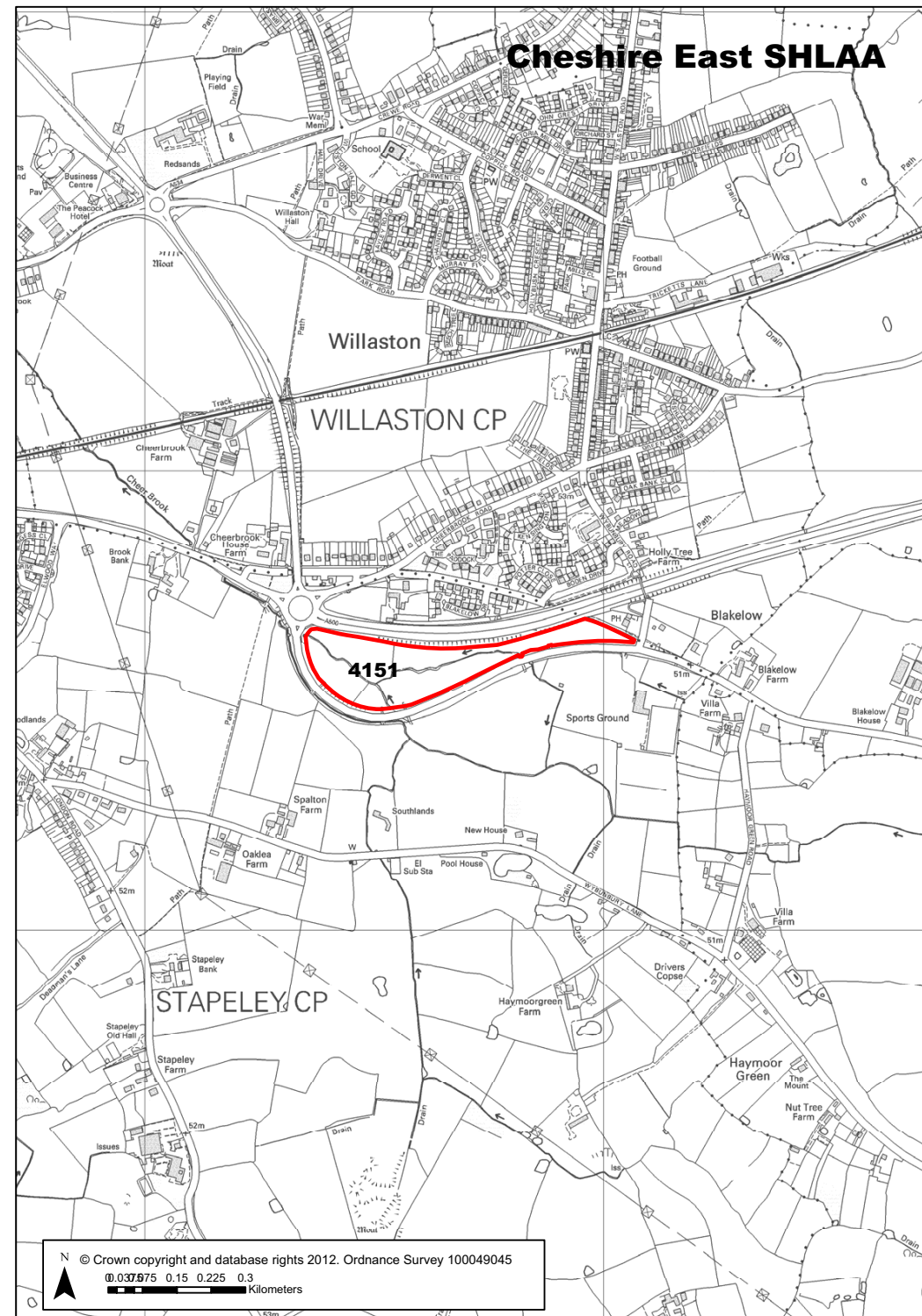
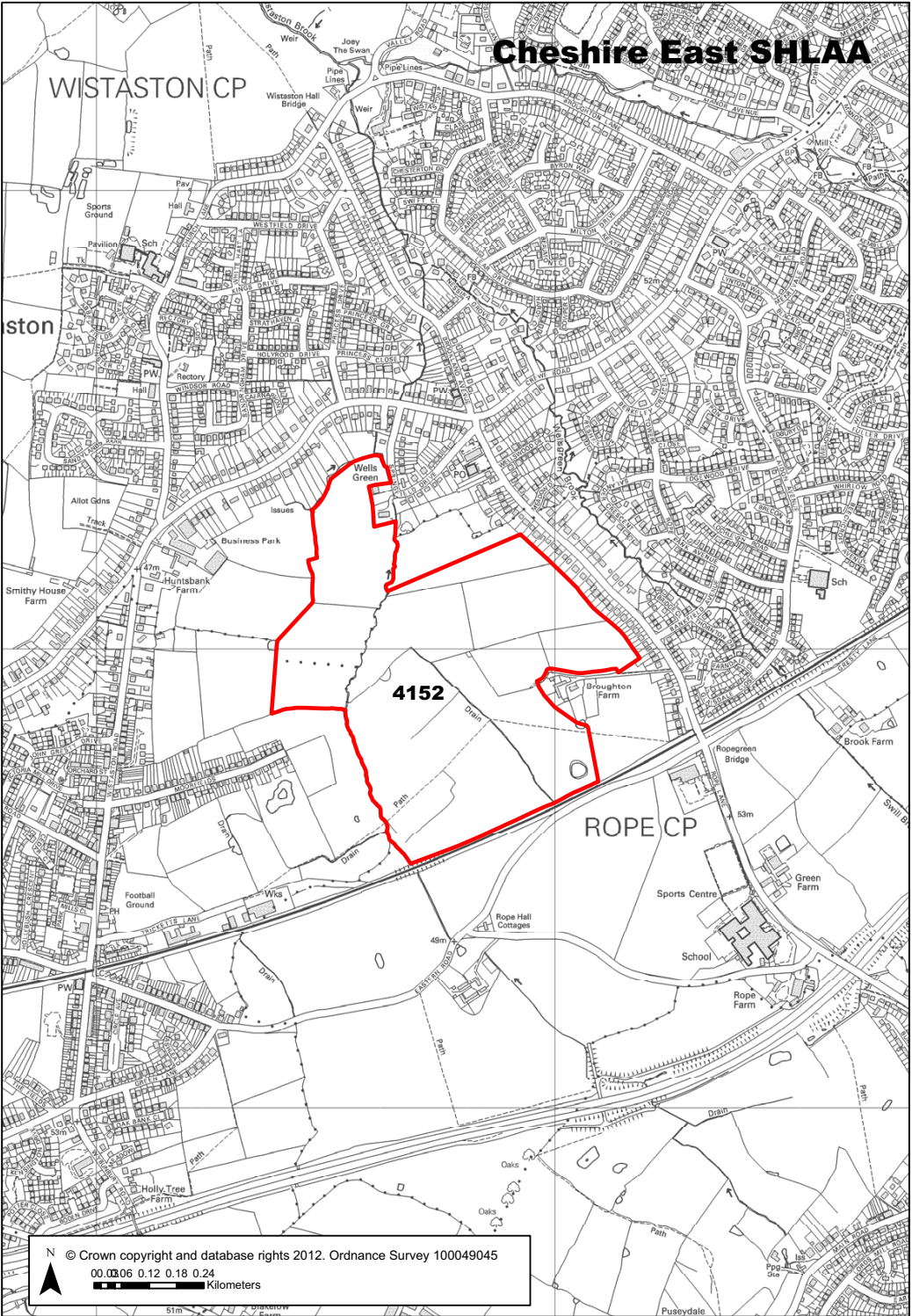


Town / Rural	Crewe - Edge / Extension	Eastng	367605	Northng	351580
Site Description	Agricultural fields in a wedge between A500 and lane.		Site Size Net (Ha)	5.63	
Character of Area	Agricultural, edge of Willaston (though A500 lies between them).		Potential Capacity	169	
Surrounding Land Uses	Agricultural, sports club to east.		Potential Net Capacity	169	
Physical Constraints	Flood zone 2 and 3 - medium to high risk. A500 to north. Newcastle Road to south. Hedgerows and trees on site and to boundary, along with fences. Gently undualting site.				
Policy Restrictions	Green Gap.		Potential Density	30.02	
Managing Constraints	Potential need for a Flood Risk Assessment and Transport Assessment. Consideration of biodiversity and potential need for a Protected Species Survey. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consideration of biodiversity of site - trees, hedgerows, potential for newts.		Determination of Capacity	Density multiplier	
Sustainability	Site is not considered sustainable due to lack of services.				
Accessibility	To be discussed with Highways.		Total Completions	0	
Other Information	Site is located in the proposed new area of 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	90	
Development Progress	SHLAA Site		Years 11-15	79	
Application Number:					



Ref	4152	Site Address	Land at Rope Lane, Crewe		
Town / Rural	Crewe	Easting	368757	Northing	352947
Site Description	Agricultural land. Residential to north and east.		Site Size Net (Ha)	36.84	
Character of Area	Farmland.		Potential Capacity	1106	
Surrounding Land Uses	Residential and agricultural land.		Potential Net Capacity	1106	
Physical Constraints	Flood zone 1 - little or no risk. Railway line to south, with potential noise and air pollution issues. Trees, ponds and hedgerows on site, with trees and hedges to boundary. Footpath crosses site. Topograohy may be an issue.				
Policy Restrictions	Green Gap.		Potential Density	30.02	
Managing Constraints	Consideration of biodiversity and potential need for a Protected Species Survey. Transport Assessment and Flood Risk Assessment may be needed. Access issues would need to be resolved prior to development of the site. Consultation with Environmental Health. Consideration of footpath. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		Determination of Capacity	Density multiplier	
Sustainability	Due to site size it would be possible to provide services to create a sustainable development.				
Accessibility	Possible access issues.		Total Completions	0	
Other Information	Part of site recently for sale. Site is located in the proposed Strategic Open Gap.		Losses Completed	0	
Brownfield / Greenfield	Greenfield		Remaining Losses	0	
Suitability	Suitable - with policy change				
Availability	Available		Current Year	0	
Achievability	Achievable		Years 1-5	0	
Deliverability	Developable		Years 6-10	125	
Development Progress	SHLAA Site		Years 11-15	250	
Application Number:					



Ref 4153 Site Address Land at Mill House, Mill Lane, Goostrey

Town / Rural Goostrey Easting 377151 Northing 370515

Site Description Large Victorian house and extensive gardens with mature trees. Site Size Net (Ha) 0.74

Character of Area Rural hamlet edge. Scattered houses in open countryside. Potential Capacity 23

Surrounding Land Uses Residential. Potential Net Capacity 23

Physical Constraints Land slopes down to stream to the north. Mature trees. Existing house on site. Northern edge of site alongside river has a greater than 1 in 75 chance of flooding yearly (significant risk according to the Environment Agency). Site bordered by fencing and trees.

Policy Restrictions Open Countryside. Jodrell Bank Radio Telescope Consultation Zone. Potential Density 31.08

Managing Constraints Consideration of flood risk and production of a Flood Risk Assessment. Consideration of biodiversity and potential need for a Protected Species Survey. Consultation with Jodrell Bank. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Determination of Capacity Density multiplier

Sustainability Capacity of existing services must be assessed.

Accessibility Access to be discussed with Highways. Site may be accessible by way of the existing driveway. Total Completions 0

Other Information Losses Completed 0

Brownfield / Greenfield Mixed Remaining Losses 0

Suitability Not Suitable

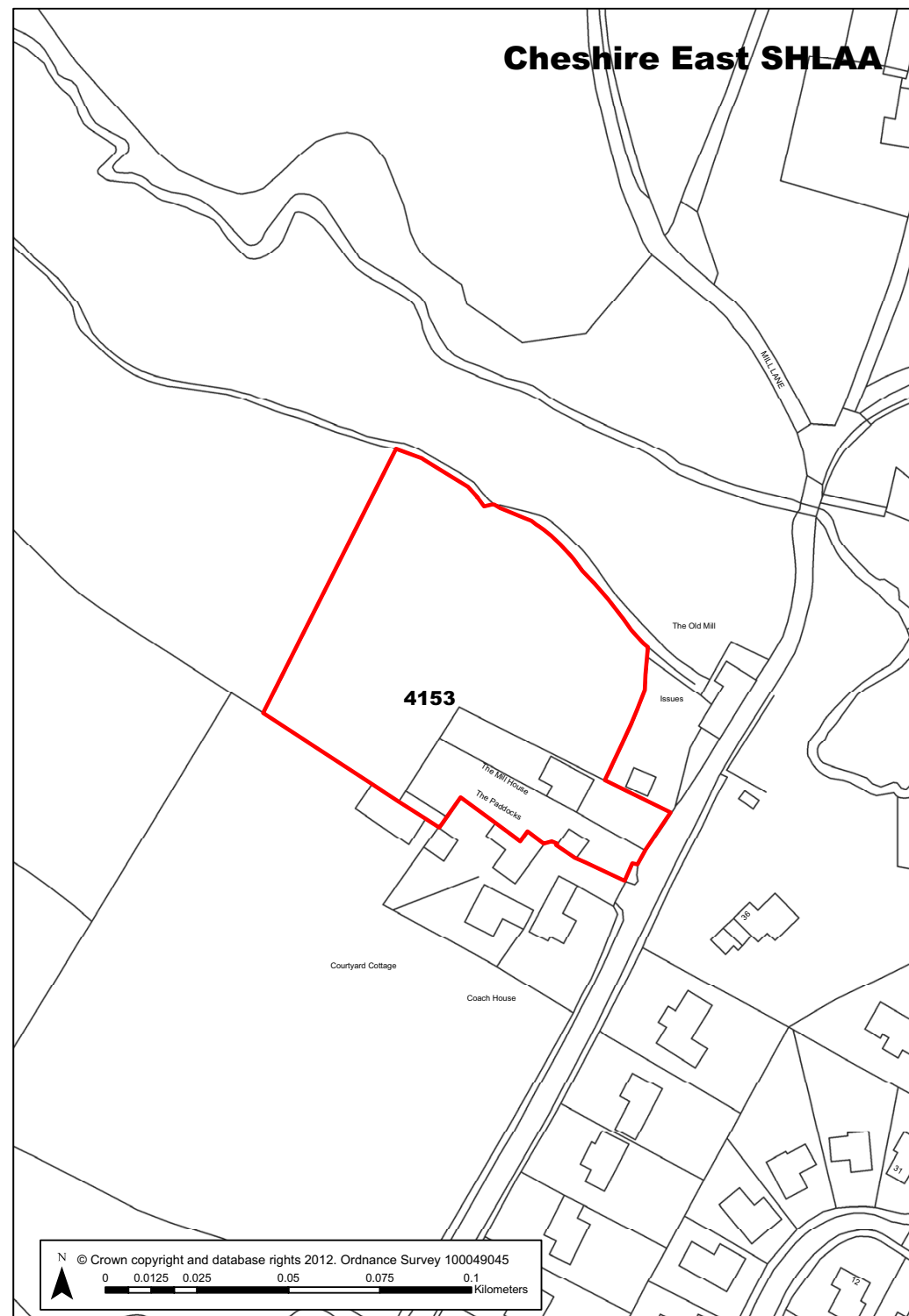
Availability Available Current Year 0

Achievability Not Achievable Years 1-5 0

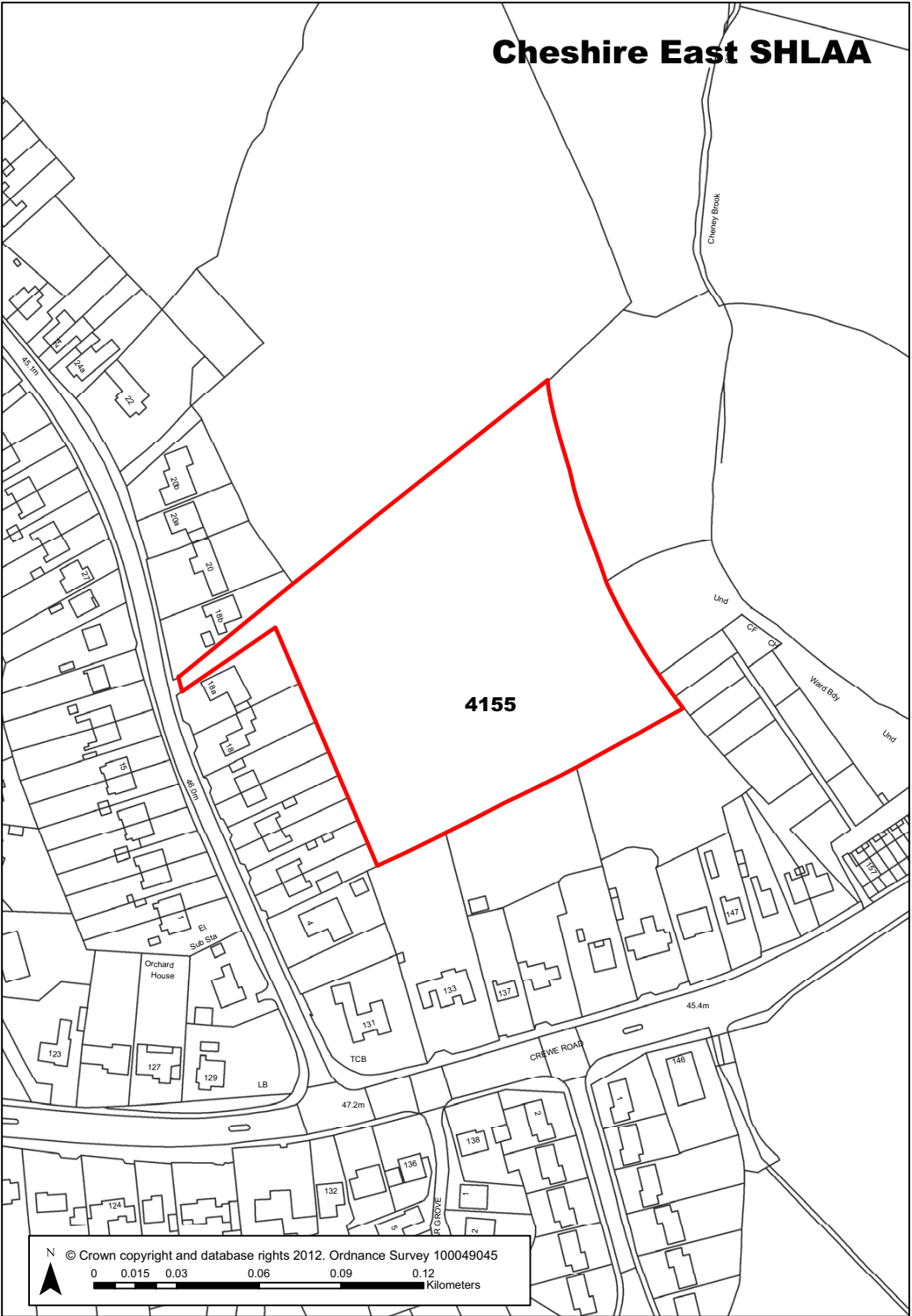
Deliverability Not currently developable Years 6-10 0

Development Progress SHLAA Site Years 11-15 0

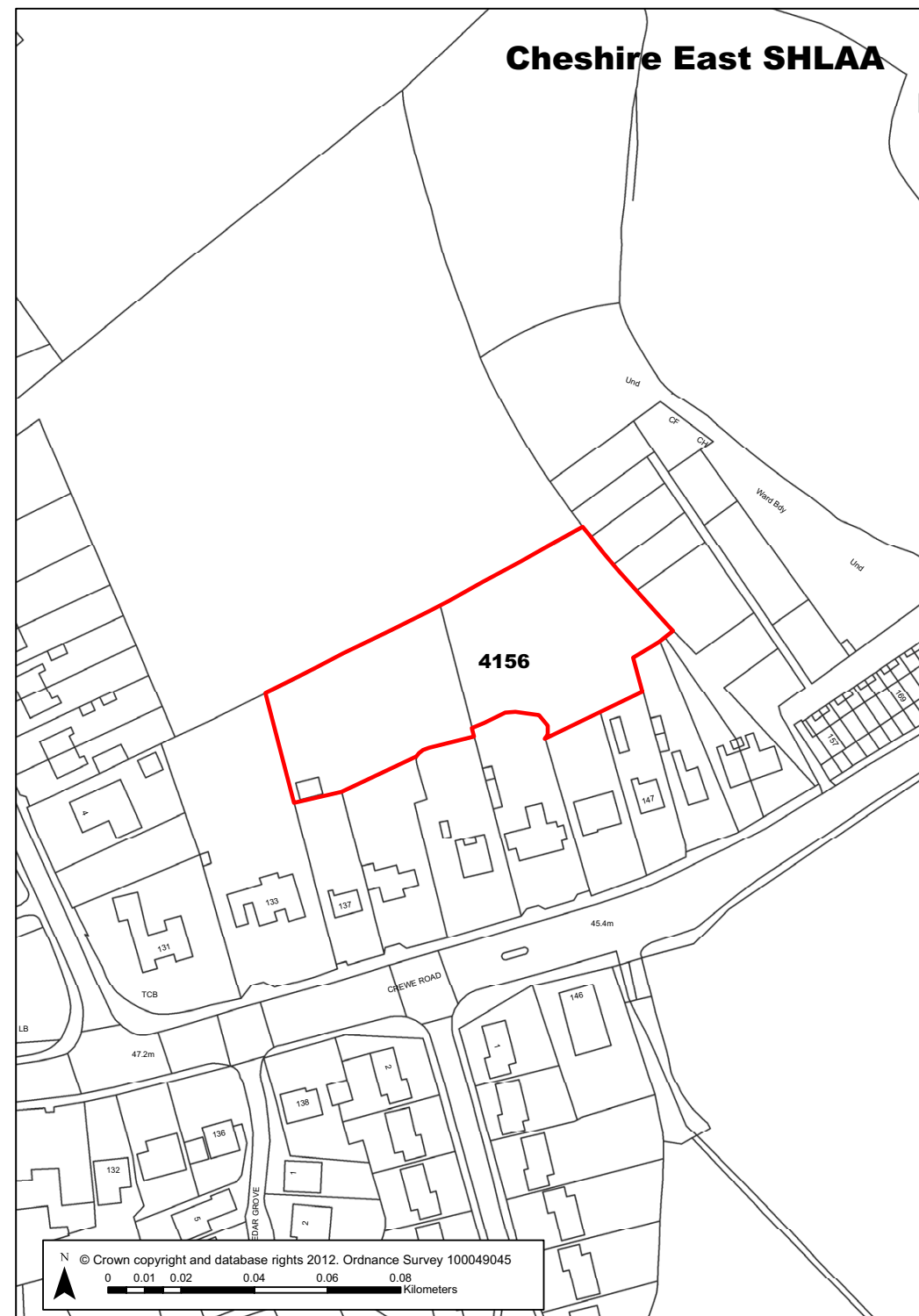
Application Number:



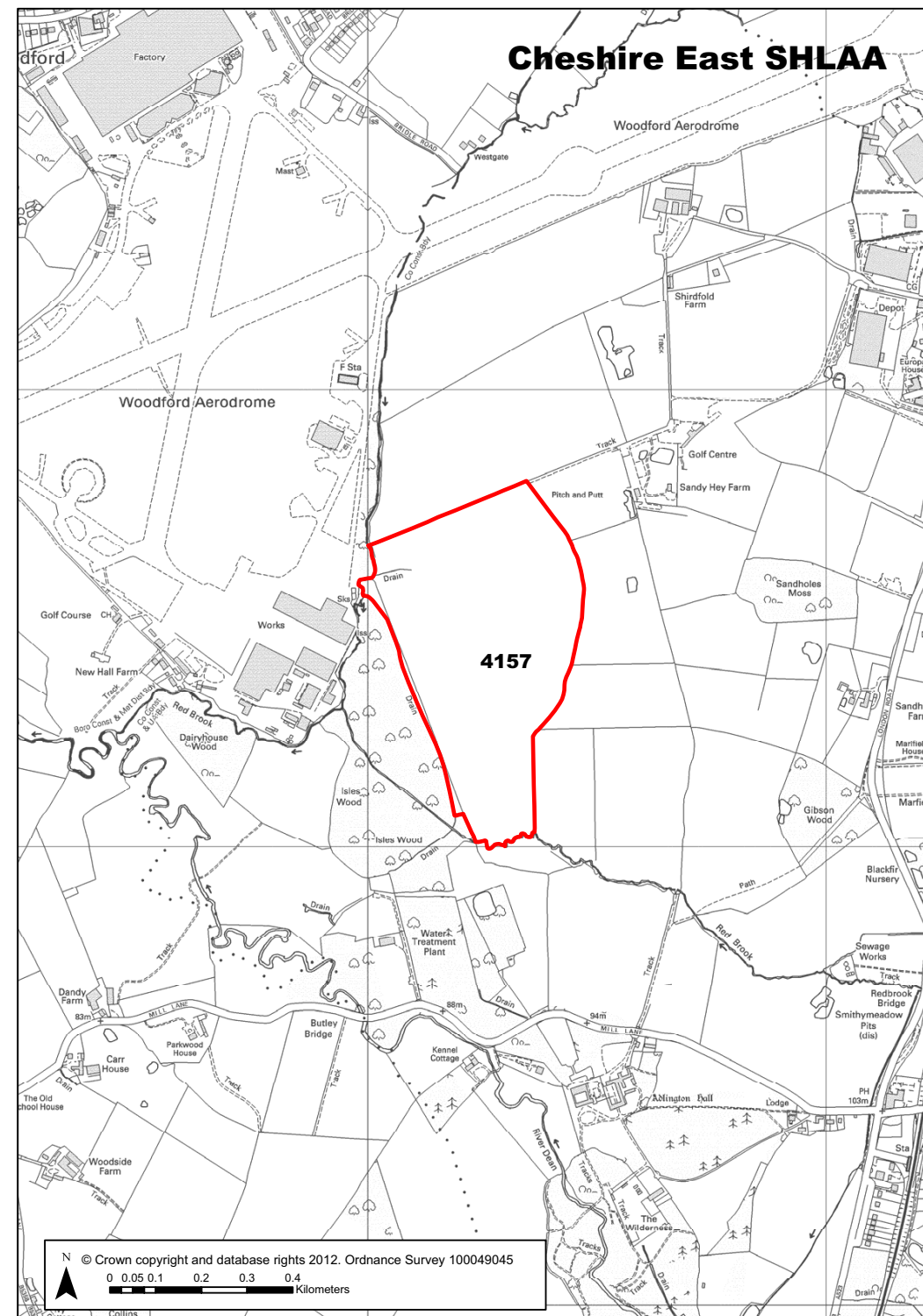
Ref	4155	Site Address	Land east of Birchin Lane, Nantwich.	
Town / Rural	Nantwich	Easting	366406	Northing 352479
Site Description	Open field to rear and east of residential properties on edge of settlement. Open countryside to north and east.	Site Size Net (Ha)	1.43	
Character of Area	Edge of settlement.	Potential Capacity	43	
Surrounding Land Uses	Residential, agricultural.	Potential Net Capacity	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.			
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	
Application Number:				



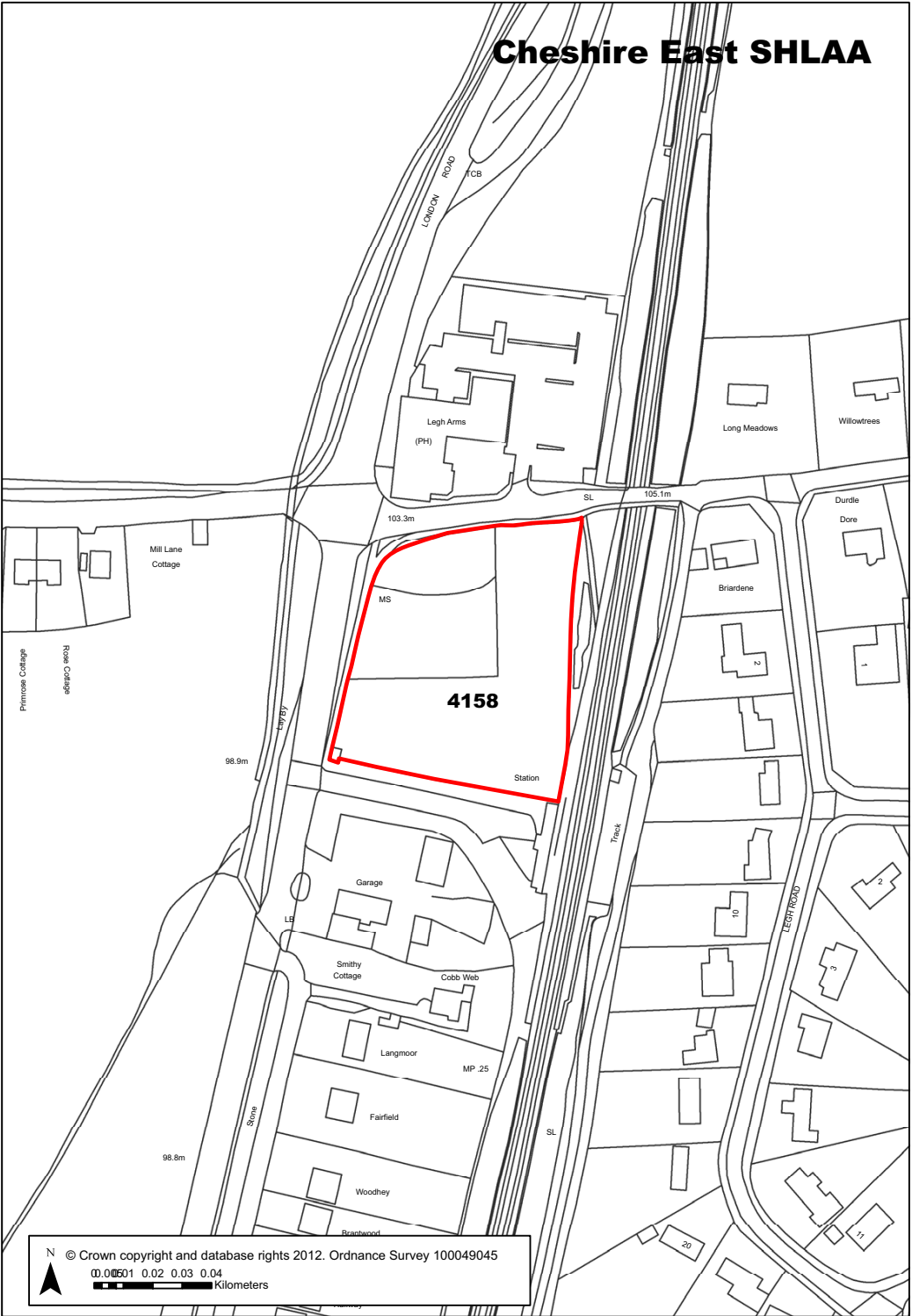
Ref	4156	Site Address	Land to rear of 143 Crewe Road, Nantwich	
Town / Rural	Nantwich	Easting	367605	Northing 351580
Site Description	Orchard to rear of row of houses currently being used domestically. Open fields to rear, otherwise residential.		Site Size Net (Ha)	5.63
Character of Area	Edge of settlement.		Potential Capacity	169
Surrounding Land Uses	Agricultural and residential.		Potential Net Capacity	169
Physical Constraints	Flood zone 1 - little or no risk. Flood risk to neighbouring eastern fields. Site contains and is bordered by trees. Site appears to be generally flat.			
Policy Restrictions	Green Gap.		Potential Density	30.02
Managing Constraints	Flood Risk Assessment and Transport Assessment may be needed. Consideration of biodiversity and potential need for a Protected Species Survey. Access issue would need to be overcome prior to development. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		Determination of Capacity	Density multiplier
Sustainability	Site is close to a bus route, allowing access to services.			
Accessibility	Access to be discussed with Highways. Site appears to be inaccessible at current time; access could be through site 4155.		Total Completions	0
Other Information	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
Application Number:				



Ref	4157	Site Address	Land adjacent to Woodford Aerodrome, Adlington.			
Town / Rural	Rural		Easting	390255	Northing	381443
Site Description	Agricultural land.		Site Size Net (Ha)		23.63	
Character of Area	Open countryside.		Potential Capacity		709	
Surrounding Land Uses	Former airfield, golf course, agricultural land, industrial use.		Potential Net Capacity		709	
Physical Constraints	The majority of the site is in flood zones 2 and 3 - medium to high risk. Site is bordered by trees. Site appears to be flat.					
Policy Restrictions	Green Belt. Adjacent to western boundary is a Site of Nature Conservation Importance.		Potential Density		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 of Capacity		Density multiplier	
Sustainability	Site is not considered to be sustainable due to lack of services.					
Accessibility	Appears to be landlocked. Access would need to be addressed and discussed with Highways.		Total Completions		0	
Other Information			Losses Completed		0	
Brownfield / Greenfield	Greenfield		Remaining Losses		0	
Suitability	Not Suitable					
Availability	Available		Current Year		0	
Achievability	Not Achievable		Years 1-5		0	
Deliverability	Not currently developable		Years 6-10		0	
Development Progress	SHLAA Site		Years 11-15		0	
Application Number:						



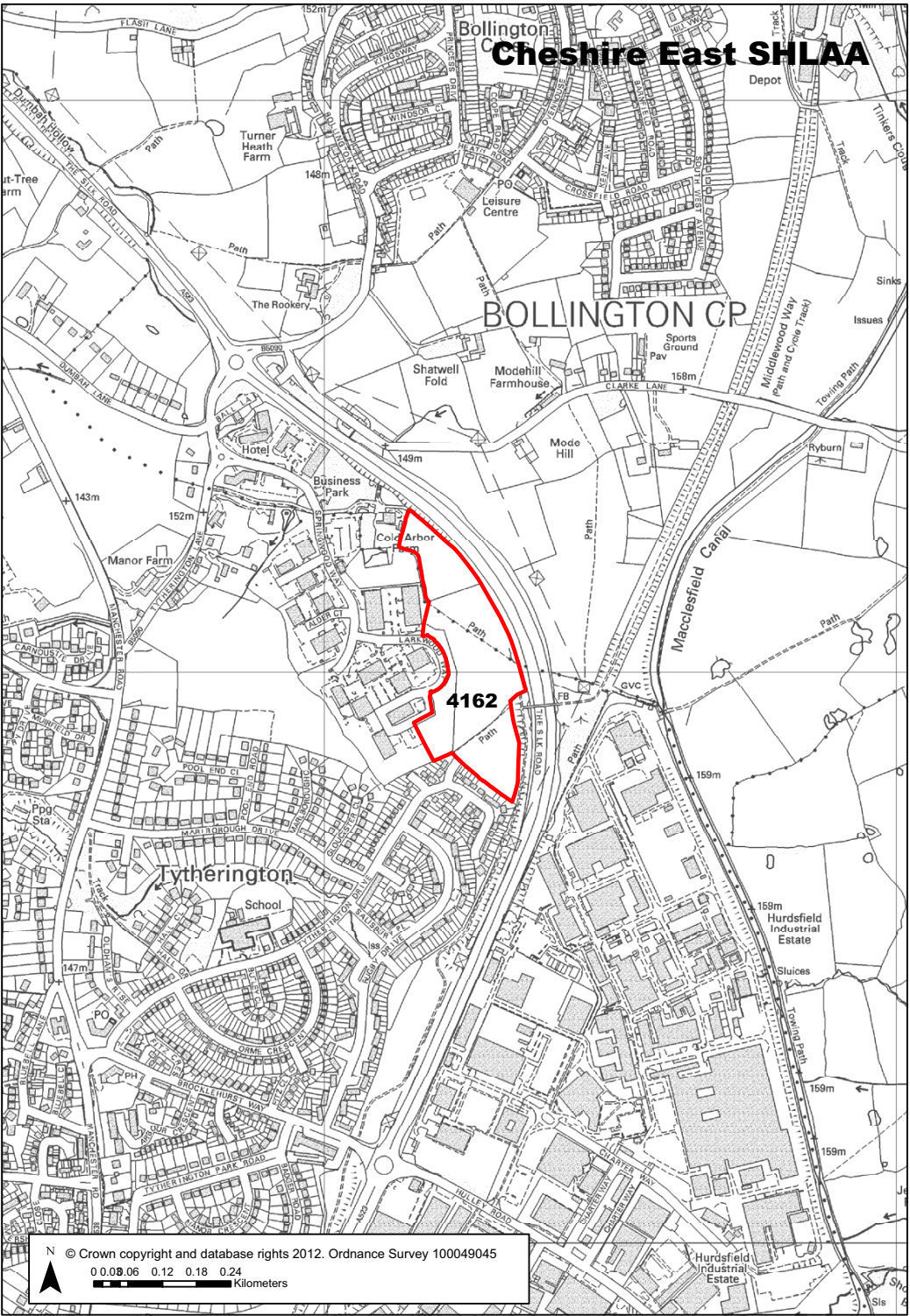
Ref	4158	Site Address	Land adjacent to Adlington Station.			
Town / Rural	Rural		Easting	391155	Northing	380371
Site Description	Paddock and copse sloping down to east. Boundaries are roads to north and east and railway line to west. House to the south.		Site Size Net (Ha)		0.62	
Character of Area	Edge of settlement.		Potential Capacity		19	
Surrounding Land Uses	Agricultural and residential.		Potential Net Capacity		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.					
Policy Restrictions	Green Belt.		Potential Density		30.65	
Managing Constraints	Consideration of biodiversity and potential need for a Protected Species Survey. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consultation with Environmental Health and Network Rail regarding railway.		Determination of Capacity		Density multiplier	
Sustainability	Site is located next to the Railway Station.					
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		19	
Development Progress	SHLAA Site		Years 11-15		0	
Application Number:						



Ref	4161	Site Address	Oaklands Community Infant School, Tudor Road, Wilmslow		
Town / Rural	Wilmslow	Easting	386429	Northing	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 Capacity	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.	Potential Density	24.71		
Policy Restrictions	Existing open space. Within the settlement boundary of Wilmslow.	Determination of Capacity	Based on current permission		
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.				
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	Current Year	15		
Availability	Available	Years 1-5	6		
Achievability	Achievable	Years 6-10	0		
Deliverability	Deliverable	Years 11-15	0		
Development Progress	Under Construction				
Application Number:	12/0027M				



Ref	4162	Site Address	Land to the East of Larkwood Way, Tytherington, Macclesfield	
Town / Rural	Macclesfield	Easting	392250	Northing 376010
Site Description	Green disused field at edge of business park, with housing estate to side and main road to east.	Site Size Net (Ha)	5.2	
Character of Area	Commercial.	Potential Capacity	111	
Surrounding Land Uses	Industry, commercial, residential.	Potential Net Capacity	111	
Physical Constraints	Flood zone 1 - little or no risk. Footpath through site. Potntial noise and air pollution issues from The Silk Road. Hedges and trees on site and hedges to boundary. Undulating site.	Potential Density	21.35	
Policy Restrictions	Existing Employment Area, Proposed Open Space in south of site.	Determination of Capacity	Based on current application	
Managing Constraints	Evidence to support loss of employment. Retention or replacement of open space. 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 potnetial need for a Protected Species Survey. Consultation with Environmental Health.			
Sustainability				
Accessibility	Access as agreed in planning application.	Total Completions	0	
Other Information		Losses Completed	0	
Brownfield / Greenfield	Greenfield	Remaining Losses	0	
Suitability	Suitable - if can meet policy requireme	Current Year	0	
Availability	Available	Years 1-5	90	
Achievability	Achievable	Years 6-10	21	
Deliverability	Deliverable	Years 11-15	0	
Development Progress	Awaiting S106			
Application Number:	11/3738M			



Ref 4163

Site Address

Macclesfield Rugby Football Club, Priory Park, Priory Lane, Macclesfield.

Town / Rural

Macclesfield - Edge / Extension

Easting

389376

Northing

375072

Site Description

Rugby club and playing fields on the edge of Upton Priory, edged by fields to the west and the town to all other boundaries.

Site Size Net (Ha)

11.09

Character of Area

Edge of settlement.

Potential Capacity

333

Surrounding Land Uses

School, residential, open countryside.

Potential Net Capacity

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.

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, allowing access to services.

Accessibility

Access to be discussed with Highways.

Total Completions

0

Other Information

Losses Completed

0

Brownfield / Greenfield

Greenfield

Remaining Losses

0

Suitability

Suitable - with policy change

Availability

Available

Current Year

0

Achievability

Achievable

Years 1-5

0

Deliverability

Developable

Years 6-10

125

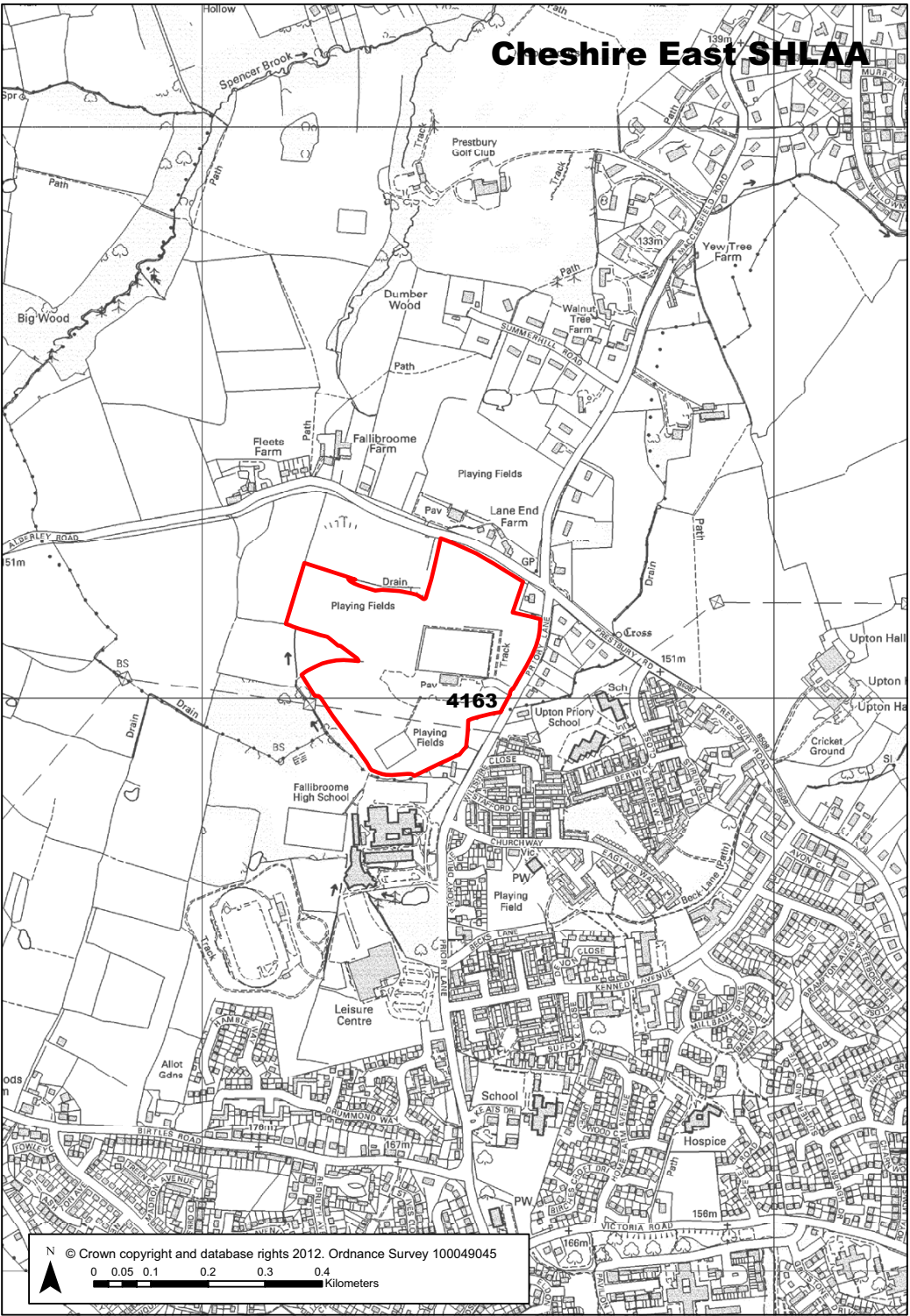
Development Progress

SHLAA Site

Years 11-15

208

Application Number:



Ref	4164	Site Address	Four Seasons Garden Centre, Chelford Road, Ollerton.
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Town / Rural	Rural	Easting	379029	Northing	376119
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Site Description	Existing small plant nursery.	Site Size Net (Ha)	0.58
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Character of Area	Rural low density residential.	Potential Capacity	18
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Surrounding Land Uses	Rural, low density residential.	Potential Net Capacity	18
Physical Constraints	Flood zone 1 - little or no risk.		

Physical Constraints Flood zone 1 - little or no risk. Existing buildings and hardstanding on site, possible contamination, ponds in the vicinity. Footpath adjacent to site. Trees on site and to boundary. Site appears to be flat.

Policy Restrictions	Green Belt.	Potential Density	31.03
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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
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Sustainability	Site is not considered sustainable due to lack of services.
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Accessibility	Currently the site is accessed from a fast road, site away from facilities, access to be discussed with highways.	Total Completions	0
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Other Information		Losses Completed	0
Brownfield / Greenfield	Mixed	Remaining Losses	0

Suitability Suitable - with policy change

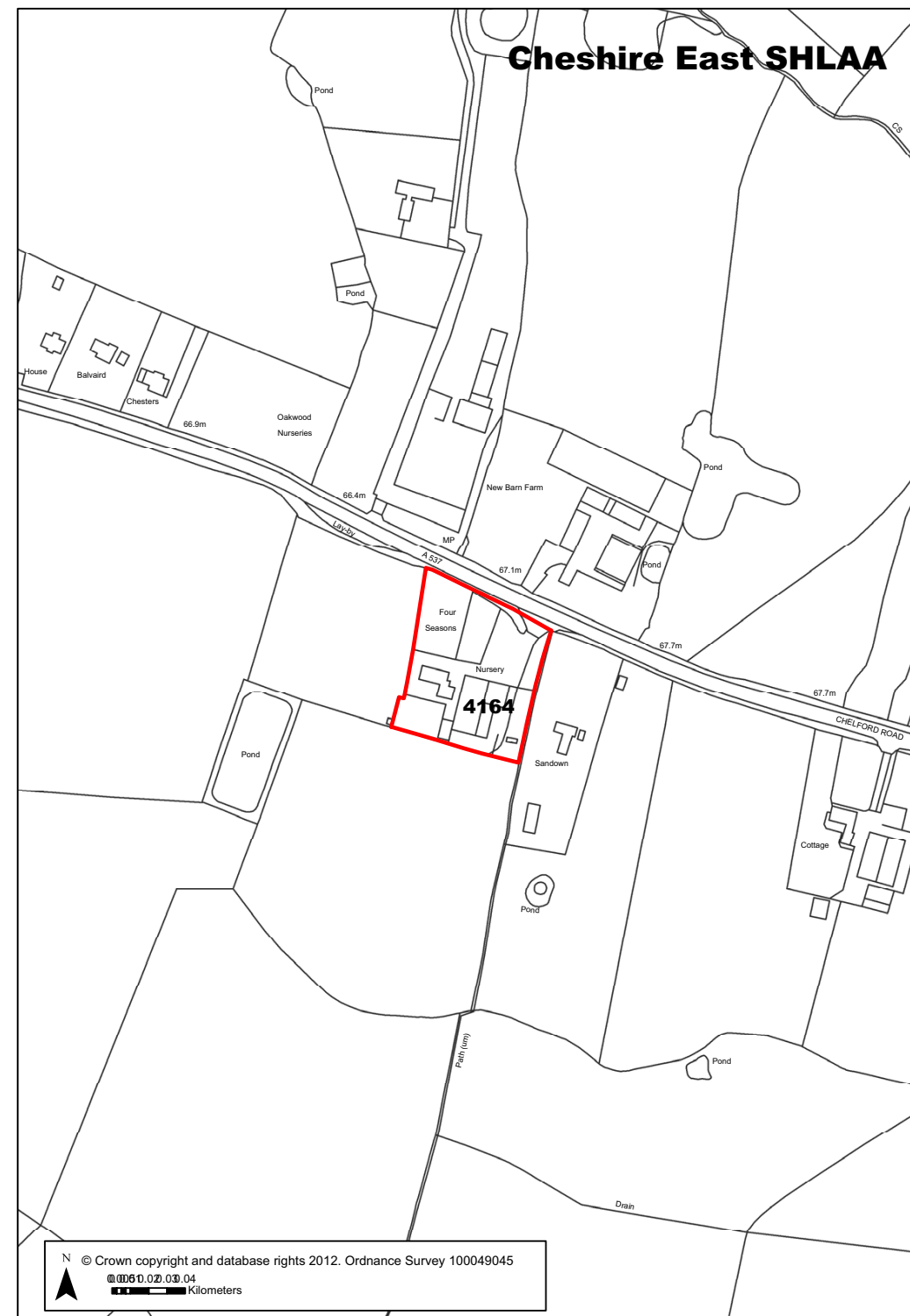
Availability	Available	Current Year	0
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Achievability	Achievable	Years 1-5	0
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Deliverability	Developable	Years 6-10	18
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Development Progress	SHLAA Site	Years 11-15	0
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Application Number:



Ref

4165

Site Address

Land off Plumley Moor Road, Plumley, Knutsford.

Town / Rural

Rural

Easting

372016

Northing

375522

Site Description

Grass field surrounded by hedges and trees opposite residential.

Site Size Net (Ha)

2.22

Character of Area

Small village and open countryside.

Potential Capacity

67

Surrounding Land Uses

Small village and open countryside.

Potential Net Capacity

67

Physical Constraints

Flood zone 1 - little or no risk. Trees and hedges on site, potential new 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.

Sustainability

Site is close to Plumley Station and local services.

