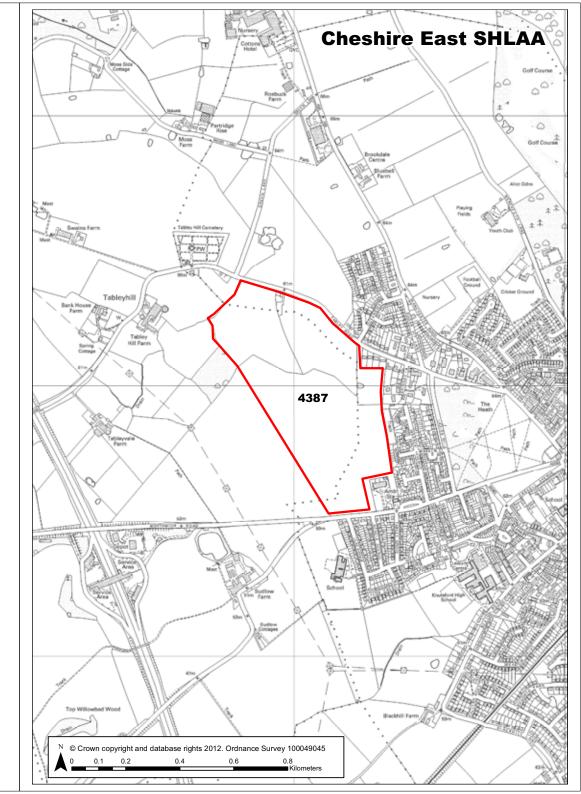


Ref 4386	Site Address	Land between Gough's Lane and Clelford Road			and
Town / Rural Rural		Easting	376484	Northin	g 377031
Site Description	Flat agricultural land and so extensions along the Chelfor to main road.		Site Size Net (H	la)	38.4
Character of Area	Residential / Open countrysi	de.	Potential Capa	citv	576
Surrounding Land Uses	Residential.		Potential Net		576
Physical Constraints	Mature trees along carriage to Conservation Area. Site in some areas that appear to be gardens to properties on Got	cludes e rear	Capacity		
Policy Restrictions	Green Belt, next to site of na conservation.	ture	Potential Dens	ity	15
Managing Constraints	Surface water runoff should calculated in accordance wit Environment Agency guideling reenfield sites. Consideration biodiversity. Transport Assessikely to be reuqired. Flood riassessment may be required site size. Consideration of hienvironment.	nes for on of ssment sk I due to	Determination Capacity	of	Based on character o the area.
Sustainability	Site is not currently consider sustainable, however, scale development could create a sustainable community, prov appropriate services and infrare provided.	of iding			
Accessibility	Access to be discussed with	Highways.	Total Completi	ons	0
Other Information			Losses Comple	eted	0
Brownfield / Greenfield	Greenfield		Remaining Los	ses	0
Suitability	Suitable - with policy change				
Availability	Marginal / Uncertain (part kn	own to be	Current Year		0
Achievability	Achievable		Years 1-5		0
Deliverability	Developable		Years 6-10		125
Development Progress	SHLAA Site		Years 11-15		250
Application Number:					

