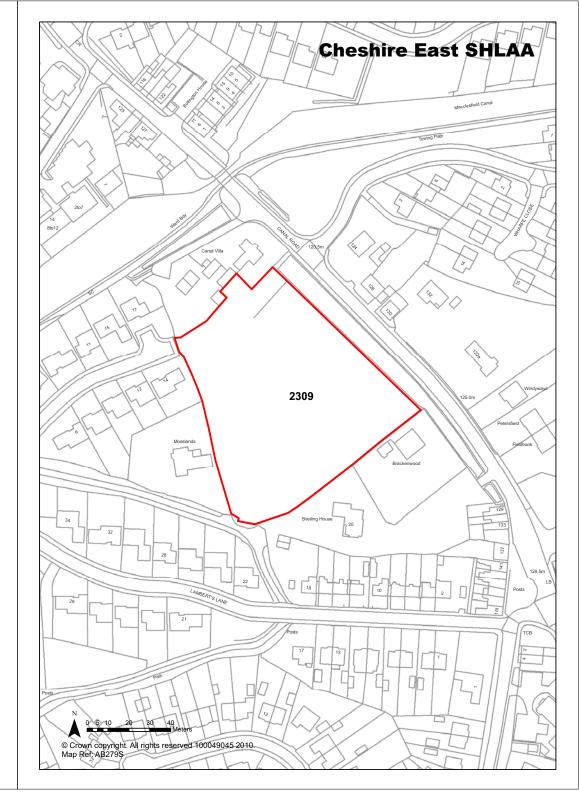
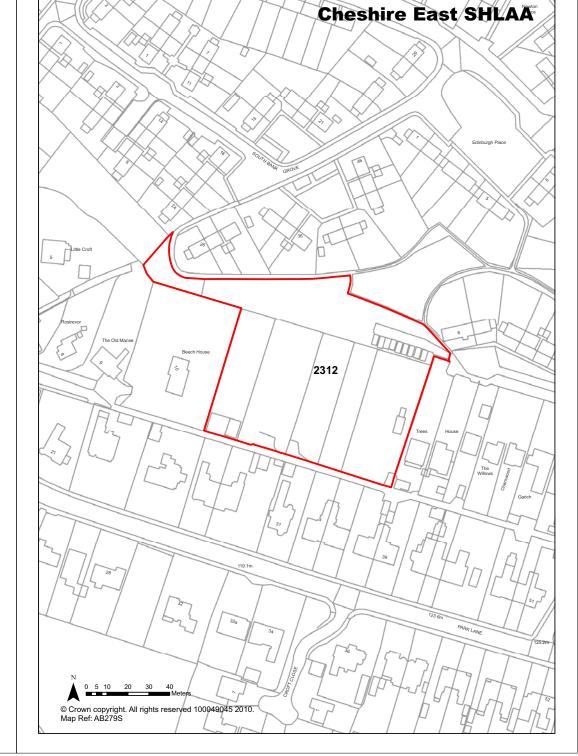
Ref 2309	Site Address	Site Address Land off Canal Villa (Swans Reach), Wolstenholme Close/Canal Road,				
Town / Rural Congleton		Easting	386671	Northin	g 362068	
Site Description	Grassland.		Site Size Net (На)	0.8	
Character of Area	Generally residential.		Potential Capa	acity	17	
Surrounding Land Uses	Generally residential.		Potential Net		17	
Physical Constraints	Flood Zone 1 - Little or no ri- levels slope steeply, TPO ar potential to affect the setting conservation area, BWB cor zone. No buildings on site, slope up to site from Canal I Potential air quality issues.	nd hedges, g of the nsultation steep	Capacity			
Policy Restrictions	Within Congleton SZL. Surf runoff should be calculated accordance with Environme guidelines for greenfield site	in nt Agency	Potential Dens	sity	21.25	
Managing Constraints	Consideration of conservation Consideration of biodiversity quality assesment may be reduced (size of development, proximal AQMA).	/. Air equired	Determination Capacity		Based on current application	
Sustainability	Greenfield site, but consider sustainably located.	red to be				
Accessibility	Access is possible.		Total Complet	ions	0	
Other Information			Losses Comp	leted	0	
Brownfield / Greenfield	Mixed		Remaining Lo	sses	0	
Suitability	Suitable					
Availability	Available - site owned by de	veloper	Current Year		15	
Achievability	Achievable		Years 1-5		2	
Deliverability	Deliverable		Years 6-10		0	
Development Progress	Under Construction		Years 11-15		0	





11/0861C

Ref 2312	Site Address	Rear of 27-31 Park Lane, Congleton		
Town / Rural Congleton		Easting	386657 No r	thing 362724
Site Description	Gardens with garages presen	t on site	Site Size Net (Ha)	0.83
Character of Area	Generally residential		Potential Capacity	12
Surrounding Land Uses	Generally residential		Potential Net	12
Physical Constraints	Flood Zone 1 - Little or no risk improvements needed. TPOs vegetation, loss of open space within Conservation Area. Bui site, slight slope.	and e. Site	Capacity	· -
Policy Restrictions	Within Congleton SZL. Surfarunoff to be calculated in account Environment Agency guid for greenfield sites.	rdance	Potential Density	14.46
Managing Constraints	Access improvements needed Consideration of Conservation and biodiversity. Air quality a may be required (size of deveroximity to AQMA).	n Area ssesment	Determination of Capacity	Based on current application.
Sustainability	Greenfield site is within walkin distance of bus stops.	ng		
Accessibility	Access improvements needed	d.	Total Completions	0
Other Information	Cash point 900m, bus stop 20 leisure facilities 1000m, medio 800m, playground 800m, posi 1000m, public park 1200m, rastation 800m, grocers 900m.	cal centre office	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