Accessibility

Next to the station. 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

67

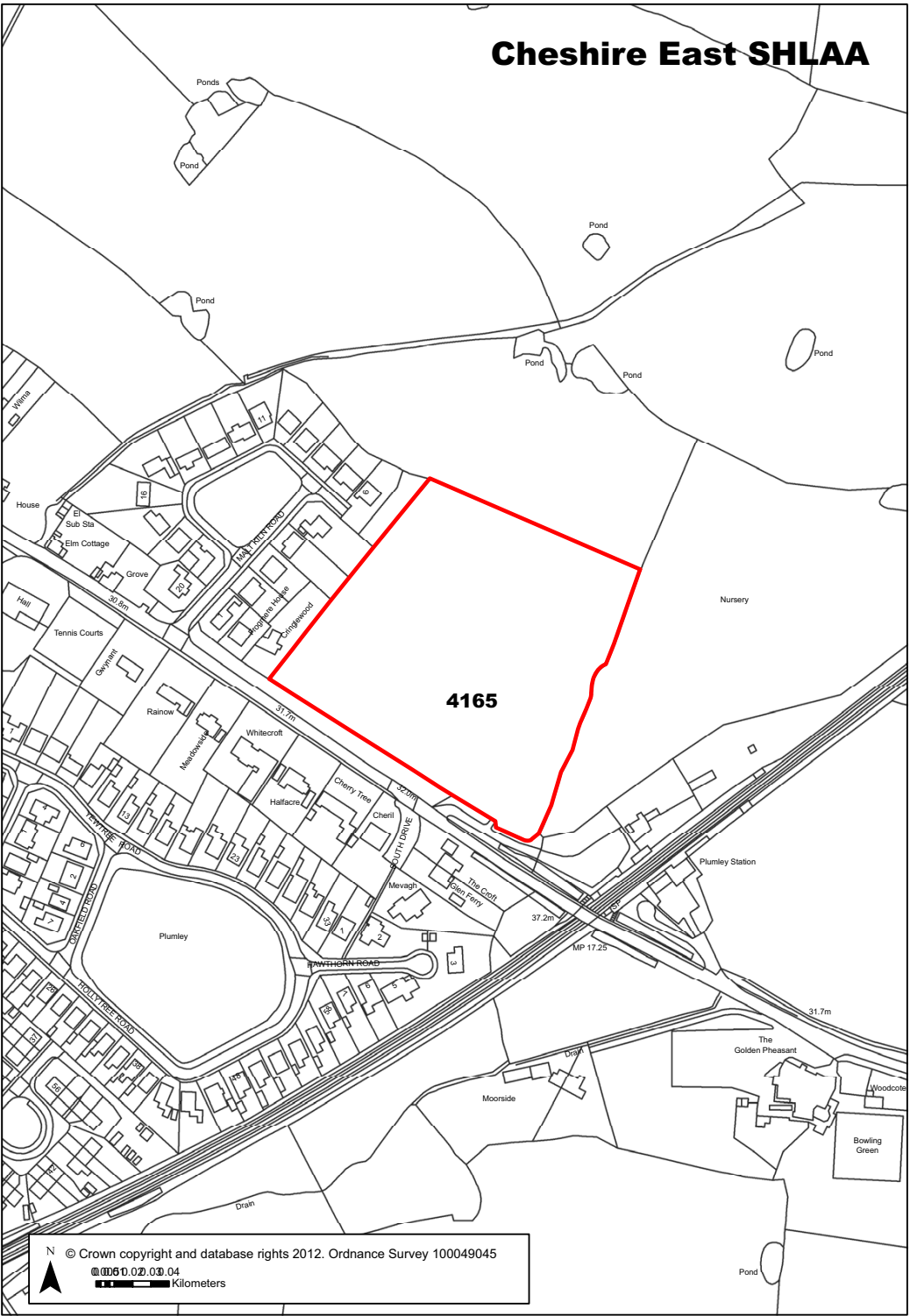
Development Progress

SHLAA Site

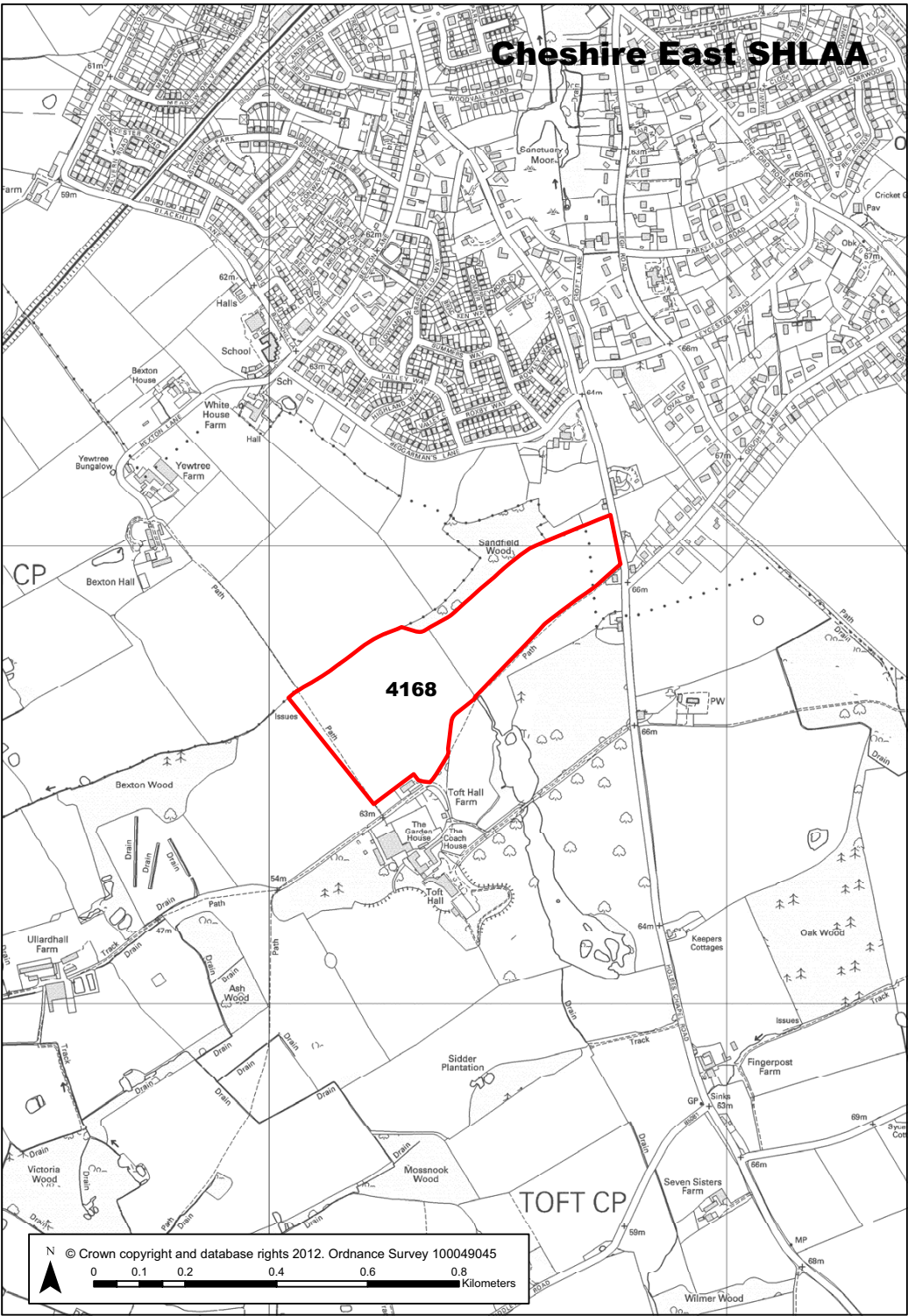
Years 11-15

0

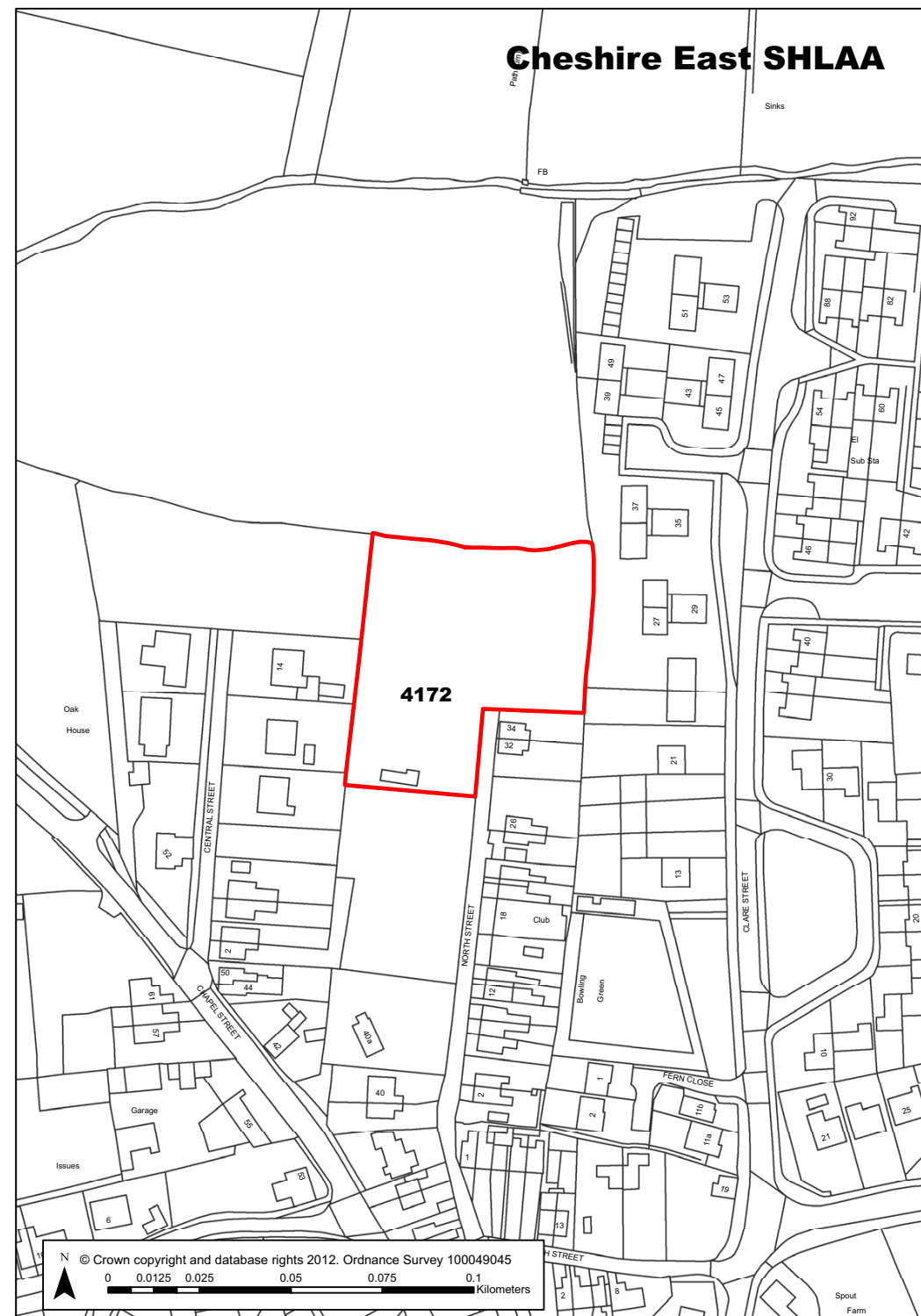
Application Number:



Town / Rural	Rural	Easting	375387	Northing	376744
Site Description	Field with mature trees along the carriageway.	Site Size Net (Ha)	15.74		
Character of Area	Rural/edge of town.	Potential Capacity	238		
Surrounding Land Uses	Agricultural.	Potential Net Capacity	238		
Physical Constraints	Flood zone 1 - little or no risk. Fast road, trees and hedges along site boundaries, footpath along southern and western boundary. Phone mast in hedge to north. Mature tree in middle of field. Potential newt habitat. Site is flat. Listed Buildings close to site.				
Policy Restrictions	Green Belt.	Potential Density	15.12		
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, including Protected Species Survey. Consideration of footpath and heriatge. Consultation with Heritage and Design.	Determination of Capacity	Density multiplier, based on character of the area		
Sustainability	Site is not considered sustainable due to lack of services.				
Accessibility	Access to be discussed with Highways.	Total Completions	0		
Other Information	Potential capacity lowered based on the character of the area.	Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Not Suitable	Current Year	0		
Availability	Available	Years 1-5	0		
Achievability	Not Achievable	Years 6-10	125		
Deliverability	Not currently developable	Years 11-15	113		
Development Progress	SHLAA Site				
Application Number:					



Ref	4172	Site Address	Land off North Street, Mount Pleasant, Mow Cop.			
Town / Rural	Rural		Easting	384954	Northing	356815
Site Description	Paddock and sheds.			Site Size Net (Ha)	0.36	
Character of Area	Residential, agricultural, open countryside.			Potential Capacity	11	
Surrounding Land Uses	Residential, agricultural, open countryside.			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 few facilities in the area.					
Accessibility	Access to be discussed with Highways. Site is currently situated at end of narrow 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:						

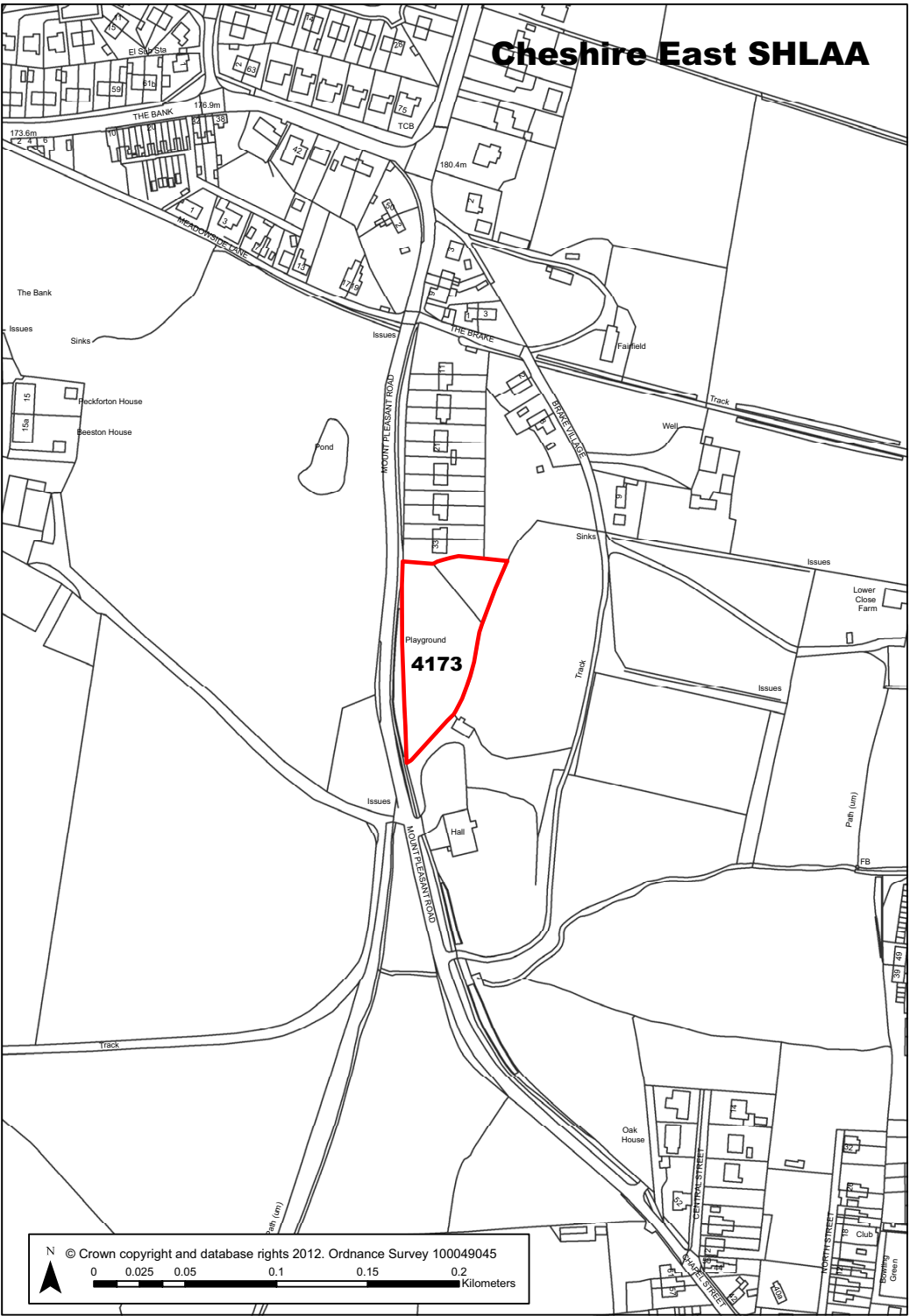


Ref 4173

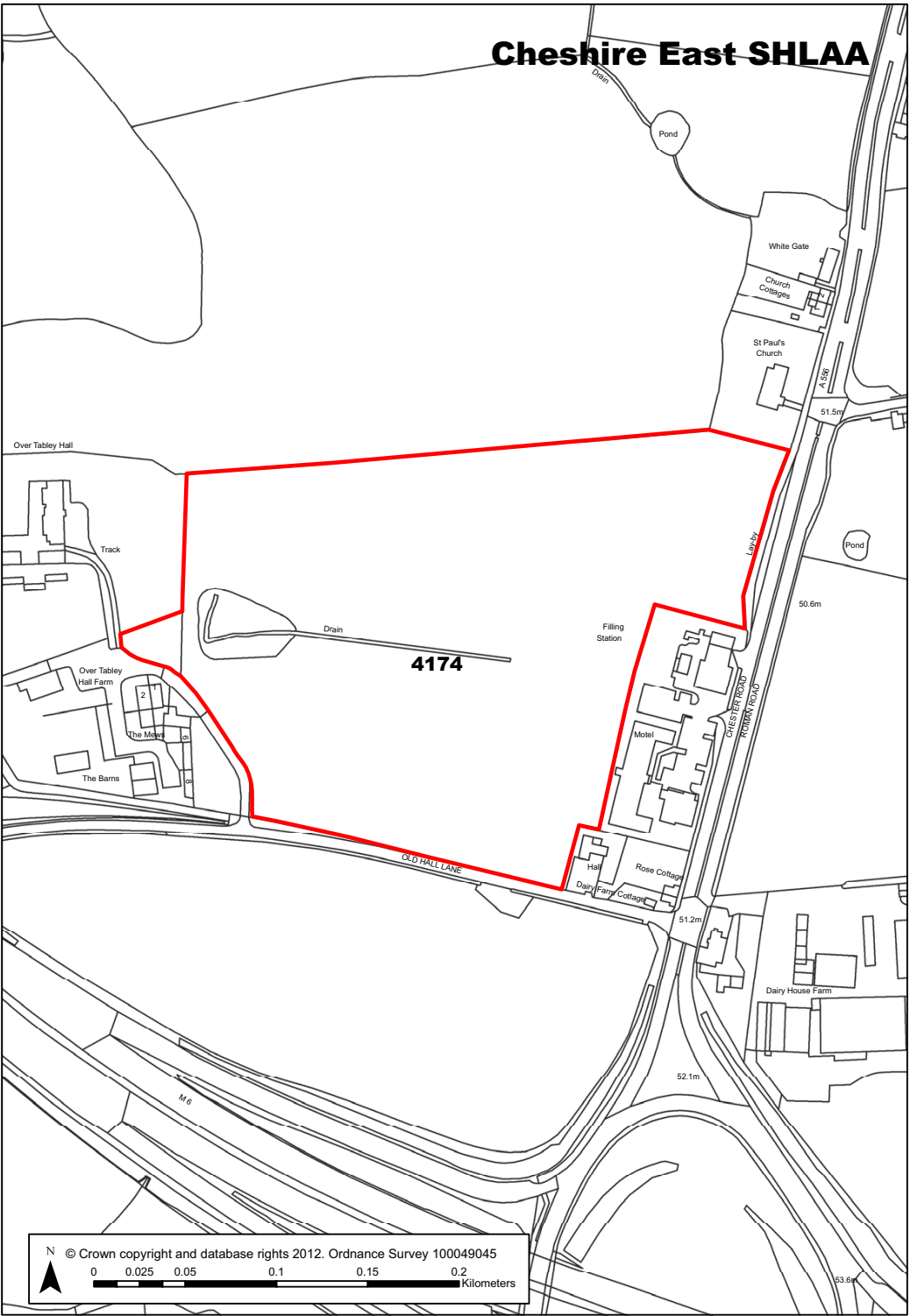
Site Address

Land at Mount Pleasant Village Hall,
Mount Pleasant Road, Mow Cop

Town / Rural	Rural	Easting	384744	Northing	357069
Site Description	Raised grass site edged by trees.		Site Size Net (Ha)	0.4	
Character of Area	Agricultural, edge of residential area.		Potential Capacity	12	
Surrounding Land Uses	Scattered farm buildings, fields, edge of built-up residential area.		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 Density	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 of Capacity	Density multiplier	
Sustainability	Site is not considered sustainable.				
Accessibility	Access to be discussed with Highways.		Total Completions	0	
Other Information			Losses Completed	0	
Brownfield / Greenfield	Greenfield		Remaining Losses	0	
Suitability	Not Suitable				
Availability	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	4174	Site Address	Land off Old Hall Lane, Tabley, Knutsford.	
Town / Rural	Rural	Easting	372151	Northing 379871
Site Description	Field with drain and mature trees surrounded by hedges and main road.	Site Size Net (Ha)	5.75	
Character of Area	Open countryside and motorway.	Potential Capacity	173	
Surrounding Land Uses	Residential and agriculture. M6 motorway is one field away.	Potential Net Capacity	173	
Physical Constraints	Flood zone 1 - little or no risk. Drain on site. Potential noise and air quality issues from the motorway. Trees with Tree Preservation Orders to south western boundary. Hedges to boundary. Site is flat.			
Policy Restrictions	Green Belt.	Potential Density	30.09	
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. Consultation with Environmental Health regarding the closeness of the motorway.	Determination of Capacity	Density multiplier	
Sustainability	Site is not considered sustainably located although it is near to motorway network.			
Accessibility	Access to be discussed with Highways.	Total Completions	0	
Other Information		Losses Completed	0	
Brownfield / Greenfield	Greenfield	Remaining Losses	0	
Suitability	Not Suitable	Current Year	0	
Availability	Available	Years 1-5	0	
Achievability	Not Achievable	Years 6-10	0	
Deliverability	Not currently developable	Years 11-15	0	
Development Progress	SHLAA Site			
Application Number:				

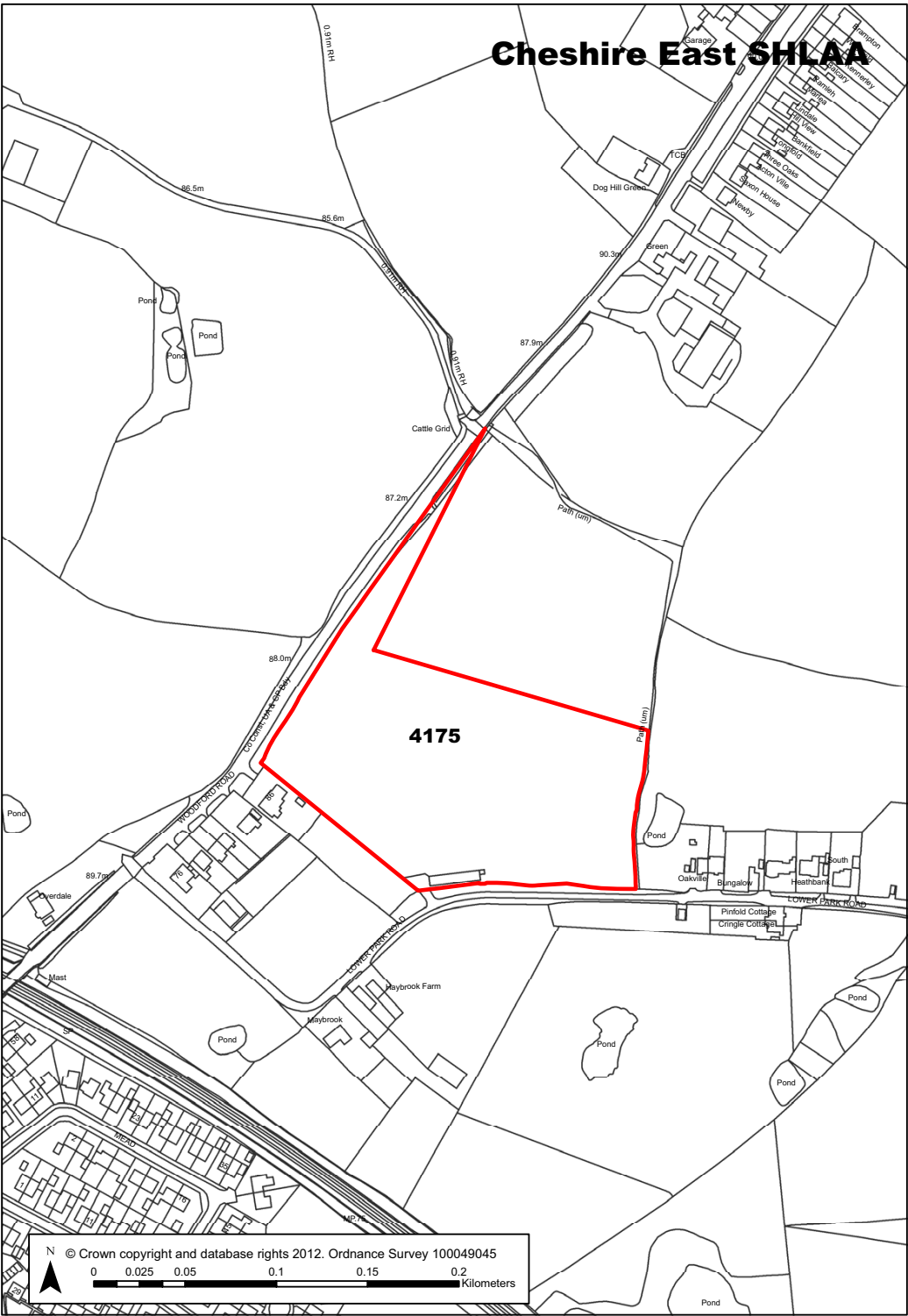


Ref 4175

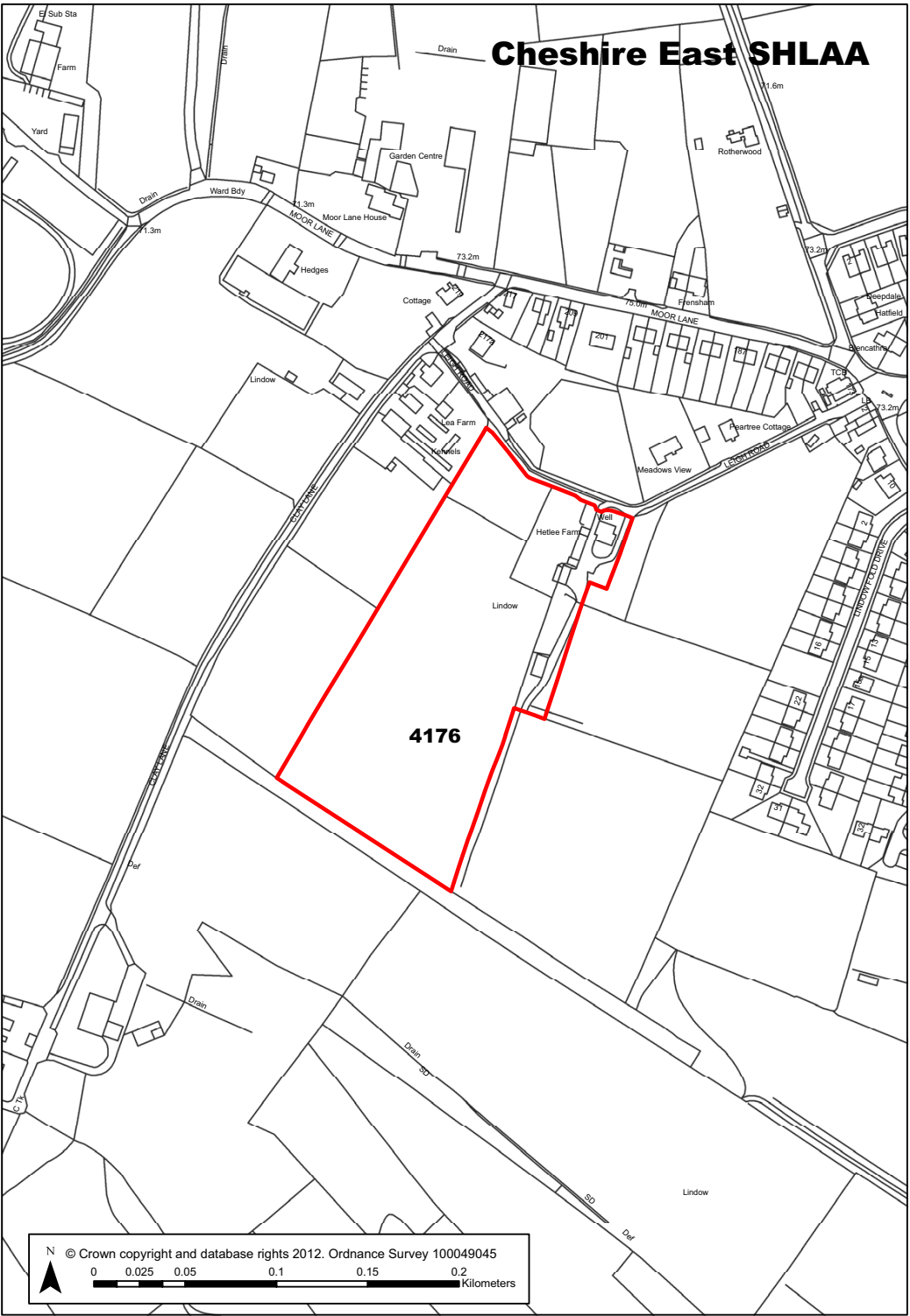
Site Address

Land north and east of 86 Woodford Road, Poynton.

Town / Rural	Poynton - Edge / Extension	Easting	390887	Northing	384260
Site Description	Agricultural fields.	Site Size Net (Ha)	2.12		
Character of Area	Open countryside.	Potential Capacity	64		
Surrounding Land Uses	Agricultural and residential.	Potential Net Capacity	64		
Physical Constraints	Flood zone 1 - little or no risk. Footpath along part of site boundary. Site contains trees with Tree Preservation Orders. Trees and hedges to boundary. Site appears to be generally flat.				
Policy Restrictions	Green Belt. SEMMMS - includes land safeguarded for proposed new road.	Potential Density	30.19		
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 sustainable due to lack of services.				
Accessibility	Access to be discussed with Highways.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Not Suitable				
Availability	Available	Current Year	0		
Achievability	Not Achievable	Years 1-5	0		
Deliverability	Not currently developable	Years 6-10	0		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:					



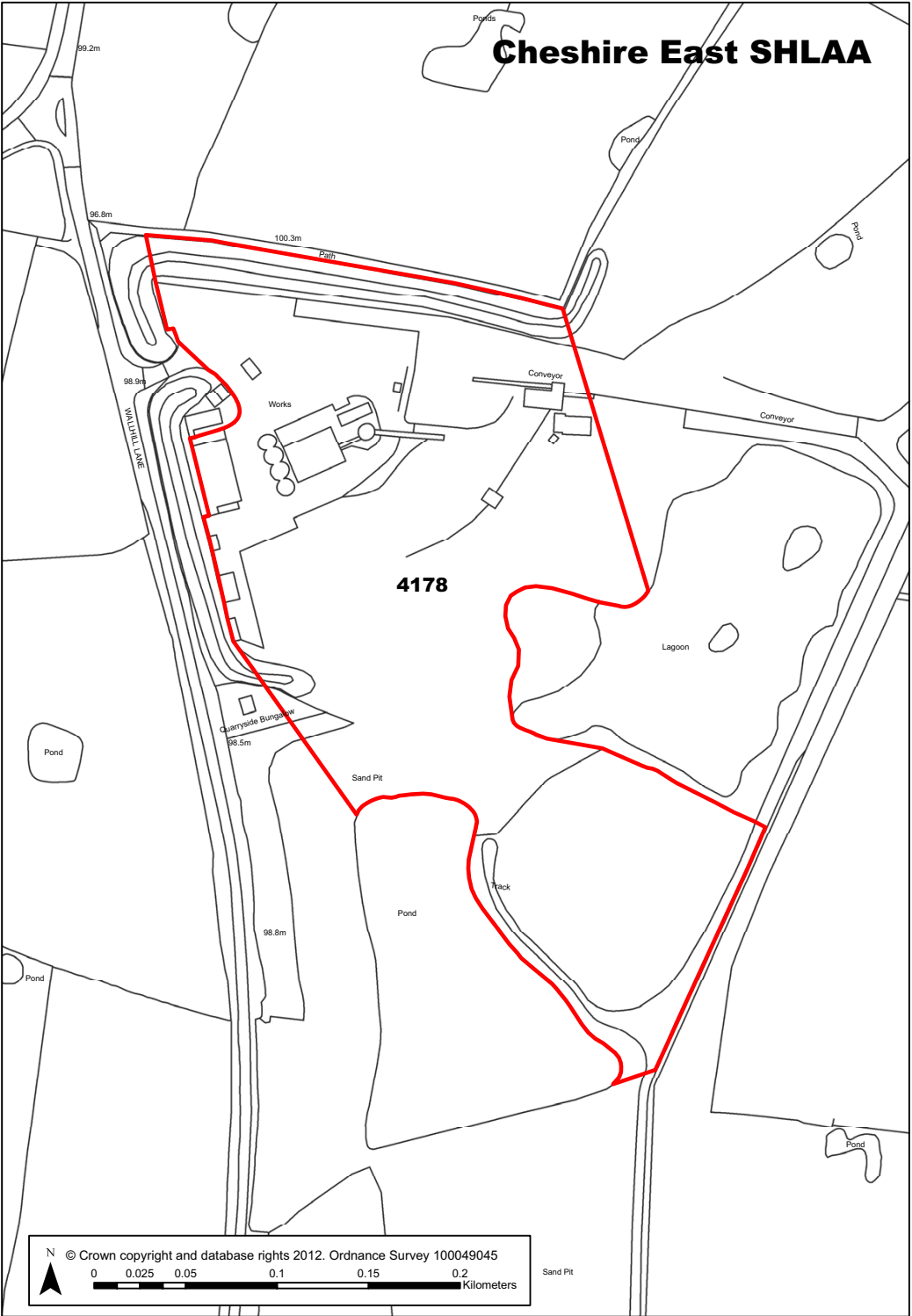
Ref	4176	Site Address	Land at Hetlee Farm, Leigh Road, Wilmslow.		
Town / Rural	Wilmslow - Edge / Extension	Easting	382488	Northing	379998
Site Description	Farmhouse and fields.	Site Size Net (Ha)	2.22		
Character of Area	Mixed area of residential use and edge of countryside.	Potential Capacity	67		
Surrounding Land Uses	Residential.	Potential Net Capacity	67		
Physical Constraints	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.	Potential Density	30.18		
Policy Restrictions	Green Belt.	Determination of Capacity	Density multiplier		
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.				
Sustainability	Shops and services at the junction of Leigh Road and Cumber Lane.				
Accessibility	Access to be discussed with Highways, current access is by way of a narrow track/lane.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Suitable - with policy change	Current Year	0		
Availability	Available	Years 1-5	0		
Achievability	Achievable	Years 6-10	67		
Deliverability	Developable	Years 11-15	0		
Development Progress	SHLAA Site				
Application Number:					



Ref	4177	Site Address	Tarmac Ltd, Congleton Road, Gawsworth, Macclesfield.			
Town / Rural	Rural		Easting	388529	Northing	369956
Site Description	Active sand and gravel quarry surrounded by fields.		Site Size Net (Ha)		3.04	
Character of Area	Edge of settlement on main road to Gawsworth.		Potential Capacity		92	
Surrounding Land Uses	Agricultural.		Potential Net Capacity		92	
Physical Constraints	Active quarry. Footpath crosses through site. Flood zone 1 - little or no risk. Buildings and hardstanding on site. Trees on site and to boundary. Pond on site. Site is slightly sloping.					
Policy Restrictions	Green Belt, Jodrell Bank Radio Telescope Consultation Zone.		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 sustainably located.					
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	Not Available - long term prospect		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:						

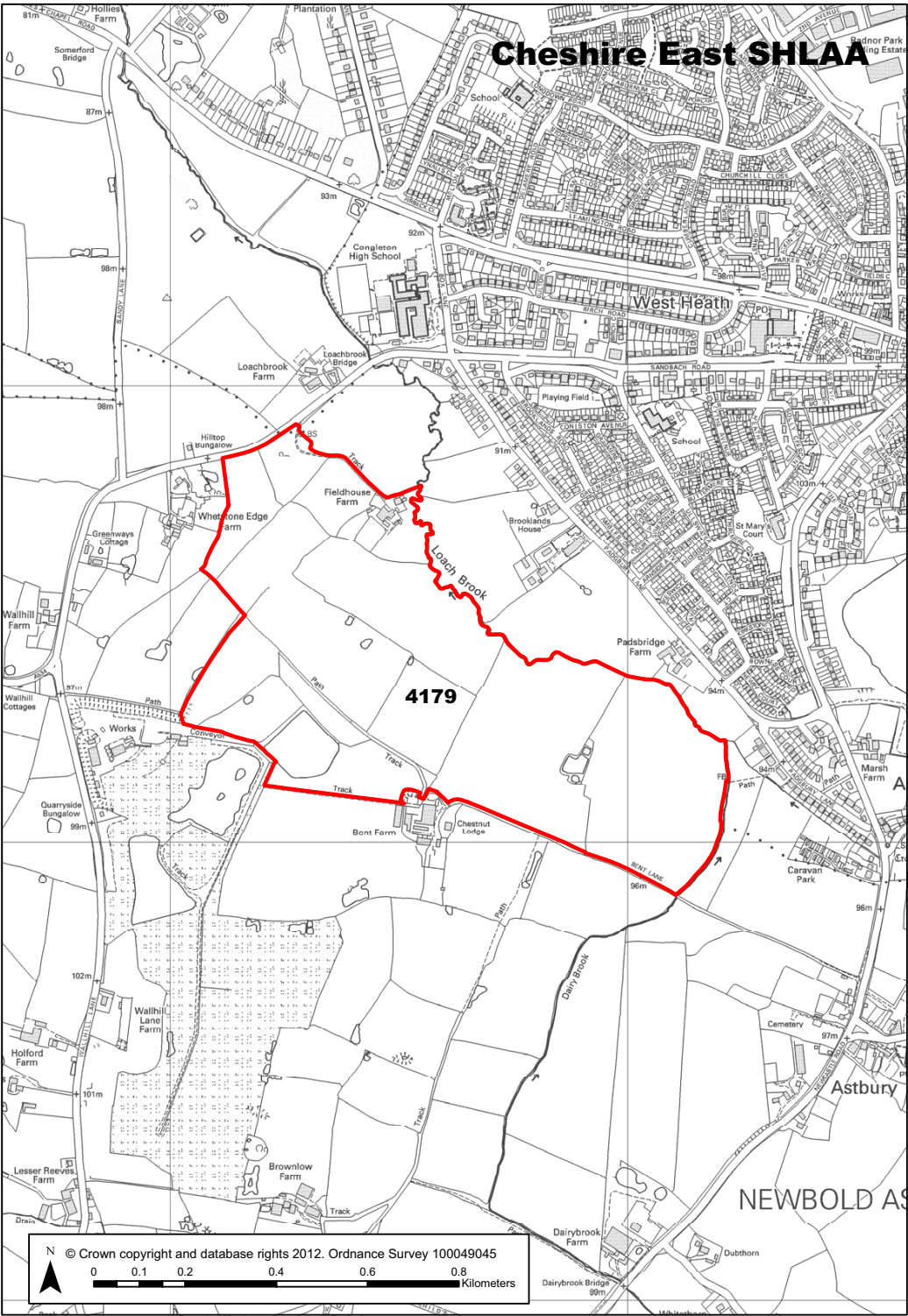


Ref	4178	Site Address	Bent Farm Quarry, Wallhill Lane, Congleton	
Town / Rural	Rural	Easting	382959	Northing 362122
Site Description	Working quarry including buildings, hardstanding, equipment and so on.		Site Size Net (Ha)	7.16
Character of Area	Industrial.		Potential Capacity	215
Surrounding Land Uses	Fields.		Potential Net Capacity	215
Physical Constraints	Flood zone 1 - little or no risk. Quarry. Buildings and hardstanding on site. Water bodies on site. Site bordered by trees and hedges. Land falls on a slight gradient to the south east.		Potential Density	30.03
Policy Restrictions	Jodrell Bank Radio Telescope Consultation Zone, Open Countryside.		Determination of Capacity	Density multiplier
Managing Constraints	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.			
Sustainability	Site is not considered to be sustainable due to lack of services.			
Accessibility	Access to be discussed with Highways.		Total Completions	0
Other Information			Losses Completed	0
Brownfield / Greenfield	Mixed		Remaining Losses	0
Suitability	Not Suitable		Current Year	0
Availability	Available - Medium Term		Years 1-5	0
Achievability	Not Achievable		Years 6-10	0
Deliverability	Not currently developable		Years 11-15	0
Development Progress	SHLAA Site			
Application Number:				



Ref 4179 Site Address Land off Sandbach Road, Congleton.

Town / Rural	Rural	Easting	383574	Northing	362354
Site Description	Several green fields, with land sloping downwards towards the brook on the northern side.		Site Size Net (Ha)	58.36	
Character of Area	Open countryside on the edge of Congleton residential area.		Potential Capacity	1751	
Surrounding Land Uses	Farm land, with three farm houses adjacent to the site and one in the site. A quarry to the south, a brook along the northern boundary.		Potential Net Capacity	1751	
Physical Constraints	Flood zone (2 and 3 - medium to high risk) along Loach Brook. Overhead power lines on edge of the site. Footpath crosses the site. Surrounding land dips towards Congleton, hence site is relatively visible on a plateau. Undulating site. Site contains a Listed Building and ponds. Trees and hedges on site and to boundary.				
Policy Restrictions	Open Countryside.		Potential Density	30	
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. Consideration of biodiversity value of the site and potential need for a Protected Species Survey. Consideration of layout or removal or relocation of overhead powerlines. Consideration of footpath. Consideration of heriatge and consultation with Heritage and Design.		Determination of Capacity	Density multiplier	
Sustainability	School opposite the site. Site may be of a sufficient size to create a sustainable settlement.				
Accessibility	Access to be discussed with Highways. Site is currently adjacent to busy, single carriageway 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	



Ref	4179	Site Address	Land off Sandbach Road, Congleton.	
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Deliverability	Not currently developable	Years 6-10	0
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Development Progress	SHLAA Site	Years 11-15	0
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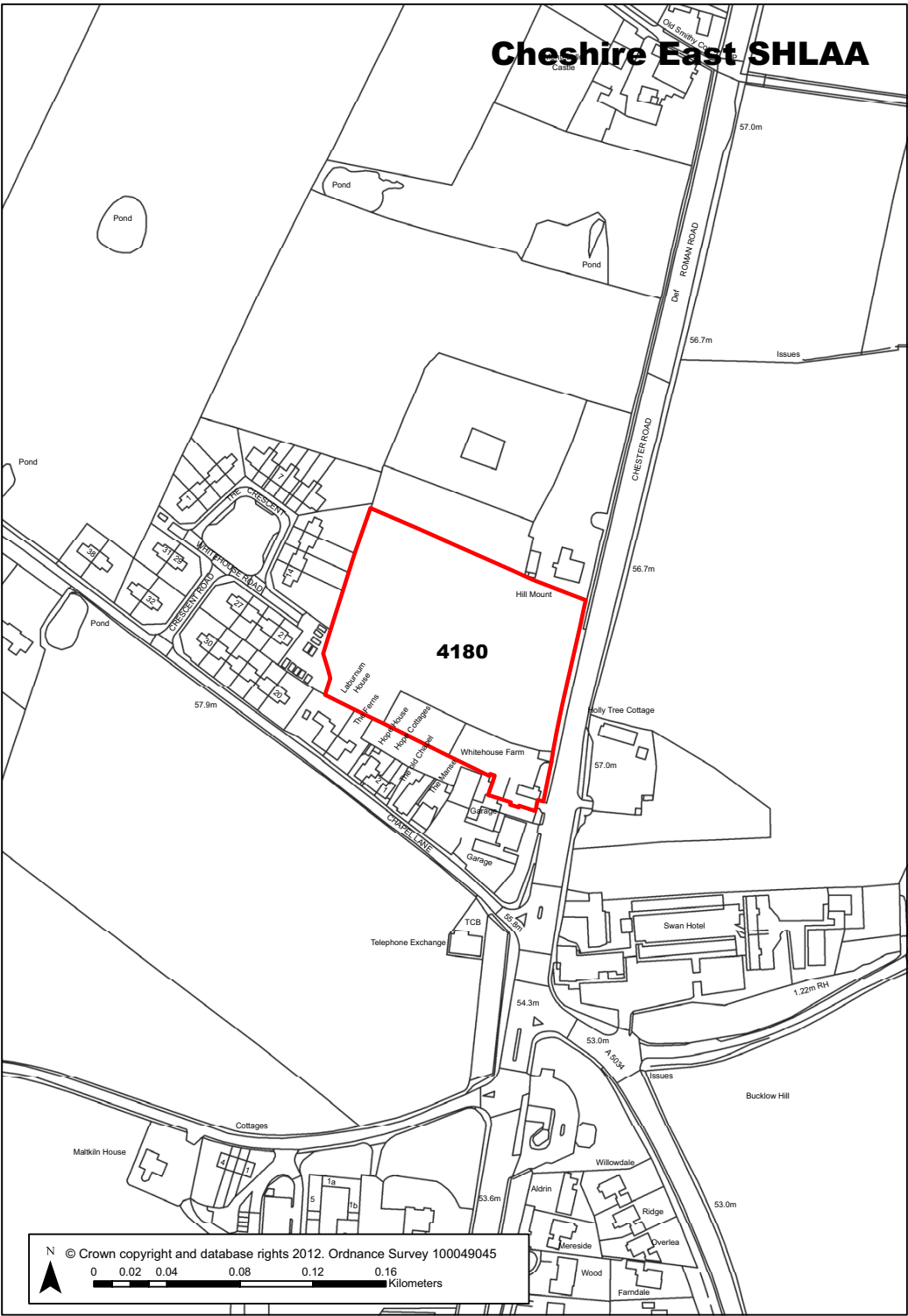
Application Number:

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Ref 4180 Site Address Land off Whitehouse Road, Bucklow Hill.

Town / Rural	Rural	Easting	373074	Northing	383388
Site Description	Paddock, field and farm buildings.	Site Size Net (Ha)	1.44		
Character of Area	Residential/countryside fringe.	Potential Capacity	44		
Surrounding Land Uses	Residential, farmland, car sales and pub.	Potential Net Capacity	44		
Physical Constraints	Flood zone 1 - little or no risk. Overhead lines, existing old buildings on site, hedges and mature trees to borders. Site appears to be flat.				
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 sustainable due to lack of services.				
Accessibility	Access to be discussed with Highways; currently from a busy 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 4181 Site Address Land off Chapel Lane, Bucklow Hill.

Town / Rural Rural Easting 372863 Northing 383673

Site Description Farmland, relatively flat. Site Size Net (Ha) 18.02

Character of Area Open countryside/residential fringe. Potential Capacity 541

Surrounding Land Uses Open countryside, scattered uses on main road including residential, hotel, pub, car sales garage. Potential Net Capacity 541

Physical Constraints Flood zone 1 - little or no risk. Ponds, hedgerows and mature trees on the site. Footpath crosses the site. Dense vegetation in places. Site is bordered by hedges. Site appears to be generally flat.

Policy Restrictions Green Belt. Proposed road. 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, including Protected Species Survey. Consideration of footpath and proposed road route. Determination of Capacity Density multiplier

Sustainability Site is not considered sustainable due to lack of services.

