

Ref

2309

Site Address

Land off Canal Villa (Swans Reach),
Wolstenholme Close/Canal Road,

Town / Rural

Congleton

Easting

386671

Northing

362068

Site Description

Grassland.

Site Size Net (Ha)

0.8

Character of Area

Generally residential.

Potential Capacity

17

Surrounding Land Uses

Generally residential.

Potential Net Capacity

17

Physical Constraints

Flood Zone 1 - Little or no risk. Access, levels slope steeply, TPO and hedges, potential to affect the setting of the conservation area, BWB consultation zone. No buildings on site, steep slope up to site from Canal Road. Potential air quality issues.

Policy Restrictions

Within Congleton SZL. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.

Potential Density

21.25

Managing Constraints

Consideration of conservation area. Consideration of biodiversity. Air quality assesment may be required (size of development, proximity to AQMA).

Determination of Capacity

Based on current application

Sustainability

Greenfield site, but considered to be sustainably located.

Accessibility

Access is possible.

Total Completions

0

Other Information

Losses Completed

0

Brownfield / Greenfield

Mixed

Remaining Losses

0

Suitability

Suitable

Availability

Available - site owned by developer

Current Year

15

Achievability

Achievable

Years 1-5

2

Deliverability

Deliverable

Years 6-10

0

Development Progress

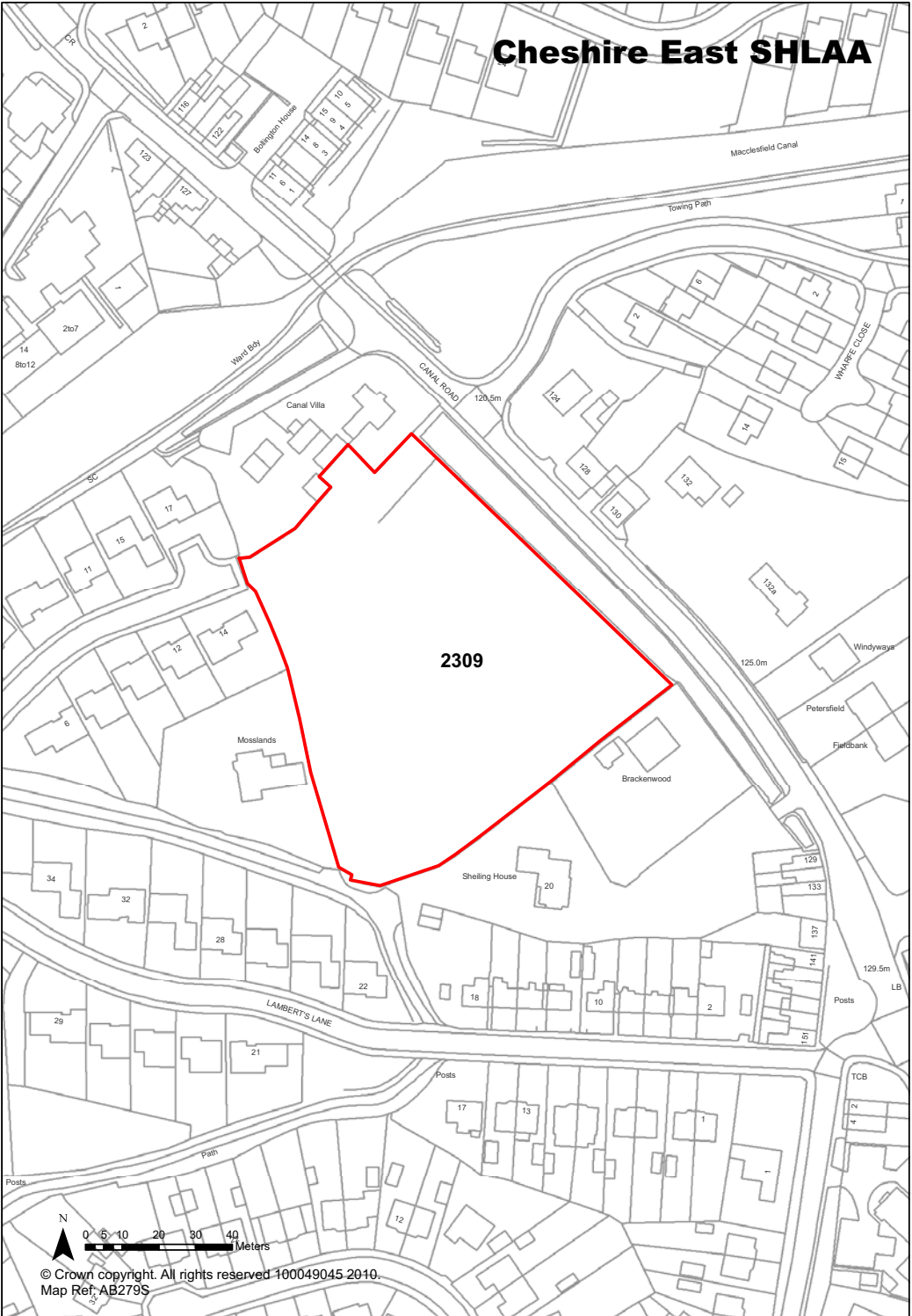
Under Construction

Years 11-15

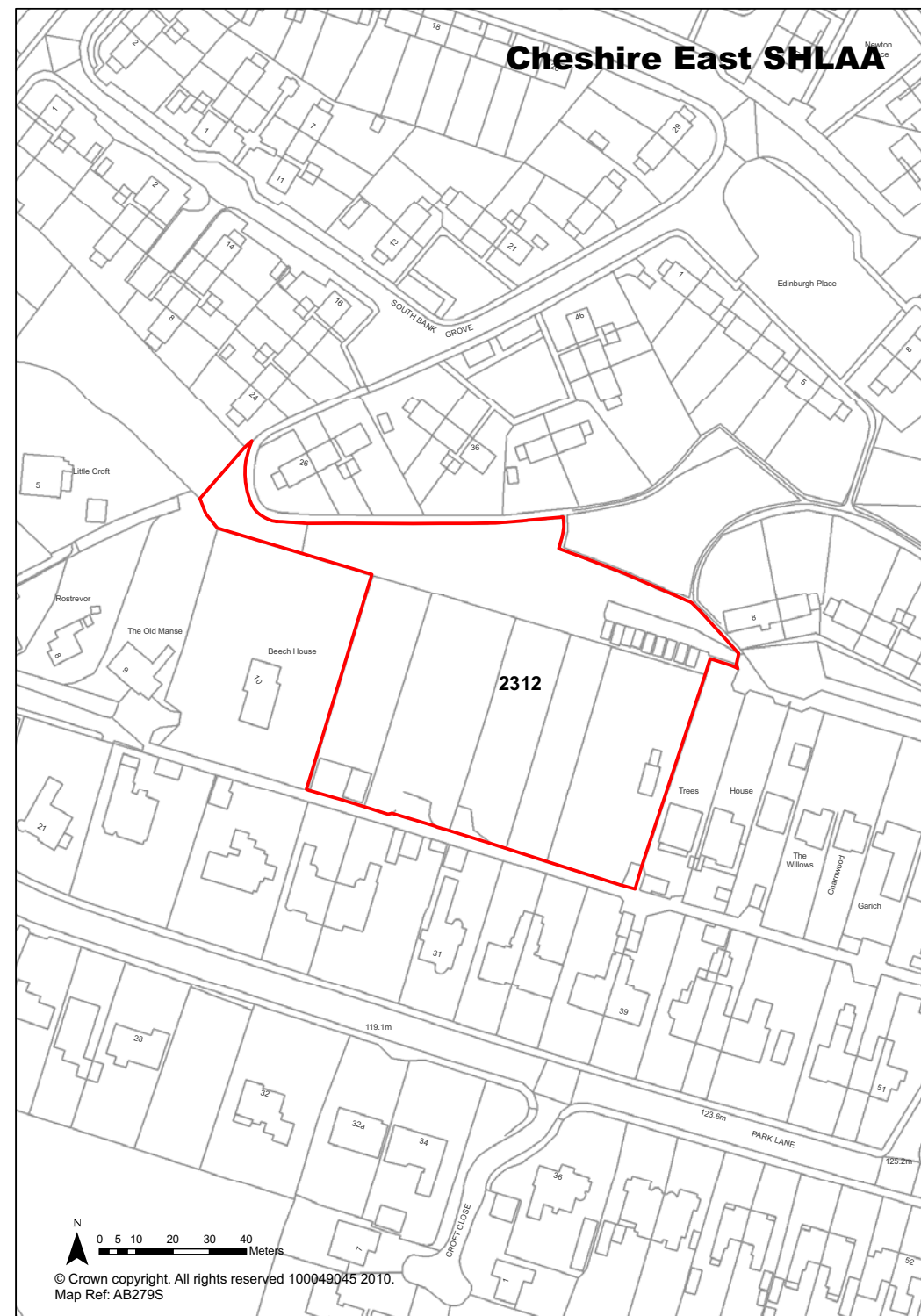
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Application Number:

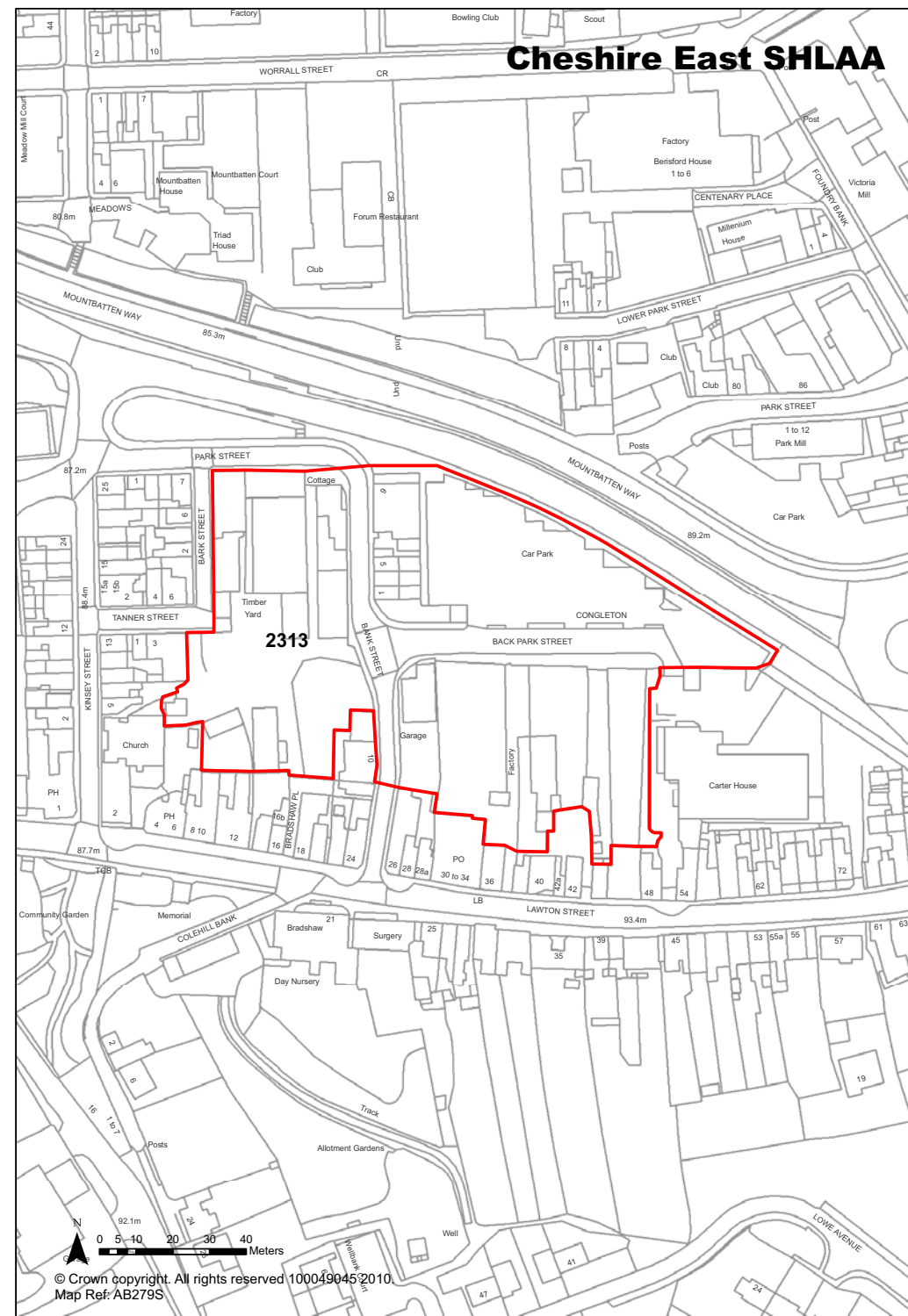
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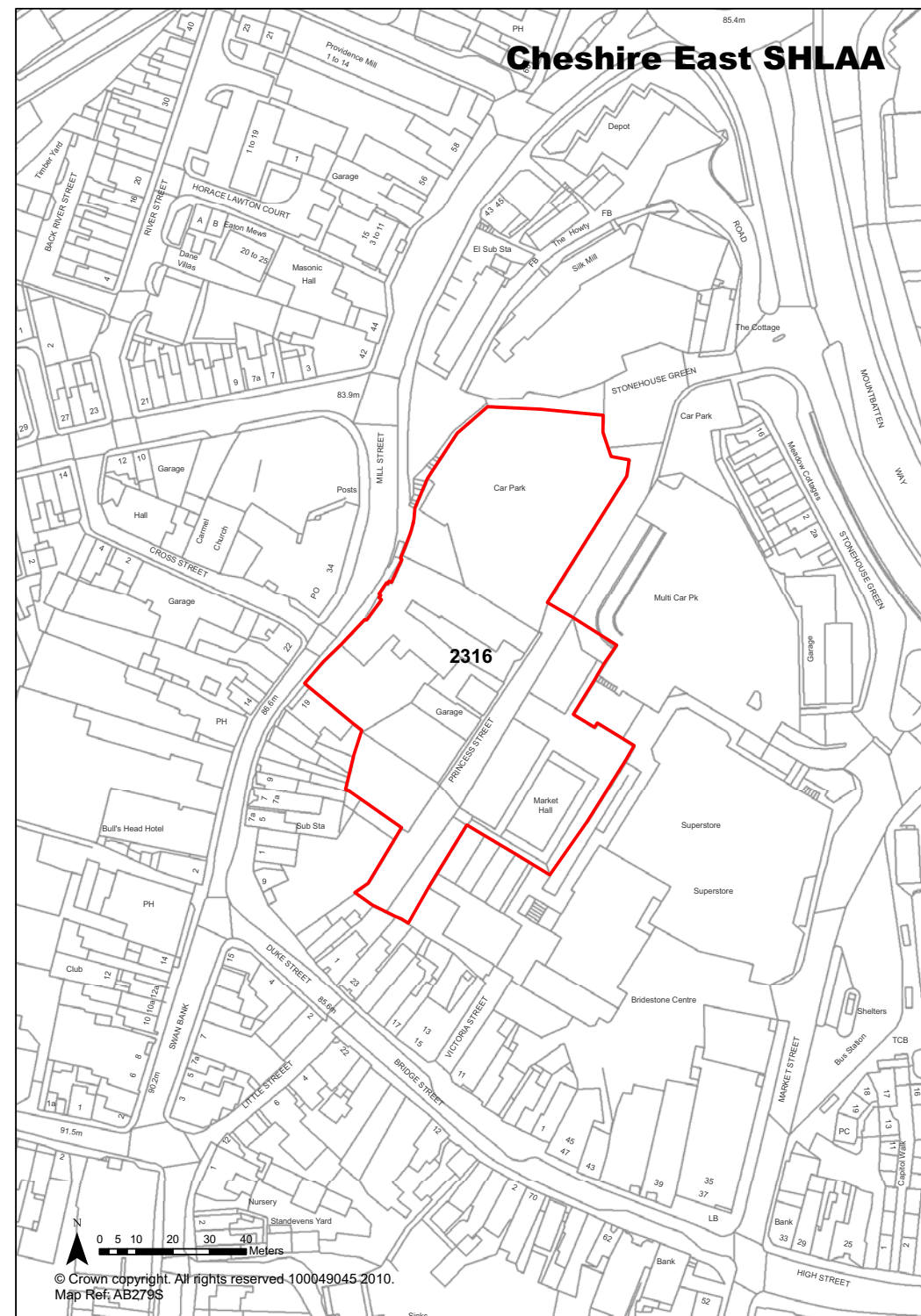
Ref	2312	Site Address	Rear of 27-31 Park Lane, Congleton	
Town / Rural	Congleton	Easting	386657	Northing 362724
Site Description	Gardens with garages present on site		Site Size Net (Ha)	0.83
Character of Area	Generally residential		Potential Capacity	12
Surrounding Land Uses	Generally residential		Potential Net Capacity	12
Physical Constraints	Flood Zone 1 - Little or no risk. Access improvements needed. TPOs and vegetation, loss of open space. Site within Conservation Area. Buildings on site, slight slope.			
Policy Restrictions	Within Congleton SZL. Surface water runoff to be calculated in accordance with Environment Agency guidelines for greenfield sites.		Potential Density	14.46
Managing Constraints	Access improvements needed. Consideration of Conservation Area and biodiversity. Air quality assesment may be required (size of development, proximity to AQMA).		Determination of Capacity	Based on current application.
Sustainability	Greenfield site is within walking distance of bus stops.			
Accessibility	Access improvements needed.		Total Completions	0
Other Information	Cash point 900m, bus stop 200m, leisure facilities 1000m, medical centre 800m, playground 800m, post office 1000m, public park 1200m, railway station 800m, grocers 900m.		Losses Completed	0
Brownfield / Greenfield	Greenfield		Remaining Losses	0
Suitability	Suitable			
Availability	Available - site on the market		Current Year	0
Achievability	Achievable		Years 1-5	12
Deliverability	Deliverable		Years 6-10	0
Development Progress	Awaiting S106		Years 11-15	0
Application Number:	11/1484C			



Ref	2313	Site Address	Land at Bank Street, Congleton	
Town / Rural	Congleton	Easting	386156	Northing 362918
Site Description	Mixed use town centre site, including car park and commercial development. Former scrap yard, garage & timber yard present on site.	Site Size Net (Ha)	1.09	
Character of Area	Town centre	Potential Capacity	20	
Surrounding Land Uses	Town centre uses	Potential Net Capacity	20	
Physical Constraints	Flood Zone 1 - Little or no risk, buildings on site, appears generally flat. Potential contaminated site, located within 250m of landfill. Trees on site.			
Policy Restrictions	Within Congleton SZL. Within Town Centre. Allocated as a mixed use development in the Local Plan. Part of the site is identified as having archaeological potential. Southern edge of the site may include part of the Conservation Area. There is at least one Listed Building within the site at 9 Park Street.	Potential Density	18.35	
Managing Constraints	Consultation with Contaminated Land Officer. Consideration of biodiversity. Air quality assesment may be required (size of development, proximity to AQMA).	Determination of Capacity	Based on mixed town centre site.	
Sustainability	Site is considered sustainable,			
Accessibility	Site is considered accessible.	Total Completions	0	
Other Information	Cash point 200m, bus stop 200m, leisure facilities 300m, medical centre 200m, amenity area 100m, post office 600m, public park 400m, railway station 1300m, grocers 400m.	Losses Completed	0	
Brownfield / Greenfield	Brownfield	Remaining Losses	0	
Suitability	Suitable			
Availability	Marginal / Uncertain	Current Year	0	
Achievability	Achievable	Years 1-5	0	
Deliverability	Developable	Years 6-10	20	
Development Progress	SHLAA Site - Mixed Use Allocation	Years 11-15	0	
Application Number:	None			



Ref	2316	Site Address	Land at Princess Street, Congleton		
Town / Rural	Congleton	Easting	385821	Northing	363040
Site Description	Car park and mixed use buildings - Retail, car park, garage. Desk top study already received.	Site Size Net (Ha)	0.51		
Character of Area	General town centre uses.	Potential Capacity	21		
Surrounding Land Uses	General town centre uses including some residential	Potential Net Capacity	21		
Physical Constraints	Part of the site lies in flood zone 2 and in zone 3. Site is over several levels. With Princess Street currently lower than Bridge street. Access may be an issue. Adjacent to listed building. Buildings, trees and shrubs on site. Located on potnetial contaminated site, within 250m of landfill. Potential air quality issues.				
Policy Restrictions	Within Congleton SZL. Within Town Centre. Allocated for Retail uses within the Local Plan. Area of Archaeological Potential. Within Principal Shopping Area.	Potential Density	41.18		
Managing Constraints	Consideration of archaeological potential and biodiversity. Consultation with Contaminated Land Officer. Air quality assesment may be required (size of development, proximity to AQMA).	Determination of Capacity	Density multiplier-sustainable development		
Sustainability	Site is considered highly sustainable.				
Accessibility	Access is possible.	Total Completions	0		
Other Information	Cash machine 50m, bus stop 100m, lesiure facilities 400m, medical centre 200m, amenity area 400m, post office 200m, public park 500m, railway station 1700m, grocers 50m.	Losses Completed	0		
Brownfield / Greenfield	Brownfield	Remaining Losses	0		
Suitability	Suitable				
Availability	Not 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:					



Ref2317

Site Address

Land east of Eaton Bank, Congleton

Deliverability	Developable	Years 6-10	90
Development Progress	SHLAA Site	Years 11-15	0
Application Number:			

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Ref	2318	Site Address	CEC Depot, Brunswick Wharf, Brook Street, Congleton	
Town / Rural	Congleton	Easting	386582	Northing 363410
Site Description	Council depot. Old brickworks and brickfield located on site.		Site Size Net (Ha)	0.68
Character of Area	Mostly commercial and industrial. Some residential to the south west.		Potential Capacity	21
Surrounding Land Uses	Mostly commercial and industrial. Some residential to the south west.		Potential Net Capacity	21
Physical Constraints	Flood Zone 1 - Little or no risk. Buildings on site, appears generally flat. Located on potential contaminated site. Tress to border. Potential air quality issues.			
Policy Restrictions	Within SZL for Congleton. Area of Protected Open Space to the south of the site. Material recycling/bulking facility in Structure Plan.		Potential Density	30.88
Managing Constraints	Consultation with Contaminated Land Officer. Consideration of biodiversity. Air quality assesment may be required (size of development, proximity to AQMA).		Determination of Capacity	Density multiplier
Sustainability	Site is considered sustainable.			
Accessibility	Access is possible.		Total Completions	0
Other Information	Cash point 500m, bus stop 200m, leisure facilities 400m, medical centre 600m, playground 600m, post office 900m, public park 400m, railway station 1700m, grocers 500m.		Losses Completed	0
Brownfield / Greenfield	Brownfield		Remaining Losses	0
Suitability	Suitable			
Availability	Available - Medium Term		Current Year	0
Achievability	Achievable		Years 1-5	0
Deliverability	Developable		Years 6-10	21
Development Progress	SHLAA Site		Years 11-15	0
Application Number:				

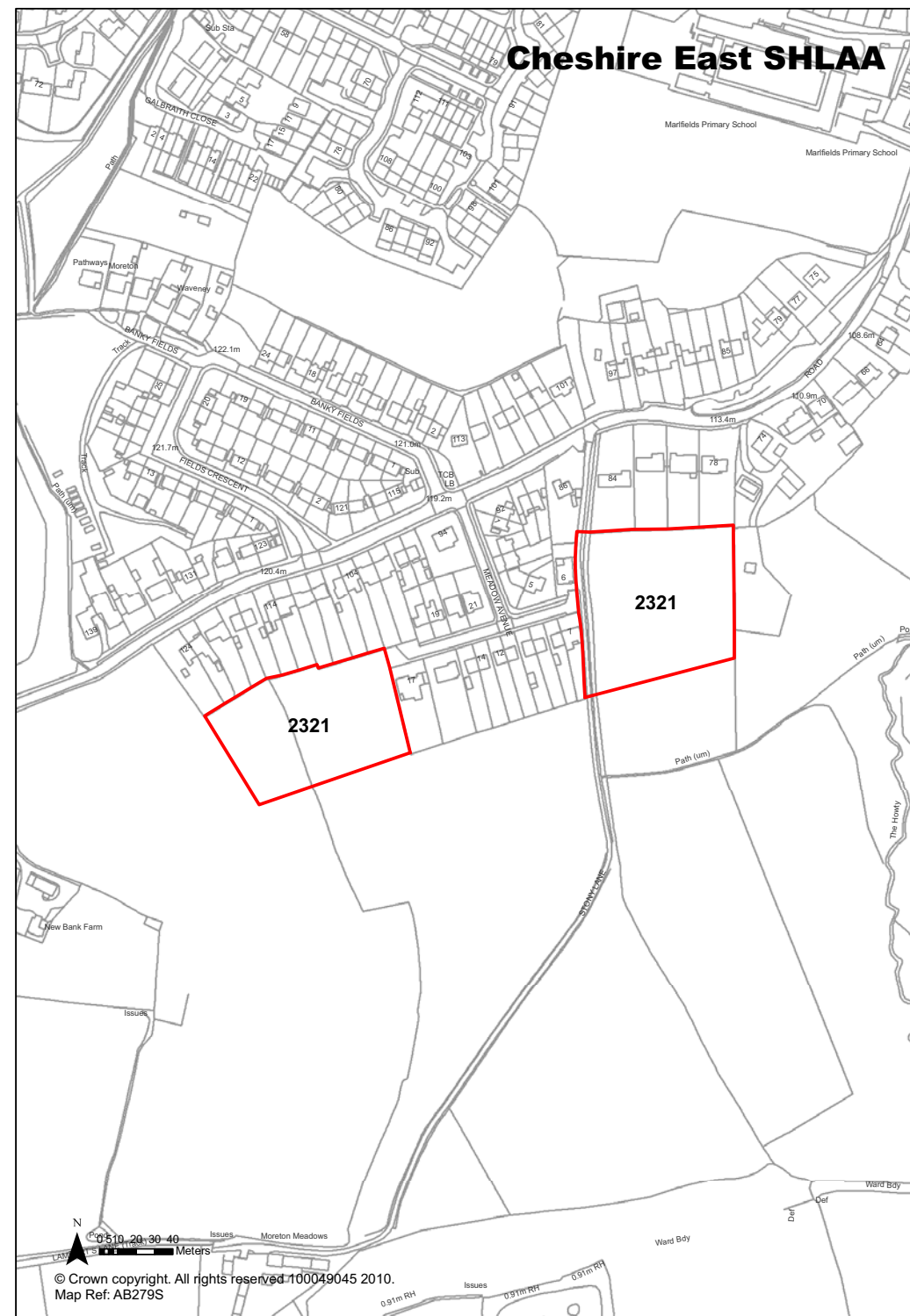


Ref 2319 Site Address Rear of 56 Sandbach Road, Congleton

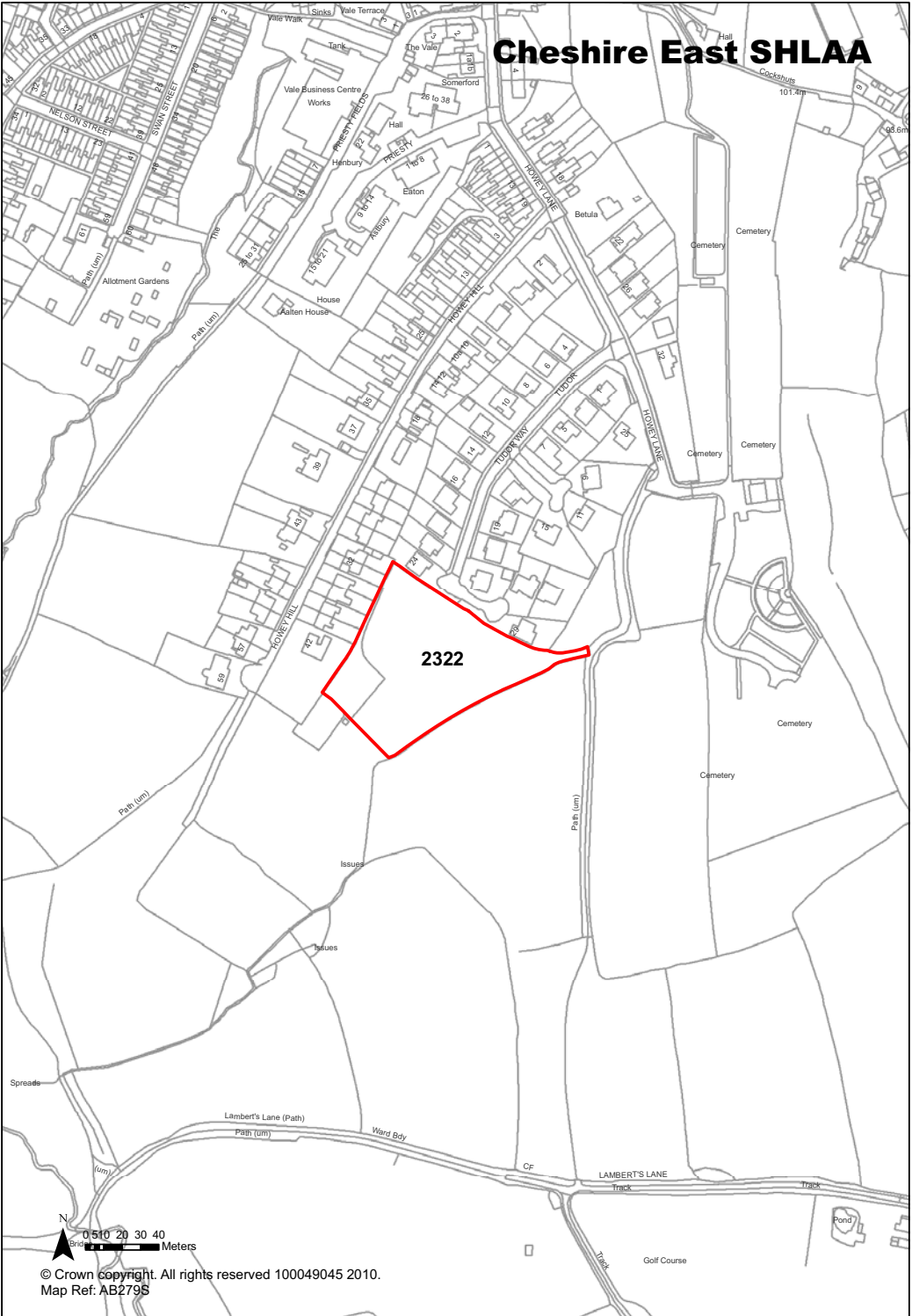
Town / Rural	Congleton	Easting	383905	Northing	363137
Site Description	Garden land.	Site Size Net (Ha)	0.32		
Character of Area	Generally residential.	Potential Capacity	10		
Surrounding Land Uses	Generally residential.	Potential Net Capacity	10		
Physical Constraints	Flood Zone 1 - Little or no risk. TPOs on parts of the site. Pond on site. Site appears flat. Potential air quality issues.				
Policy Restrictions	Within Congleton SZL. 56 Sandbach Road is a listed building. Surface water runoff to be calculated in accordance with Environment Agency guidelines for greenfield sites.	Potential Density	31.25		
Managing Constraints	Consideration of Listed Building and biodiversity. Production of a Protected Species Survey. Air quality assesment may be required (size of development, proximity to AQMA).	Determination of Capacity	Density multiplier		
Sustainability	Site is within walking distance of a bus stop and local shops.				
Accessibility	Access is possible.	Total Completions	0		
Other Information	Cash point 500m, bus stop 400m, leisure facilities 2600m, medical centre 1800m, playground 600m, post office 500m, public park 2400m, railway station 4000m, grocers 500m.	Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Suitable				
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	2321	Site Address	Land off Meadow Avenue, Congleton			
Town / Rural	Congleton - Edge / Extension		Easting	385427	Northing	362362
Site Description	Agricultural land.		Site Size Net (Ha)		1.27	
Character of Area	Residential and Open Countryside		Potential Capacity		39	
Surrounding Land Uses	Residential and Open Countryside		Potential Net Capacity		39	
Physical Constraints	Flood Zone 1 - Little or no risk. Potential for ransom strip to created at access point. Footpath along part of the site's border. No buildings on site, appears generally flat. Trees and hedges to border. Potential air quality issues.					
Policy Restrictions	Open Countryside. Surface water runoff to be calculated in accordance with Environment Agency guidelines for greenfield sites.		Potential Density		30.71	
Managing Constraints	Consideration of public footpath and biodiversity. Air quality assesment may be required (size of development, proximity to AQMA).		Determination of Capacity		Density multiplier	
Sustainability	Greenfield site on edge of settlement.					
Accessibility	Access may be an issue.		Total Completions		0	
Other Information	Cash point 900m, bus stop 300m, leisure facilities 1400m, medical centre 1000m, amenity land 300m, post office 1000m, public park 1400m, railway station 2700m, grocers 900m.		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		39	
Development Progress	SHLAA Site		Years 11-15		0	
Application Number:						



Town / Rural	Congleton - Edge / Extension	Easting	383858	Northing	363624
Site Description	Grazing land.		Site Size Net (Ha)	0.66	
Character of Area	Open countryside and edge of settlement.		Potential Capacity	16	
Surrounding Land Uses	Residential to north, agriculture and grazing to south.		Potential Net Capacity	16	
Physical Constraints	Flood Zone 1 - Little or no risk. Trees and hedges, open countryside. No buildings on site, appears flat. Potential air quality issues.				
Policy Restrictions	Within Open Countryside. Area of special control for adverts. Surface water runoff to be calculated in accordance with Environment Agency guidelines for greenfield sites.		Potential Density	24.24	
Managing Constraints	Consideration of biodiversity. Air quality assesment may be required (size of development, proximity to AQMA).		Determination of Capacity	Based on current permission	
Sustainability	Greenfield site on edge of settlement, considered to be sustainably located.				
Accessibility	Access is possible.		Total Completions	0	
Other Information	Site suggested as part of 'Call for Sites'		Losses Completed	0	
Brownfield / Greenfield	Greenfield		Remaining Losses	0	
Suitability	Suitable				
Availability	Available		Current Year	0	
Achievability	Achievable		Years 1-5	16	
Deliverability	Deliverable		Years 6-10	0	
Development Progress	Awaiting S106		Years 11-15	0	
Application Number:	11/4434C				



Ref	2325	Site Address	Land off Brookhouse Road,Sandbach
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Town / Rural	Sandbach	Easting	375900	Northing	360650
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Site Description	Vacant land.	Site Size Net (Ha)	0.41
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Character of Area	Land on fringe of central area.	Potential Capacity	12
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Surrounding Land Uses	Mainly residential and commercial.	Potential Net Capacity	12
Physical Constraints	Flood Zone 1 - Little or no risk.		

Physical Constraints	Flood Zone 1 - Little or no risk. Woodland on boundaries. Building on site, slight slope to site.	Capacity	
Policy Restrictions	Within the SZL of Sandbach. Retail allocation in Local Plan. Conservation	Potential Density	29.27

Policy Restrictions	Within the SZL of Sandbach. Retail allocation in Local Plan, Conservation Area and Area of Archeological Potential. Adjacent to listed buildings. Surface water runoff to be calculated in accordance with Environment Agency guidelines for greenfield sites	Potential Density	29.27
Managing Constraints	Consideration of historic environment and biodiversity.	Determination of Capacity	Density multiplier and Based on development above retail premises.