Years 6-10

Years 11-15

Deliverable

11/1484C

Awaiting S106

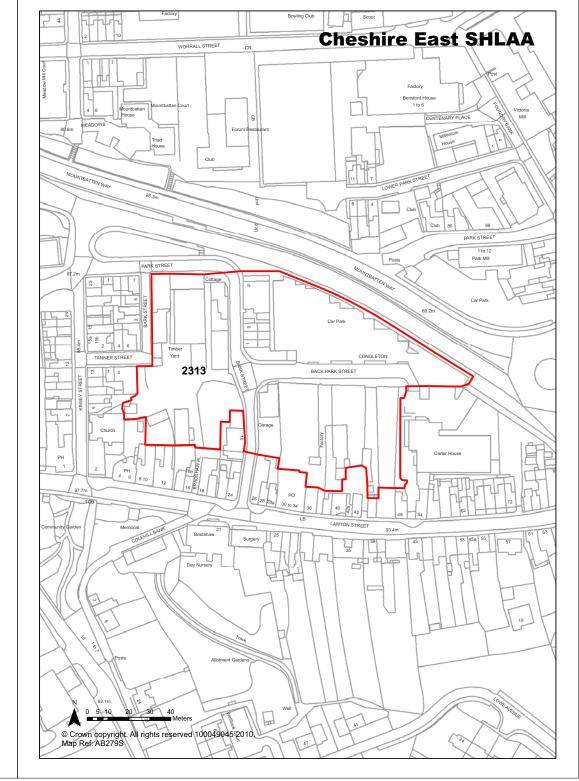
Deliverability

Development Progress

Application Number:

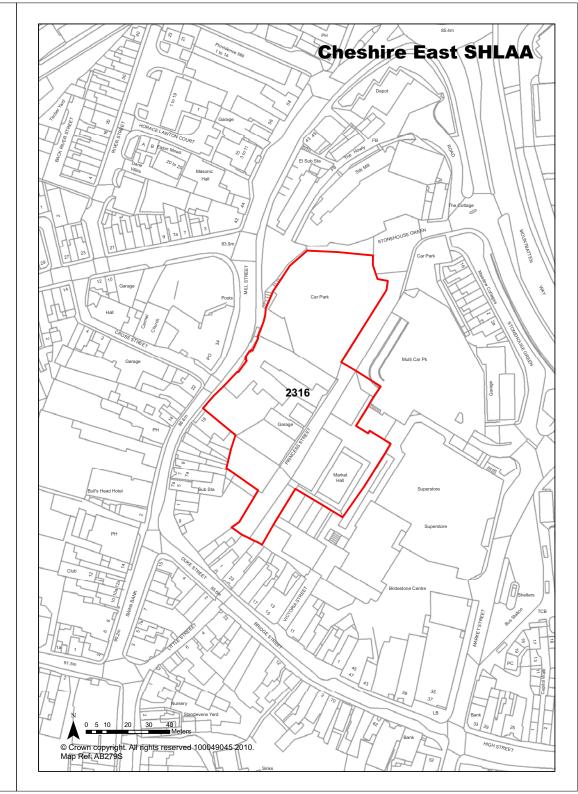
Ref 2313	Site Address L	Land at Bank Street, Congleton			
Town / Rural Congleton		Easting	386156	Northing	362918
Site Description	Mixed use town centre site, inc car park and commercial development. Former scrap ya garage & timber yeard present	ard,	Site Size Net (I	Ha) 1	.09
Character of Area	Town centre		Potential Capa	city 2	.0
Surrounding Land Uses	Town centre uses		Potential Net	_	10
Physical Constraints	Flood Zone 1 - Little or no risk, buildings on site, appears gene flat. Potential contaminated sit located within 250m of landfill. on site.	erally :e,	Capacity		
Policy Restrictions	Within Congleton SZL. Within Centre. Allocated as a mixed undevelopment in the Local Plan the site is identified as having archaeological potential. South edge of the site may include participate the conservation Area. There is all one Listed Building within the search Street.	se Part of ern art of the least	Potential Dens	ity 1	8.35
Managing Constraints	Consultation with Contaminate Officer. Consideration of biodi Air quality assesment may be (size of development, proximity AQMA).	versity. equired	Determination Capacity	n	Based on nixed town entre site.
Sustainability	Site is considered sustainable,				
Accessibility	Site is considered accessible.		Total Completi	ons C)
Other Information	Cash point 200m, bus stop 200 lesiure facilities 300m, medical 200m, amenity area 100m, pos 600m, public park 400m, railwa station 1300m, grocers 400m.	centre st office	Losses Compl	eted C	1
Brownfield / Greenfield	Brownfield		Remaining Los	sses C)
Suitability	Suitable				
Availability	Marginal / Uncertain		Current Year	C)
Achievability	Achievable		Years 1-5	C)
Deliverability	Developable		Years 6-10	2	:0
Development Progress	SHLAA Site - Mixed Use Alloca	ation	Years 11-15	C)
	None				