Accessibility Access to be discussed with Highways. Currently from main road, with potential access from the two smaller roads to north and south. Total Completions 0

Other Information Losses Completed 0

Brownfield / Greenfield Greenfield Remaining Losses 0

Suitability Not Suitable

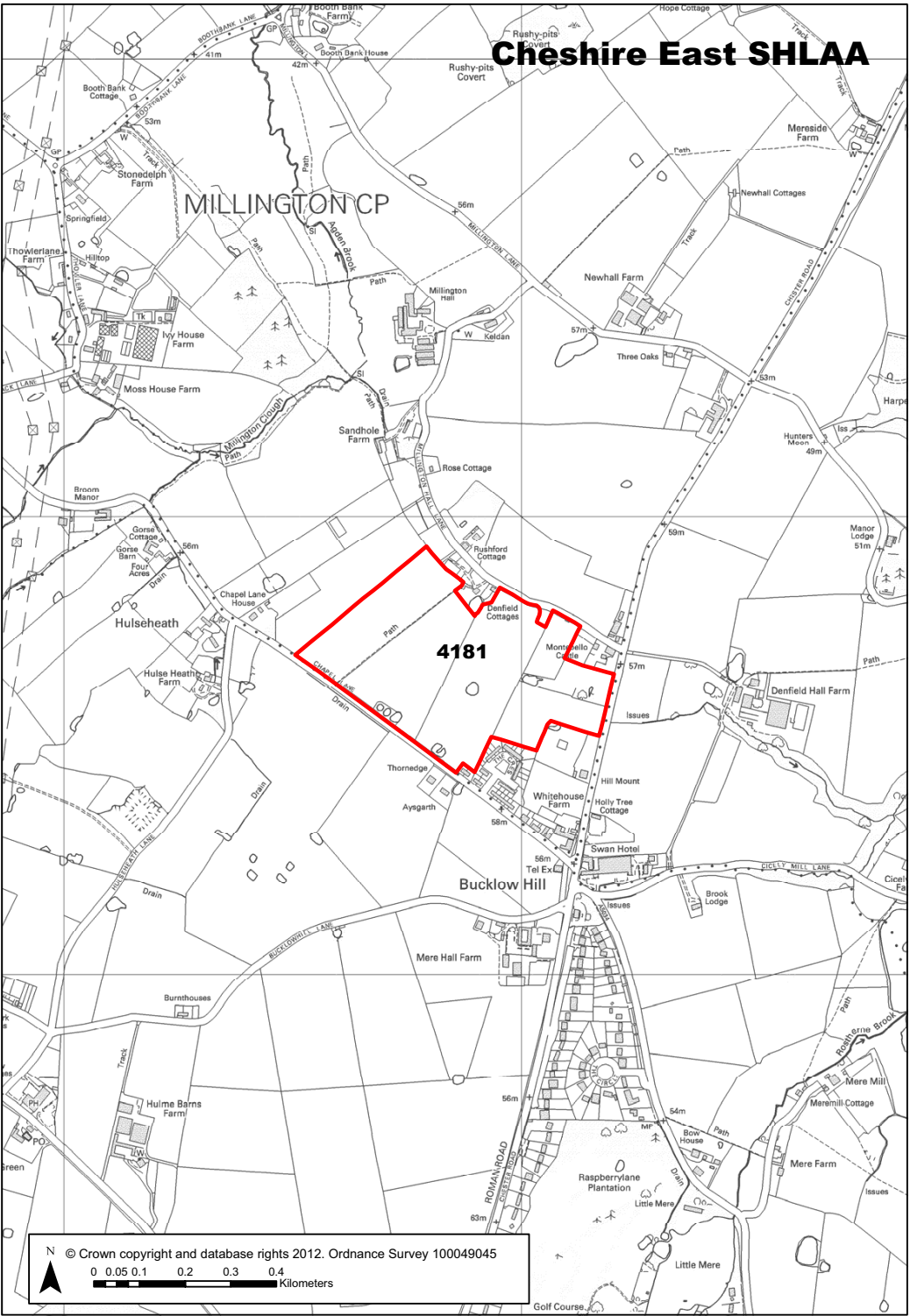
Availability Available Current Year 0

Achievability Not Achievable Years 1-5 0

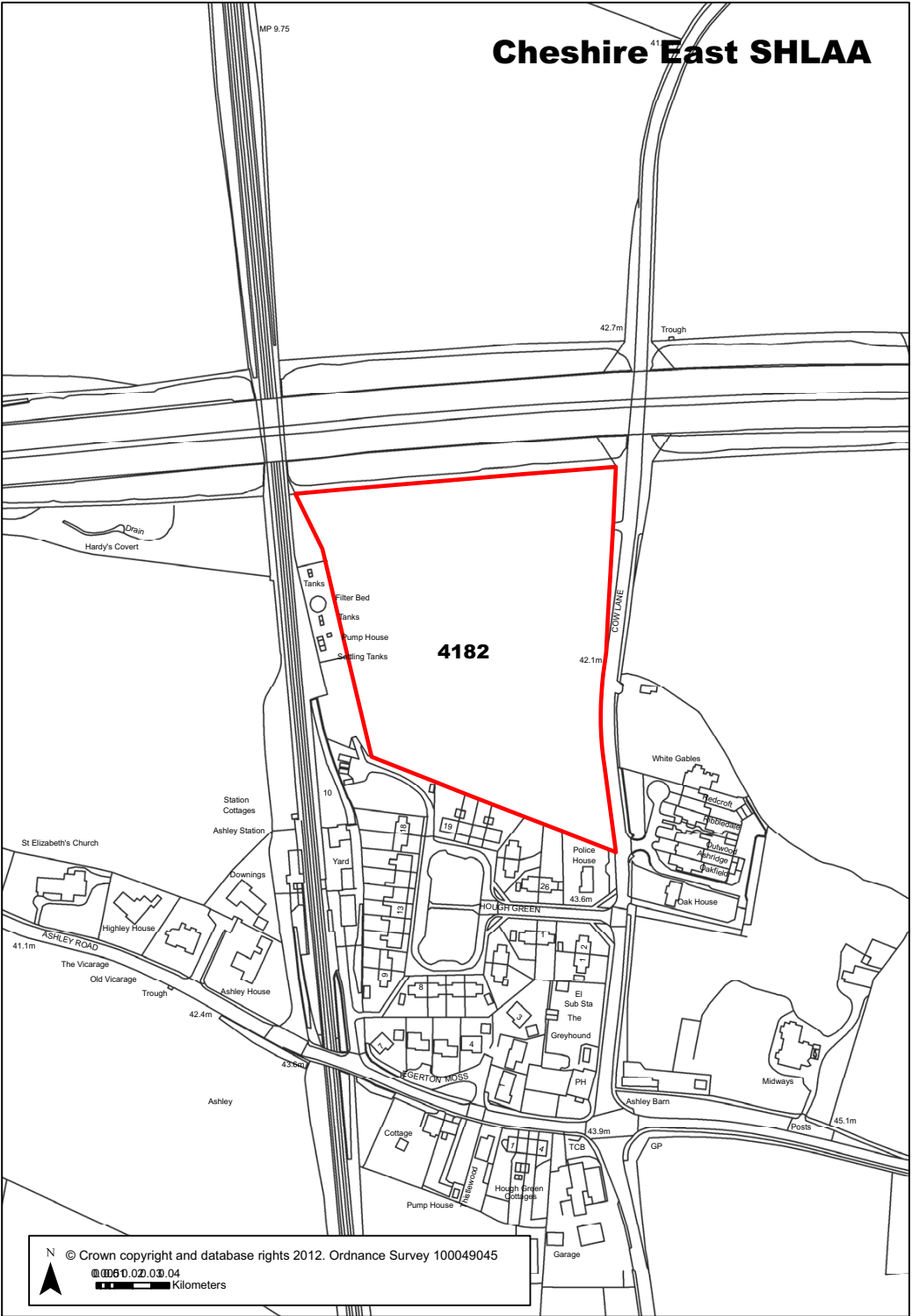
Deliverability Not currently developable Years 6-10 0

Development Progress SHLAA Site Years 11-15 0

Application Number:



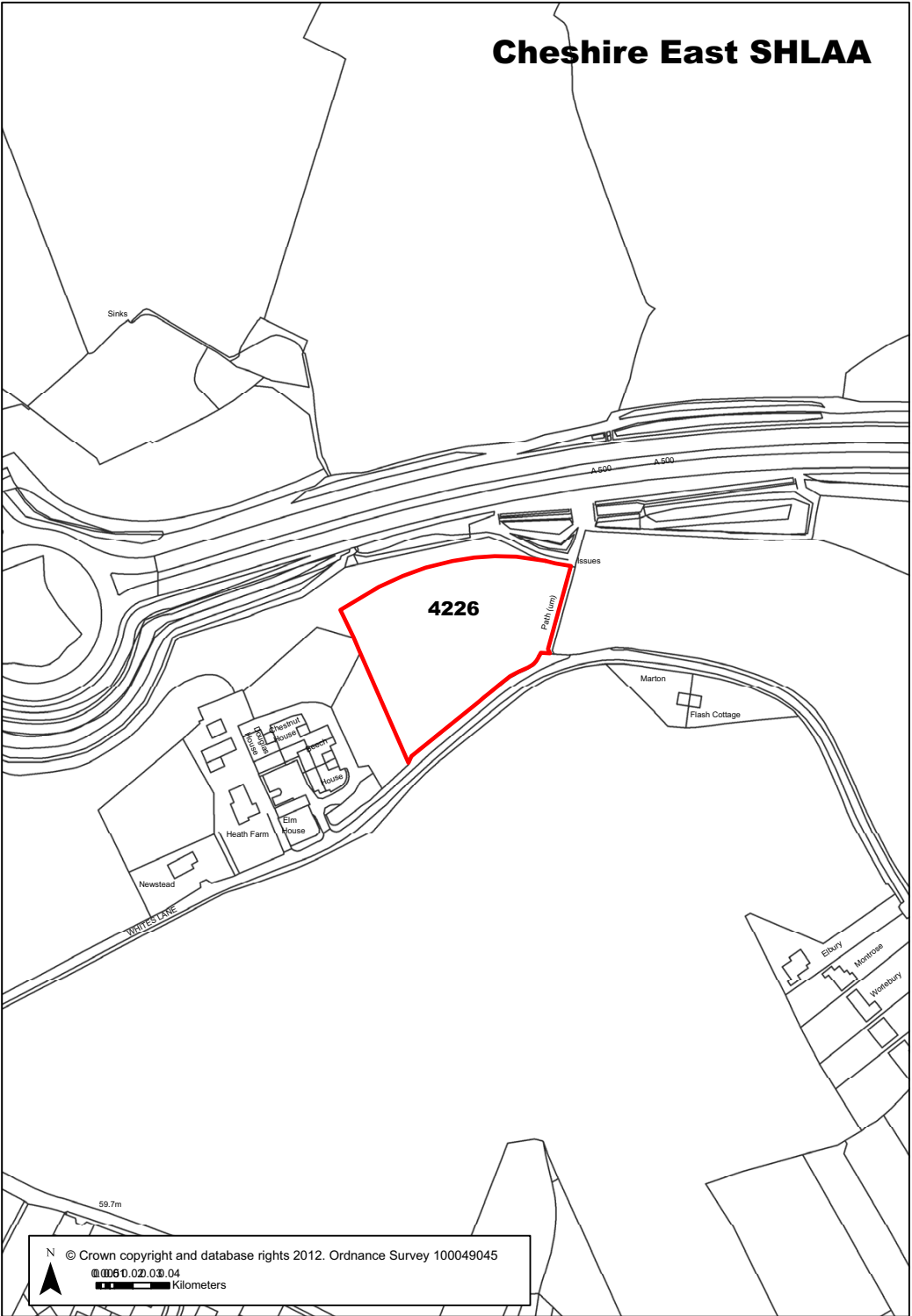
Ref	4182	Site Address	Land adjacent to Ashley Railway Station, Ashley	
Town / Rural	Rural	Easting	377462	Northing 394497
Site Description	Field, appears to be in agricultural use.	Site Size Net (Ha)	2.56	
Character of Area	Open countryside.	Potential Capacity	30	
Surrounding Land Uses	Section of elevated motorway, residential, fields.	Potential Net Capacity	30	
Physical Constraints	Flood zone 1 - little or no risk. Noise/air quality from the adjacent motorway may be an issue, and the site is bounded by railway. Tree-lined, including mature trees and a fence. View to old church tower with potential impact on its setting. Site is undulating.			
Policy Restrictions	Green Belt.	Potential Density	11.72	
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. Consultation with Environmental Health regarding road and rail. Consideration of views into and out of site.	Determination of Capacity	To allow for buffer to railway and motorway and of more appropriate scale to settlement.	
Sustainability	Site is close to a convenience store and local school.			
Accessibility	Access to be discussed with Highways. Access currently from main road, although there appears to be a slight dip/drainage ditch separating the site from the road.	Total Completions	0	
Other Information	Limited development may be appropriate to support the settlement.	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	30	
Development Progress	SHLAA Site	Years 11-15	0	
Application Number:				



Ref	4225	Site Address	Land at Gutterscroft, Haslington.		
Town / Rural	Haslington	Easting	373671	Northing	356173
Site Description	Overgrown wasteland largely surrounded by houses whose gardens back onto the site.		Site Size Net (Ha)	0.6	
Character of Area	Rural settlement.		Potential Capacity	10	
Surrounding Land Uses	Residential, church.		Potential Net Capacity	10	
Physical Constraints	Flood zone 1 - little or no risk. Access issues and loss of amenity from overlooking. Trees, hedges and fencing to boundary. Footpath adajcent to northern boundary. Buildings and hardstanding on site. Site appears to be generally flat.				
Policy Restrictions	Within the settlement boundary of Haslington.		Potential Density	30	
Managing Constraints	Surface water runoff on greenfield part of site 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 footpath.		Determination of Capacity	Lower dens to allow for complexity of site.	
Sustainability	Site is close to local services and facilities.				
Accessibility	Access is currently down a dirt track. Access for development to be discussed with Highways.		Total Completions	0	
Other Information			Losses Completed	0	
Brownfield / Greenfield	Mixed		Remaining Losses	0	
Suitability	Suitable - if can meet policy requireme				
Availability	Marginal / Uncertain		Current Year	0	
Achievability	Achievable		Years 1-5	0	
Deliverability	Developable		Years 6-10	10	
Development Progress	SHLAA Site		Years 11-15	0	
Application Number:					

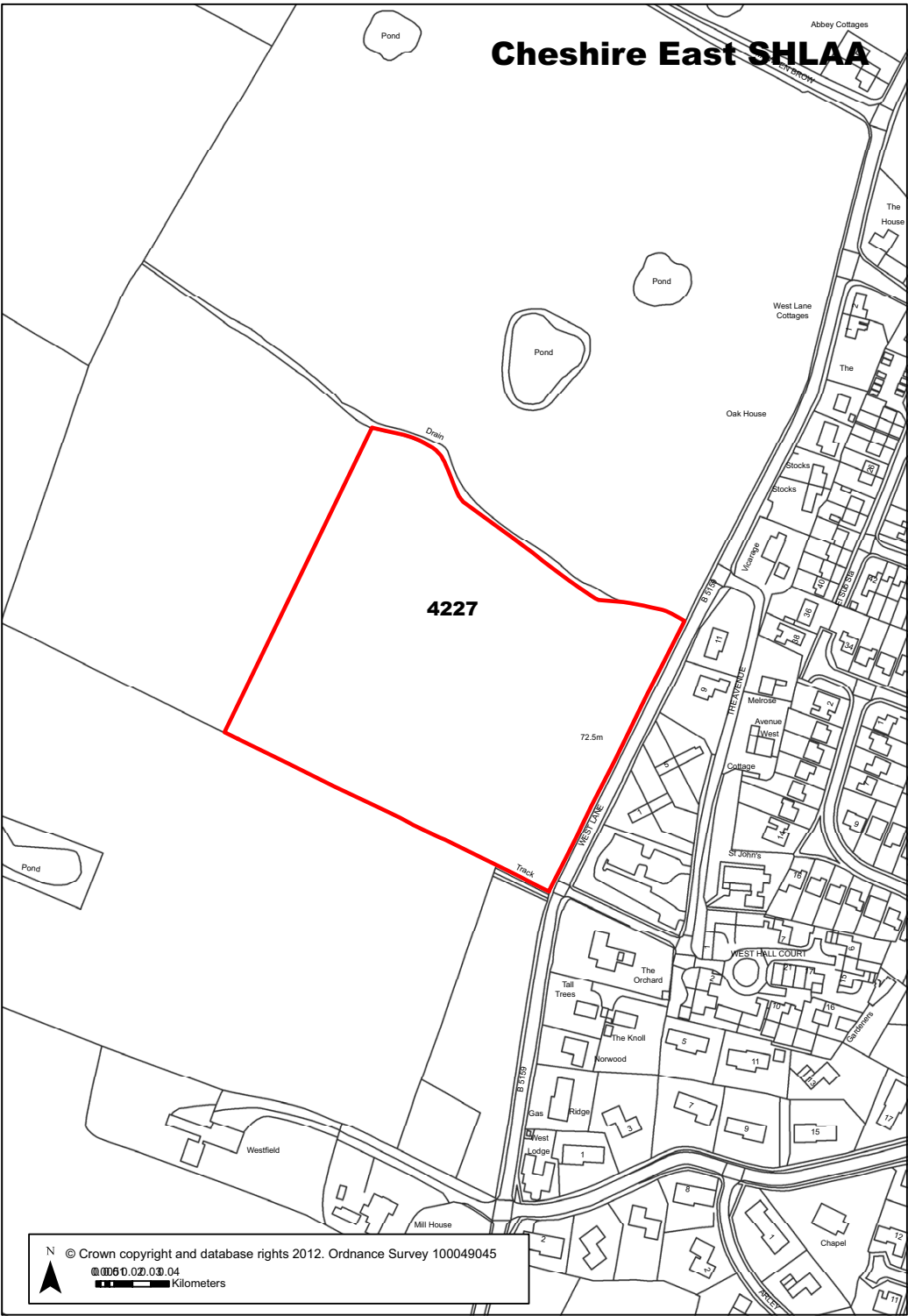


Ref	4226	Site Address	Land at Whites Lane, Weston, Crewe			
Town / Rural	Rural		Easting	372899	Northing	352729
Site Description	Field - undeveloped.		Site Size Net (Ha)		0.81	
Character of Area	Farmland, rural and sporadic dwellings.		Potential Capacity		25	
Surrounding Land Uses	Farm house and converted barns to west, A500 to north, open countryside to east and north.		Potential Net Capacity		25	
Physical Constraints	Flood zone 1 - little or no risk. Footpath along the eastern border. Uneven site levels. Site is bounded by hedges.					
Policy Restrictions	Open Countryside, Green Gap		Potential Density		30.86	
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consideration of footpath. Consideration of biodiversity value of the site and potential need for a Protected Species Survey.		Determination of Capacity		Density multiplier	
Sustainability	Site not considered to be sustainable, not close to local services. Poor cycle/foot/public transport links.					
Accessibility	Access to the site to be discussed with Highways.		Total Completions		0	
Other Information	Site is locate in the proposed Strategic Open Gap.		Losses Completed		0	
Brownfield / Greenfield	Greenfield		Remaining Losses		0	
Suitability	Not Suitable					
Availability	Available		Current Year		0	
Achievability	Achievable		Years 1-5		0	
Deliverability	Not currently developable		Years 6-10		0	
Development Progress	SHLAA Site		Years 11-15		0	
Application Number:						

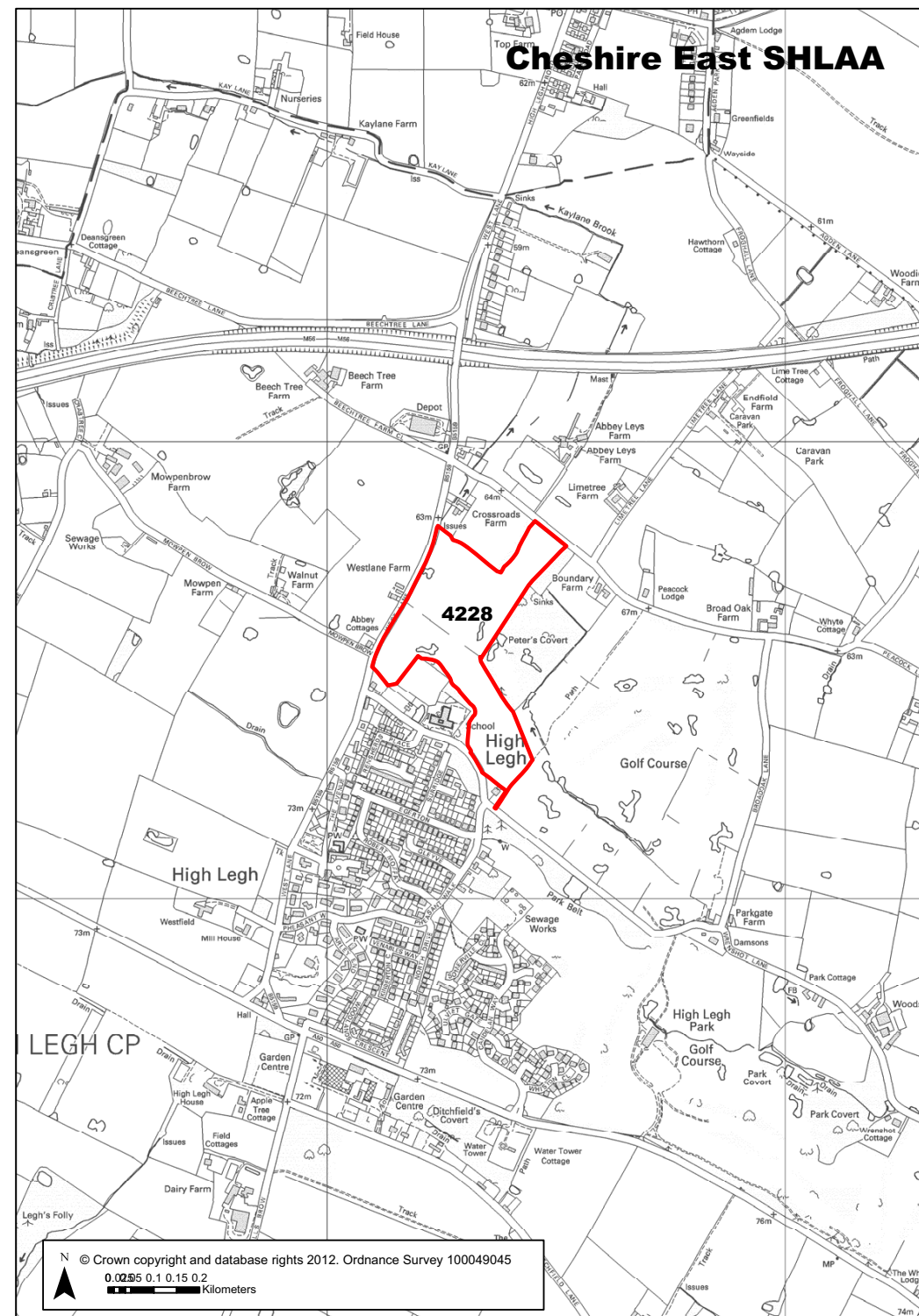


Ref 4227 Site Address Land adjacent to West Lane, High Legh.

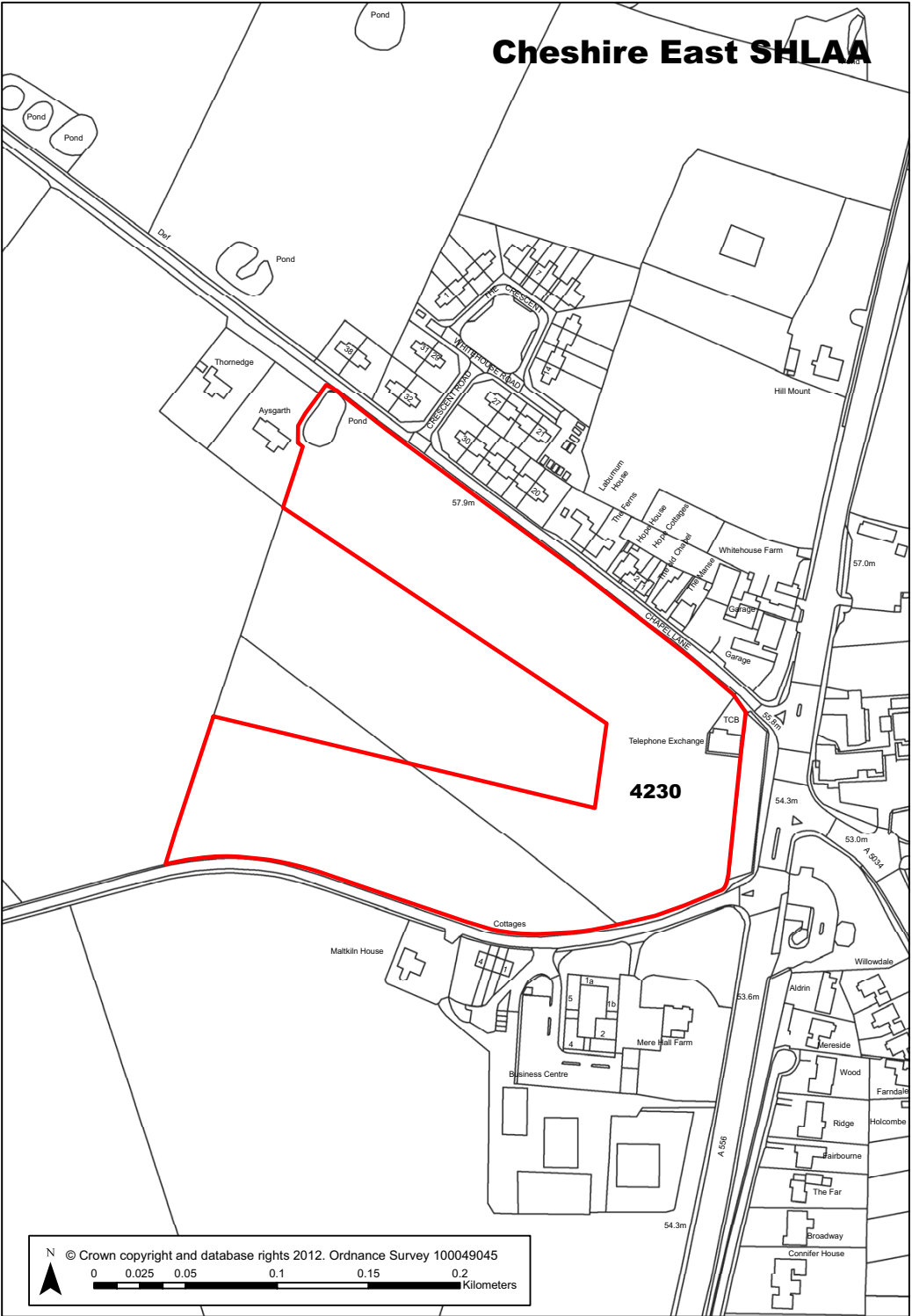
Town / Rural		Easting	369864	Northing	384232
Site Description	Plantation of young trees.	Site Size Net (Ha)	3.37		
Character of Area	Open countryside, edge of residential area.	Potential Capacity	102		
Surrounding Land Uses	Residential, fields.	Potential Net Capacity	102		
Physical Constraints	Flood zone 1 - little or no risk. Crossed by overhead lines. Hedgerows and mature trees to edges and telegraph poles. Water body adjacent to north eastern boundary and ponds close to site. Site is largely flat with land rising gradually to the west.				
Policy Restrictions	Green Belt.	Potential Density	30.27		
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. Consideration of layout or removal or relocation of overhead lines and telegraph poles.	Determination of Capacity	Density multiplier		
Sustainability	Site is not considered sustainable due to lack of services.				
Accessibility	Access to be discussed with Highways; currently from the main road.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Not Suitable	Current Year	0		
Availability	Available	Years 1-5	0		
Achievability	Not Achievable	Years 6-10	0		
Deliverability	Not currently developable	Years 11-15	0		
Development Progress	SHLAA Site				
Application Number:					



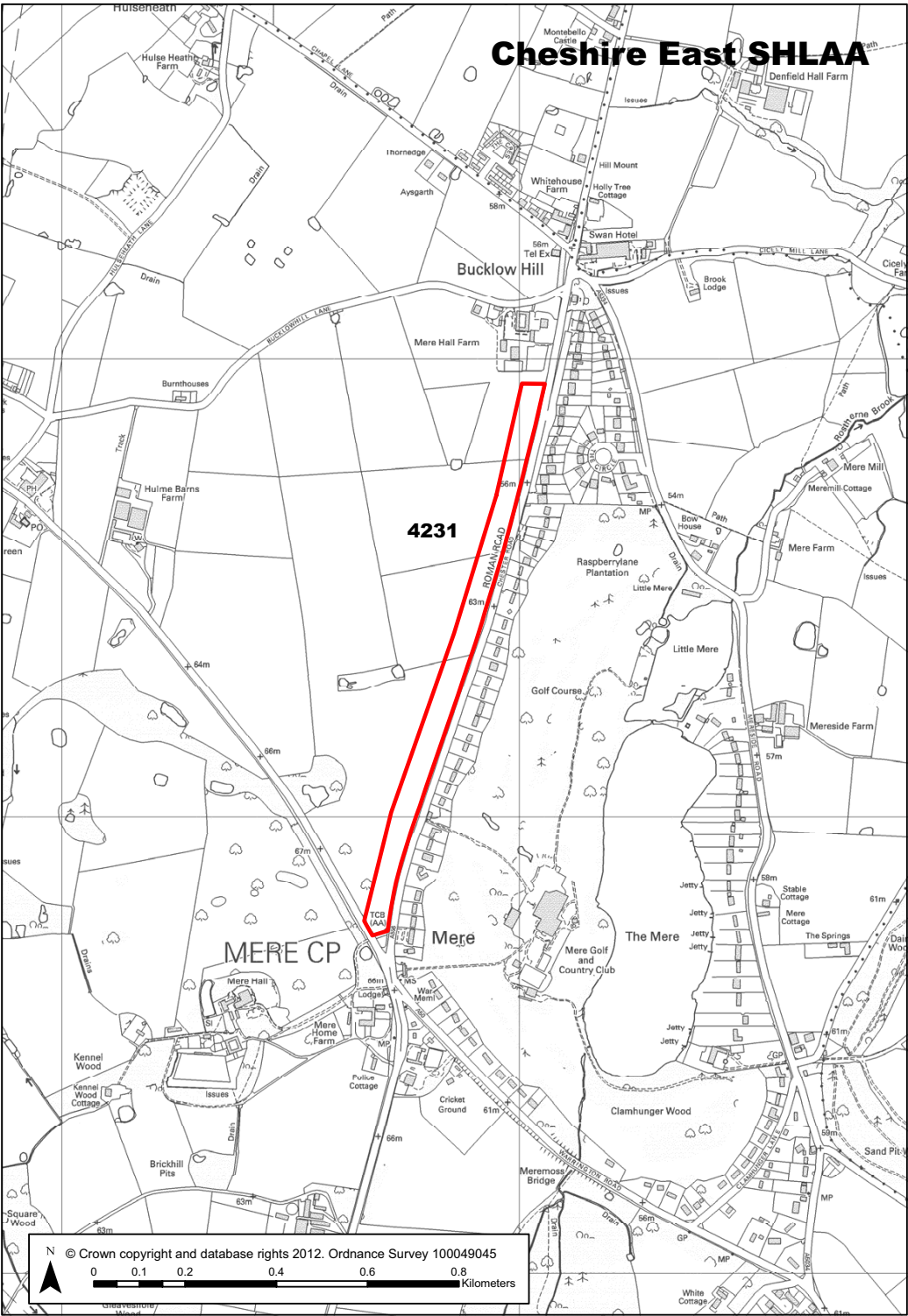
Ref	4228	Site Address	Golf Course Lodges, High Legh.			
Town / Rural	Rural		Easting	370310	Northing	384570
Site Description	Part/edge of golf course. Trees and undergrowth to areas edged by West Lane and Wrenshot Lane.		Site Size Net (Ha)		9.34	
Character of Area	Edge of built-up settlement and open countryside.		Potential Capacity		281	
Surrounding Land Uses	Residential, school, agricultural.		Potential Net Capacity		281	
Physical Constraints	Flood zone 1 - little or no risk. Golf course use - potential undulations natural or created through infill. If the latter, investigation of potential contamination may be required. Locally Listed Buildings close to site. Ponds on site. Footpath adjacent to part of south eastern boundary. Site is bordered by trees and hedges.					
Policy Restrictions	Green Belt.		Potential Density		30.09	
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. Consultation with Contaminated Land Officer. Consideration of heritage - consultation with Heritage and Design. Consideration of footpath.		Determination of Capacity		Density multiplier	
Sustainability	Site is not considered sustainable due to lack of services.					
Accessibility	Access to be discussed with Highways; currently from road, or narrow track 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:						



Ref	4230	Site Address	Land north of Bucklow Hill Lane.	
Town / Rural	Rural	Easting	372948	Northing 383239
Site Description	Flat farmland, derelict former telephone exchange on hardstanding 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 station, car sales garage.		Potential Net Capacity	121
Physical Constraints	Flood zone 1 - little or no risk. Edged by hedges with mature trees. Pond in northern corner. At busy road junction. Derelict telephone exchange on hardstanding on site. Site is flat.			
Policy Restrictions	Green Belt.		Potential Density	30.1
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 not considered sustainable due to lack of services.			
Accessibility	Access to be discussed with Highways. Current access from main road at busy junction or from small roads to north and south.		Total Completions	0
Other Information			Losses Completed	0
Brownfield / Greenfield	Greenfield		Remaining Losses	0
Suitability	Not Suitable		Current Year	0
Availability	Available		Years 1-5	0
Achievability	Not Achievable		Years 6-10	0
Deliverability	Not currently developable		Years 11-15	0
Development Progress	SHLAA Site			
Application Number:				



Ref	4231	Site Address	Land west of A556, Bucklow Hill	
Town / Rural	Rural	Easting	372858	Northing 383338
Site Description	Flat fields, wooded to the south.	Site Size Net (Ha)	6.31	
Character of Area	Residential and agricultural area.	Potential Capacity	190	
Surrounding Land Uses	Residential, pub, farm buildings.	Potential Net Capacity	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 Mere 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.	Potential Density	30.11	
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.	Determination of Capacity	Density multiplier	
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. Consideration of heritage. Consultation with Cheshire Archaeology Planning Advisory Service and Heritage and Design. Consideration of historic environment.	Total Completions	0	
Sustainability	Site is not considered sustainable due to lack of services.	Losses Completed	0	
Accessibility	Consultation with Highways.	Remaining Losses	0	
Other Information	Greenfield	Current Year	0	
Brownfield / Greenfield	Not Suitable	Years 1-5	0	
Suitability	Available			
Availability	Not Achievable			
Achievability				



Ref

4231

Site Address

Land west of A556, Bucklow Hill

Deliverability

Not currently developable

Years 6-10

0

Development Progress

SHLAA Site

Years 11-15

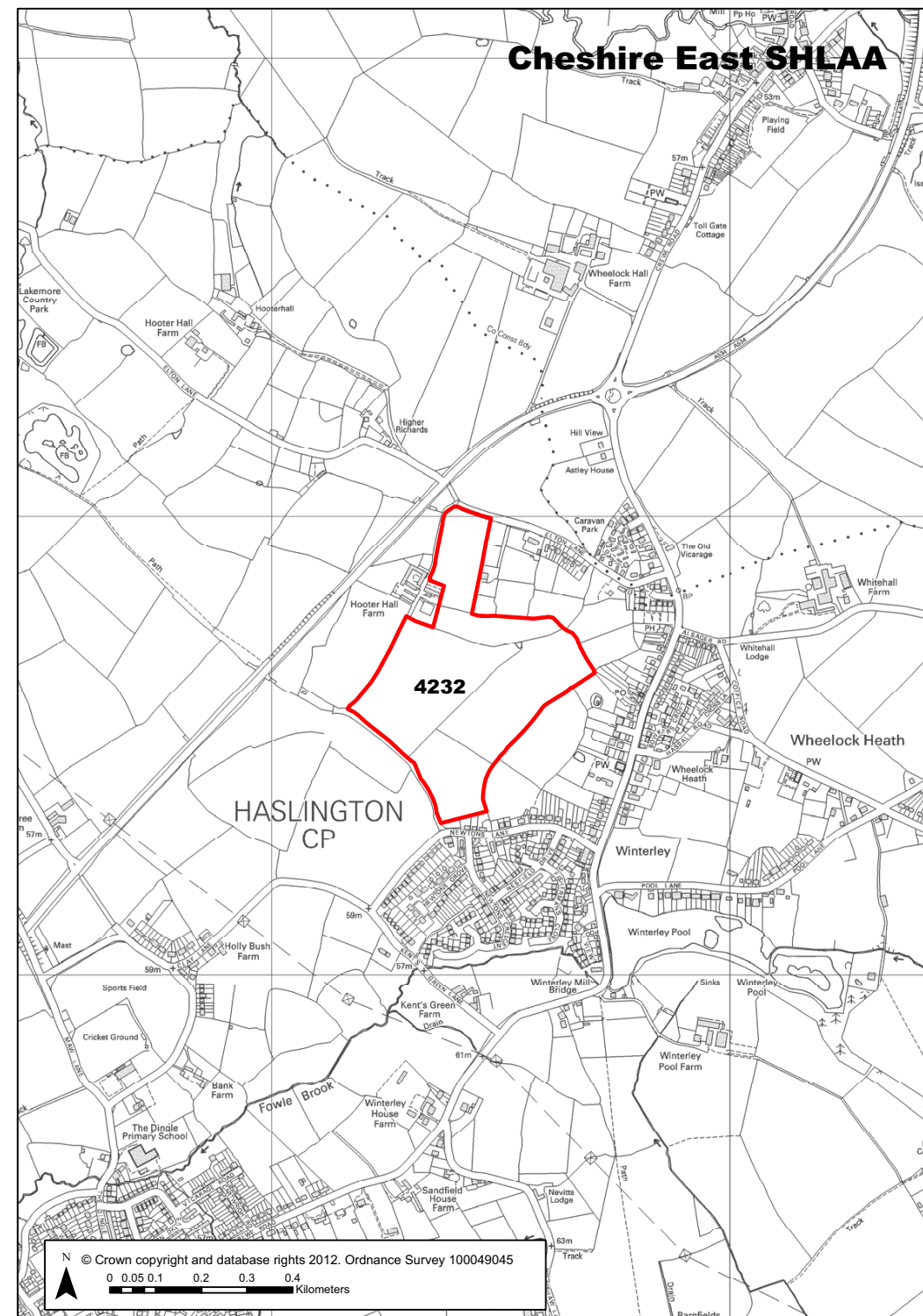
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Application Number:

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Ref	4232	Site Address	Land off Newtons Lane, Winterley, Crewe	
Town / Rural	Smaller Villages	Easting	374426	Northing 357647
Site Description	Open fields with hedgerows and mature trees.	Site Size Net (Ha)	15.59	
Character of Area	Mainly farmland existing residential estate to south. Some ribbon development on Crewe Road and Eton Lane to east.	Potential Capacity	468	
Surrounding Land Uses	Residential, agricultural.	Potential Net Capacity	468	
Physical Constraints	Flood zone 1 - little or no risk. Hedgerows including trees on site and to boundary. Footpath along south western boundary. Pond on site. Site appears to be generally flat.	Potential Density	30.02	
Policy Restrictions	Open countryside.	Determination of Capacity	Density multiplier	
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.			
Sustainability	Site is on a bus route, however there are few local services close by.			
Accessibility	Access to be discussed with Highways.	Total Completions	0	
Other Information	Part of the site is located in the proposed Strategic Open Gap.	Losses Completed	0	
Brownfield / Greenfield	Greenfield	Remaining Losses	0	
Suitability	Not Suitable	Current Year	0	
Availability	Marginal / Uncertain	Years 1-5	0	
Achievability	Not Achievable	Years 6-10	125	
Deliverability	Not currently developable	Years 11-15	250	
Development Progress	SHLAA Site			
Application Number:				



Ref 4233 Site Address Land at Bath Farm, Bath Lane, Audlem

Town / Rural Audlem Easting 366243 Northing 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 facility, 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

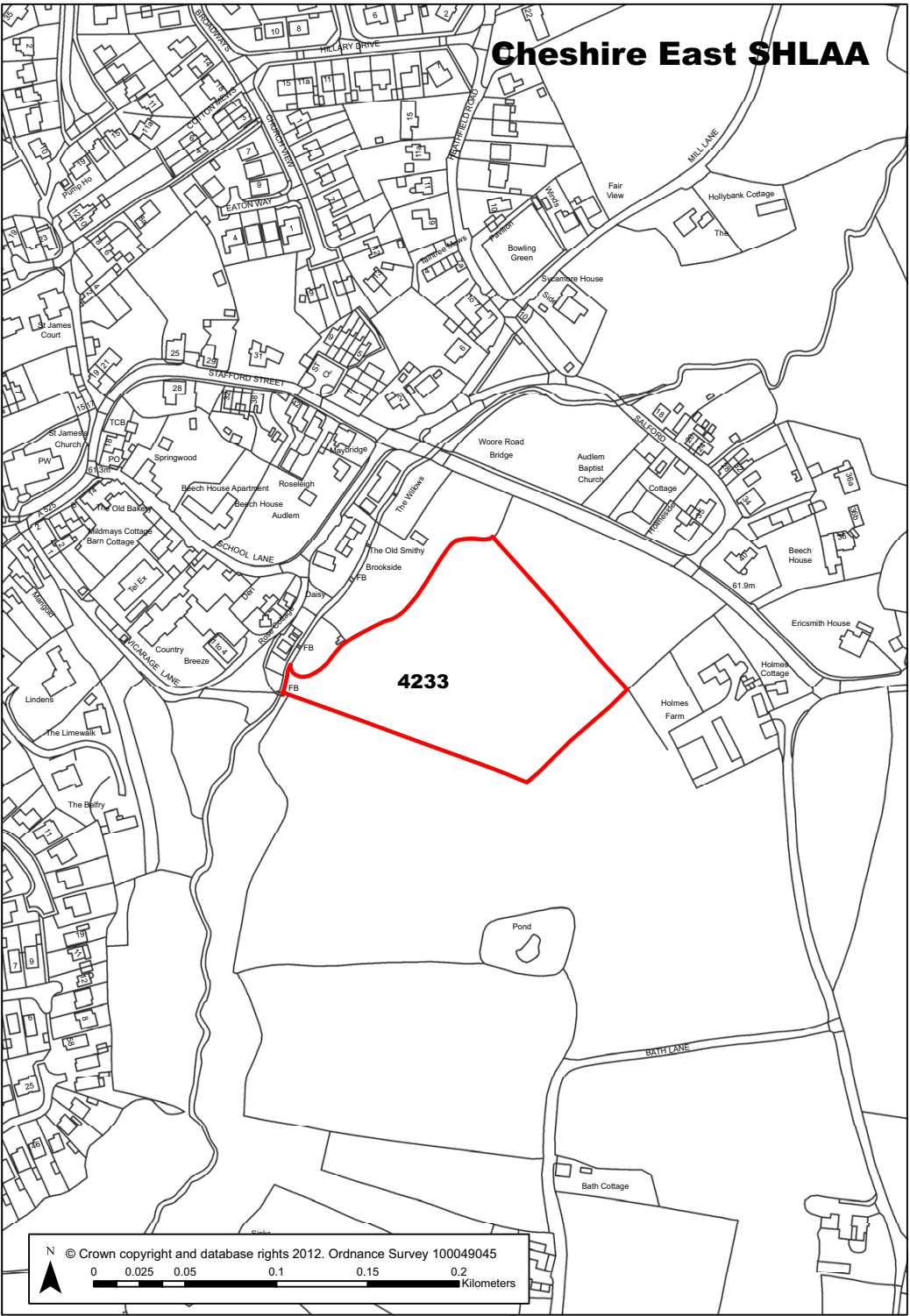
Availability Available Current Year 0

Achievability Not Achievable Years 1-5 0

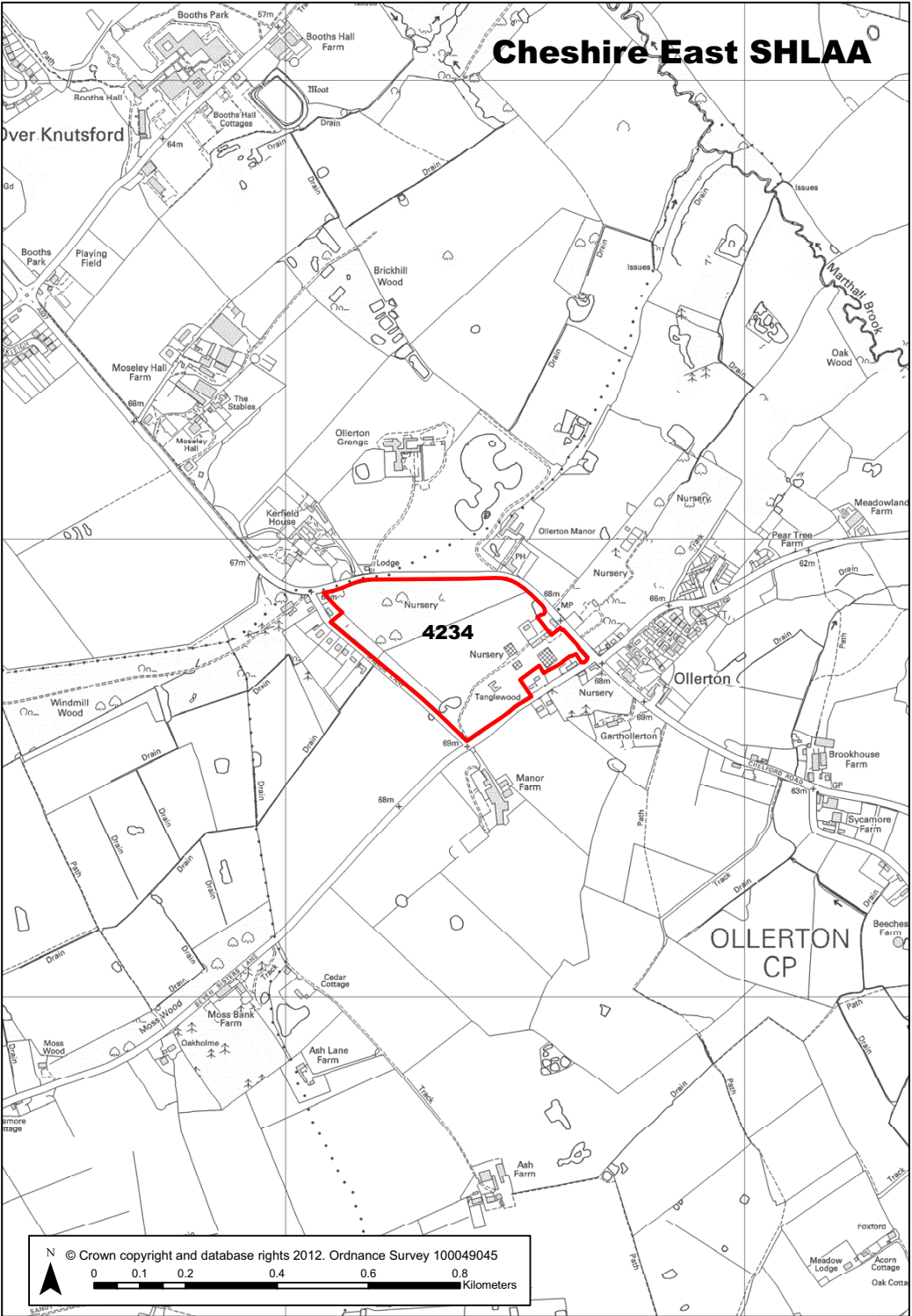
Deliverability Not currently developable Years 6-10 0

Development Progress SHLAA Site Years 11-15 0

Application Number:

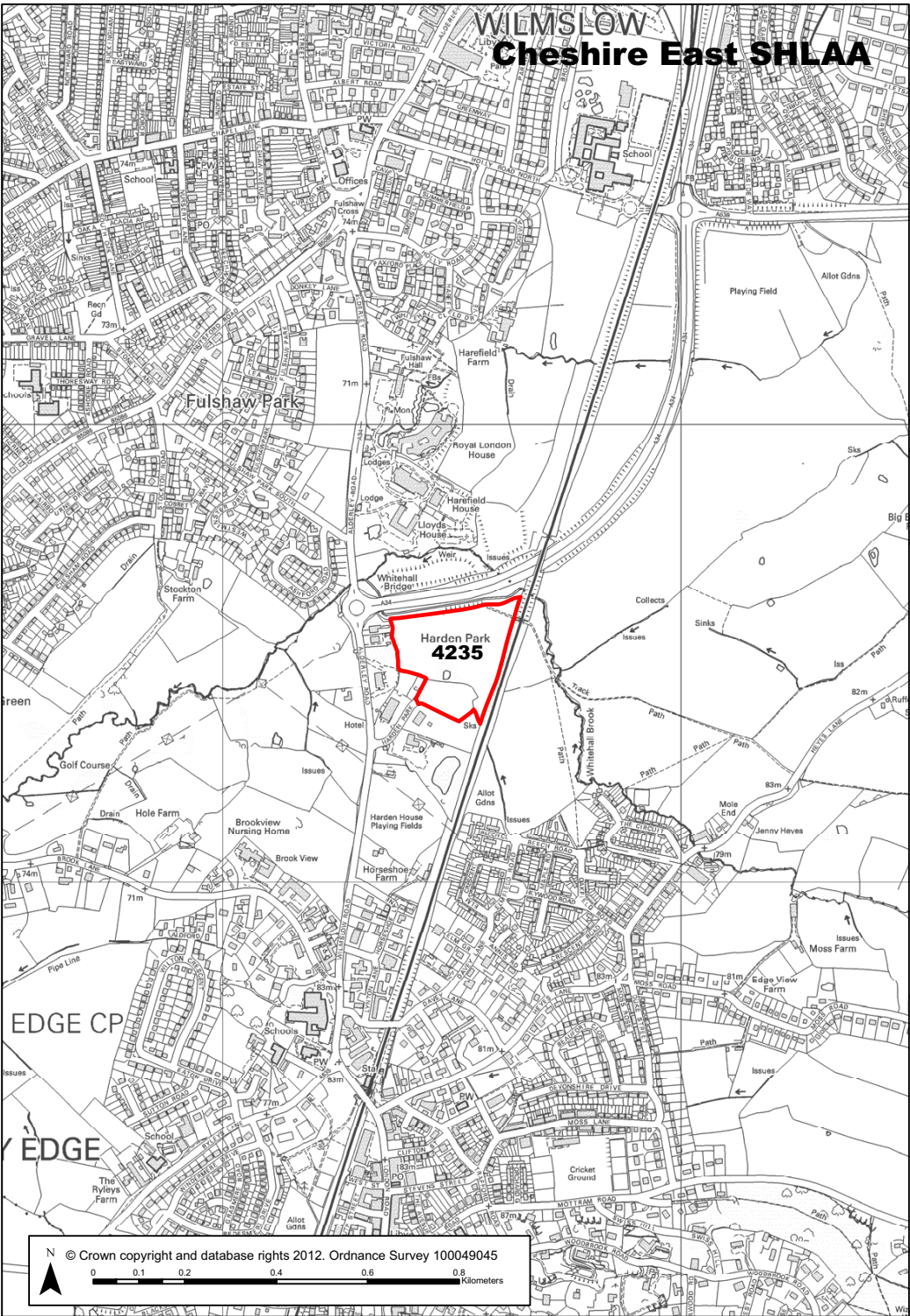


Ref	4234	Site Address	Ollerton Nursery and plant centre, Chelford Road, Ollerton, Knutsford	
Town / Rural	Rural	Easting	377368	Northing 376774
Site Description	Nursery with landscaping, house, greenhouses and pond. Flat with some buildings. Some mature trees.		Site Size Net (Ha)	11.45
Character of Area	Open countryside.		Potential Capacity	344
Surrounding Land Uses	Open countryside, roads to three sides. Woodland, hedgerows.		Potential Net Capacity	344
Physical Constraints	Power line across the site, ponds on site, large residential house. Trees with Tree Preservation Orders on site. Buildings and hardstanding on site. Site is flat. Listed Buildings close to site. Site is bordered by trees and hedges.		Potential Density	30.04
Policy Restrictions	Green Belt.		Determination of Capacity	Density multiplier
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, including a Protected Species Survey. Consideration of layout or removal or relocation of power lines. Consideration of heritage - consultation with Heritage and Design.			
Sustainability	Site is not considered sustainable due to lack of services.			
Accessibility	Access to be discussed with Highways.		Total Completions	0
Other Information			Losses Completed	0
Brownfield / Greenfield	Greenfield		Remaining Losses	0
Suitability	Not Suitable		Current Year	0
Availability	Available		Years 1-5	0
Achievability	Not Achievable		Years 6-10	0
Deliverability	Not currently developable		Years 11-15	0
Development Progress	SHLAA Site			
Application Number:				



Ref 4235 Site Address Land at Harden Park, Alderley Edge.

Town / Rural	Alderley Edge	Easting	384509	Northing	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/hotel and large derelict/vacant house.	Potential Net Capacity	143		
Physical Constraints	Flood zone 1 - little or no risk. Adjacent to railway and bypass, may result in problems relating to air quality and noise. Mature trees on site. Site slopes up to north and is bordered by trees and hedges. Pond on site. Potential for bats and Great Crested Newts.				
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. Consideration of biodiversity value of the site and potential need for a Protected Species Survey. Consultation with Environmental Health regarding closeness to road and railway line.	Determination of Capacity	Density multiplier		
Sustainability	Site is located close to a bus route, allowing access to services.				
Accessibility	Access to be discussed with Highways.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Not Suitable	Current Year	0		
Availability	Available	Years 1-5	0		
Achievability	Not Achievable	Years 6-10	0		
Deliverability	Not currently developable	Years 11-15	0		
Development Progress	SHLAA Site				
Application Number:					



Ref 4237 Site Address Land at Wrenbury Heath Road, Sound.

Town / Rural Rural Easting 362575 Northing 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 Capacity 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.