Sustainability	Site is considered sustainable.		
Accessibility	Site is considered accessible.	Total Completions	0

Other Information	Losses Completed	0
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Brownfield / Greenfield	Greenfield	Remaining Losses	0
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Suitability	Suitable
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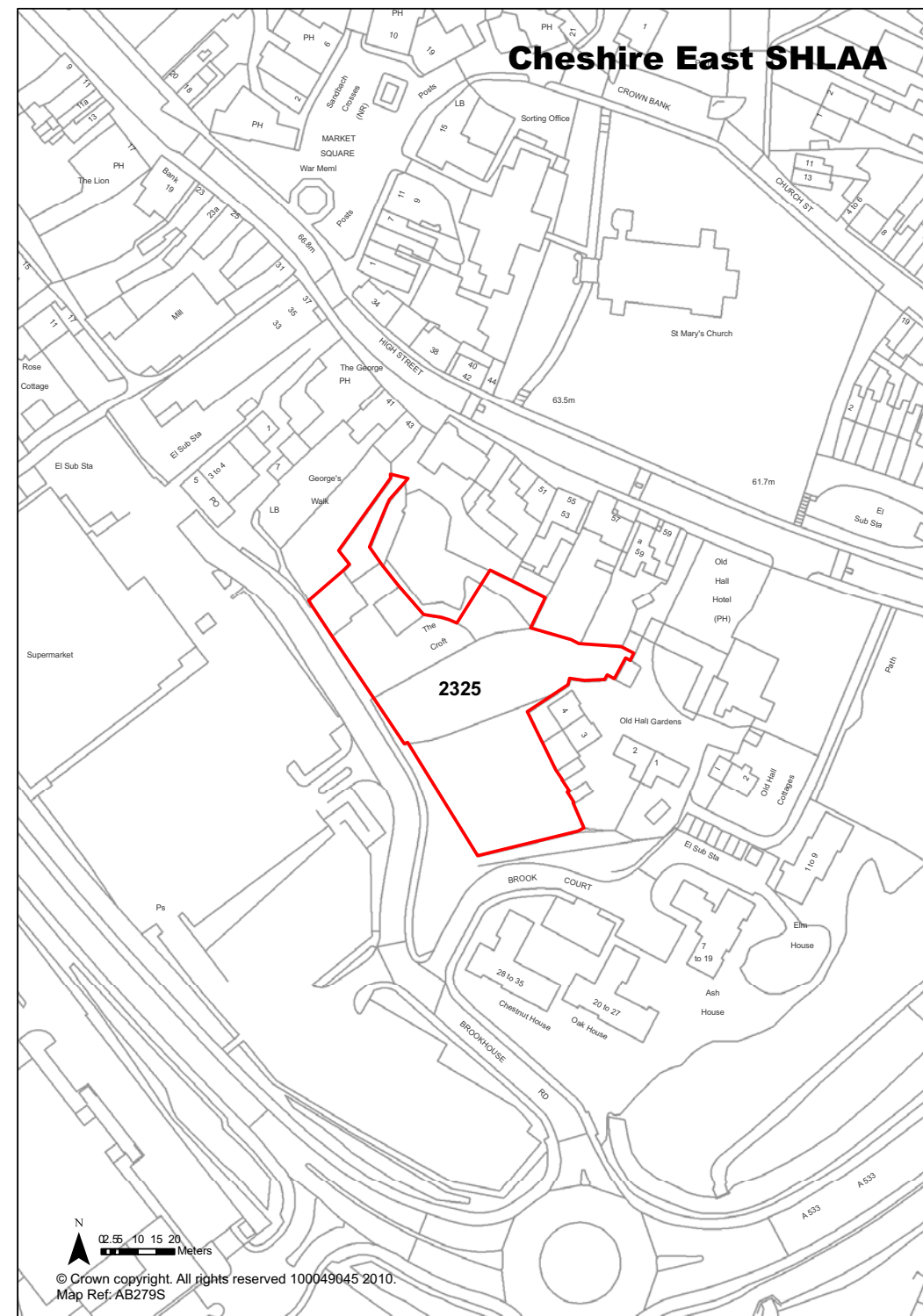
Availability	Marginal / Uncertain	Current Year	0
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Achievability	Achievable	Years 1-5	0
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Deliverability	Developable	Years 6-10	12
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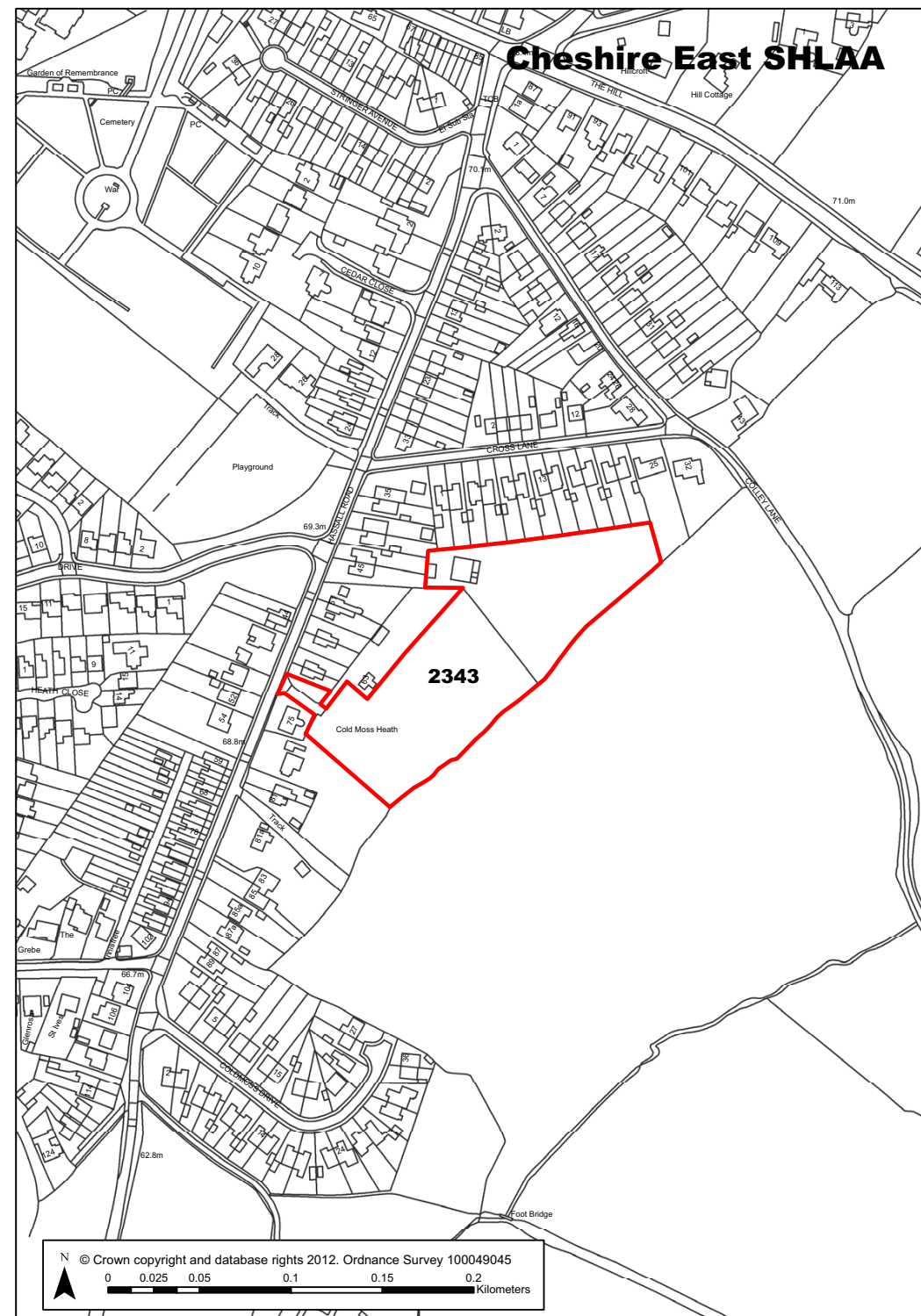
Development Progress	SHLAA Site	Years 11-15	0
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Application Number:



Ref	2343	Site Address	Land off Hassall Road, Sandbach
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Town / Rural	Sandbach - Edge / Extension	Eastings	367496	Northing	360152
Site Description	Agricultural/grazing land adjacent to builders yard.		Site Size	Net (Ha)	1.29
Character of Area	Open countryside and residential.		Potential Capacity		39
Surrounding Land Uses	Open countryside and residential.		Potential Net Capacity		39
Physical Constraints	Flood Zone 1 - Little or no risk. Site appears generally flat with some constructions apparent. Located on potential contaminated site. Trees and hedges to boundary.				
Policy Restrictions	Within Open Countryside and Area of special control for adverts. Surface water runoof should be calculated in accordance with Environment Agency guidelines.		Potential Density		30.23
Managing Constraints	Consultation with Contaminated Land Officer. Consideration of biodiversity.		Determination of Capacity		Based on curent permission.
Sustainability	Site is in close proximity to a bus route..				
Accessibility	Site is considered accessible.		Total Completions		0
Other Information	Site has been suggested through the 'Call for Sites' process.		Losses Completed		0
Brownfield / Greenfield	Greenfield		Remaining Losses		0
Suitability	Suitable				
Availability	Available - site owned by developer		Current Year		0
Achievability	Achievable		Years 1-5		39
Deliverability	Deliverable		Years 6-10		0
Development Progress	Full Permission		Years 11-15		0
Application Number:	12/1998C				

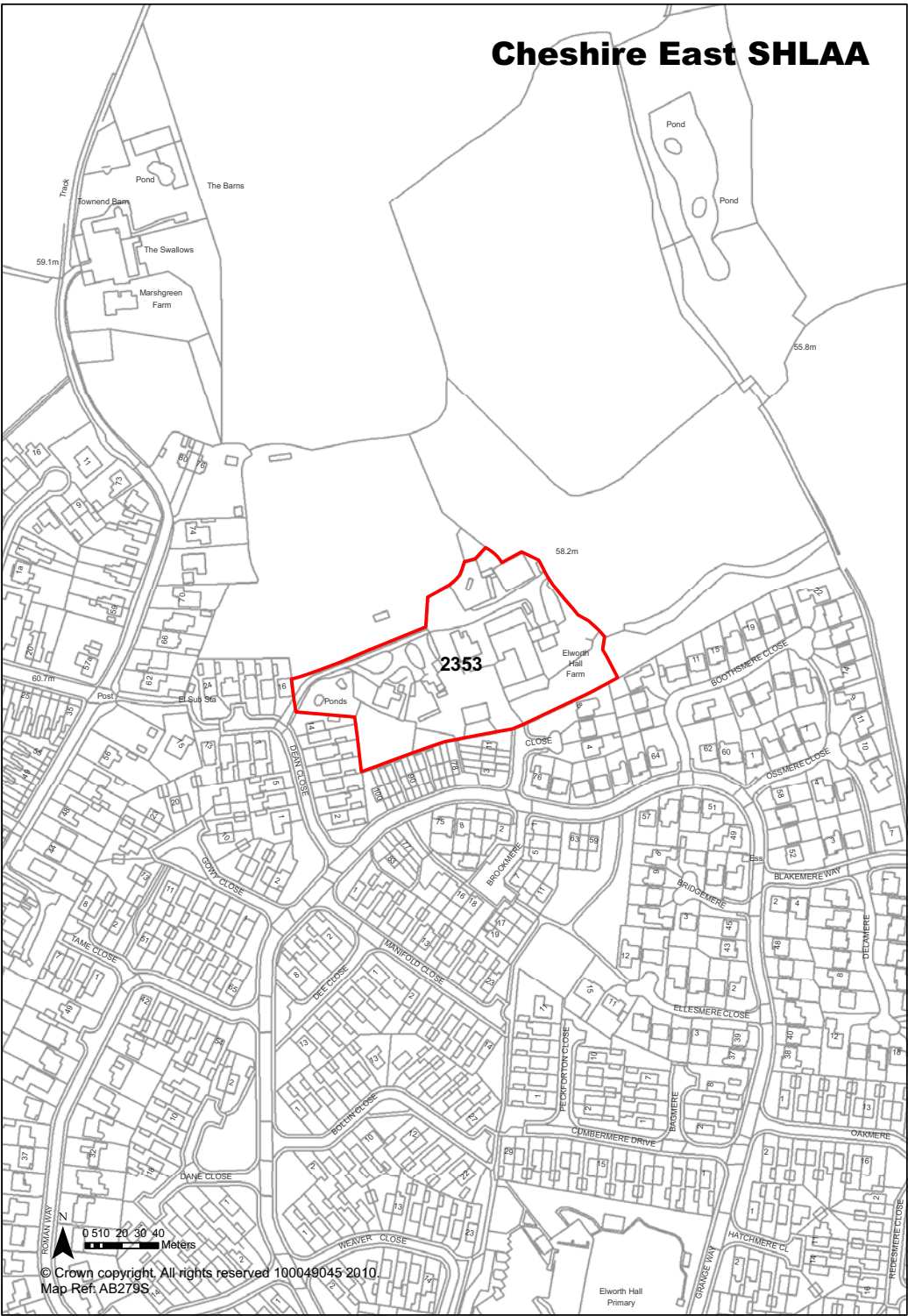


Ref2353

Site Address

Land at Elworth Hall Farm,Dean Close,
Elworth, Sandbach

Town / Rural	Sandbach - Edge / Extension	Easting	374336	Northing	361690
Site Description	Site consists of a farm, farmhouse and large garden area.	Site Size Net (Ha)	1.09		
Character of Area	Generally housing to the south and west, agricultural to the north and east.	Potential Capacity	25		
Surrounding Land Uses	Generally housing to the south and west, agricultural to the north and east.	Potential Net Capacity	24		
Physical Constraints	Flood Zone 1 - Little or no risk. TPO on site. Historical landfill on site - gas monitoring required. Buildings on site, appears generally flat. Potential air quality issues.				
Policy Restrictions	Within Sandbach SZL. Within Albion Inorganic Chemicals Outer consultation zone. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Potential Density	22.94		
Managing Constraints	Consultation with landscape officers and Contaminated Land Officer. Consideration of biodiversity. Air quality assesment may be required (size of development, proximity to AQMA).	Determination of Capacity	Based on current permission		
Sustainability	Site is considered sustainable.				
Accessibility	Access is possible.	Total Completions	23		
Other Information		Losses Completed	1		
Brownfield / Greenfield	Mixed	Remaining Losses	0		
Suitability	Suitable				
Availability	Available	Current Year	15		
Achievability	Achievable	Years 1-5	10		
Deliverability	Deliverable	Years 6-10	0		
Development Progress	Under Construction	Years 11-15	0		
Application Number:	10/2006C				



Ref2354

Site AddressFormer First Carton, Sutherland Works,
Bromley Road, Congleton

Town / RuralCongleton

Easting386716

Northing363333

Site Description

Redundant factory complex.

Site Size Net (Ha)1.87

Character of Area

Residential to south and east.
Generally indsutrial and commercial to
the north and west.

Potential Capacity63

Surrounding Land Uses

Residential to south and east.
Generally indsutrial and commercial to
the north and west.

Potential Net
Capacity63

Physical Constraints

Flood Zone 1 - Little or no risk. Access
constraints, trees and vegetation and
overlooking boundaries. Possible
contamination. Buildings on site, slope
to site from Bromley Road. Potential
air quality issues.

Policy Restrictions

Site is within the SZL for Congleton.

Potential Density33.69

Managing Constraints

Access issues addressed through
consultation with Highways.
Consultation with Contaminated Land
Officer. Consideration of biodiversity.
Air quality assesment may be required
(size of development, proximity to
AQMA).

Determination of
CapacityBased on
current
application.

Sustainability

Site is considered sustainable.

Accessibility

Access issues addressed through
consultation with Highways.

Total Completions0

Other Information

Losses Completed0

Brownfield / Greenfield

Brownfield

Remaining Losses0

Suitability

Suitable

Availability

Available - site owned by developer

Current Year0

Achievability

Achievable

Years 1-563

Deliverability

Deliverable

Years 6-100

Development Progress

Awaiting S106

Years 11-150

Application Number:

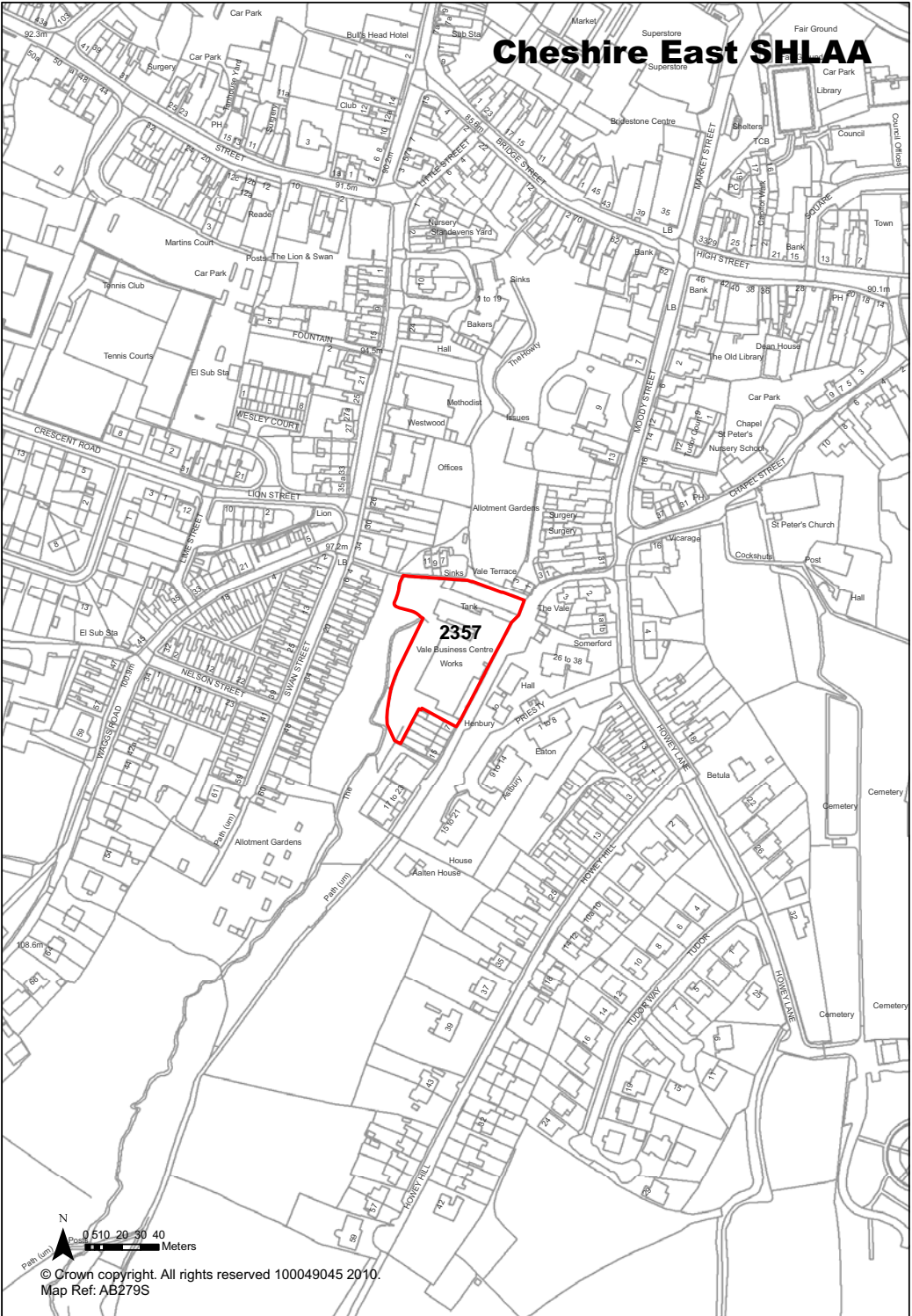
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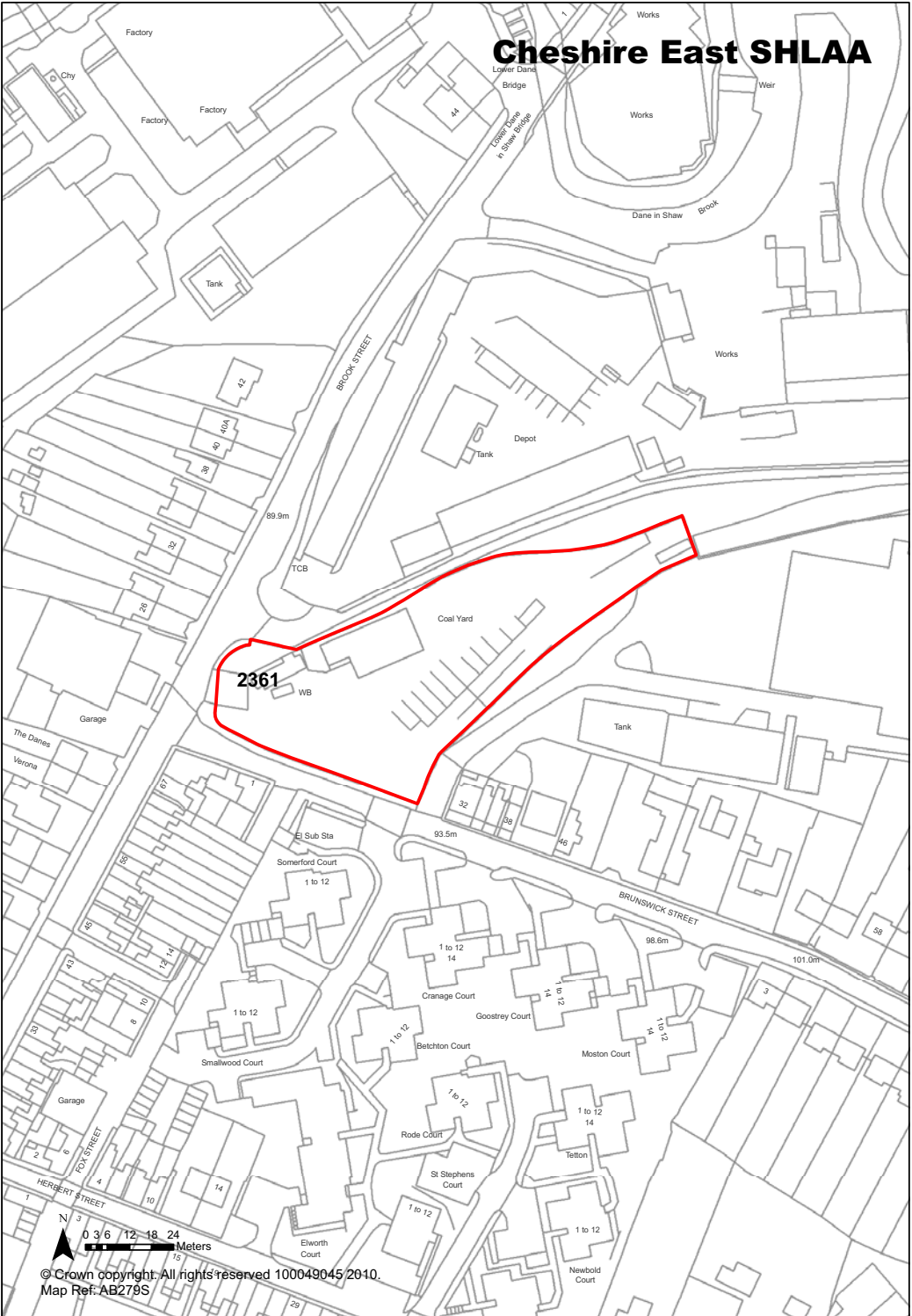
Ref	2355	Site Address	Former Texaco Garage, Congleton Road, Sandbach	
Town / Rural	Sandbach	Easting	375980	Northing 361088
Site Description	Former Depot and Petrol station.		Site Size Net (Ha)	0.41
Character of Area	Generally residential but also includes the fire and ambulance stations. Just on the edge of the town centre.		Potential Capacity	17
Surrounding Land Uses	Generally residential but also includes the fire and ambulance stations. Just on the edge of the town centre.		Potential Net Capacity	17
Physical Constraints	Flood Zone 1 - Little or no risk. Hard standing on site. Levels are flat. SI undertaken, contamination on site.			
Policy Restrictions	Within Sandbach SZL and Town Centre.		Potential Density	41.46
Managing Constraints	Consultation with Contaminated Land Officer.		Determination of Capacity	Density multiplier - sustainable development
Sustainability	Site considered sustainable.			
Accessibility	Site considered accessible.		Total Completions	0
Other Information	Have been 2 applications on site for retirement apartments, both refused, one for 54 dwgs and one for 53dwgs.		Losses Completed	0
Brownfield / Greenfield	Brownfield		Remaining Losses	0
Suitability	Suitable			
Availability	Available - site owned by developer		Current Year	0
Achievability	Achievable		Years 1-5	0
Deliverability	Developable		Years 6-10	17
Development Progress	SHLAA Site		Years 11-15	0
Application Number:				



Ref	2357	Site Address	Nortek, Vale Business Centre, Priestly Fields, Congleton			
Town / Rural	Congleton		Easting	385769	Northing	362668
Site Description	Industrial site. Historically Vale Mill.			Site Size Net (Ha)	0.39	
Character of Area	Generally residential			Potential Capacity	12	
Surrounding Land Uses	Wider area is residential. Woodland and Howty Brook to the west.			Potential Net Capacity	12	
Physical Constraints	TPOs to rear of site, wildlife corridor, could affect the setting of listed buildings, footpath adjacent to site, within Flood Zone 3. Wider road network may need improvements. Building on site, appears flat. Located on potential contaminated site. Potential aor quality issues.					
Policy Restrictions	Within Congleton SZL. Adjacent to a TPO area.			Potential Density	30.77	
Managing Constraints	Access issues addressed through consultation with Highways. Consideration of biodiversity and listed building setting. Consultation with Contaminated Land Officer. Production of a Flood Risk Assessment. Air quality assesment may be required (size of development, proximity to AQMA).			Determination of Capacity	Density multiplier	
Sustainability	Site is considered sustainable.					
Accessibility	Access issues addressed through consultation with Highways.			Total Completions	0	
Other Information	Recent planning application for a care home withdrawn to allow for amendments to the scale of the development.			Losses Completed	0	
Brownfield / Greenfield	Brownfield			Remaining Losses	0	
Suitability	Suitable					
Availability	Marginal / Uncertain			Current Year	0	
Achievability	Achievable			Years 1-5	0	
Deliverability	Developable			Years 6-10	12	
Development Progress	SHLAA Site			Years 11-15	0	
Application Number:						



Ref	2361	Site Address	Coalyard, junction of Brunswick Street and Brook Street, Congleton		
Town / Rural	Congleton	Easting	386552	Northing	363350
Site Description	Coalyard.	Site Size Net (Ha)	0.41		
Character of Area	Commercial and residential	Potential Capacity	17		
Surrounding Land Uses	Commercial and residential	Potential Net Capacity	17		
Physical Constraints	Zone 1 - Little or no risk. Contamination likely. Buildings on site, appears flat. Potential of small explosion or fire risk. Trees to border. Potential air quality issues.	Potential Density	41.46		
Policy Restrictions	Within the SZL of Congleton.	Determination of Capacity	Density multiplier - sustainable development		
Managing Constraints	Contamination issues addressed by consultation with Contaminated Land Officer. Consideration of biodiversity. Air quality assesment may be required (size of development, proximity to AQMA).	Total Completions	0		
Sustainability	Site is considerd sustainable.	Losses Completed	0		
Accessibility	Site is considerd accessible.	Remaining Losses	0		
Other Information	RPO SSA rep 436	Current Year	0		
Brownfield / Greenfield	Brownfield	Years 1-5	17		
Suitability	Suitable	Years 6-10	0		
Availability	Available - site on the market	Years 11-15	0		
Achievability	Achievable				
Deliverability	Deliverable				
Development Progress	SHLAA Site				
Application Number:					



Ref

2362

Site Address

Oakes Pets Superstore, 28 Biddulph Road, Congleton

Town / Rural

Congleton

Easting

387305

Northing

362112

Site Description

Vacant yard at the rear of Oakes Pet Superstore. Historic use of depot.

Site Size Net (Ha)

0.55

Character of Area

Generally residential.

Potential Capacity

10

Surrounding Land Uses

Generally residential.

Potential Net Capacity

10

Physical Constraints

Zone 1 - Little or no risk. Trees, contamination may be an issue, within BWB consultation zone. Buildings on site, appears flat. Potential air quality issues.

Policy Restrictions

Within Congleton SZL.

Potential Density

18.18

Managing Constraints

Consultation with British Waterways. Consideration of biodiversity. Air quality assesment may be required (size of development, proximity to AQMA).

Determination of Capacity

Density multiplier and based on allowance for access to the site and to allow for an appropriate layout based on this access.

Sustainability

Site is considerd sustainable.

Accessibility

Site is considered accessible.

Total Completions

0

Other Information

Losses Completed

0

Brownfield / Greenfield

Brownfield

Remaining Losses

0

Suitability

Suitable

Availability

Marginal / Uncertain

Current Year

0

Achievability

Achievable

Years 1-5

0

Deliverability

Developable

Years 6-10

10

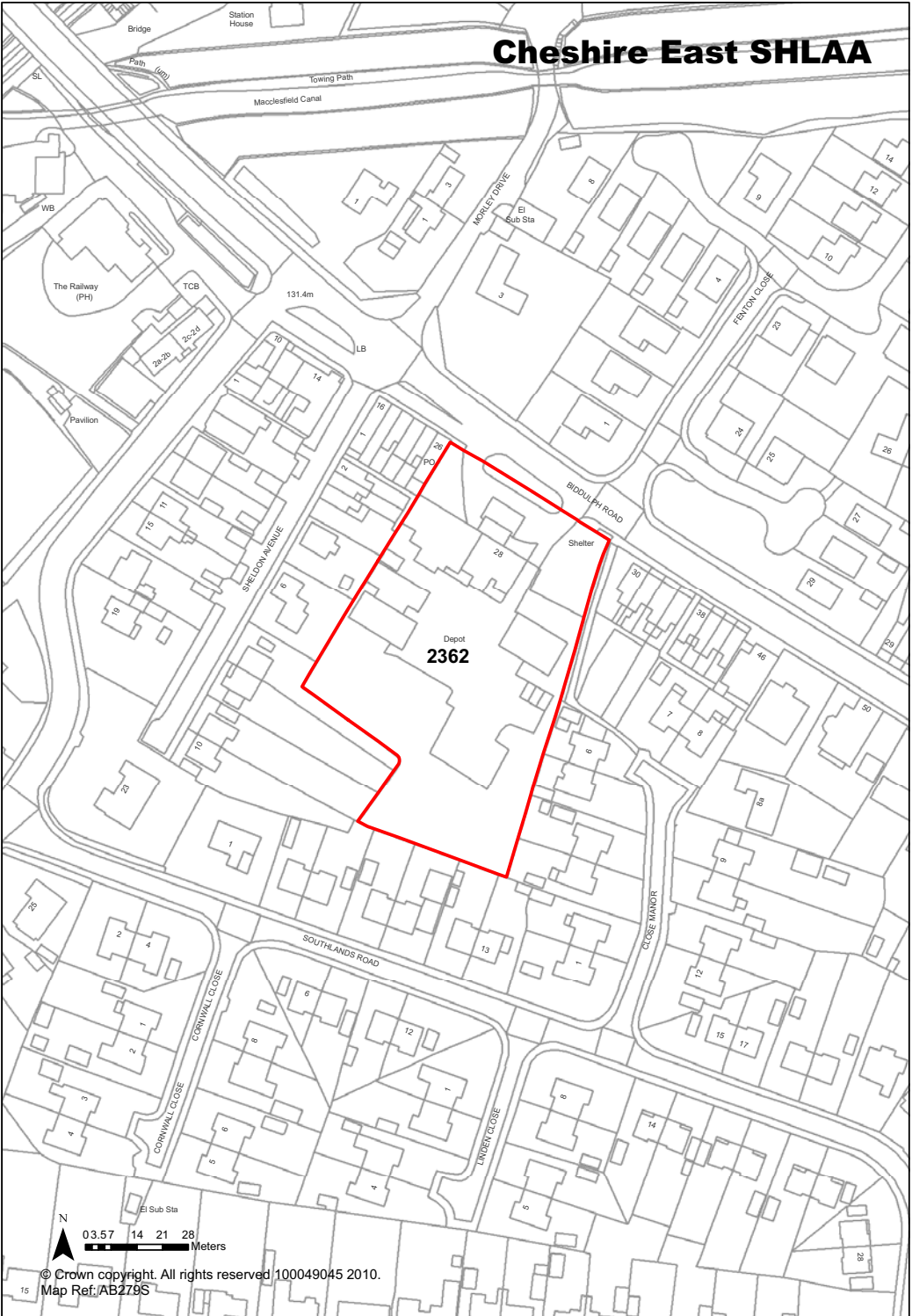
Development Progress

SHLAA Site

Years 11-15

0

Application Number:



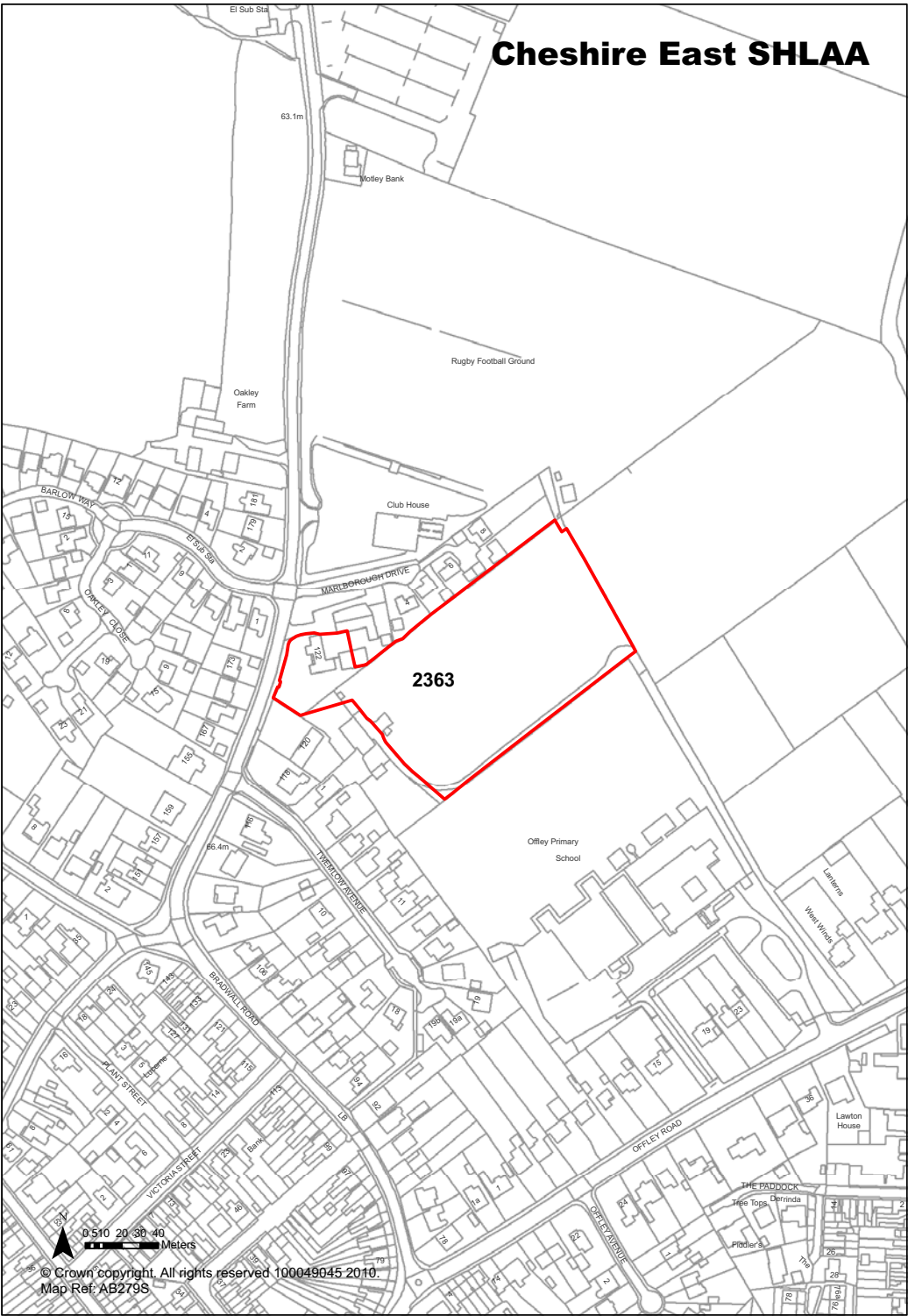
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2363