Cheshire East SHLAA - Update January 2013



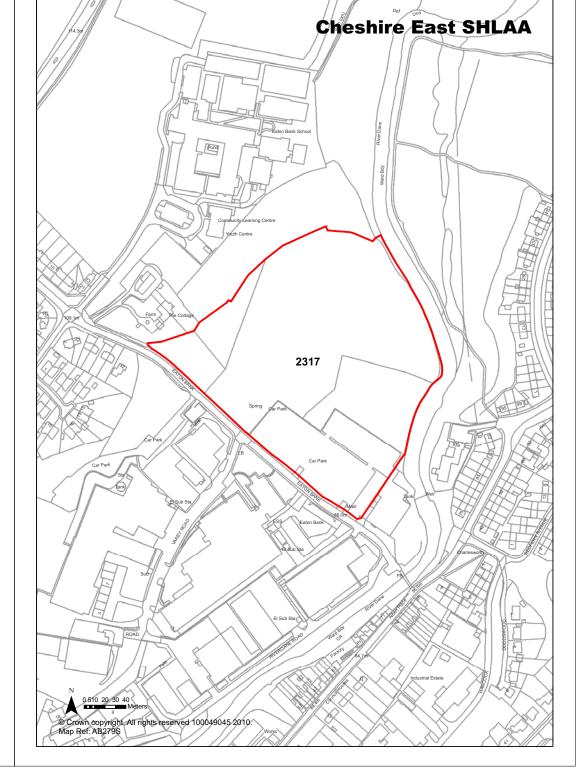


Ref 2316	Site Address	Land at Princess Street, Congleton			
Town / Rural Congleton		Easting	385821 N	lorthing 363040	
Site Description	Car park and mixed use but Retail, car park, garage. Do study already received.		Site Size Net (Ha	a) 0.51	
Character of Area	General town centre uses.		Potential Capac	ity 21	
Surrounding Land Uses	General town centre uses in some residential	ncluding	Potential Net Capacity	21	
Physical Constraints	Part of the site lies in flood in zone 3. Site is over sever With Princess Street currenthan Bridge street. Access issue. Adjacent to listed bu Buildings, trees and shrubs Located on potnetial contarsite, within 250m of landfill. air quality issues.	ral levels. tly lower may be an ilding. on site. ninated			
Policy Restrictions	Within Congleton SZL. With Centre. Allocated for Retail the Local Plan. Area of Arch Potential. Within Principal S Area.	uses within naeological	Potential Densit	ty 41.18	
Managing Constraints	Consideration of archaeolog potential and biodiversity. With Contaminated Land Of quality assesment may be resize of development, proxid AQMA).	Consultation ficer. Air equired	Determination of Capacity	Density multiplier- sustainable development	
Sustainability	Site is considered highly su	stainable.			
Accessibility	Access is possible.		Total Completio	ons 0	
Other Information	Cash machine 50m, bus sto lesiure facilities 400m, med 200m, amenity area 400m, 200m, public park 500m, ra station 1700m, grocers 50m	ical centre post office ilway	Losses Comple	ted 0	
Brownfield / Greenfield	Brownfield		Remaining Loss	ses 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:					
Cheshire East SHLAA - I	Jpdate January 2013			Cheshive East	





Ref 2317	Site Address	Land east of Eaton Bank, Congleton			
Town / Rural Congleton		Easting	386648 N	orthing 364037	
Site Description	Part parking and part open s	pace	Site Size Net (Ha	a) 4.35	
Character of Area	Industrial and commercial us south of Eaton Bank, school west, open countryside to we and east.	to north	Potential Capac	ity 90	
Surrounding Land Uses	Industrial and commercial us south of Eaton Bank, school west, open countryside to we and east.	to north	Potential Net Capacity	90	
Physical Constraints	Part of site adjacent to River Flood Zones 2 and 3, SBI ar corridor. North west of site of Hard standing on part of site and shrubs on site. Located potential contaminated site. air quality issues.	nd wildlife on incline. . Trees on			
Policy Restrictions	Within Congleton SZL. Oper Countryside to east, north and SBI to east, north and west a covering part of site edges. transport Assessment is required to the granting of planning posurface water runoff to be can accordance with Environm Agency guidelines for green.	nd west. of site and A uired prior ermission. alculated nent	Potential Densit	y 20.69	
Managing Constraints	Flood Zone 3a - High Risk (I Test Required). Consideration wildlife corridor and biodivers. Consultation with Contamina Officer. Air quality assesme required (size of development proximity to AQMA).	on of SBI, sity. ated Land nt may be	Determination o Capacity	f Density multiplier but leaving SBI and flood risk areas undeveloped.	
Sustainability	Accessible public transport f Macclesfield Road.	acilities on			
Accessibility	Access possible.		Total Completio	ns 0	
Other Information	Cash point 600m, bus stop 5 leisure facilities 1100m, med 1500m, playground 900m, p 600m, public park 900m, rail station 2600m, grocers 600m	lical centre ost office way	Losses Complet	ted 0	
Brownfield / Greenfield	Mixed		Remaining Loss	ses 0	
Suitability	Suitable - with policy change)			
Availability	Available - site on the marke	t	Current Year	0	
Achievability	Achievable		Years 1-5	0	
Cheshire East SHLAA - U	Jpdate January 2013			Cheshing East	



Ref 2317 Site Address Land east of Eaton Bank, Congleton

DeliverabilityDevelopableYears 6-1090Development ProgressSHLAA SiteYears 11-150

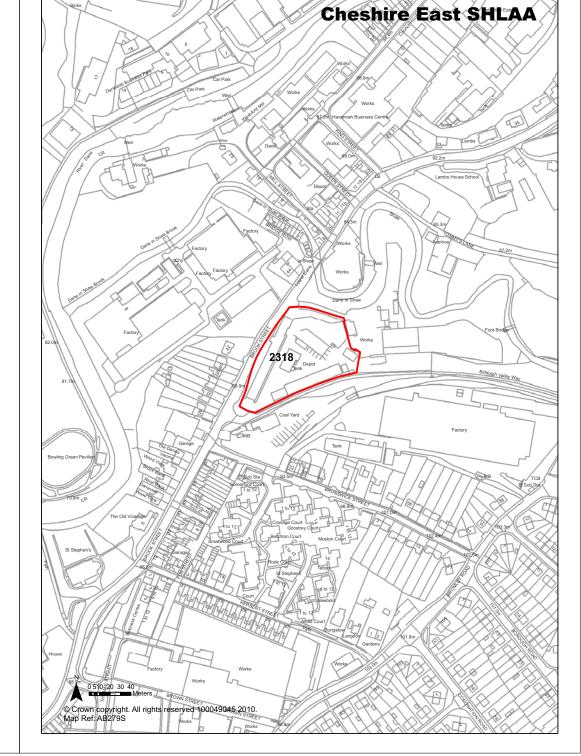
Application Number:

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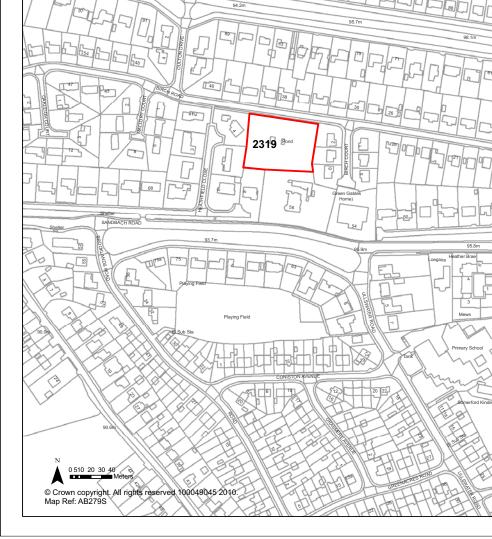