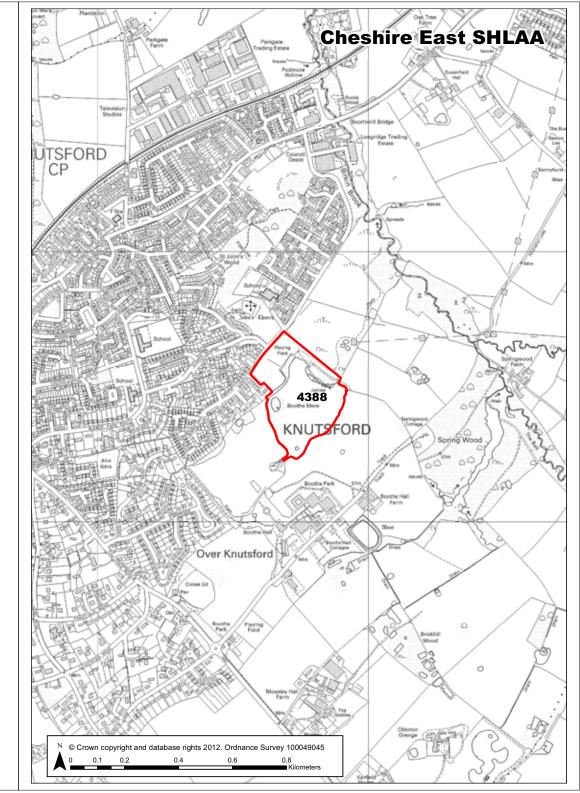




Ref 4387	Site Address Land between Northwich Road an Tabley Road, Knutsford			
Town / Rural Knutsford -	Edge / Extension	Easting	374058 No	orthing 378985
Site Description	Fields in agricultural use an	d grazing.	Site Size Net (Ha	31.45
Character of Area	Residential/countryside edg	e.	Potential Capaci	ty 944
Surrounding Land Uses	Residential and open count	ryside.	Potential Net	944
Physical Constraints	Includes cottage of potentia merit; farm buildings; hedge mature trees.		Capacity	
Policy Restrictions	Green Belt		Potential Density	30.02
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Flood risk assessment may be required due to site size. Consideration of historic environment.		Determination of Capacity	f Density multiplier
Sustainability	Bus services available on be Road and Northwich Road. development could create a sustainable community, pro- appropriate services and inf- are provided.	Scale of viding		
Accessibility	Access to be discussed with	n Highways.	Total Completion	ns 0
Other Information			Losses Complete	ed 0
Brownfield / Greenfield	Greenfield		Remaining Loss	es 0
Suitability	Suitable - with policy change	е		
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

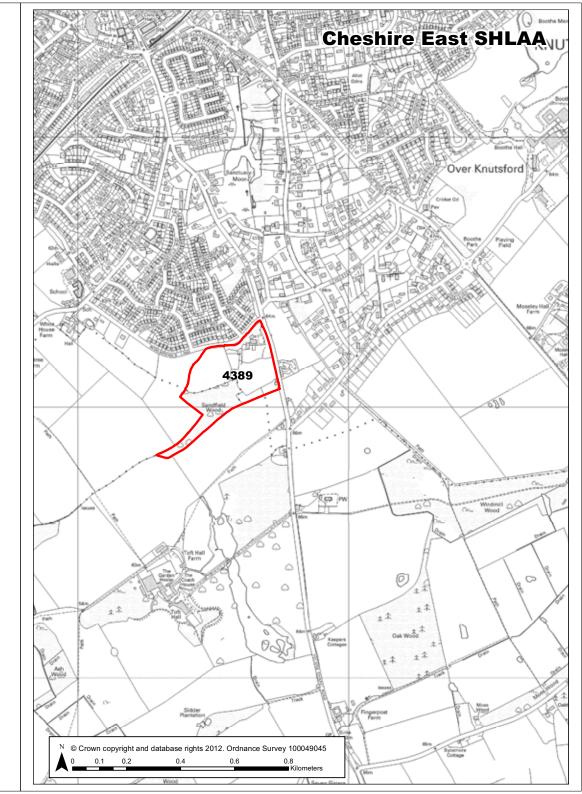


Ref 4388	Site Address	Booths Mere, Knutsford		
Town / Rural Rural		Easting	376743 North	ing 378473
Site Description	Amenity green space oppos flat with mature hedges with		Site Size Net (Ha)	2
Character of Area	Housing and open countrys	ide.	Potential Capacity	10
Surrounding Land Uses	Housing, offices and open of	countryside.	Potential Net	10
Physical Constraints	Large body of water and tre Playing fields on site.	es on site.	Capacity	
Policy Restrictions	Green belt and Site of Natural Conservation Importance.	re	Potential Density	5
Managing Constraints	calculated in accordance with		Determination of Capacity	Based on area available
Sustainability	Site is not considered susta is a Mere, although it is pote sustainably located.			
Accessibility	Access to be discussed with	n Highways.	Total Completions	0
Other Information	Most of site not developable mere.	e as it is a	Losses Completed	0
Brownfield / Greenfield	Greenfield		Remaining Losses	0
Suitability	Not Suitable			
Availability	Not 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:				