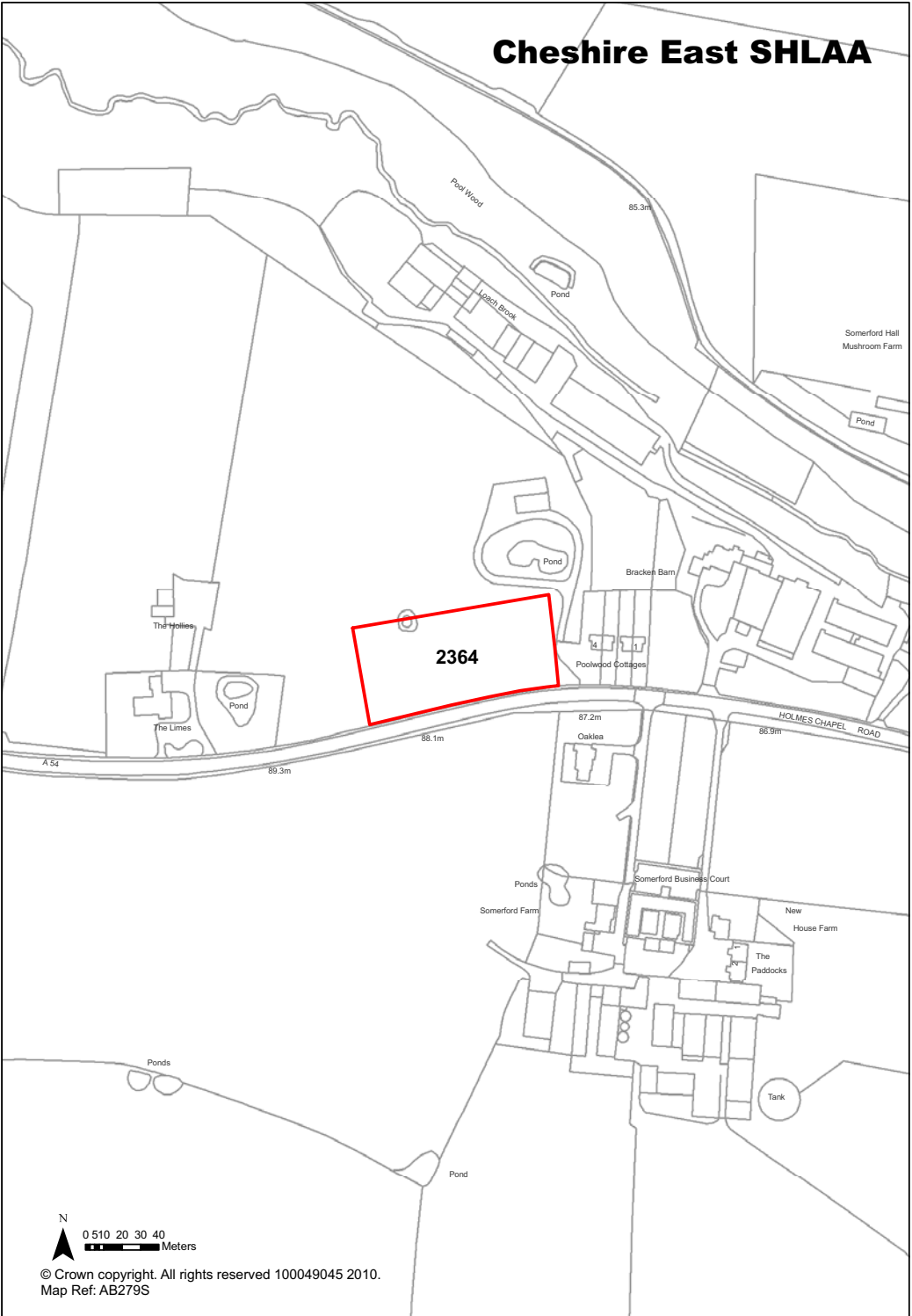
Site Address

122 Bradwall Road and Land to the Rear, Sandbach

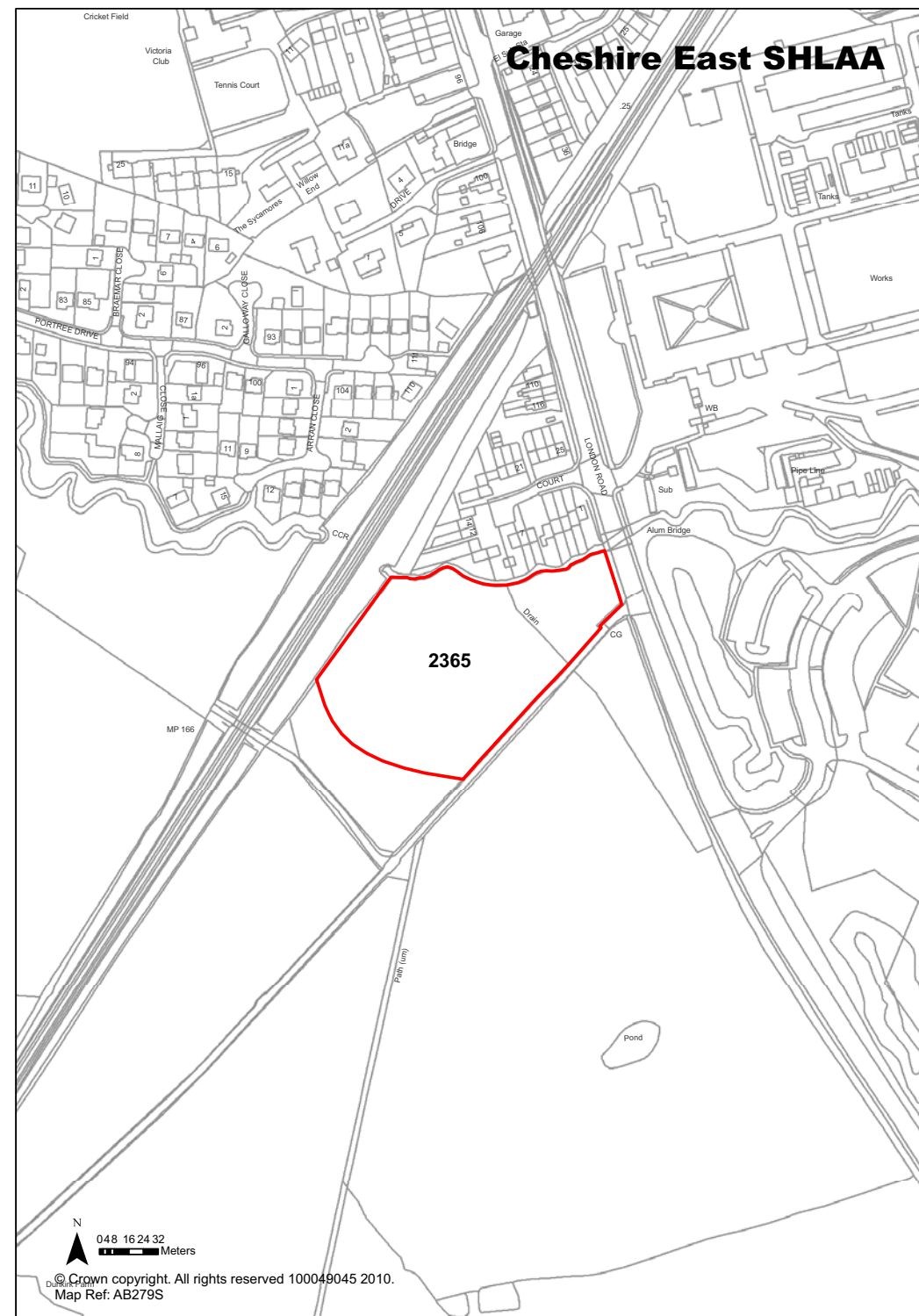
Town / Rural	Sandbach - Edge / Extension	Easting	375882	Northing	361655
Site Description	Residential and gardens and former grazing land.	Site Size Net (Ha)	1.35		
Character of Area	Residential and Open Countryside.	Potential Capacity	41		
Surrounding Land Uses	Residential and Open Countryside.	Potential Net Capacity	41		
Physical Constraints	Zone 1 - Little or no risk. Trees and hedges on edge of site. Residential property on site. Site appears flat. Footpath on site. Located on potential contaminated site.				
Policy Restrictions	Within Open Countryside, area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Potential Density	30.37		
Managing Constraints	Consideration of natural environment and accommodation or relocation of footpath. Consultation with Contaminated Land Officer.	Determination of Capacity	Density multiplier		
Sustainability	Site is considered fairly sustainable with access to public transport, local services and in close proximity to a school.				
Accessibility	Access is possible.	Total Completions	0		
Other Information	Site amended following 'Call for Sites'	Losses Completed	0		
Brownfield / Greenfield	Mixed	Remaining Losses	0		
Suitability	Suitable - with policy change				
Availability	Available - site owned by developer	Current Year	0		
Achievability	Achievable	Years 1-5	0		
Deliverability	Developable	Years 6-10	41		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:					



Ref	2364	Site Address	Poolwood Cottages, Holmes Chapel Road, Somerford	
Town / Rural	Rural	Easting	382242	Northing 364040
Site Description	Agricultural land		Site Size Net (Ha)	0.48
Character of Area	Open Countryside with some residential.		Potential Capacity	10
Surrounding Land Uses	Open Countryside with some residential.		Potential Net Capacity	10
Physical Constraints	Zone 1 - Little or no risk. No buildings apparent on site, slight slope. Tree present. Potential air quality issues.			
Policy Restrictions	Open Countryside. Site is within the Jodrell Bank Consultation Zone and area of special control for adverts. Surface water runoff to be calculated in accordance with Environment Agency guidelines.		Potential Density	20.83
Managing Constraints	Consultation with Jodrell Bank. Consideration of biodiversity. Air quality assesment may be required (size of development, proximity to AQMA).		Determination of Capacity	Based on part of site coming forward as a rural exception site. Density based on 'Call for Sites' suggestion.
Sustainability	Site is not considered sustainable although it is in close proximity to a bus route.			
Accessibility	Site is accessible.		Total Completions	0
Other Information	Site suggested as part of 'Call for Sites'.		Losses Completed	0
Brownfield / Greenfield	Greenfield		Remaining Losses	0
Suitability	Suitable - with policy change			
Availability	Available - site owned by developer		Current Year	0
Achievability	Achievable		Years 1-5	0
Deliverability	Developable		Years 6-10	10
Development Progress	SHLAA Site		Years 11-15	0
Application Number:	09/1663C			



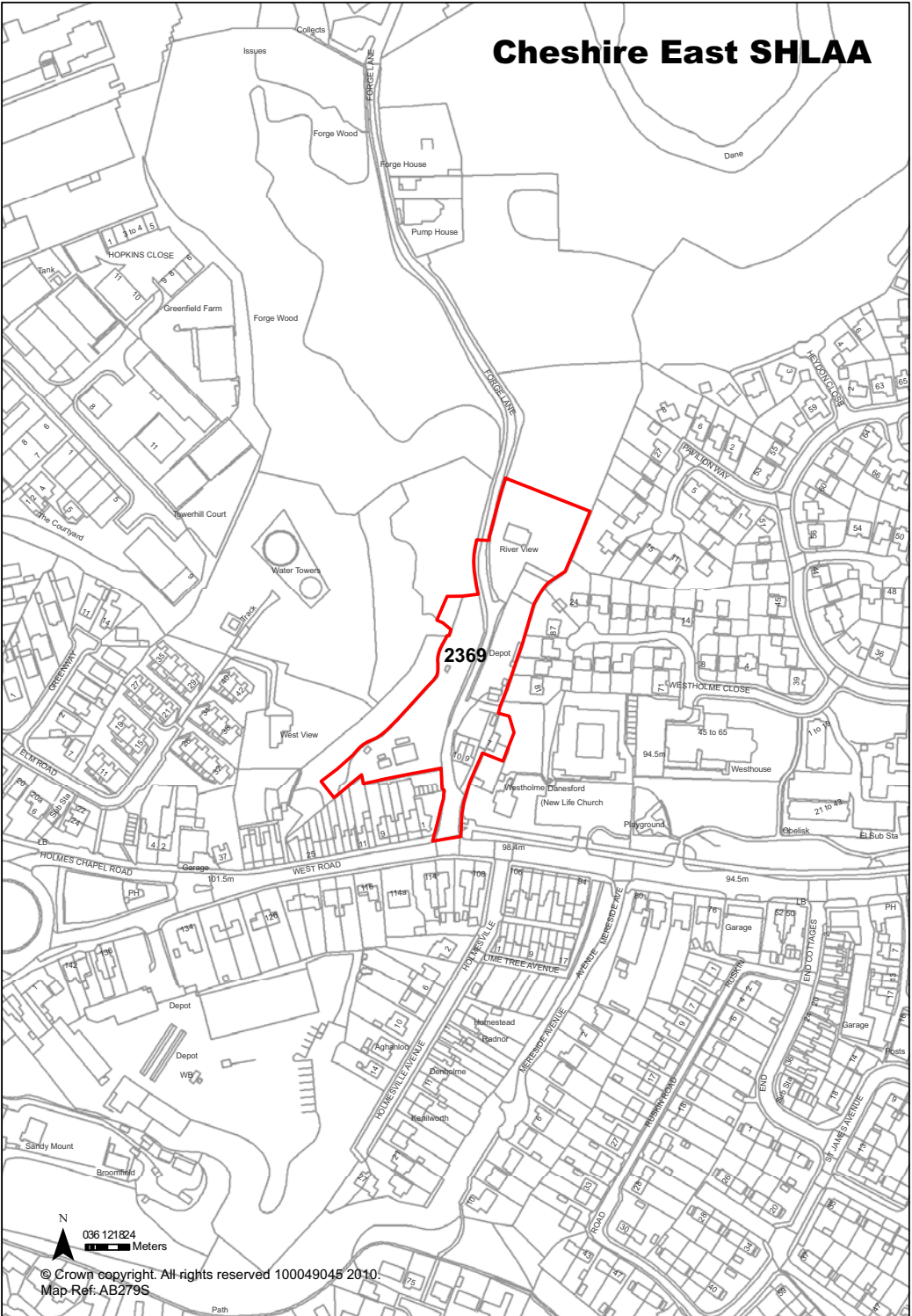
Ref	2365	Site Address	Dunkirk Way, Land off London Road, Holmes Chapel		
Town / Rural	Holmes Chapel - Edge / Extension	Easting	376382	Northing	366411
Site Description	Grazing Land	Site Size Net (Ha)	1.2		
Character of Area	Open Countryside and residential.	Potential Capacity	18		
Surrounding Land Uses	Open Countryside, residential and diesel railway.	Potential Net Capacity	18		
Physical Constraints	Zone 3a - High Risk (Exceptions Test Required). Adjacent to the railway. No buildings on site, appears to be generally flat. Located within 250m of land fill. Trees on site.				
Policy Restrictions	Open Countryside. Within Jodrell Bank consultation zone. Area of special control for adverts. Surface water runoff to be calculated in accordance with Environment Agency guidelines.	Potential Density	30		
Managing Constraints	Part of site located within Flood Risk Zone 3 and 2, therefore flood risk assessment would be required. Highways input would be needed in relation to site access. Need to demonstrate need for rural exception and for level of enabling developing. Consultation with Contaminated Land Officer. Consideration of biodiversity.	Determination of Capacity	Based on current permission		
Sustainability	Site is located on a bus route.				
Accessibility	Vehicle access can be addressed.	Total Completions	0		
Other Information	Site has permission for affordable housing. Site suggested through 'Call for Sites', for affordable housing. Plus Dane Housing Association in negotiation with landowner.	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	18		
Deliverability	Deliverable	Years 6-10	0		
Development Progress	Full Permission	Years 11-15	0		
Application Number:	12/0036C				



Ref	2368	Site Address	Land to the rear of 104,106, 110, and 112 Lawton Road, Alsager		
Town / Rural	Alsager		Easting	380220	Northing 355293
Site Description	Residential Gardens. Within 250m of an old landfill site - monitoring will be required.		Site Size Net (Ha)		0.44
Character of Area	Generally residential.		Potential Capacity		14
Surrounding Land Uses	Generally residential.		Potential Net Capacity		14
Physical Constraints	Zone 1 - Little or no risk. TPO on site. No buildings on site, appears generally flat. Located directly on landfill.				
Policy Restrictions	Within Alsager SZL. Surface water runoff to be calculated in accordance with Environment Agency guidelines.		Potential Density		31.82
Managing Constraints	Consideration of biodiversity. Consultation with Contaminated Land Officer.		Determination of Capacity		Density multiplier
Sustainability	Site is considered sustainable.				
Accessibility	Potentially from Vale Gardens - an unadopted road but could potentially be adopted and should be able to accommodate some additional traffic.		Total Completions		0
Other Information	Site suggested through 'Call for Sites'		Losses Completed		0
Brownfield / Greenfield	Greenfield		Remaining Losses		0
Suitability	Suitable				
Availability	Marginal / Uncertain		Current Year		0
Achievability	Achievable		Years 1-5		0
Deliverability	Developable		Years 6-10		14
Development Progress	SHLAA Site		Years 11-15		0
Application Number:					



Ref	2369	Site Address	Land off Forge Lane, Congleton	
Town / Rural	Congleton	Easting	384919	Northing 363192
Site Description	Depot and dwelling.	Site Size Net (Ha)	0.82	
Character of Area	Residential and open countryside.	Potential Capacity	18	
Surrounding Land Uses	Residential to the east and open countryside to the north and natural to the west	Potential Net Capacity	14	
Physical Constraints	Flood Zone 1 - Little or no risk. Narrow access. Buildings on site and steep slope to west of site. Trees on site. Located on a potential contaminated site. Potential air quality issues.	Potential Density	21.95	
Policy Restrictions	Within Congleton SZL.	Determination of Capacity	Based on current planning application.	
Managing Constraints	Access issues addressed through consultation with Highways. Consideration of biodiversity. Consultation with Contaminated Land Officer. Air quality assesment may be required (size of development, proximity to AQMA).	Total Completions	0	
Sustainability	Site is considered sustainable.	Losses Completed	0	
Accessibility	Narrow access.	Remaining Losses	4	
Other Information	Site suggested as part of 'Call for Sites' process. (Site amended rather than entirely new)	Current Year	0	
Brownfield / Greenfield	Brownfield	Years 1-5	18	
Suitability	Suitable	Years 6-10	0	
Availability	Available - site owned by developer	Years 11-15	0	
Achievability	Achievable			
Deliverability	Deliverable			
Development Progress	SHLAA Site - Current Application			
Application Number:	09/3498C			



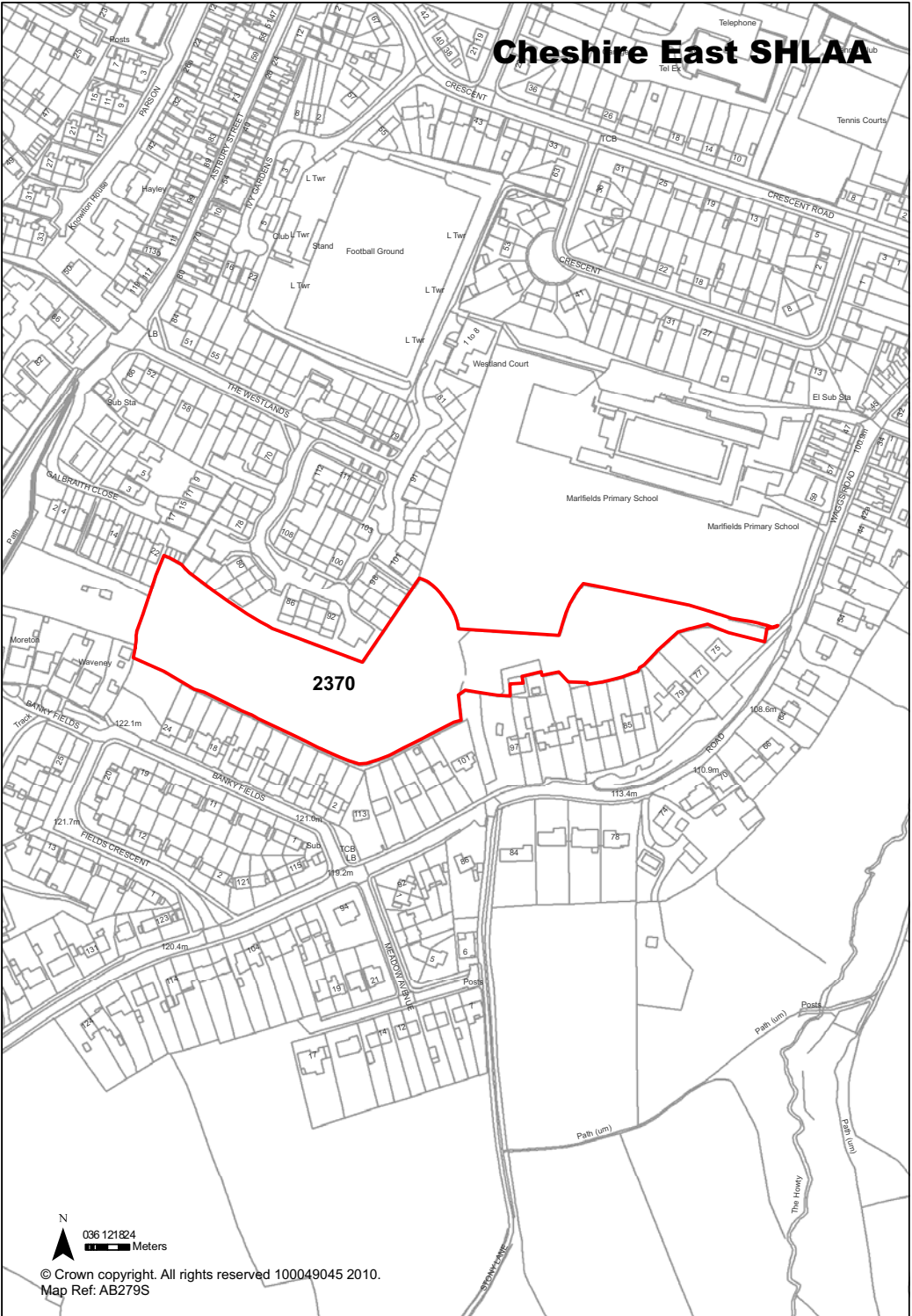
Ref

2370

Site Address

Land adjacent to Marfields Primary School, Waggs Road, Congleton

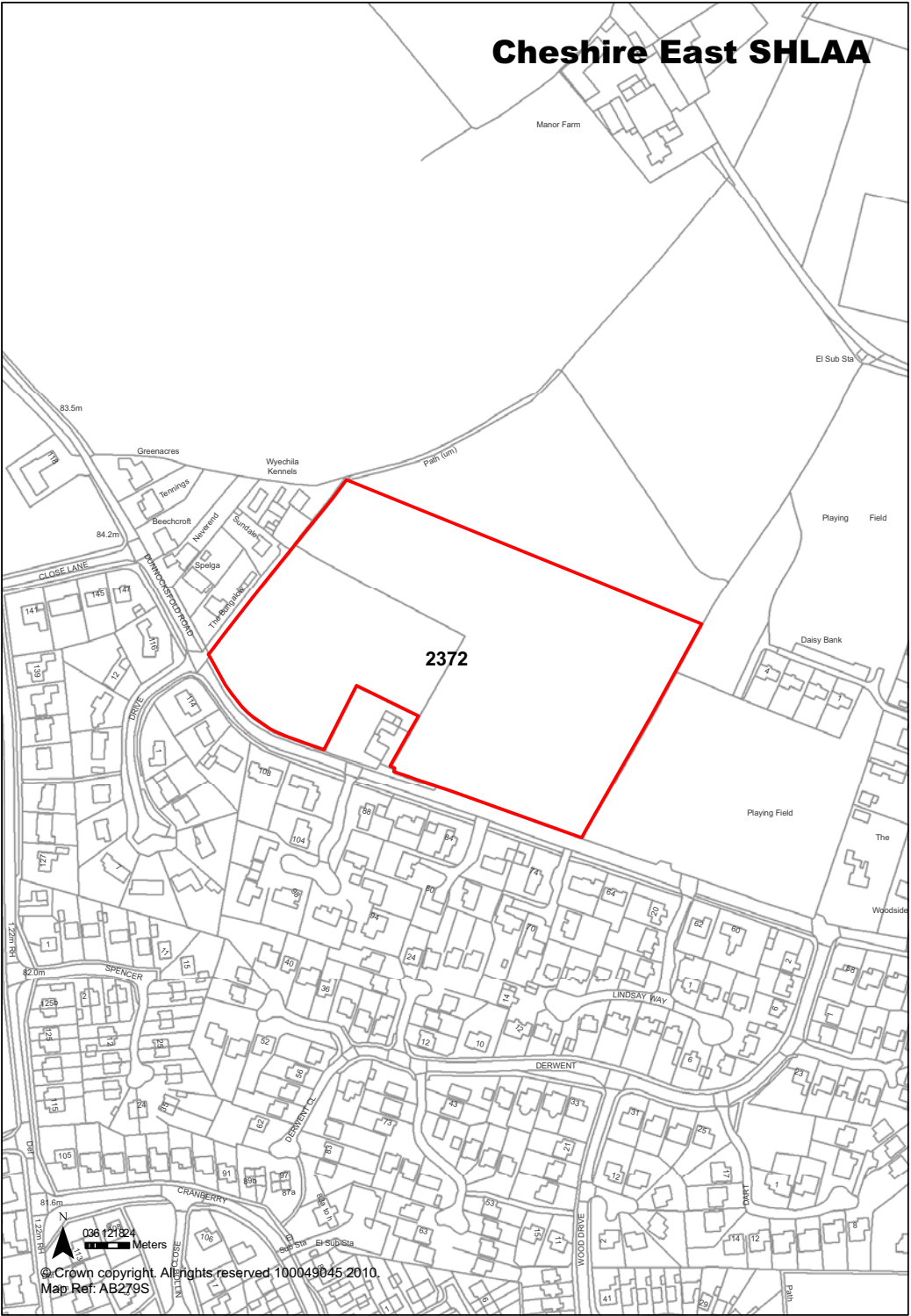
Town / Rural	Congleton	Easting	385332	Northing	362544
Site Description	Vacant land.	Site Size Net (Ha)	1.52		
Character of Area	Generally residential, school to the north east.	Potential Capacity	46		
Surrounding Land Uses	Generally residential, school to the north east.	Potential Net Capacity	46		
Physical Constraints	Zone 1 - Little or no risk. Potential access and topographical issues. Small construction on site. Trees and shrubs on site. Potential air quality issues.				
Policy Restrictions	Within Congleton SZL. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Potential Density	30.26		
Managing Constraints	Access issues addressed through consultation with Highways. Consideration of biodiversity. Air quality assesment may be required (size of development, proximity to AQMA).	Determination of Capacity	Density multiplier		
Sustainability	Site is considered sustainable				
Accessibility	Access issues addressed through consultation with Highways.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	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:					



Ref2372

Site AddressLand at Sunnyside Farm, Dunnocksfold Road, Alsager

Town / Rural	Alsager - Edge / Extension	Easting	378076	Northing	355834
Site Description	Agricultural land.	Site Size Net (Ha)	2.87		
Character of Area	Residential and open countryside	Potential Capacity	87		
Surrounding Land Uses	Residential to the south, open countryside to the north and recreation open space to the east. Footpath adjacent to site.	Potential Net Capacity	87		
Physical Constraints	Zone 1 - Little or no risk. Site appears to be in use for agricultural purposes. Site appears generally flat. Located on potential contaminated land. Trees and hedges present on site. Potential air quality issues.				
Policy Restrictions	Open Countryside. Area of special control for adverts.	Potential Density	30.31		
Managing Constraints	Consultation with Contaminated Land Officer. Consideration of biodiversity. Air quality assesment may be required (size of development). Surface water runoff to be calculated in accordance with Environment Agency guidelines.	Determination of Capacity	Density multiplier		
Sustainability	Site has access to public transport and is near to a secondary school/leisure centre.				
Accessibility	Vehicle access possible.	Total Completions	0		
Other Information	Local Plan representation and site suggested through the 'Call for Sites'.	Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Suitable - with policy change				
Availability	Available - site owned by developer	Current Year	0		
Achievability	Achievable	Years 1-5	0		
Deliverability	Developable	Years 6-10	87		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:					

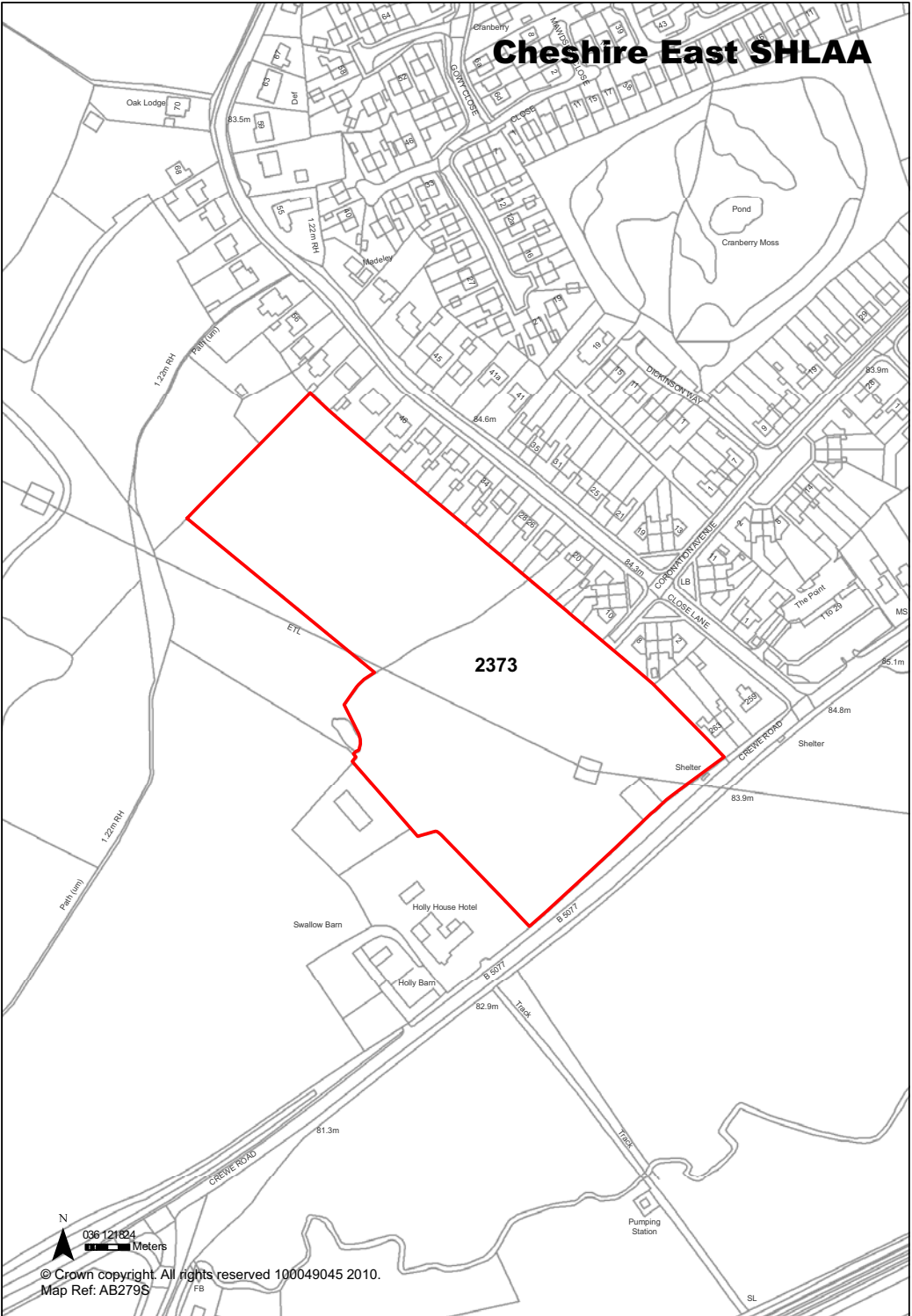


Ref2373

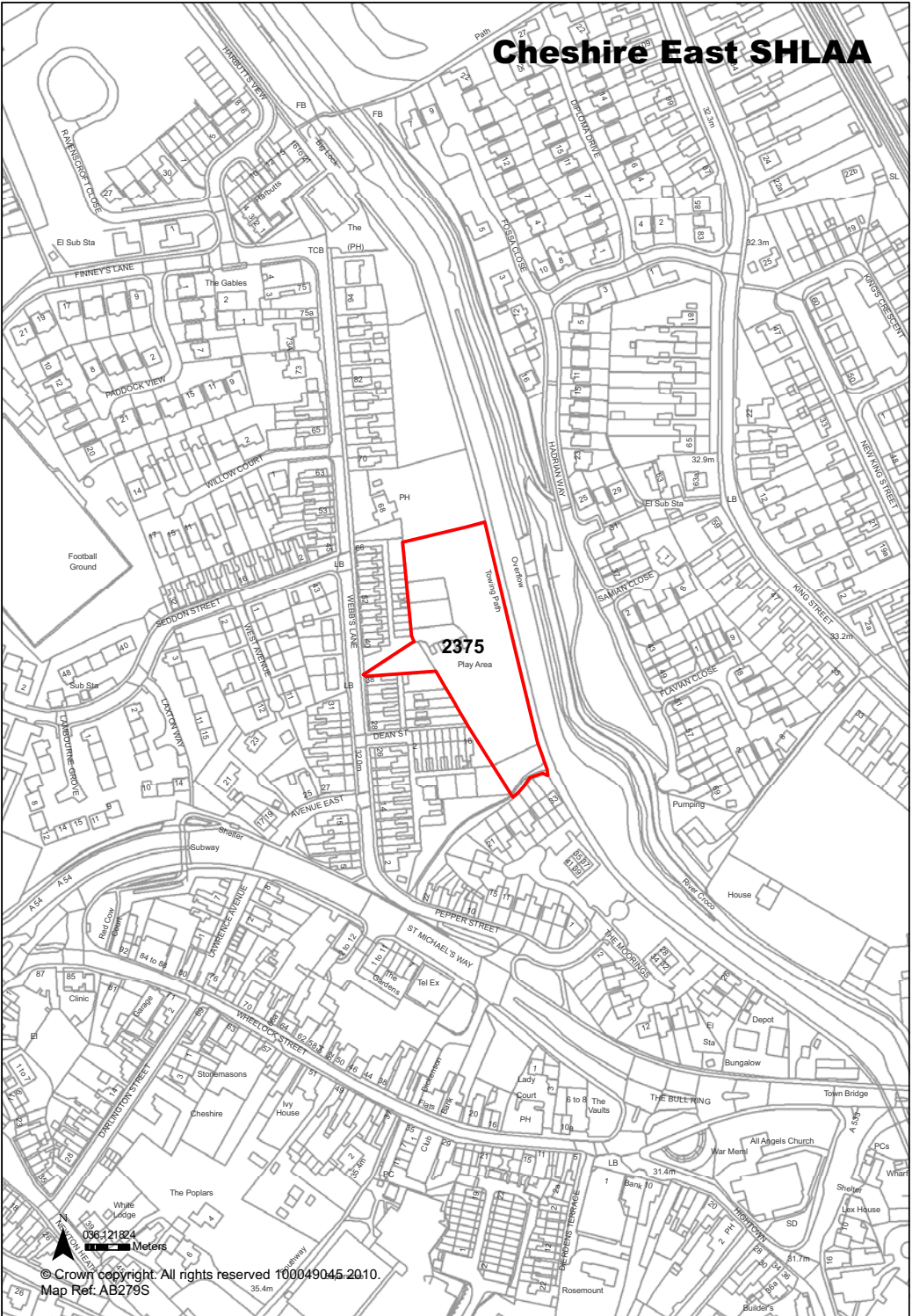
Site Address

Land at Rhodes Field, Crewe Road, Alsager

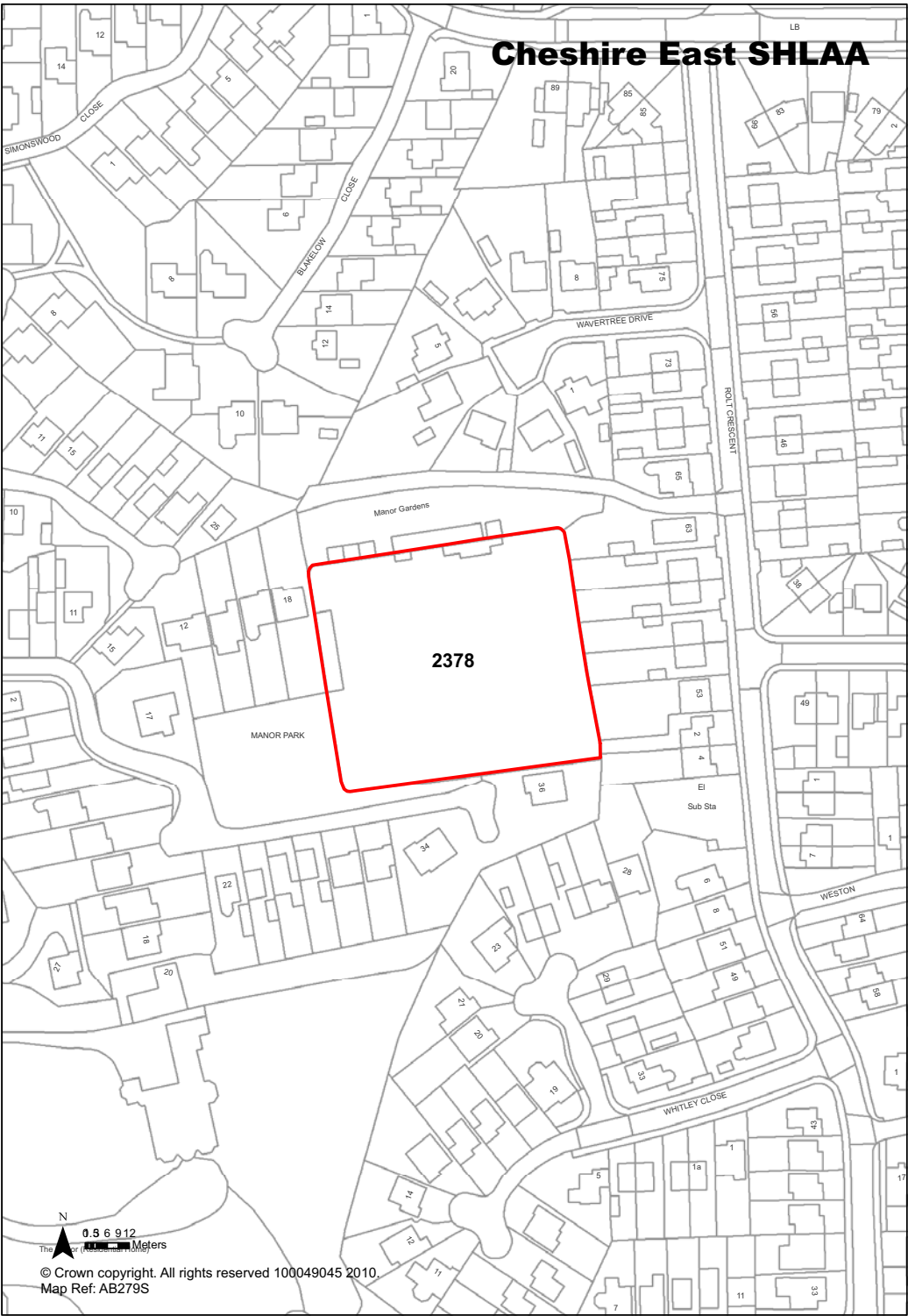
Town / Rural	Alsager - Edge / Extension	Easting	377950	Northing	354916
Site Description	Agricultural land	Site Size Net (Ha)	3.48		
Character of Area	Residential and Open Countryside.	Potential Capacity	105		
Surrounding Land Uses	Residential to the NE and Open Countryside to SW.	Potential Net Capacity	105		
Physical Constraints	Zone 1 - Little or no risk. Generally flat. Hedges on site. Pylon in middle of the site along with overhead powerlines. Access should be possible. Potential air quality issues).				
Policy Restrictions	Within Open Countryside. Area of special control for adverts. Surface water runoff to be calculated in accordance with Environment Agency guidelines.	Potential Density	30.17		
Managing Constraints	Consideration of Pylon and Overhead line - could be moved or removed. Consideration of biodiversity. Air quality assesment may be required (size of development).	Determination of Capacity	Density multiplier		
Sustainability	Site has access to public transport and is near to a primary school.				
Accessibility	Access is possible.	Total Completions	0		
Other Information	Local Plan representation	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	15		
Application Number:					