Ref 2318	Site Address	CEC Depot, Brunswick Wharf, Brook Street, Congleton		
Town / Rural Congleton		Easting	386582 Nortl	ning 363410
Site Description	Council depot. Old brickwo brickfield located on site.	rks and	Site Size Net (Ha)	0.68
Character of Area	Mostly commercial and ind Some residential to the sou		Potential Capacity	21
Surrounding Land Uses	Mostly commercial and ind Some residential to the sou		Potential Net Capacity	21
Physical Constraints	Flood Zone 1 - Little or no r Buildings on site, appears of flat. Located on potential contaminated site. Tress to Potential air quality issues.	jenerally		
Policy Restrictions	Within SZL for Congleton. A Protected Open Space to the site. Material recycling/b facility in Structure Plan.	ne south of	Potential Density	30.88
Managing Constraints	Consultation with Contamin Officer. Consideration of bic Air quality assesment may I (size of development, proxit AQMA).	odiversity. oe required	Determination of Capacity	Density multiplier
Sustainability	Site is considered sustainal	ole.		
Accessibility	Access is possible.		Total Completions	0
Other Information	Cash point 500m, bus stop leisure facilities 400m, med 600m, playground 600m, po 900m, public park 400m, ra station 1700m, grocers 500	ical centre ost office ilway	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 Nort l	ning 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		10
Physical Constraints	Flood Zone 1 - Little or no ris on parts of the site. Pond on appears flat. Potential air quissues.	site. Site	Capacity	
Policy Restrictions	Within Congleton SZL. 56 S Road is a listed building. Su water runoff to be calculated accordance with Environmen guidelines for greenfield site	ırface ⊢in nt Agency	Potential Density	31.25
Managing Constraints	Consideration of Listed Build biodiversity. Production of a Species Survey. Air quality may be required (size of dexproximity to AQMA).	Protected assesment	Determination of Capacity	Density multiplier
Sustainability	Site is within walking distant stop and local shops.	e of a bus		
Accessibility	Access is possible.		Total Completions	0
Other Information	Cash point 500m, bus stop 4 leisure facilities 2600m, med 1800m, playground 600m, p 500m, public park 2400m, ra station 4000m, grocers 500r	lical centre ost office nilway	Losses Completed	0
Brownfield / Greenfield	Greenfield		Remaining Losses	0
Suitability	Suitable			
Availability	Marginal / Uncertain		Current Year	0
Achievability	Achievable		Years 1-5	0



Cheshire East SHLAA



Years 6-10

Years 11-15

Developable

SHLAA Site

Deliverability

Development Progress

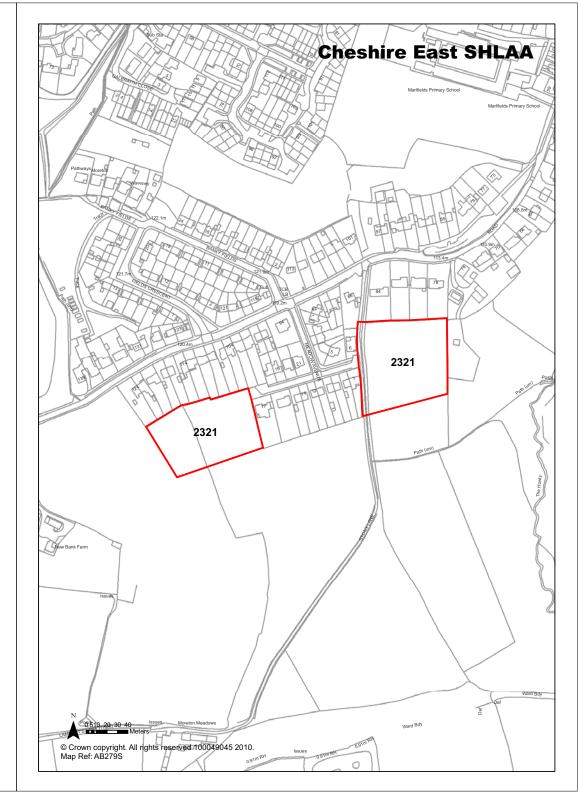
Application Number:

			,	J
Town / Rural Congleton	- Edge / Extension	Easting	385427 Nort	hing 362362
Site Description	Agricultural land.		Site Size Net (Ha)	1.27
Character of Area	Residential and Open Countrys	ide	Potential Capacity	39
Surrounding Land Uses	Residential and Open Countrys	ide	Potential Net	39
Physical Constraints	Flood Zone 1 - Little or no risk. Potential for ransom strip to cre access point. Footpath along puthe site's border. No buildings appears generally flat. Trees a hedges to border. Potential air issues.	art of on site, nd	Capacity	
Policy Restrictions	Open Countryside. Surface warunoff to be calculated in accorwith Environment Agency guide for greenfield sites.	dance	Potential Density	30.71
Managing Constraints	Consideration of public footpath biodiversity. Air quality assess may be required (size of developroximity to AQMA).	ent	Determination of Capacity	Density multiplier
Sustainability	Greenfield site on edge of settle	ement.		
Accessibility	Access may be an issue.		Total Completions	0
Other Information	Cash point 900m, bus stop 300 leisure facilities 1400m, medica 1000m, amenity land 300m, po 1000m, public park 1400m, rail station 2700m, grocers 900m.	I centre st office	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