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 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

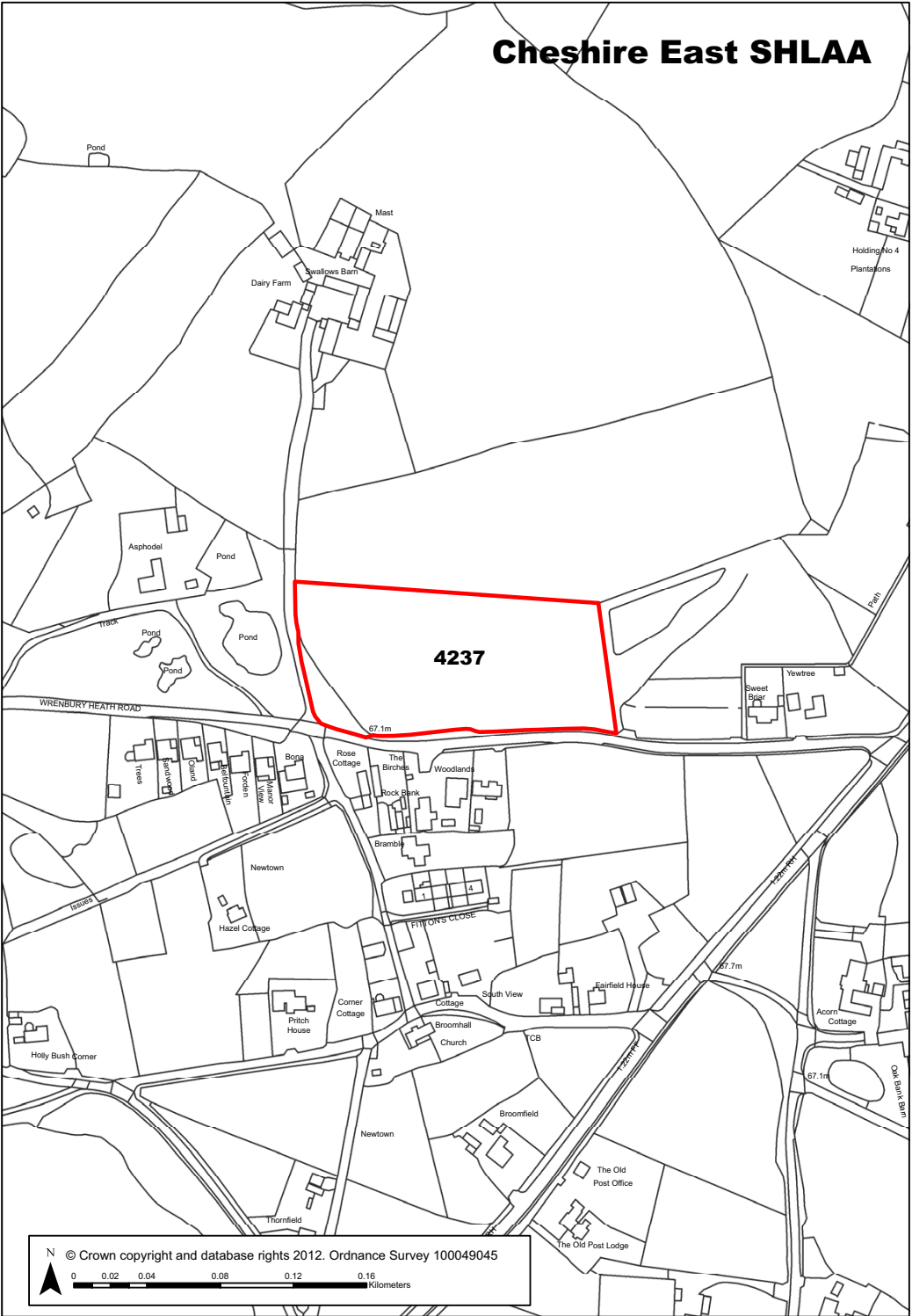
Availability Available Current Year 0

Achievability Not Achievable Years 1-5 0

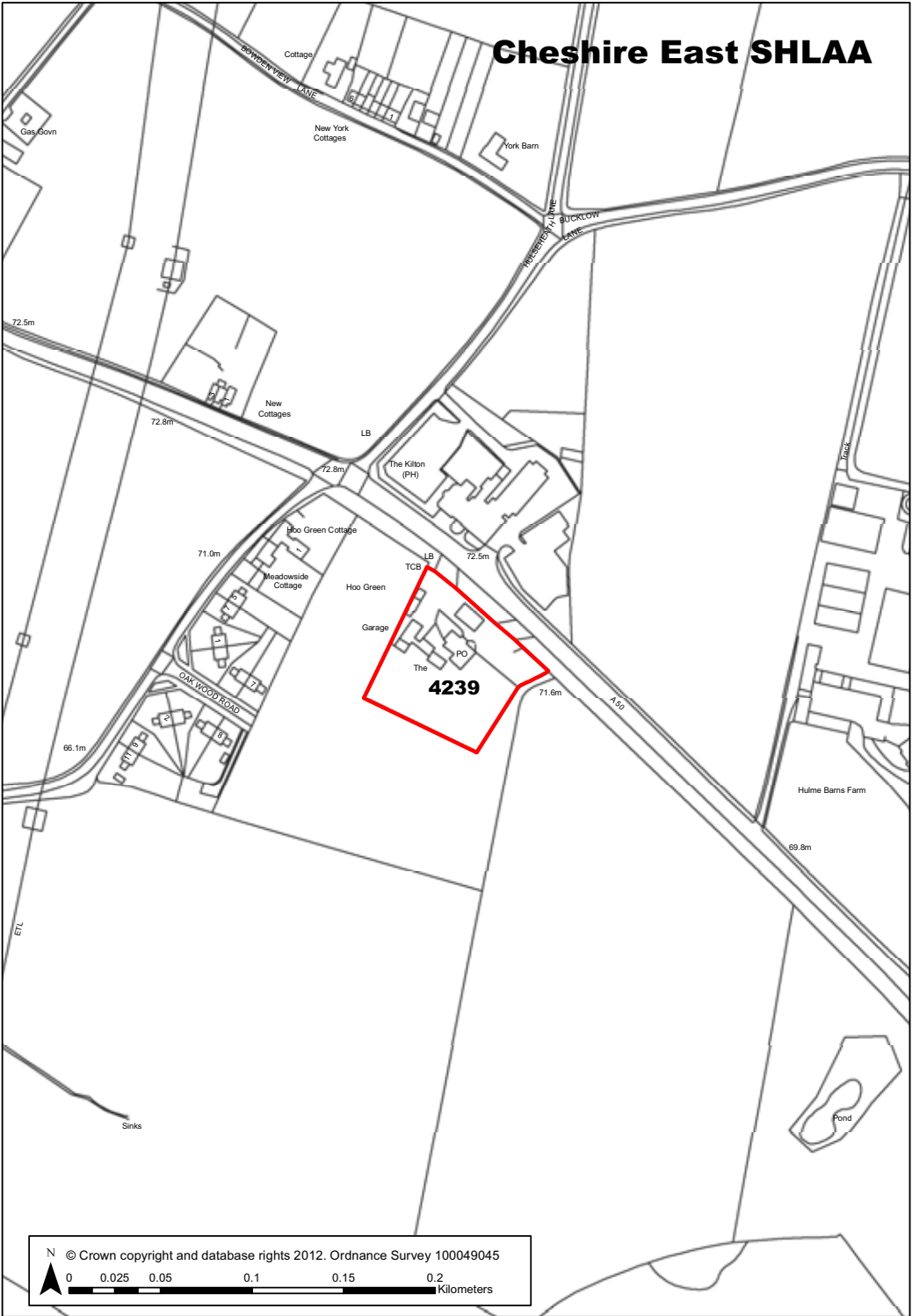
Deliverability Not currently developable Years 6-10 0

Development Progress SHLAA Site Years 11-15 0

Application Number:



Ref	4239	Site Address	Orchard Filling Station, Warrington Road, Mere, Knutsford	
Town / Rural	Rural	Easting	371915	Northing 382633
Site Description	Site of former petrol filling station. Operational car wash and single-storey village store with post office and off-licence. Also garages and Art Deco style garage building. To rear, grass and trees.		Site Size Net (Ha)	0.52
Character of Area	Open countryside.		Potential Capacity	16
Surrounding Land Uses	Pub, hotel, residential uses and open countryside.		Potential Net Capacity	16
Physical Constraints	Flood zone 1 - little or no risk. Overhead lines and telegraph poles cross part of the site. Potential contamination from former petrol station use. Hedge boundaries, conifers, mature trees to rear. Historic value of Art Deco garage building. Buildings and hardstanding on site. Site appears to be flat.			
Policy Restrictions	Green Belt.		Potential Density	30.77
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consultation with Contaminated Land Officer. Consideration of biodiversity of site. Consideration of historic environment. Consideration of layout or removal or relocation of overhead lines and telegraph poles.		Determination of Capacity	Density multiplier
Sustainability	Site is not considered sustainable due to lack of services.			
Accessibility	Access to be discussed with Highways. Potentially from main road.		Total Completions	0
Other Information			Losses Completed	0
Brownfield / Greenfield	Mixed		Remaining Losses	0
Suitability	Not Suitable			
Availability	Available		Current Year	0
Achievability	Not Achievable		Years 1-5	0
Deliverability	Not currently developable		Years 6-10	0
Development Progress	SHLAA Site		Years 11-15	0
Application Number:				



Ref 4240 Site Address Cherry Lane Farm, Cherry Lane, Church Lawton.

Town / Rural Rural Easting 380618 Northing 356806

Site Description Agricultural use including sheds. Site Size Net (Ha) 0.84

Character of Area Open countryside, farms. Potential Capacity 26

Surrounding Land Uses Woodland, scattered farms, paddocks, cattery. Potential Net Capacity 26

Physical Constraints Flood zone 1 - little or no risk. Power cables across the site including telegraph poles. Site of Biological Importance further east, beyond the site. Buildings and hardstanding on site. Bordered by trees. Site appears to be generally flat.

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 services.

Accessibility One road access, access to be discussed with Highways. Total Completions 0

Other Information Losses Completed 0

Brownfield / Greenfield Greenfield Remaining Losses 0

Suitability Not Suitable

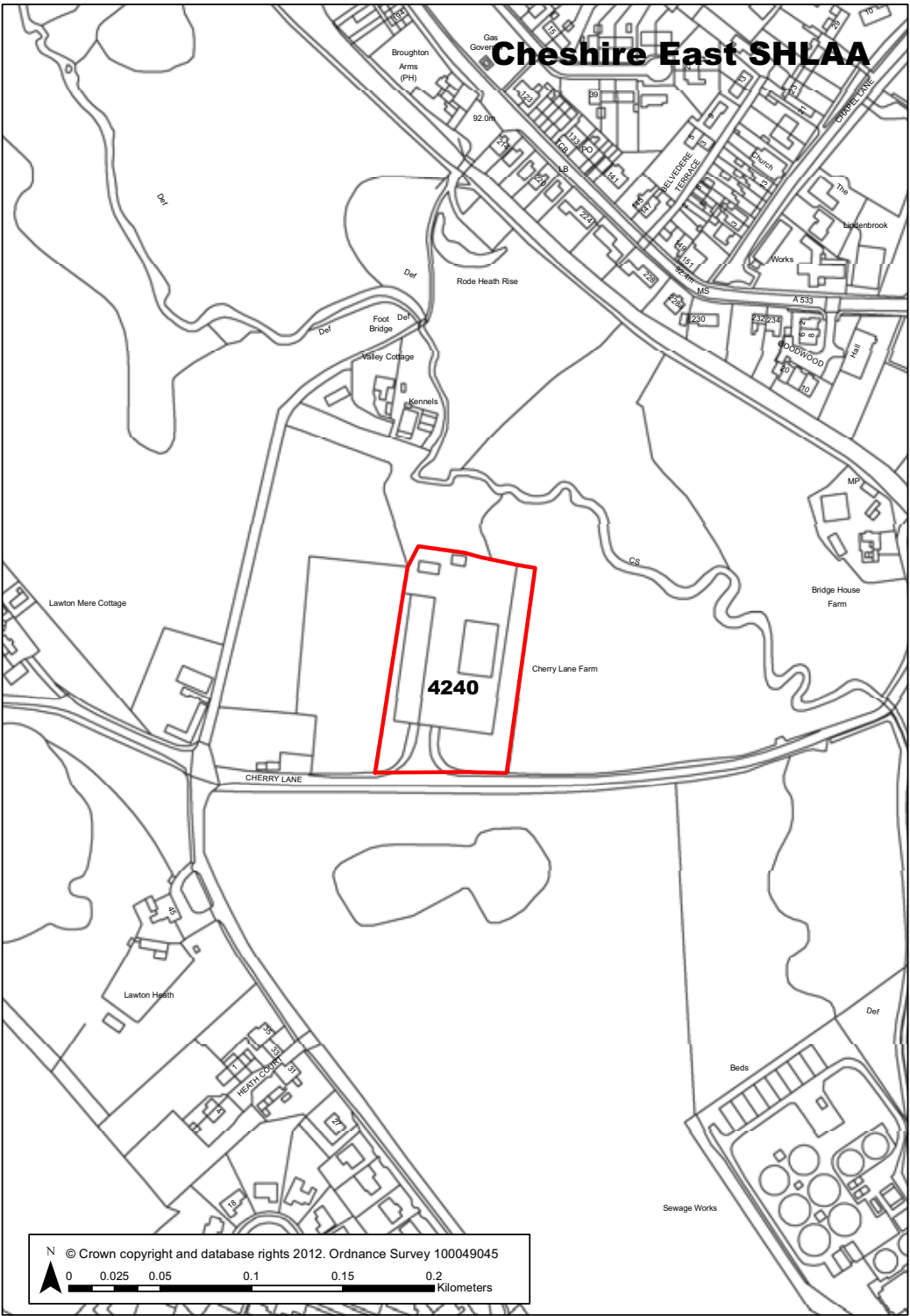
Availability Available Current Year 0

Achievability Not Achievable Years 1-5 0

Deliverability Not currently developable Years 6-10 0

Development Progress SHLAA Site Years 11-15 0

Application Number:



Ref	4241	Site Address	Land adjacent to Hawthorne Cottage, Harvey Road, Buglawton, Congleton	
Development Progress	SHLAA Site		Years 11-15	0
Application Number:				

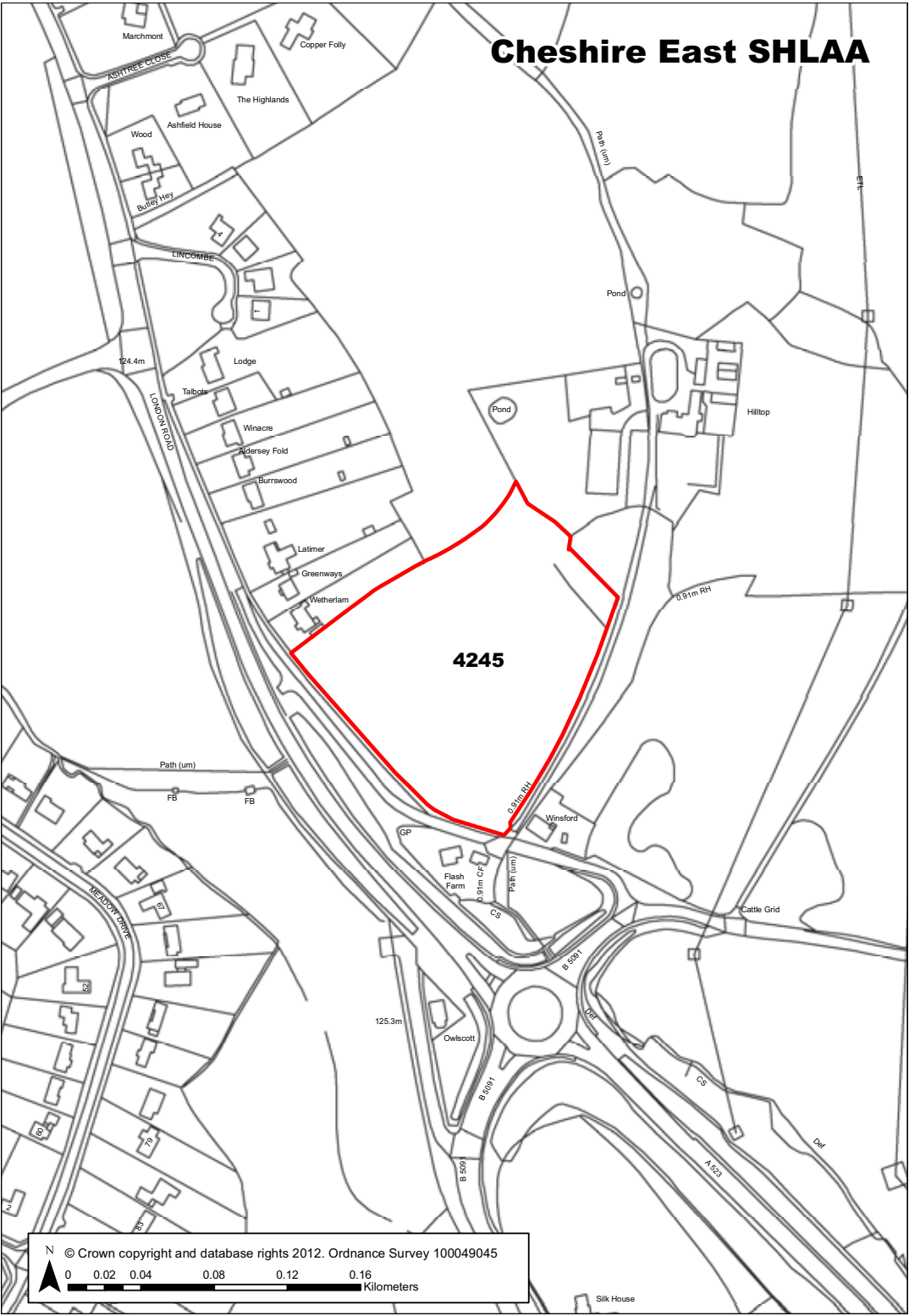
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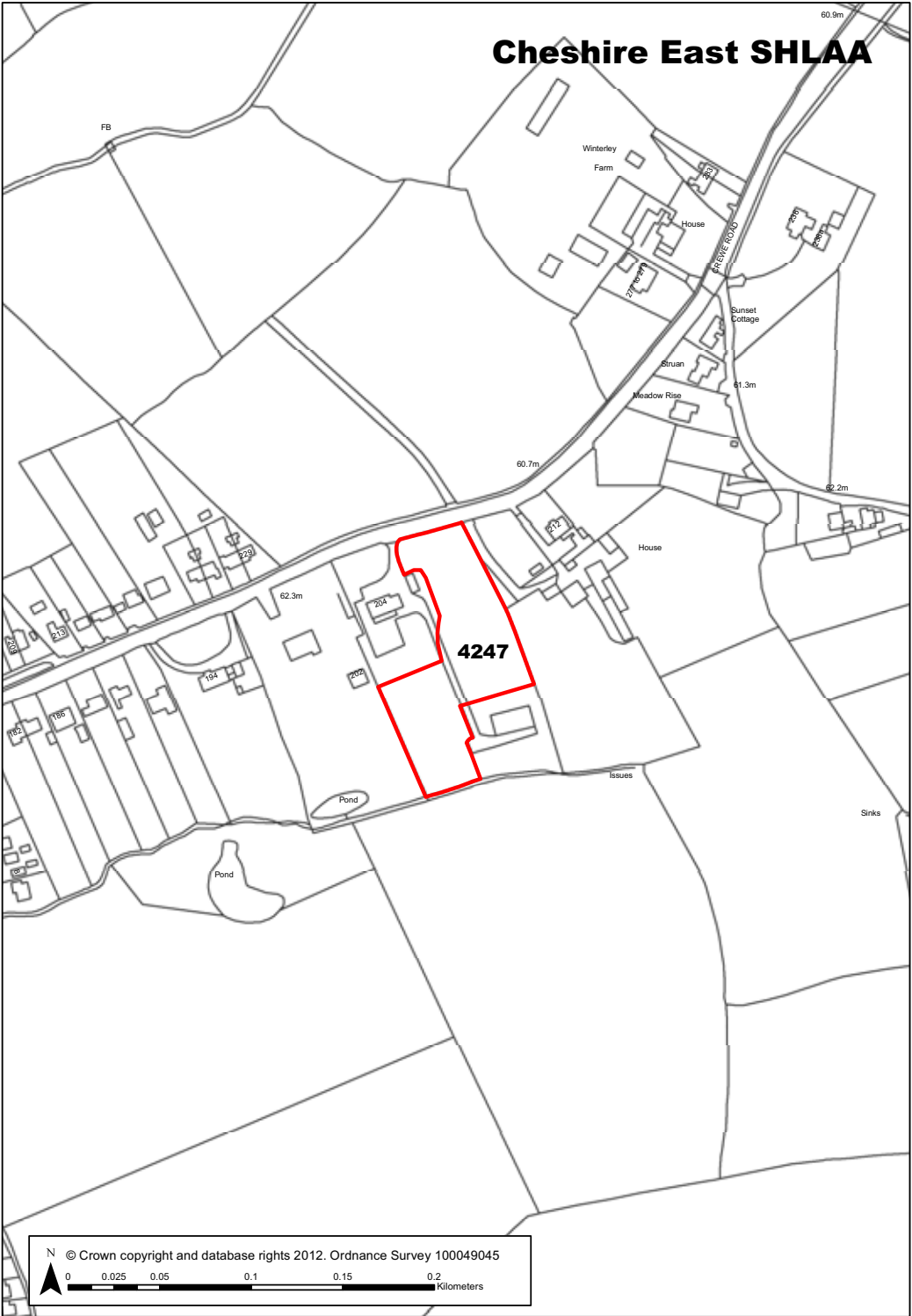
Ref	4243	Site Address	Land off Canal Street, Congleton.	
Town / Rural	Congleton	Easting	386108	Northing 362606
Site Description	Field with hedge/tree boundaries. Levels rise steeply to western boundary.	Site Size Net (Ha)	0.41	
Character of Area	Residential/urban and open countryside.	Potential Capacity	13	
Surrounding Land Uses	Residential, A1 retail use, open countryside.	Potential Net Capacity	13	
Physical Constraints	Flood zone 1 - little or no risk. Access, topography and potential contaminated land are all issues for the site. Trees with Tree Preservation Orders may overhang the site. Site is bordered by trees and hedges.			
Policy Restrictions	Within settlement boundary of Congleton.	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 be sustainably located.			
Accessibility	Access possible, although impact on existing highways to be assessed. Access to be discussed with Highways.	Total Completions	0	
Other Information		Losses Completed	0	
Brownfield / Greenfield	Greenfield	Remaining Losses	0	
Suitability	Suitable - with policy change	Current Year	0	
Availability	Available	Years 1-5	0	
Achievability	Achievable	Years 6-10	13	
Deliverability	Developable	Years 11-15	0	
Development Progress	SHLAA Site			
Application Number:				



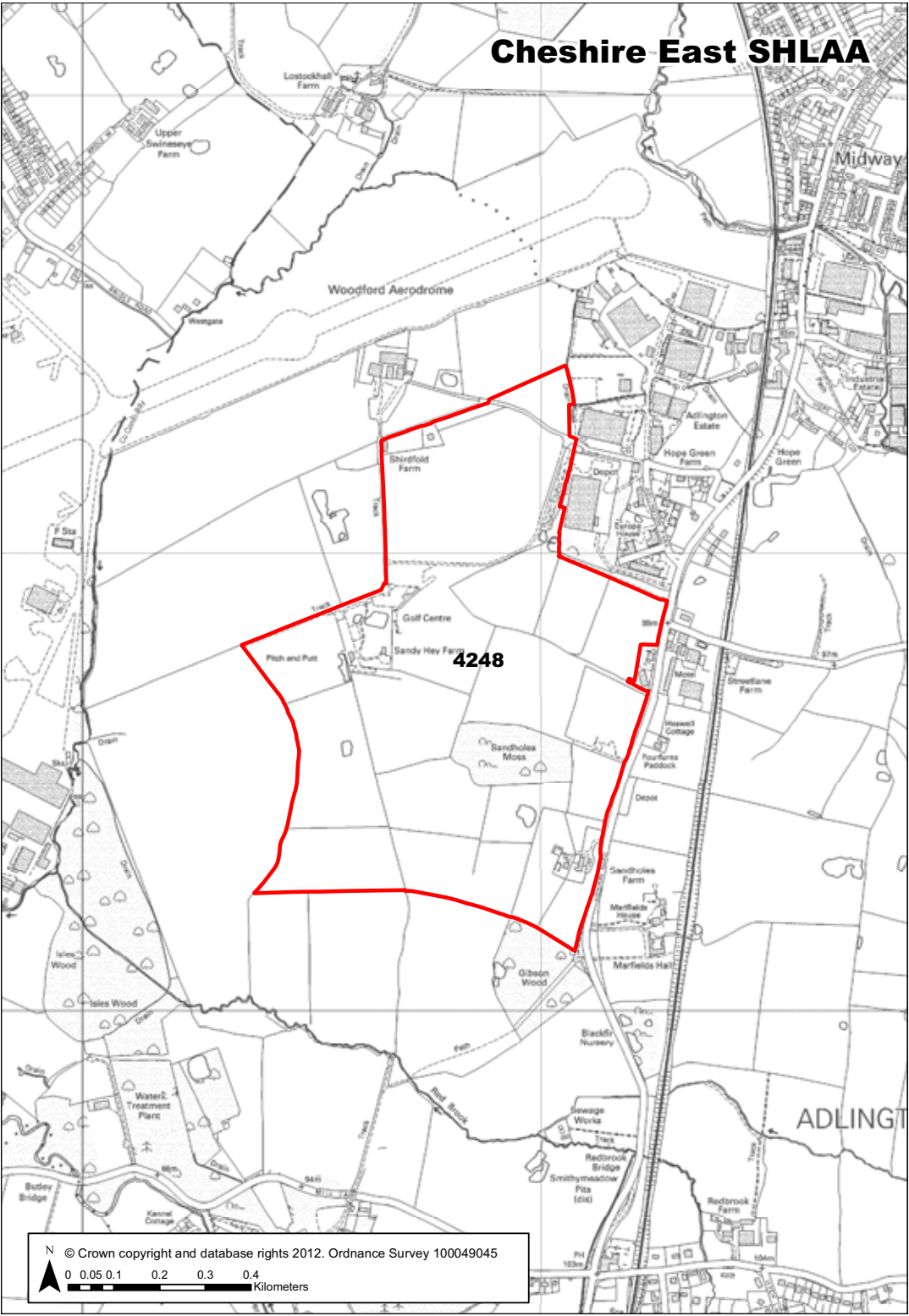
Ref	4245	Site Address	Land at Flash Lane, Bollington.	
Town / Rural	Bollington	Easting	391292	Northing 377288
Site Description	Open field, sloping fairly steeply from west to east, between two small farms and detached housing.	Site Size Net (Ha)	1.83	
Character of Area	Agriculture and residential.	Potential Capacity	55	
Surrounding Land Uses	Agricultural and residential.	Potential Net Capacity	55	
Physical Constraints	Flood zone 1 - little or no risk. Hedgerows, trees and topography are all potential issues for the site. Trees and hedges to boundary. Footpath adjacent to part of boundary.	Potential Density	30.05	
Policy Restrictions	Open Countryside.	Determination of Capacity	Density multiplier	
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.			
Sustainability	Site is not considered sustainable due to lack of services.			
Accessibility	Accessed from busy London Road, access to be discussed with Highways.	Total Completions	0	
Other Information		Losses Completed	0	
Brownfield / Greenfield	Greenfield	Remaining Losses	0	
Suitability	Not Suitable	Current Year	0	
Availability	Available	Years 1-5	0	
Achievability	Not Achievable	Years 6-10	0	
Deliverability	Not currently developable	Years 11-15	0	
Development Progress	SHLAA Site			
Application Number:				



Ref	4247	Site Address	Land at the Printworks, Crewe Road, Haslington.	
Town / Rural	Haslington	Easting	374232	Northing 356473
Site Description	Open field to the east and south of 204 Crewe Road on edge of settlement. Office/residential buildings are situated on the same plot but are not included in the boundaries of the SHLAA site. Stream runs to south boundary.		Site Size Net (Ha)	0.61
Character of Area	Edge of settlement, open countryside.		Potential Capacity	19
Surrounding Land Uses	Residential, agriculture.		Potential Net Capacity	19
Physical Constraints	Flood zone 1 - little or no risk. Hedgerows and mature trees on site. Stream to south is not considered a flood risk at this time. Trees with Tree Preservation Orders at site entrance. Trees, hedges and fencing to boundary. Site appears to be generally flat.			
Policy Restrictions	Open Countryside.		Potential Density	31.15
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines. Consideration of biodiversity value of the site and potential need for a Protected Species Survey. Tree survey likely to be required.		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			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
Application Number:				

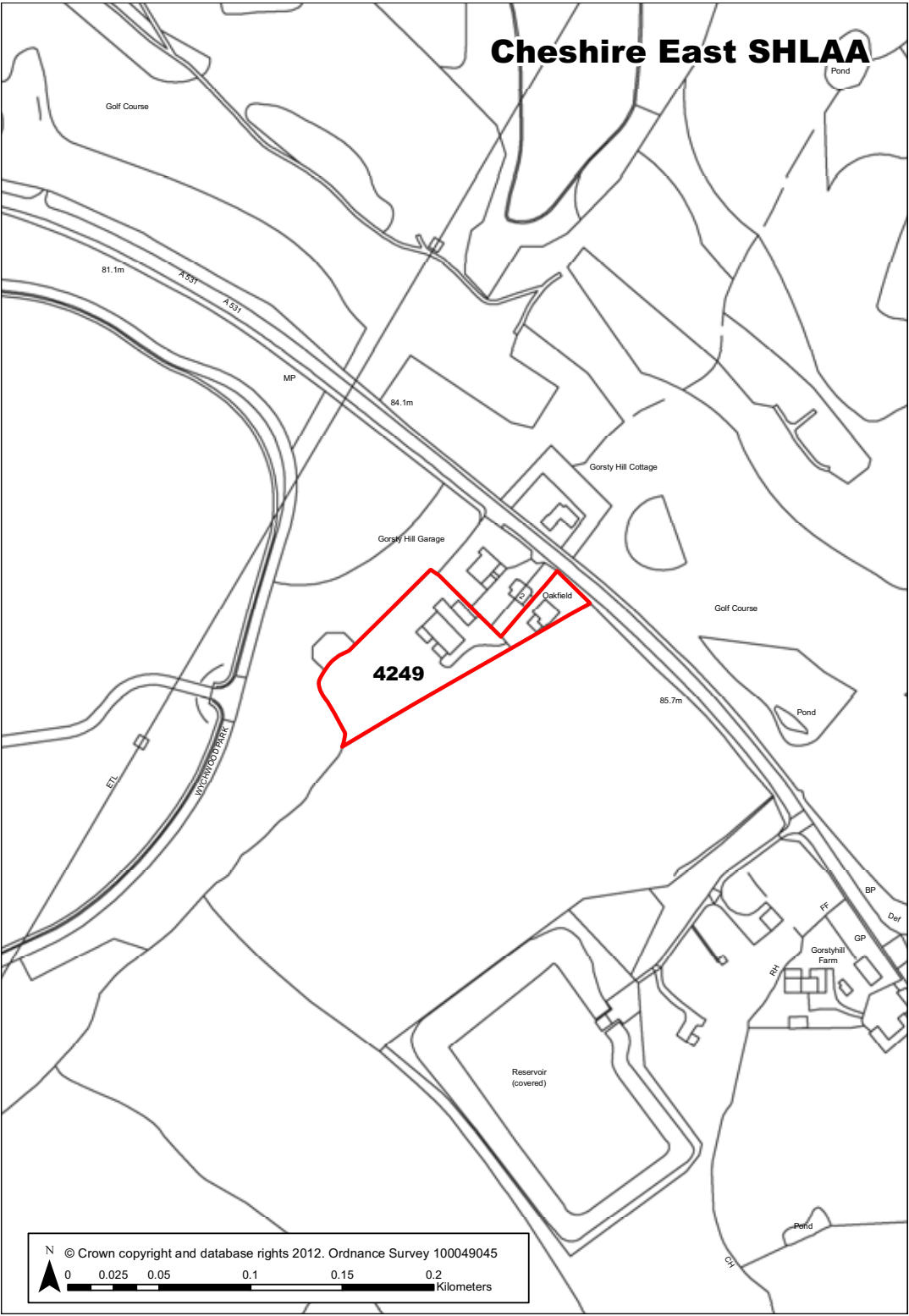


Ref	4248	Site Address	Land west of London Road, Hope Green, Poynton.		
Town / Rural	Poynton - Edge / Extension	Easting	390838	Northing	381716
Site Description	Large site comprising agricultural land, golf course and woodland.	Site Size Net (Ha)	67.86		
Character of Area	Edge of settlement, semi-rural open countryside.	Potential Capacity	2036		
Surrounding Land Uses	Industrial estate, hotel, residential, agricultural.	Potential Net Capacity	2036		
Physical Constraints	Food zone 2 and 3 - medium to high risk. Potential for contamination. Woodland on site. Access constraints. Footpath crosses site and a footpath is also adjacent to part of the northern boundary. Buildings and hardstanding on site. Site is undulating. Trees and hedges to boundary.				
Policy Restrictions	Green Belt. Includes land safeguarded for new road.	Potential Density	30		
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 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 new road impacts.	Determination of Capacity	Density multiplier		
Sustainability	Site is not currently considered sustainable, however, scale and mix of development could create a sustainable community.				
Accessibility	Access to be discussed with Highways.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Not Suitable				
Availability	Available	Current Year	0		
Achievability	Not Achievable	Years 1-5	0		
Deliverability	Not currently developable	Years 6-10	0		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:					

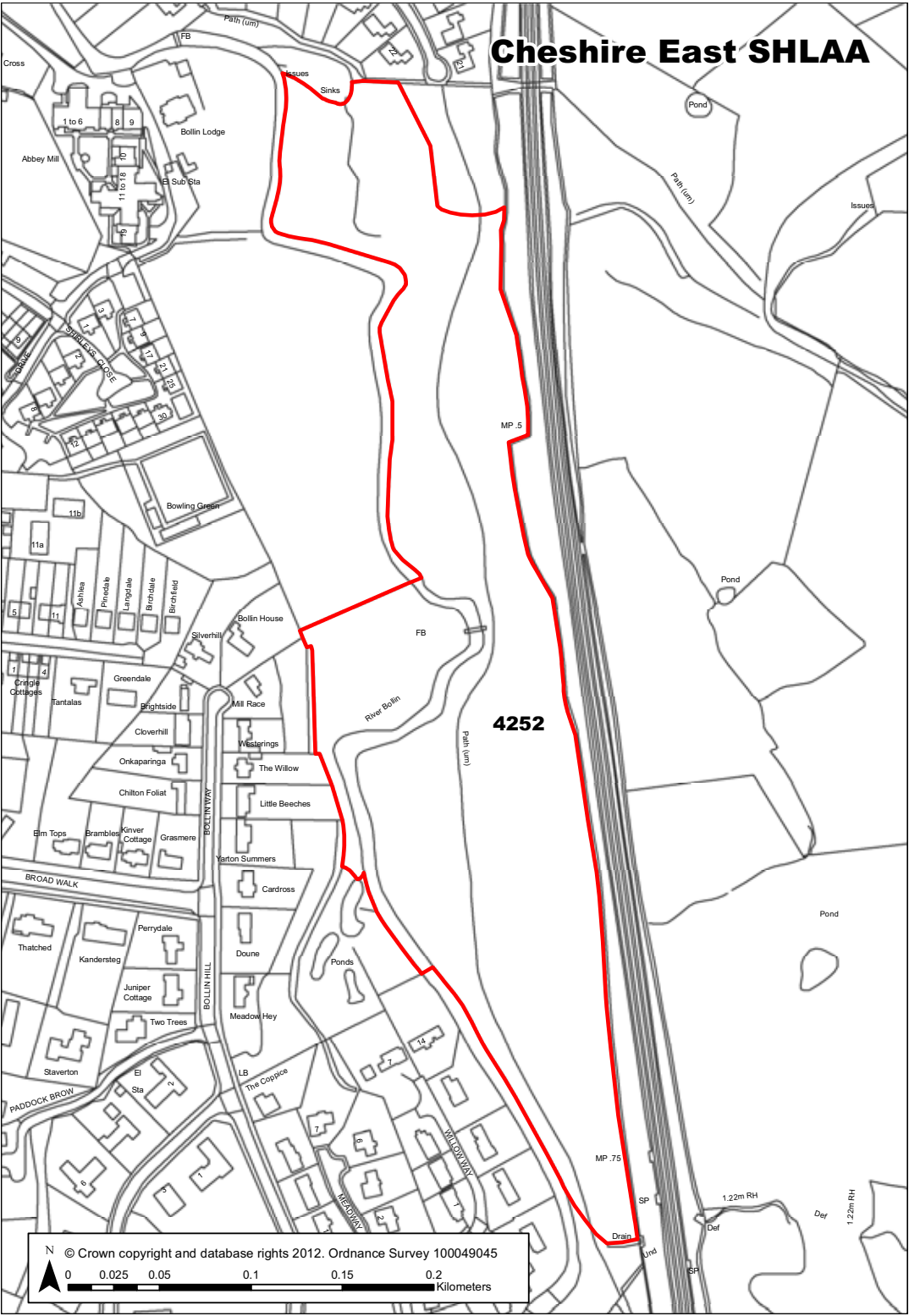


Ref 4249 Site Address Land at Oakfields Bungalow, Newcastle Road, Balterley, Crewe

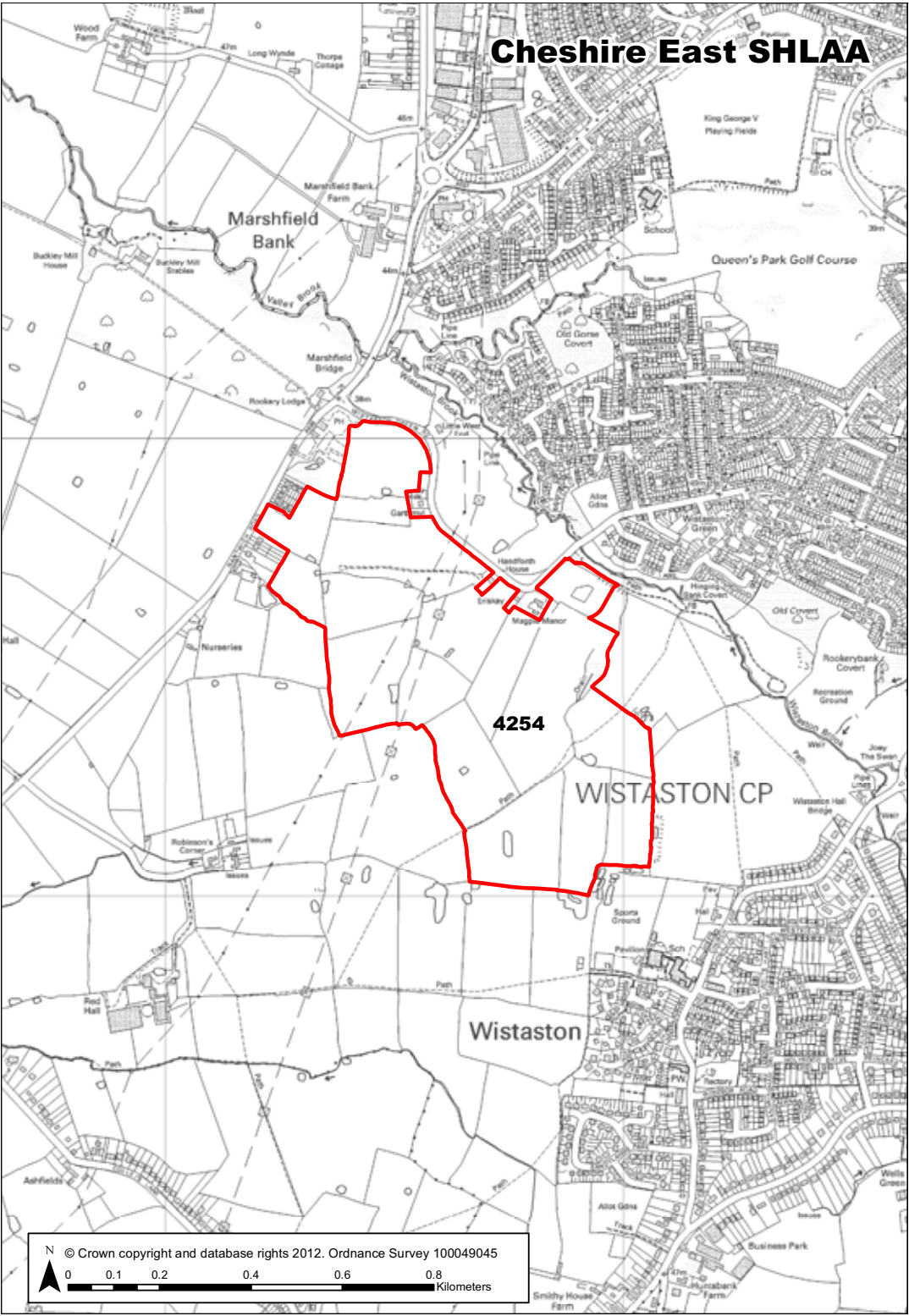
Town / Rural	Rural	Easting	374323	Northing	350803
Site Description	Bungalow with sheds and agricultural/commercial buildings to rear on A531.	Site Size Net (Ha)	0.55		
Character of Area	Rural.	Potential Capacity	17		
Surrounding Land Uses	Retail, residential, gold course, agriculture, used car garage.	Potential Net Capacity	17		
Physical Constraints	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 otherwise isolated form amenities.				
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:					



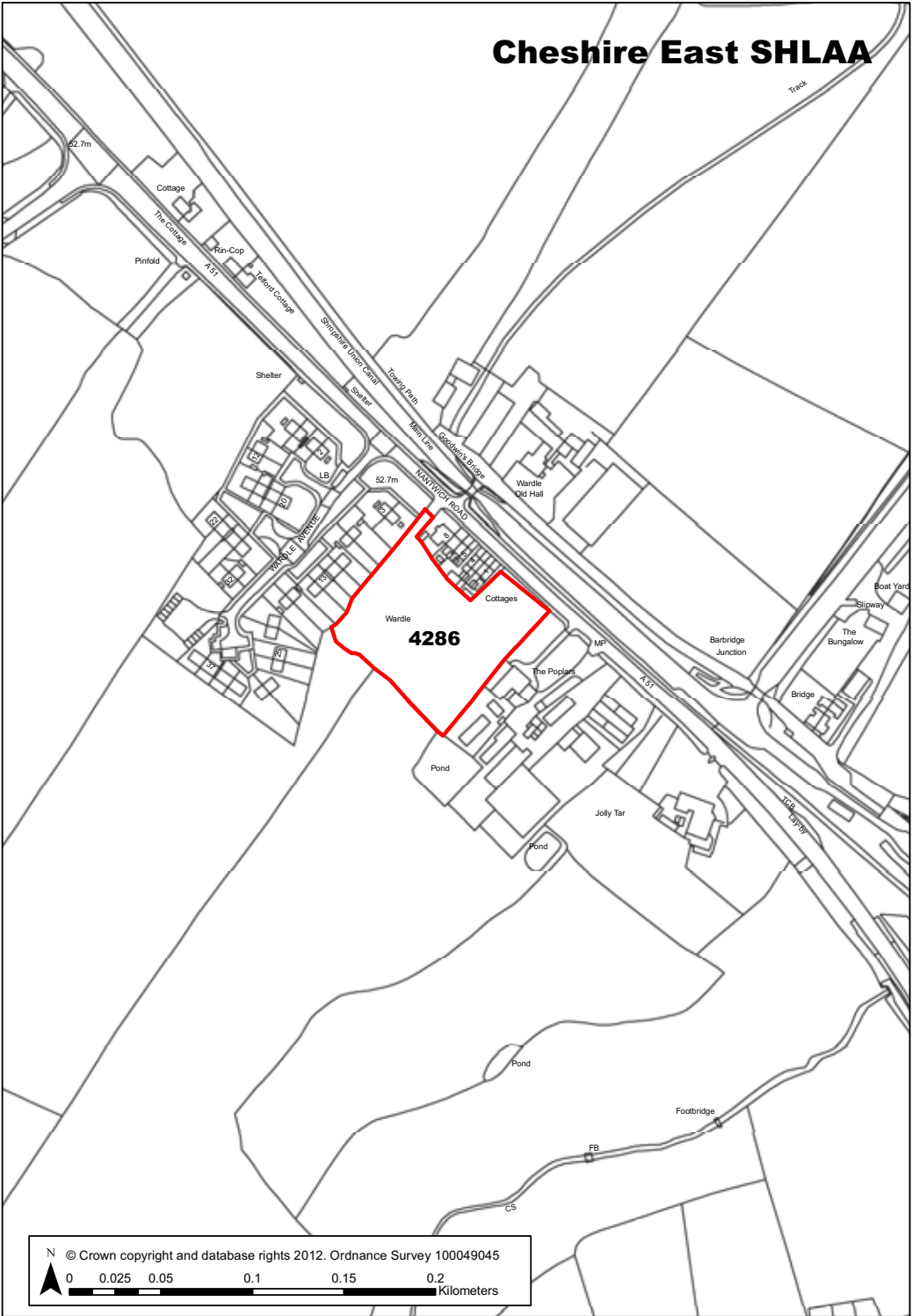
Ref	4252	Site Address	Land off Bridge Green, Prestbury, Macclesfield.	
Town / Rural	Prestbury	Easting	390340	Northing 376596
Site Description	Green fields.	Site Size Net (Ha)	5.57	
Character of Area	Semi-rural, edge of settlement.	Potential Capacity	168	
Surrounding Land Uses	Residential and railway.	Potential Net Capacity	168	
Physical Constraints	Site is adjacent to the River Bollin, potential for flood risk. Potential access issues. Footpath through site. Adjacent to the railway.	Potential Density	30.16	
Policy Restrictions	Flood zone 2 and 3. Area of Special County Value for landscape. Green Belt. Open Space.	Determination of Capacity	Density multiplier	
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.	Total Completions	0	
Sustainability	Edge of existing settlement containing a range of services.	Losses Completed	0	
Accessibility	No visible access. Access to be discussed with Highways.	Remaining Losses	0	
Other Information		Current Year	0	
Brownfield / Greenfield	Greenfield	Years 1-5	0	
Suitability	Not Suitable	Years 6-10	0	
Availability	Available	Years 11-15	0	
Achievability	Not Achievable			
Deliverability	Not currently developable			
Development Progress	SHLAA Site			
Application Number:				



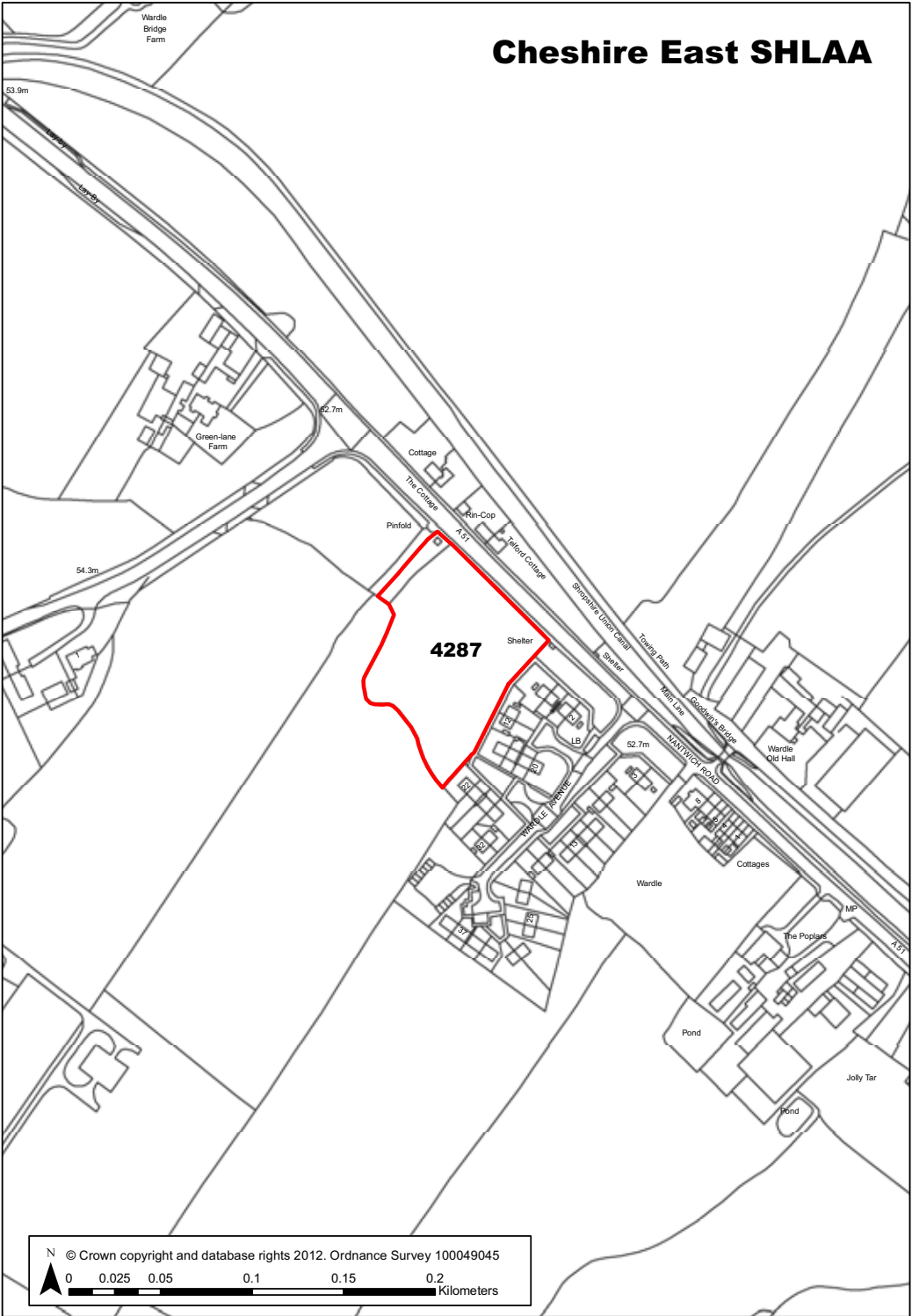
Town / Rural	Crewe - Edge / Extension	Easting	367668	Northing	354488
Site Description	Numerous agricultural fields forming green space between Wistaston and Wistaston Green.	Site Size Net (Ha)	44.9		
Character of Area	Green gap between settlements.	Potential Capacity	1347		
Surrounding Land Uses	Agricultural and residential settlements.	Potential Net Capacity	1347		
Physical Constraints	Power lines and Pylons across site. Footpath across the site. Drain on site. Appear to be ponds within the site. Trees and hedgerows to field boundaries within site and on the boundaries.				
Policy Restrictions	Green Gap, western side of site is in a hazadous consultation zone. Part of site within the new Green Belt as identified in the Development Strategy.	Potential Density	30		
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, including a Protected Species Survey. Flood risk assessment may be required due to site size. Consultation with the PROW officer. Consideration of layout or relocation or removal of power lines.	Determination of Capacity	Density multiplier		
Sustainability	Bus route, post box, public house and ATM on Nantwich Road.				
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		
Application Number:					