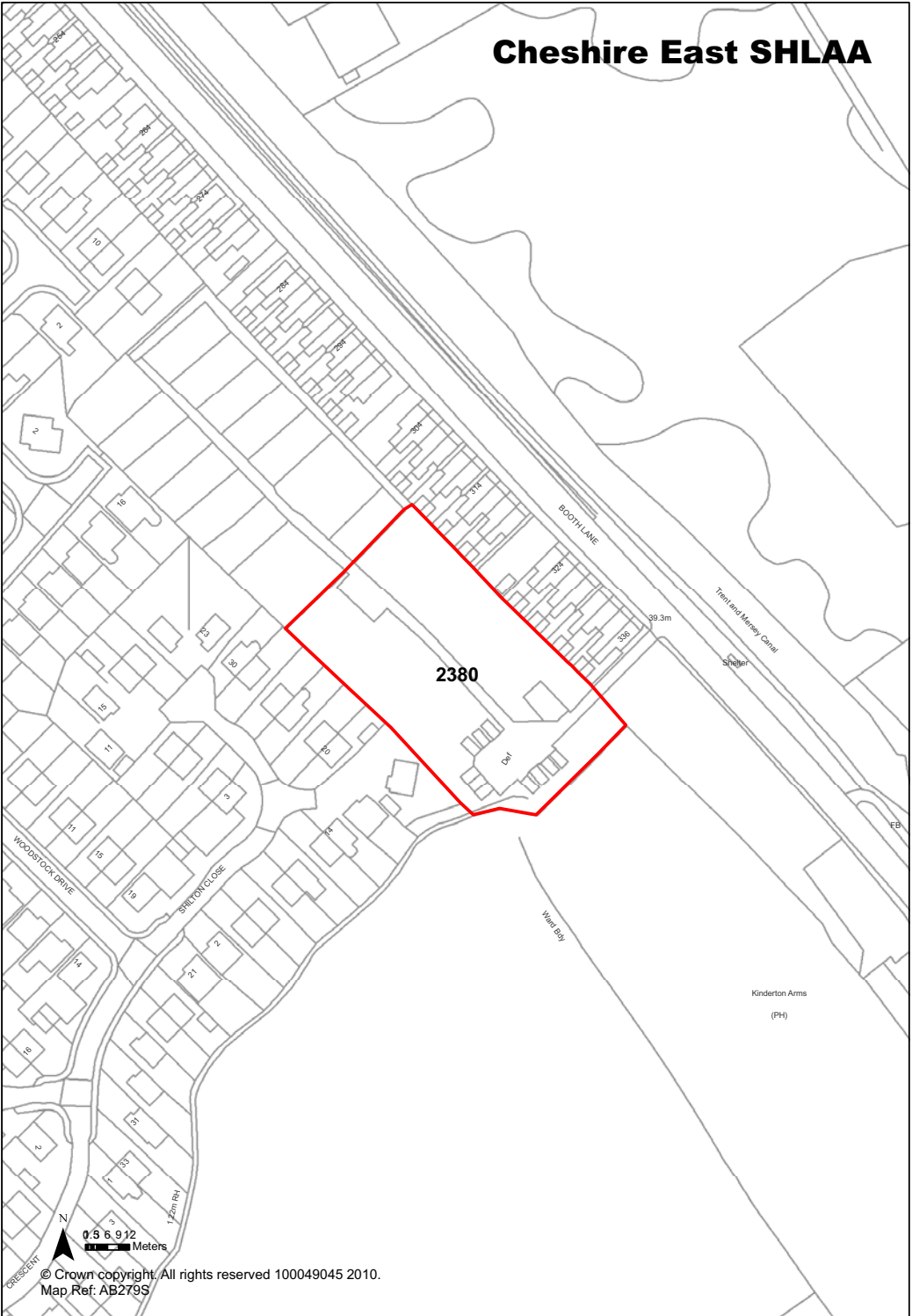
Ref	2375	Site Address	Land off Webbs Lane, Middlewich	
Town / Rural	Middlewich	Easting	370218	Northing 366538
Site Description	Public open space and garages.	Site Size Net (Ha)	0.64	
Character of Area	Generally residential	Potential Capacity	20	
Surrounding Land Uses	Generally residential and canal.	Potential Net Capacity	20	
Physical Constraints	Zone 2 - Low to Medium Risk. Bounded by the canal and several trees on site, brine subsidence area, British Waterways Consultation Area. Site appears generally flat. Located within 250m of landfill.	Potential Density	31.25	
Policy Restrictions	Within Middlewich SZL. Site is a protected area of open space. Surface water runoff to be calculated in accordance with Environment Agency guidelines.	Determination of Capacity	Density multiplier	
Managing Constraints	Consideration of natural environment and flood risk (production of a Flood Risk Assessment). Consideration of replacement/relocation of open space. Consultation with Contaminated Land Officer, British Waterways and Cheshire Brine Subsidence Compensation Board.	Total Completions	0	
Sustainability	Site considered sustainable.	Losses Completed	0	
Accessibility	Access is possible.	Remaining Losses	0	
Other Information		Current Year	0	
Brownfield / Greenfield	Greenfield	Years 1-5	0	
Suitability	Suitable - with policy change	Years 6-10	0	
Availability	Marginal / Uncertain	Years 11-15	0	
Achievability	Not Achievable			
Deliverability	Not currently developable			
Development Progress	SHLAA Site			
Application Number:				



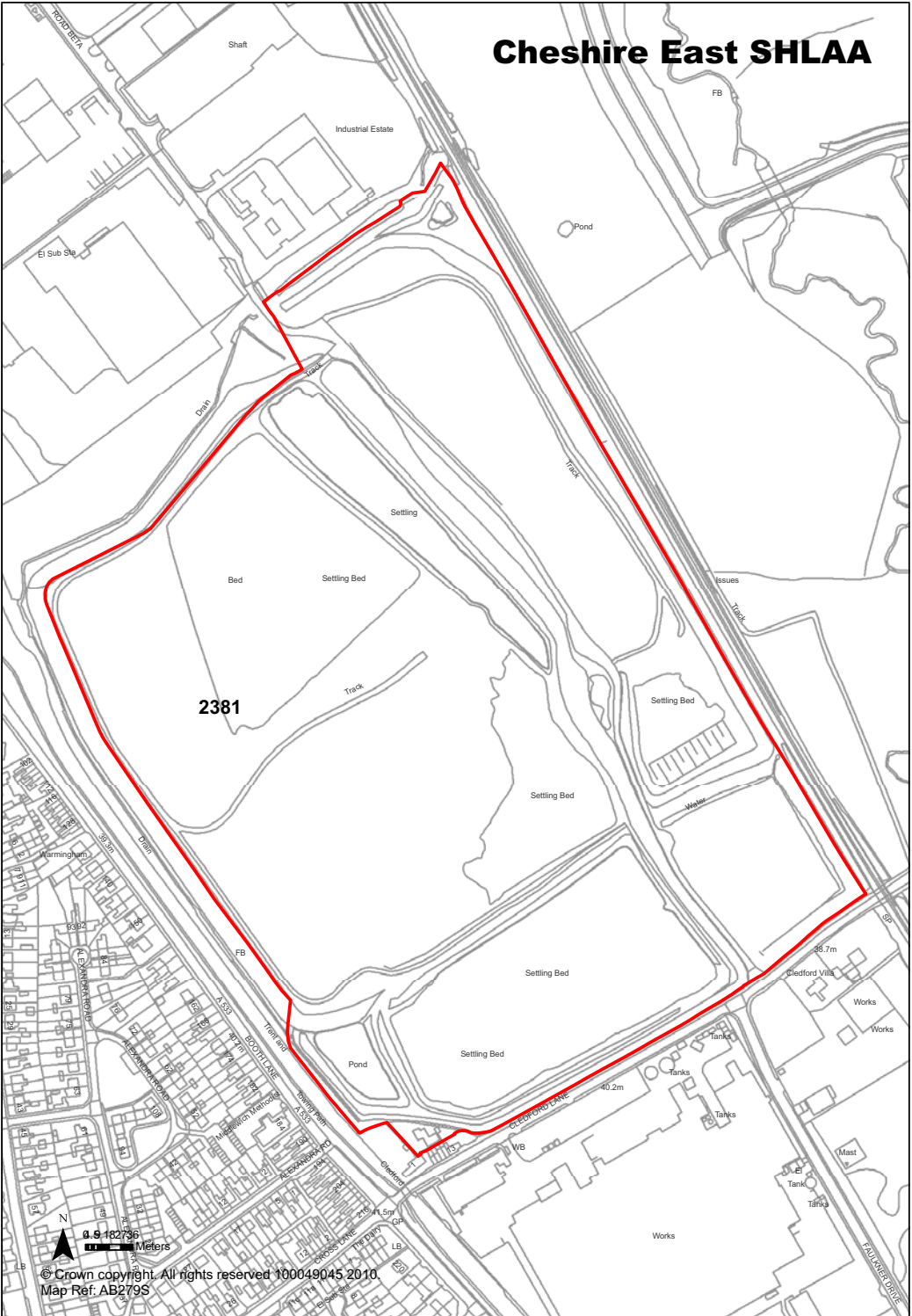
Town / Rural	Middlewich	Easting	369915	Northing	365379
Site Description	Private walled garden.	Site Size Net (Ha)	0.45		
Character of Area	Residential	Potential Capacity	14		
Surrounding Land Uses	Residential	Potential Net Capacity	14		
Physical Constraints	Flood zone 1 - little or no risk. Access constrained - narrow existing access but possibility of access elsewhere. Mature trees on site and TPO overhanging site. Site appears flat, no buildings on site.				
Policy Restrictions	Within Middlewich SZL. Surface water runoff to be calculated in accordance with Environment Agency guidelines for greenfield land.	Potential Density	31.11		
Managing Constraints	Consultation with Highways to address access issues, consideration of biodiversity.	Determination of Capacity	Density multiplier		
Sustainability	Site is within walking distance of bus stops.				
Accessibility	Access is possible.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Suitable				
Availability	Not 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	2380	Site Address	Land off Booth Lane, Middlewich		
Town / Rural	Middlewich	Easting	371308	Northing	364522
Site Description	Council garages and allotments	Site Size Net (Ha)	0.39		
Character of Area	Residential.	Potential Capacity	12		
Surrounding Land Uses	Residential.	Potential Net Capacity	12		
Physical Constraints	Flood zone 1 - little or no risk. Several trees on site, access onto main highway, visibility may be limited, site within BWB consultation zone and Albion Inorganic Chemicals Outer Consultation Zone, brine subsidence area. Site appears to be flat, buildings on site. Located on potential contaminated site and within 250m of landfill				
Policy Restrictions	Within Middlewich SZL. Surface water runoff to be calculated in accordance with Environment Agency guidelines for greenfield land.		Potential Density	30.77	
Managing Constraints	Consultation with Highways to address access issues, consideration of geology and biodiversity, consultation with Contaminated Land officer, British Waterways and Cheshire Brine Subsidence Compensation Board.		Determination of Capacity	Density multiplier	
Sustainability	Site is located within walking distance of bus stops.				
Accessibility	Access possible.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Mixed	Remaining Losses	0		
Suitability	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	2381	Site Address	Middlewich Lagoons, Cledford Lane, Middlewich		
Town / Rural	Middlewich	Easting	371126	Northing	365274
Site Description	Salt lagoons	Site Size Net (Ha)	25		
Character of Area	Bounded to north east by the railway and to the south west by the canal, and then the main road. Further to the west is residential. To the south and north is industrial development. Potential air quality issues.	Potential Capacity	750		
Surrounding Land Uses	Industry to north and south, residential to west, open countryside to east (agriculture)	Potential Net Capacity	750		
Physical Constraints	Flood Zone 1 - Little or no risk. Heavily contaminated. British Salt have already undertaken studies to consider viability of remediating site (£millions). Site of Biological Importance, with BWB consultation zone and Albion Inorganic Chemicals outer consultation zone, footpath through site. Steep bank to access site. Located directly on landfill.				
Policy Restrictions	Within Middlewich SZL. Site is currently identified within the Local Plan as a SBI.	Potential Density	30		
Managing Constraints	Expense of remediating the site along with its designation of an SBI makes it problematic to manage constraints and restrictions. Consideration of biodiversity and accommodation or relocation of footpath. Consultation with British Waterways and Contaminated Land Officer. Air quality assesment may be required (size of development).	Determination of Capacity	Density multiplier		
Sustainability	Site is within walking distance of a bus stop.				
Accessibility	Access possible.	Total Completions	0		
Other Information	Cashpoint 900m, bus stop 500m, primary school 700m, post office 900m, grocery store 900m, lesiure centre 1,400m, medical centre 1,800m, amenity space 400m, public park 1,400m.	Losses Completed	0		
Brownfield / Greenfield	Brownfield	Remaining Losses	0		
Suitability	Not Suitable				
Availability	Not Available	Current Year	0		
Achievability	Not Achievable	Years 1-5	0		



Ref

2381

Site Address

Middlewich Lagoons, Cledford Lane,
Middlewich

Deliverability

Not currently developable

Years 6-10

0

Development Progress

SHLAA Site

Years 11-15

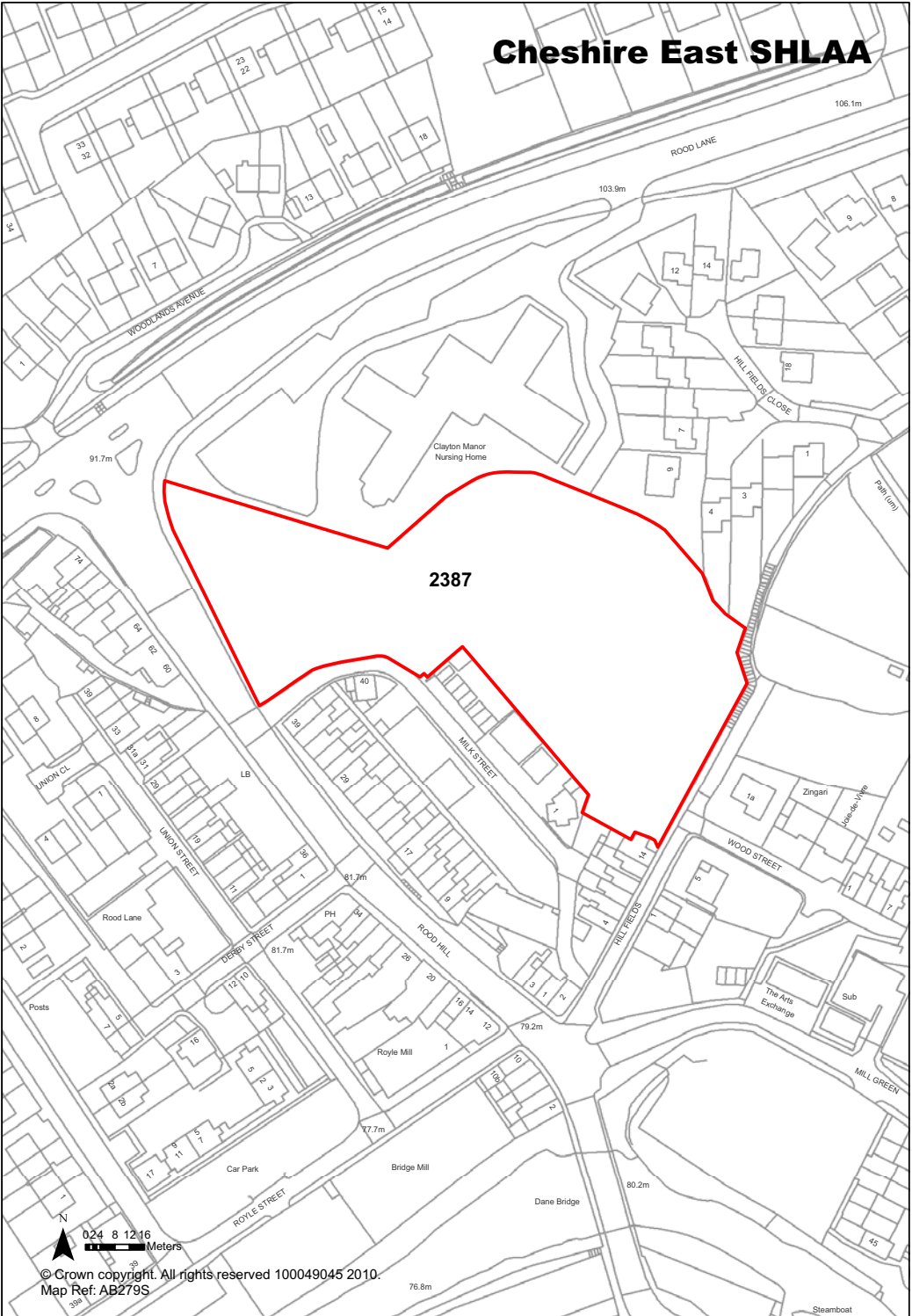
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Application Number:

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Ref	2387	Site Address	Land west of Hillfields, Congleton	
Town / Rural	Congleton	Easting	385761	Northing 363464
Site Description	Vacant land and woodland.	Site Size Net (Ha)	0.82	
Character of Area	Generally residential	Potential Capacity	15	
Surrounding Land Uses	Generally residential and a small area of commercial.	Potential Net Capacity	15	
Physical Constraints	Zone 1 - Little or no risk. Currently woodland. Site is located on a steep incline, no buildings on site. Located within 250m of landfill. Potential air quality issues.			
Policy Restrictions	Majority of site covered by a TPO area. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Potential Density	18.29	
Managing Constraints	Consideration of biodiversity. Consultation with Contaminated Land Officer. Air quality assesment may be required (size of development, proximity to AQMA).	Determination of Capacity	Density multiplier, but reduced to allow for issues with topography and woodland.	
Sustainability	Site considered sustainable.			
Accessibility	Access possible.	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:				



Ref2395

Site AddressCricket Club, West Street, Congleton

Town / Rural	Congleton	Easting	385360	Northing	363202
Site Description	Cricket club grounds.	Site Size Net (Ha)	1.23		
Character of Area	Generally residential.	Potential Capacity	37		
Surrounding Land Uses	Generally residential.	Potential Net Capacity	37		
Physical Constraints	Flood zone 1 - little or no risk. Site is an area of Protected Open Space/Recreation Facility. Buildings on site, appears flat. TPO's adjacent to site. Potential air quality issues.				
Policy Restrictions	Site is an area of Protected Open Space/Recreation Facility. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Potential Density	30.08		
Managing Constraints	Consideration of replacement/relocation of open space and of biodiversity. Air quality assesment may be required (size of development, proximity to AQMA).	Determination of Capacity	Density multiplier		
Sustainability	Site considered sustainable.				
Accessibility	Site considered accessible.	Total Completions	0		
Other Information	No evidence that Cricket Club wish to leave their current premises.	Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Suitable - with policy change				
Availability	Not 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:



Ref2396

Site AddressCongleton Town Football Club, Crescent Road, Congleton

Town / RuralCongleton

Easting385327

Northing362752

Site DescriptionFootball ground.

Site Size Net (Ha)1.23

Character of AreaGenerally residential

Potential Capacity37

Surrounding Land UsesGenerally residential

Potential Net Capacity37

Physical ConstraintsFlood zone 1 - little or no risk. Site is an area of Protected Open Space/Recreation Facility. Public footpath adjacent to site. Buildings on site, appears flat. Site is in use by Congleton Town FC. Potential air quality issues.

Potential Density30.08

Policy RestrictionsSite is an area of Protected Open Space/Recreation Facility. Surface water runoff should be calculated in accordance with Environment Agency guidelines.

Determination of CapacityDensity multiplier

Managing ConstraintsConsideration of replacement/relocation of open space and football club. Consideration of public footpath. Air quality assesment may be required (size of development, proximity to AQMA).

SustainabilitySite considered sustainable.

AccessibilitySite considered accessible.

Other InformationNo evidence that football club wish to leave current premises.

Brownfield / GreenfieldGreenfield

Remaining Losses0

SuitabilitySuitable - with policy change

AvailabilityNot Available

Current Year0

AchievabilityAchievable

Years 1-50

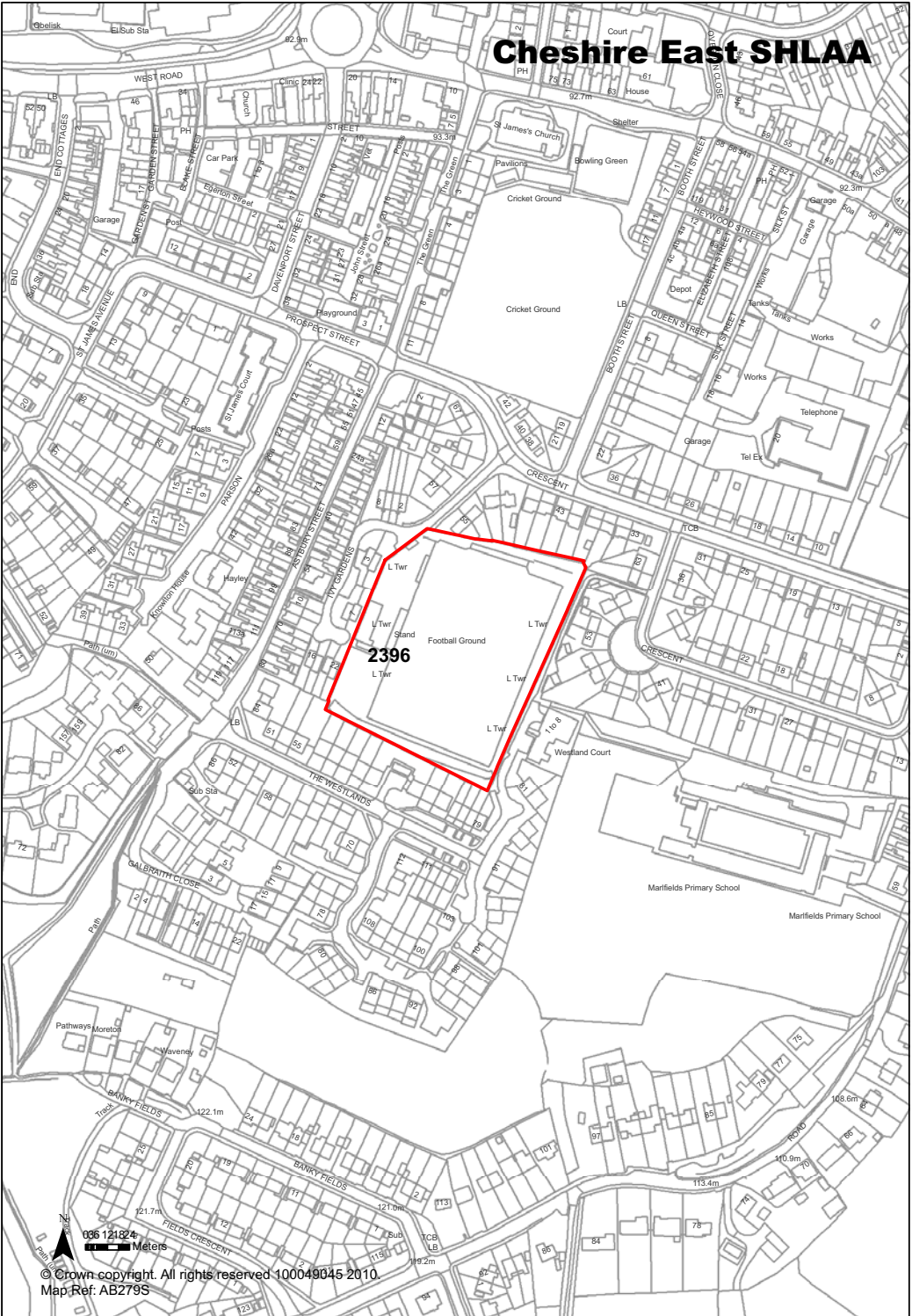
DeliverabilityNot currently developable

Years 6-100

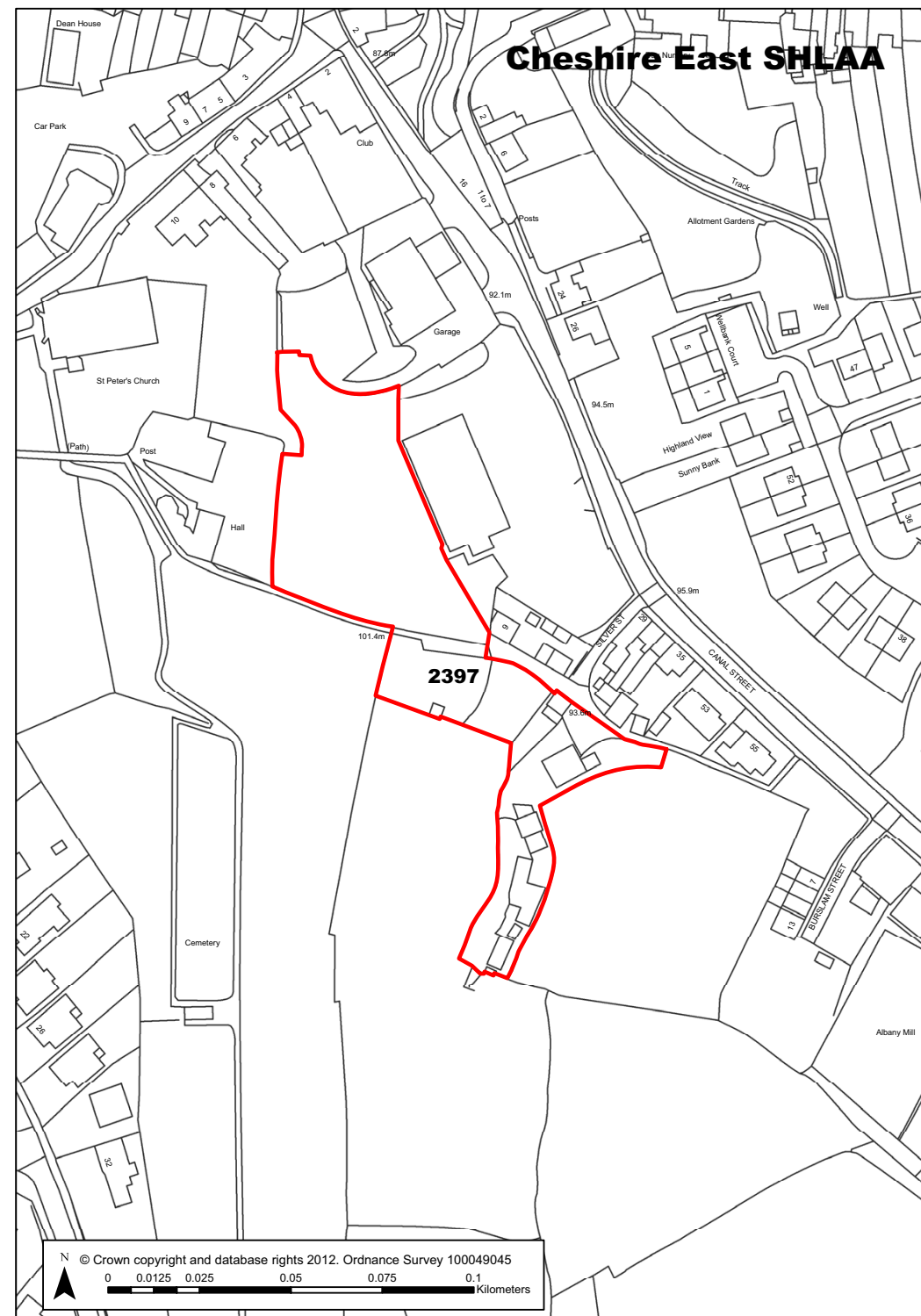
Development ProgressSHLAA Site

Years 11-150

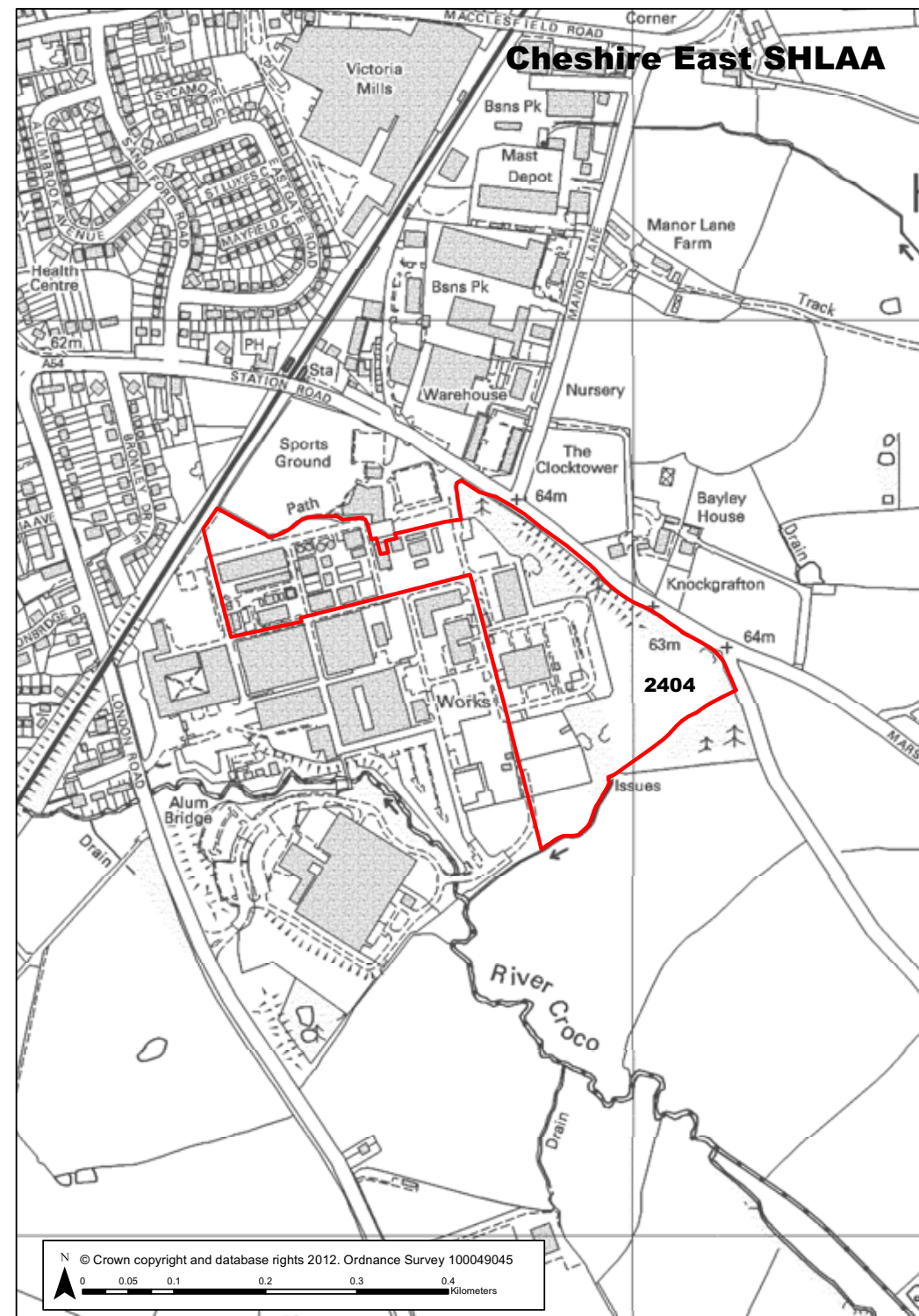
Application Number:



Ref	2397	Site Address	Land off Silver Street, Congleton	
Town / Rural	Congleton	Easting	386074	Northing 362659
Site Description	Grassland, outbuildings and garden.		Site Size Net (Ha)	0.89
Character of Area	Edge of settlement - mixed uses.		Potential Capacity	12
Surrounding Land Uses	Cemetery, car sales and residential.		Potential Net Capacity	12
Physical Constraints	Flood Zone 1 - Little or no risk. Levels change sharply, trees and hedges, access constrained, greenfield, has the potential to affect the setting of St Peter's Church. TPO adj to site. Adj to Canal Street garage - a possible source of contamination. Potential air quality issues.			
Policy Restrictions	Within Congleton SZL. Part of site within Town Centre. Part of site within an area of archaeological potential. Contains listed Cockshuts Footpath. Surface water runoff should be calculated in accordance with Environment Agency guidelines.		Potential Density	13.48
Managing Constraints	Consideration of historic and natural environment. Consultation with Contaminated Land Officer. Air quality assesment may be required (size of development, proximity to AQMA).		Determination of Capacity	Density multiplier and Based on part of site (approx. 0.37ha) suggested through 'Call for Sites' coming forward for development.
Sustainability	Site is considered sustainable.			
Accessibility	Access is possible.		Total Completions	0
Other Information	Part of site suggested through 'Call for Sites'.		Losses Completed	0
Brownfield / Greenfield	Greenfield		Remaining Losses	0
Suitability	Suitable			
Availability	Available - site on the market		Current Year	0
Achievability	Achievable		Years 1-5	12
Deliverability	Deliverable		Years 6-10	0
Development Progress	SHLAA Site		Years 11-15	0
Application Number:				



Ref	2404	Site Address	Former Fisons Site, London Road, Holmes Chapel (aka Sanofi Aventis /	
Town / Rural	Holmes Chapel	Easting	376853	Northing 366657
Site Description	Existing Industrial site.	Site Size Net (Ha)	8.11	
Character of Area	Residential and open countryside.	Potential Capacity	224	
Surrounding Land Uses	Part of the site is to stay in industrial and commercial use. To the north, south and east of the residential part of the site is open countryside,	Potential Net Capacity	224	
Physical Constraints	Area to the south of the site is within a Zone 3 Flood Risk Area. Station Road to the North, small areas of woodland border the site. Site adjacent to the railway. Buildings currently on site. Potential for contamination. Site appears generally flat. Extensive contamination expected on site particularly in area of landfill from the on-site laboratory. Located within 250m of landfill. Potential air quality issues.			
Policy Restrictions	Within Jodrell Bank Consultation Zone and Holmes Chapel SZL.	Potential Density	27.62	
Managing Constraints	Consideration of flood risk and production of a Flood Risk Assessment. Consultation with Contaminated Land Officer and Jodrell Bank. Consideration of natural environment. Air quality assesment may be required (size of development).	Determination of Capacity	Site awaiting S106.	
Sustainability	Site is considered sustainable.			
Accessibility	Access is possible. Scope and depth of TA agreed. Likely to be required to provide a negotiated sum towards local and/or strategic highway infrastructure upgrades.	Total Completions	0	
Other Information		Losses Completed	0	
Brownfield / Greenfield	Brownfield	Remaining Losses	0	
Suitability	Suitable			
Availability	Available - site on the market	Current Year	0	
Achievability	Achievable	Years 1-5	175	
Deliverability	Deliverable	Years 6-10	49	
Development Progress	Outline Permission	Years 11-15	0	
Application Number:	11/1682C			