Land off Meadow Avenue, Congleton

Site Address





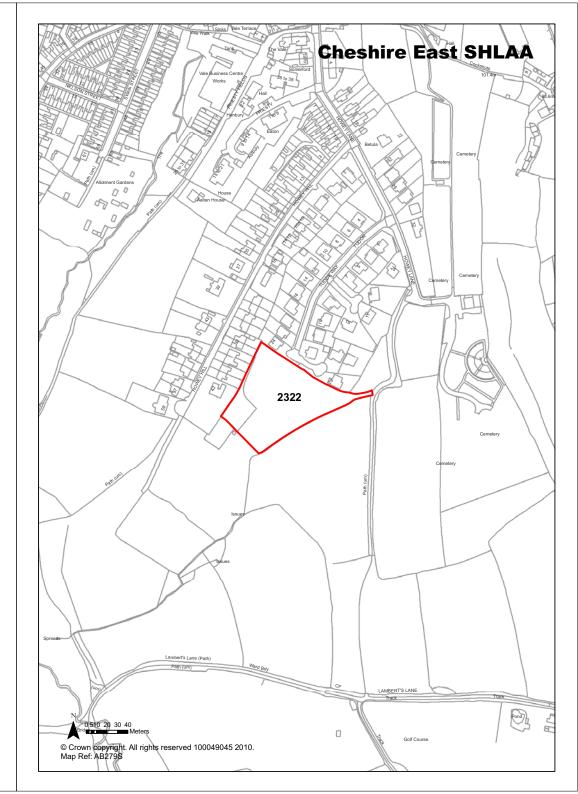
Application Number:

Ref 2322	Site Address Land of	Land off Howey Lane, Congleton			
Town / Rural Congleton	- Edge / Extension Eastin	ng 383858 Nort hi	ing 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.	oupuo.,			
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 biodoversity. 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		

Years 1-5

Years 6-10

Years 11-15





16

0

0

Achievable

Deliverable

Awaiting S106 11/4434C

Achievability

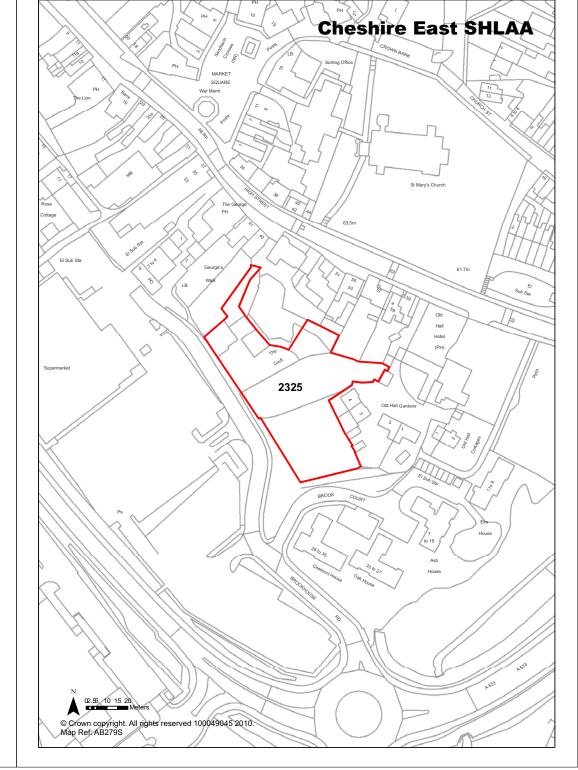
Deliverability

Development Progress

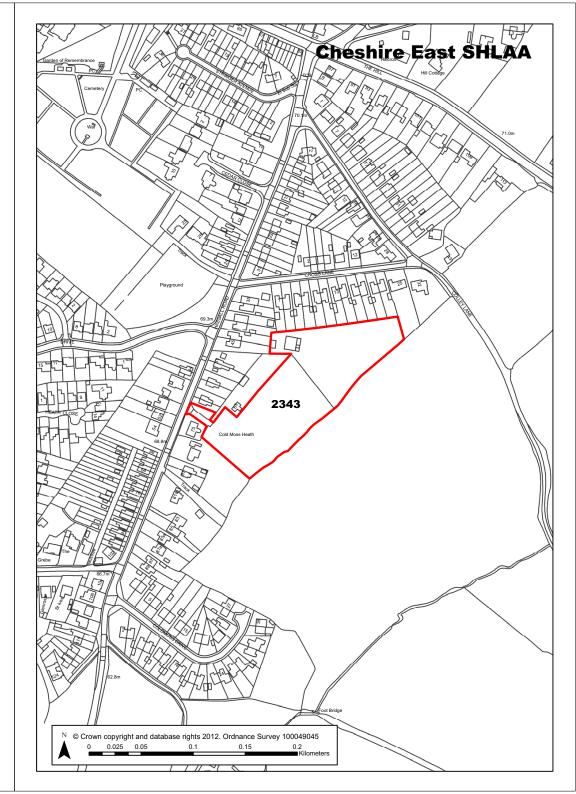
Ref	2325	Site Address	Land off Brookhouse Road, Sandbach
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Town / Rural Sandbach	Easting	375900 North	ing 360650
Site Description	Vacant land.	Site Size Net (Ha)	0.41
Character of Area	Land on fringe of central area.	Potential Capacity	12
Surrounding Land Uses	Mainly residential and commercial.	Potential Net	12
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 Area and Area of Archeaological 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
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	12
Development Progress	SHLAA Site	Years 11-15	0
Application Number:			





Ref 2343	Site Address	Land off H	assall Road,	Sandl	bach
Town / Rural Sandbach	- Edge / Extension	Easting	367496	Northi	ng 360152
Site Description	Agricultural/grazing land adjabuilders yard.	acent to	Site Size Net	(Ha)	1.29
Character of Area	Open countryside and reside	ntial.	Potential Cap	acity	39
Surrounding Land Uses	Open countryside and reside	ntial.	Potential Net	-	39
Physical Constraints	Flood Zone 1 - Little or no ris appears generally flat with so constructions apparent. Loca potential contaminated site. hedges to boundary.	ome ated on	Capacity		
Policy Restrictions	Within Open Countryside and special control for adverts. Swater runoof should be calcu accordance with Environment guidelines.	Surface lated in	Potential Den	sity	30.23
Managing Constraints	Consultation with Contamina Officer. Consideration of bio		Determination Capacity	n of	Based on curent permission.
Sustainability	Site is in close proximity to a	bus route			
Accessibility	Site is considered accessible).	Total Comple	tions	0
Other Information	Site has been suggested thro 'Call for Sites' process.	ough the	Losses Comp	oleted	0
Brownfield / Greenfield	Greenfield		Remaining Lo	osses	0
Suitability	Suitable				
Availability	Available - site owned by dev	/eloper	Current Year		0
Achievability	Achievable		Years 1-5		39
Deliverability	Deliverable		Years 6-10		0