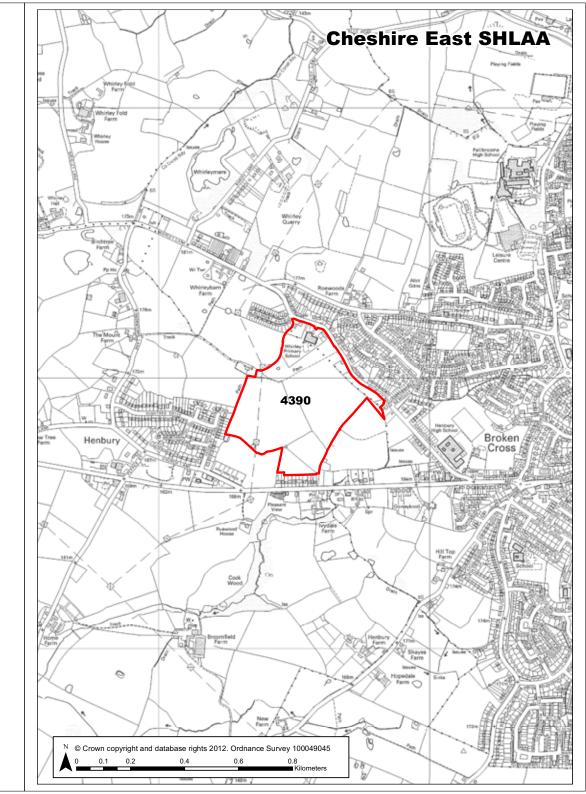


Ref 4389	Site Address		veen Beggarman's , Knutsford	Lane and
Town / Rural Rural		Easting	375555 North	ing 377096
Site Description	Arable field, residential prop garden, woodland, containin mast.		Site Size Net (Ha)	5.2
Character of Area	Residential and open count	ryside.	Potential Capacity	78
Surrounding Land Uses	Residential and open count	ryside.	Potential Net	78
Physical Constraints	Phone mast in hedgerow. Nedgerow along the highwa Sandfield Wood is included	y.	Capacity	
Policy Restrictions	Green Belt		Potential Density	15
Managing Constraints	Consideration of layout in relation to phone mast. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Transport Assessment likely to be required. Consideration of biodiversity of site. Flood risk assessment may be required due to site size.		Determination of Capacity	Density multiplier to allow for existing woodland and farm buildings.
Sustainability	Bus services are available of Beggarman's Lane.	on		
Accessibility	Access to be discussed with	n Highways.	Total Completions	0
Other Information			Losses Completed	0
Brownfield / Greenfield	Greenfield		Remaining Losses	0
Suitability	Suitable - with policy change	е		
Availability	Marginal / Uncertain		Current Year	0
Achievability	Achievable		Years 1-5	0
Deliverability	Developable		Years 6-10	78
Development Progress	SHLAA Site		Years 11-15	0
Application Number:				