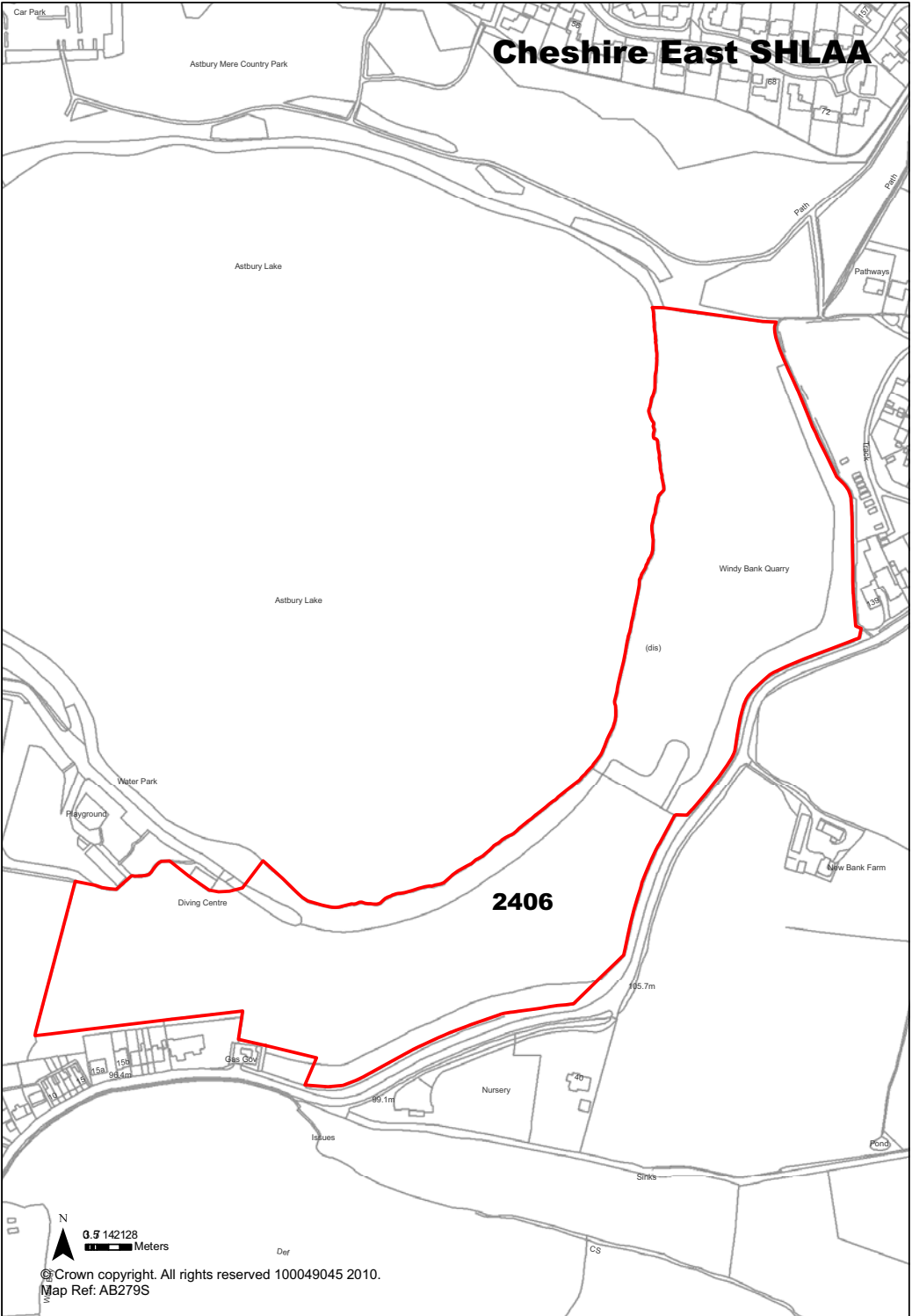
Ref

2406

Site Address

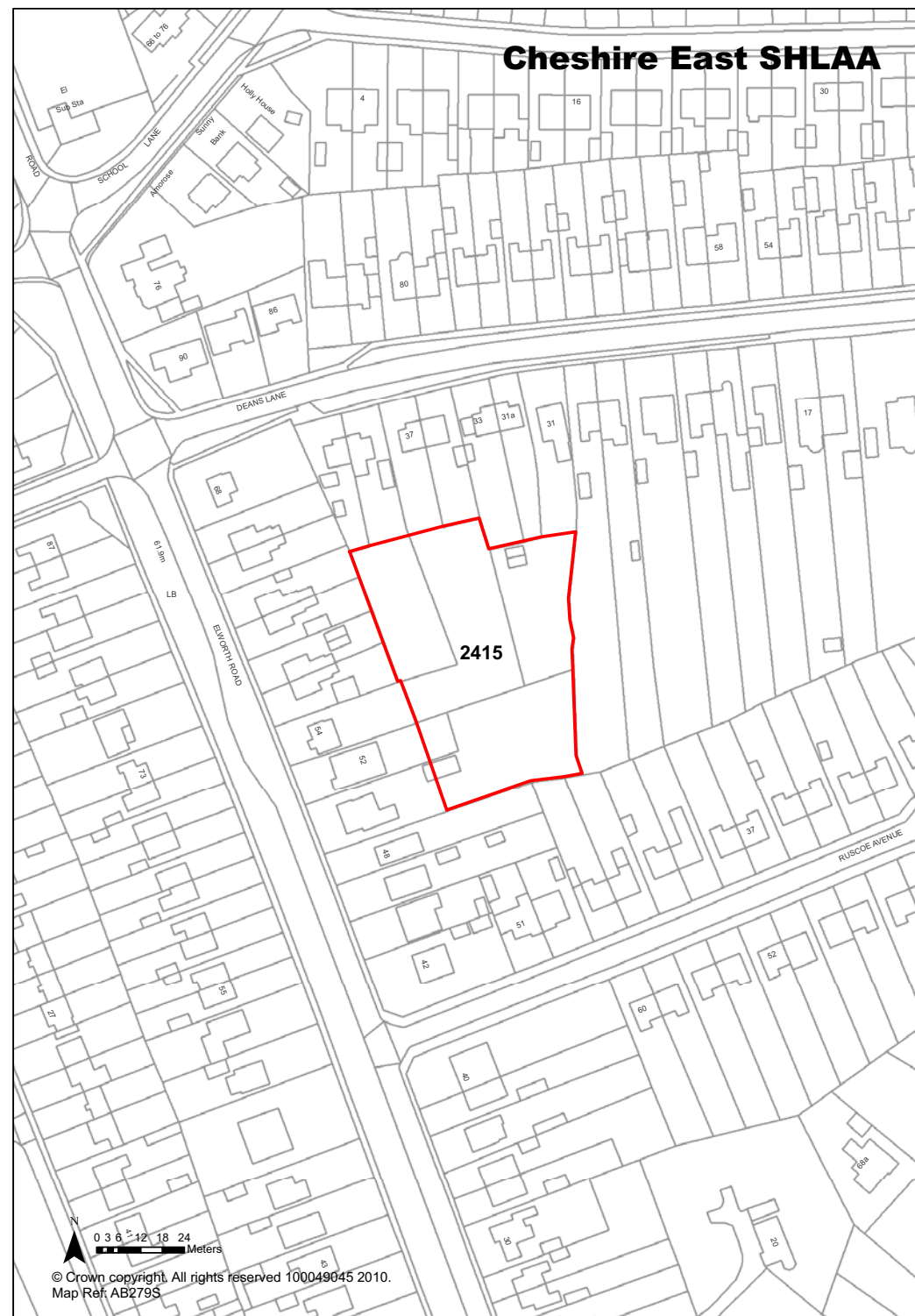
Land south and east of Astbury Mere, Congleton

Town / Rural	Congleton	Easting	385003	Northing	362294
Site Description	Woodland/open space.	Site Size Net (Ha)	6.58		
Character of Area	Open space and recreation.	Potential Capacity	200		
Surrounding Land Uses	Mere (recreation), woodland, some residential to the east and south, open space.	Potential Net Capacity	200		
Physical Constraints	Flood zone 1 - little or no risk, TPO's and Protected Open Space, footpath adjacent to site. Steep change in levels on site. Located on potential contaminated site. Potential air quality issues.				
Policy Restrictions	Protected Open Space. Within Congleton SZL. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Potential Density	30.4		
Managing Constraints	Replacement/relocation of open space, consideration of biodiversity. Consultation with Contaminated Land Officer. Air quality assesment may be required (size of development, proximity to AQMA).	Determination of Capacity	Density multiplier		
Sustainability	Site is within walking distance of a bus stop.				
Accessibility	Access is possible.	Total Completions	0		
Other Information		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:					

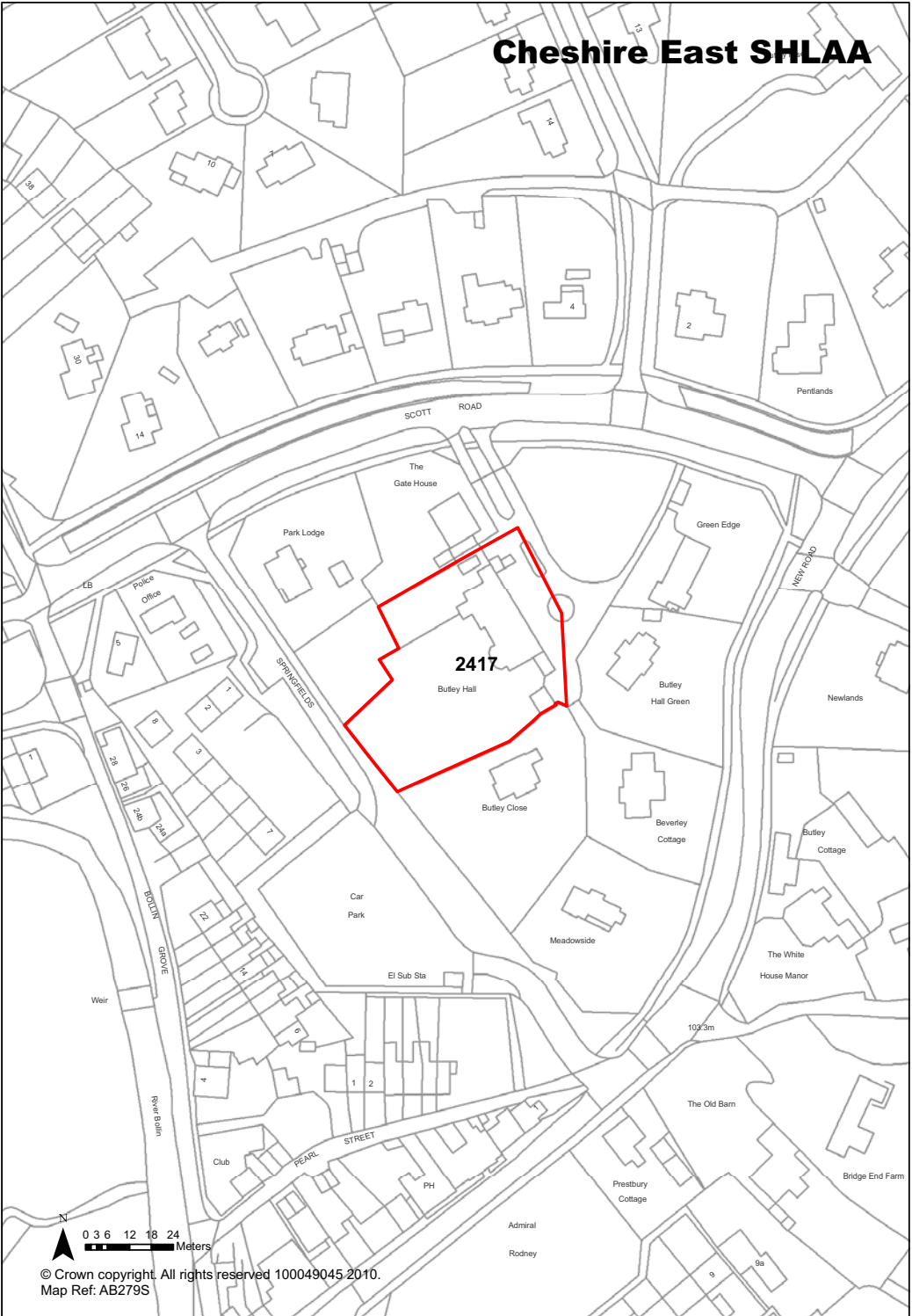


Ref 2415 Site Address Land to rear of Elworth Road, Sandbach

Town / Rural	Sandbach	Easting	374040	Northing	360830
Site Description	Predominantly garden land to adjacent residential properties but some vacant land.	Site Size Net (Ha)	0.35		
Character of Area	Generally residential.	Potential Capacity	11		
Surrounding Land Uses	Generally residential.	Potential Net Capacity	11		
Physical Constraints	Flood zone 1 - little or no risk. Few small trees within site. Access would involve demolition of an existing property on either Deans Lane or Elworth Road. Site appears flat.				
Policy Restrictions	Within Sandbach SZL. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Potential Density	31.43		
Managing Constraints	Consultation with Highways to address access issues. Consideration of biodiversity.	Determination of Capacity	Density multiplier		
Sustainability	Site is considered sustainable.				
Accessibility	Issue with access to site.	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:					



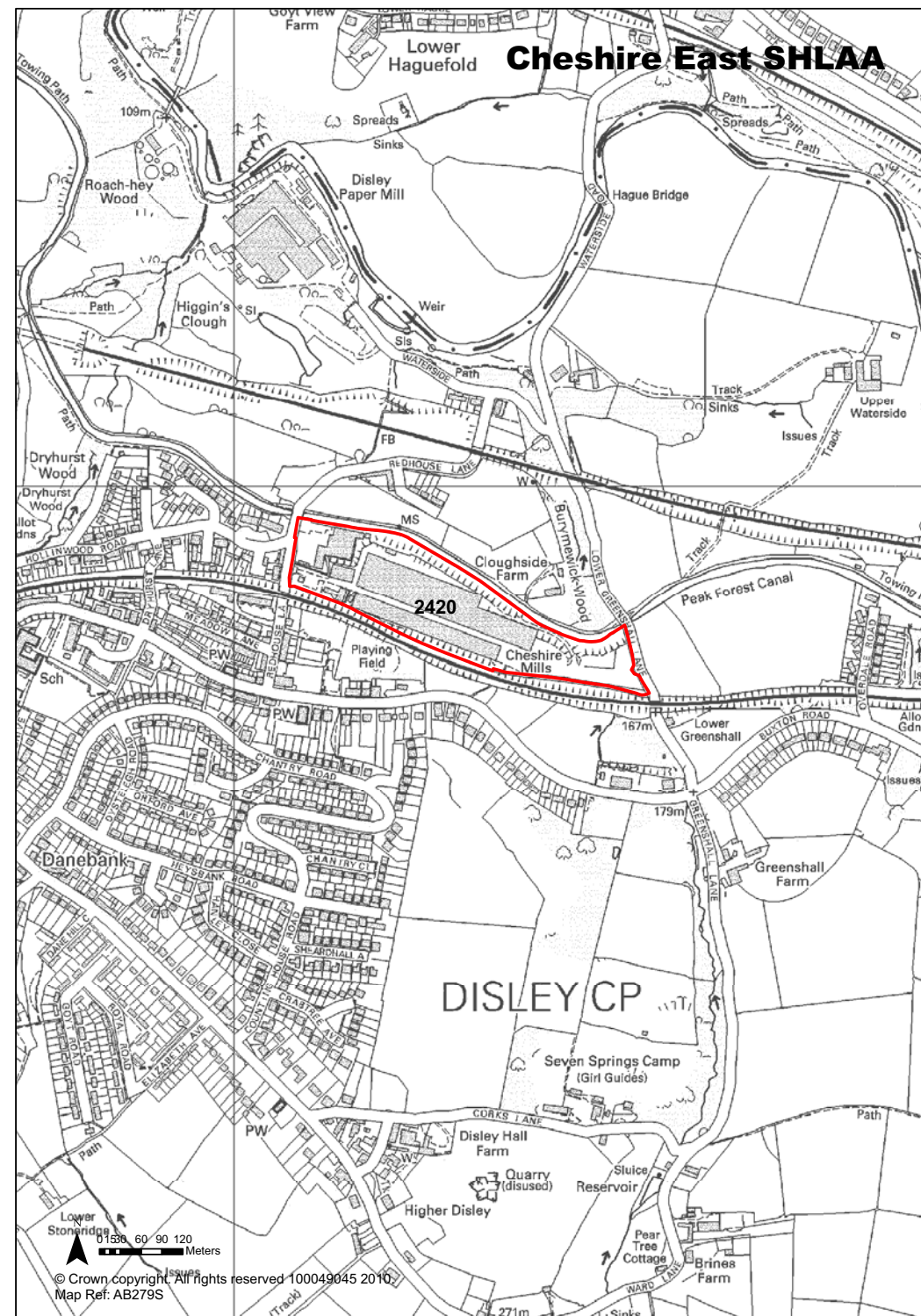
Ref	2417	Site Address	Butley Hall, Scott Road, Prestbury	
Town / Rural	Prestbury	Easting	390167	Northing 377238
Site Description	Residential and accompanying grounds.	Site Size Net (Ha)	0.26	
Character of Area	Residential.	Potential Capacity	12	
Surrounding Land Uses	Residential and car parking to the south west.	Potential Net Capacity	5	
Physical Constraints	Flood zone 1 - little or no risk. Building on site, appears generally flat, TPO on and adjacent to site, within Manchester Airport wind and air safe zones.	Potential Density	44.44	
Policy Restrictions	Butley Hall is a grade II listed building. Within area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Determination of Capacity	Based on current permission	
Managing Constraints	Consideration of trees and the historic environment, consultation with Manchester Airport.	Total Completions	0	
Sustainability	Site is considered sustainable.	Losses Completed	0	
Accessibility	Access is possible.	Remaining Losses	7	
Other Information		Current Year	0	
Brownfield / Greenfield	Mixed	Years 1-5	12	
Suitability	Suitable	Years 6-10	0	
Availability	Available	Years 11-15	0	
Achievability	Achievable			
Deliverability	Deliverable			
Development Progress	Full Permission			
Application Number:	10/3174M			



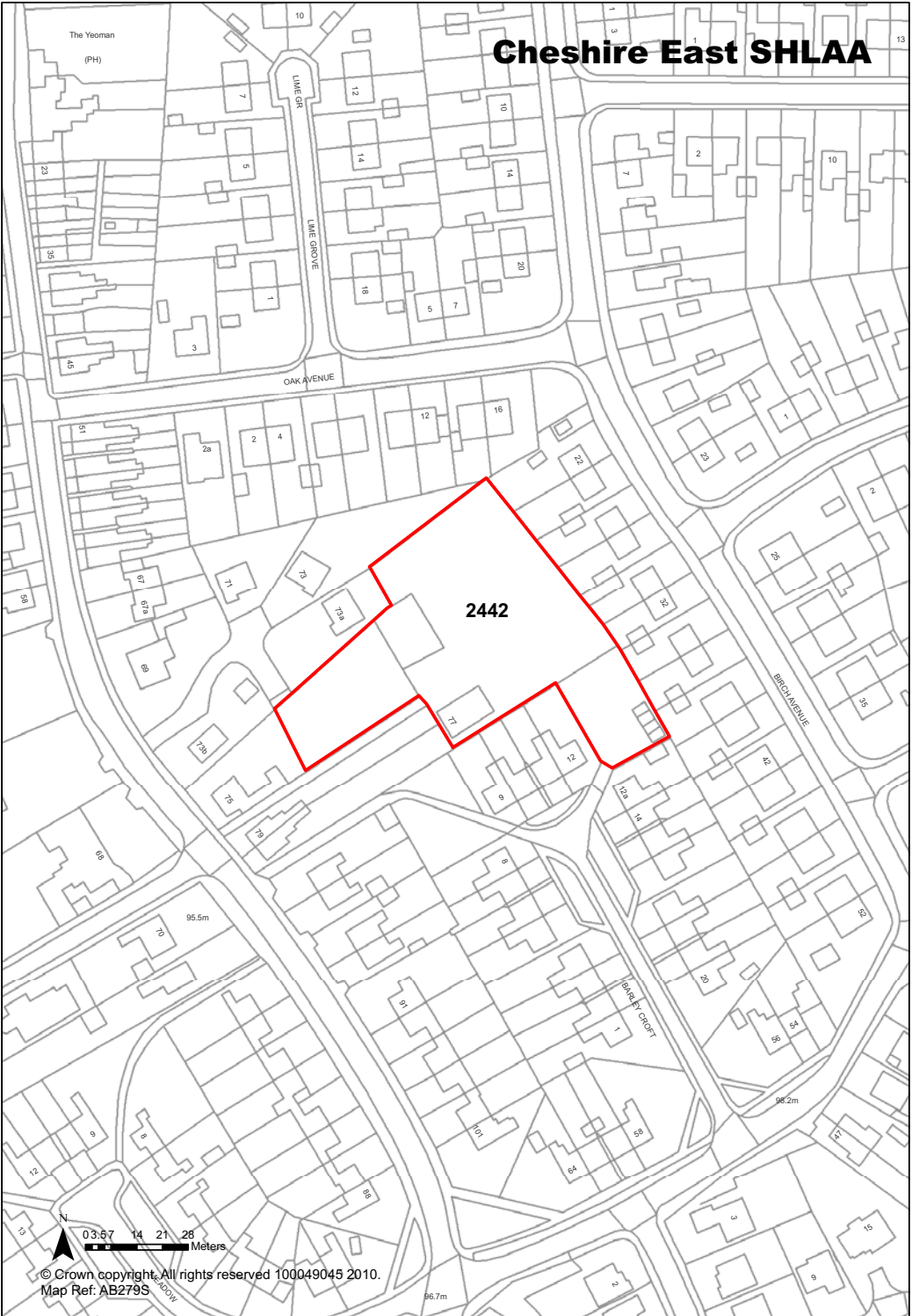
Ref	2418	Site Address	Massie Dyeworks, Loney Street, Macclesfield	
Town / Rural	Macclesfield	Easting	391113	Northing 373272
Site Description	Dyeworks	Site Size Net (Ha)	0.09	
Character of Area	Residential	Potential Capacity	11	
Surrounding Land Uses	Residential	Potential Net Capacity	11	
Physical Constraints	Flood zone 1 - little or no risk, building on site, slight slope, potential contaminated site.	Potential Density	122.2	
Policy Restrictions	Within Woodford Aerodrome Airsafe zone and Manchester Airport Wind and Air Safe zone	Determination of Capacity	Based on current permission.	
Managing Constraints	Consultation with Woodford Aerodrome, Manchester Airport and Contaminated Land Officer.	Total Completions	0	
Sustainability	Site is considered sustainable.	Losses Completed	0	
Accessibility	Site is accessible.	Remaining Losses	0	
Other Information		Current Year	0	
Brownfield / Greenfield	Brownfield	Years 1-5	11	
Suitability	Suitable	Years 6-10	0	
Availability	Available	Years 11-15	0	
Achievability	Achievable			
Deliverability	Deliverable			
Development Progress	Outline Permission			
Application Number:	12/1394M			



Ref	2420	Site Address	Fibrestar site, Redhouse Lane, Disley		
Town / Rural	Disley	Easting	398339	Northing	384827
Site Description	Industrial site		Site Size Net (Ha)	5.27	
Character of Area	Countryside (green belt), residential, openspace, residential		Potential Capacity	160	
Surrounding Land Uses	Residential, green belt, open space		Potential Net Capacity	160	
Physical Constraints	The land immediately adjacent to the Peak Forest Canal is a site of Biological Importance (Grade C) and a Site of Nature Conservation Importance. Sloping site between railway line and canal. Prominent site from the countryside - green belt to north. Some mature trees on site. Current buildings of varying heights.				
Policy Restrictions	Existing Employment Area		Potential Density	30.36	
Managing Constraints	Biodiversity considerations.		Determination of Capacity	Based on current application.	
Sustainability	Site is considered sustainable				
Accessibility	Access is possible		Total Completions	0	
Other Information	Bus Stop within 250m, Post Office within 720m, medical facilities within 800m, Primary School within 650m, Open Space within 80m		Losses Completed	0	
Brownfield / Greenfield	Brownfield		Remaining Losses	0	
Suitability	Suitable		Current Year	0	
Availability	Available		Years 1-5	90	
Achievability	Achievable		Years 6-10	70	
Deliverability	Deliverable		Years 11-15	0	
Development Progress	Awaiting S106				
Application Number:	08/2718P				



Ref	2442	Site Address	Land off Barley Croft, Alsager	
Town / Rural	Alsager	Easting	380197	Northing 354864
Site Description	Private house and grounds and dane Housing garages.	Site Size Net (Ha)	0.4	
Character of Area	Generally residential.	Potential Capacity	10	
Surrounding Land Uses	Generally residential.	Potential Net Capacity	10	
Physical Constraints	Flood Zone 1 - little or no risk. Generally flat. Some trees and a hedge on site. Access through existing garage site could be problematic. TPOs adjacent to site. Located on potential contaminated site.	Potential Density	25	
Policy Restrictions	Within Alsager SZL. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Determination of Capacity	Density multiplier and on need for access arrangements.	
Managing Constraints	Consultation with Highways to address access issues. Consideration of biodiversity. Consultation with Contaminated Land Officer.	Total Completions	0	
Sustainability	Site considered sustainable.	Losses Completed	0	
Accessibility	May have access issues.	Remaining Losses	0	
Other Information		Current Year	0	
Brownfield / Greenfield	Mixed	Years 1-5	0	
Suitability	Suitable	Years 6-10	0	
Availability	Not Available	Years 11-15	0	
Achievability	Not Achievable			
Deliverability	Not currently developable			
Development Progress	SHLAA Site			
Application Number:				

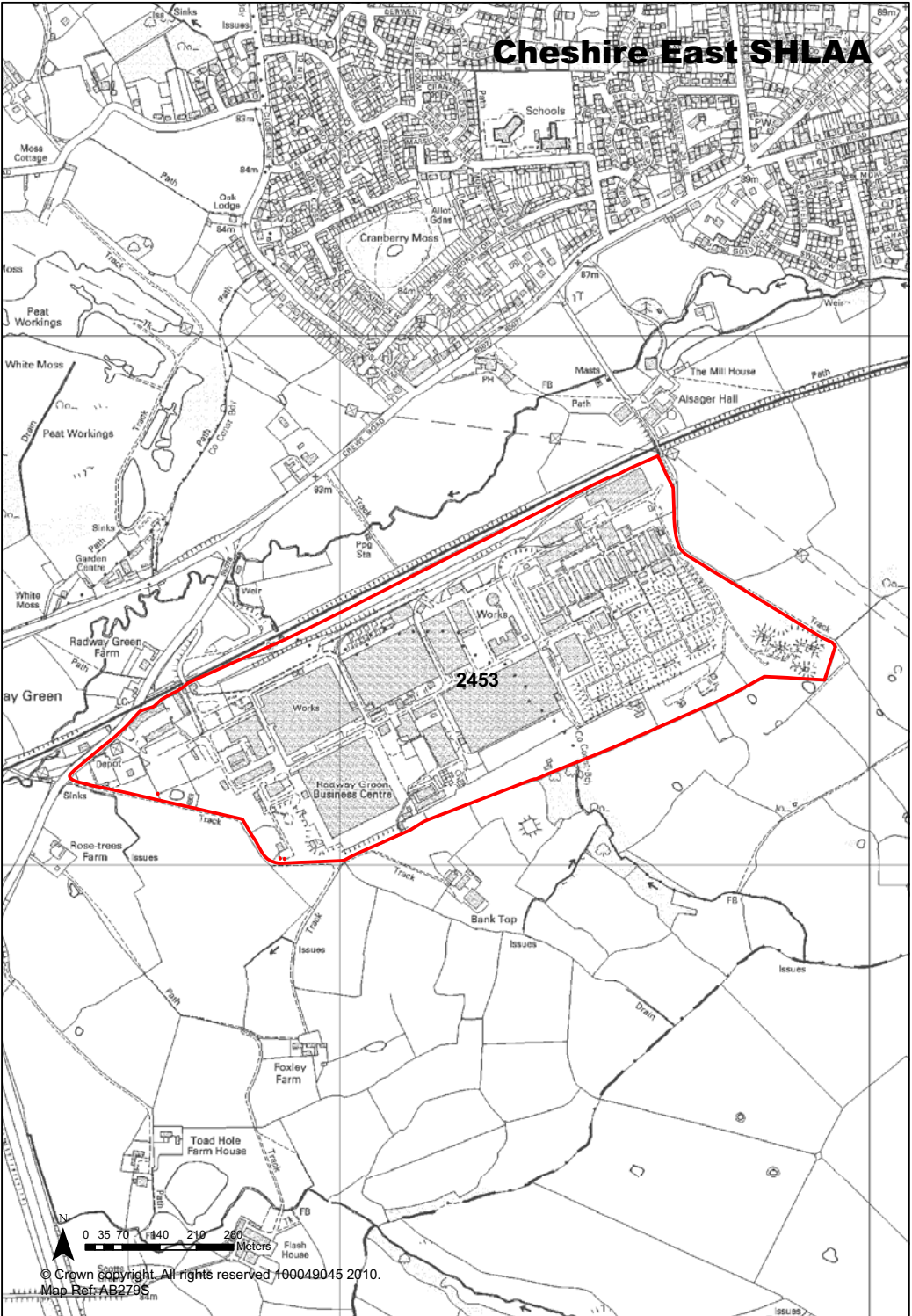


Ref2453

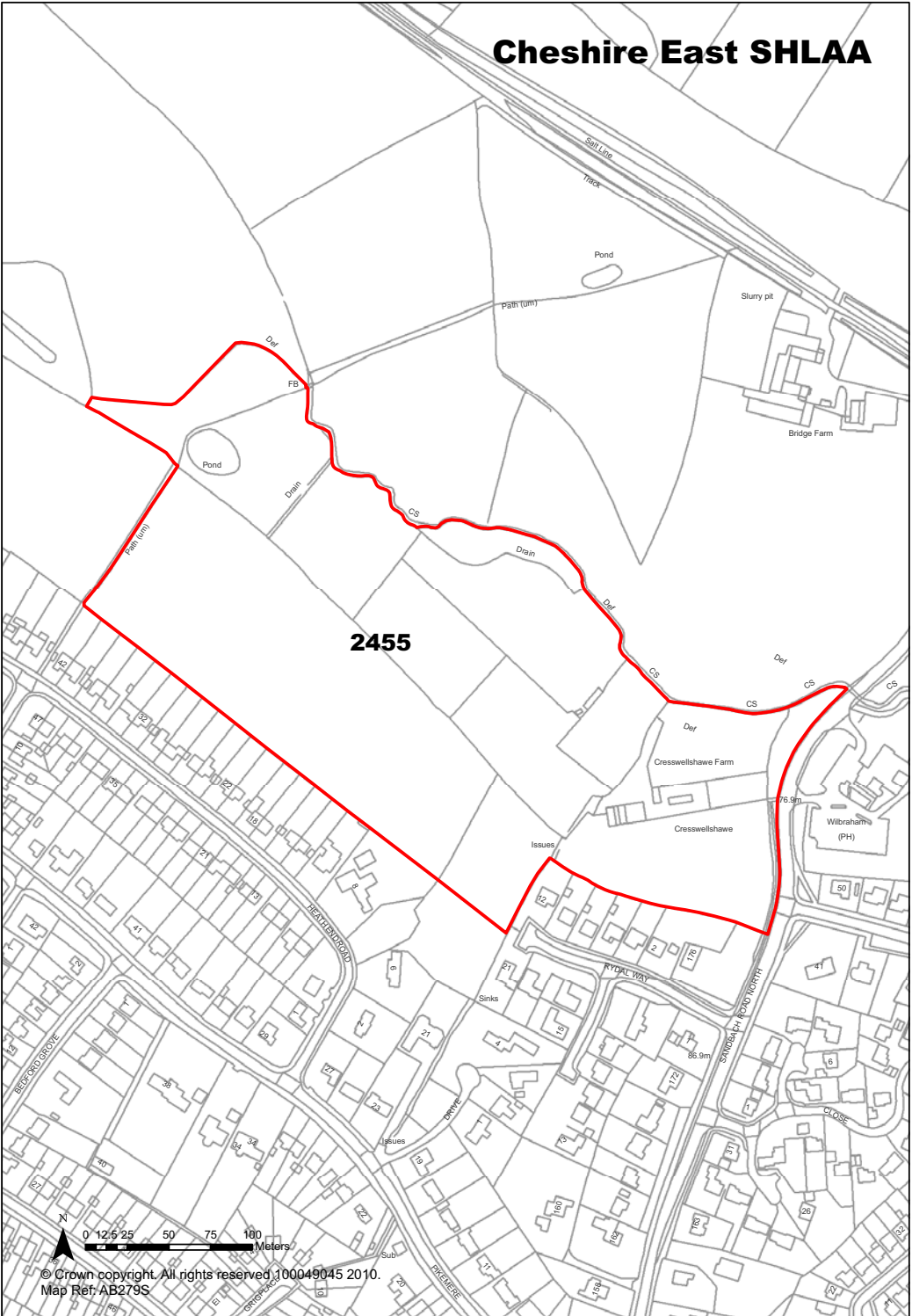
Site Address

Royal Ordnance Factory, Crewe Road,
Alsager

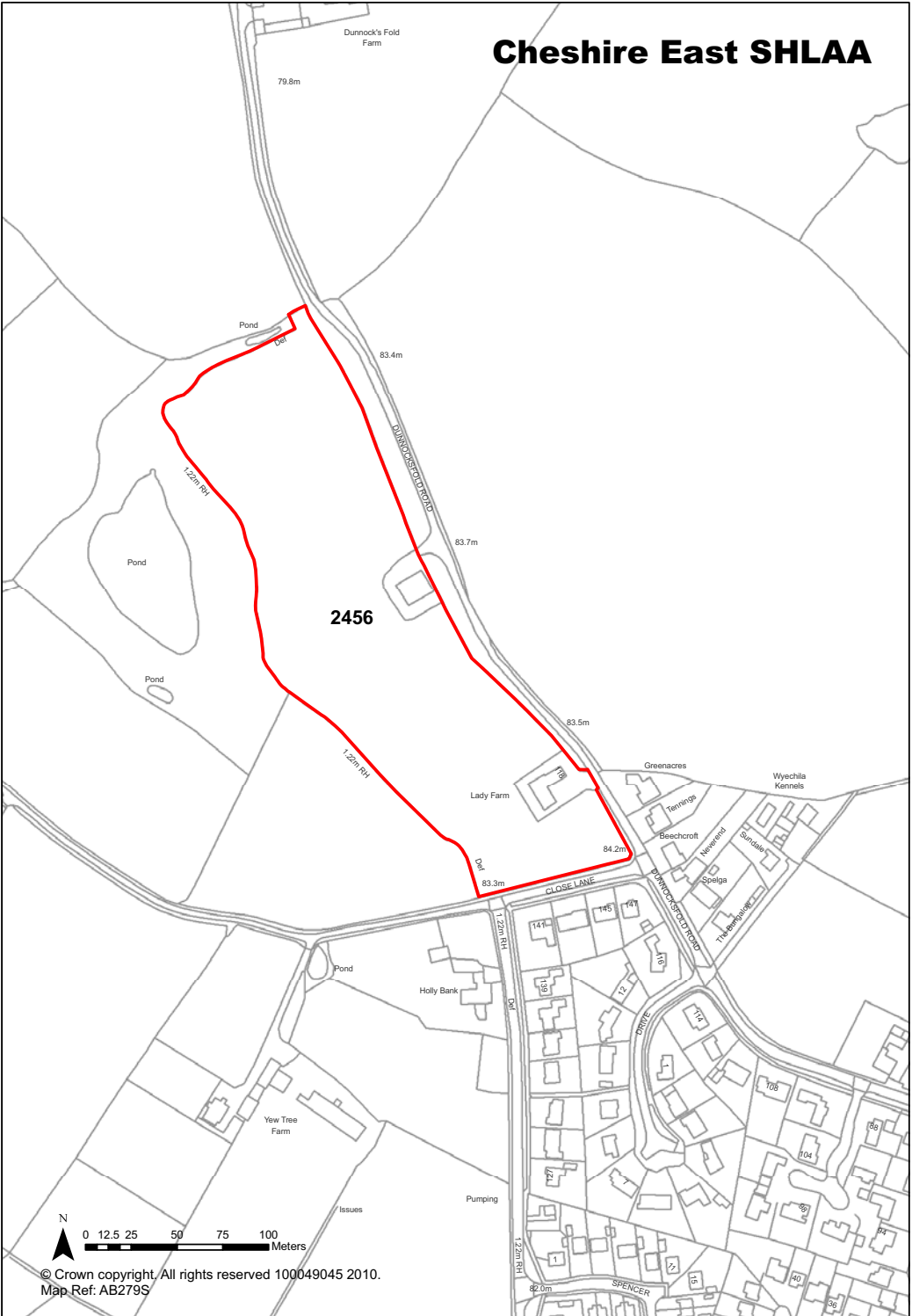
Town / Rural	Alsager - Edge / Extension	Easting	378414	Northing	354482
Site Description	Buildings and land within ROF	Site Size Net (Ha)	46		
Character of Area	Employment uses to west and rural countryside to the east. Railway to the north.	Potential Capacity	1380		
Surrounding Land Uses	Remainder of employment site and Open Countryside / Green Belt.	Potential Net Capacity	1380		
Physical Constraints	Flood zone 1 - little or no risk. In use for employment purposes. Potential for contamination. Access should be OK, as should services and infrastructure as they serve existing uses. Buildings on site, noise issues from the railway, site appears generally flat. Located within 250m of landfill. Potential air quality and noise issues.				
Policy Restrictions	Restricted to B1, B2 and B8 uses.	Potential Density	30.01		
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). PPG24 noise assesment (rail noise).	Determination of Capacity	Density multiplier		
Sustainability	Site is not considered sustainable.				
Accessibility	Site is accessible.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Brownfield	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:					