Years 11-15

Development Progress

Application Number:

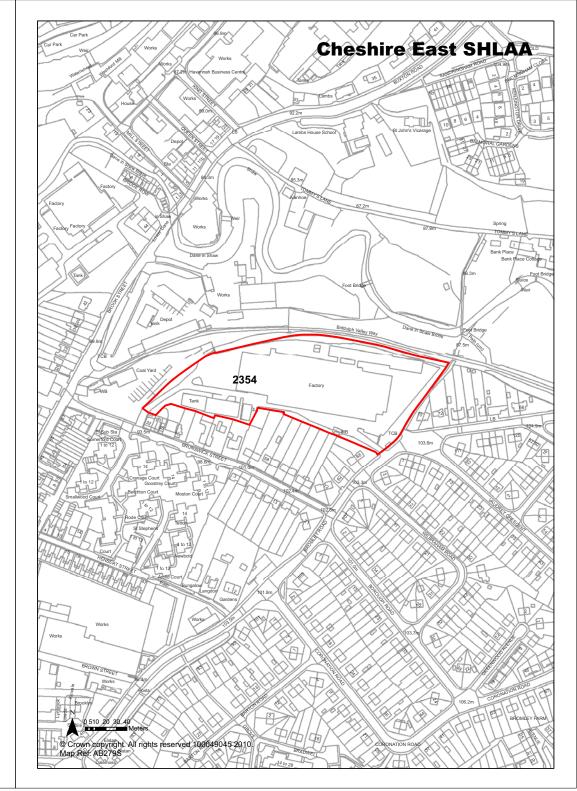
Full Permission

12/1998C

Ref 2353	Site Address	Land at Elworth Hall Farm,Dean Clos Elworth, Sandbach			
Town / Rural Sandbach	- Edge / Extension	Easting	374336 North	ing 361690	
Site Description	Site consists of a farm, farm large garden area.	nhouse and	Site Size Net (Ha)	1.09	
Character of Area	Generally housing to the so west, agricultural to the nor		Potential Capacity	25	
Surrounding Land Uses	Generally housing to the so west, agricultural to the nor	outh and th and east.	Potential Net Capacity	24	
Physical Constraints	Flood Zone 1 - Little or no r on site. Historical landfill on monitoring required. Buildi appears generally flat. Pot quality issues.	ı site - gas ngs on site,			
Policy Restrictions	Within Sandbach SZL. Wit Inorganic Chemicals Outer consultation zone. Surface runoff should be calculated accordance with Environme guidelines for greenfield site	water in ent Agency	Potential Density	22.94	
Managing Constraints	Consultation with landscap and Contaminated Land Of Consideration of biodoversi quality assesment may be a (size of development, proxi AQMA).	ficer. ity. Air required	Determination of Capacity	Based on current permission	
Sustainability	Site is considered sustainal	ble.			
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				



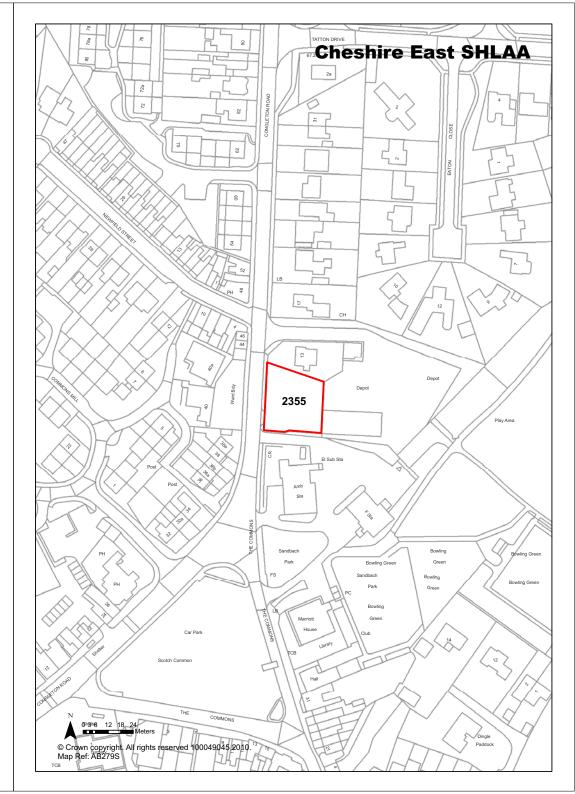
Ref 2354	Site Address	Former First Carton, Sutherland Works, Bromley Road, Congleton			
Town / Rural Congleton		Easting	386716 North	ing 363333	
Site Description	Redundant factory complex		Site Size Net (Ha)	1.87	
Character of Area	Residential to south and ea Generally indsutrial and cor the north and west.		Potential Capacity	63	
Surrounding Land Uses	Residential to south and ea Generally indsutrial and cor the north and west.		Potential Net Capacity	63	
Physical Constraints	Flood Zone 1 - Little or no r constraints, trees and vege overlooking boundaries. Po contamination. Buildings of to site from Bromley Road. air quality issues.	tation and ossible n site, slope			
Policy Restrictions	Site is within the SZL for Co	ongleton.	Potential Density	33.69	
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 Capacity	Based on current application.	
Sustainability	Site is considered sustainal	ole.			
Accessibility	Access issues addressed the consultation with Highways		Total Completions	0	
Other Information			Losses Completed	0	
Brownfield / Greenfield	Brownfield		Remaining Losses	0	
Suitability	Suitable				
Availability	Available - site owned by de	eveloper	Current Year	0	
Achievability	Achievable		Years 1-5	63	
Deliverability	Deliverable		Years 6-10	0	
Development Progress	Awaiting S106		Years 11-15	0	
Application Number:	09/3651C				



	Road, Sandbach			
Town / Rural Sandbach	Easting	375980 North	ing 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	