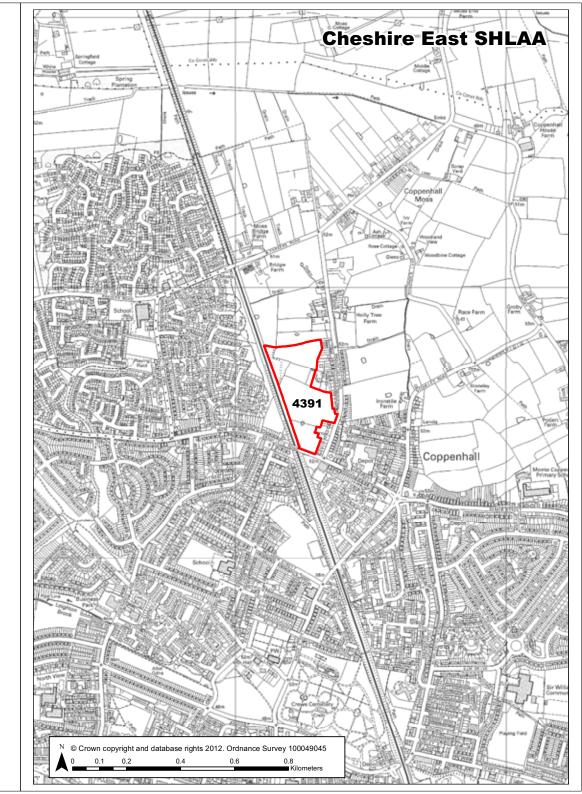


Agency guidelines for greenfield sites. Transport Assessment likely to be required. layout or removal or relocation of overhead lines. Flood risk assessment may be required due to site size. Consideration of biodiversity value of site. Consideration of retention or replacement of Primary School. Sustainability Bus route on Whirley Road. Whirley Primary School, to north of site. Scale of development could create a sustainable community, if appropriate services and infrastructure are provided. Accessibility Access to be discussed with Highways. Total Completions Under Information Brownfield / Greenfield Mixed Remaining Losses Warginal / Uncertain Achievability Achievable Marginal / Uncertain Current Year Achievability Developable Years 1-5 Development Progress SHLAA Site	Ref 4390	Site Address		reen Whirley Rise, Maccles		and
bounded by houses and fields, and Primary School. Character of Area Open land between urban areas. Surrounding Land Uses Residentilal, agricultural uses and industrial. Physical Constraints Footpaths across site. Pylons over site. Hedgerows and mature trees to field boundaries within the site. Policy Restrictions Green Belt Potential Density 30.05 Managing Constraints Surface water runoff to be calculated in accordance with Environment Agency guidelines for greenfield sites. Transport Assessment likely to be required. layout or removal or relocation of overhead lines. Flood risk assessment may be required due to site size. Consideration of retention or replacement of Primary School. Sustainability Bus route on Whirley Road. Whirley Primary School, to north of site. Scale of development could create a sustainable community, if appropriate services and infrastructure are provided. Accessibility Access to be discussed with Highways. Total Completions 0 Losses Completed 0 Erownfield / Greenfield Mixed Remaining Losses 0 Suitability Suitable - with policy change Availability Marginal / Uncertain Current Year 0 Achievability Developable Years 6-10 125 Development Progress SHLAA Site Years 11-15 250	Town / Rural Macclesfiel	ld - Edge / Extension	Easting	388521	Northi	ng 373913
Surrounding Land Uses Residentilal, agricultural uses and industrial. Physical Constraints Physical Constraints Footpaths across site. Pylons over site. Hedgerows and mature trees to field boundaries within the site. Policy Restrictions Green Belt Surface water runoff to be calculated in accordance with Environment Agency guidelines for greenfield sites. Transport Assessment likely to be required, layout or removal or relocation of overhead lines. Flood risk assessment may be required due to site size. Consideration of biodiversity value of site. Consideration of retention or replacement of Primary School. Sustainability Bus route on Whirley Road. Whirley Primary School, to north of site. Scale of development could create a sustainable community, if appropriate services and infrastructure are provided. Accessibility Access to be discussed with Highways. Other Information Brownfield / Greenfield Mixed Suitability Suitable - with policy change Availability Achievable Deliverability Developable SHLAA Site Potential Capacity Potential Net Capacity Potential Net Capacity 521 Potential Net Capacity 30.05 Determination of Capacity Total Completions 0 Losses Completed 0 Remaining Losses 0 125 Poevelopment Progress SHLAA Site	Site Description	bounded by houses and fie	,	Site Size Net (На)	17.34
Surrounding Land Uses Residentilal, agricultural uses and industrial. Physical Constraints Footpaths across site. Pylons over site. Hedgerows and mature trees to field boundaries within the site. Policy Restrictions Green Belt Potential Density 30.05 Managing Constraints Surface water runoff to be calculated in accordance with Environment Agency guidelines for greenfield sites. Transport Assessment likely to be required. Iayout or removal or relocation of overhead lines. Flood risk assessment may be required due to site size. Consideration of retention or replacement of Primary School. Sustainability Bus route on Whirley Road. Whirley Primary School, to north of site. Scale of development could create a sustainable community, if appropriate services and infrastructure are provided. Accessibility Access to be discussed with Highways. Total Completions 0 Losses Completed 0 Remaining Losses 1 Losses Completed 1 Losses Completed 1 Mixed 1 Remaining Losses 1 Losses Completed 1 Mixed 1 Remaining Losses 1 Losses Completed 2 Suitability 2 Suitable - with policy change 1 Achievable 1 Years 1-5 0 Tyears 6-10 125 Development Progress 1 SHLAA Site 1 Years 11-15 250	Character of Area	Open land between urban a	areas.	Potential Capa	acitv	521
site. Hedgerows and mature trees to field boundaries within the site. Policy Restrictions Green Belt Surface water runoff to be calculated in accordance with Environment Agency guidelines for greenfield sites. Transport Assessment likely to be required, layout or removal or relocation of overhead lines. Flood risk assessment may be required due to site size. Consideration of biodiversity value of site. Consideration of retention or replacement of Primary School. Sustainability Bus route on Whirley Road. Whirley Primary School, to north of site. Scale of development could create a sustainable community, if appropriate services and infrastructure are provided. Accessibility Access to be discussed with Highways. Other Information Brownfield / Greenfield Mixed Suitable - with policy change Availability Marginal / Uncertain Achievability Achievable Developable SHLAA Site Potential Density Determination of Capacity Determination of Capaci	Surrounding Land Uses		es and	Potential Net	-	521
Managing Constraints Surface water runoff to be calculated in accordance with Environment Agency guidelines for greenfield sites. Transport Assessment likely to be required. layout or removal or relocation of overhead lines. Flood risk assessment may be required due to site size. Consideration of biodiversity value of site. Consideration of retention or replacement of Primary School. Sustainability Bus route on Whirley Road. Whirley Primary School, to north of site. Scale of development could create a sustainable community, if appropriate services and infrastructure are provided. Accessibility Access to be discussed with Highways. Total Completions Losses Completed O Remaining Losses O Suitability Marginal / Uncertain Achievability Achievable Development Progress SHLAA Site Determination of Capacity De	Physical Constraints	site. Hedgerows and matur	e trees to	. ,		
Managing Constraints Surface water runoff to be calculated in accordance with Environment Agency guidelines for greenfield sites. Transport Assessment likely to be required. layout or removal or relocation of overhead lines. Flood risk assessment may be required due to site size. Consideration of biodiversity value of site. Consideration of retention or replacement of Primary School. Sustainability Bus route on Whirley Road. Whirley Primary School, to north of site. Scale of development could create a sustainable community, if appropriate services and infrastructure are provided. Accessibility Access to be discussed with Highways. Other Information Brownfield / Greenfield Mixed Suitability Marginal / Uncertain Achievability Achievable Determination of Capacity Determination of Ca	Policy Restrictions	Green Belt		Potential Dens	sity	30.05
Primary School, to north of site. Scale of development could create a sustainable community, if appropriate services and infrastructure are provided. 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 Marginal / Uncertain Current Year 0 Achievability Achievable Years 1-5 0 Deliverability Developable Years 6-10 125 Development Progress SHLAA Site Years 11-15 250	Managing Constraints	in accordance with Environ Agency guidelines for greet Transport Assessment likel required. layout or removal relocation of overhead lines assessment may be require site size. Consideration of to value of site. Consideration	ment nfield sites. y to be or s. Flood risk ed due to biodiversity of retention	Determination	-	Density multiplier
Other Information Brownfield / Greenfield Mixed Remaining Losses 0 Suitability Suitable - with policy change Availability Marginal / Uncertain Current Year 0 Achievability Achievable Years 1-5 0 Deliverability Developable Years 6-10 125 Development Progress SHLAA Site Years 11-15 250	Sustainability	Primary School, to north of of development could creat sustainable community, if a services and infrastructure	site. Scale e a ppropriate			
Brownfield / Greenfield Mixed Remaining Losses 0 Suitability Suitable - with policy change Availability Marginal / Uncertain Current Year 0 Achievability Achievable Years 1-5 0 Deliverability Developable Years 6-10 125 Development Progress SHLAA Site Years 11-15 250	Accessibility	Access to be discussed wit	h Highways.	Total Complet	ions	0
Suitability Suitable - with policy change Availability Marginal / Uncertain Current Year O Achievability Achievable Pevelopable Developable SHLAA Site Years 1-5 Years 6-10 Years 11-15 250	Other Information			Losses Comp	leted	0
Availability Marginal / Uncertain Current Year 0 Achievability Achievable Years 1-5 0 Deliverability Developable Years 6-10 125 Development Progress SHLAA Site Years 11-15 250	Brownfield / Greenfield	Mixed		Remaining Lo	sses	0
Achievability Achievable Years 1-5 0 Deliverability Developable Years 6-10 125 Development Progress SHLAA Site Years 11-15 250	Suitability	Suitable - with policy chang	е			
Deliverability Developable Years 6-10 125 Development Progress SHLAA Site Years 11-15 250	Availability	Marginal / Uncertain		Current Year		0
Development Progress SHLAA Site Years 11-15 250	Achievability	Achievable		Years 1-5		0
Development Progress Shilar Site	Deliverability	Developable		Years 6-10		125
Application Number:	Development Progress	SHLAA Site		Years 11-15		250
· · · · · · · · · · · · · · · · · · ·	Application Number:					