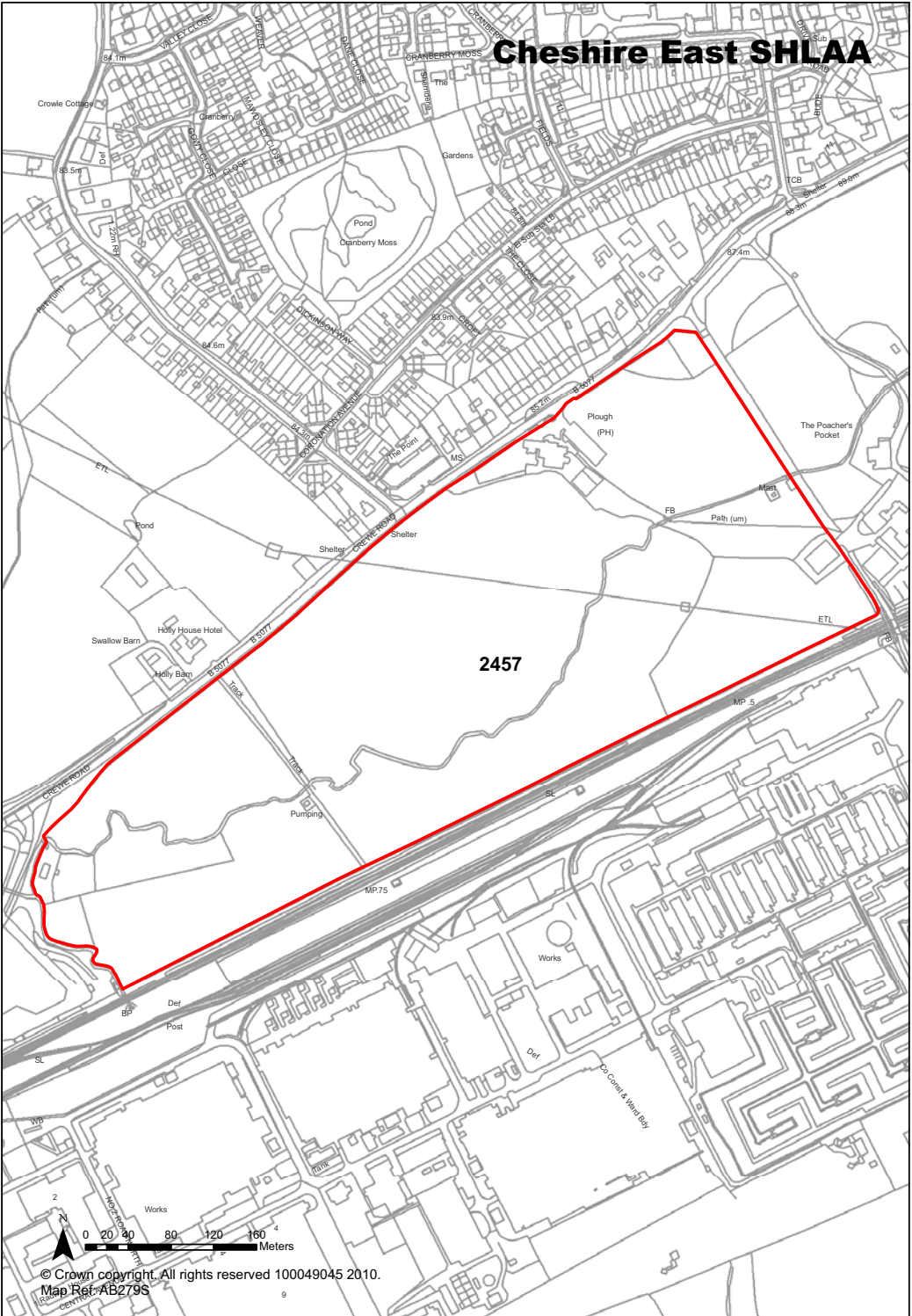
Ref	2455	Site Address	Land off Heath End Road/Sandbach Road North, Alsager		
Town / Rural	Alsager - Edge / Extension	Easting	379133	Northing	356493
Site Description	Riding school, stabling and grazing land.	Site Size Net (Ha)	7.3		
Character of Area	Open Countryside to the north and the residential edge of Alsager to the South.	Potential Capacity	219		
Surrounding Land Uses	Open Countryside to the north and the residential edge of Alsager to the South.	Potential Net Capacity	219		
Physical Constraints	Undulating site, flood zones 2 & 3, pond on site. TPO on site. Located directly on landfill. Potential air quality issues.				
Policy Restrictions	Open Countryside, area of special control for adverts, flood zones 2 & 3. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Potential Density	30		
Managing Constraints	Consideration of flood risk and production of a Flood Risk Assessment. Production of a Protected Species Survey, consideration of biodiversity. Consultation with Contaminated Land Officer. Air quality assesment may be required (size of development).	Determination of Capacity	Density multiplier		
Sustainability	Site is within walking distance of bus stops and a public house.				
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	2456	Site Address	Land at Lady Farm Bungalow, Dunnocksfold Road, Alsager		
Town / Rural	Alsager - Edge / Extension	Easting	377767	Northing	356038
Site Description	Agricultural land and dwelling.	Site Size Net (Ha)	2.96		
Character of Area	Generally open countryside with a minimal link to the residential edge of Alsager to the South.	Potential Capacity	89		
Surrounding Land Uses	Generally open countryside with a minimal link to the residential edge of Alsager to the South.	Potential Net Capacity	89		
Physical Constraints	Flood zone 1 - little or no risk. Site appears to be in use. Generally flat. Overhead power lines to edge of site. TPO on site and public bridleway adj. Pond close to site. Located on potential contaminated site. Potential air quality issues.				
Policy Restrictions	Open countryside. Area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Potential Density	30.07		
Managing Constraints	Consideration of biodiversity and public bridleway. Production of a protected species survey. Consultation with Contaminated Land Officer. Air quality assesment may be required (size of development).	Determination of Capacity	Density multiplier		
Sustainability	Site is not considered sustainable.				
Accessibility	Access is possible.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Not Suitable				
Availability	Marginal / Uncertain	Current Year	0		
Achievability	Not Achievable	Years 1-5	0		
Deliverability	Not currently developable	Years 6-10	0		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:					



Town / Rural	Alsager - Edge / Extension	Easting	378165	Northing	354740
Site Description	Agricultural land and Plough Public House.	Site Size Net (Ha)	11.7		
Character of Area	Railway and Employment uses to the south a mix of residential and Open Countryside to the north.	Potential Capacity	351		
Surrounding Land Uses	Railway and Employment uses to the south a mix of residential and Open Countryside to the north.	Potential Net Capacity	351		
Physical Constraints	Stream on site. Access tracks to farms across site. Very slight undulation to the stream. Flood zone 2 &3. Site in use for agriculture and pub. Trees and ponds on site. Footpath crosses site. Located on potential contaminated land. Potential air quality and noise issues.				
Policy Restrictions	Open countryside, area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield land.	Potential Density	30		
Managing Constraints	Consideration of trees, footpath and flood risk and production of a Flood Risk Assessment. Production of a Protected Species survey. Consultation with Contaminated Land Officer. Air quality assesment may be required (size of development, proximity to AQMA). PPG24 noise assessment required (rail noise).	Determination of Capacity	Density multiplier		
Sustainability	Site is within walking distance of bus stops.				
Accessibility	Access is possible.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Not Suitable				
Availability	Available	Current Year	0		
Achievability	Not Achievable	Years 1-5	0		
Deliverability	Not currently developable	Years 6-10	0		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:					



Ref	2458	Site Address	Land at Fanny's Croft, Audley Road, Alsager
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Town / Rural	Alsager - Edge / Extension	Easting	379880	Northing	354978
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Site Description	Agricultural land	Site Size Net (Ha)	6.68
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Character of Area	Edge of settlement	Potential Capacity	201
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Surrounding Land Uses	Railway to the north, residential to the east and Open Countryside to the south and west	Potential Net Capacity	201
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Physical Constraints Flood zone 1. Undulating site, with the railway adjacent. Site appears to be in use. Public footpath to edge of site. Access via a private access road that serves several farms. Buildings on site. Trees and shrubs on site. Potential air quality and noise issues.

Policy Restrictions	Green Belt. Area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Potential Density	30.02
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Managing Constraints	Consideration of biodiversity. Air quality assesment may be required (size of development). Noise assesment required (rail noise).	Determination of Capacity	Density multiplier

Sustainability Site considered sustainable.

Accessibility	Access is possible.	Total Completions	0
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Other Information	Losses Completed	0
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Brownfield / Greenfield	Greenfield	Remaining Losses	0
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Suitability Suitable - with policy change

Availability	Available	Current Year	0
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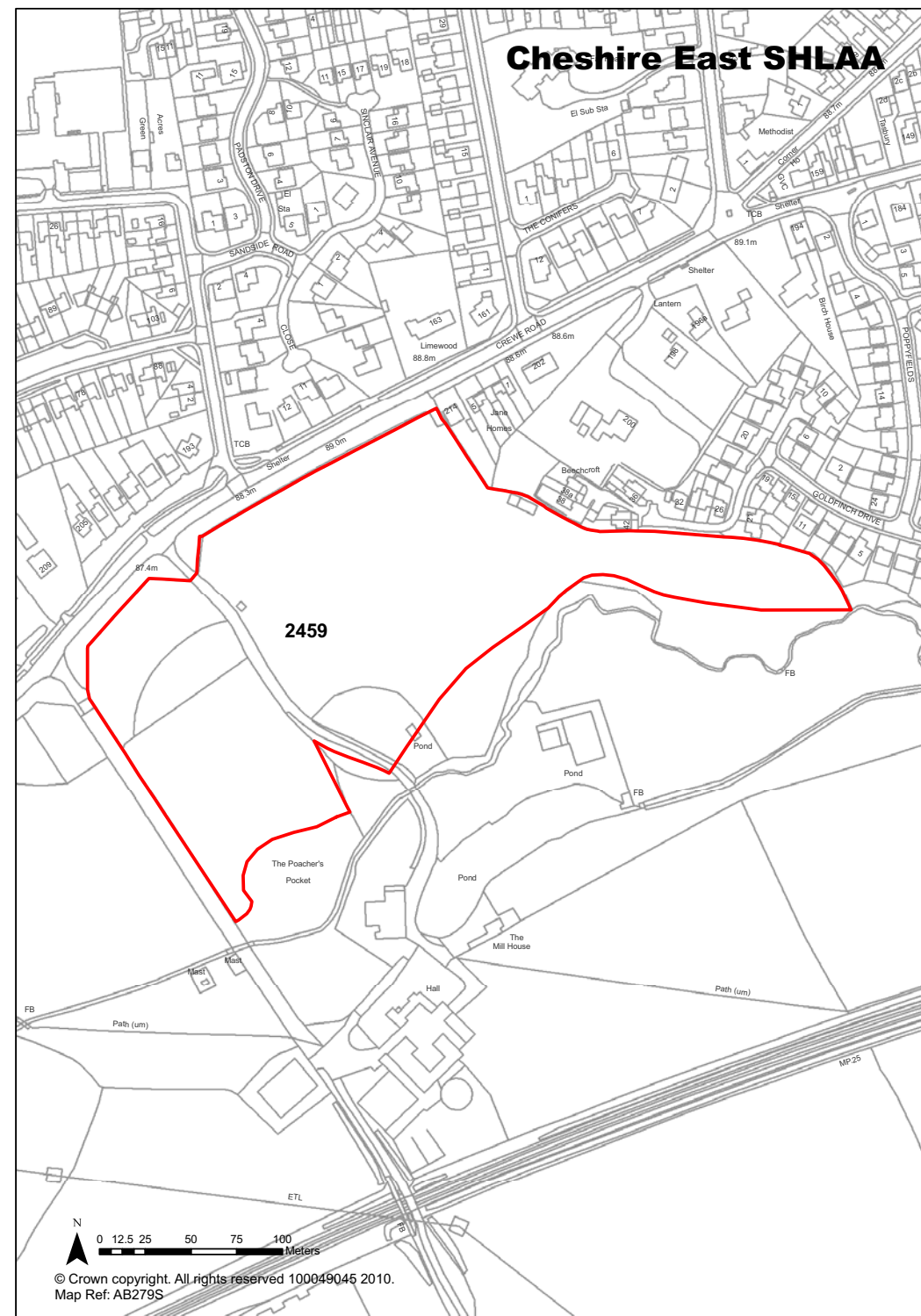
Achievability	Achievable	Years 1-5	0
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Deliverability	Developable	Years 6-10	125
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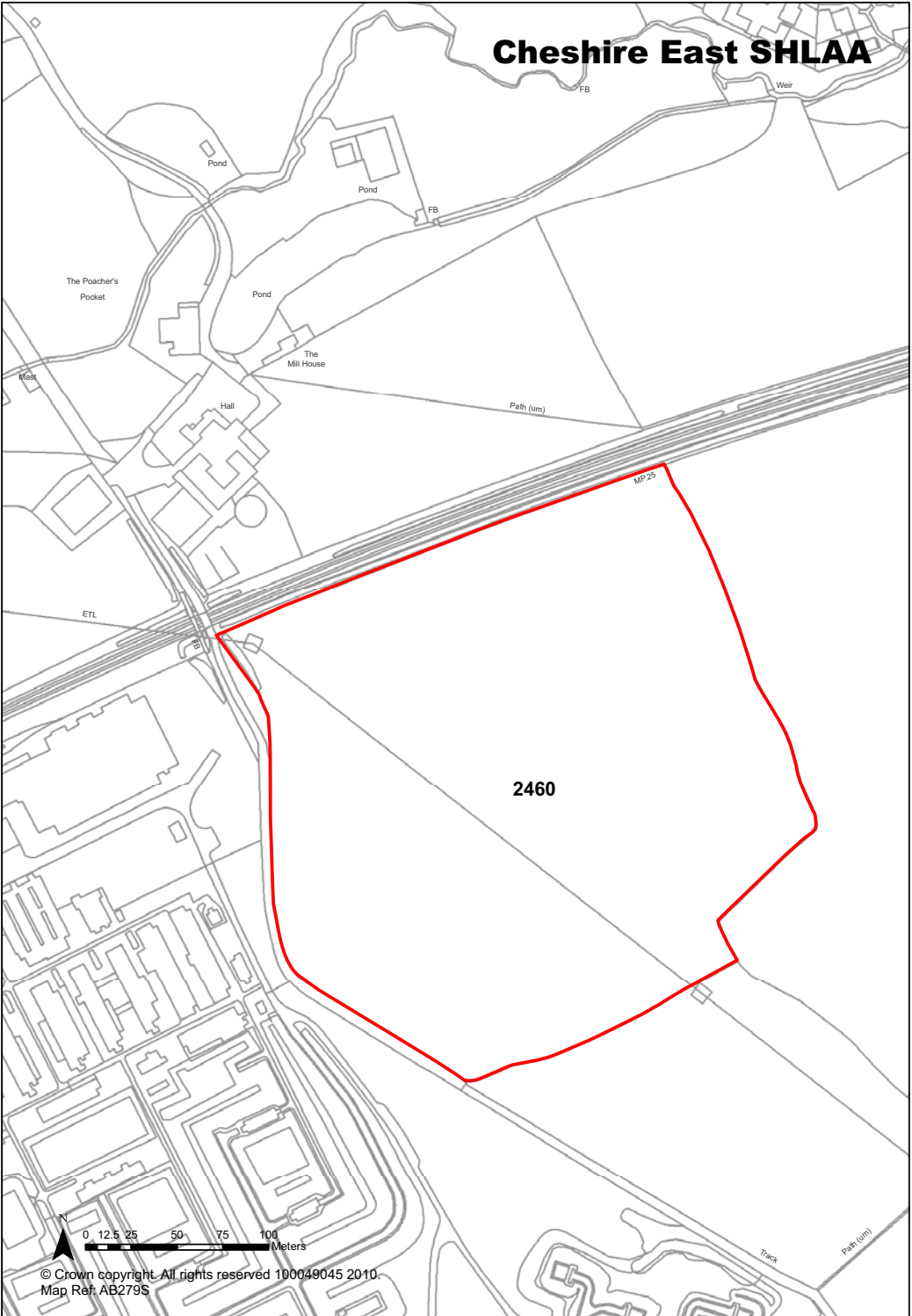
Development Progress	SHI AA Site	Years 11-15	76
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Application Number:

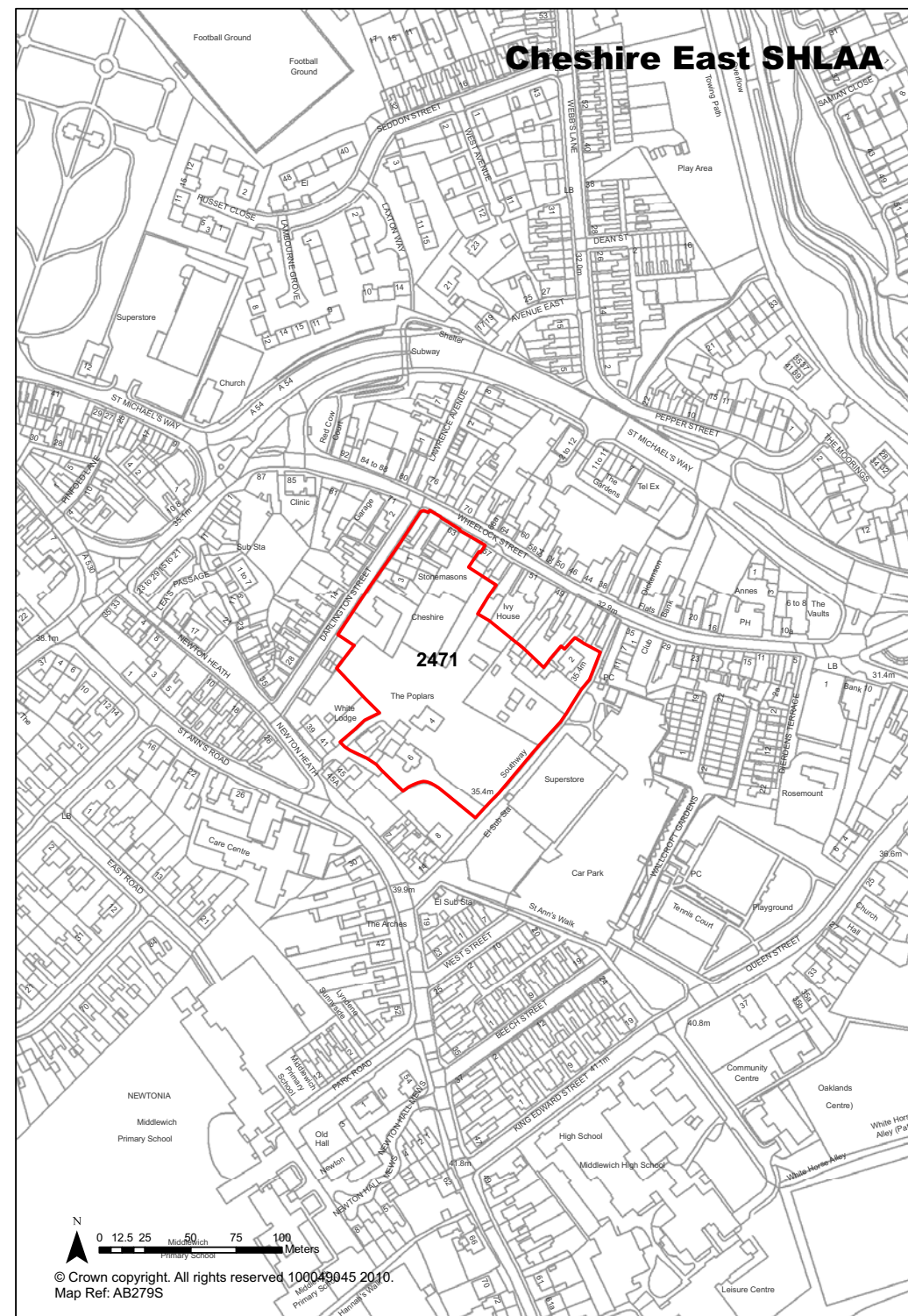
Ref	2459	Site Address	Land west of Home Farm, Crewe Road, Alsager			
Town / Rural	Alsager - Edge / Extension		Easting	378494	Northing	355047
Site Description	Agricultural land.		Site Size Net (Ha)		1.45	
Character of Area	Residential to north and east, open countryside to the south and west.		Potential Capacity		125	
Surrounding Land Uses	Residential to north and east, open countryside to the south and west.		Potential Net Capacity		125	
Physical Constraints	Access road through site to the Old Mill Pub and to Hall Farm Shop. Overhead lines alongside track. Parts of the site are very overgrown. Some trees on site. TPO. Footpath through site. Flood zone 1 - little or no risk but adjacent to flood area. Located on potential contaminated site. Potential air quality issues.					
Policy Restrictions	Open countryside, area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.		Potential Density		30	
Managing Constraints	Consideration of overhead lines and trees, along with the accommodation/relocation of the footpath. Consideration of potential flood risk. Consultation with Contaminated Land Officer. Air quality assesment may be required (size of development).		Determination of Capacity		Density multiplier	
Sustainability	Site considered sustainable.					
Accessibility	Access is possible.		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	Not currently developable		Years 6-10		0	
Development Progress	SHLAA Site		Years 11-15		0	
Application Number:						



Ref	2460	Site Address	Land Adjacent to Royal Ordnance Factory, Crewe Road, Alsager		
Town / Rural	Alsager - Edge / Extension	Easting	378786	Northing	354697
Site Description	Agricultural land.	Site Size Net (Ha)	7.17		
Character of Area	Railway to the north, employment uses to the west and Open Countryside to the east and south.	Potential Capacity	216		
Surrounding Land Uses	Railway to the north, employment uses to the west and Open Countryside to the east and south.	Potential Net Capacity	216		
Physical Constraints	Flood zone 1 - little or no risk. Access to the site could be problematic unless comes forward with adjacent Royal Ordnance Factory site. Appears to be in agricultural use. Footpath through site. Pylon. Site appears generally flat. Located within 250m of landfill. Potential air quality and noise issues.				
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Potential Density	30.13		
Managing Constraints	Consultation with Highways to address access issues. Consideration of pylon and accommodation/relocation of footpath. Consultation with Contaminated Land Officer. Air quality assesment may be required (size of development). PPG24 noise assessment required (rail noise).	Determination of Capacity	Density multiplier		
Sustainability	Site is not considered sustainable.				
Accessibility	Access is problematic.	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:					



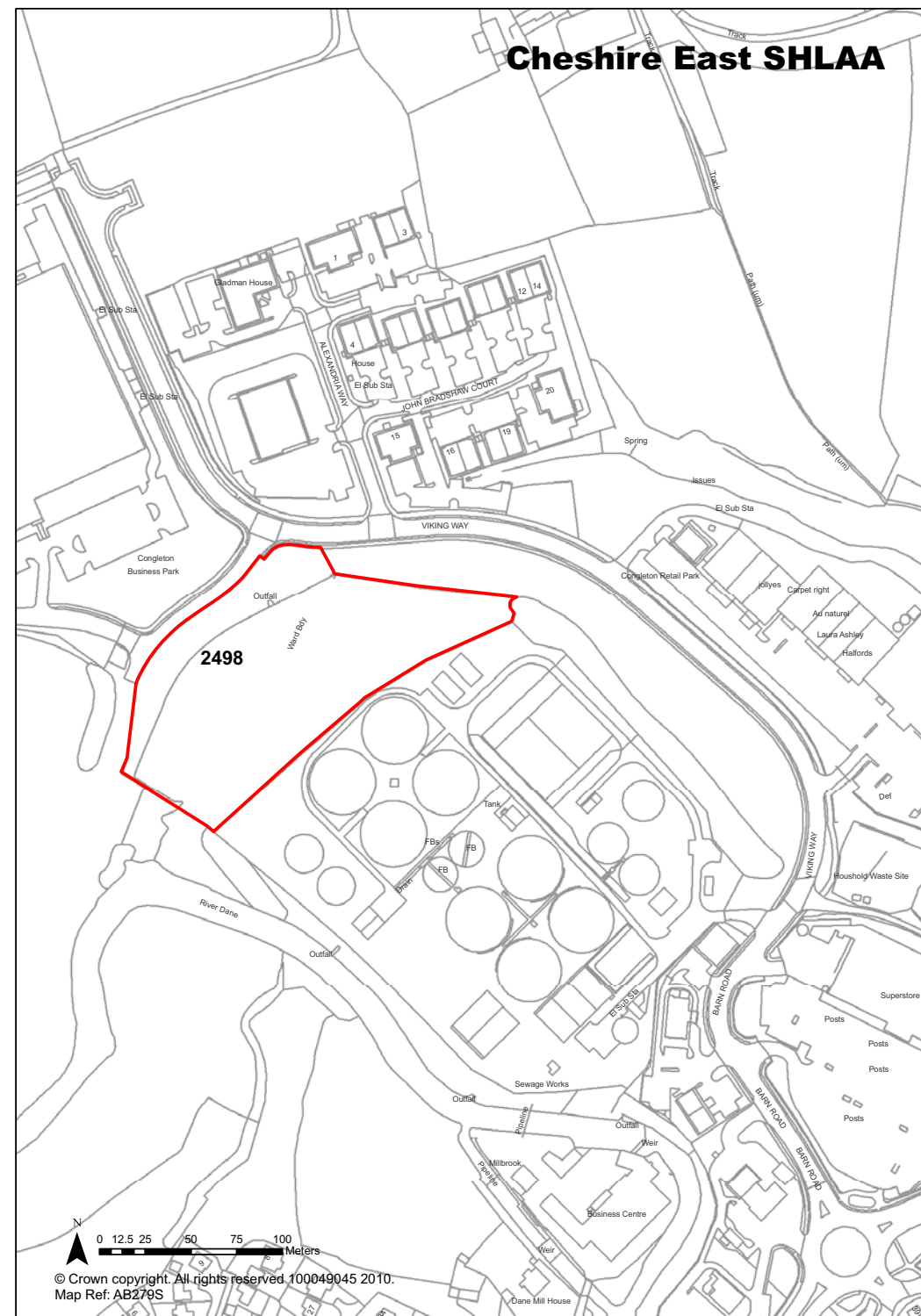
Ref	2471	Site Address	Land at Darlington Street, Middlewich	
Town / Rural	Middlewich	Easting	370098	Northing 366263
Site Description	Town Centre uses, including retail, office and residential.		Site Size Net (Ha)	1.28
Character of Area	Town Centre uses, including retail, office and residential.		Potential Capacity	39
Surrounding Land Uses	Town Centre uses, including retail, office and residential.		Potential Net Capacity	39
Physical Constraints	Flood zone 1 - little or no risk. Mature trees - possible biodiversity value, shrubs and vegetation, need for highway improvement, area of archaeological potential, part of site within and adjacent to conservation area. Listed building adj to site. Buildings on site, appears flat.			
Policy Restrictions	Within Middlewich SZL and town centre. Principal Shopping Area, conservation area.		Potential Density	30.47
Managing Constraints	Consideration of historic and natural environment.		Determination of Capacity	Density multiplier
Sustainability	Sustainable location.			
Accessibility	Access is possible.		Total Completions	0
Other Information	Site has planning permission for a retail development.		Losses Completed	0
Brownfield / Greenfield	Brownfield		Remaining Losses	0
Suitability	Suitable			
Availability	Marginal / Uncertain		Current Year	0
Achievability	Achievable		Years 1-5	0
Deliverability	Not currently developable		Years 6-10	0
Development Progress	SHLAA Site		Years 11-15	0
Application Number:				



Ref	2479	Site Address	Mossley House, Biddulph Road, Congleton	
Town / Rural	Congleton	Easting	387777	Northing 361929
Site Description	Residential including gardens.		Site Size Net (Ha)	0.78
Character of Area	Generally residential.		Potential Capacity	43
Surrounding Land Uses	Generally residential.		Potential Net Capacity	42
Physical Constraints	Flood Zone 1 - Little or no risk. TPOs on site and biodiversity value. Access constrained - proximity to light controlled crossroads. SI already received, recommendation of further investigation. Buildings on site, appears generally flat.			
Policy Restrictions	Within Congleton SZL. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		Potential Density	55.13
Managing Constraints	Consideration of trees, consultation with Highways to address access issues. Consultation with Contaminated Land Officer.		Determination of Capacity	Based on planning permission
Sustainability	Site is within walking distance of local shops, primary school, railway station and bus routes.			
Accessibility	Highways satisfied with proposed access for refused application. But further info would be required regarding service vehicles.		Total Completions	0
Other Information	Seddon Homes interested in developing site for housing, however, Gladman Care Homes still appear to own site at present and may continue to look for this use on the site.		Losses Completed	0
Brownfield / Greenfield	Mixed		Remaining Losses	1
Suitability	Suitable			
Availability	Available		Current Year	15
Achievability	Achievable		Years 1-5	28
Deliverability	Deliverable		Years 6-10	0
Development Progress	Under Construction		Years 11-15	0
Application Number:	09/1127C			



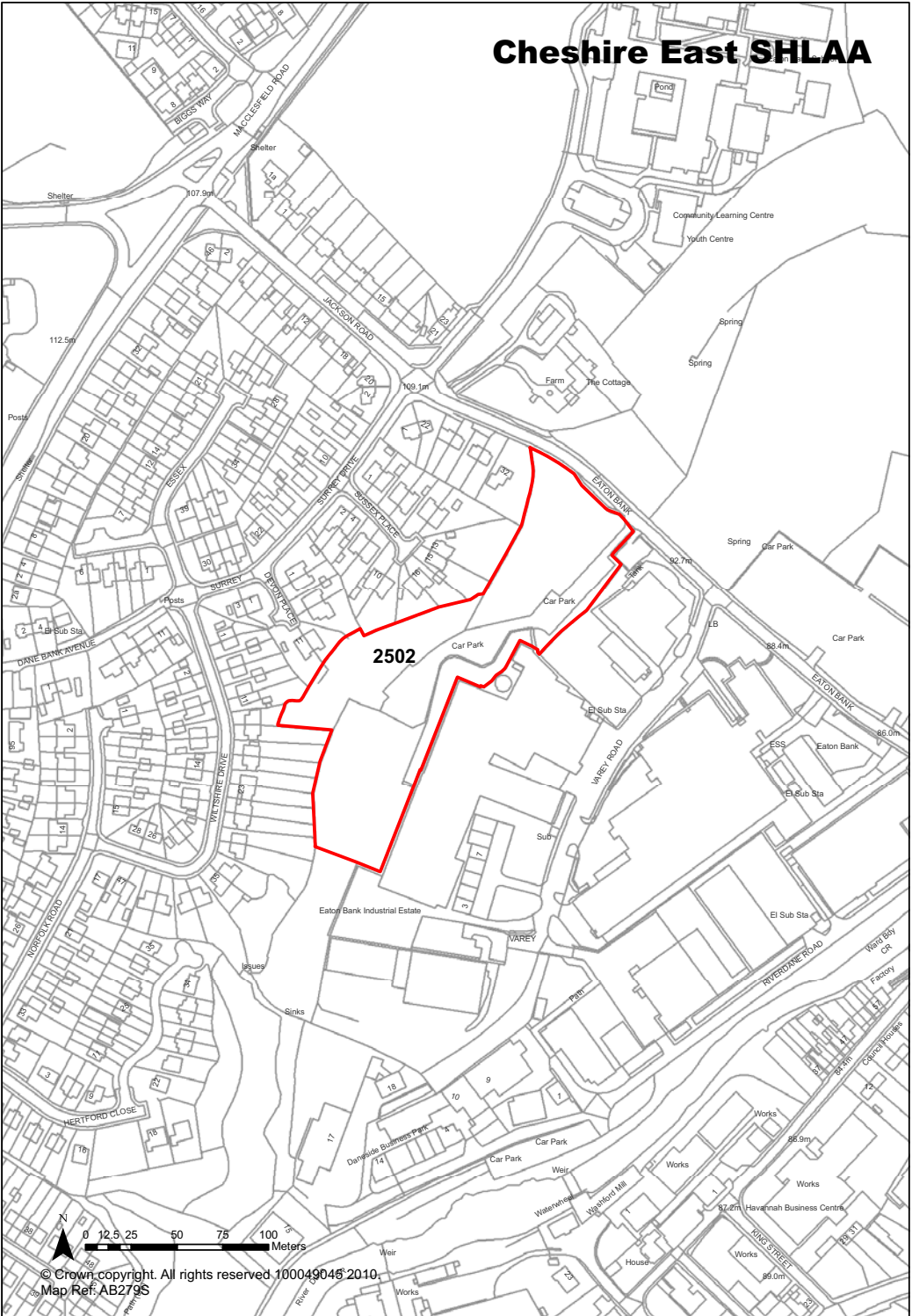
Ref	2498	Site Address	Congleton Business Park (North), Viking Way, Congleton	
Town / Rural	Congleton	Easting	385192	Northing 363693
Site Description	Vacant land		Site Size Net (Ha)	1.61
Character of Area	Adjacent to Sewage Works and Congleton Business Park.		Potential Capacity	49
Surrounding Land Uses	Adjacent to Sewage Works and Congleton Business Park.		Potential Net Capacity	49
Physical Constraints	Part of site in Flood Zone 2 and Zone 3. Adjacent to Sewage Works. CRWLP - household waste recycling centre. Slight slope to site. Trees and shrubs on site. Located directly on landfill. Potential air quality issues.		Potential Density	30.43
Policy Restrictions	Within Congleton SZL. Surface water runoff should be calculated in accordance with Environment Agency guidelines.		Determination of Capacity	Density multiplier
Managing Constraints	Consideration of flood risk and production of Flood Risk Assessment. Consideration of biodiversity. Consultation with Contaminated Land Officer. Air quality assesment may be required (size of development, proximity to AQMA).			
Sustainability	Site is in close proximity to shops and within walking distance of a primary school and bus route.			
Accessibility	Access is possible.		Total Completions	0
Other Information			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:				



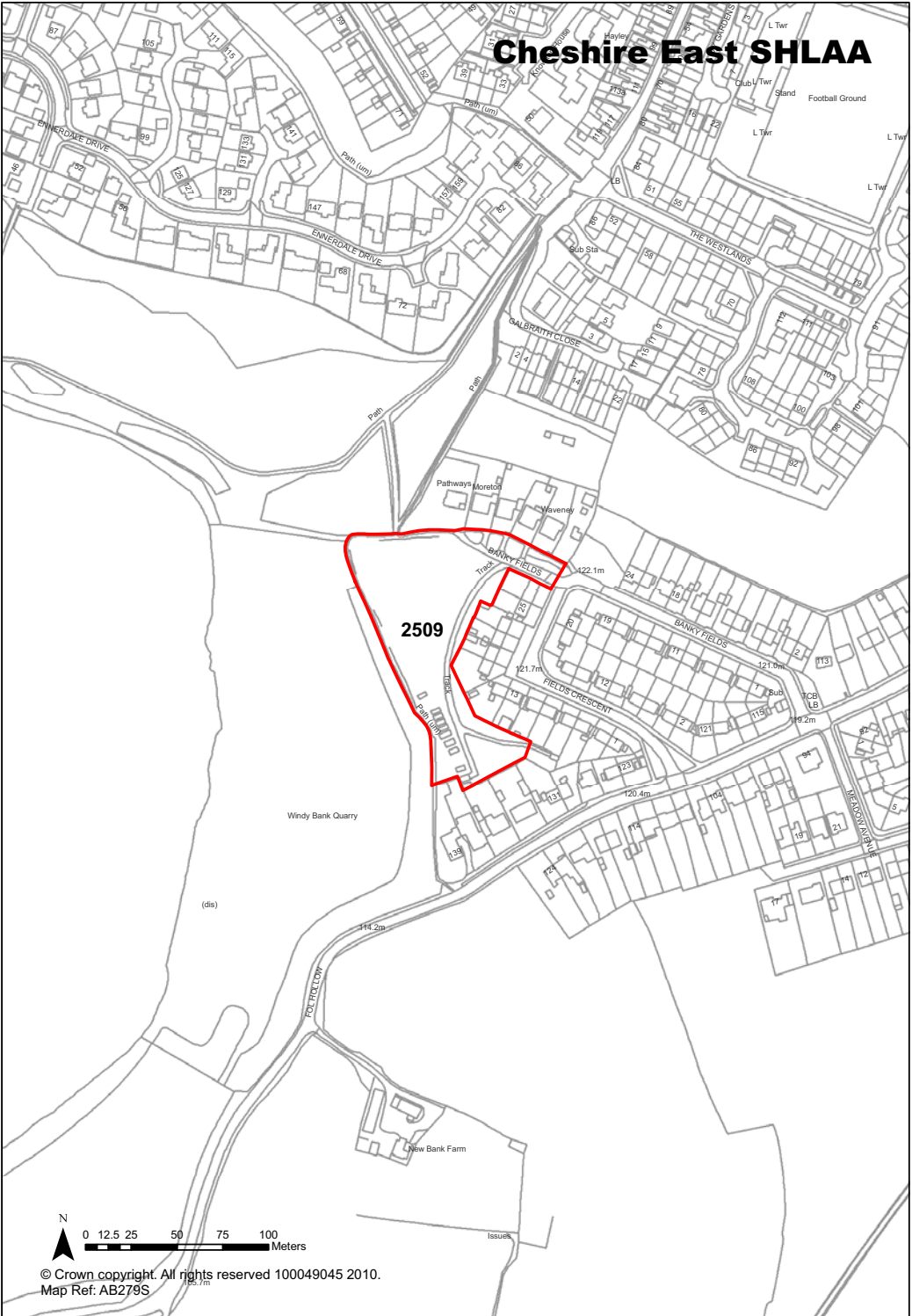
Ref	2501	Site Address	Eaton Bank Farm, Eaton Bank, Congleton			
Town / Rural	Congleton		Easting	386505	Northing	364119
Site Description	Existing residential buildings and garden.		Site Size Net (Ha)		0.52	
Character of Area	Generally residential and open countryside.		Potential Capacity		16	
Surrounding Land Uses	Residential to south and west, school to the north, open countryside to east. Site also adjacent to an area of protected open space.		Potential Net Capacity		16	
Physical Constraints	Flood Zone 1 - Little or no risk. Adj to Open countryside and Site of Biological Importance. Buildings, trees and hedges on site and slope to site. Potential air quality issues.					
Policy Restrictions	Within Congleton SZL. Site adjacent to an area of protected open space and open countryside. Surface water runoff should be calculated in accordance with Environment Agency guidelines.		Potential Density		30.77	
Managing Constraints	Consideration of natural environment. Air quality assesment may be required (size of development, proximity to AQMA).		Determination of Capacity		Density multiplier	
Sustainability	Site is close to a secondary school and within walking distance of a bus route.					
Accessibility	Access is possible.		Total Completions		0	
Other Information			Losses Completed		0	
Brownfield / Greenfield	Mixed		Remaining Losses		0	
Suitability	Suitable					
Availability	Marginal / Uncertain		Current Year		0	
Achievability	Achievable		Years 1-5		0	
Deliverability	Developable		Years 6-10		16	
Development Progress	SHLAA Site		Years 11-15		0	
Application Number:						