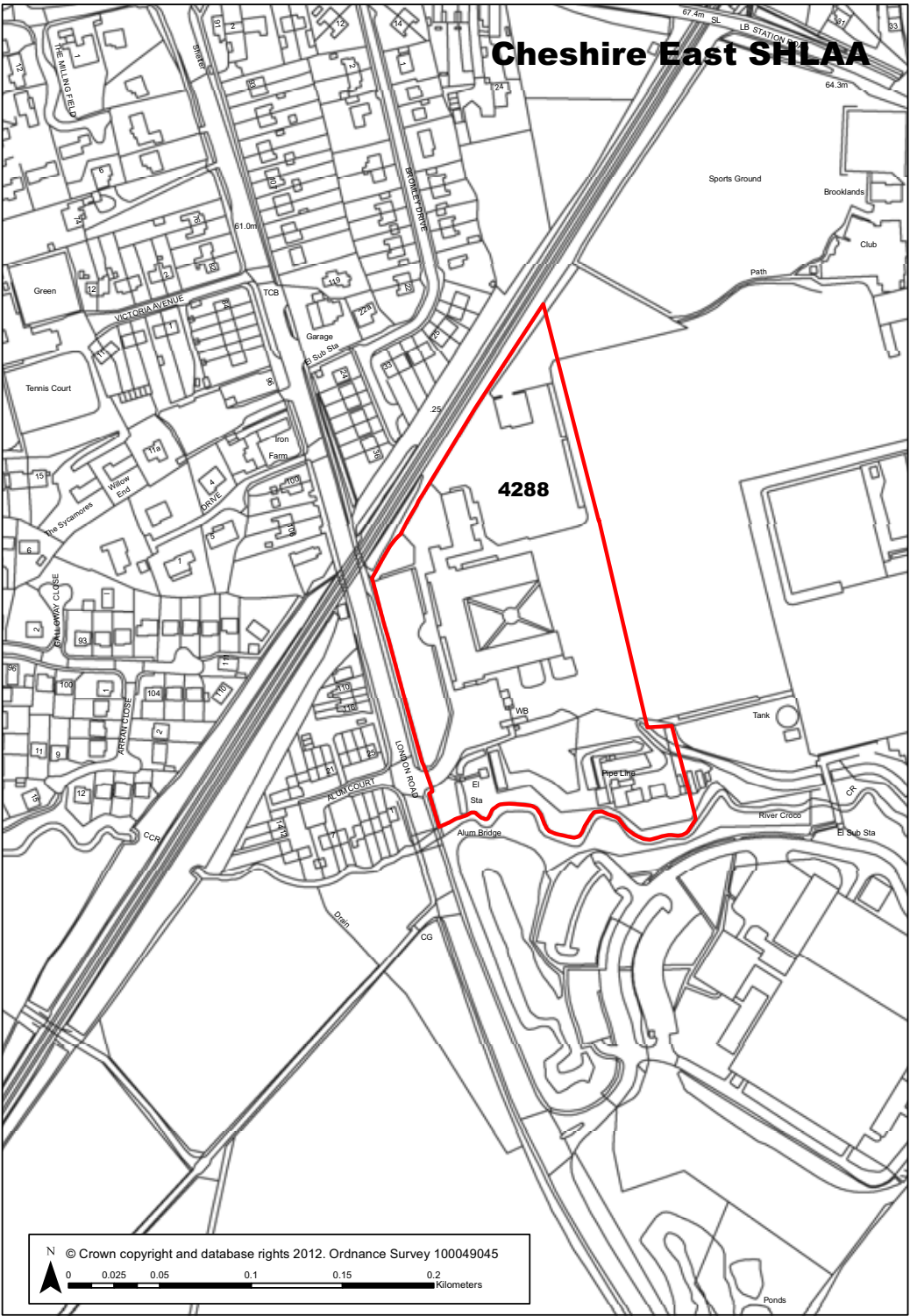
Ref	4286	Site Address	Land rear of Wardle Cottages, Nantwich Road, Wardle		
Town / Rural	Rural	Easting	361128	Northing	357039
Site Description	Disused field enclosed.	Site Size Net (Ha)	0.64		
Character of Area	Open countryside with industry and settlements located around the canal network.	Potential Capacity	20		
Surrounding Land Uses	Agricultural, industrial and residential.	Potential Net Capacity	20		
Physical Constraints	Trees and hedgerows to boundaries. Boggy uneven ground.	Potential Density	31.25		
Policy Restrictions	Open countryside	Determination of Capacity	Density multiplier		
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines. Consideration of biodiversity of the site.				
Sustainability	Public house and bus route on Nantwich Road.				
Accessibility	Access to be discussed with Highways.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Not Suitable	Current Year	0		
Availability	Available	Years 1-5	0		
Achievability	Not Achievable	Years 6-10	0		
Deliverability	Not currently developable	Years 11-15	0		
Development Progress	SHLAA Site				
Application Number:					



Ref	4287	Site Address	Land adjacent Wardle Avenue off Nantwich Road, Wardle	
Town / Rural	Rural	Easting	360998	Northing 357171
Site Description	Open unused paddock.	Site Size Net (Ha)	0.73	
Character of Area	Edge of Wardle settlement.	Potential Capacity	22	
Surrounding Land Uses	Residential, agriculture and industry located along main road and canal network.	Potential Net Capacity	22	
Physical Constraints	Trees and hedges to boundaries.			
Policy Restrictions	Open countryside.	Potential Density	30.14	
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines. Consideration of biodiversity of site.	Determination of Capacity	Density multiplier	
Sustainability	Public house and bus route on Nantwich Road.			
Accessibility	Access to be discussed with Highways.	Total Completions	0	
Other Information	4286 on other side of buildings also submitted to SHLAA.	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	4288	Site Address	Former Fisons offices, London Road, Holmes Chapel.		
Town / Rural	Holmes Chapel	Easting	376520	Northing	366596
Site Description	Former offices.	Site Size Net (Ha)	2.8		
Character of Area	Residential and industrial.	Potential Capacity	84		
Surrounding Land Uses	Residential, industrial and countryside.	Potential Net Capacity	84		
Physical Constraints	Existing building, and its potential heritage merit as an art deco style building. Slightly raised site may make development on the site prominent in views. Adjacent to railway line. Potential contamination. Low flood risk along southern boundary of site				
Policy Restrictions	Jodrell Bank Radio Telescope Consultation Zone, Within the Holmes Chapel Settlement Zone Line.	Potential Density	30		
Managing Constraints	Consideration of biodiversity of the site. Flood risk assessment may be required due to site size. Consultation with University of Manchester regarding Jodrell Bank. Consultation with Contaminated Land officer. Noise assessment may be required. Consideration of amenity of new residential development adjacent.	Determination of Capacity	Density multiplier		
Sustainability	Train station on Station Road and bus route on London Road. Adjacent to existing new residential development. New links to village centre to be provided to create sustainable development.				
Accessibility	Good access from main road, although currently this is a 60mph road. Access to be discussed with Highways.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Brownfield	Remaining Losses	0		
Suitability	Suitable	Current Year	0		
Availability	Available	Years 1-5	84		
Achievability	Achievable	Years 6-10	0		
Deliverability	Deliverable	Years 11-15	0		
Development Progress	SHLAA Site				
Application Number:					



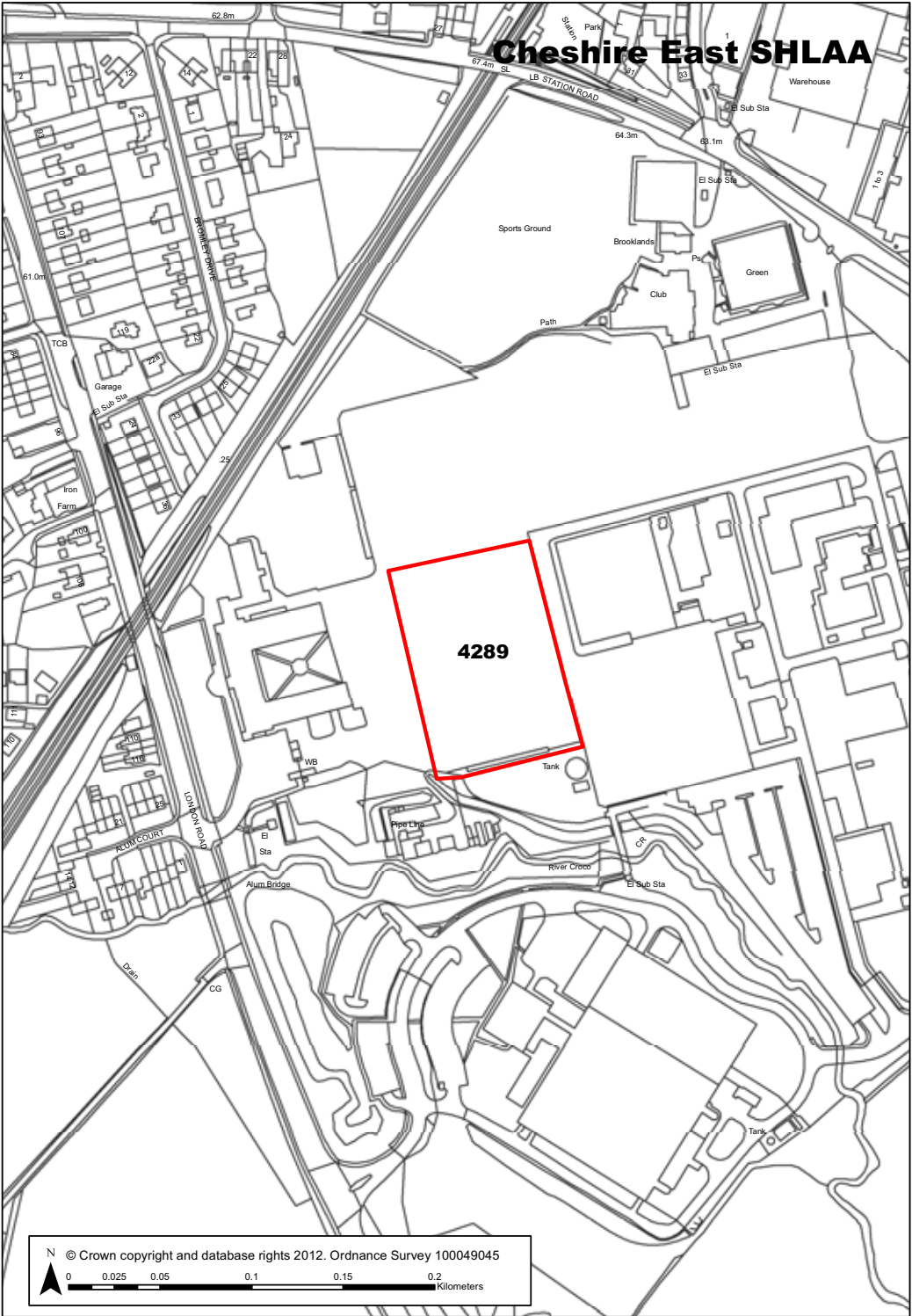
Ref

4289

Site Address

Land rear of former Fisons offices,
London Road, Holmes Chapel.

Town / Rural	Holmes Chapel	Easting	376614	Northing	366605
Site Description	Former offices and industry.	Site Size Net (Ha)	0.94		
Character of Area	Industrial and Residential.	Potential Capacity	29		
Surrounding Land Uses	Residential and Industrial.	Potential Net Capacity	29		
Physical Constraints	Slightly raised site, hence development impact may be greater. Adjacent to railway line. Potential contamination.	Potential Density	30.85		
Policy Restrictions	Jodrell Bank Radio Telescope Consultation Zone, Settlement Zone	Determination of Capacity	Density multiplier		
Managing Constraints	Consideration of biodiversity of the site. Consultation with University of Manchester regarding Jodrell Bank. Consultation with Contaminated Land officer. Consideration of the amenity and potential links into the new residential development adjacent to the site.				
Sustainability	Train station on Station Road and bus route on London Road. Adjacent to existing new residential development. New links to village centre to be provided to create sustainable development.				
Accessibility	Currently landlocked, would depend upon Site Ref 4288 coming forward and/or providing access from main road.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Brownfield	Remaining Losses	0		
Suitability	Suitable	Current Year	0		
Availability	Available	Years 1-5	29		
Achievability	Achievable	Years 6-10	0		
Deliverability	Deliverable	Years 11-15	0		
Development Progress	SHLAA Site				
Application Number:					

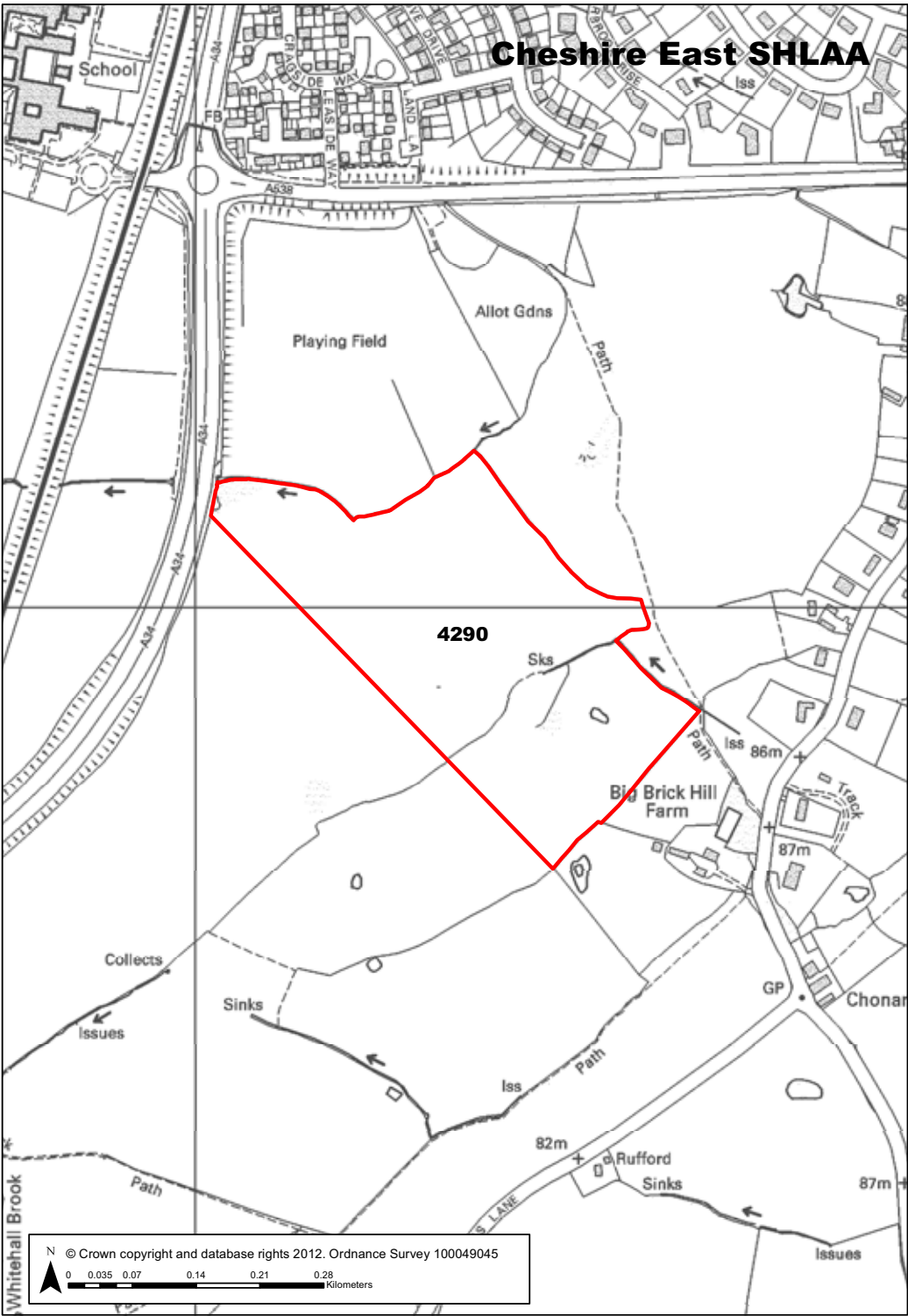


Ref4290

Site Address

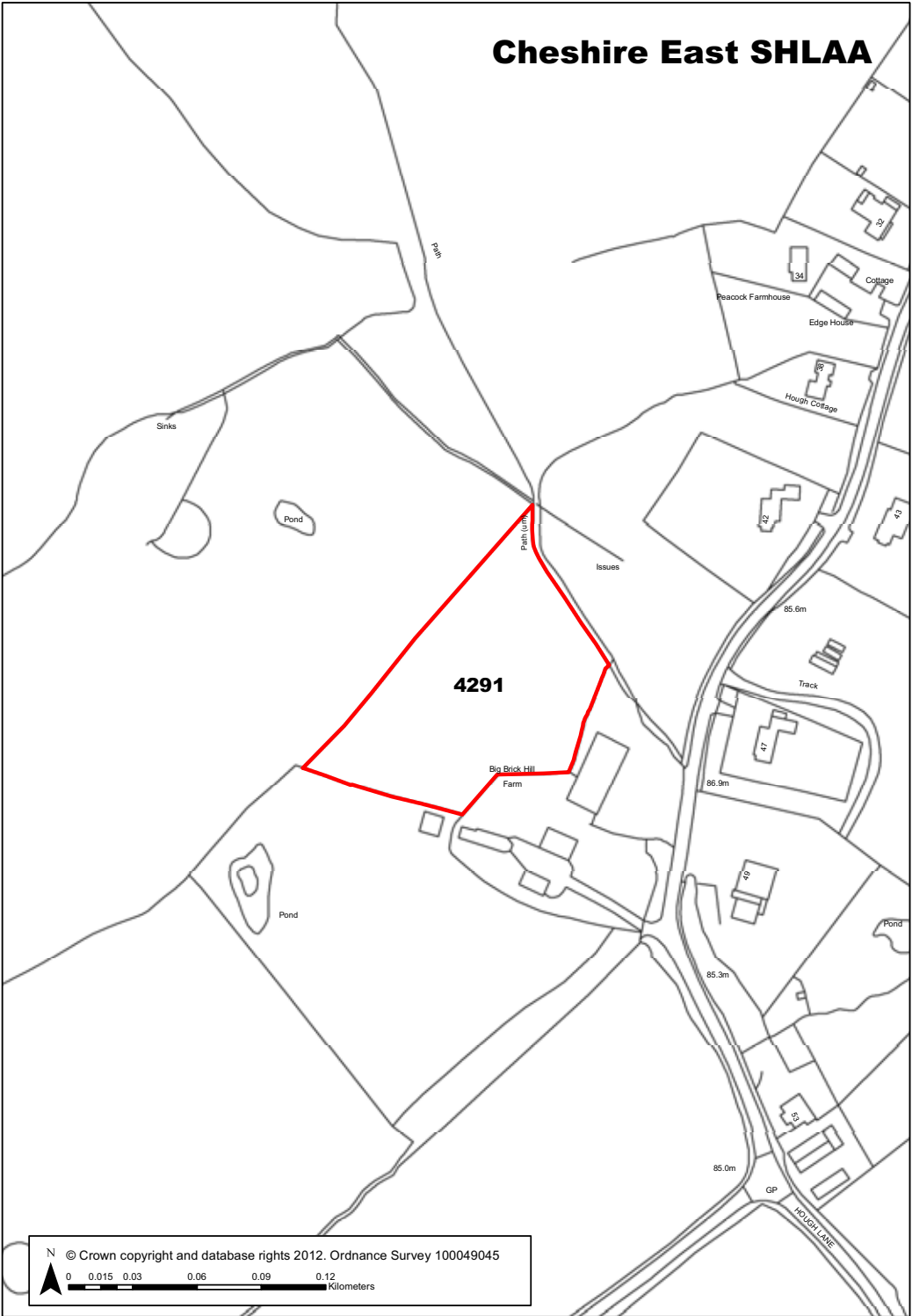
Land between Big Brick Hill Farm and A34, Wilmslow.

Town / Rural	Wilmslow - Edge / Extension	Easting	385304	Northing	378864
Site Description	Undulating field with trees.	Site Size Net (Ha)	11.01		
Character of Area	Edge of residential built-up area.	Potential Capacity	331		
Surrounding Land Uses	Countryside, residential, farm on opposite side of road.	Potential Net Capacity	331		
Physical Constraints	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 Density	30.06		
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 of Capacity	Density multiplier		
Sustainability	Site is not considered sustainable.				
Accessibility	No access to the site from the existing road due to intervening fields.	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:					

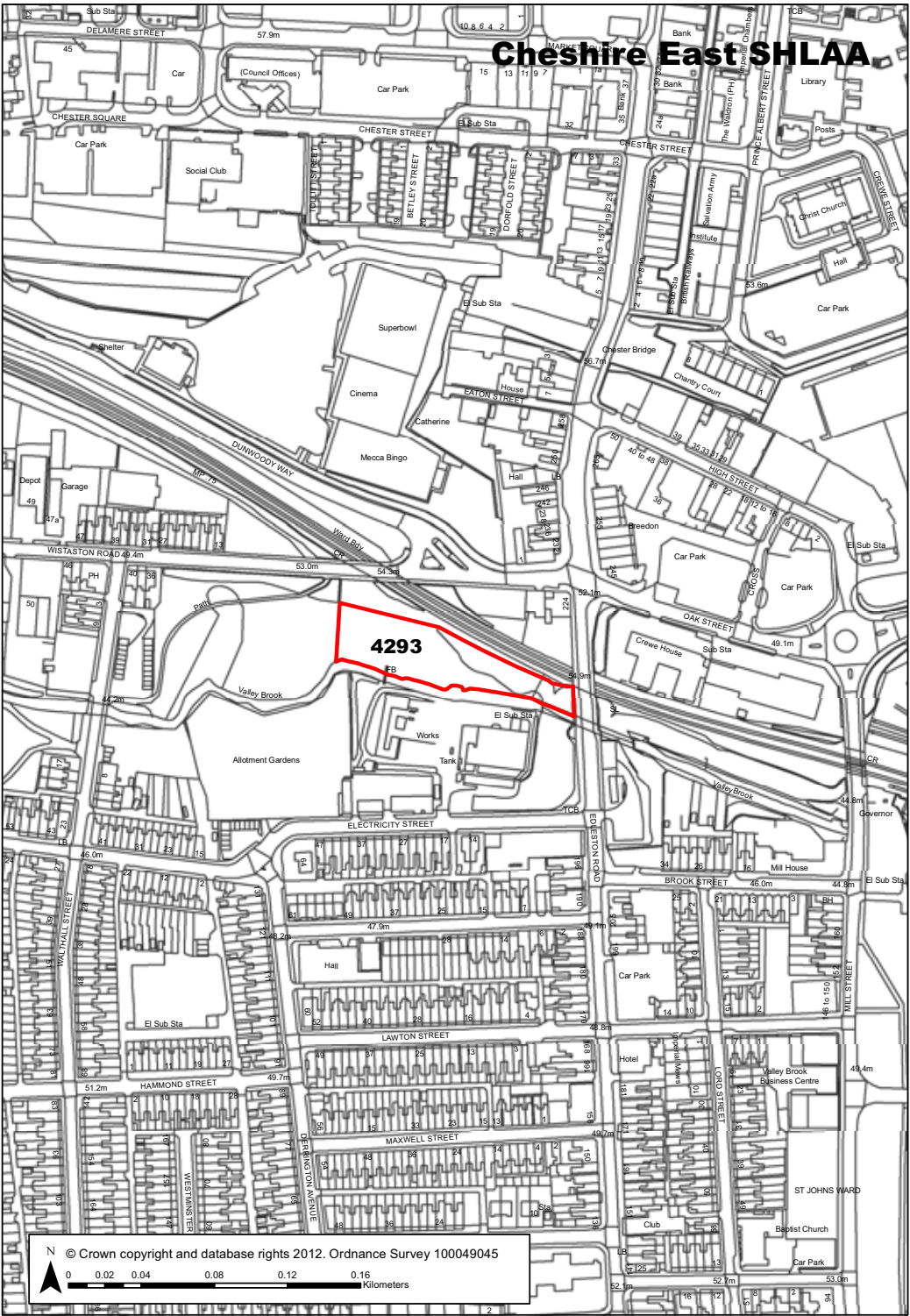


Ref 4291 Site Address Land rear of Big Brick Hill Farm, Hough Lane, Wilmslow.

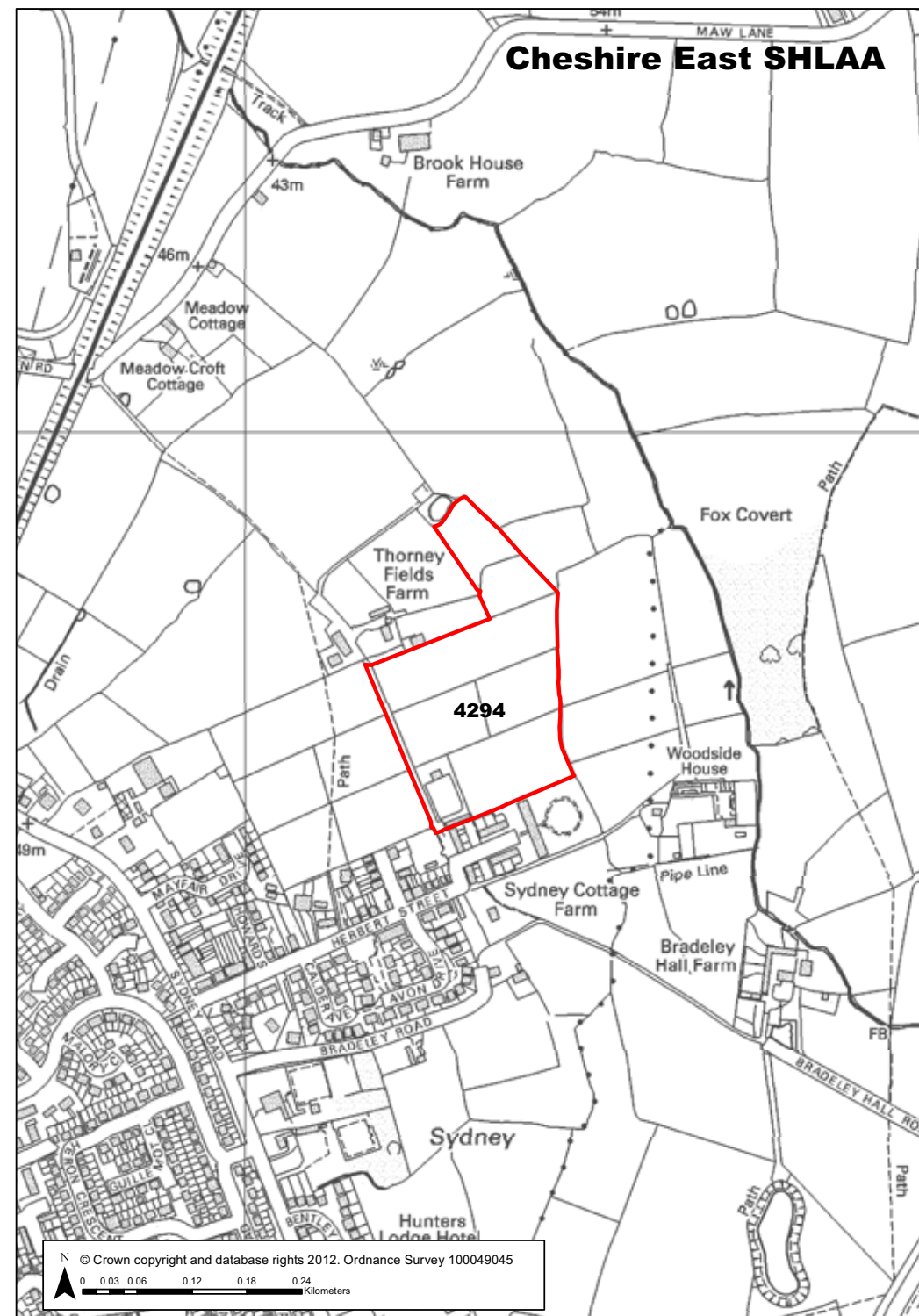
Town / Rural	Wilmslow - Edge / Extension	Easting	385524	Northing	379800
Site Description	Lined by mature trees, open countryside, sloping to the west.	Site Size Net (Ha)	0.98		
Character of Area	Edge of residential built-up area.	Potential Capacity	30		
Surrounding Land Uses	Countryside, residential uses, farm on opposite side of road.	Potential Net Capacity	30		
Physical Constraints	No direct access to the site, which is blocked by adjacent fields. Mature trees. Undulating. Relatively high land, visible from a distance. No flood risk. Footpath to boundary.				
Policy Restrictions	Green Belt.	Potential Density	30.61		
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consideration of biodiversity of site. Consultation with the PROW officer.	Determination of Capacity	Density multiplier		
Sustainability	Site is not considered sustainably located.				
Accessibility	No direct access from the road. Site is blocked by adjacent fields.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Not Suitable	Current Year	0		
Availability	Available	Years 1-5	0		
Achievability	Not Achievable	Years 6-10	0		
Deliverability	Not currently developable	Years 11-15	0		
Development Progress	SHLAA Site				
Application Number:					



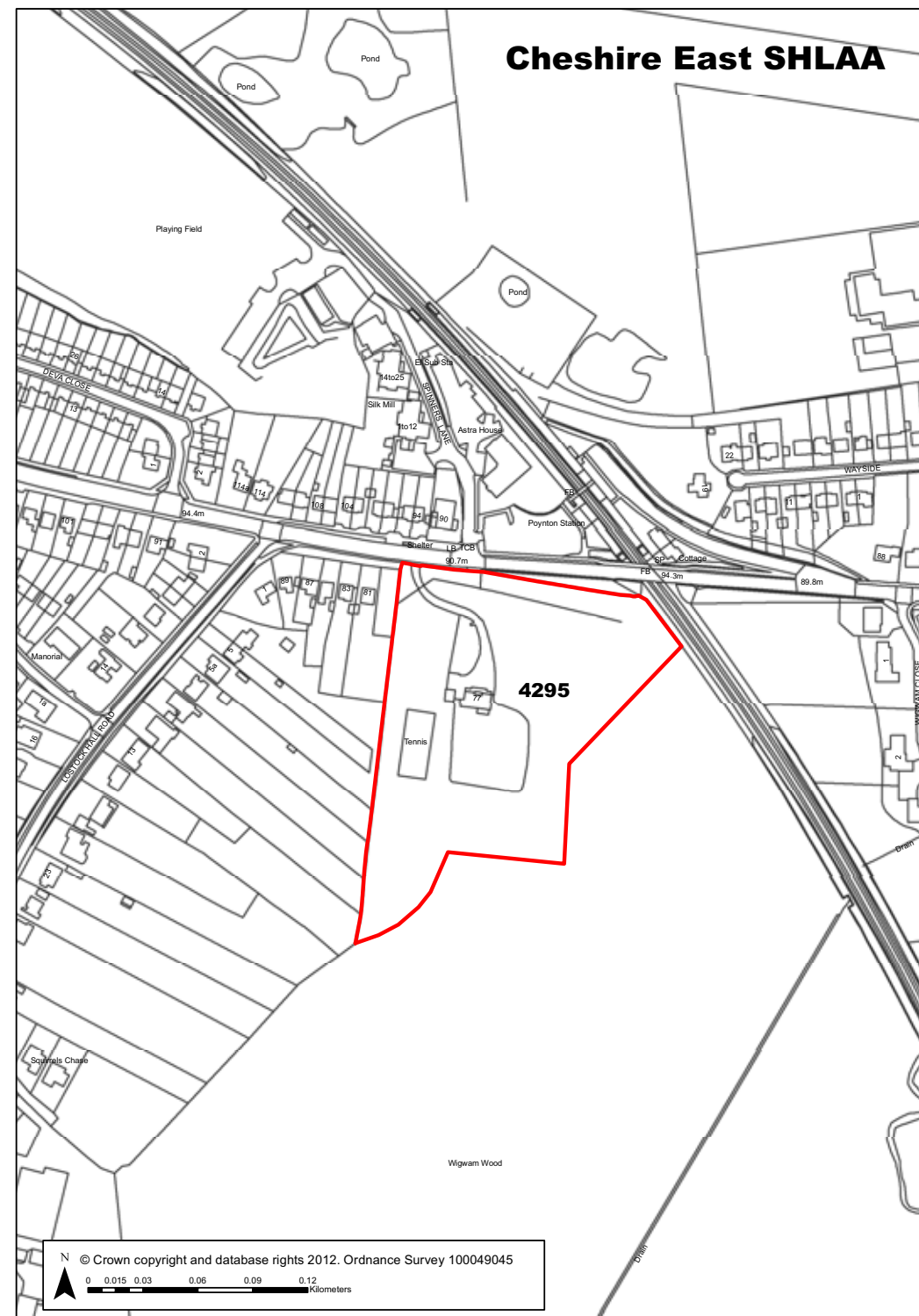
Ref	4293	Site Address	Land rear of the old Manweb Depot, Electricity Street, Crewe.	
Town / Rural	Crewe	Easting	370437	Northing 355363
Site Description	Narrow piece of scrub wasteland in a deep valley with a railway line along northern boundary. Disected by a stream. Road bridge goes over centre of the site.		Site Size Net (Ha)	0.32
Character of Area	Town centre.		Potential Capacity	10
Surrounding Land Uses	Industry, allotments, railway, residential, commercial.		Potential Net Capacity	10
Physical Constraints	Topography, railway line, road bridge, valley brook, flood risk area.		Potential Density	31.25
Policy Restrictions	Town centre.		Determination of Capacity	Density multiplier
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines. Consideration of biodiversity of the site. Noise assessment likely to be required.		Total Completions	0
Sustainability	In town centre.		Losses Completed	0
Accessibility	No clear access route.		Remaining Losses	0
Other Information			Current Year	0
Brownfield / Greenfield	Greenfield		Years 1-5	0
Suitability	Not Suitable		Years 6-10	0
Availability	Available		Years 11-15	0
Achievability	Not Achievable			
Deliverability	Not currently developable			
Development Progress	SHLAA Site			
Application Number:				



Ref 4294	Site Address	Land adjacent Thorneyfields Farm, Herbert Street, Crewe	
Town / Rural Crewe		Easting 372258	Northing 356722
Site Description	Six agricultural fields and an agricultural building. New build flats to the south and agricultural fields on all other sides.	Site Size Net (Ha)	4.45
Character of Area	Edge of settlement.	Potential Capacity	134
Surrounding Land Uses	Residential, agricultural. Fields to the west have also been submitted to SHLAA (4039).	Potential Net Capacity	134
Physical Constraints	Trees and hedges to field boundaries. Buildings on site. Overhead lines to edge of site.		
Policy Restrictions	Green Gap. Site is within Strategic Open Gap as identified in the Development Strategy.	Potential Density	30.11
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines. 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	Site is not considered sustainable. However, it may be possible to create a sustainable development due to the scale of development proposed in the wider area.		
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	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 Woodleigh, 77 Chester Road, Poynton.			
Town / Rural	Poynton - Edge / Extension		Easting	391091	Northing	383602
Site Description	Large, gated residential house. Railway at part of eastern boundary.		Site Size Net (Ha)		2.06	
Character of Area	Generally residential. Residential, next to train station.		Potential Capacity		62	
Surrounding Land Uses	Residential and woodland.		Potential Net Capacity		62	
Physical Constraints	Part of site Nature Conservation area. Adjacent to Wig Wam Wood SBI. Woodland and trees on site. Part Flood Zone 2 and 3. TPO. Adjacent to the Railway.					
Policy Restrictions	Green Belt. Part of site Nature Conservation area. SBI. Part Flood Zone 2 and 3. TPO.		Potential Density		30.1	
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, including protection of SBI and Nature Conservation Area. Flood risk assessment may be required. Noise assessment may be required (rail). Tree Survey likely to be required.		Determination of Capacity		Density multiplier	
Sustainability	Bus route and post box on Chester Road. Train Station opposite site. The scale of development in the wider area could create a sustainable community, providing appropriate services and infrastructure are provided.					
Accessibility	Access to be discussed with highways. Located off main road.		Total Completions		0	
Other Information			Losses Completed		0	
Brownfield / Greenfield	Mixed		Remaining Losses		0	
Suitability	Not Suitable					
Availability	Available		Current Year		0	
Achievability	Not Achievable		Years 1-5		0	
Deliverability	Not currently developable		Years 6-10		0	
Development Progress	SHLAA Site		Years 11-15		0	
Application Number:						



Ref 4296 **Site Address** Land at Lostock Hall Farm, Lostock Hall Road, Poynton.

Town / Rural Poynton - Edge / Extension **Easting** 390917 **Northing** 383130

Site Description Farm fields and woods surrounding farm house. Edge of residential development. **Site Size Net (Ha)** 62.12

Character of Area Open countryside. **Potential Capacity** 1864

Surrounding Land Uses Residential, woodland and agriculture. **Potential Net Capacity** 1864

Physical Constraints Poynton bypass. Site includes Wig Wam wood, an area of woodland and an SBI. TPO. Potentially part of flood risk area. Site is adjacent to the railway. Footpaths cross the site. A brook and a drain appear to cross through the site. Undulating site.

Policy Restrictions Green Belt. SBI. TPO. Poynton bypass. Nature Conservation Importance area. **Potential Density** 30.01

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, including protection of nature conservation area and SBI. Flood risk assessment may be required. **Determination of Capacity** Density multiplier

Sustainability School and Train Station nearby. Bus route and post box on Chester Road. The scale of development in the wider area could create a sustainable community, providing appropriate services and infrastructure are provided.

Accessibility Access to be discussed with highways. **Total Completions** 0

Other Information **Losses Completed** 0

Brownfield / Greenfield Greenfield **Remaining Losses** 0

Suitability Not Suitable

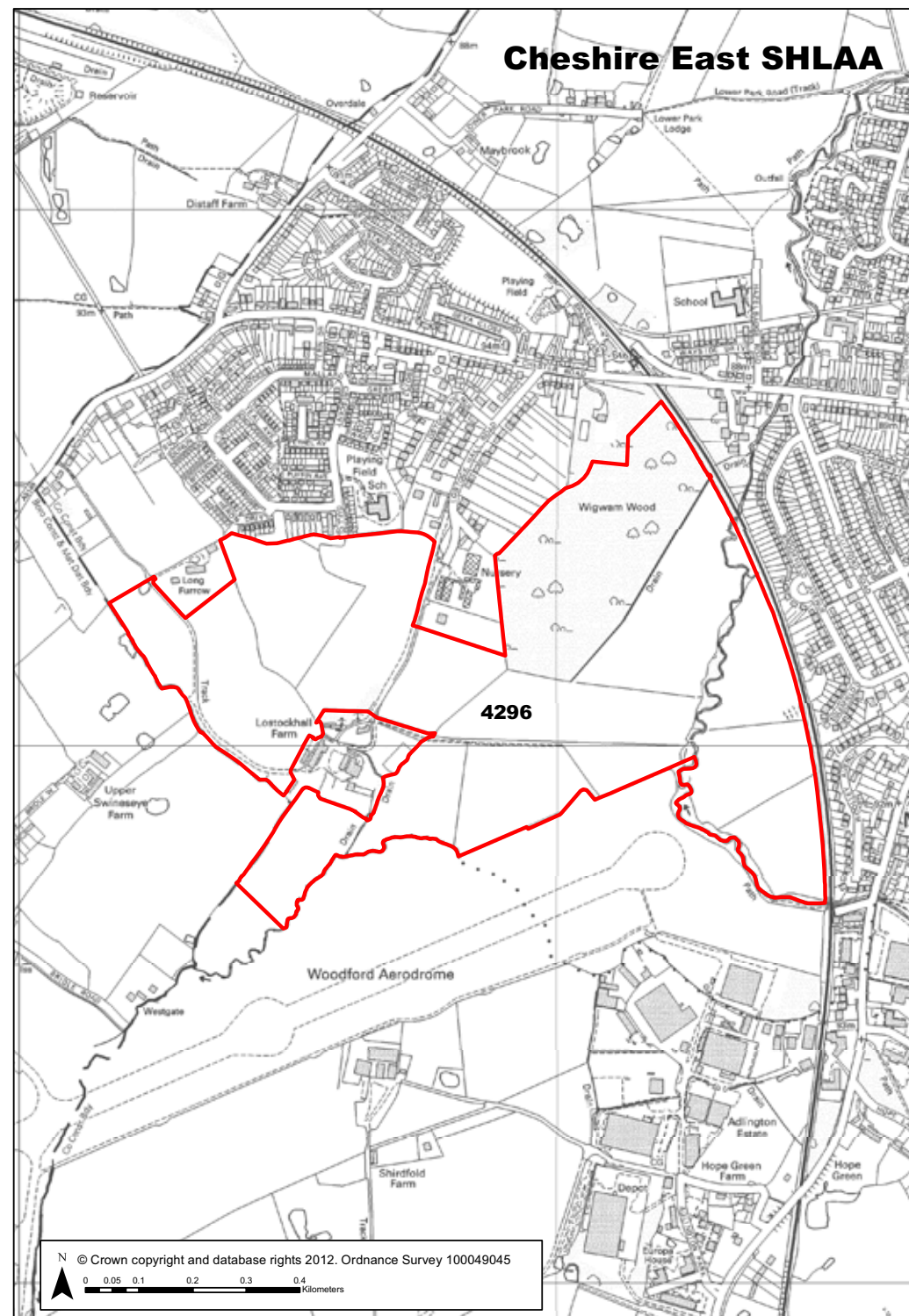
Availability Available **Current Year** 0

Achievability Achievable **Years 1-5** 0

Deliverability Not currently developable **Years 6-10** 0

Development Progress SHLAA Site **Years 11-15** 0

Application Number:

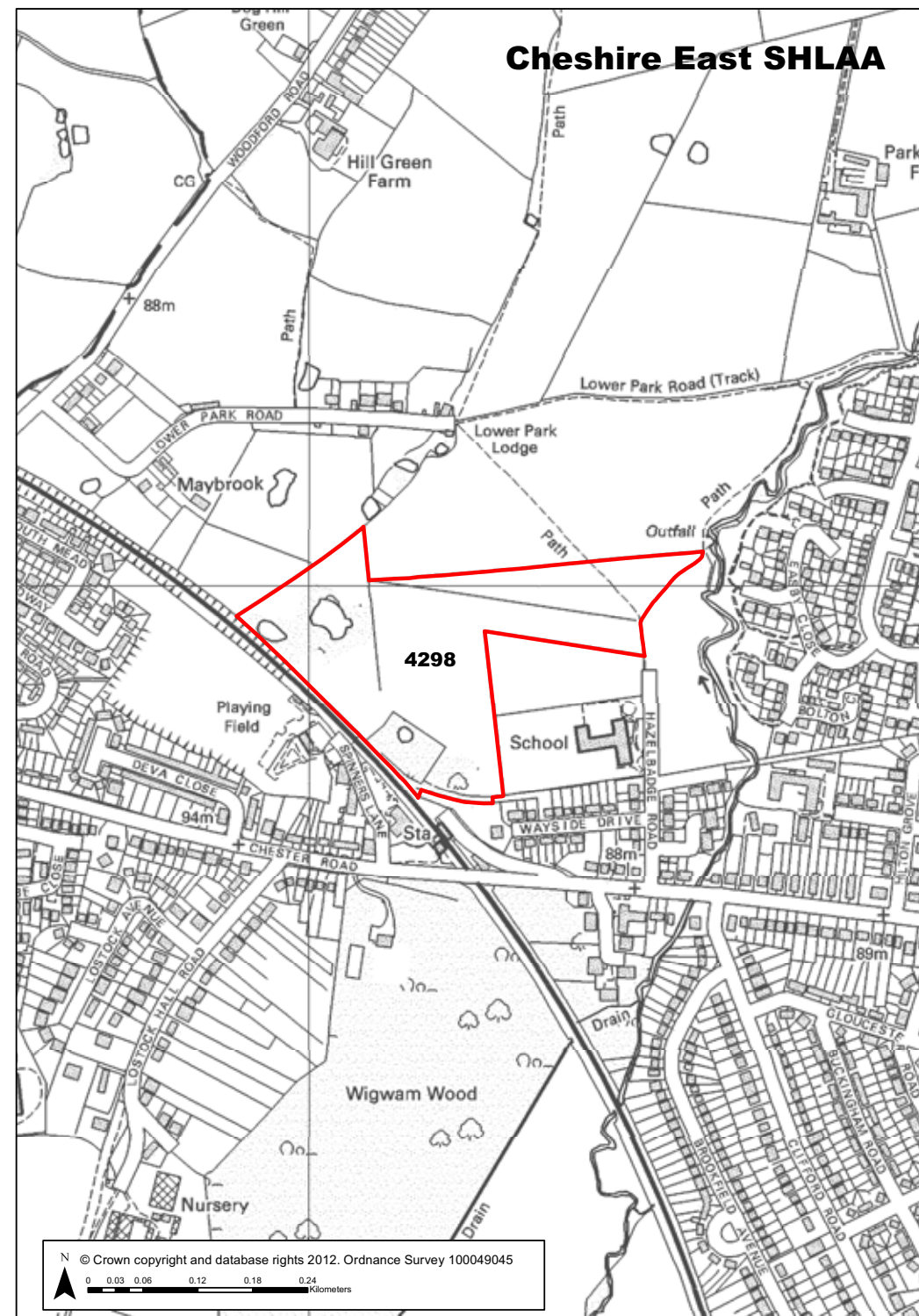


Ref 4297 Site Address Land off Hazelbridge Road, Poynton.

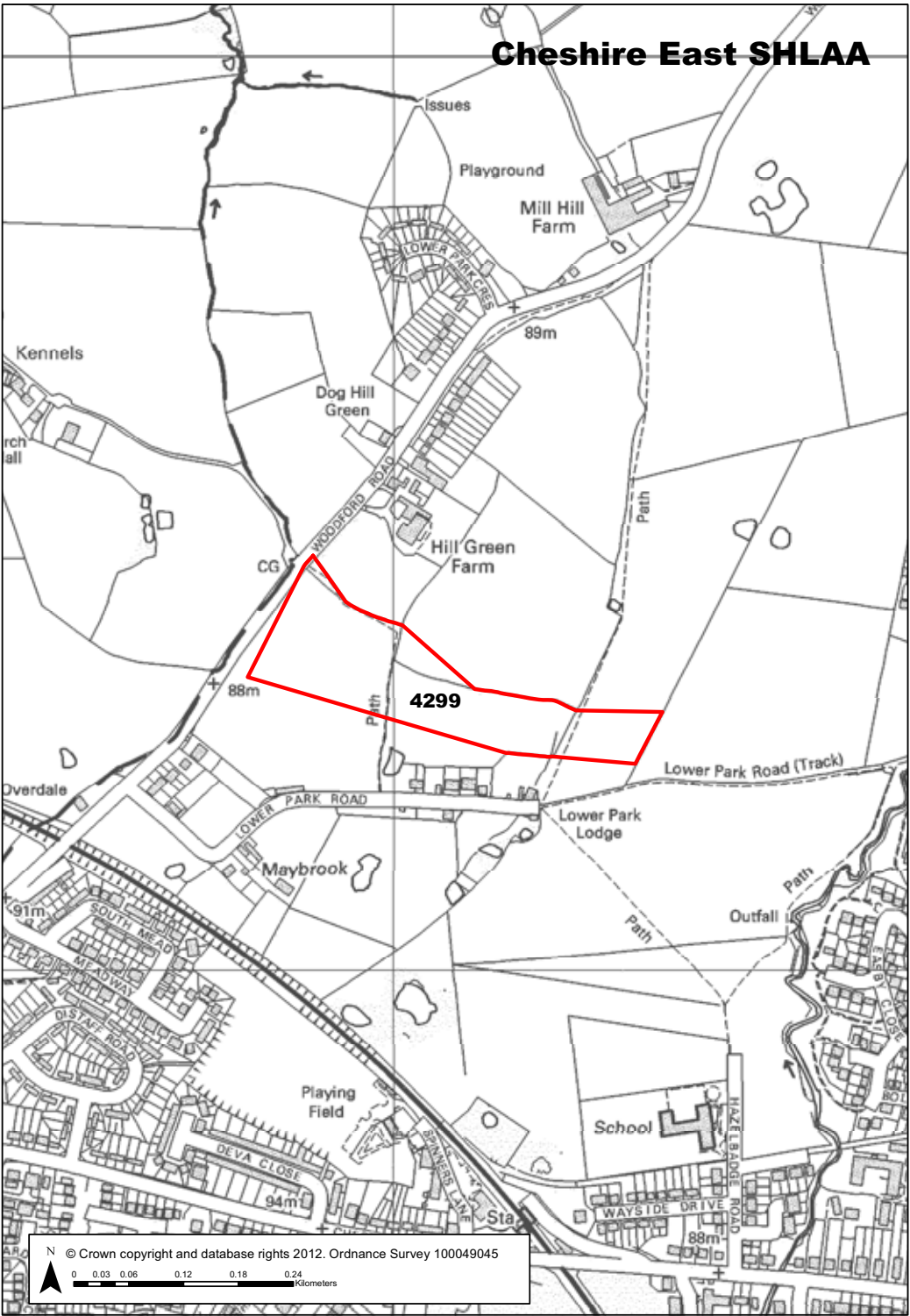
Town / Rural	Poynton	Easting	391412	Northing	383901
Site Description	Green field adjacent to primary school. Brook forms boundary to west, and fields to north	Site Size Net (Ha)	1.61		
Character of Area	Edge of settlement, rural.	Potential Capacity	49		
Surrounding Land Uses	Residential, school and agricultural.	Potential Net Capacity	49		
Physical Constraints	Adjacent to Poynton Brook. Potential for flooding. Footpath to site boundary. Trees and hedges to site boundary. Overhead lines to western edge of site.				
Policy Restrictions	Green Belt. Indicative Flood Risk Area.	Potential Density	30.43		
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 PROW officer. Consideration of layout, relocation or removal of overhead lines.	Determination of Capacity	Density multiplier		
Sustainability	Close to school. The scale of development in the wider area could create a sustainable community, providing appropriate services and infrastructure are provided.				
Accessibility	Access to be discussed with highways, currently from Hazelbadge Road.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Suitable - with policy change	Current Year	0		
Availability	Marginal / Uncertain	Years 1-5	0		
Achievability	Achievable	Years 6-10	49		
Deliverability	Developable	Years 11-15	0		
Development Progress	SHLAA Site				
Application Number:					



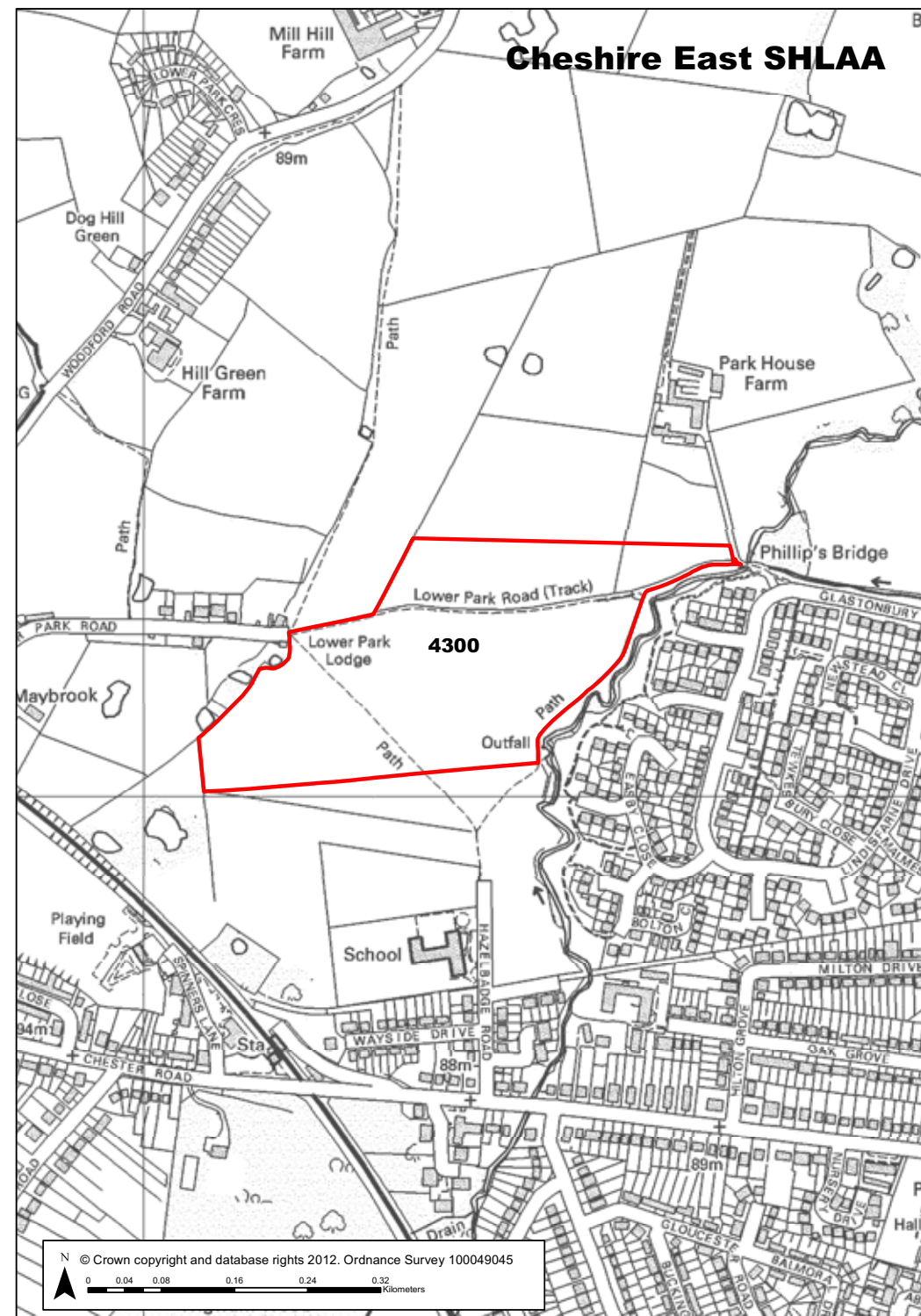
Ref	4298	Site Address	Land north of Lower Park Primary School, Hazelbadge Road, Poynton.			
Town / Rural	Poynton - Edge / Extension		Easting	391147	Northing	383931
Site Description	Woods and ponds on east of site, green fields behind school. Railway to western boundary.		Site Size Net (Ha)	6.48		
Character of Area	Residential, edge of settlement.		Potential Capacity	195		
Surrounding Land Uses	Residential, school and agriculture.		Potential Net Capacity	195		
Physical Constraints	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 Flood Plain on eastern tip of site.		Potential Density	30.09		
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, including Protected Species Survey. Flood risk assessment may be required. Noise assessment likely to be required.		Determination of Capacity	Density multiplier		
Sustainability	Close to school. The scale of development in the wider area could create a sustainable community, providing appropriate services and infrastructure are provided.					
Accessibility	Inaccessible. Requires redevelopment of Site 4301.		Total Completions	0		
Other Information			Losses Completed	0		
Brownfield / Greenfield	Greenfield		Remaining Losses	0		
Suitability	Suitable - with policy change					
Availability	Available		Current Year	0		
Achievability	Achievable		Years 1-5	0		
Deliverability	Developable		Years 6-10	90		
Development Progress	SHLAA Site		Years 11-15	105		
Application Number:						