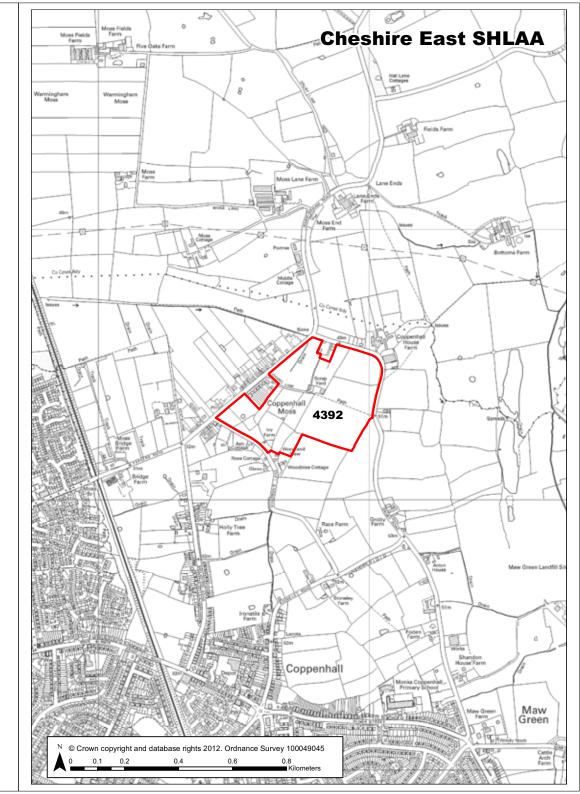


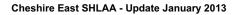


Ref 4391	Site Address	ress Land between Broughton Road and Bradfield Road, Crewe			
Town / Rural Crewe - Ed	dge / Extension	Easting	370247 No	rthing 357618	
Site Description	Open fields behind houses, railway line to the western b		Site Size Net (Ha)	5.76	
Character of Area	Edge of settlement.		Potential Capacit	y 173	
Surrounding Land Uses	Residential, agricultural.		Potential Net	173	
Physical Constraints	Railway line to western bou Hedgerows, pond and matu		Capacity		
Policy Restrictions	Open countryside.		Potential Density	30.03	
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Transport Assessment likely to be required. Consideration of biodiversity. Noise assessment likely to be required (rail noise). Flood risk assessment may be required due to site size.		Determination of Capacity	Density multiplier	
Sustainability	Primary school close by and services on both Bradfield F Broughton Road.				
Accessibility	Access to be discussed with	n Highways.	Total Completion	s 0	
Other Information			Losses Complete	d 0	
Brownfield / Greenfield	Greenfield		Remaining Losse	s 0	
Suitability	Suitable - with policy change	е			
Availability	Marginal / Uncertain		Current Year	0	
Achievability	Achievable		Years 1-5	0	
Deliverability	Developable		Years 6-10	90	
Development Progress	SHLAA Site		Years 11-15	83	