Ref	2502	Site Address	Land west of Eaton Bank, Congleton	
Town / Rural	Congleton	Easting	386456	Northing 363941
Site Description	Car park and vacant land.	Site Size Net (Ha)	1.4	
Character of Area	Mixed, residential, employment and education	Potential Capacity	42	
Surrounding Land Uses	Residential to west, industrial to the east.	Potential Net Capacity	42	
Physical Constraints	Flood Zone 1 - Little or no risk. Steep levels, possible need for retaining structures, access constrained as visibility poor. Narrow site shape. Heavily vegetated with trees and shrubs - likely biodiversity value. Hardstanding on site. Located on potential contaminated site. Potential air quality issues.			
Policy Restrictions	Within Congleton SZL. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Potential Density	30	
Managing Constraints	Consultation with Highways to address access issues. Consideration of biodiversity. Consultation with Contaminated Land Officer. Air quality assesment may be required (size of development, proximity to AQMA).	Determination of Capacity	Density multiplier	
Sustainability	Site is close to a secondary school and within walking distance of a bus route.			
Accessibility	Access problematic.	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:				

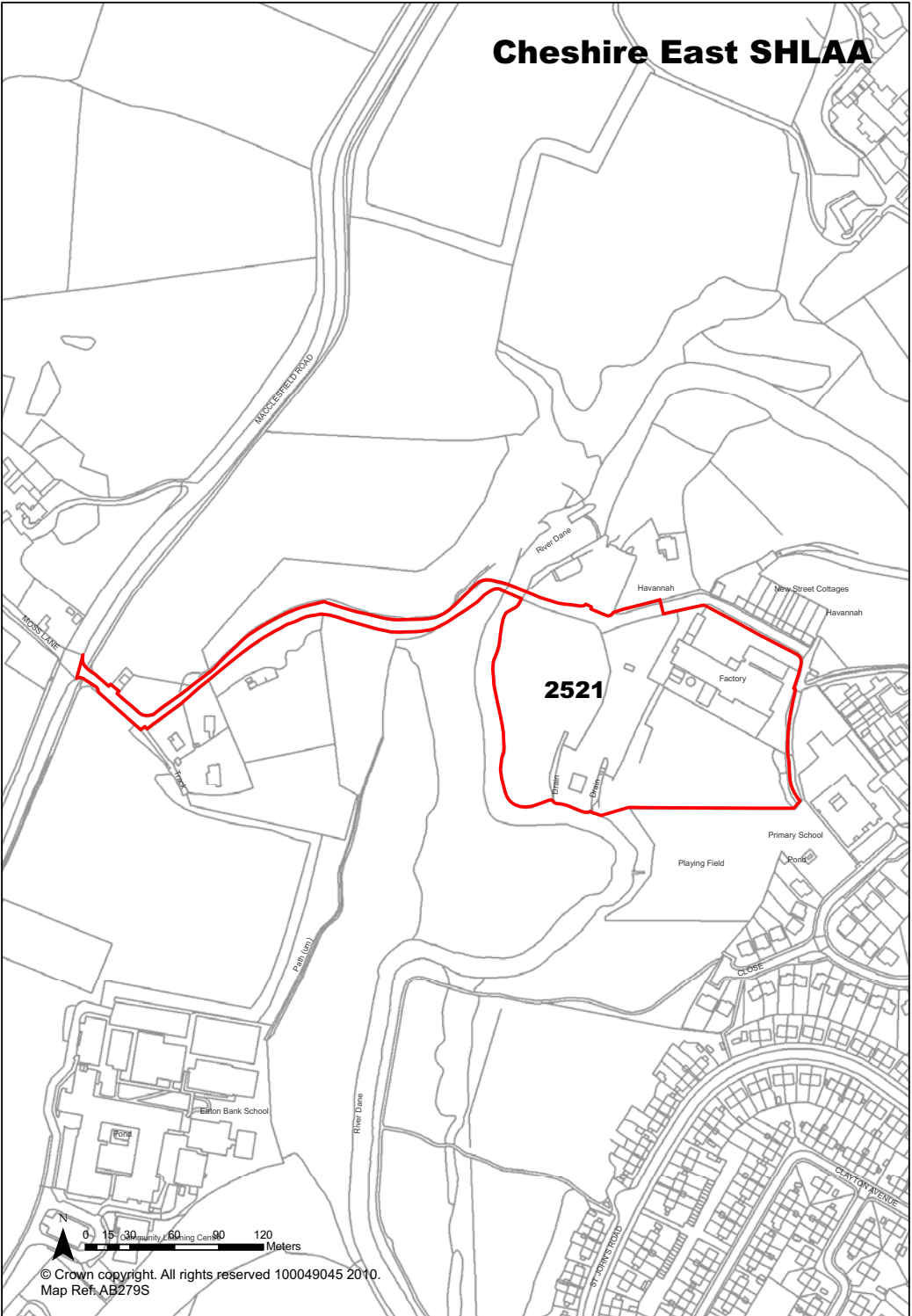


Ref	2509	Site Address	Garages, Banky Fields, Congleton	
Town / Rural	Congleton	Easting	385101	Northing 362457
Site Description	Open space and garages.	Site Size Net (Ha)	0.78	
Character of Area	Residential and woodland.	Potential Capacity	24	
Surrounding Land Uses	Residential and woodland.	Potential Net Capacity	24	
Physical Constraints	Part of the site is an area of Protected Open Space/Recreation facility. A footpath and TPO runs along part of the border of the site. Garages on site, appears generally flat. Potential air quality issues.			
Policy Restrictions	Within Congleton SZL. Part of the site is allocated as Protected Open Space. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Potential Density	30.77	
Managing Constraints	Consideration of replacement/relocation of open space. Consideration of biodiversity. Air quality assesment may be required (size of development, proximity to AQMA).	Determination of Capacity	Density multiplier	
Sustainability	Site is within walking distance of a primary school and bus route.			
Accessibility	Access is possible.	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	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 2521 Site Address Havannah Mill, Havannah Lane, Eaton

Town / Rural	Congleton - Edge / Extension	Easting	386563	Northing	364548
Site Description	Vacant building - former Symbra factory		Site Size Net (Ha)	2.84	
Character of Area	Open countryside and residential.		Potential Capacity	36	
Surrounding Land Uses	Open space, open countryside, residential, primary scholl and the River Dane.		Potential Net Capacity	36	
Physical Constraints	Highways Issues. Flood Risk. Site adjoins the River Dane, a Grade 'A' Site of Biological Importance to the south and west				
Policy Restrictions	Open Countryside		Potential Density	12.68	
Managing Constraints	Flood risk assessment required. Consider biological importance of adjacent river.		Determination of Capacity	Based on current permission.	
Sustainability	Site is within walking distance of a primary school and bus route.				
Accessibility	Potentially highways issues will need to be discussed with highways.		Total Completions	26	
Other Information			Losses Completed	0	
Brownfield / Greenfield	Brownfield		Remaining Losses	0	
Suitability	Suitable				
Availability	Available - site owned by developer		Current Year	15	
Achievability	Achievable		Years 1-5	21	
Deliverability	Deliverable		Years 6-10	0	
Development Progress	Under Construction		Years 11-15	0	
Application Number:	11/2112M				



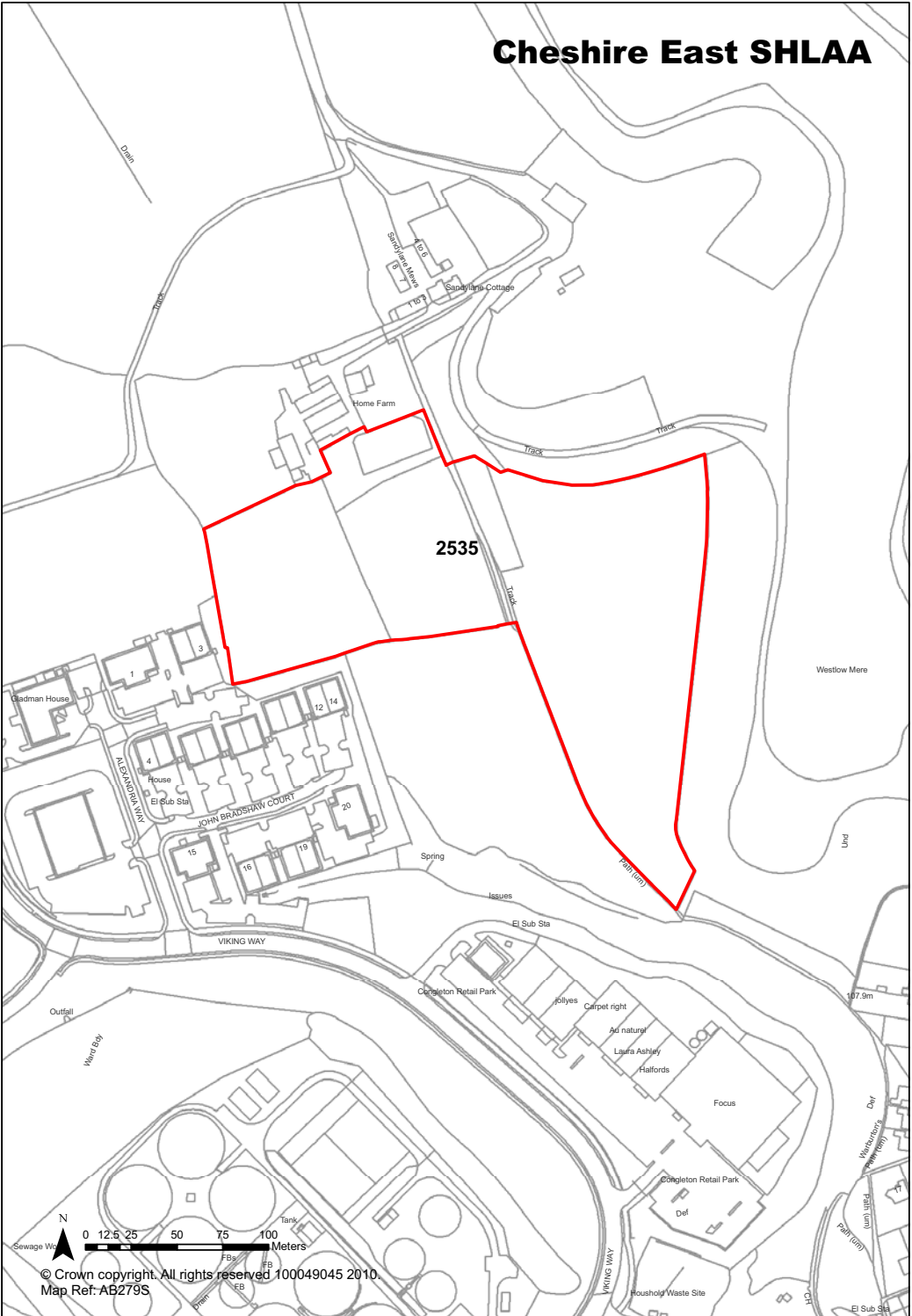
Ref

2535

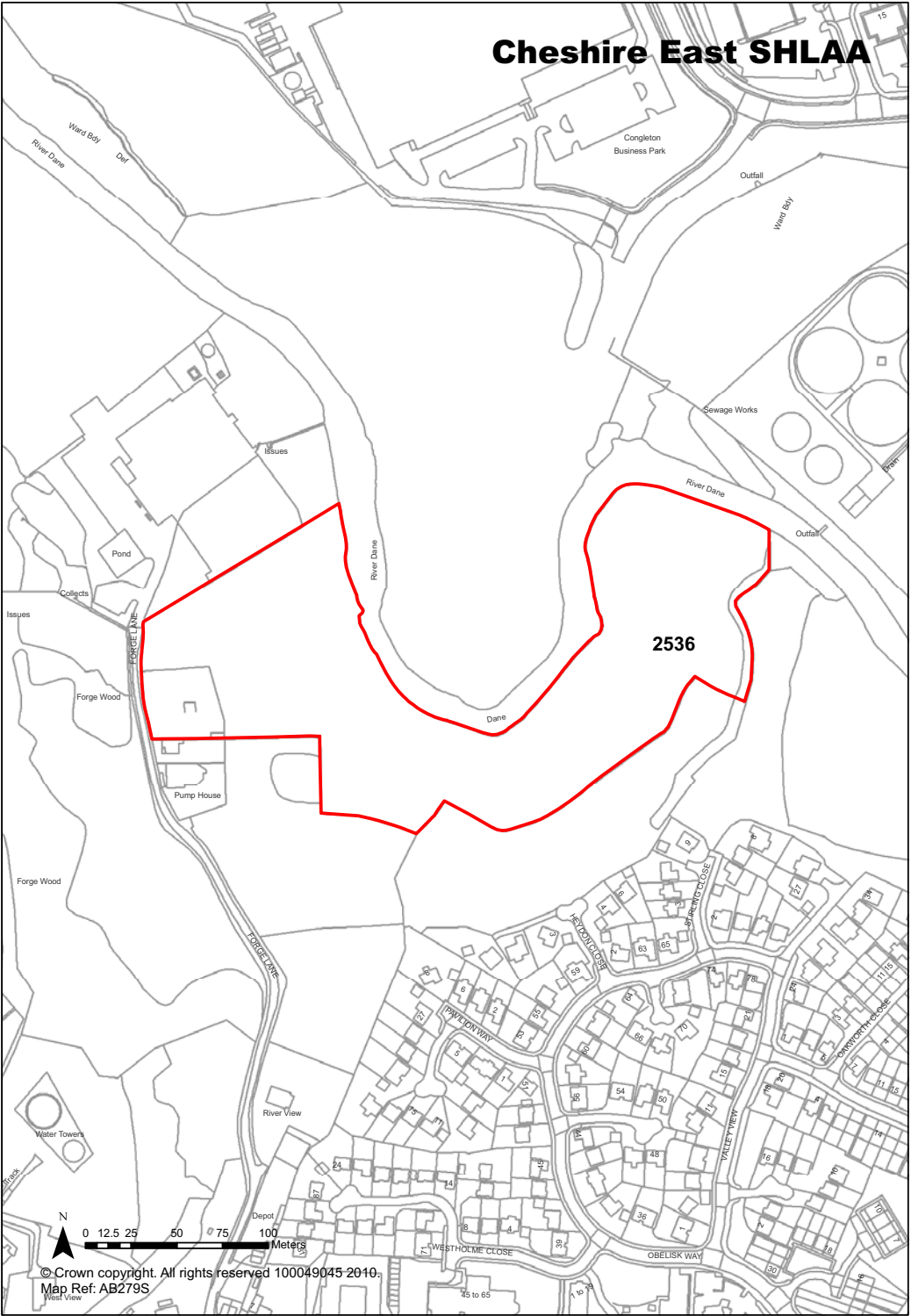
Site Address

Land south of Hulme Walfield Farm, Congleton

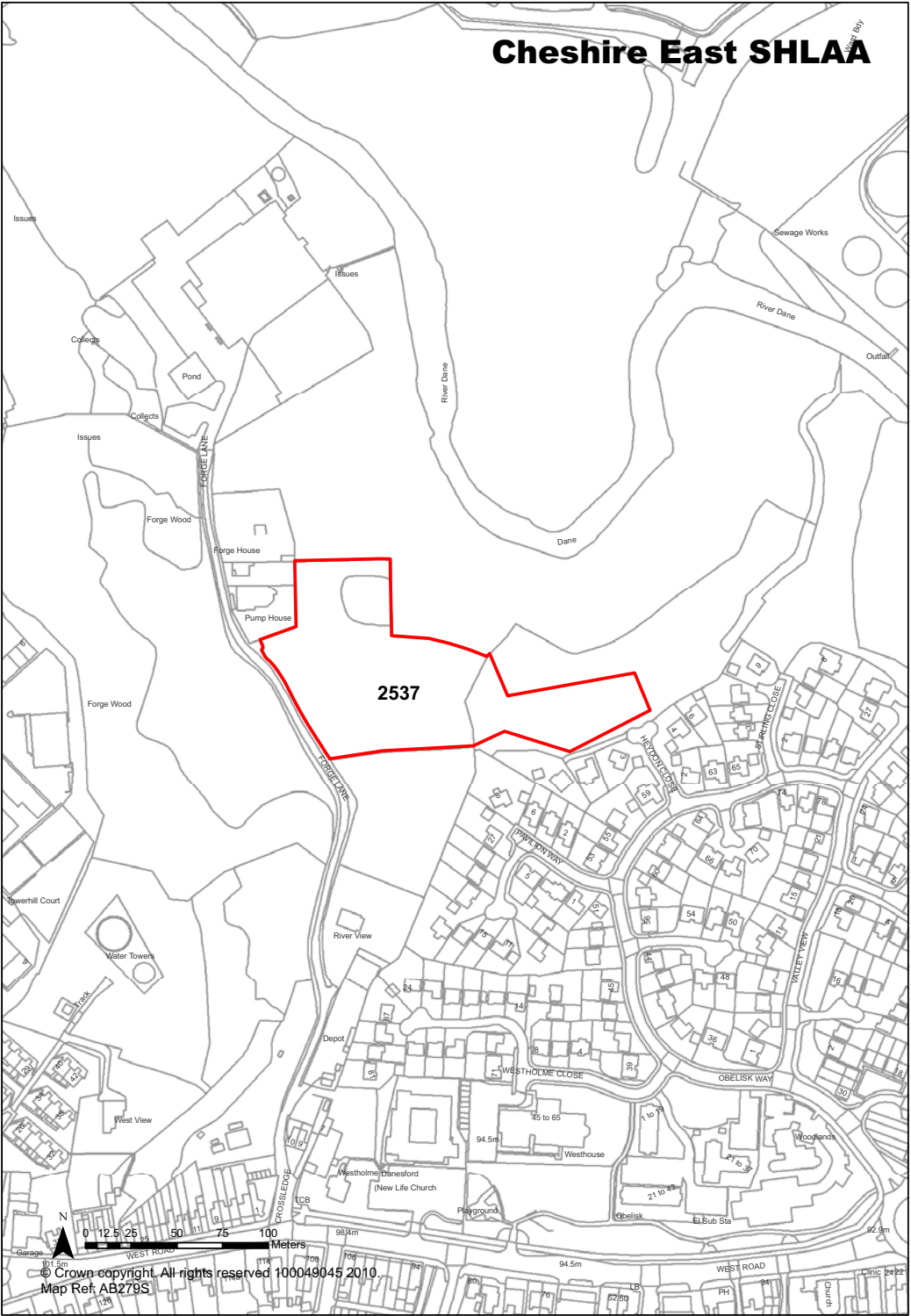
Town / Rural	Congleton - Edge / Extension	Easting	385325	Northing	363954
Site Description	Agricultural land.	Site Size Net (Ha)	3.42		
Character of Area	Open countryside and commercial.	Potential Capacity	103		
Surrounding Land Uses	Open countryside and commercial.	Potential Net Capacity	103		
Physical Constraints	Flood zone 1 - little or no risk. Site is within an Area of Special County Value, Jodrell Bank consultation zone, Area of Special Control for Adverts and there is a footpath through the site. Site is adj to a Site of Biological Importance. Trees on site. Sloping to site. Located within 250m of landfill. Potential air quality issues.				
Policy Restrictions	Open countryside. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Potential Density	30.12		
Managing Constraints	Consideration of natural environment. Consultation with Jodrell Bank. Consideration of accommodation/relocation of footpath. Consultation with Contaminated Land Officer. Air quality assesment may be required (size of development, proximity to AQMA).	Determination of Capacity	Density multiplier		
Sustainability	Site is not considered sustainable.				
Accessibility	Access is possible.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Not Suitable				
Availability	Marginal / Uncertain	Current Year	0		
Achievability	Not Achievable	Years 1-5	0		
Deliverability	Not currently developable	Years 6-10	0		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:					



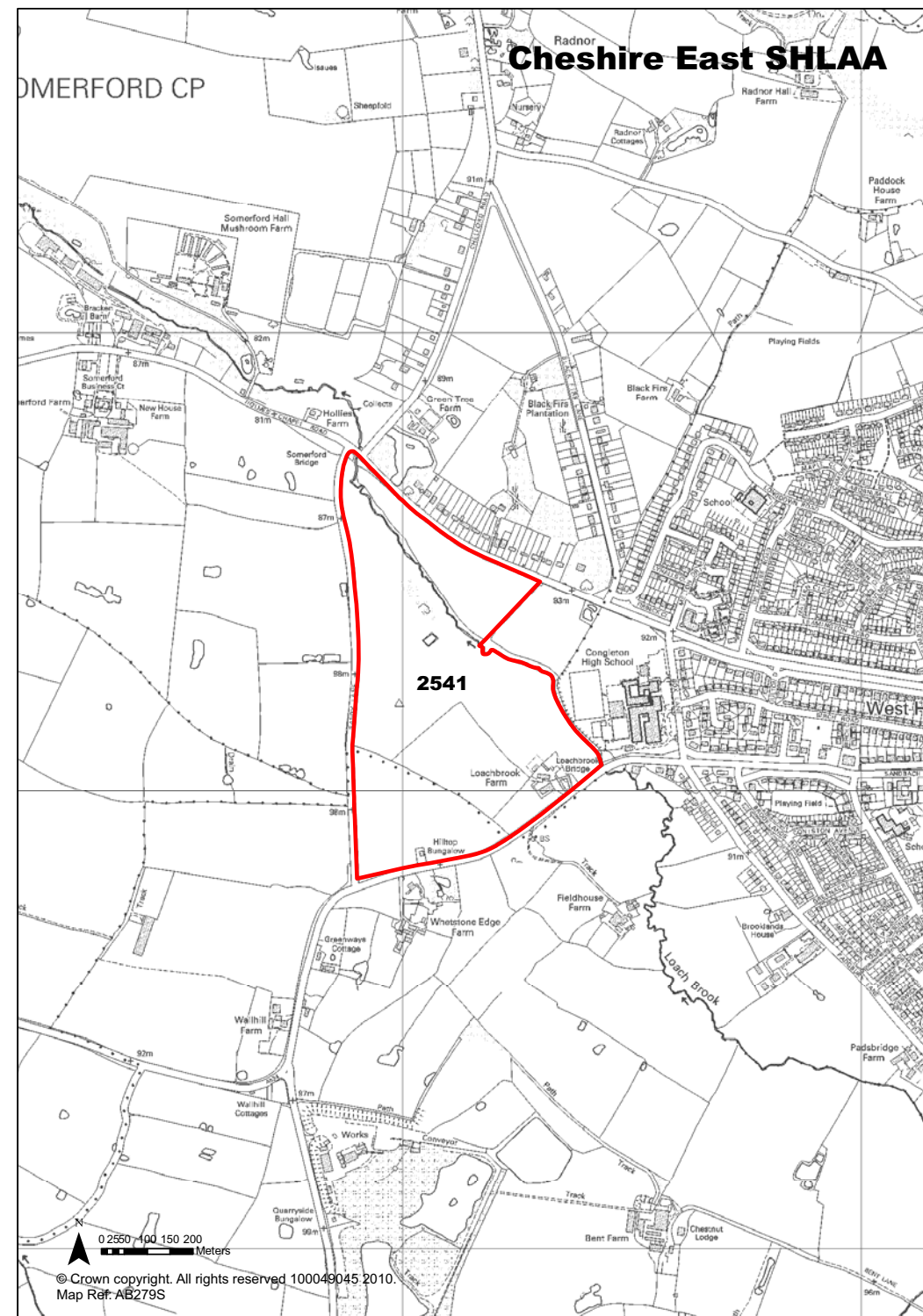
Town / Rural	Congleton - Edge / Extension	Easting	384941	Northing	363499
Site Description	Riverside grassed area.	Site Size Net (Ha)	3.12		
Character of Area	Open countryside	Potential Capacity	94		
Surrounding Land Uses	Agriculture	Potential Net Capacity	94		
Physical Constraints	Narrow access road to site (2 cars cannot pass). The site is within the Jodrell Bank consultation zone and Flood Zones 2 and 3. Part of the site is a Site of Biological Importance and lies within a wildlife corridor. Adj to area of protected open space/leisure facility. Residential garden and hardstanding within site, generally flat. Located within 250m of landfill. Potential air quality issues.				
Policy Restrictions	Open countryside. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Potential Density	30.13		
Managing Constraints	Consultation with Highways to address access issues. Consultation with Jodrell Bank. Consideration of flood risk and production of Flood Risk Assessment. Consultation with Contaminated Land officer. Consideration of biodiversity. Air quality assesment may be required (size of development, proximity to AQMA).	Determination of Capacity	Density multiplier		
Sustainability	Site is not considered sustainable.				
Accessibility	Access is problematic.	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:					



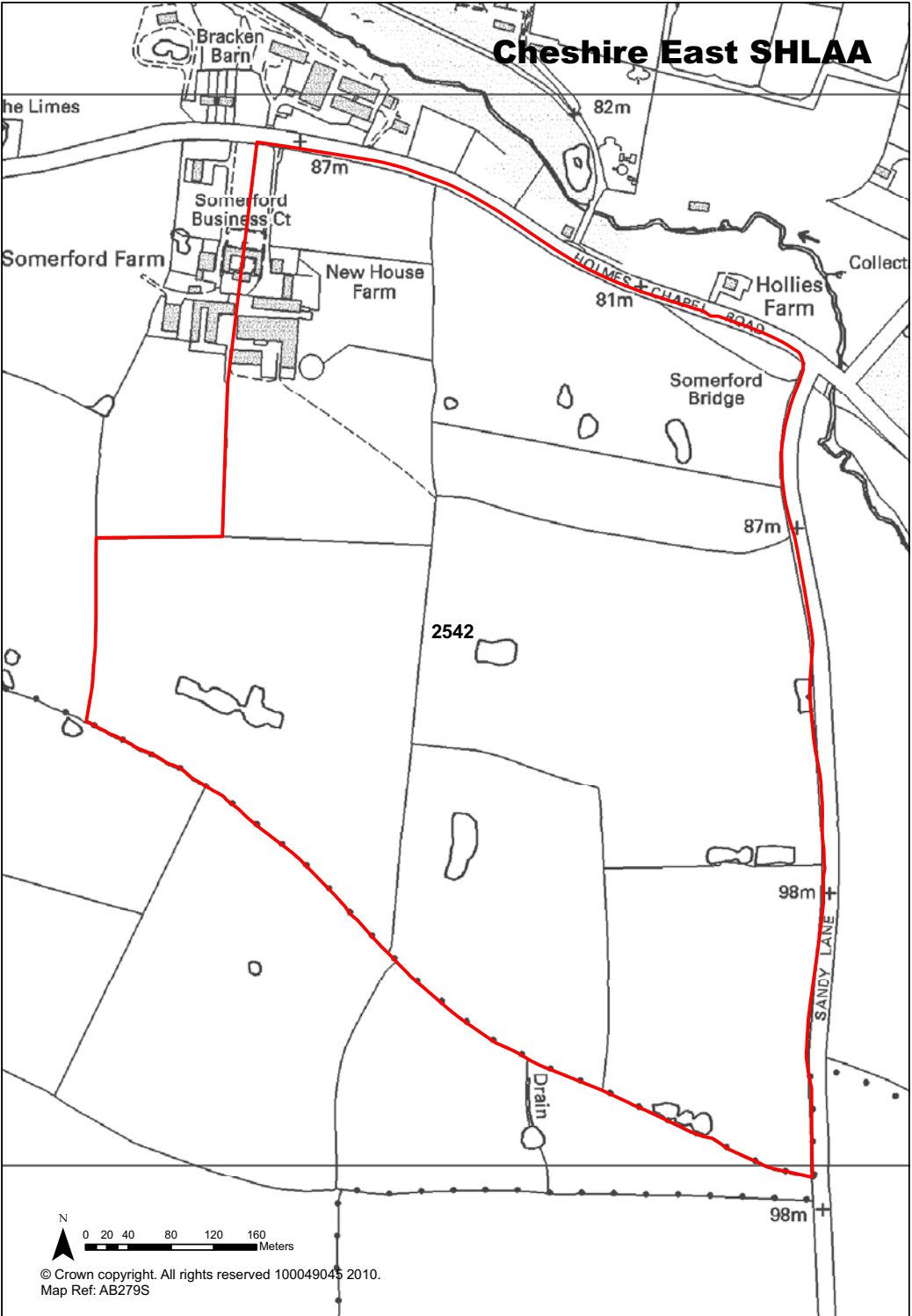
Town / Rural	Congleton - Edge / Extension	Easting	384964	Northing	363365
Site Description	Redundant water works.	Site Size Net (Ha)	1.13		
Character of Area	Open countryside	Potential Capacity	34		
Surrounding Land Uses	Generally open countryside with a small amount of residential.	Potential Net Capacity	34		
Physical Constraints	Topographical and access issues (2 cars cannot pass each other). The site lies with the Jodrell Bank consultation zone, a wildlife corridor, Area of Special Control for Adverts and Flood Zones 2 and 3. Site is close to a Site of Biological Importance. Trees present on site. Site is generally flat. Located within 250m of landfill. Potential air quality issues.				
Policy Restrictions	Open countryside, with part of site within Congleton SZL. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Potential Density	30.09		
Managing Constraints	Consultation with Highways to address access issues. Consideration of natural environment and flood risk. Production of Flood Risk Assessment. Consultation with Jodrell Bank and Contaminated Land Officer. Air quality assesment may be required (size of development, proximity to AQMA).	Determination of Capacity	Density multiplier		
Sustainability	Site is within walking distance of a bus stop.				
Accessibility	Access is problematic.	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	2541	Site Address	Land east of Sandy Lane, Somerford (Loachbrook)			
Town / Rural	Congleton - Edge / Extension		Easting	383088	Northing	363210
Site Description	Agricultural land.		Site Size Net (Ha)		30.13	
Character of Area	Open countryside.		Potential Capacity		200	
Surrounding Land Uses	Agriculture/grazing and residential to the north.		Potential Net Capacity		200	
Physical Constraints	Pylons, ponds and topographical issues. Footpath crosses the site and it lies within the the Jodrell Bank consultation zone and Flood Zones 2 and 3. A Scheduled Monument is within the site and it also includes a leisure/community use commitment to the NE. Building on site. Trees on site. Potential air quality issues.					
Policy Restrictions	Open countryside, area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.		Potential Density		6.638	
Managing Constraints	Consideration of natural (biodiveristy) and historic environment. Consultation with English Heritage and Jodrell Bank. Consideration of accommodation/relocation of footpath. Consideration of flood risk and production of Flood Risk Assessment. Air quality assesment may be required (size of development, proximity to AQMA).		Determination of Capacity		Based on current plan for site.	
Sustainability	Site is in close proximity to bus routes into the town centre and is within walking distance of a secondary school.					
Accessibility	Access is possible.		Total Completions		0	
Other Information	Site subject to legal challenge by CEC.		Losses Completed		0	
Brownfield / Greenfield	Greenfield		Remaining Losses		0	
Suitability	Suitable - with policy change					
Availability	Available		Current Year		0	
Achievability	Achievable		Years 1-5		175	
Deliverability	Developable		Years 6-10			
Development Progress	Outline Permission		Years 11-15		0	
Application Number:	11/0736C					



Ref	2542	Site Address	Land west of Sandy Lane (Incl. New House Farm), Somerford		
Town / Rural	Rural	Easting	382546	Northing	363454
Site Description	Agricultural land.		Site Size Net (Ha)	42.63	
Character of Area	Open countryside.		Potential Capacity	1279	
Surrounding Land Uses	Agriculture/grazing.		Potential Net Capacity	1279	
Physical Constraints	Flood zone 1 - little or no risk. Pylon on site. There are numerous ponds within the site and it lies within the Jodrell Bank consultation zone. Undulating landscape, buildings on site. Trees on site. Locate on potential contaminated land. Potential air quality issues.				
Policy Restrictions	Open countryside, Area of Special Control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.		Potential Density	30	
Managing Constraints	Production of a Protected Species Survey. Consultation with Jodrell Bank and Contaminated Land Officer. Consideration of pylon and biodiversity. Air quality assesment may be required (size of development, proximity to AQMA).		Determination of Capacity	Density multiplier	
Sustainability	Site located on a bus route.				
Accessibility	Access is possible.		Total Completions	0	
Other Information			Losses Completed	0	
Brownfield / Greenfield	Greenfield		Remaining Losses	0	
Suitability	Not Suitable				
Availability	Marginal/uncertain		Current Year	0	
Achievability	Not Achievable		Years 1-5	0	
Deliverability	Not currently developable		Years 6-10	0	
Development Progress	SHLAA Site		Years 11-15	0	
Application Number:					



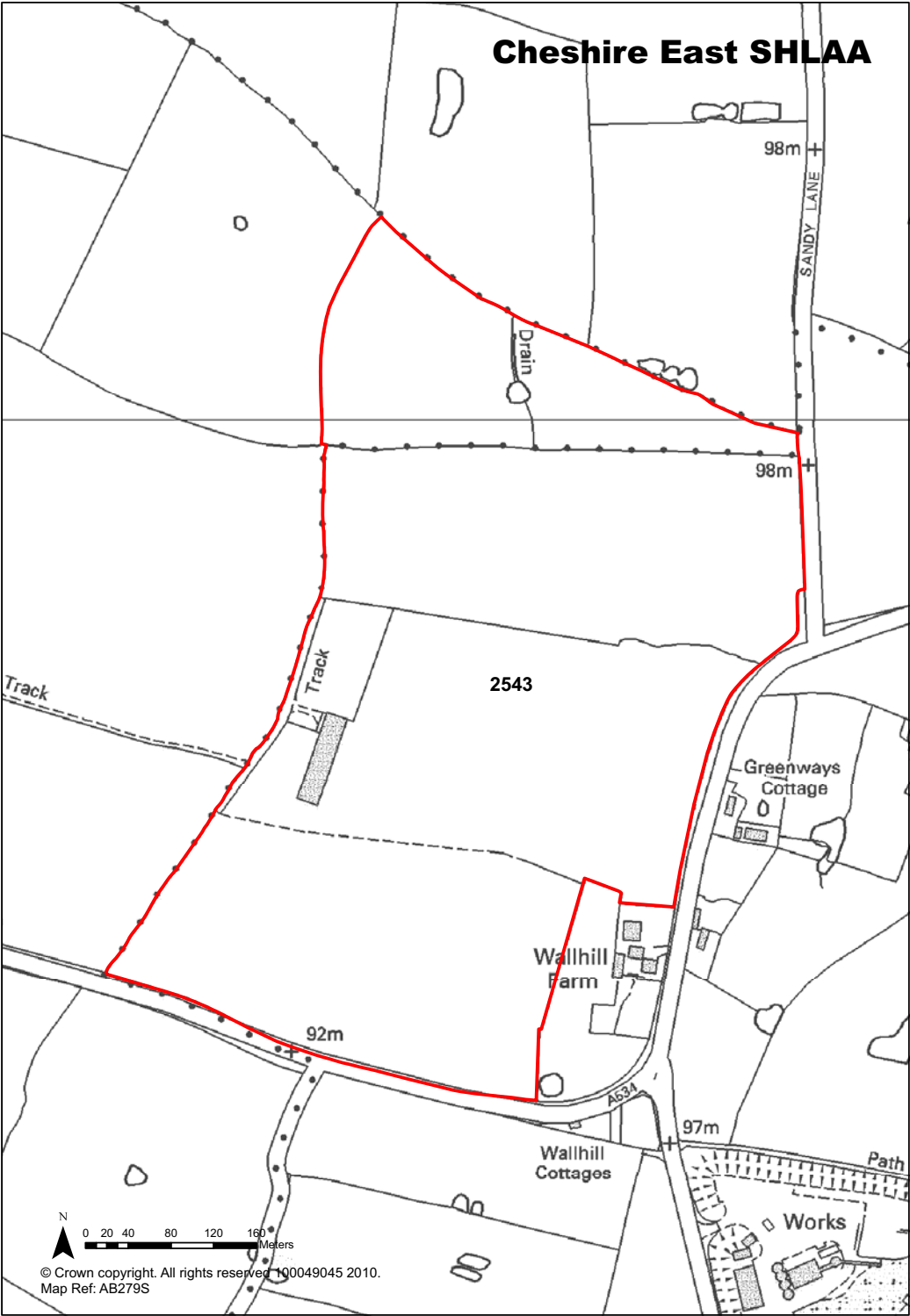
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2543