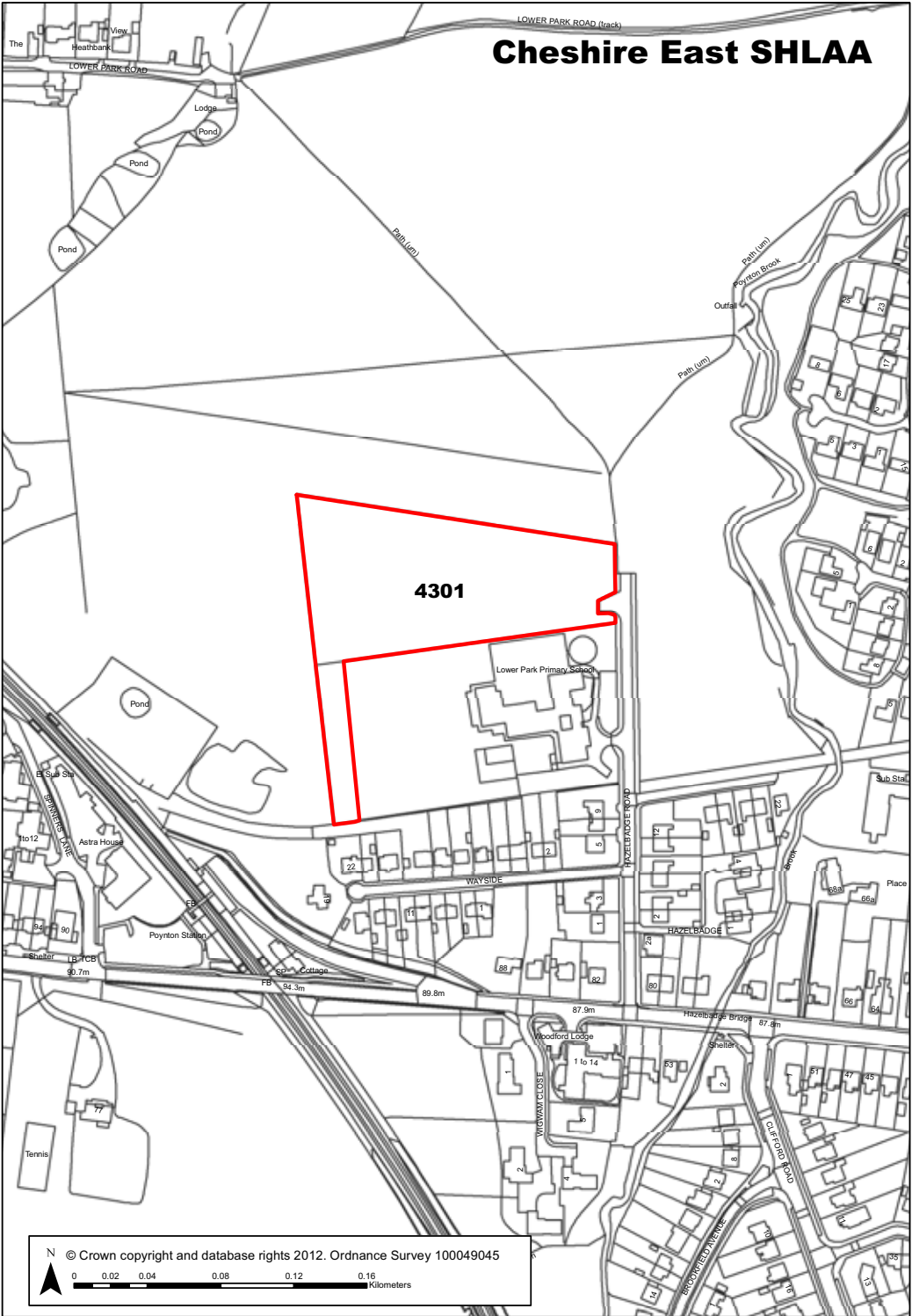
Ref	4299	Site Address	Land south of Hill Green Farm, Woodford Road, Poynton.		
Town / Rural	Poynton - Edge / Extension	Easting	391034	Northing	384314
Site Description	Agricultural fields.	Site Size Net (Ha)	3.5		
Character of Area	Open countryside.	Potential Capacity	105		
Surrounding Land Uses	Agricultural and residential.	Potential Net Capacity	105		
Physical Constraints	Footpaths through site. Trees and hedges to field boundaries. Appears to be a pond on site. Overhead lines.				
Policy Restrictions	Green Belt. SEMMMS - site includes area safeguarded for proposed new road. TPO.		Potential Density	30	
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 of Capacity	Density multiplier	
Sustainability	Site is not currently considered sustainable, however, scale of development could create a sustainable community, providing appropriate services and infrastructure are provided.				
Accessibility	Access to be discussed with highways.		Total Completions	0	
Other Information			Losses Completed	0	
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Not Suitable				
Availability	Available	Current Year	0		
Achievability	Not Achievable	Years 1-5	0		
Deliverability	Not currently developable	Years 6-10	0		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:					



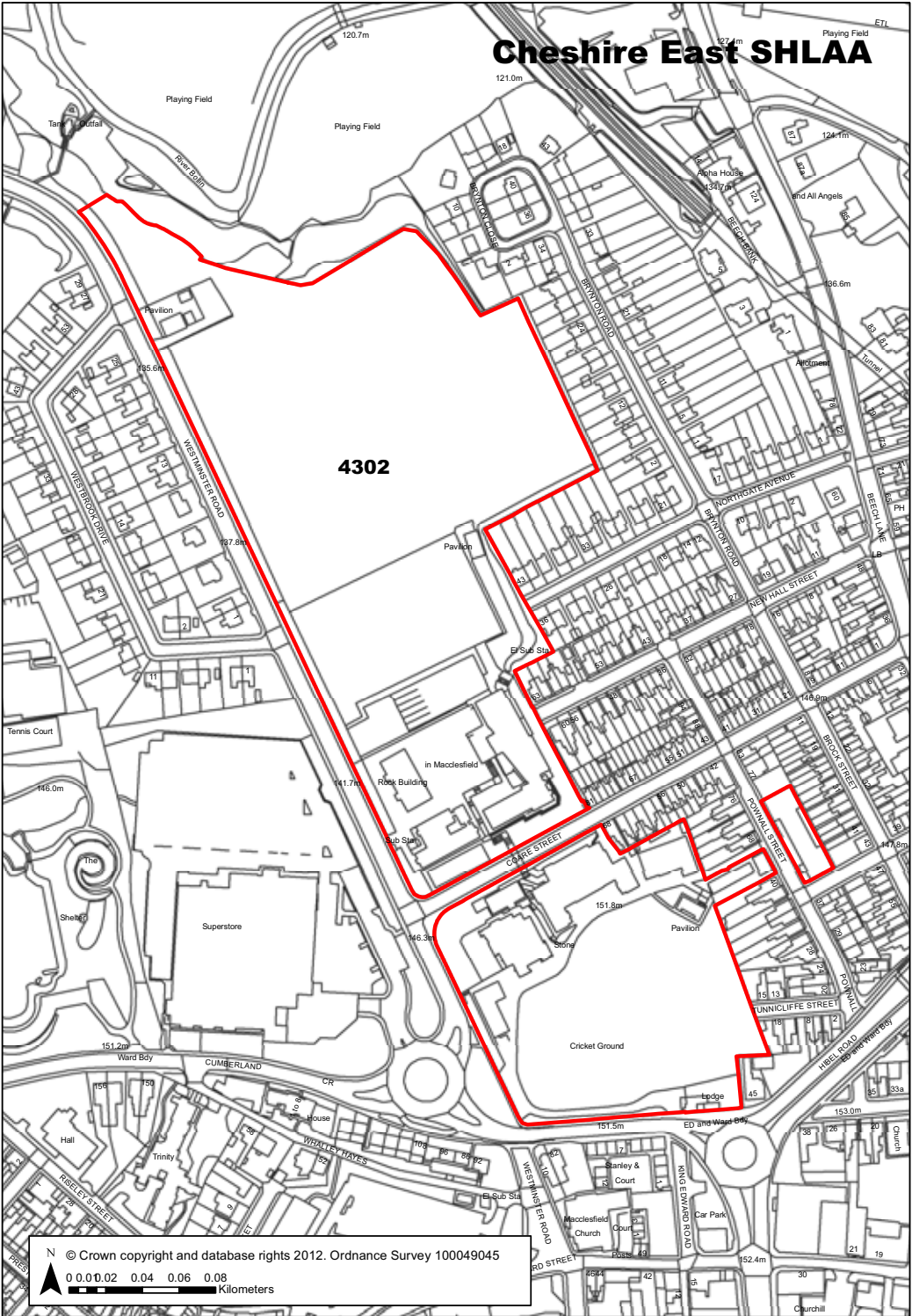
Ref	4300	Site Address	Land off Glastonbury Drive, Poynton.		
Town / Rural	Poynton - Edge / Extension	Easting	391328	Northing	384146
Site Description	Agricultural fields	Site Size Net (Ha)	9.05		
Character of Area	Open countryside	Potential Capacity	272		
Surrounding Land Uses	Agricultural, residential	Potential Net Capacity	272		
Physical Constraints	Footpaths through the site. Trees and hedges to the boundaries. Adjacent to Poynton Brook. Potential for flood risk. Restricted byway through the site.	Potential Density	30.06		
Policy Restrictions	Green Belt. TPO. Eastern side of site includes Indicative Flood Risk Area.	Determination of Capacity	Density multiplier		
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 PROW officer.				
Sustainability	Close to school. The scale of development in the wider area could create a sustainable community, providing appropriate services and infrastructure are provided.				
Accessibility	Access to be discussed with Highways.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Suitable - with policy change	Current Year	0		
Availability	Available	Years 1-5	0		
Achievability	Achievable	Years 6-10	125		
Deliverability	Developable	Years 11-15	147		
Development Progress	SHLAA Site				
Application Number:					



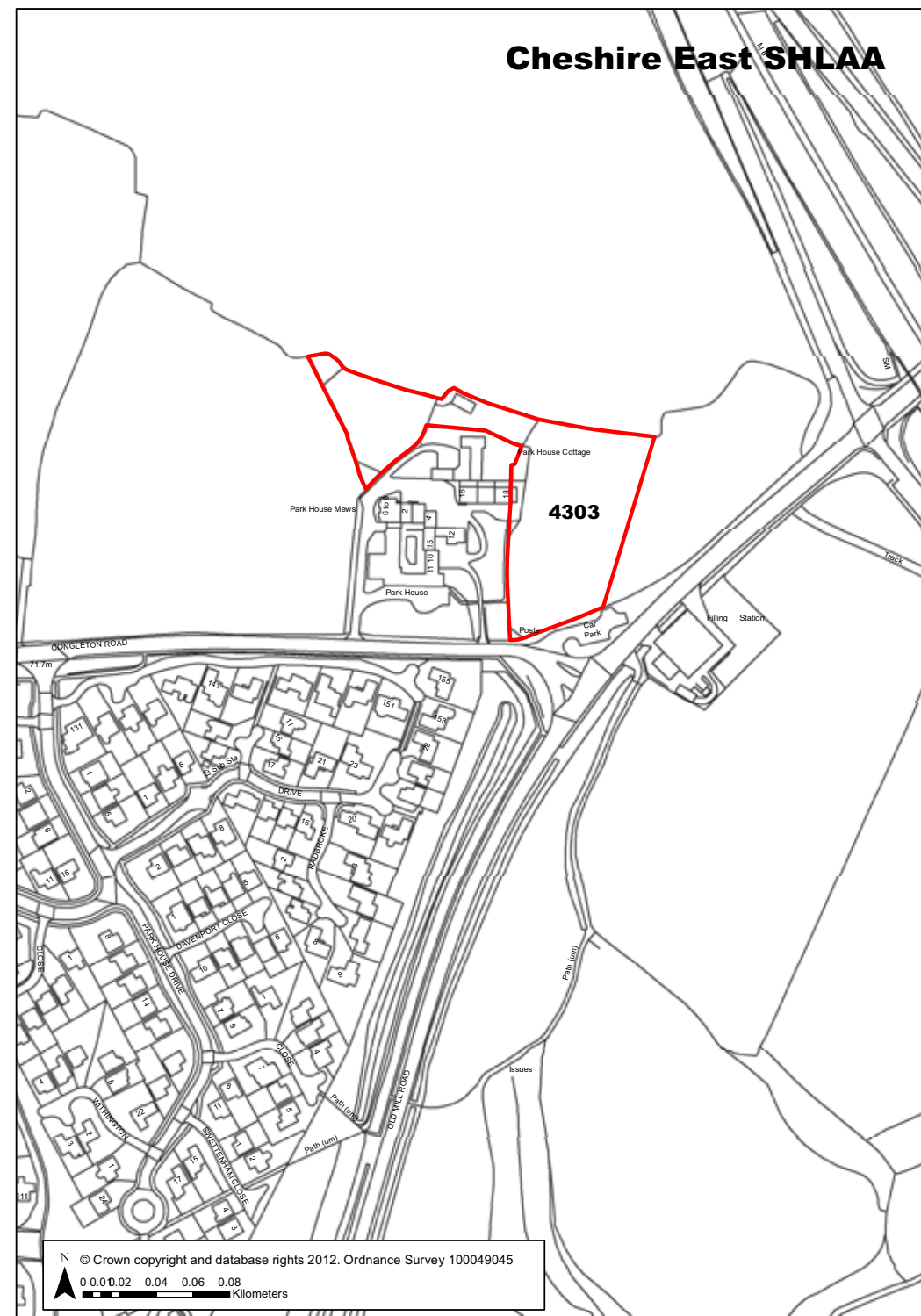
Ref	4301	Site Address	Playing fields at Lower Park Primary School, Hazelbadge Road, Poynton.			
Town / Rural	Poynton - Edge / Extension	Easting	391264	Northing	383894	
Site Description	Playing fields next to primary school.	Site Size Net (Ha)	1.27			
Character of Area	Edge of settlement.	Potential Capacity	39			
Surrounding Land Uses	Residential, school and agricultural.	Potential Net Capacity	39			
Physical Constraints	Playing field. Trees and hedges to boundary.	Potential Density	30.71			
Policy Restrictions	Green Belt. Open Space / Playing Fields.	Determination of Capacity	Density multiplier			
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.					
Sustainability	Proximity to school.					
Accessibility	Access to be discussed with Highways.	Total Completions	0			
Other Information		Losses Completed	0			
Brownfield / Greenfield	Greenfield	Remaining Losses	0			
Suitability	Suitable - with policy change	Current Year	0			
Availability	Marginal / Uncertain	Years 1-5	0			
Achievability	Achievable	Years 6-10	39			
Deliverability	Developable	Years 11-15	0			
Development Progress	SHLAA Site					
Application Number:						



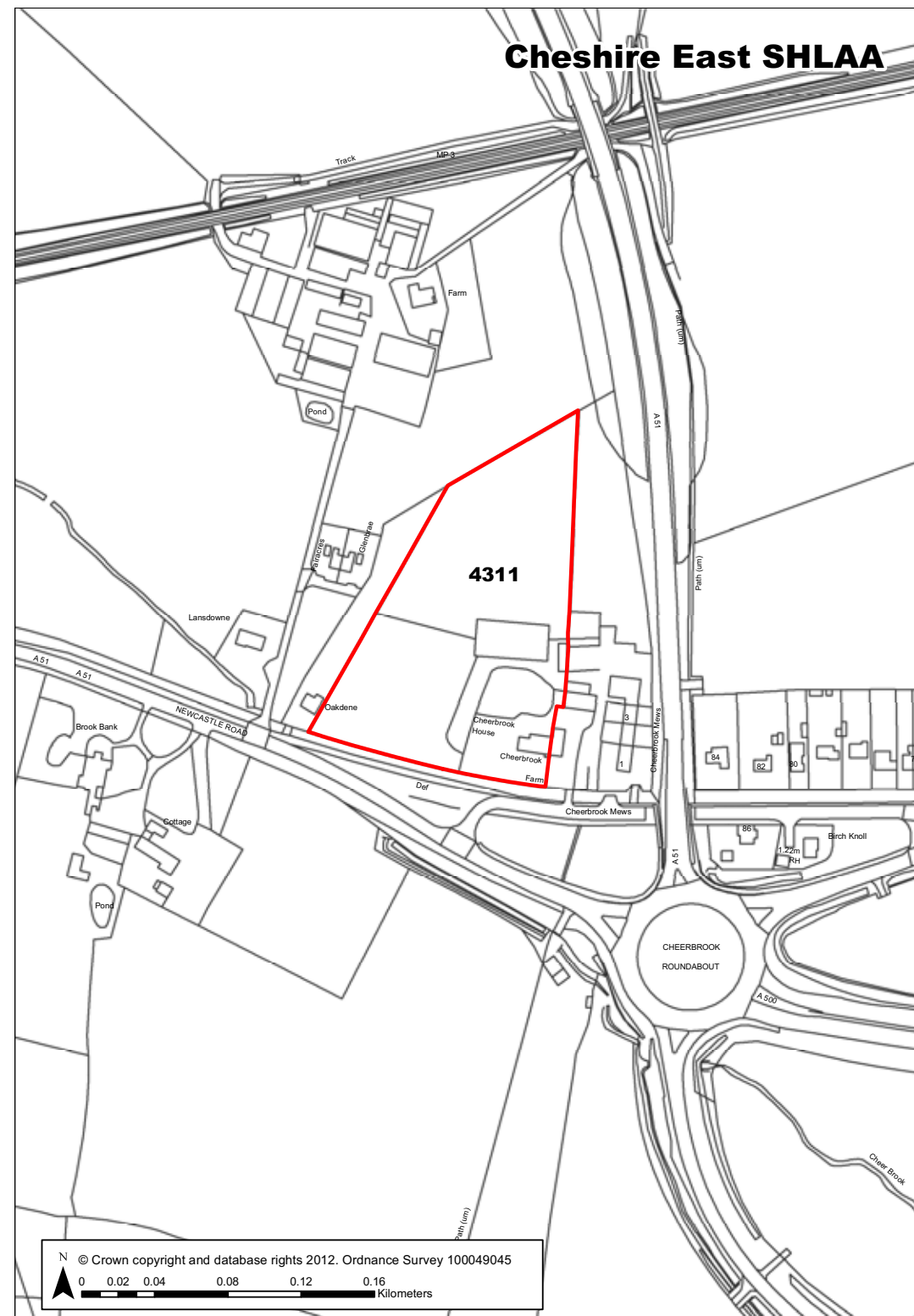
Ref	4302	Site Address	Kings School, Cumberland Street, Macclesfield.		
Town / Rural	Macclesfield	Easting	391379	Northing	374177
Site Description	School and playing fields.	Site Size Net (Ha)	7.43		
Character of Area	Generally residential.	Potential Capacity	223		
Surrounding Land Uses	Residential and supermarket.	Potential Net Capacity	223		
Physical Constraints	River Bollin to the north of the site. Listed buildings within the site. Cricket Ground and other sports pitches.	Potential Density	30.01		
Policy Restrictions	Open Space / Playing Fields. Listed Buildings on the site (Kings School and Lodge of Kings School, both Grade II). Northern corner is an Area of Special County Value and Green Belt.	Determination of Capacity	Density multiplier		
Managing Constraints	Retention or replacement of playing fields and sports pitches. Relocation of the school. Transport Assessment likely to be required. Consideration of biodiversity of the site. Flood risk assessment may be required due to site size. Consideration of historic environment.	Sustainability	Site is in close proximity to Sainsbury's Supermarket and the town centre. Bus service on Westminster Road.		
Accessibility	Access to be discussed with Highways. Existing access to serve school facilities.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Mixed	Remaining Losses	0		
Suitability	Suitable - with policy change	Current Year	0		
Availability	Available - Medium Term	Years 1-5	0		
Achievability	Achievable	Years 6-10	125		
Deliverability	Developable	Years 11-15	98		
Development Progress	SHLAA Site				
Application Number:					



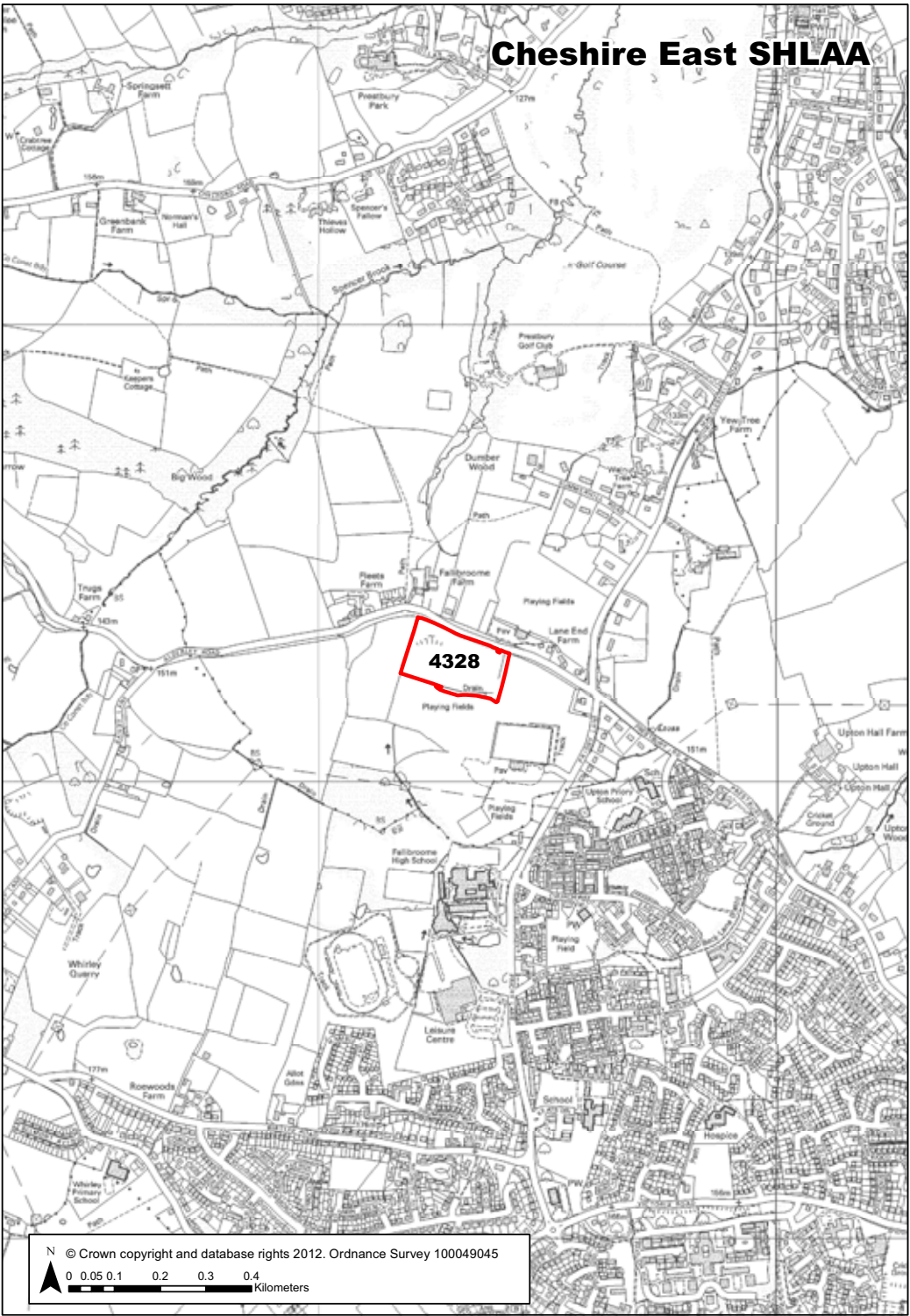
Ref	4303	Site Address	Land adjacent Park House Residential Home, Congleton Road, Sandbach.	
Town / Rural	Sandbach	Easting	376683	Northing 361782
Site Description	Garden, paddock, field.		Site Size Net (Ha)	1.01
Character of Area	Edge of settlement.		Potential Capacity	31
Surrounding Land Uses	Residential, grazing and residential care home.		Potential Net Capacity	31
Physical Constraints	Large telegraph pole, overhead lines, mature trees. Motorway is relatively close by, hence potential air quality and noise issues.			
Policy Restrictions	Open Countryside.		Potential Density	30.69
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. Consideration of layout or relocation or removal of overhead lines. Noise and Air quality assessment likely to be required.		Determination of Capacity	Density multiplier
Sustainability	Bus route on Congleton Road. Access to ATM and small convenience store at nearby petrol station.			
Accessibility	Access to be discussed with Highways. It appears to be adjacent to main road but access appears to be blocked by existing car park.		Total Completions	0
Other Information			Losses Completed	0
Brownfield / Greenfield	Greenfield		Remaining Losses	0
Suitability	Not Suitable		Current Year	0
Availability	Available		Years 1-5	0
Achievability	Not Achievable		Years 6-10	0
Deliverability	Not currently developable		Years 11-15	0
Development Progress	SHLAA Site			
Application Number:				



Ref	4311	Site Address	Cheerbrook House, Newcastle Road, Willaston, Nantwich	
Town / Rural	Rural	Easting	367204	Northing 351896
Site Description	House, farm shop, cafe and surrounding fields off A51 (Newcastle Road) surrounded by open countryside. Just off busy Cheerbrook roundabout which forms junction for A51 and A500.		Site Size Net (Ha)	1.76
Character of Area	Residential, agriculture.		Potential Capacity	53
Surrounding Land Uses	Open countryside, road network is prominent.		Potential Net Capacity	53
Physical Constraints	Trees and hedges to boundaries and with the site. Edge of flood risk zone.			
Policy Restrictions	Green gap. Site is within the proposed new Green Belt as identified in the Development Strategy.		Potential Density	30.11
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines. Consideration of biodiversity of the site. Flood risk assessment may be required due to site size.		Determination of Capacity	Density multiplier
Sustainability	Bus route on A51 Newcastle Road. Remote from other services.			
Accessibility	Joins to an A road just before a busy roundabout. 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	4328	Site Address	Land south of Alderley Road, Macclesfield.			
Town / Rural	Macclesfield		Easting	389298	Northing	375261
Site Description	Disused field behind rugby club on Alderley Road, on edge of Upton Priory.		Site Size Net (Ha)		2.65	
Character of Area	Edge of settlement.		Potential Capacity		80	
Surrounding Land Uses	Residential and agricultural.		Potential Net Capacity		80	
Physical Constraints	Trees and hedges to boundaries. Drains to rear.					
Policy Restrictions	TPOs. Green Belt.		Potential Density		30.19	
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 of Capacity		Density multiplier	
Sustainability	Near schools and leisure club, edge of settlement. Bus routes on Priory Lane and Prestbury Road.					
Accessibility	Access to be discussed with Highways.		Total Completions		0	
Other Information			Losses Completed		0	
Brownfield / Greenfield	Greenfield		Remaining Losses		0	
Suitability	Not Suitable					
Availability	Available		Current Year		0	
Achievability	Not Achievable		Years 1-5		0	
Deliverability	Not currently developable		Years 6-10		0	
Development Progress	SHLAA Site		Years 11-15		0	
Application Number:						



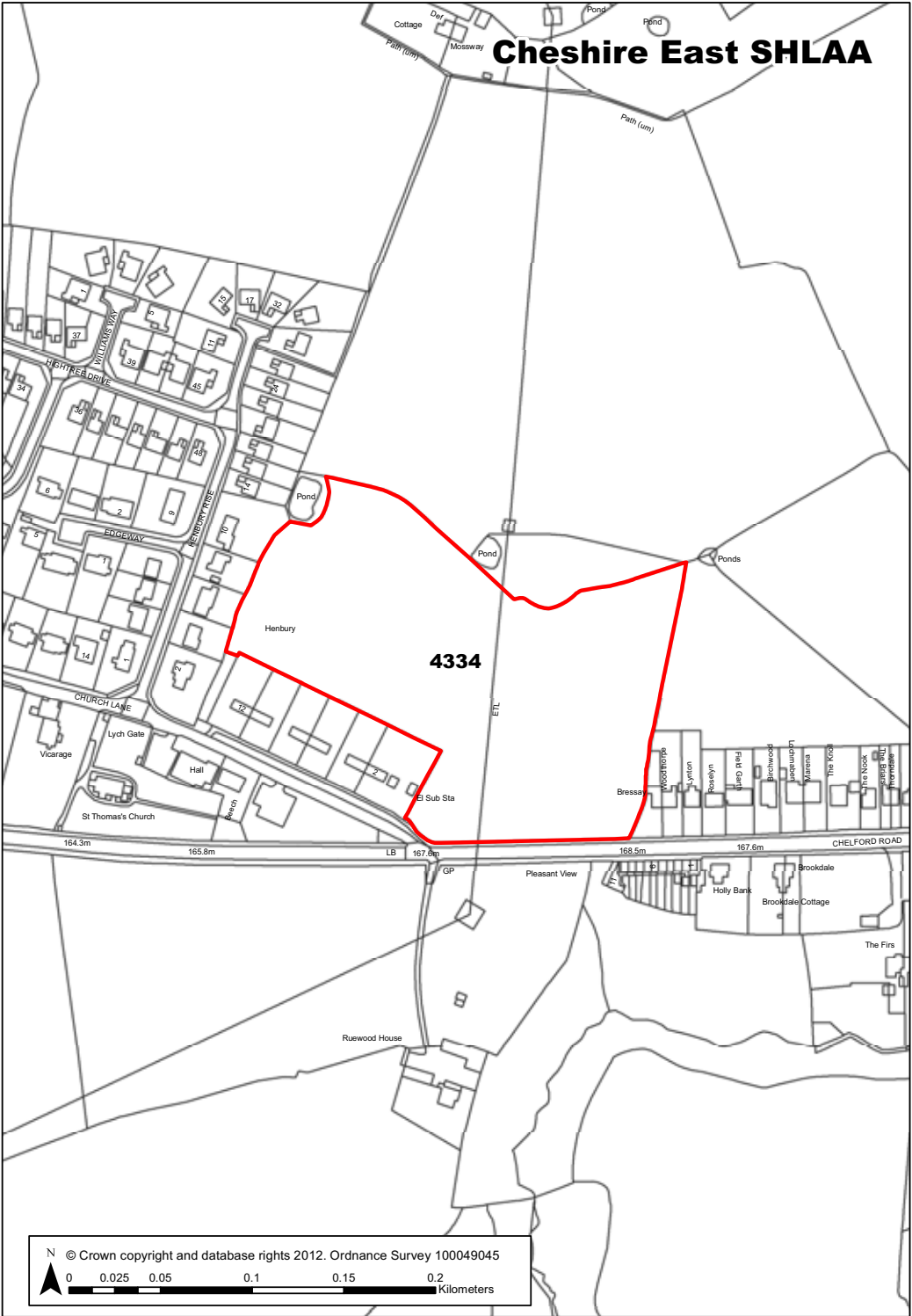
Ref

4334

Site Address

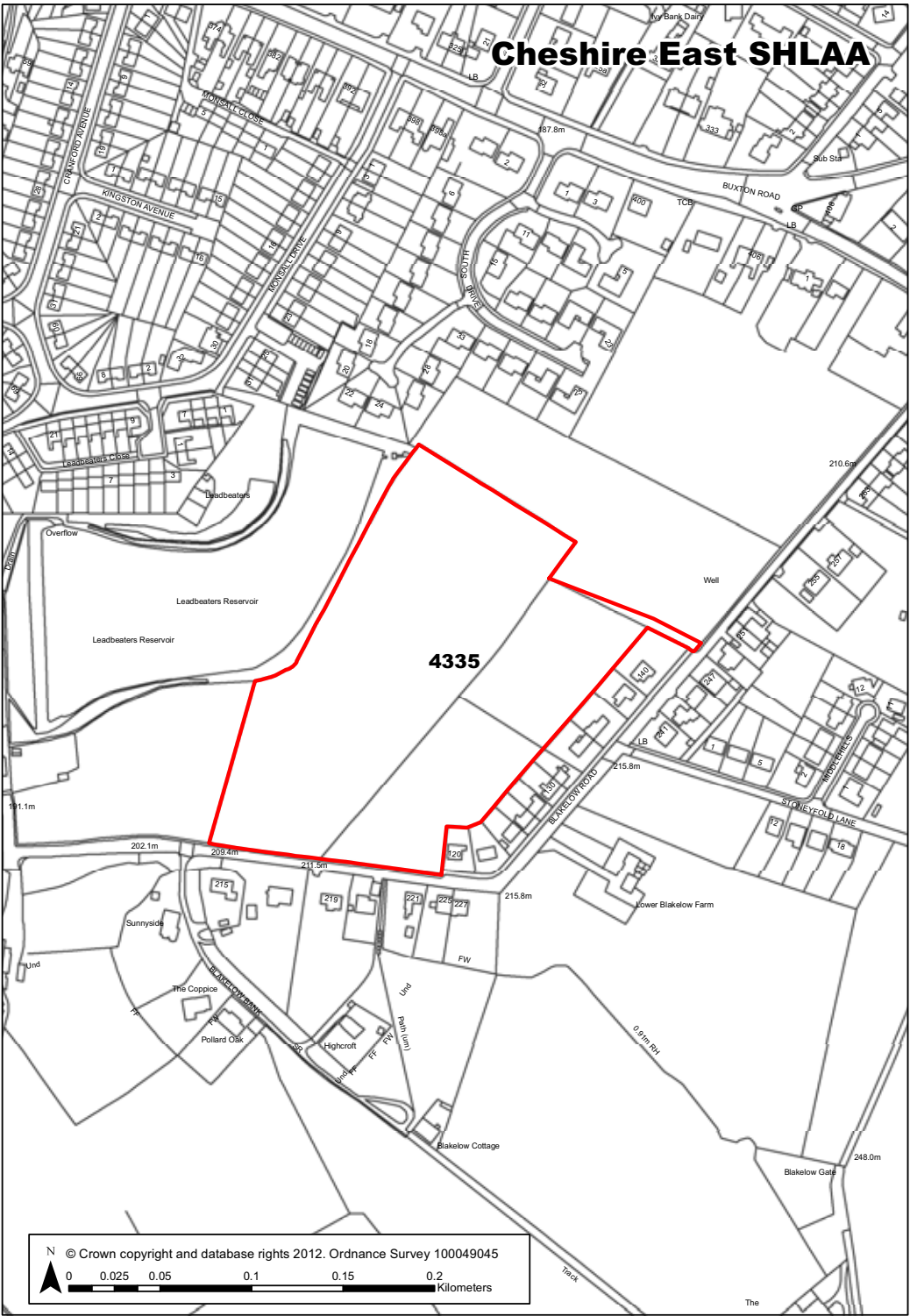
Land off Chelford Road, Henbury, Macclesfield.

Town / Rural	Macclesfield - Edge / Extension	Easting	388338	Northing	373685
Site Description	Field off Chelford Road in Henbury, on the edge of the village.	Site Size Net (Ha)	2.85		
Character of Area	Edge of settlement.	Potential Capacity	86		
Surrounding Land Uses	Residential, agricultural and industrial.	Potential Net Capacity	86		
Physical Constraints	Trees and hedges to site boundaries. Power lines through site. Substation in the south-west corner. Ponds to the edge of the site.				
Policy Restrictions	Green Belt, park (west) open space.	Potential Density	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.	Determination of Capacity	Density multiplier		
Sustainability	Bus service and post box on Chelford Road (A537).				
Accessibility	Access to be discussed with highways.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Suitable - with policy change	Current Year	0		
Availability	Available	Years 1-5	0		
Achievability	Achievable	Years 6-10	86		
Deliverability	Developable	Years 11-15	0		
Development Progress	SHLAA Site				
Application Number:					

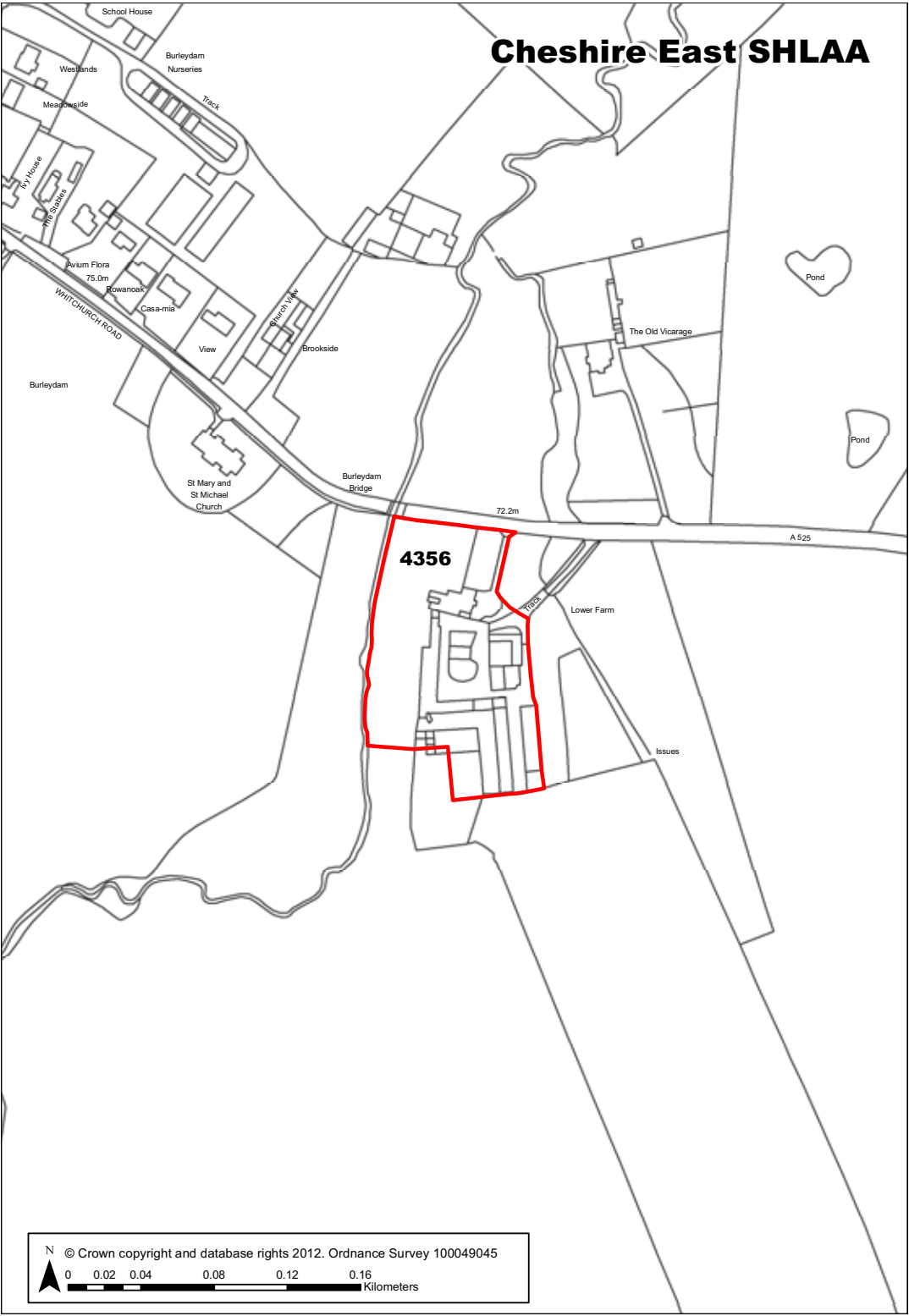


Ref 4335 Site Address Land off Blakelow Road, Macclesfield.

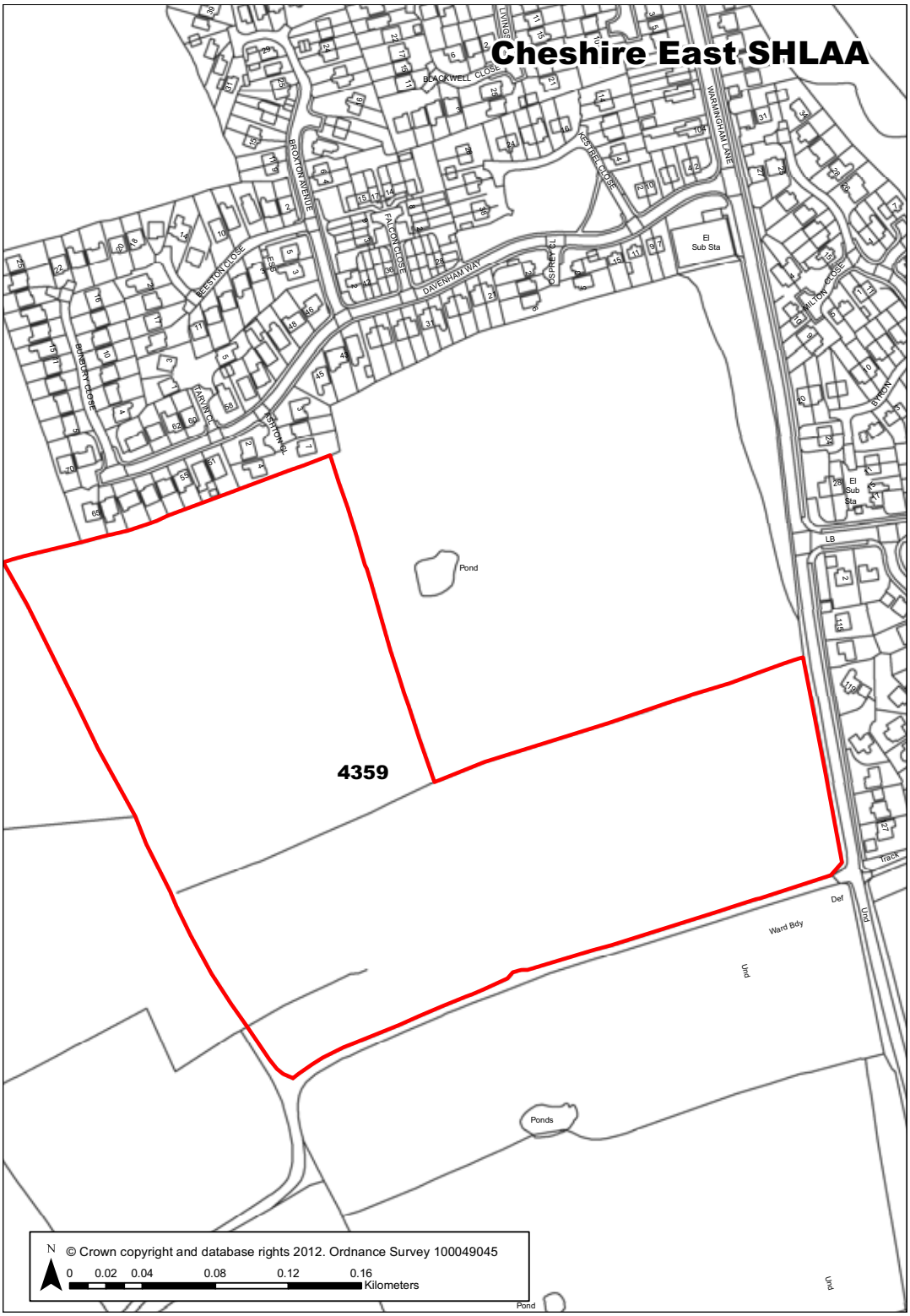
Town / Rural	Macclesfield	Easting	393035	Northing	372964
Site Description	Hilly fields sloping on a steep gradient from south to north. Reservoir to the west of the site. Field to north.	Site Size Net (Ha)	3.07		
Character of Area	Edge of settlement.	Potential Capacity	93		
Surrounding Land Uses	Residential and agricultural.	Potential Net Capacity	93		
Physical Constraints	Topography. Adjacent to Leadbeaters Reservoir.				
Policy Restrictions	Green Belt. Area of Special County Value	Potential Density	30.29		
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. Consideration of landscape value.	Determination of Capacity	Density multiplier		
Sustainability	Edge of settlement.				
Accessibility	Access to be discussed with Highways.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Not Suitable				
Availability	Available	Current Year	0		
Achievability	Not Achievable	Years 1-5	0		
Deliverability	Not currently developable	Years 6-10	90		
Development Progress	SHLAA Site	Years 11-15	3		
Application Number:					



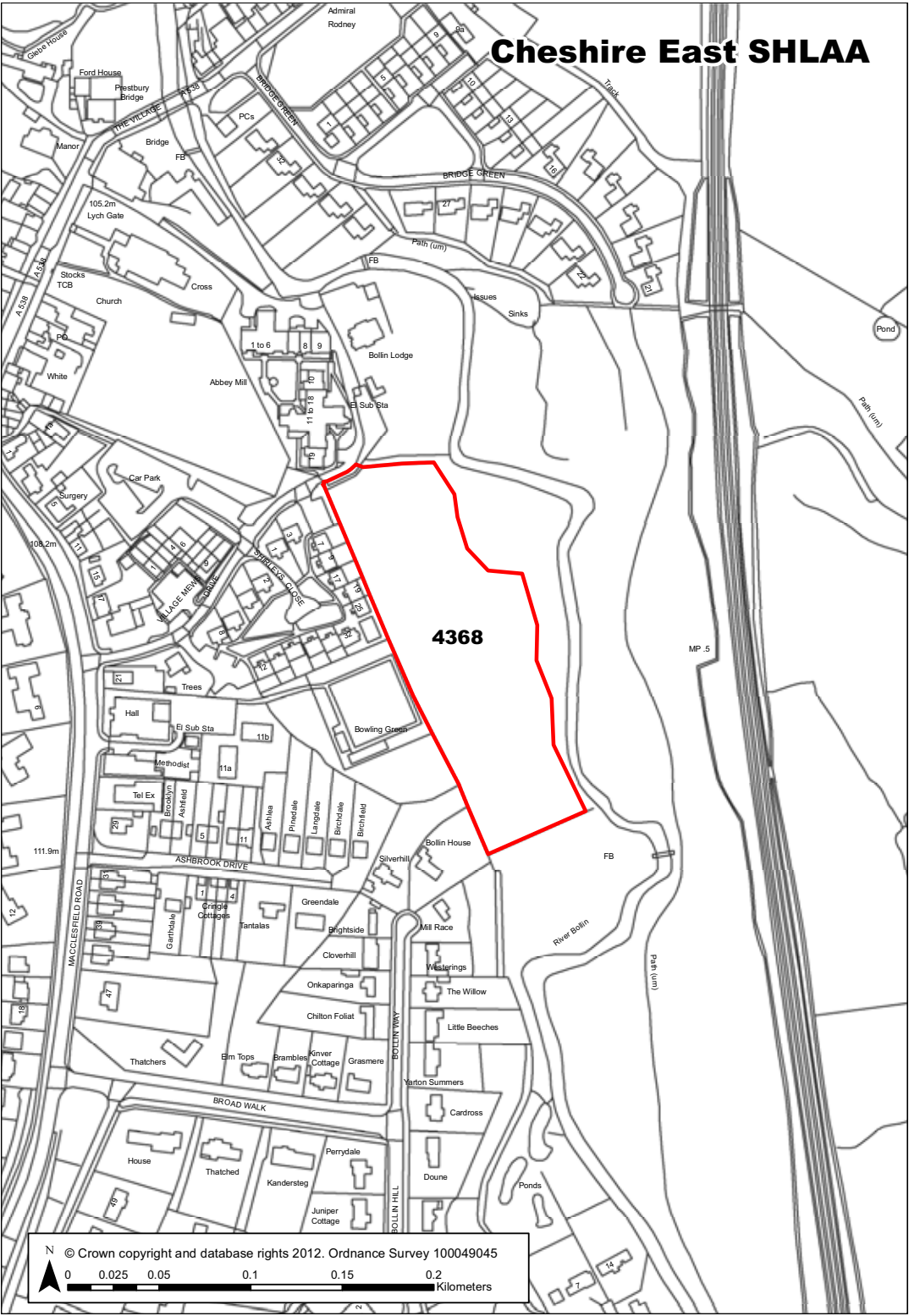
Ref	4356	Site Address	Lower Farm, WHITCHURCH ROAD, BURLEYDAM	
Town / Rural	Rural	Easting	360823	Northing 342454
Site Description	Red brick disused farm house, ancillary buildings and field, in various states of repair on edge of settlement off main road.	Site Size Net (Ha)	1.11	
Character of Area	Edge of settlement, open countryside	Potential Capacity	11	
Surrounding Land Uses	Rural village surrounded by open countryside. Brook forms western boundary, the A525 is the northern boundary with the east and south comprising of fields.	Potential Net Capacity	10	
Physical Constraints	Flood Risk Zone 3 (significant), busy main road with blind bend.			
Policy Restrictions	Majority of site sits in a Hazardous Consultation Zone, Open Countryside.	Potential Density	9.91	
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines. Consideration of biodiversity of the site. Flood risk assessment may be required due to site size. Consultation with the HSE regarding hazardous consultation zone.	Determination of Capacity	Based on current permission	
Sustainability	Bus service on Whitechurch Road.			
Accessibility	Access as agreed in current permission. The proposed access and visibility is considered acceptable to serve a small residential development as proposed.	Total Completions	0	
Other Information	This proposed development is for the conversion of the range of traditional barns into 9 dwellings and the subdivision of the existing farmhouse into 2 dwellings.	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			



Ref	4359	Site Address	LAND OFF, WARMINGHAM LANE, MIDDLEWICH	
Town / Rural	Middlewich	Easting	370699	Northing 364168
Site Description	Fields. Flat.	Site Size Net (Ha)	7.2	
Character of Area	Open countryside on the edge of a residential area	Potential Capacity	194	
Surrounding Land Uses	Open countryside, residential	Potential Net Capacity	194	
Physical Constraints	Line of trees across the site, some mature. Telegraph poles and overhead lines. Sections of hedgerow on the site. Not an area of flood risk.	Potential Density	26.94	
Policy Restrictions	Open Countryside	Determination of Capacity	Based on current permission	
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.			
Sustainability	Edge of existing settlement.			
Accessibility	Access as agreed in permission. Currently accessed from main road.	Total Completions	0	
Other Information		Losses Completed	0	
Brownfield / Greenfield	Greenfield	Remaining Losses	0	
Suitability	Suitable	Current Year	0	
Availability	Available	Years 1-5	120	
Achievability	Achievable	Years 6-10	74	
Deliverability	Deliverable	Years 11-15	0	
Development Progress	Outline Permission			
Application Number:	12/2685C			



Ref	4368	Site Address	Land off Shirleys Drive, Prestbury.	
Town / Rural	Prestbury	Easting	390231	Northing 376716
Site Description	Open greenspace	Site Size Net (Ha)	1.41	
Character of Area	Semi-rural, edge of settlement.	Potential Capacity	43	
Surrounding Land Uses	Residential and bowling green.	Potential Net Capacity	43	
Physical Constraints	Public footpath across the site. River Bollin flows behind the site, hence potential flood risk.Trees.	Potential Density	30.5	
Policy Restrictions	Adjacent to Conservation Area. Adjacent to flood risk area. Green Belt.	Determination of Capacity	Density multiplier	
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. Consultation with PROW officer. Consideration of historic environment.			
Sustainability	Edge of existing village.			
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	43	
Development Progress	SHLAA Site	Years 11-15	0	
Application Number:				



Ref 4371 **Site Address** Land at water Tower Cottage, Warrington Road, High Legh, Knutsford

Town / Rural Rural **Easting** 370414 **Northing** 383463

Site Description Flat, domestic-scale grassed area within curtilage of tower and adjacent cottage, and a fenced, wilder area of trees closer to the road **Site Size Net (Ha)** 0.33

Character of Area Agricultural and residential. **Potential Capacity** 10

Surrounding Land Uses Agricultural and residential, wood, water tower with sign reading "High Legh Booster Water Pumping Station - Danger" **Potential Net Capacity** 9

Physical Constraints Water tower may be of heritage merit. Safety / operational concerns regarding the water pumping station. Footpath adjacent to site. Buildings and trees on site. Flood zone 1 - little or no risk. Adjacent wooded area. Site appears to be flat.