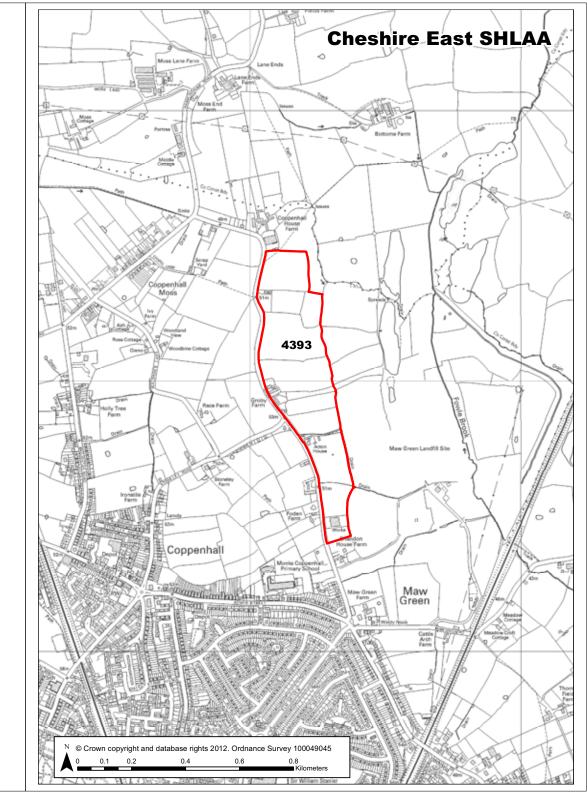
Ref 4392	Site Address	ress Land between Waldron Road and Groby Road, Crewe			
Town / Rural Crewe - Ed	lge / Extension	Easting	370790	Northi	ng 358367
Site Description	Scrapyard and buildings, fie farmland off main road on v town, leading to open count	ery edge of	Site Size Net (На)	15.34
Character of Area	Open countryside.		Potential Capa	acity	461
Surrounding Land Uses	Residential, agriculture and commercial.		Potential Net		461
Physical Constraints	Footpath on site. Hedgerow mature trees to field boundathe site. Pond on site.		. ,		
Policy Restrictions	Open countryside.		Potential Dens	sity	30.05
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Transport Assessment likely to be required. Consideration of biodiversity, including a Protected Species Survey. Flood risk assessment may be required due to site size.		Determination Capacity	of	Density multiplier
Sustainability	Site is not currently conside sustainable, however, scale development on this site an wider area could create a si community.	and mix of d in the			
Accessibility	Access to be discussed with	n Highways.	Total Complet	ions	0
Other Information			Losses Compl	leted	0
Brownfield / Greenfield	Greenfield		Remaining Los	sses	0
Suitability	Suitable - with policy change	е			
Availability	Marginal / Uncertain		Current Year		0
Achievability	Achievable		Years 1-5		0
Deliverability	Developable		Years 6-10		125
Development Progress	SHLAA Site		Years 11-15		250
Application Number:					