Site Address

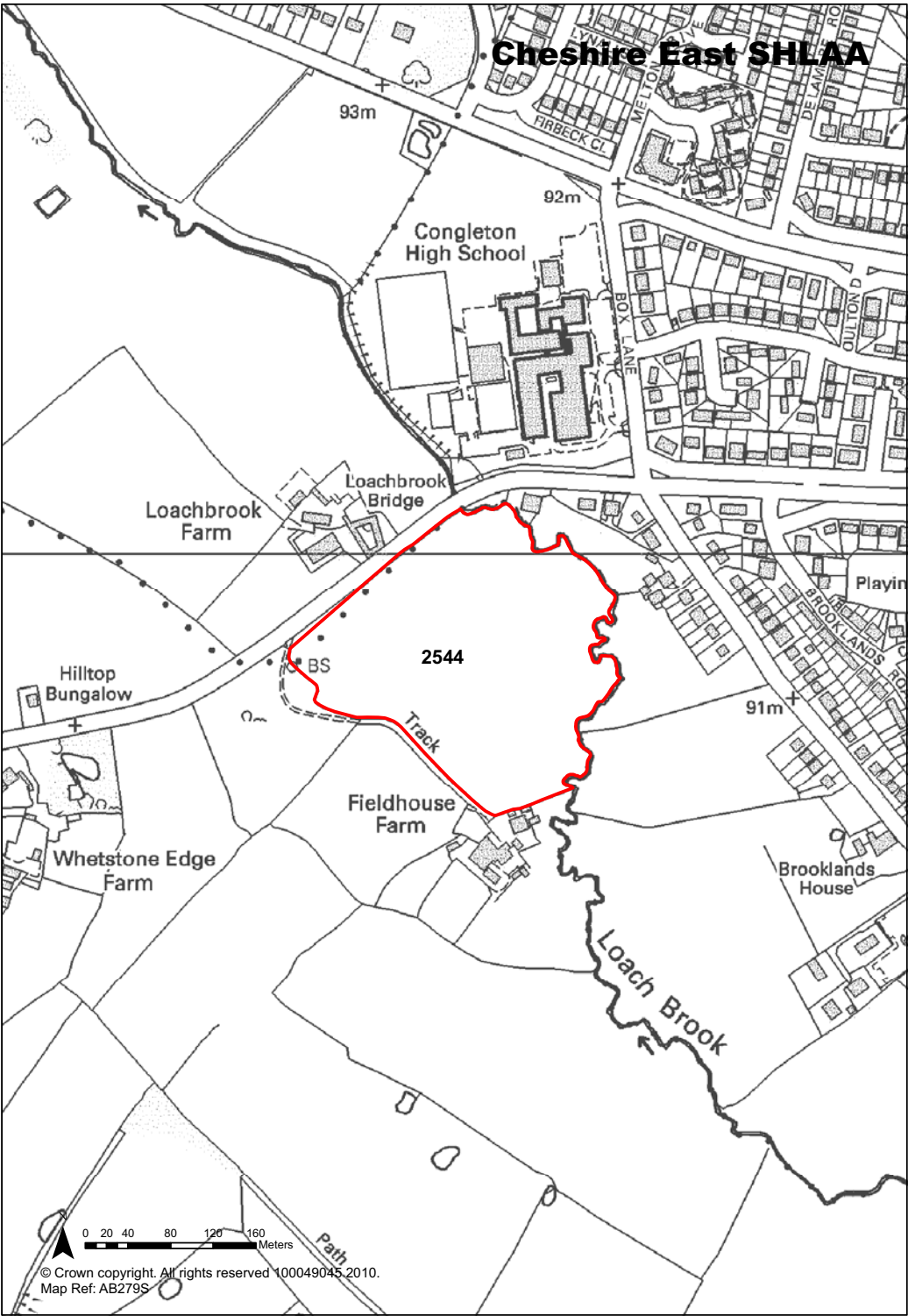
Land north of Walhill Farm, Sandbach Road, Newbold Astbury

Town / Rural	Congleton - Edge / Extension	Easting	382561	Northing	362777
Site Description	Agricultural land.	Site Size Net (Ha)	29.21		
Character of Area	Open countryside	Potential Capacity	877		
Surrounding Land Uses	Agriculture/grazing	Potential Net Capacity	877		
Physical Constraints	Flood zone 1 - little or no risk. Footpath across the site. Pond present. The site lies within the Jodrell Bank consultation zone. Site close to area of preferred extension to existing silica sand quarry. Undulating site including buildings. Drain and trees on site. Potential air quality issues.	Potential Density	30.02		
Policy Restrictions	Open countryside, area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Determination of Capacity	Density multiplier		
Managing Constraints	Production of a Protected Species Survey. Consultation with Jodrell Bank. Consideration of accommodation or relocation of footpath. Consideration of biodiversity. Air quality assesment may be required (size of development, proximity to AQMA).	Total Completions	0		
Sustainability	Site located on bus route.	Losses Completed	0		
Accessibility	Access is possible.	Remaining Losses	0		
Other Information		Current Year	0		
Brownfield / Greenfield	Greenfield	Years 1-5	0		
Suitability	Not Suitable	Years 6-10	0		
Availability	Marginal / Uncertain	Years 11-15	0		
Achievability	Not Achievable				
Deliverability	Not currently developable				
Development Progress	SHLAA Site				
Application Number:					



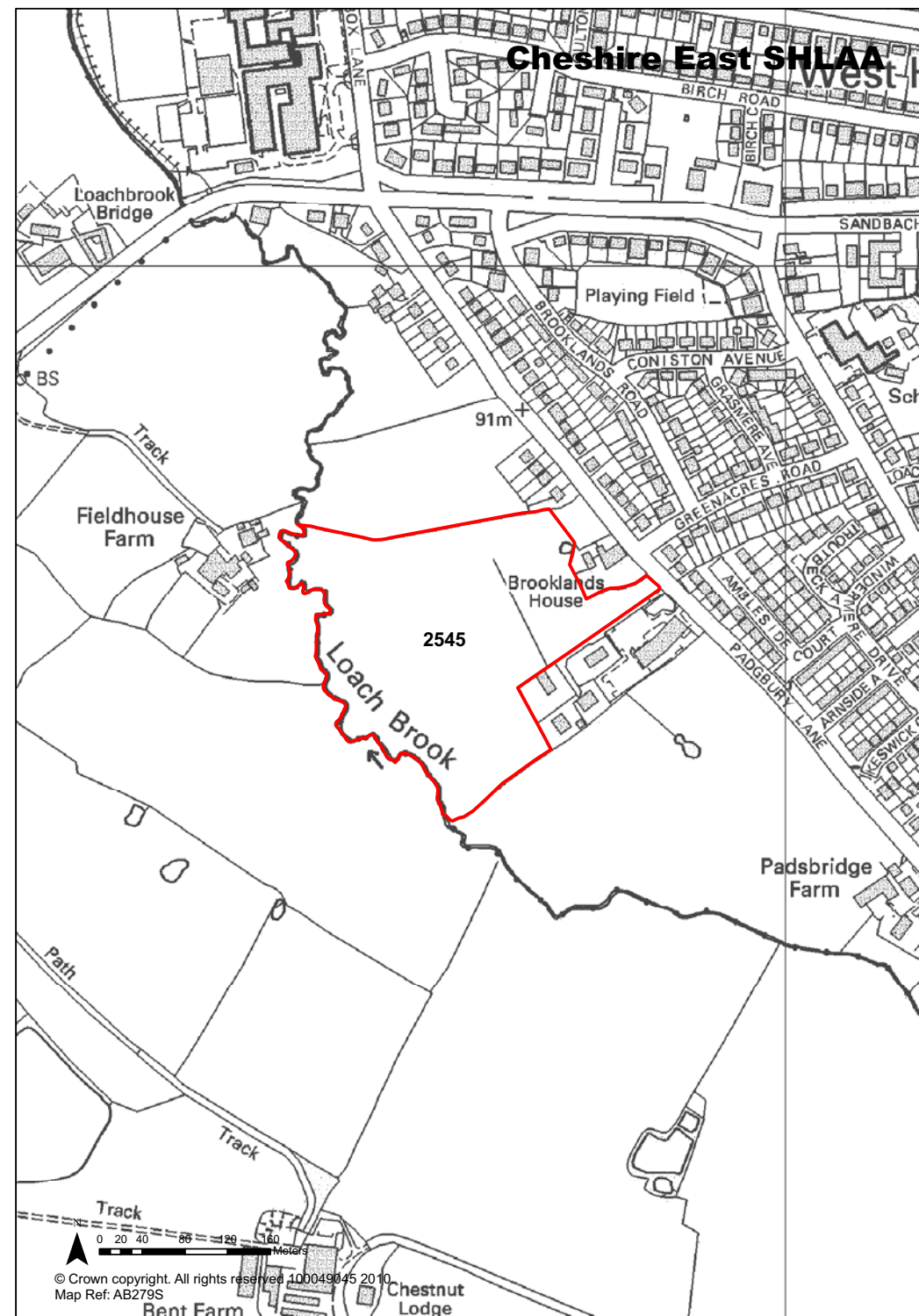
Ref 2544 Site Address Land south of Sandbach Road, Newbold Astbury

Town / Rural	Congleton - Edge / Extension	Easting	383436	Northing	362901
Site Description	Agricultural land.	Site Size Net (Ha)	5.43		
Character of Area	Generally open countryside with a school and residential to the north east and east	Potential Capacity	163		
Surrounding Land Uses	Agriculture/grazing.	Potential Net Capacity	163		
Physical Constraints	Pylon along the edge of the site, the site is within the Jodrell Bank consultation zone and the open countryside. Part of the site is within flood zones 2 and 3. Topographical issues. Trees on site. Potential air quality issues.				
Policy Restrictions	Open countryside. Area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Potential Density	30.02		
Managing Constraints	Consideration of pylon and flood risk. Production of a Flood Risk Assessment. Consideration of biodiversity. Air quality assesment may be required (size of development, proximity to AQMA).	Determination of Capacity	Density multiplier		
Sustainability	Site located on bus route.				
Accessibility	Access may be an issue.	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:					

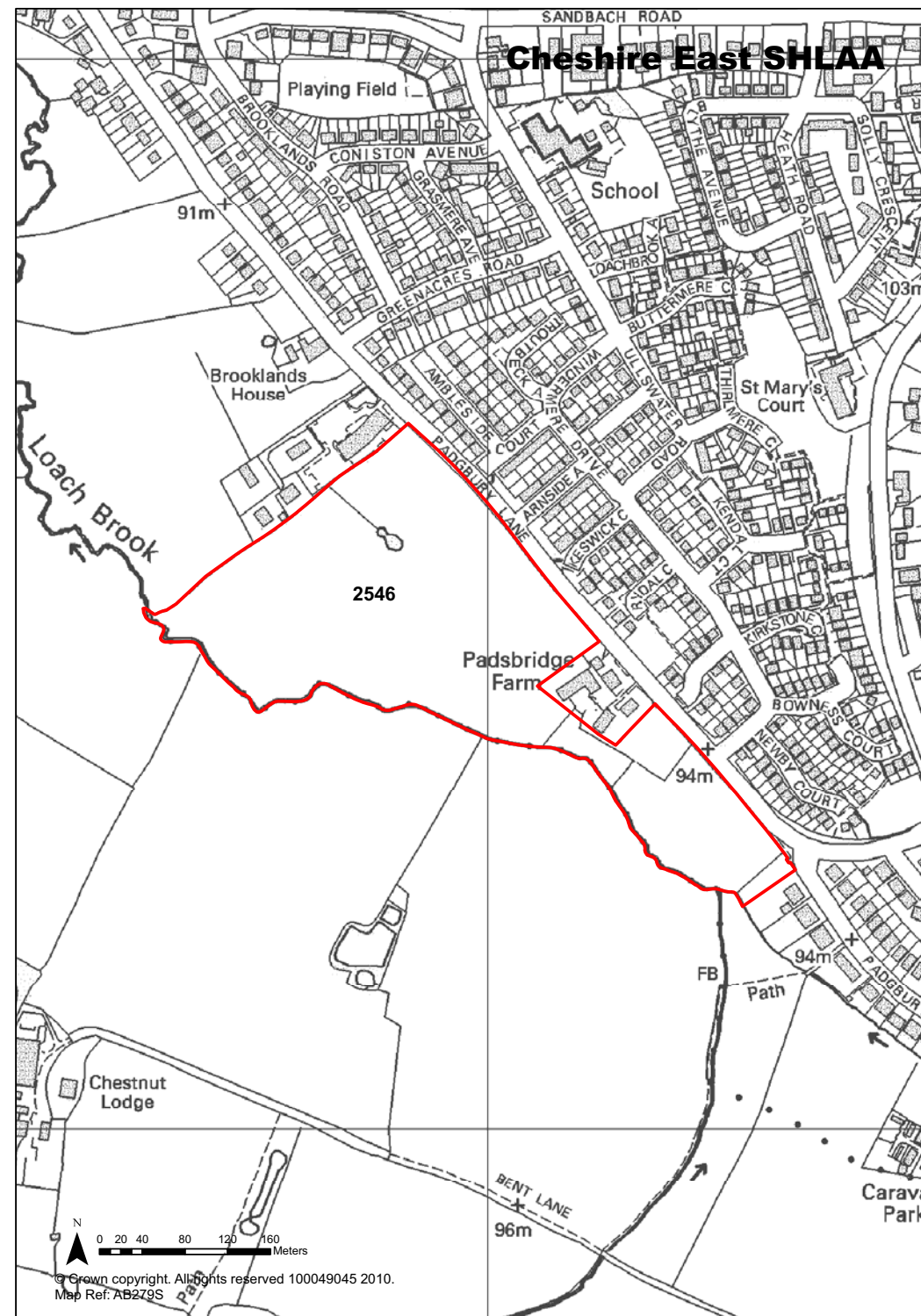


Ref 2545 Site Address Land west of Padgbury Lane, Congleton

Town / Rural	Congleton - Edge / Extension	Easting	383694	Northing	362767
Site Description	Agricultural land.	Site Size Net (Ha)	5.37		
Character of Area	Open countryside	Potential Capacity	162		
Surrounding Land Uses	Agriculture/grazing and some residential.	Potential Net Capacity	162		
Physical Constraints	The site lies within the Jodrell Bank consultation zones and Flood Zones 2 and 3. There is a footpath through the site. Slight slope to site. Trees on site. Potential air quality issues.				
Policy Restrictions	Open countryside, area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Potential Density	30.17		
Managing Constraints	Consideration of flood risk and production of Flood Risk Assessment. Consultation with Jodrell Bank. Consideration of accommodation or relocation of footpath. Consideration of biodiversity. Air quality assesment may be required (size of development, proximity to AQMA).	Determination of Capacity	Density multiplier		
Sustainability	Site within walking distance of a primary school.				
Accessibility	Access is possible.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Suitable - with policy change				
Availability	Available	Current Year	0		
Achievability	Achievable	Years 1-5	0		
Deliverability	Developable	Years 6-10	90		
Development Progress	SHLAA Site	Years 11-15	72		
Application Number:					

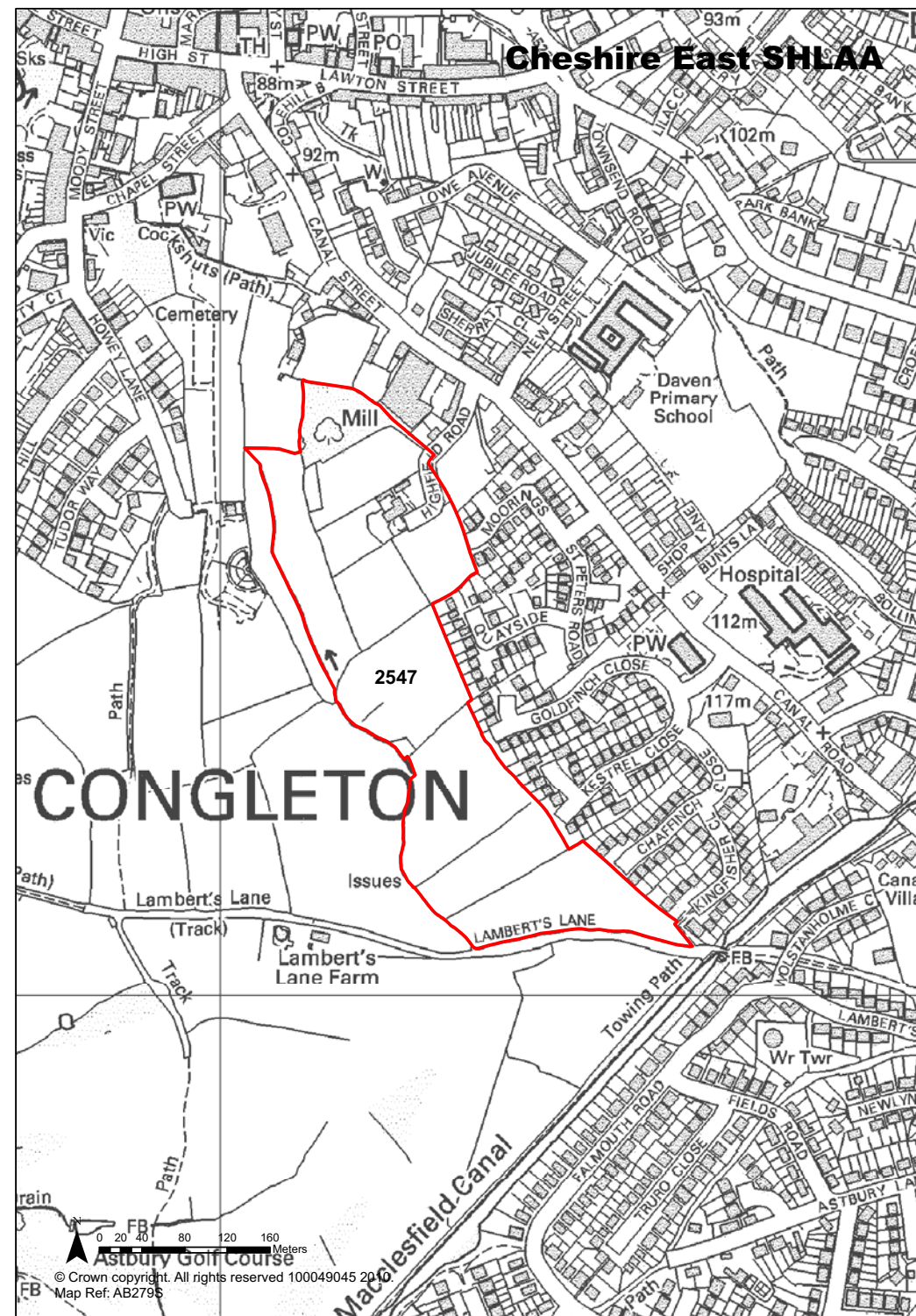


Ref	2546	Site Address	Land rear of Padsbridge Farm, Padgbury Lane, Congleton			
Town / Rural	Congleton - Edge / Extension		Easting	383983	Northing	362432
Site Description	Agricultural land.		Site Size Net (Ha)		8.61	
Character of Area	Open countryside and residential		Potential Capacity		259	
Surrounding Land Uses	Agriculture/grazing and residential		Potential Net Capacity		259	
Physical Constraints	The site lies within the Jodrell Bank consultation zone and Flood Zones 2 and 3. Pond on site. There are TPO's bordering the site. Slight undulation to site. Potential air quality issues					
Policy Restrictions	Open countryside, area of sepcial control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.		Potential Density		30.08	
Managing Constraints	Consultation with Jodrell Bank. Consideration of flood risk and production of Flood Risk Assessment. Consideration of biodiversity. Production of Protected Species Survey. Air quality assesment may be required (size of development, proximity to AQMA).		Determination of Capacity		Density multiplier	
Sustainability	Site close to bus route.					
Accessibility	Access is possible.		Total Completions		0	
Other Information			Losses Completed		0	
Brownfield / Greenfield	Greenfield		Remaining Losses		0	
Suitability	Suitable - with policy change					
Availability	Available		Current Year		0	
Achievability	Achievable		Years 1-5		0	
Deliverability	Developable		Years 6-10		125	
Development Progress	SHLAA Site		Years 11-15		134	
Application Number:						



Ref 2547 **Site Address** Land at Highfields House/land off Canal road, Congleton

Town / Rural	Congleton - Edge / Extension	Easting	386158	Northing	362310
Site Description	Agricultural land and woodland.	Site Size Net (Ha)	7.41		
Character of Area	Open countryside, with residential to the east.	Potential Capacity	120		
Surrounding Land Uses	Open countryside, agriculture/grazing	Potential Net Capacity	120		
Physical Constraints	Flood zone 1 - little or no risk. Access, Steep levels, watercourse, power lines, TPOs and hedges, within the Open Countryside and BWB consultation zone. Conservation area to the SE. Buildings on small part of site. Located on potential contaminated site. Potential air quality issues.				
Policy Restrictions	Open Countryside, area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Potential Density	30.09		
Managing Constraints	Consideration of pylons and natural/historic environment. Transport Assessment would need to prove traffic capacity for access via existing roads or a new access would need to be designed from Canal Road. Consultation with British Waterways and Contaminated Land Officer. Air quality assesment may be required (size of development, proximity to AQMA).	Determination of Capacity	Density multiplier based on part of the site coming forward for housing.		
Sustainability	Close to bus route.				
Accessibility	Access problems, given limited width of access road to south, would need to be discussed with highways. Section 106, S278 and S38 agreements required.	Total Completions	0		
Other Information	Site suggested as part of 'Call for Sites'.	Losses Completed	0		
Brownfield / Greenfield	Mixed	Remaining Losses	0		
Suitability	Suitable - with policy change				
Availability	Available	Current Year	0		
Achievability	Achievable	Years 1-5	0		
Deliverability	Developable	Years 6-10	90		
Development Progress	SHLAA Site	Years 11-15	30		
Application Number:					



Ref2548

Site Address

Land at Tall Ash Farm, Buxton Road, Congleton

Town / Rural

Congleton - Edge / Extension

Easting

387556

Northing

363711

Site Description

Agricultural land and farm buildings.

Site Size Net (Ha)

7.17

Character of Area

Generally residential and open countryside.

Potential Capacity

235

Surrounding Land Uses

Residential, agriculture/grazing, adj to Macclesfield Canal Conservation Area.

Potential Net Capacity

235

Physical Constraints

Flood zone 1 - little or no risk. Pylons, footpath on part of site. Part of it lies within the British Waterways Board Consultation Area. Sloping to site and buildings on site. Trees and hedges to boundary. Potential air quality issues.

Policy Restrictions

Within Open Countryside. Adjacent to the Macclesfield Canal Conservation Area. Area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.

Potential Density

30.05

Managing Constraints

Consideration of natural and historic environment and pylons. Consideration of accommodation or relocation of the footpath. Would require a level of service provision on site to cater for the new development along with appropriate provision of affordable dwellings. Would require additional open space provision to provide for increase in population. Will require a Green Travel Plan. Air quality assesment may be required (size of development, proximity to AQMA).

Determination of Capacity

Density multiplier

Sustainability

Greenfield site close to bus route.

Accessibility

Site is accessible.

Total Completions

0

Other Information

Losses Completed

0

Brownfield / Greenfield

Greenfield

Remaining Losses

0

Suitability

Suitable - with policy change

Availability

Available / site is under option by devel

Current Year

0

Achievability

Achievable

Years 1-5

0

Deliverability

Developable

Years 6-10

125

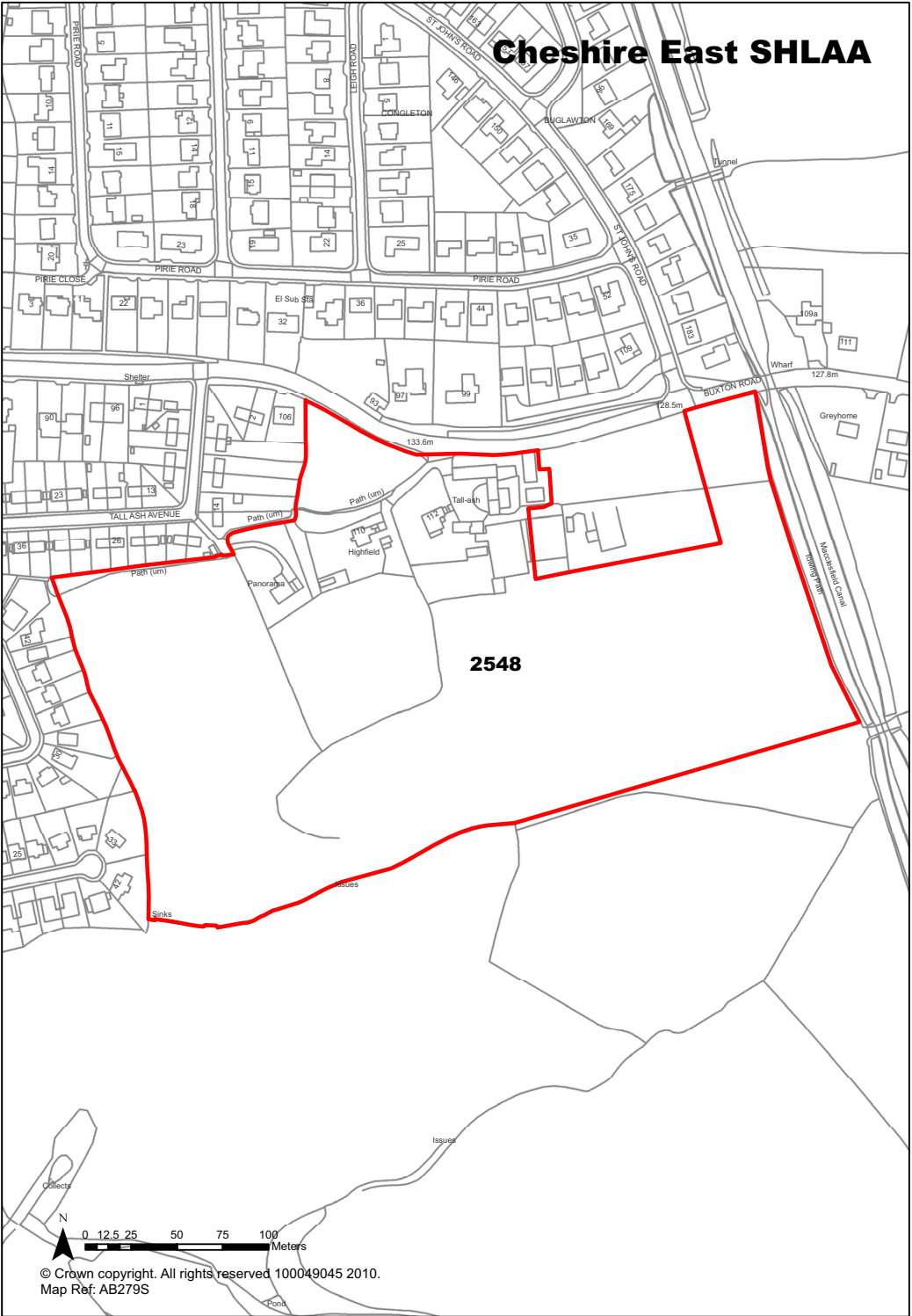
Development Progress

SHLAA Site

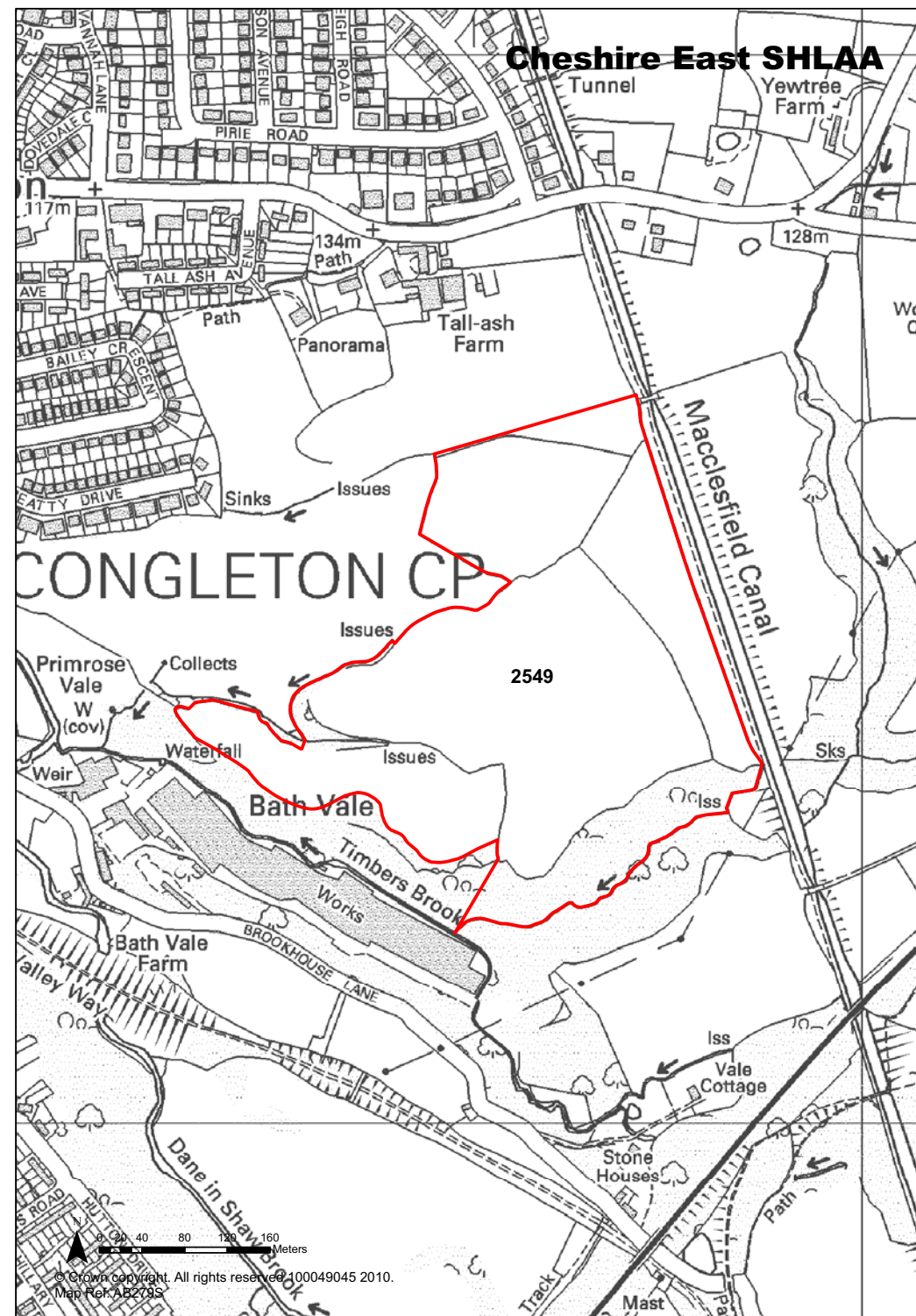
Years 11-15

110

Application Number:

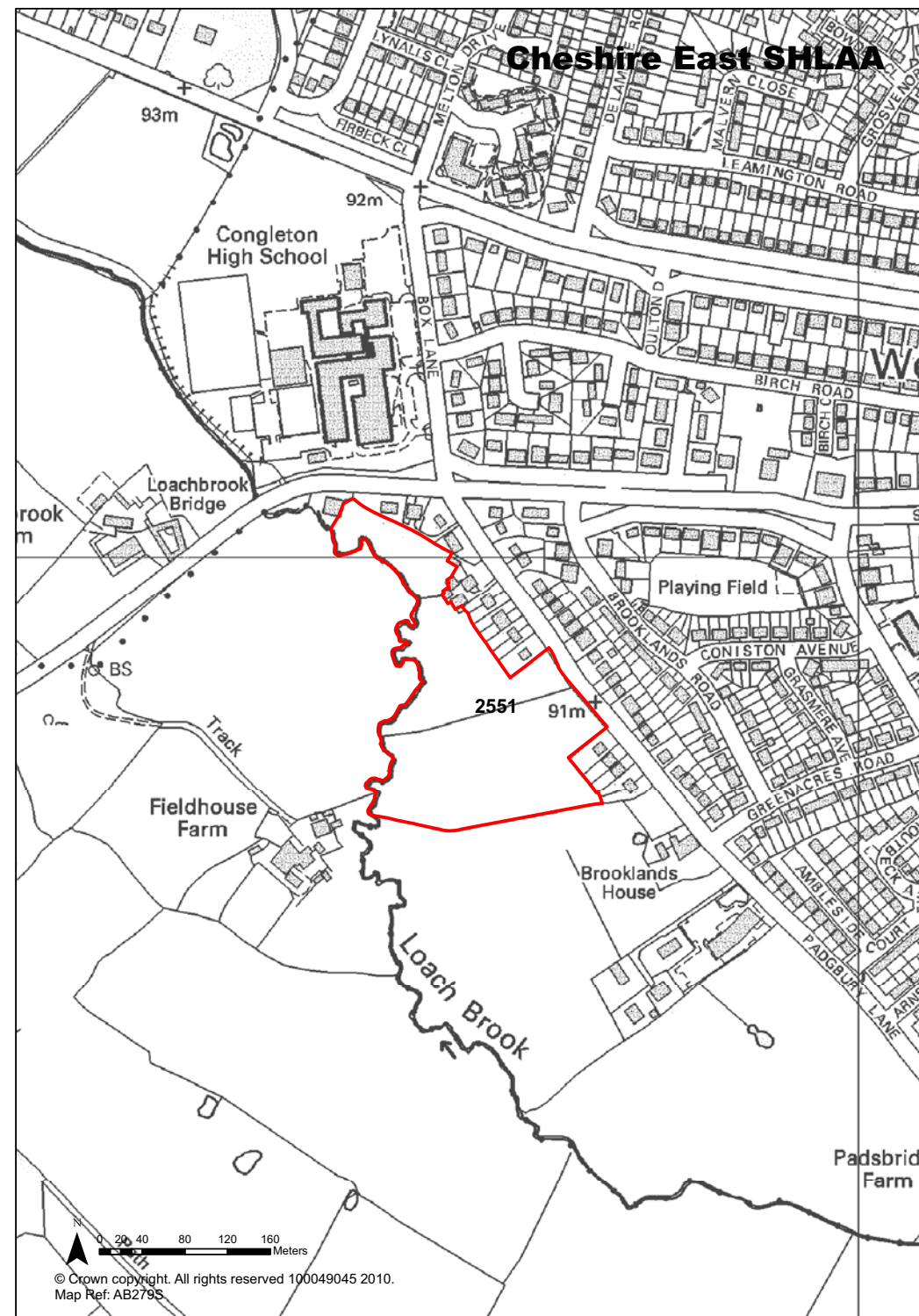


Ref	2549	Site Address	Land north of Bath Vale, Congleton		
Town / Rural	Congleton - Edge / Extension		Easting	387631	Northing 363429
Site Description	Agricultural land and woodland.		Site Size Net (Ha)	13.07	
Character of Area	Generally open countryside with industrial to the south west.		Potential Capacity	393	
Surrounding Land Uses	Agriculture/grazing, adj to Macclesfield Canal Conservation Area.		Potential Net Capacity	393	
Physical Constraints	Flood zone 1 - little or no risk. A footpath crosses/borders part of the site. Part of the site is within the British Waterways consultation area and is an SBI. Adj to conservation area. Trees and hedges on site. Slight slope to site. Site is isolated. Potential air quality issues.				
Policy Restrictions	Open countryside, area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.		Potential Density	30.07	
Managing Constraints	Consideraition of natural and historic environment. Consultation with Highways to address access issues. Consideration of accommodation or relocation of footpath. Air quality assesment may be required (size of development, proximity to AQMA).		Determination of Capacity	Density multiplier	
Sustainability	Greenfield site is not in a sustainable location.				
Accessibility	Access is problematic/restricted.		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 2551 Site Address Land west of Padgbury Lane, Congleton

Town / Rural	Congleton - Edge / Extension	Easting	383694	Northing	362767
Site Description	Agricultural land.	Site Size Net (Ha)	3.59		
Character of Area	Open countryside and residential.	Potential Capacity	108		
Surrounding Land Uses	Agriculture/grazing and residential.	Potential Net Capacity	108		
Physical Constraints	The site lies within the Jodrell Bank consultation zone and Flood Zones 2 and 3. Slight slope to site. Trees and hedges present on site and to boundary. Potential air quality issues.				
Policy Restrictions	Open countryside, area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Potential Density	30.08		
Managing Constraints	Consideration of biodiversity and flood risk. Production of an Flood Risk Assessment. Consultation with Jodrell Bank. Air quality assesment may be required (size of development, proximity to AQMA).	Determination of Capacity	Density multiplier		
Sustainability	Greenfield site is close to existing bus route and within walking distance of a secondary school.				
Accessibility	Access possible.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Suitable - with policy change				
Availability	Available	Current Year	0		
Achievability	Achievable	Years 1-5	0		
Deliverability	Developable	Years 6-10	90		
Development Progress	SHLAA Site	Years 11-15	18		
Application Number:					



Ref 2556 Site Address Rear of Almshouses, The Hill, Sandbach

Town / Rural	Sandbach	Easting	376250	Northing	360650
Site Description	Allotments/garden.	Site Size Net (Ha)	0.35		
Character of Area	Generally residential.	Potential Capacity	11		
Surrounding Land Uses	Generally residential.	Potential Net Capacity	11		
Physical Constraints	Flood zone 1 - little or no risk. Adj to listed almshouses. Trees, hedges and hardstanding on site. Appears flat. Located on potential contaminated site.				
Policy Restrictions	Within SZL of Sandbach. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Potential Density	31.34		
Managing Constraints	Consideration of historic and natural environment. Consultation with Contaminated Land Officer.	Determination of Capacity	Density multiplier		
Sustainability	Greenfield site sustainably located.				
Accessibility	Access possible.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Suitable				
Availability	Not Available - long term prospect	Current Year	0		
Achievability	Achievable	Years 1-5	0		
Deliverability	Developable	Years 6-10	11		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:					