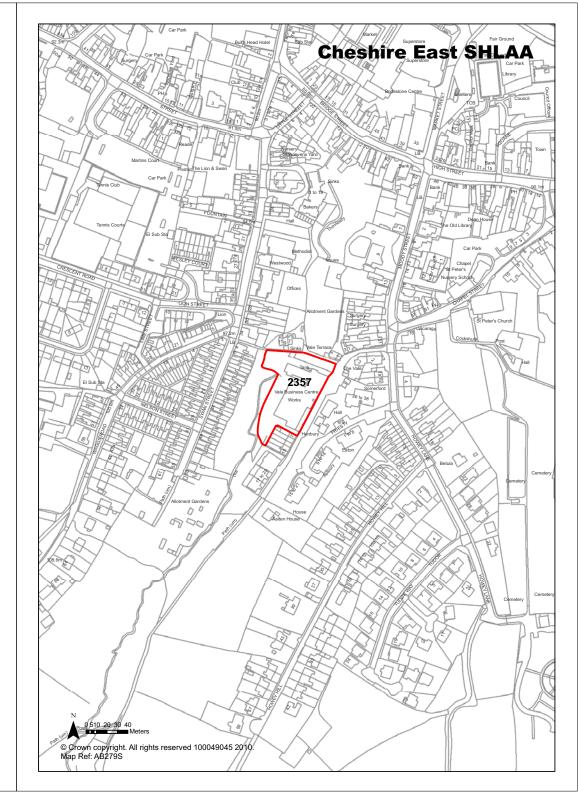
Former Texaco Garage, Congleton

Site Address



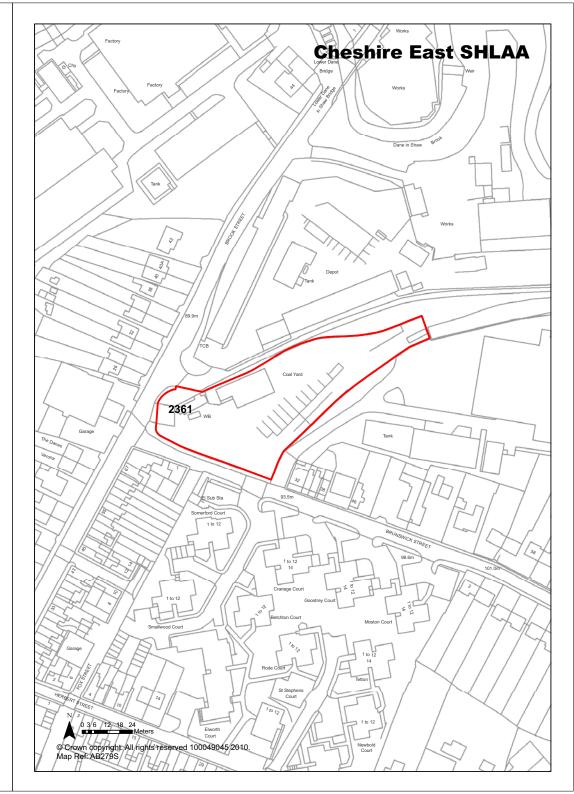
Application Number:

Ref 2357	Site Address	Nortek, Vale Business Centre, Pries Fields, Congleton			Priesty
Town / Rural Congleton		Easting	385769	Northin	g 362668
Site Description	Industrial site. Historically	Vale Mill.	Site Size Net (H	la)	0.39
Character of Area	Generally residential		Potential Capa	city	12
Surrounding Land Uses	Wider area is residential. Wand Howty Brook to the we		Potential Net Capacity		12
Physical Constraints	TPOs to rear of site, wildlife could affect the setting of lis buildings, footpath adjacent within Flood Zone 3. Wide network may need improve Building on site, appears flaon potential contaminated septential aor quality issues	sted t to site, r road ments. at. Located site.			
Policy Restrictions	Within Congleton SZL. AdjaTPO area.	acent to a	Potential Dens	ity	30.77
Managing Constraints	Access issues addressed the consultation with Highways Consideration of biodiversity building setting. Consultating Contaminated Land Officer Production of a Flood Risk Assessment. Air quality as may be required (size of deproximity to AQMA).	s. cy and listed on with sesment	Determination Capacity		Density multiplier
Sustainability	Site is considered sustainal	ble.			
Accessibility	Access issues addressed the consultation with Highways	-	Total Completi	ons	0
Other Information	Recent planning application home withdrawn to allow fo amendments to the scale o development.	r	Losses Compl	eted	0
Brownfield / Greenfield	Brownfield		Remaining Los	ses	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:					