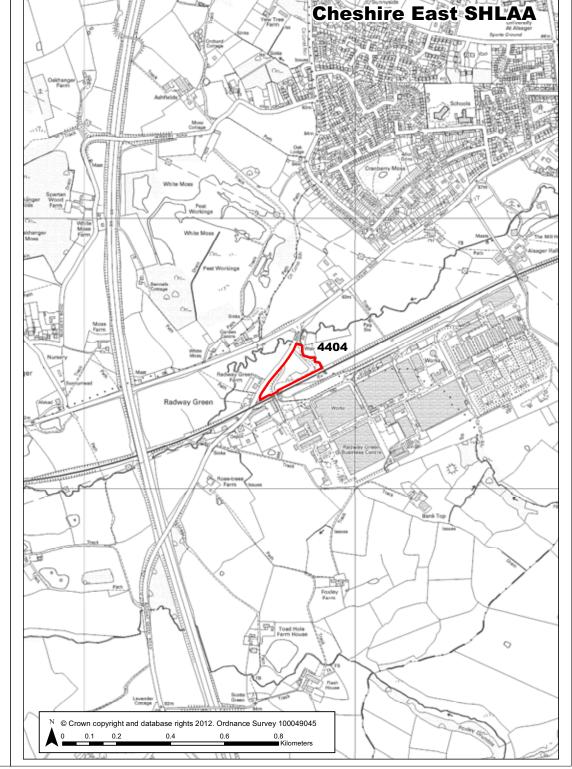




Ref 4393	Site Address	Land to th	e east of Groby R	Road, Crewe
Town / Rural Crewe - Ed	lge / Extension	Easting	371200 Nort	hing 358012
Site Description	Long site of crop and grazir with Groby Road to the wes boundary.		Site Size Net (Ha)	19.19
Character of Area	Edge of settlement, green sadjacent to landfill.	pace	Potential Capacity	576
Surrounding Land Uses	Residential, landfill and a cosite to the south.	ommerical	Potential Net Capacity	576
Physical Constraints	Landfill in close proximity to Commercial site to the sout and hedges within site.		Capacity	
Policy Restrictions	Open countryside		Potential Density	30.02
Managing Constraints	Surface water runoff should calculated in accordance will Environment Agency guidel greenfield sites. Transport Alikely to be required. Flood assessment may be required site size. Consultation with Contaminated Land officer Environmental health in relaproximity to landfill.	ith ines for Assessment risk ed due to	Determination of Capacity	Density multiplier
Sustainability	Site is not considered susta However, it may be possible a sustainable development scale of development propo- wider area.	e to create due to the		
Accessibility	Access to be discussed with	h Highways.	Total Completions	0
Other Information			Losses Completed	0
Brownfield / Greenfield	Greenfield		Remaining Losses	0
Suitability	Suitable - with policy chang	е		
Availability	Marginal / Uncertain		Current Year	0
Achievability	Achievable		Years 1-5	0
Deliverability	Developable		Years 6-10	125
Development Progress	SHLAA Site		Years 11-15	250
Application Number:				



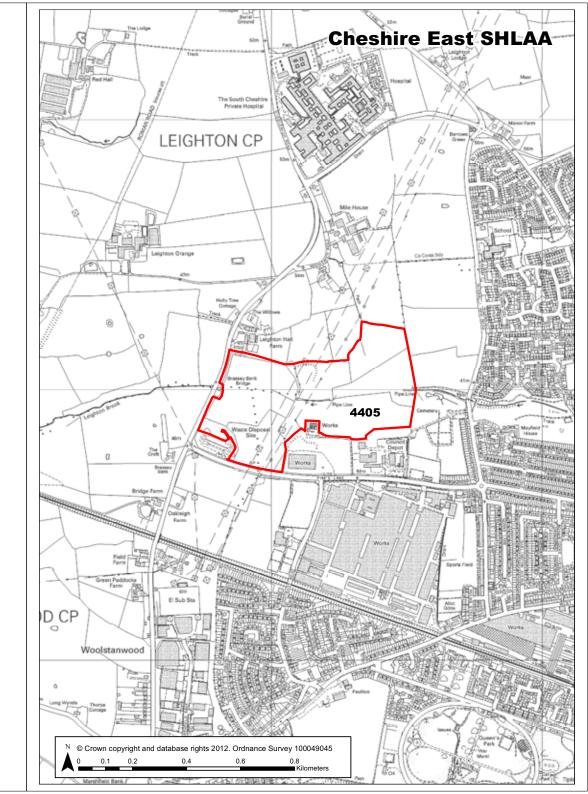
Town / Rural Edge of tow	vn/ Rural	Easting	377766	Northing	354432
Site Description	Car parking, grassed areas and	Site Size Net (Ha) 1.64			
Character of Area	Industrial uses on residential/countryside fringe		Potential Cap	acity	50
Surrounding Land Uses	Railway, industrial estate, open countryside	al estate, open Potential Net Capacity		!	50
Physical Constraints	Extreme changes in level, exist	ing uses			
Policy Restrictions			Potential Den	sity :	30.49
Managing Constraints	Flood risk assessment may be required due to site size.		Determination of Capacity		Density nultiplier
Sustainability					
Accessibility			Total Complet	tions ()
Other Information			Losses Comp	leted ()
Brownfield / Greenfield	Brownfield		Remaining Lo	sses ()
Suitability	Suitable - with policy change				
Availability	Available		Current Year	()
Achievability	Achievable		Years 1-5	()
Deliverability	Developable		Years 6-10		50
Development Progress	SHLAA Site		Years 11-15	()