Policy Restrictions Green Belt. **Potential Density** 30.3

Managing Constraints Consideration of biodiversity. 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 sustainably located.

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 change **Current Year** 0

Availability Not Available **Years 1-5** 0

Achievability Not Achievable **Years 6-10** 0

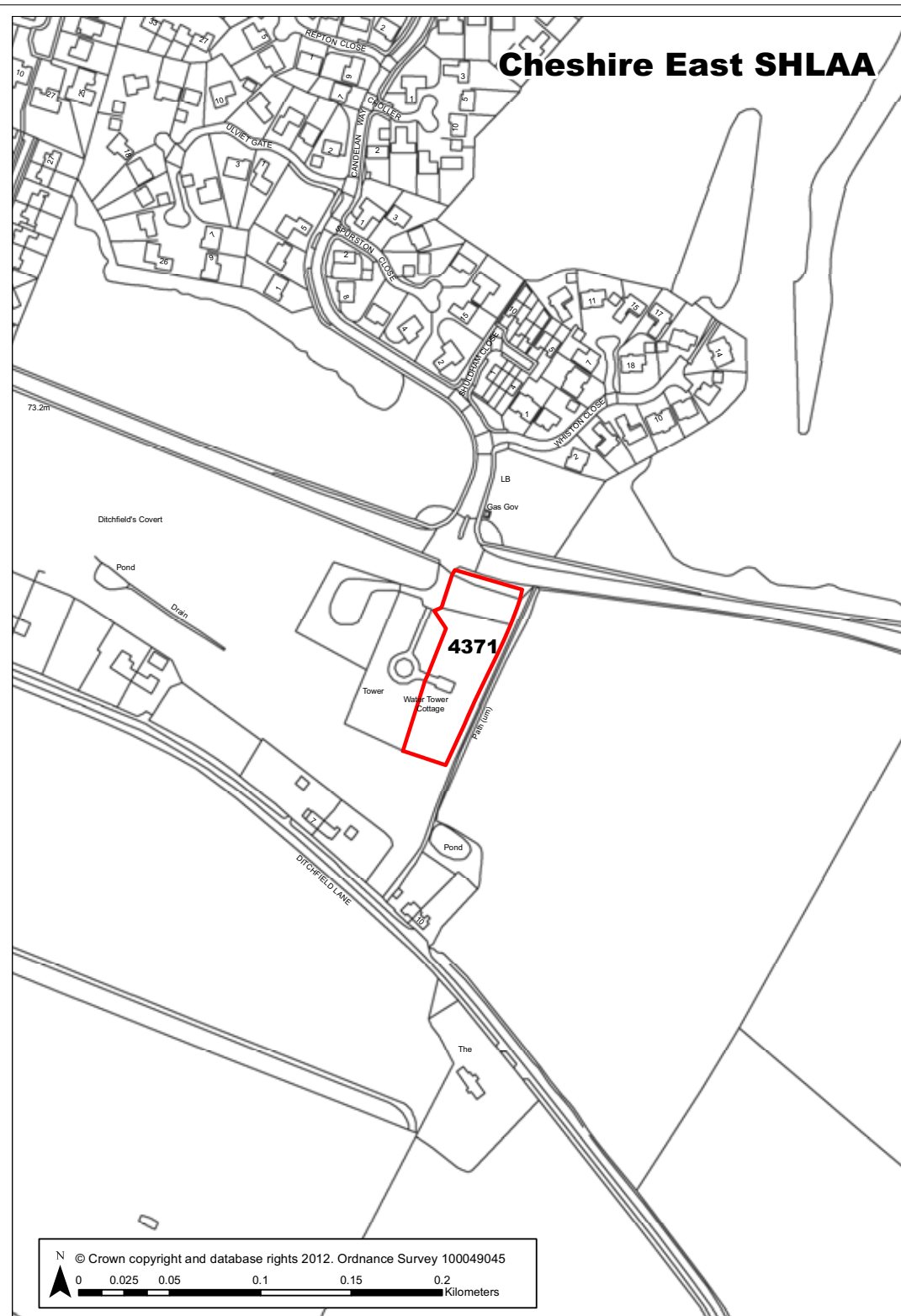
Deliverability Not currently developable **Years 11-15** 0

Development Progress SHLAA Site

Application Number:

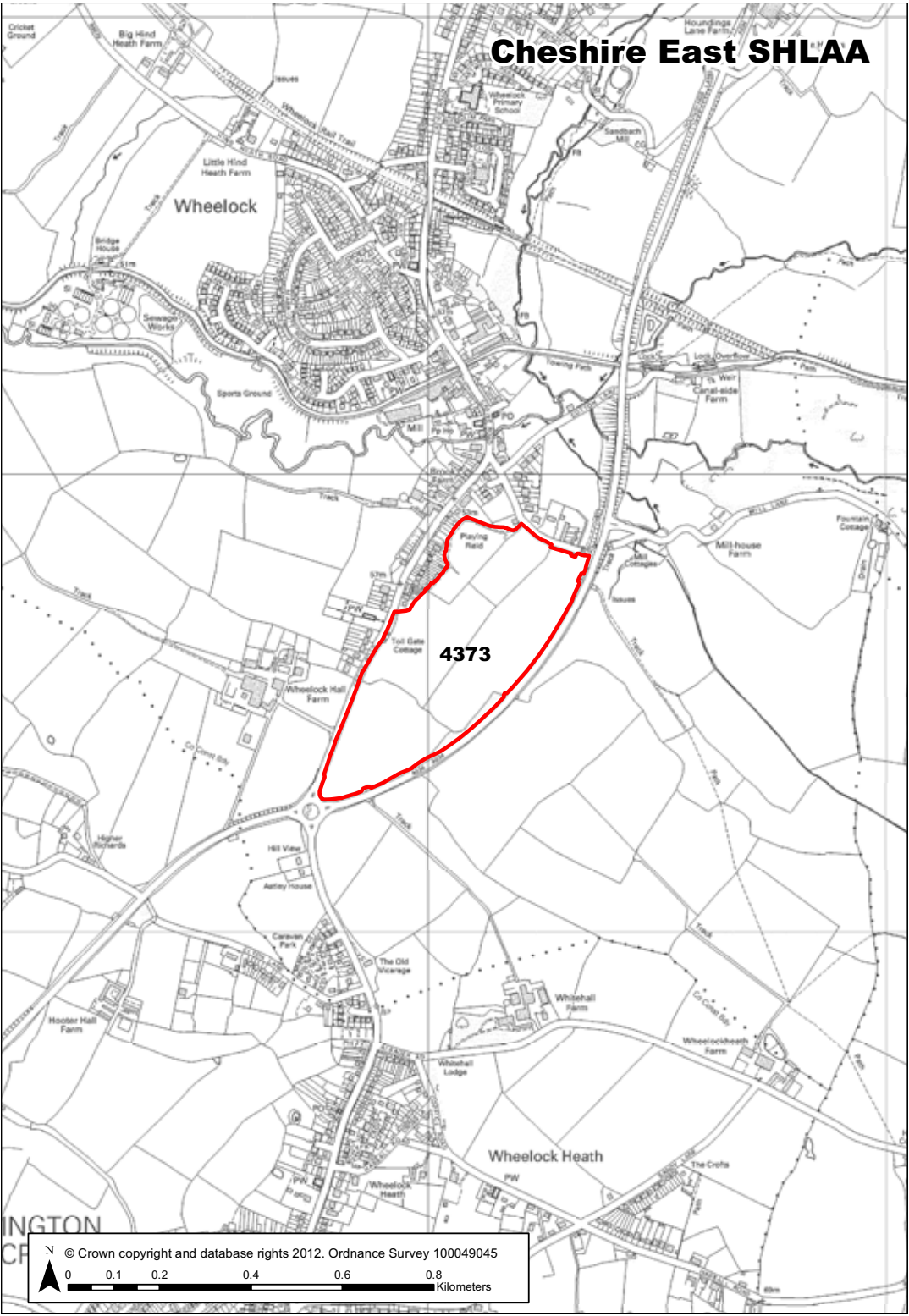


Cheshire East SHLAA

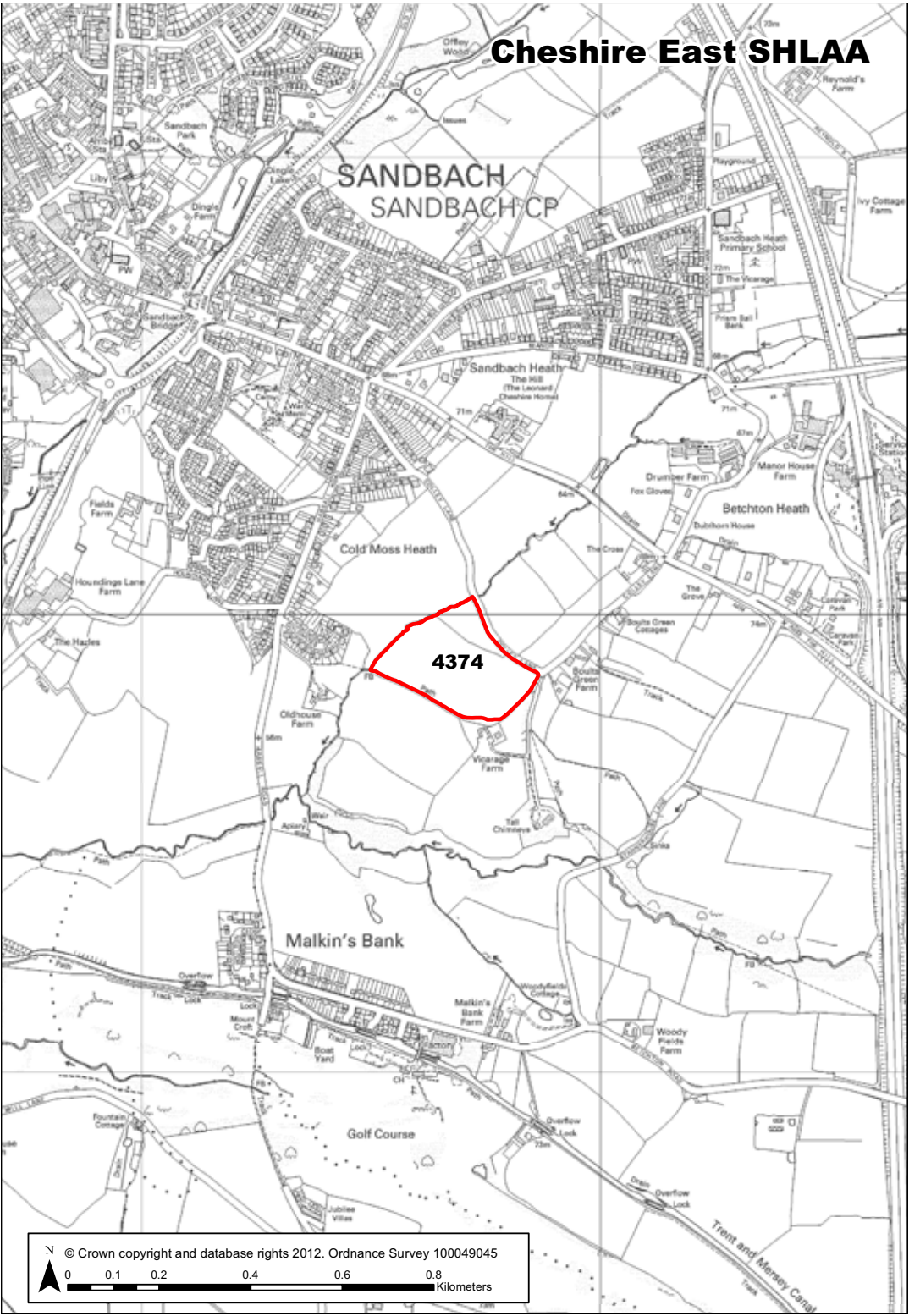


Ref 4373 Site Address Land to the west of A534 Wheelock Bypass, Sandbach

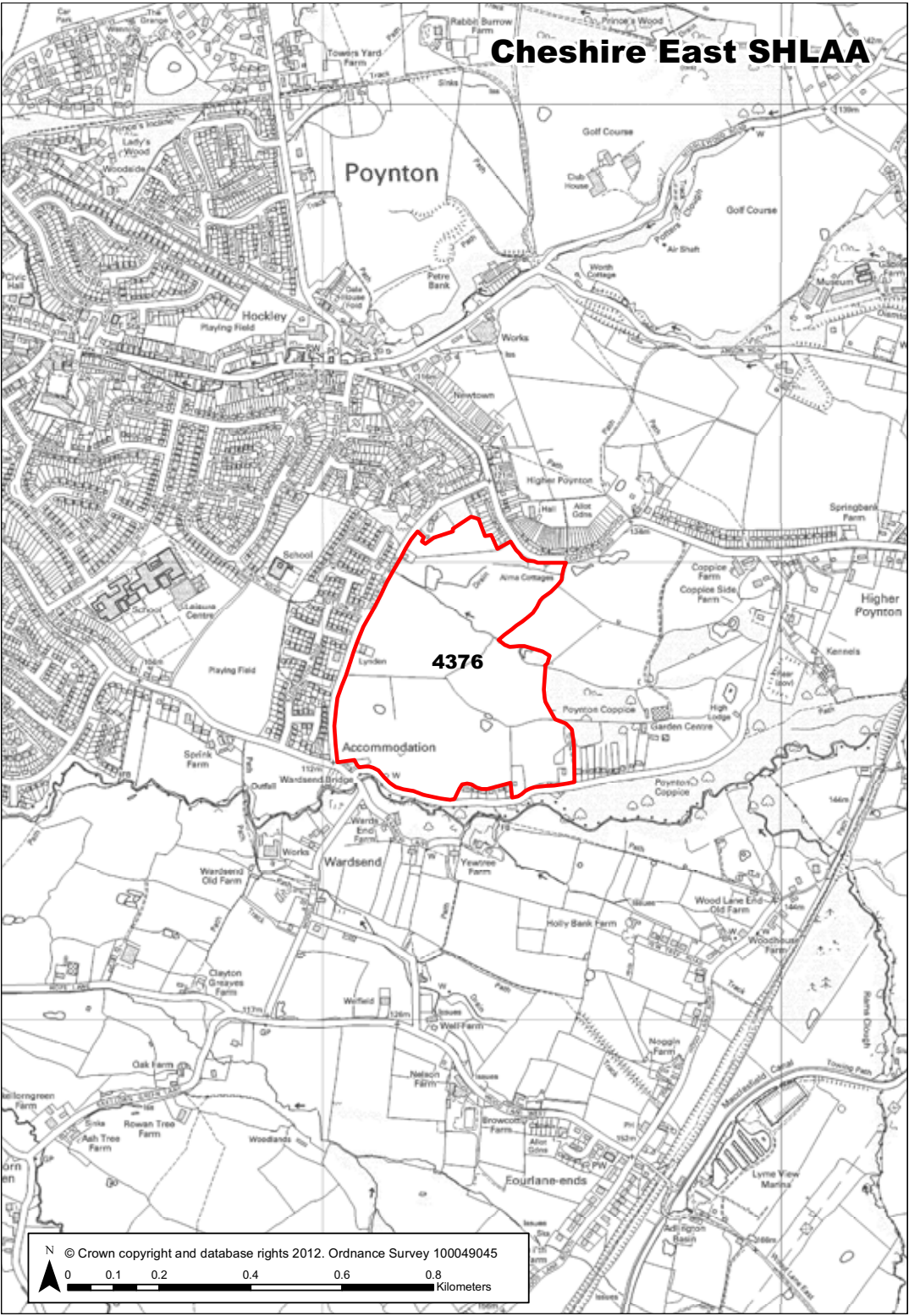
Town / Rural	Sandbach - Edge / Extension	Easting	375055	Northing	358610
Site Description	Fields and playing field.	Site Size Net (Ha)	17.11		
Character of Area	Open countryside/edge of built-up area.	Potential Capacity	250		
Surrounding Land Uses	Residential and open countryside.	Potential Net Capacity	250		
Physical Constraints	Slightly higher than surrounding land. Mature hedges and trees.				
Policy Restrictions	Open Countryside. Contains a playing field. Partially covered by Strategic Open Gap as identified in Development Strategy.	Potential Density	14.61		
Managing Constraints	Retention or replacement of playing field. 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	Alternative site in the Development Strategy		
Sustainability	Edge of Wheelock. Bus Services on Crewe Road.				
Accessibility	Access to be discussed with highways. Existing cycle path.	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:					



Ref	4374	Site Address	Sandbach Heath		
Town / Rural	Sandbach - Edge / Extension		Easting	376690	Northing 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 Capacity	152	
Physical Constraints	Trees and hedges within site. Footpath to site boundary.				
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	
Application Number:					

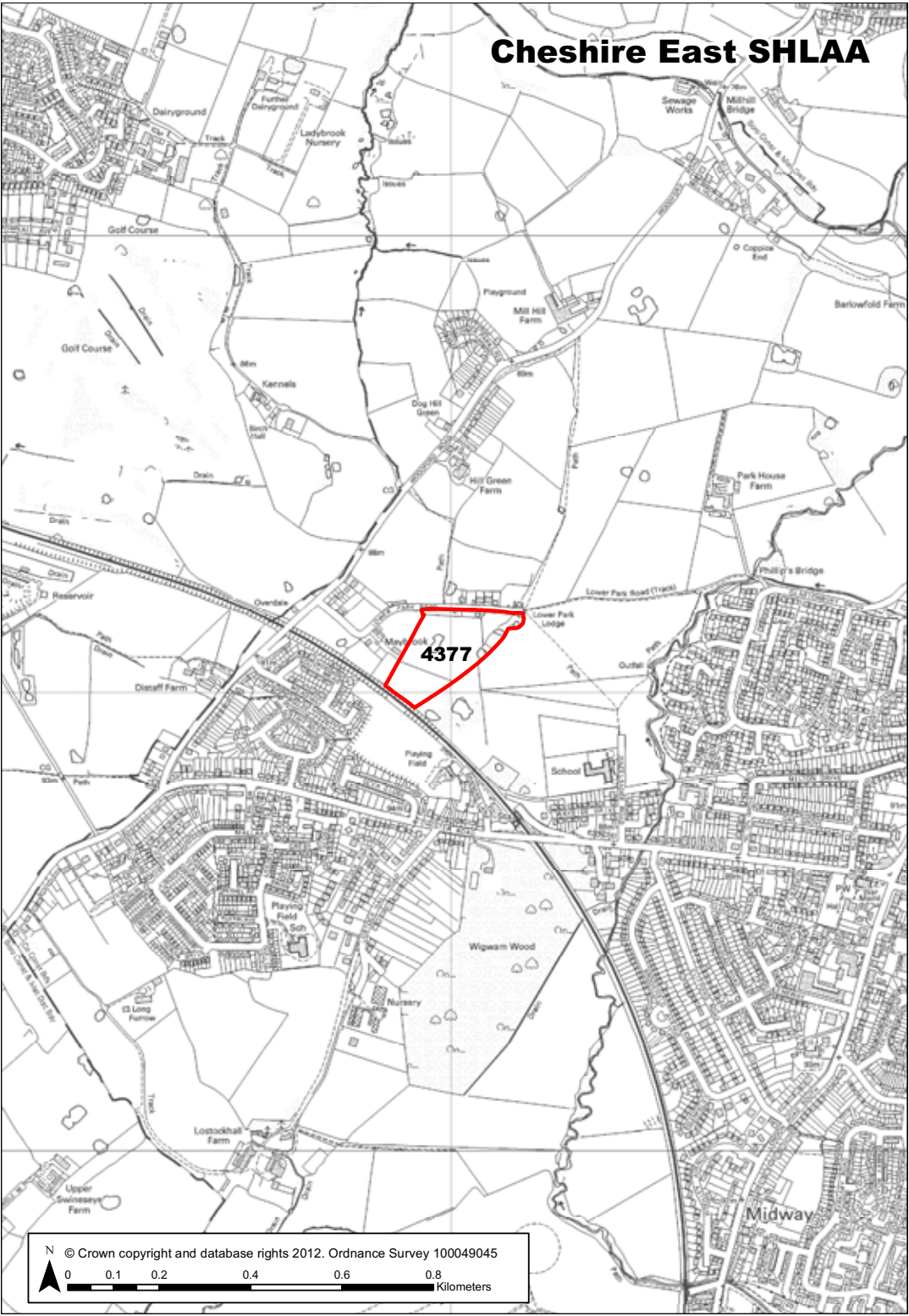


Town / Rural	Poynton - Edge / Extension	Easting	393288	Northing	382755
Site Description	Undulating arable fields.	Site Size Net (Ha)	22.4		
Character of Area	Open countryside.	Potential Capacity	670		
Surrounding Land Uses	Agricultural and residential.	Potential Net Capacity	670		
Physical Constraints	Adjacent to Poynton Coppice. Trees and hedges on site. Properties within the site. Potential flood risk area. Footpaths across site.				
Policy Restrictions	Green Belt.	Potential Density	29.91		
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 of Capacity	Based on Development Strategy		
Sustainability	Close to a school and leisure centre. Bus routes on Waterloo Road and Coppice Road.				
Accessibility	Access to be discussed with Highways.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Suitable - with policy change	Current Year	0		
Availability	Marginal / Uncertain	Years 1-5	0		
Achievability	Achievable	Years 6-10	125		
Deliverability	Developable	Years 11-15	250		
Development Progress	SHLAA Site				
Application Number:					

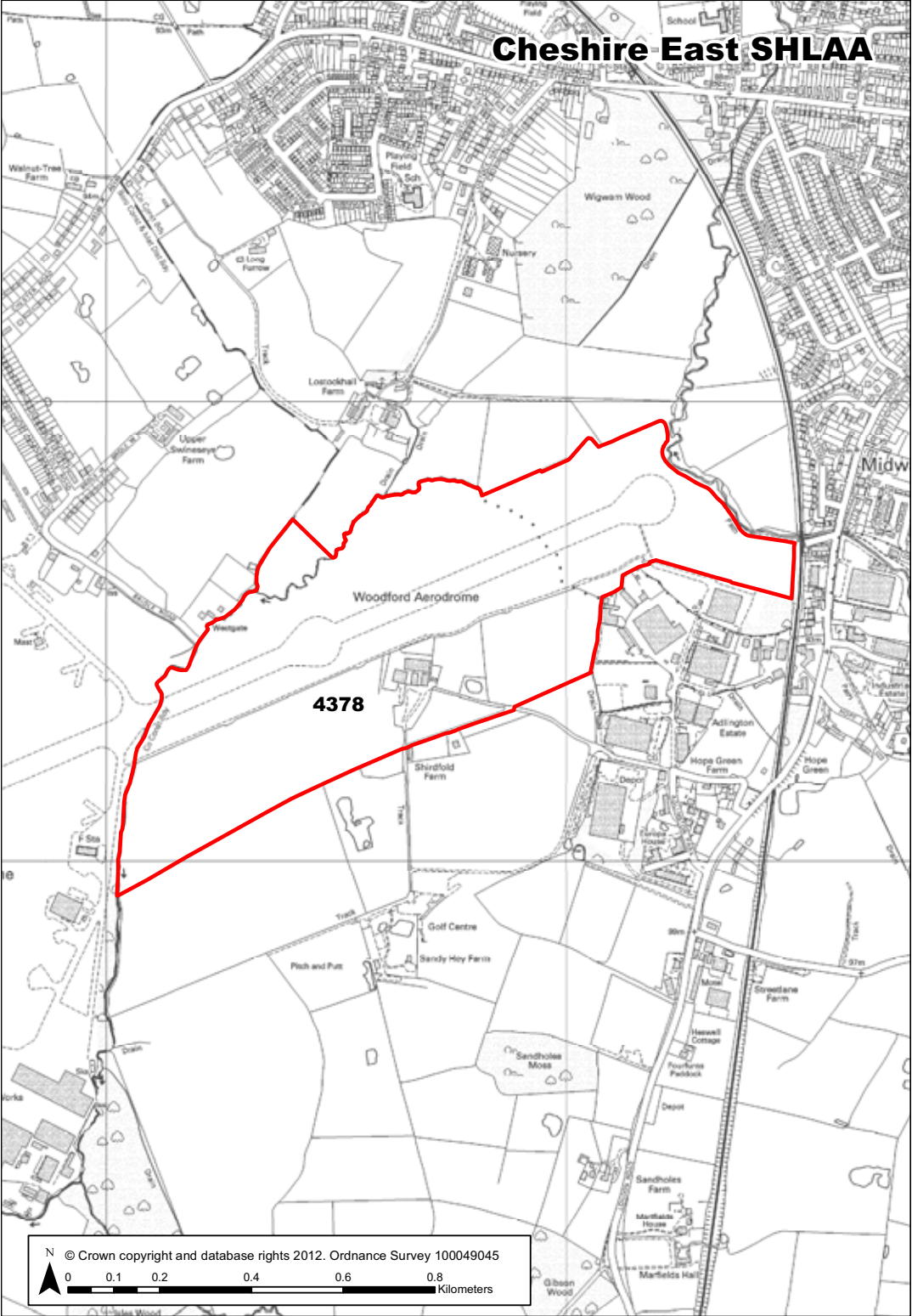


Ref 4377 Site Address Land to the south of Lower Park Road, Poynton

Town / Rural	Poynton - Edge / Extension	Easting	390992	Northing	384094
Site Description	Agricultural fields	Site Size Net (Ha)	3.45		
Character of Area	Agricultural, residential	Potential Capacity	104		
Surrounding Land Uses	Agricultural and residential	Potential Net Capacity	104		
Physical Constraints	Trees and hedges on site. Pond on site. Buildings on site.				
Policy Restrictions	Green Belt	Potential Density			
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.		Determination of Capacity	Density multiplier	
Sustainability	School and playing fields nearby. Scale of development in wider area could create a sustainable community, providing appropriate services and infrastructure are provided. Retention of existing properties.				
Accessibility	Access to be discussed with Highways.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Suitable - with policy change				
Availability	Available	Current Year	0		
Achievability	Achievable	Years 1-5	0		
Deliverability	Developable	Years 6-10	90		
Development Progress	SHLAA Site	Years 11-15	14		
Application Number:					

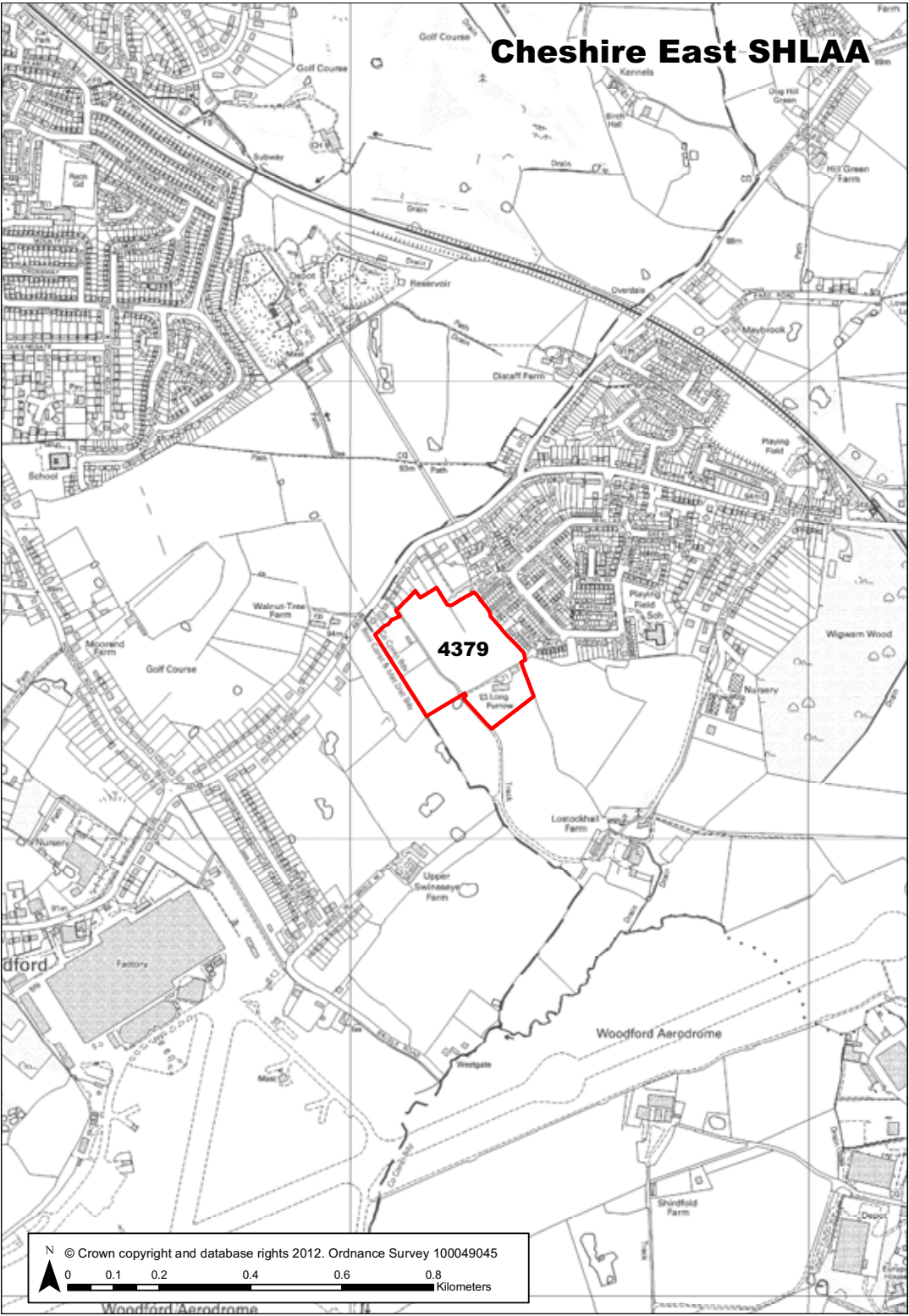


Ref	4378	Site Address	Woodford Aerodrome, Poynton		
Town / Rural	Poynton - Edge / Extension		Easting	390669	Northing 382495
Site Description	Woodford Aerodrome. Airfield on edge of local authority boundary		Site Size Net (Ha)	60.45	
Character of Area	Open Countryside		Potential Capacity	1814	
Surrounding Land Uses	Agricultural, industrial, residential and golf course		Potential Net Capacity	1814	
Physical Constraints	Potential contamination, potential existing airfield infrastructure.				
Policy Restrictions	Green Belt. To east, site includes Indicative Flood Risk Area and land safeguarded for proposed new road		Potential Density	30.01	
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 Contaminated Land officer.		Determination of Capacity	Density multiplier	
Sustainability	Site is not currently considered sustainable, however, scale of development could create a sustainable community, providing 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	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:					

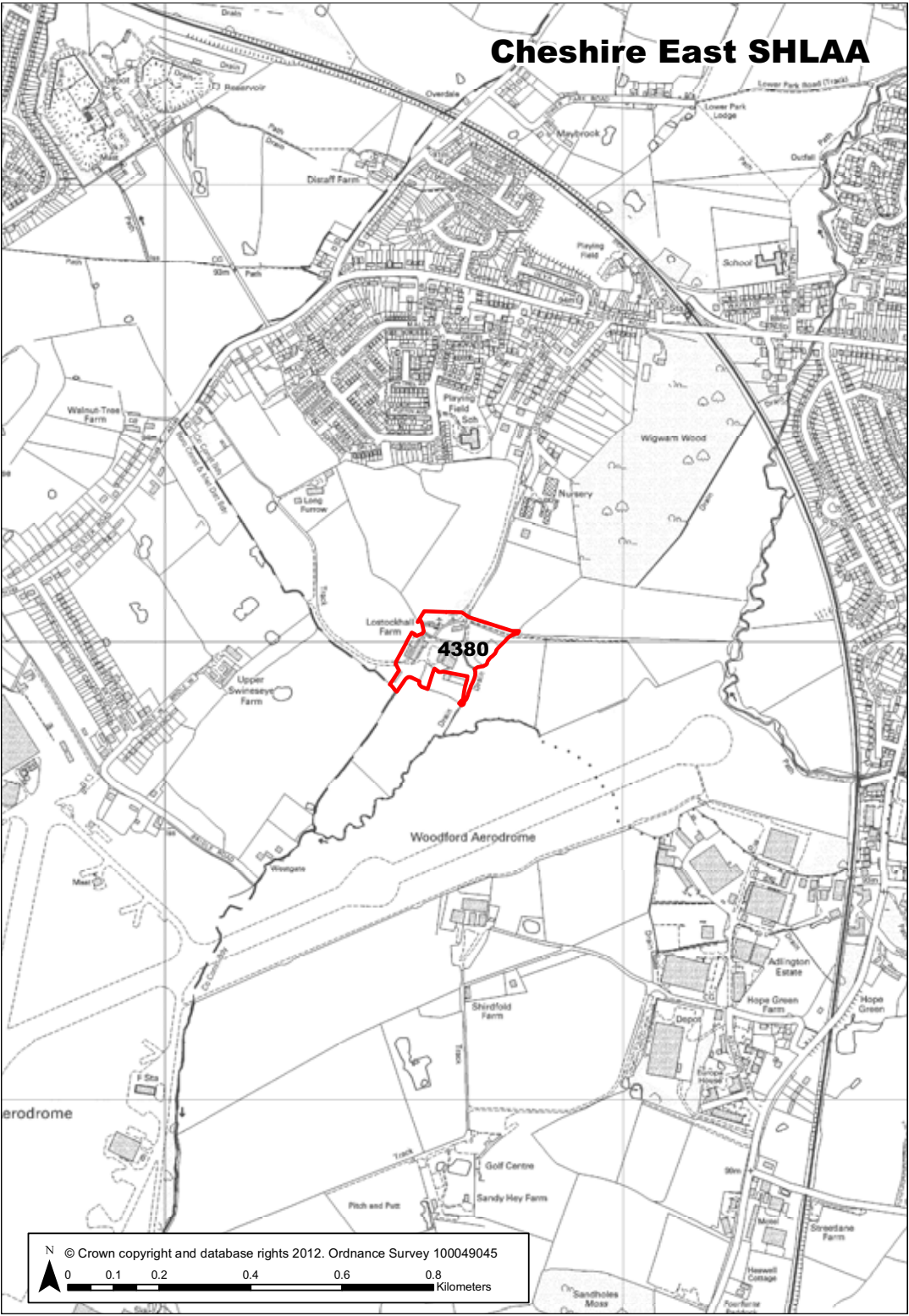


Ref 4379 Site Address Land to south of Cheser Road, Poynton

Town / Rural	Poynton	Easting	390232	Northing	383398
Site Description	Fields to rear of housing estate. Arable, furrow, footpath, some trees.	Site Size Net (Ha)	6.36		
Character of Area	Agricultural, fields	Potential Capacity	191		
Surrounding Land Uses	Residential, agricultural	Potential Net Capacity	191		
Physical Constraints	Trees, access				
Policy Restrictions	Footpath. Green Belt. South-western corner is safeguarded for proposed new road	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 of the site. Flood risk assessment may be required due to site size.	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		
Application Number:					

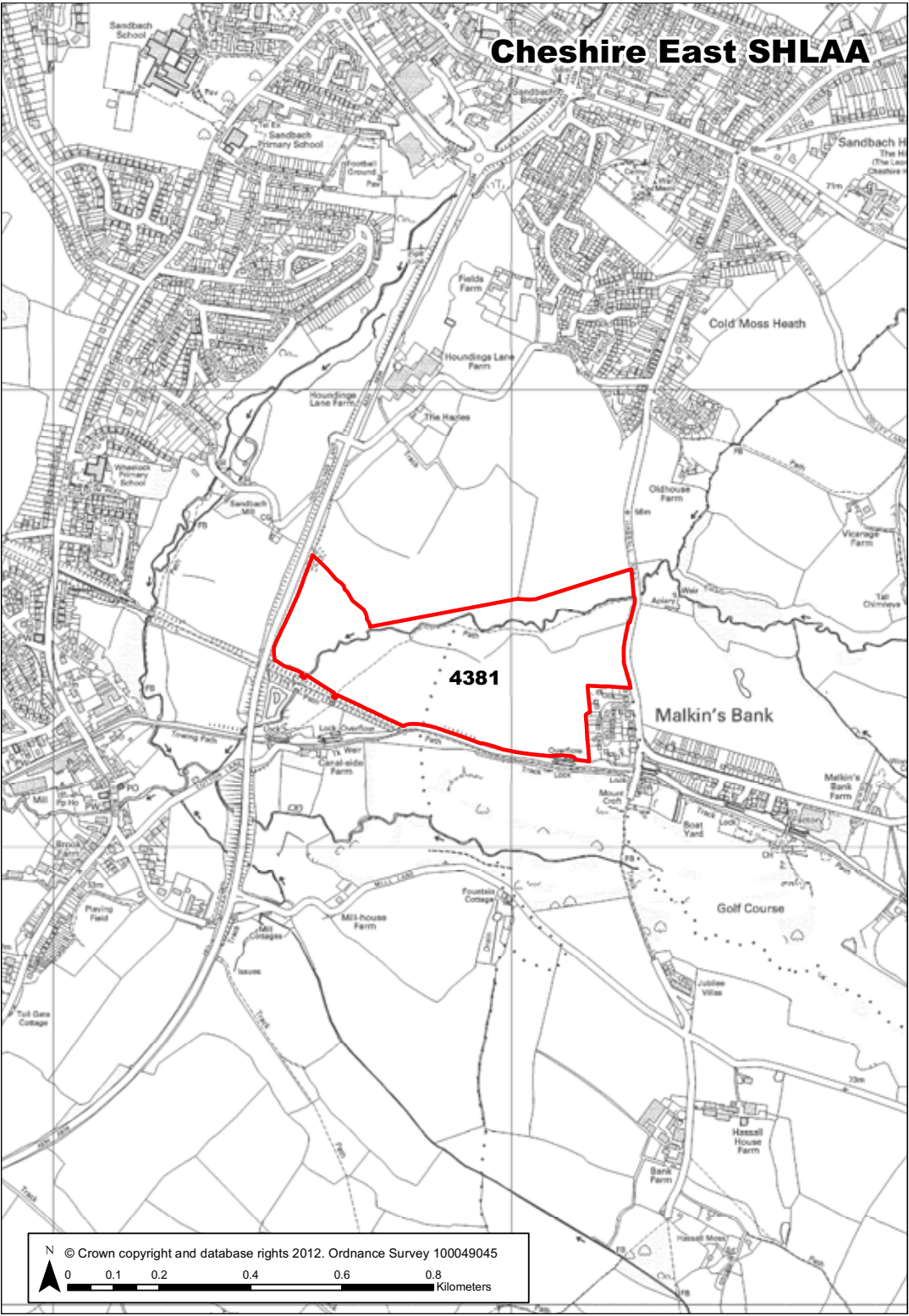


Ref	4380	Site Address	Lostock Hall Farm, Poynton			
Town / Rural	Poynton - Edge / Extension	Easting	390620	Northing	382986	
Site Description	Farm house set within fields.	Site Size Net (Ha)	2.69			
Character of Area	Open countryside.	Potential Capacity	81			
Surrounding Land Uses	Residential, woodland, agriculture.	Potential Net Capacity	81			
Physical Constraints	Railway, woodland, flood risk. Listed Building. Footpaths through site. Proximity to former Woodford Aerodrome and future development site.					
Policy Restrictions	Green Belt.	Potential Density	30.11			
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. Consideration of historic environment. Consultation with PROW officer.	Determination of Capacity	Density multiplier			
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	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 4381 Site Address Land between Hassall Road and A534, Sandbach

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 Capacity	610		
Surrounding Land Uses	Residential, open countryside.	Potential Net Capacity	610		
Physical Constraints	Site drops steeply to river; includes hedgerows; varied topography throughout; mature trees; stream; telegraph poles and overhead lines; adjacent to main road to the west, potentially with air quality and noise impacts. Footpath through site. Wheelock Rail Trail to south of site.				
Policy Restrictions	Adjacent to Site of Biological Importance, bordered by a Conservation Area, Protected Area of Open Space / Recreational Facility. Public Right of Way, Main River, Canal, Wildlife Corridor, Open Countryside	Potential Density	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 of Capacity	Density multiplier		
Sustainability	Site is not currently considered sustainable, however, scale of development could create a sustainable community, providing appropriate services and infrastructure are provided.				
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		



Ref	4381	Site Address	Land between Hassall Road and A534, 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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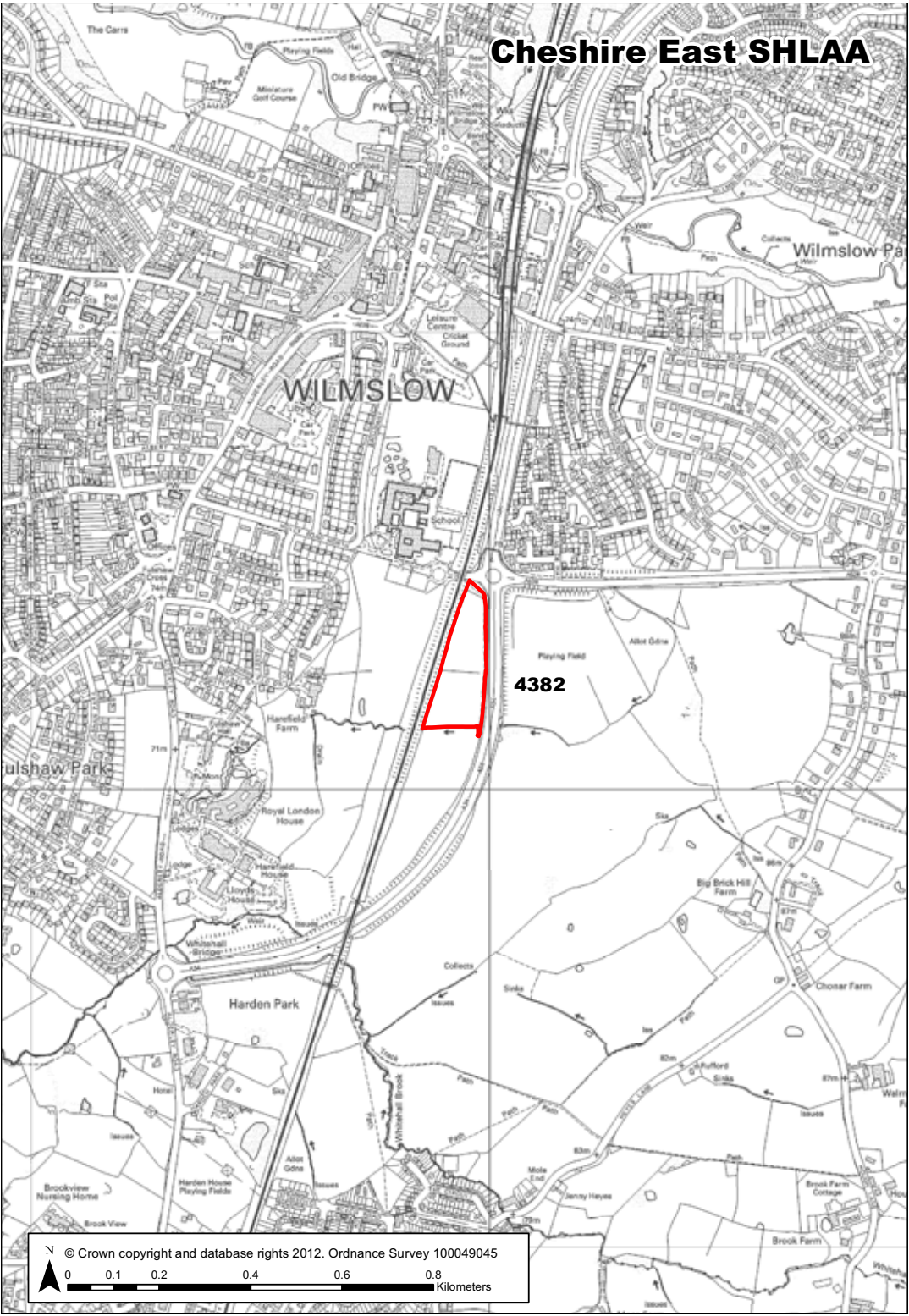


Ref 4382

Site Address

Land between A34 and the railway,
Wilmslow

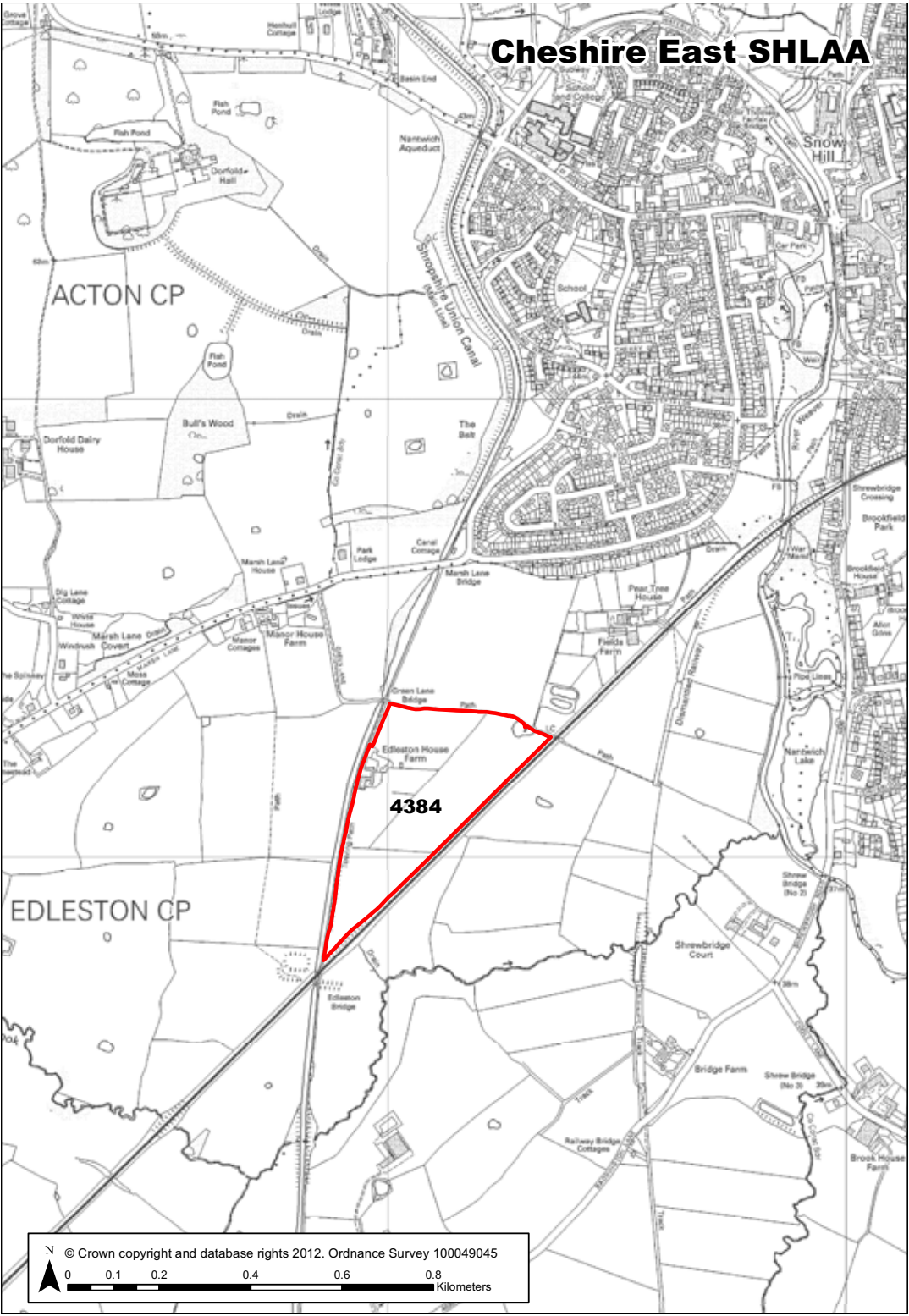
Town / Rural	Wilmslow - Edge / Extension	Easting	384942	Northing	380265
Site Description	School car park and adjacent flat field.	Site Size Net (Ha)	2.72		
Character of Area	Edge of settlement, bypass and fields.	Potential Capacity	82		
Surrounding Land Uses	Adjacent to raised section of railway, school and A34 bypass. Residential area slight distance away.	Potential Net Capacity	82		
Physical Constraints	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 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		
Application Number:					



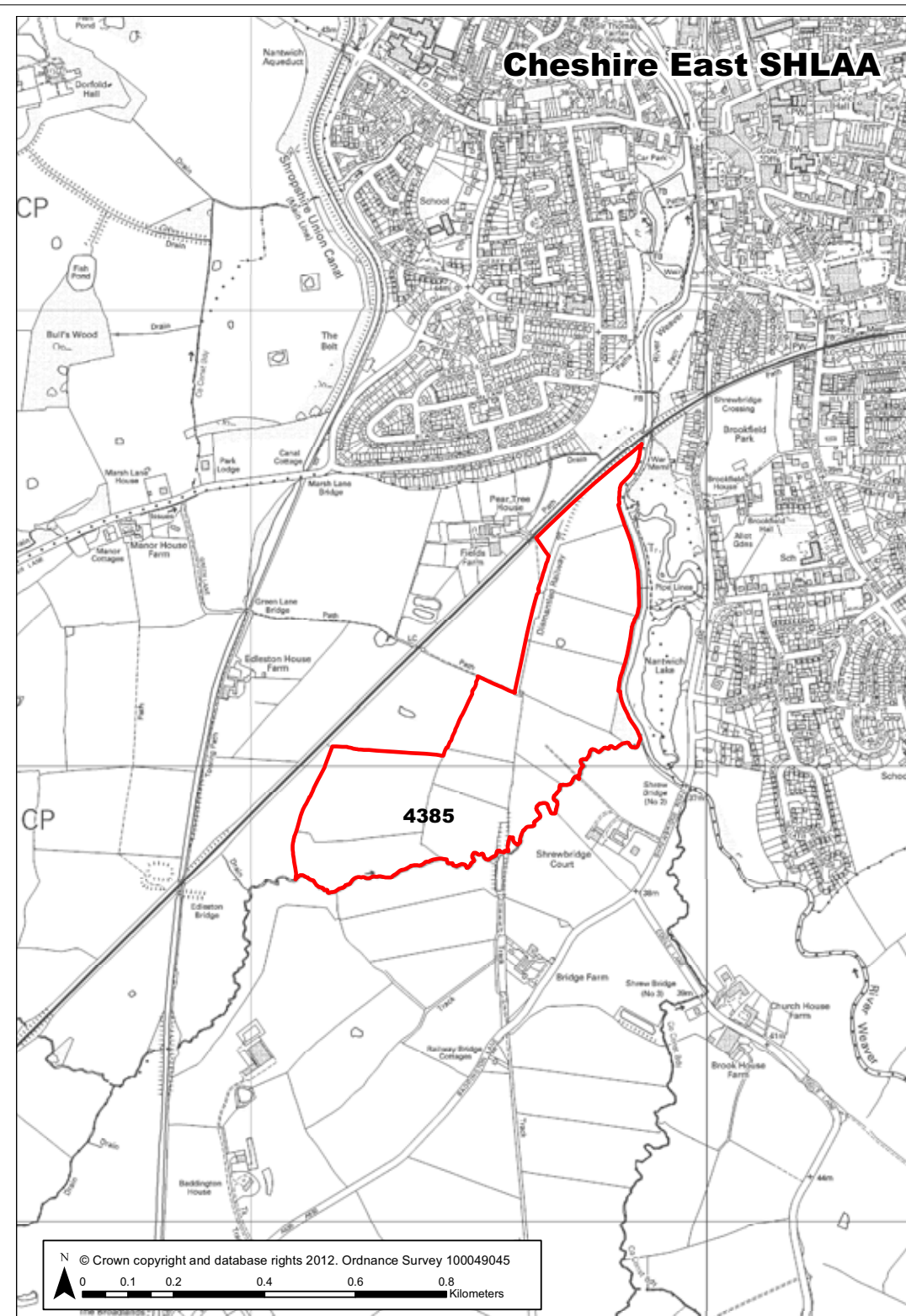
Town / Rural	Wilmslow - Edge / Extension	Easting	385165	Northing	380273
Site Description	Playing field.		Site Size Net (Ha)	8.24	
Character of Area	Edge of settlement.		Potential Capacity	248	
Surrounding Land Uses	School, residential, major roads, allotments and open countryside.		Potential Net Capacity	248	
Physical Constraints	Large puddles/pond. Mature trees across site. Lined by hedges. Bounded by major roads on two sides which form barriers to nearby residential area and its amenities. Partly raised above adjacent roads.				
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	
Application Number:					



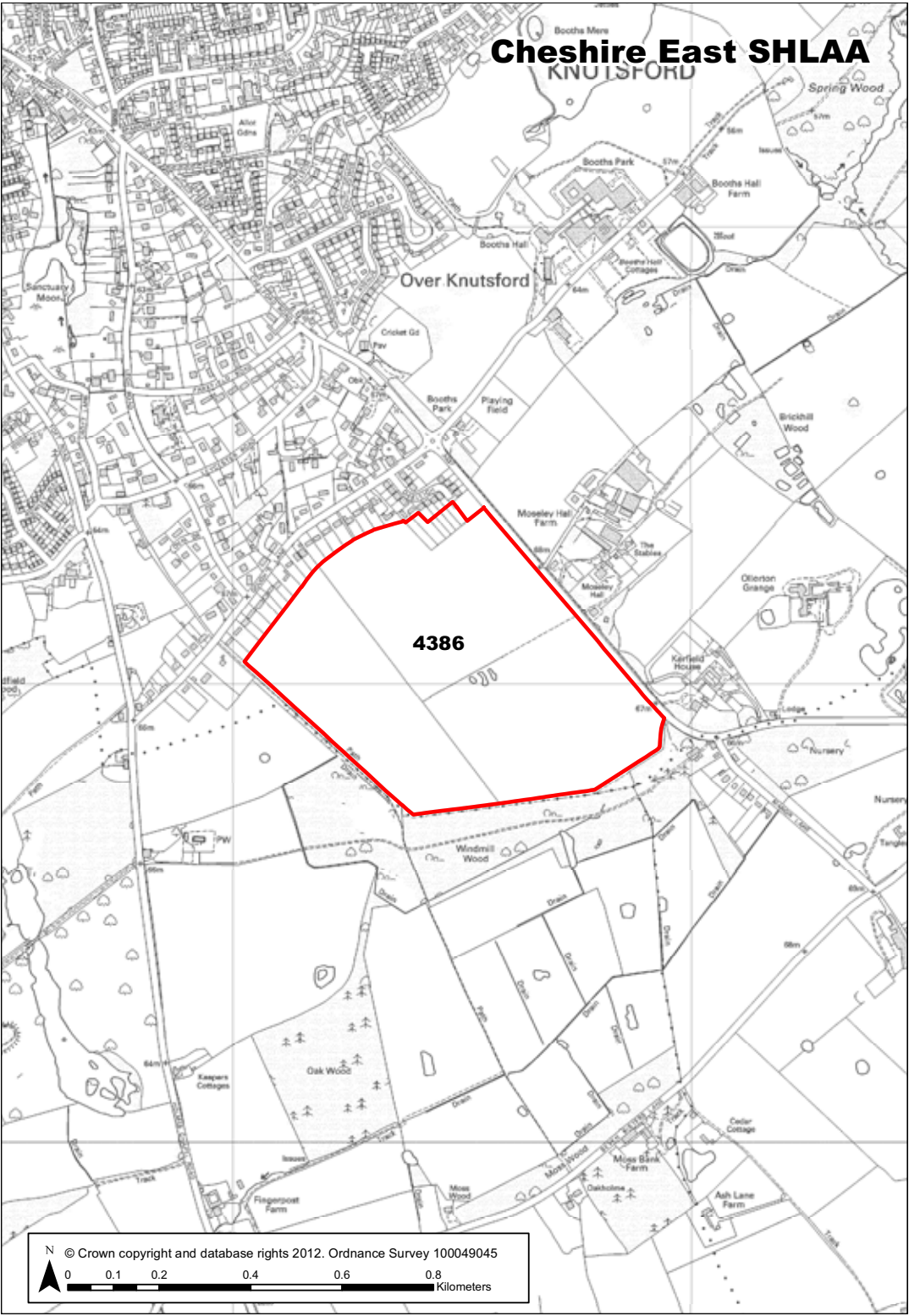
Ref	4384	Site Address	Edleston House Farm, Nantwich			
Town / Rural	Nantwich - Edge / Extension		Easting	364069	Northing	351127
Site Description	Triangular. Fields and farm house with canal to the western boundary and railway to the east. Path along north. Open fields, mature trees. South of Nantwich		Site Size Net (Ha)		11.77	
Character of Area	Open countryside		Potential Capacity		354	
Surrounding Land Uses	Agriculture		Potential Net Capacity		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.					
Policy Restrictions	Open cpuntrieside.		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 of Capacity		Density multiplier	
Sustainability	Site is not considered sustainable.					
Accessibility	Access to be discussed with Highways, currently via a single-track lane.		Total Completions		0	
Other Information			Losses Completed		0	
Brownfield / Greenfield	Greenfield		Remaining Losses		0	
Suitability	Not Suitable					
Availability	Marginal / Uncertain		Current Year		0	
Achievability	Not Achievable		Years 1-5		0	
Deliverability	Not currently developable		Years 6-10		0	
Development Progress	SHLAA Site		Years 11-15		0	
Application Number:						



Ref	4385	Site Address	Land between Nantwich Lake and the Railway, Nantwich			
Town / Rural	Nantwich - Edge / Extension		Easting	364540	Northing	351095
Site Description	Fields to west of Nantwich lake. Railway bounds the site along the north/west boundary. Dismantled railway runs through the site.		Site Size Net (Ha)		27.94	
Character of Area	Edge of settlement.		Potential Capacity		839	
Surrounding Land Uses	Residential, agricultural, leisure and railway.		Potential Net Capacity		839	
Physical Constraints	Nantwich Lake and River Weaver adjacent to the site. Dismantled railway into site. Railway to the north of the site. Paths through the site. Access to the site would need to be addressed. Pipeline to the east.					
Policy Restrictions	Ajdacent to floodplain to south-east. Adjacent to Green Corridor. 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 of the site. Flood risk assessment may be required. Noise assessment likely to be required (rail noise). Consultation with the PROW officer.		Determination of Capacity		Density multiplier	
Sustainability	Site is not currently considered sustainable, however, scale of this development could create a sustainable community, providing appropriate services and infrastructure are provided.					
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	
Application Number:						



Ref	4386	Site Address	Land between Gough's Lane and Cleford Road	
Town / Rural	Rural	Easting	376484	Northing 377031
Site Description	Flat agricultural land and some garden extensions along the Chelford Rd, next to main road.	Site Size Net (Ha)	38.4	
Character of Area	Residential / Open countryside.	Potential Capacity	576	
Surrounding Land Uses	Residential.	Potential Net Capacity	576	
Physical Constraints	Mature trees along carriage way. Near to Conservation Area. Site includes some areas that appear to be rear gardens to properties on Gough's Lane.	Potential Density	15	
Policy Restrictions	Green Belt, next to site of nature conservation.	Determination of Capacity	Based on character of the area.	
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consideration of biodiversity. Transport Assessment likely to be required. Flood risk assessment may be required due to site size. Consideration of histroic environment.			
Sustainability	Site is not currently considered sustainable, however, scale of development could create a sustainable community, providing appropriate services and infrastructure are provided.			
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	Marginal / Uncertain (part known 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:				

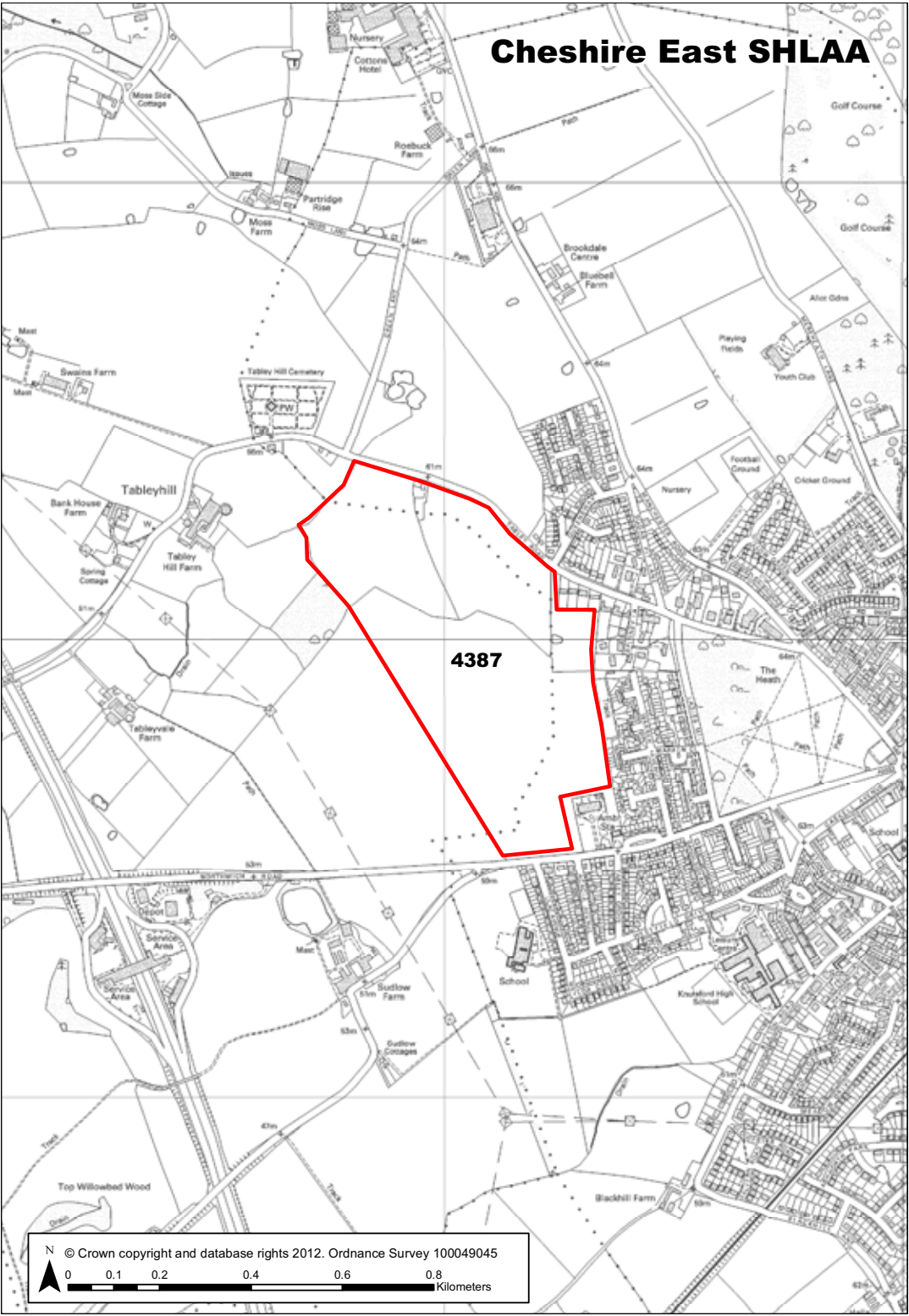


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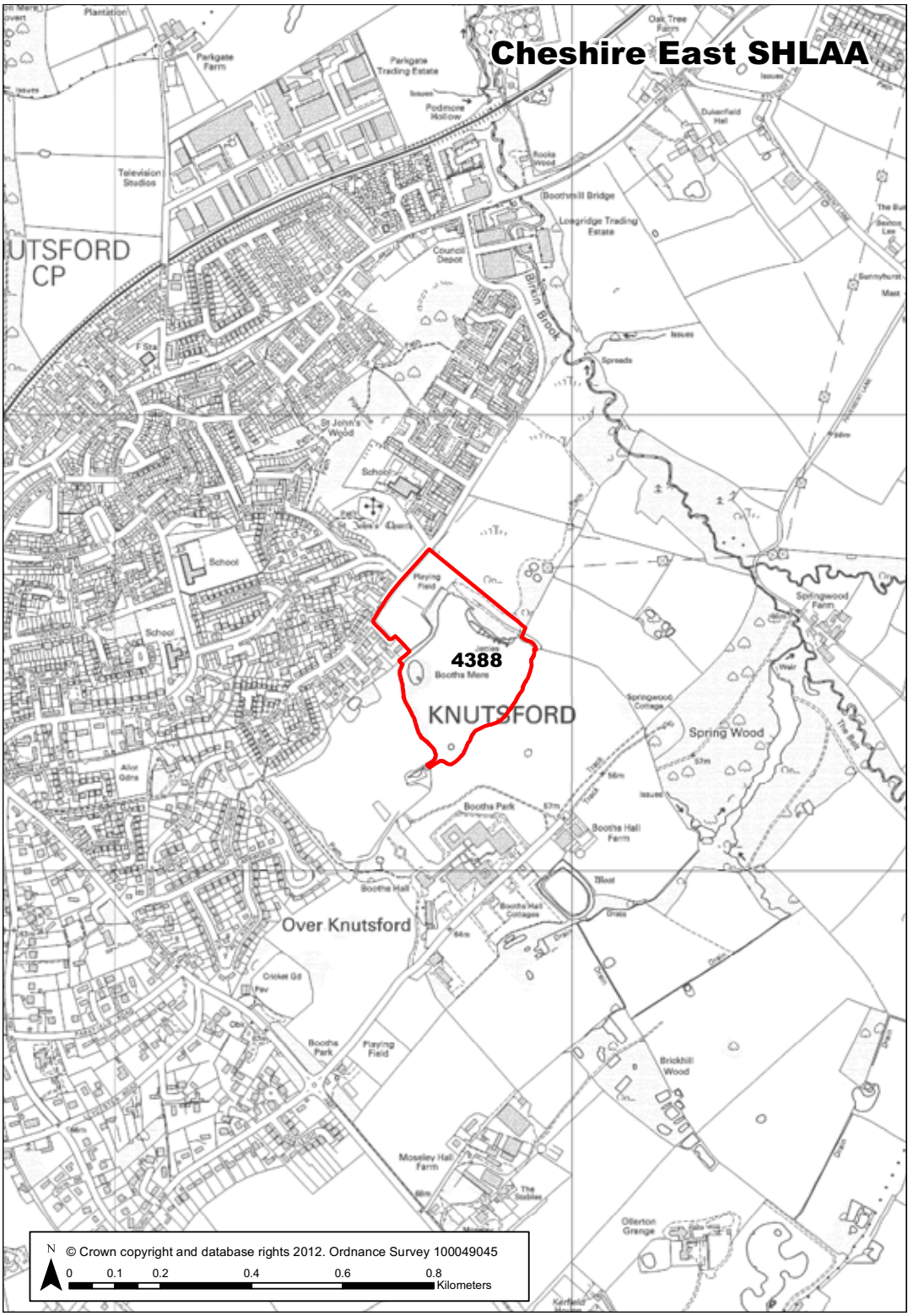
Site Address

Land between Northwich Road and
Tabley Road, Knutsford

Town / Rural	Knutsford - Edge / Extension	Easting	374058	Northing	378985
Site Description	Fields in agricultural use and grazing.	Site Size Net (Ha)	31.45		
Character of Area	Residential/countryside edge.	Potential Capacity	944		
Surrounding Land Uses	Residential and open countryside.	Potential Net Capacity	944		
Physical Constraints	Includes cottage of potential heritage merit; farm buildings; hedgerows and mature trees.				
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	Density multiplier		
Sustainability	Bus services available on both Tabley Road and Northwich Road. Scale of development could create a sustainable community, providing appropriate services and infrastructure are provided.				
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	250		
Application Number:					



Ref	4388	Site Address	Booths Mere, Knutsford		
Town / Rural	Rural	Easting	376743	Northing	378473
Site Description	Amenity green space opposite houses, flat with mature hedges within the site.	Site Size Net (Ha)	2		
Character of Area	Housing and open countryside.	Potential Capacity	10		
Surrounding Land Uses	Housing, offices and open countryside.	Potential Net Capacity	10		
Physical Constraints	Large body of water and trees on site. Playing fields on site.	Potential Density	5		
Policy Restrictions	Green belt and Site of Nature Conservation Importance.	Determination of Capacity	Based on area available		
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consideration of biodiversity of site, including Protected Species Survey. Protection of Mere. Flood risk assessment may be required due to site size. Retention or replacement of playing fields.				
Sustainability	Site is not considered sustainable as it is a Mere, although it is potentially sustainably located.				
Accessibility	Access to be discussed with Highways.	Total Completions	0		
Other Information	Most of site not developable as it is a mere.	Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Not Suitable	Current Year	0		
Availability	Not Available	Years 1-5	0		
Achievability	Not Achievable	Years 6-10	0		
Deliverability	Not currently developable	Years 11-15	0		
Development Progress	SHLAA Site				
Application Number:					



Ref 4389 Site Address Land between Beggarman's Lane and Toft Road, Knutsford

Town / Rural Rural Easting 375555 Northing 377096

Site Description Arable field, residential property and garden, woodland, containing phone mast. Site Size Net (Ha) 5.2

Character of Area Residential and open countryside. Potential Capacity 78

Surrounding Land Uses Residential and open countryside. Potential Net Capacity 78

Physical Constraints Phone mast in hedgerow. Mature hedgerow along the highway. Sandfield Wood is included in the site.

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 on Beggarman's Lane.

Accessibility Access to be discussed with Highways. Total Completions 0

Other Information Losses Completed 0

Brownfield / Greenfield Greenfield Remaining Losses 0

Suitability Suitable - with policy change

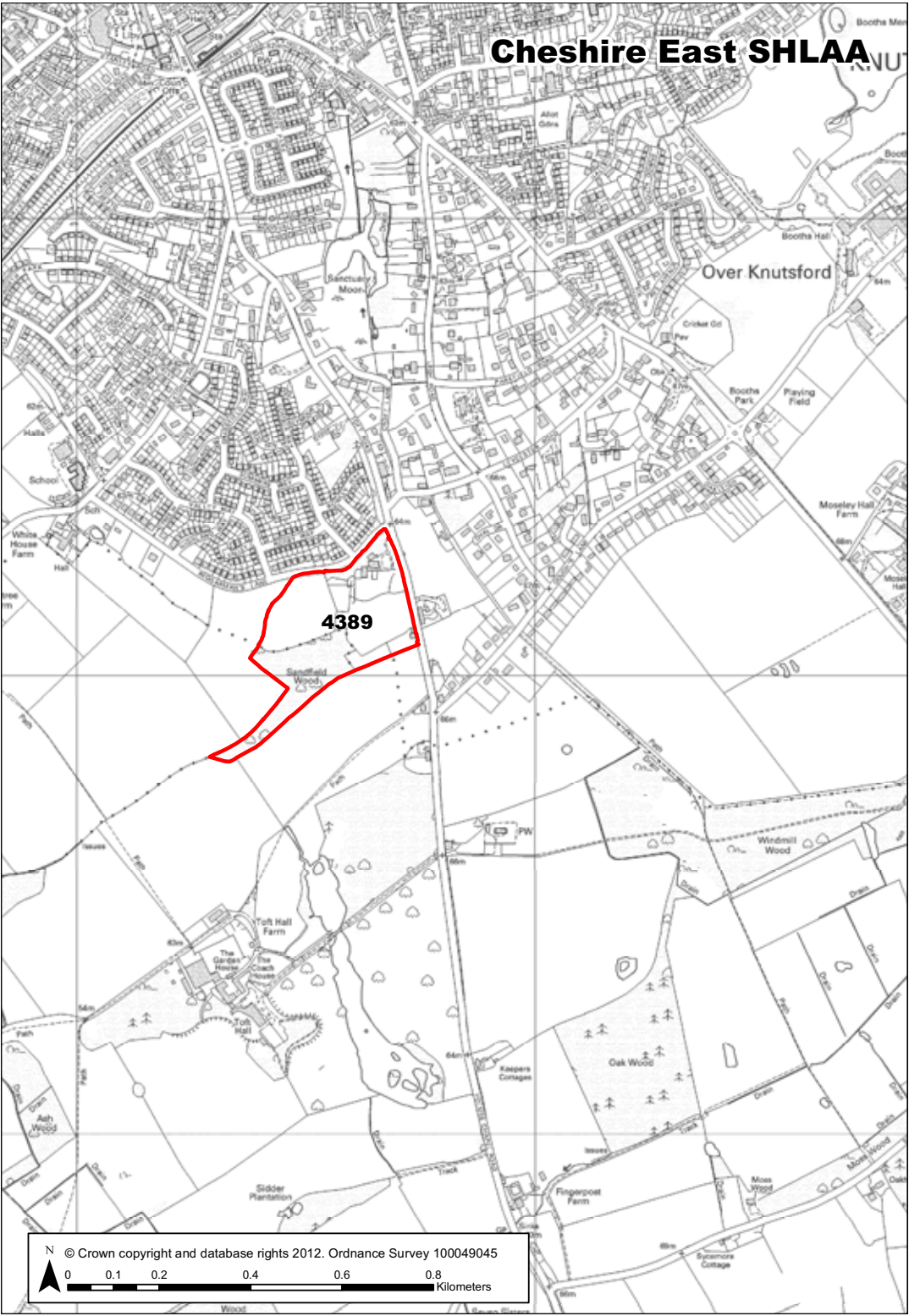
Availability Marginal / Uncertain Current Year 0

Achievability Achievable Years 1-5 0

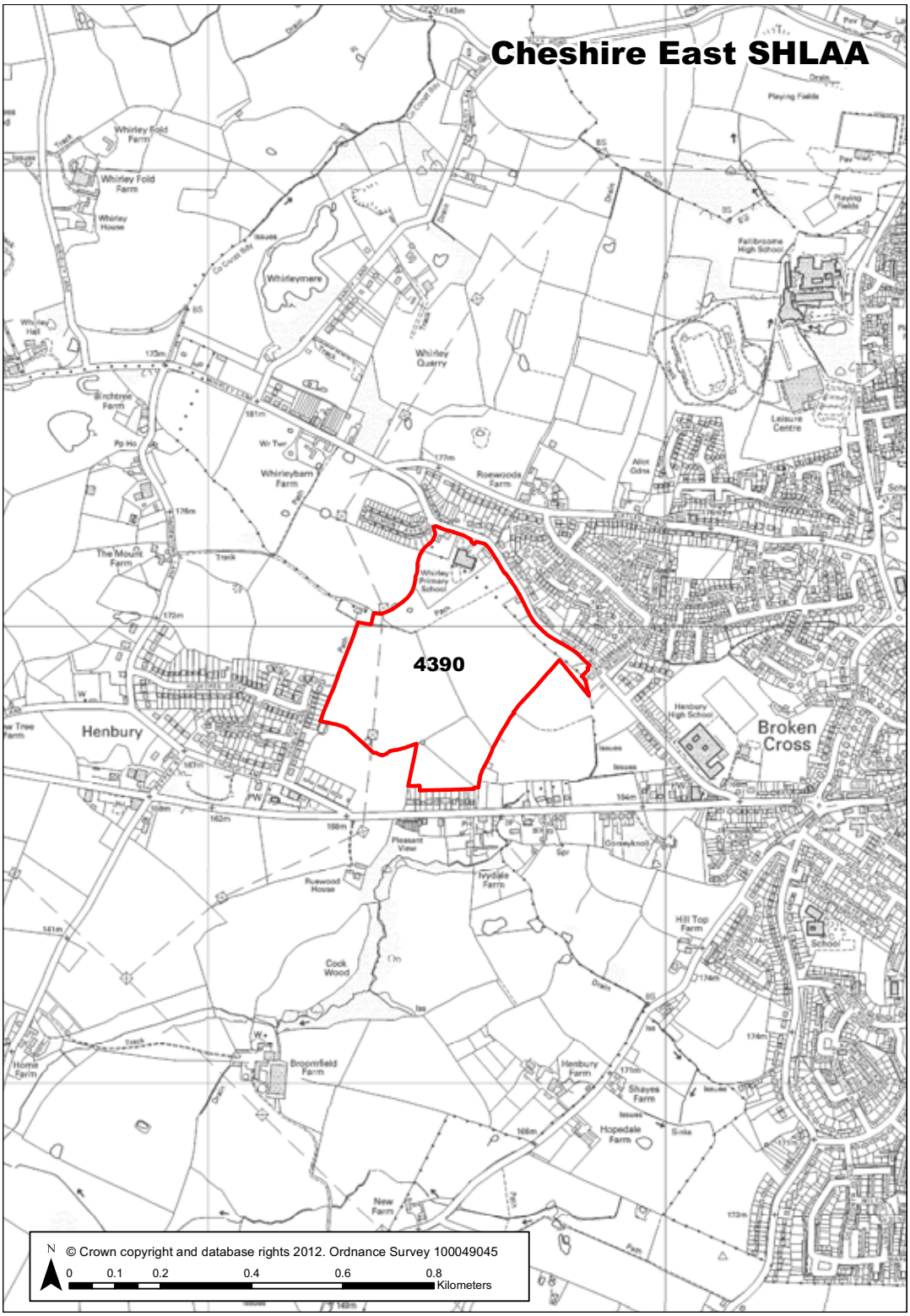
Deliverability Developable Years 6-10 78

Development Progress SHLAA Site Years 11-15 0

Application Number:



Ref	4390	Site Address	Land between Whirley Road and Henbury Rise, Macclesfield		
Town / Rural	Macclesfield - Edge / Extension	Easting	388521	Northing	373913
Site Description	Fields between residential areas, bounded by houses and fields, and Primary School.	Site Size Net (Ha)	17.34		
Character of Area	Open land between urban areas.	Potential Capacity	521		
Surrounding Land Uses	Residential, agricultural uses and industrial.	Potential Net Capacity	521		
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 biodiversity value of site. Consideration of retention or replacement of Primary School.	Determination of Capacity	Density multiplier		
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		
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		
Application Number:					

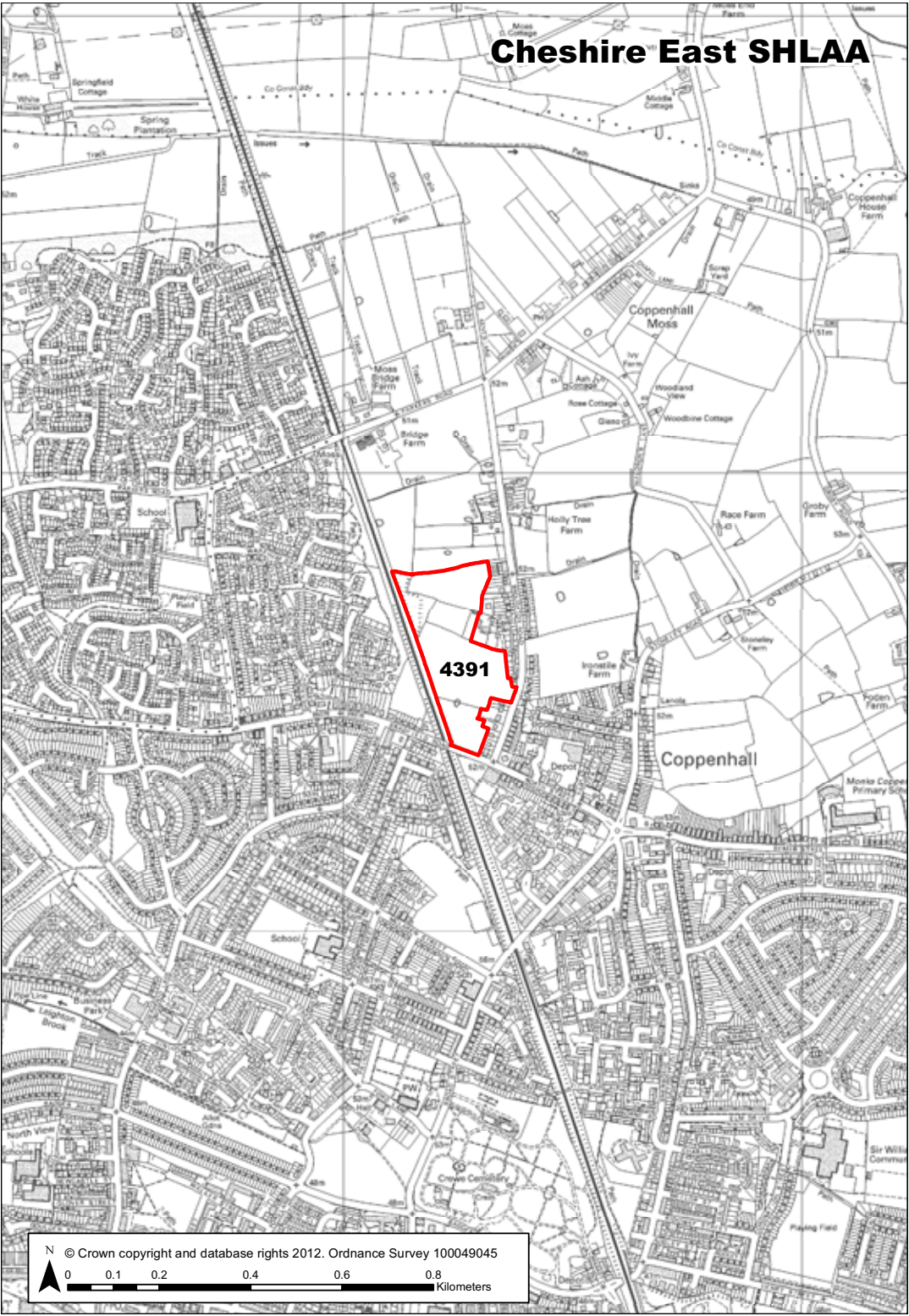


Ref4391

Site Address

Land between Broughton Road and
Bradfield Road, Crewe

Town / Rural	Crewe - Edge / Extension	Easting	370247	Northing	357618
Site Description	Open fields behind houses, with railway line to the western boundary.	Site Size Net (Ha)	5.76		
Character of Area	Edge of settlement.	Potential Capacity	173		
Surrounding Land Uses	Residential, agricultural.	Potential Net Capacity	173		
Physical Constraints	Railway line to western boundary. Hedgerows, pond and mature trees.				
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 bus services on both Bradfield Road and Broughton Road.				
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	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		
Application Number:					



Ref 4392 Site Address Land between Waldron Road and Groby Road, Crewe

Town / Rural Crewe - Edge / Extension Easting 370790 Northing 358367

Site Description Scrapyard and buildings, fields and farmland off main road on very edge of town, leading to open countryside. Site Size Net (Ha) 15.34

Character of Area Open countryside. Potential Capacity 461

Surrounding Land Uses Residential, agriculture and commercial. Potential Net Capacity 461

Physical Constraints Footpath on site. Hedgerows and mature trees to field boundaries within the site. Pond on site.

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. 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 of Capacity Density multiplier

Sustainability Site is not currently considered sustainable, however, scale and mix of development on this site and in the wider area could create a sustainable community.

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

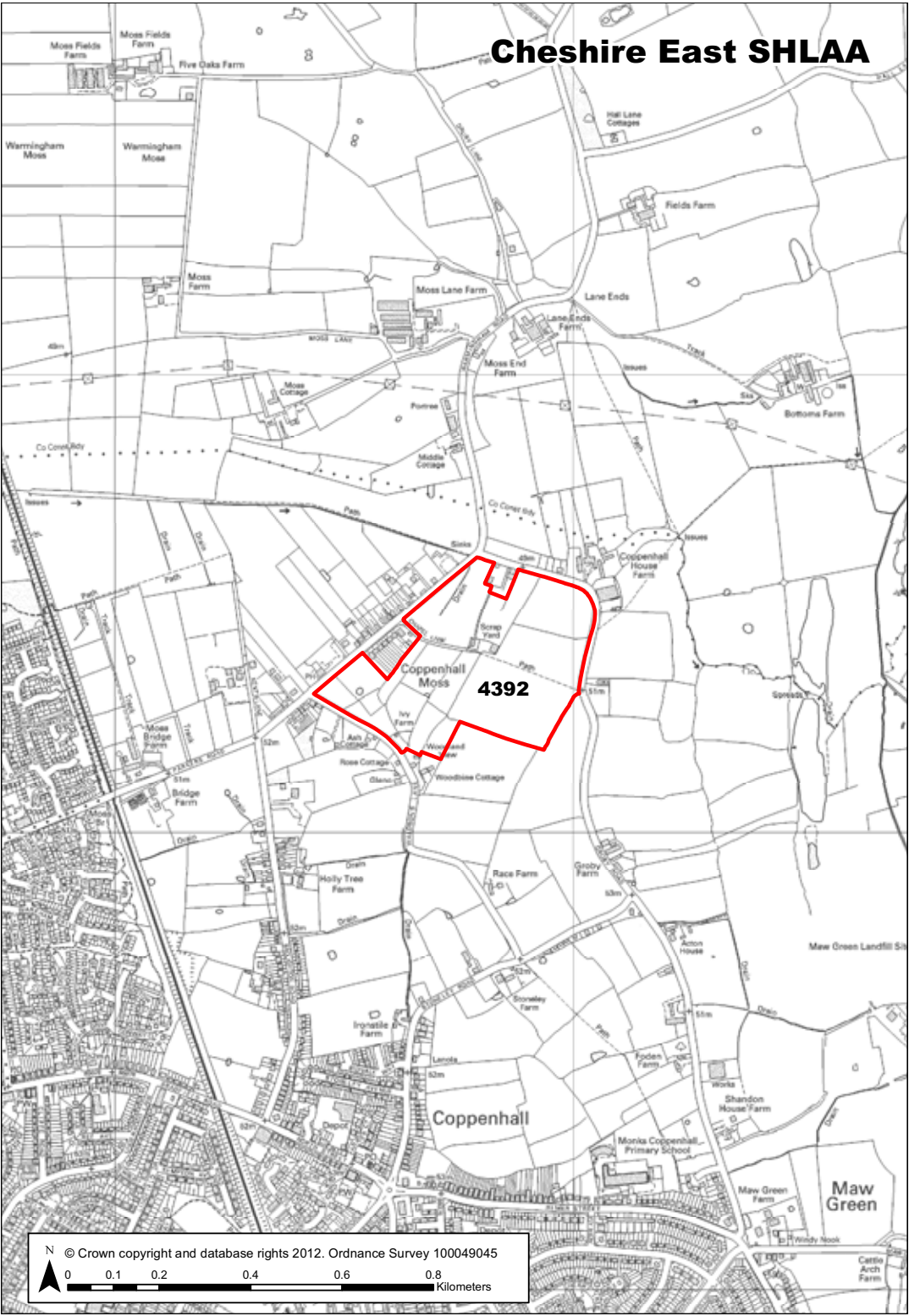
Availability Marginal / Uncertain Current Year 0

Achievability Achievable Years 1-5 0

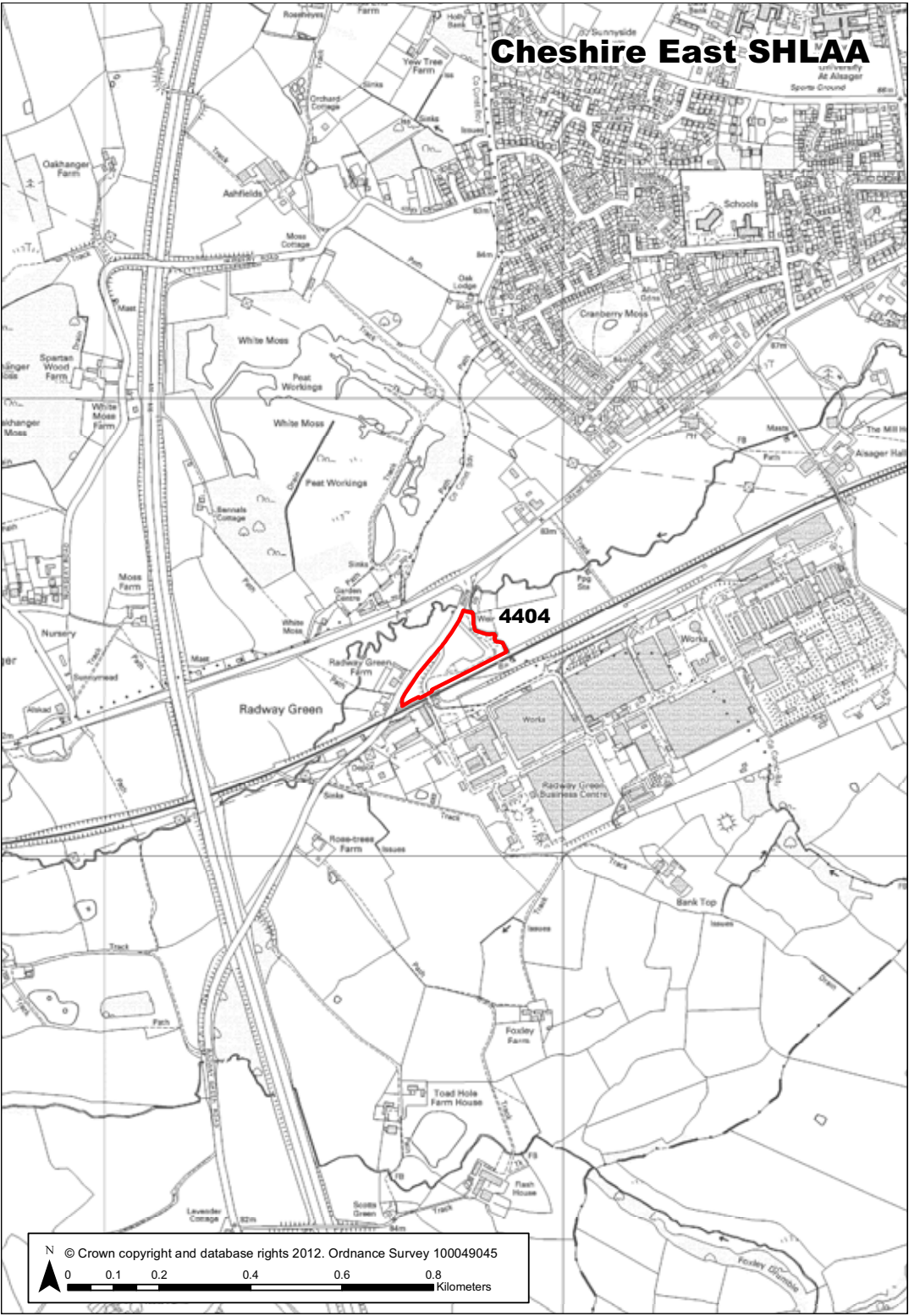
Deliverability Developable Years 6-10 125

Development Progress SHLAA Site Years 11-15 250

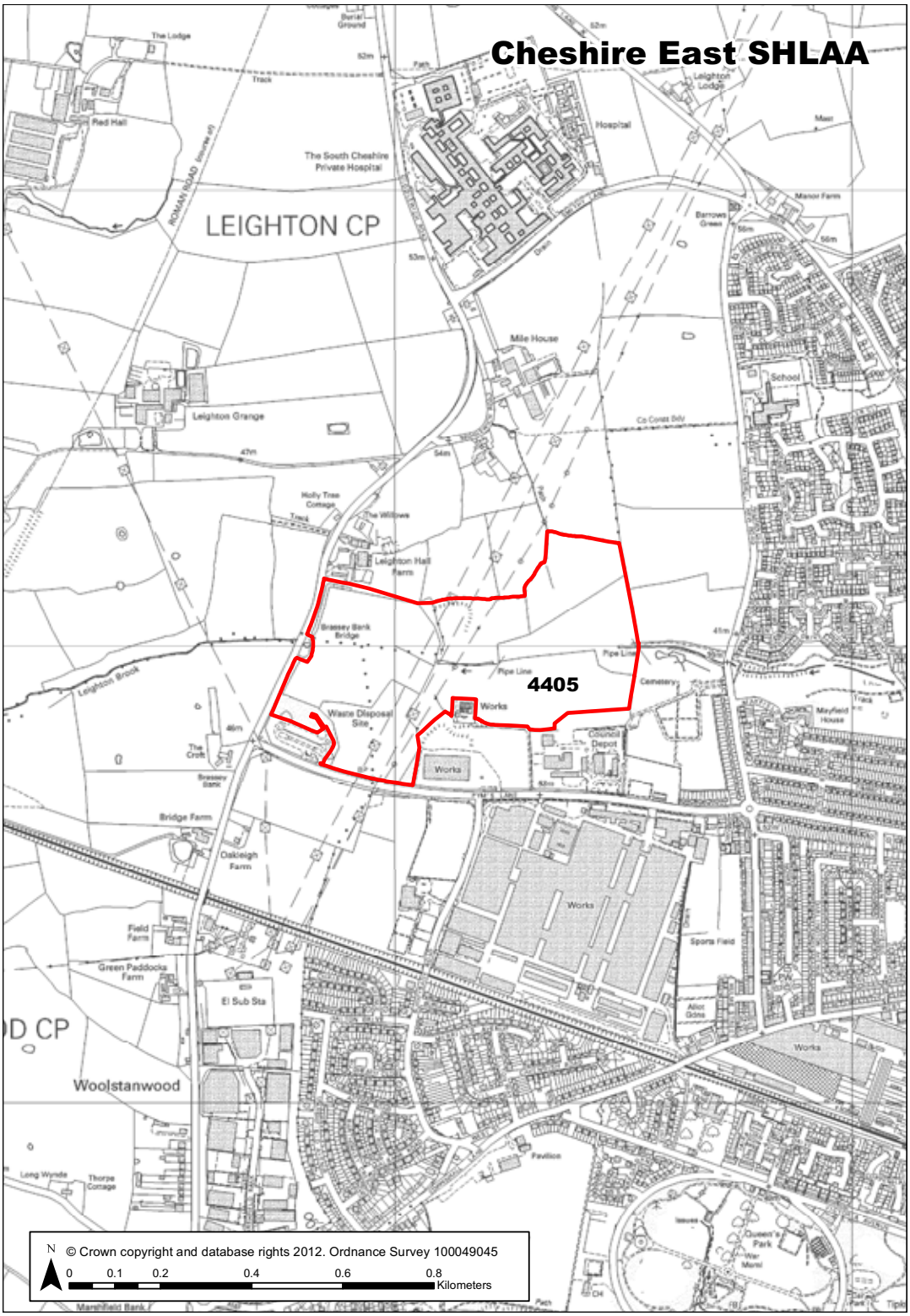
Application Number:



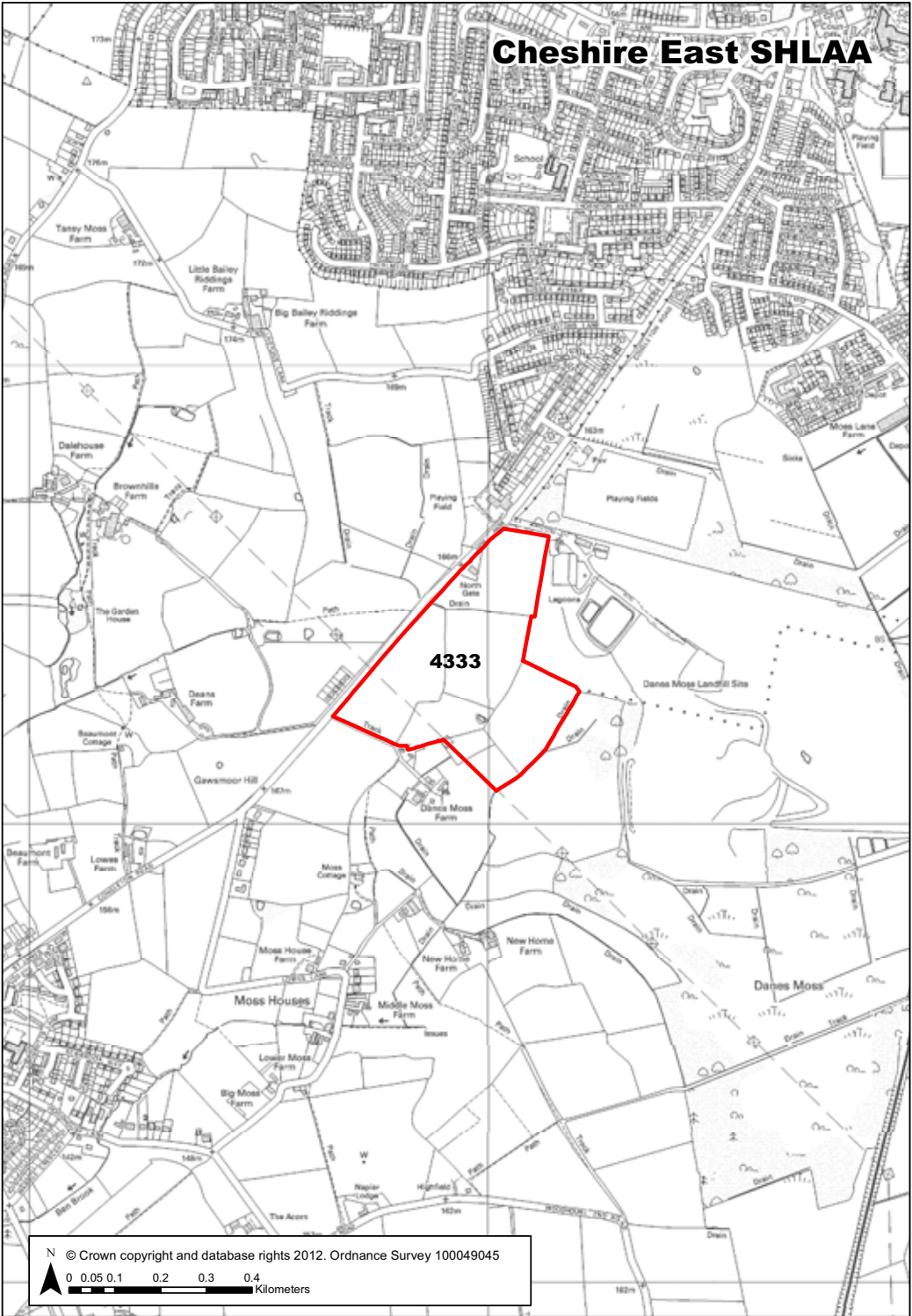
Town / Rural	Edge of town/ Rural	Easting	377766	Northing	354432
Site Description	Car parking, grassed areas and trees	Site Size Net (Ha)	1.64		
Character of Area	Industrial uses on residential/countryside fringe	Potential Capacity	50		
Surrounding Land Uses	Railway, industrial estate, open countryside	Potential Net Capacity	50		
Physical Constraints	Extreme changes in level, existing uses				
Policy Restrictions		Potential Density	30.49		
Managing Constraints	Flood risk assessment may be required due to site size.	Determination of Capacity	Density multiplier		
Sustainability					
Accessibility		Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Brownfield	Remaining Losses	0		
Suitability	Suitable - with policy change				
Availability	Available	Current Year	0		
Achievability	Achievable	Years 1-5	0		
Deliverability	Developable	Years 6-10	50		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:					



Town / Rural	Crewe - Edge / Extension	Easting	368153	Northing	356972
Site Description	Fields behind waste disposal plant.	Site Size Net (Ha)	24.83		
Character of Area	Open countryside and industrial	Potential Capacity	745		
Surrounding Land Uses	Industrial, waste disposal and agricultural	Potential Net Capacity	745		
Physical Constraints	Power lines and pipes run through the centre of the site. Brook enters site. Waste unit.				
Policy Restrictions	Informal Open Space - Leighton West Country Park. Area of New Woodland Planting and Landscaping	Potential Density			
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.	Determination of Capacity	Density multiplier		
Sustainability	Edge of settlement				
Accessibility		Total Completions	0		
Other Information	Site identified as Open Space in the Development Strategy.	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:					



Town / Rural	Rural	Easting	389963	Northing	371338
Site Description	On main road, arable fields with landfill to east and settlement (playing fields) to north		Site Size Net (Ha)	15.28	
Character of Area	Edge of settlement, agriculture		Potential Capacity	459	
Surrounding Land Uses	Agricultural and residential		Potential Net Capacity	459	
Physical Constraints	#Deleted		Potential Density	30.04	
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	SHLAA Site		Years 11-15	0	
Application Number:					



Ref	4423	Site Address	LAND ON SHEPPENHALL LANE, ASTON			
Town / Rural	Rural		Easting	361270	Northing	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 residential		Potential Net Capacity		43	
Physical Constraints	Mature hedge, interspersed with individual trees, along its eastern boundary with Sheppenhall Lane and along its western boundary with the farmland beyond. Sewer across site. Site lies adjacent to the National Cycle Network Regional Route 75. Great Crested Newts believed to be on site.					
Policy Restrictions	Open countryside		Potential Density		27.22	
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. Noise assessment may be required (road). - A public sewer crosses the site and therefore a diversion of the affected public sewer at the applicant's expense will be necessary.		Determination of Capacity		Based on current permission	
Sustainability	Bus route on Sheppenhall Lane, post box close to site.					
Accessibility	Access is possible, in principle and subject to the completion of a section 278 and section 38 agreements		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					

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