Town / Rural Crewe - Ed	lge / Extension	Easting	368153	Northin	g 356972	
Site Description	Fields behind waste disposal plant. Site Size Net (Ha)			(Ha)	24.83	
Character of Area	Open countryside and industria	l	Potential Capacity		745	
Surrounding Land Uses	Industrial, waste disposal and agricultural				745	
Physical Constraints	Power lines and pipes run throucentre of the site. Brook enters Waste unit.		Capacity			
Policy Restrictions	Informal Open Space - Leightor Country Park. Area of New Woo Planting and Landscaping		Potential Den	sity		
Managing Constraints	greenfield sites. Transport Asselikely to be required. Flood risk assessment may be required du	Iculated in accordance with vironment Agency guidelines for eenfield sites. Transport Assessment ely to be required. Flood risk sessment may be required due to e size. Consideration of biodiversity		Determination of Capacity		
Sustainability	Edge of settlement					
Accessibility			Total Comple	tions	0	
Other Information	Site identified as Open Space in Development Strategy.	n the	Losses Comp	oleted	0	
Brownfield / Greenfield	Greenfield		Remaining Lo	osses	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	

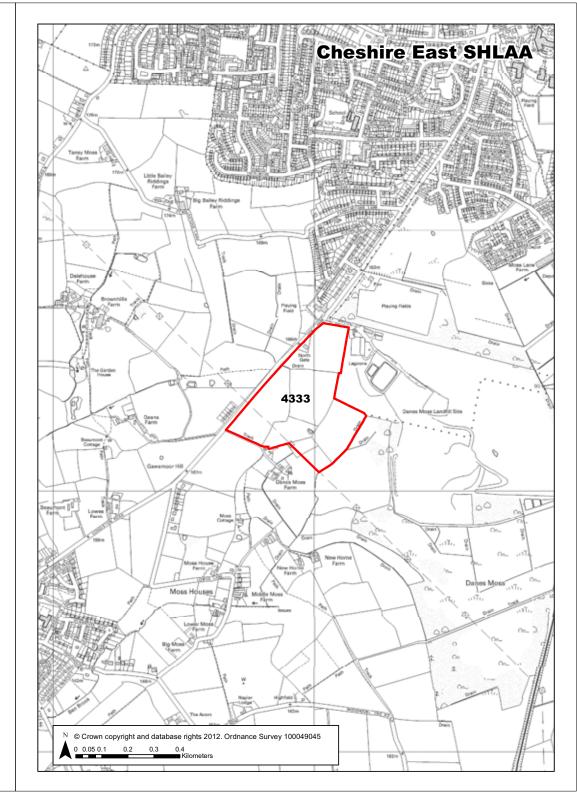




Ref 4412	Site Address	Land at Danes Moss Farm, Gawsworth			
Town / Rural Rural		Easting	389963 North	ing 371338	
Site Description	On main road, arable fields to east and settlement (playi to north		Site Size Net (Ha)	15.28	
Character of Area	Edge of settlement, agricultu	ıre	Potential Capacity	459	
Surrounding Land Uses	Agricultural and residential		Potential Net	459	
Physical Constraints	#Deleted		Capacity		
Policy Restrictions	Green Belt.		Potential Density	30.04	
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Transport Assessment likely to be required. Flood risk assessment may be required due to site size.		Determination of Capacity	Density multiplier	
Sustainability	School nearby.				
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	Marginal / Uncertain		Current Year	0	
Achievability	Not Achievable		Years 1-5	0	
Deliverability	Not currently developable		Years 6-10	0	

Development Progress

Application Number:





Years 11-15

SHLAA Site

Nei 4423	Oile Address	ASTON	SHELL ENLINE	LAINL,
Town / Rural Rural		Easting	361270 Nor	thing 346266
Site Description	Farmland		Site Size Net (Ha)	1.58
Character of Area	Edge of rural settlement		Potential Capacity	43
Surrounding Land Uses	Open countryside and resid	ential	Potential Net	43
Physical Constraints	Mature hedge, interspersed individual trees, along its ea boundary with Sheppenhall along its western boundary farmland beyond. Sewer ac Site lies adjacent to the Nat Network Regional Route 75 Crested Newts believed to be	stern Lane and with the ross site. ional Cycle . Great	Capacity	
Policy Restrictions	Open countryside		Potential Density	27.22
Managing Constraints	greenfield sites.Transport A likely to be required. Flood rassessment may be require site size. Noise assessment required (road) A public crosses the site and therefore diversion of the affected put	ulated in accordance with ronment Agency guidelines for nfield sites. Transport Assessment to be required. Flood risk assment may be required due to size. Noise assessment may be irred (road) A public sewer sees the site and therefore a rsion of the affected public sewer e applicant's expense will be		Based on current permission
Sustainability	Bus route on Sheppenhall L box close to site.	ane, post		
Accessibility	Access is possible, in princi subject to the completion of 278 and section 38 agreements	a section	Total Completions	0
Other Information	Enabling development for Combermere Abbey		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	43
Deliverability	Deliverable		Years 6-10	0
Development Progress	Full Permission		Years 11-15	0
Application Number:	11/2818N			

Site Address

LAND ON SHEPPENHALL LANE,

Ref 4423





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