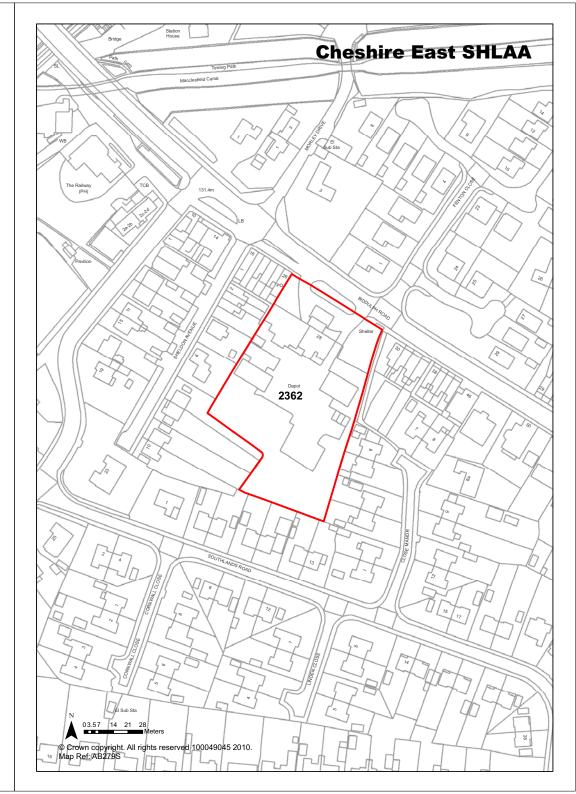


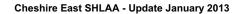
Ref 2361	Site Address	Site Address Coalyard, junction of Brunswick Street and Brook Street, Congleton			
Town / Rural Congleton		Easting	386552 N	orthing 363350	
Site Description	Coalyard.		Site Size Net (Ha	0.41	
Character of Area	Commercial and residential		Potential Capaci	ity 17	
Surrounding Land Uses	Commercial and residential		Potential Net	17	
Physical Constraints	Zone 1 - Little or no risk. Contamination likely. Buildi appears flat. Potential of sm explosion or fire risk. Trees Potential air quality issues.	nall	Capacity		
Policy Restrictions	Within the SZL of Congletor	٦.	Potential Densit	y 41.46	
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).		Determination o Capacity	f Density multiplier - sustainable development	
Sustainability	Site is considerd sustainable	e.			
Accessibility	Site is considerd accessible		Total Completion	ns 0	
Other Information	RPO SSA rep 436		Losses Complet	ed 0	
Brownfield / Greenfield	Brownfield		Remaining Loss	es 0	
Suitability	Suitable				
Availability	Available - site on the marke	et	Current Year	0	
Achievability	Achievable		Years 1-5	17	
Deliverability	Deliverable		Years 6-10	0	
Development Progress	SHLAA Site		Years 11-15	0	





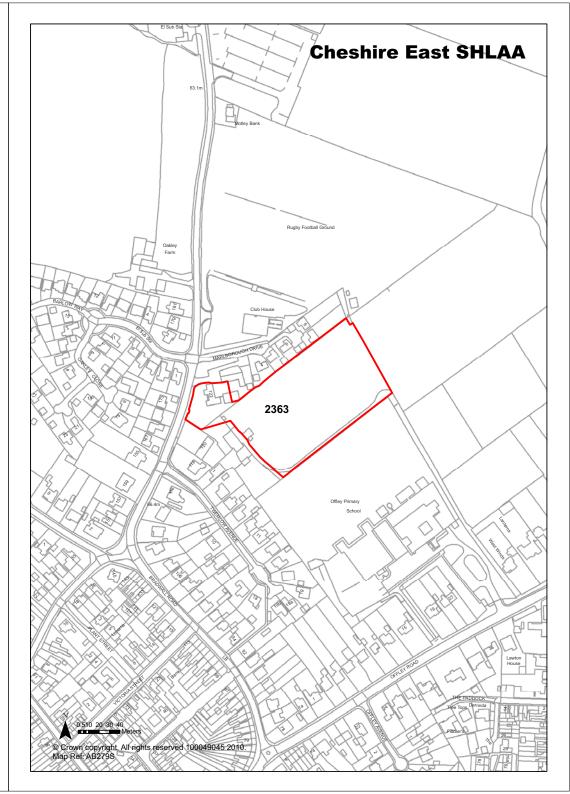
Ref 2362	Site Address	Oakes Pets Superstore, 28 Biddulph Road, Congleton			
Town / Rural Congleton		Easting	387305 North	ing 362112	
Site Description	Vacant yard at the rear of C Superstore. Historic use of		Site Size Net (Ha)	0.55	
Character of Area	Generally residential.		Potential Capacity	10	
Surrounding Land Uses	Generally residential.		Potential Net	10	
Physical Constraints	Zone 1 - Little or no risk. Tre contamination may be an is BWB consultation zone. Bu site, appears flat. Potential issues.	sue, within uildings on	Capacity		
Policy Restrictions	Within Congleton SZL.		Potential Density	18.18	
Managing Constraints	Consultation with British Wa Consideration of biodiverist quality assesment may be r (size of development, proxir AQMA).	y. Air equired	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	e.			
Accessibility	Site is considered accessible	le.	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	





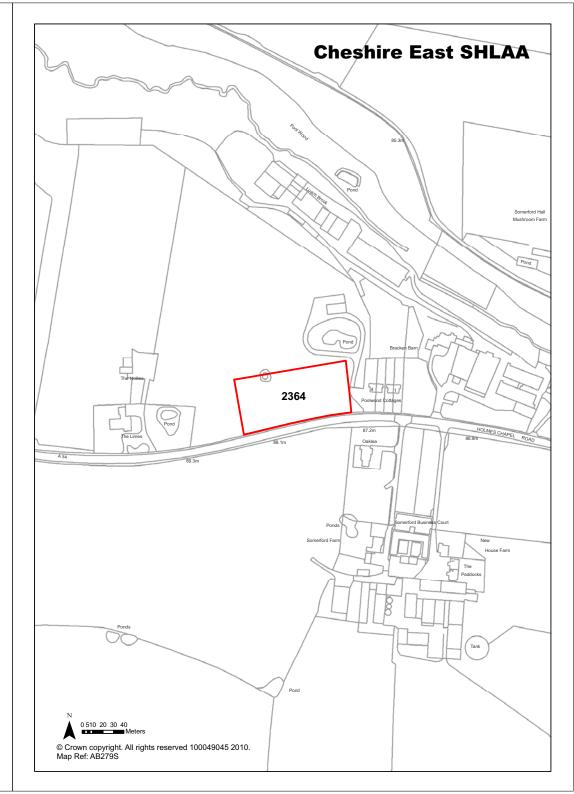


Ref 2363	Site Address 122 Bradwall Road and Land to the Rear, Sandbach				
Town / Rural Sandbach	- Edge / Extension	Easting	375882	Northir	ng 361655
Site Description	Residential and gardens and grazing land.	d former	Site Size Net ((На)	1.35
Character of Area	Residential and Open Coun	tryside.	Potential Cap	acity	41
Surrounding Land Uses	Residential and Open Coun	tryside.	Potential Net		41
Physical Constraints	Zone 1 - Little or no risk. Tre hedges on edge of site. Res property on site. Site appea Footpath on site. Located of contaminated site.	Capacity			
Policy Restrictions	Within Open Countryside, a special control for adverts. water runoff should be calcu accordance with Environme guidelines.	Potential Den	sity	30.37	
Managing Constraints	Consideration of natural env and accommodation or reloc footpath. Consultation woth Contaminated Land Officer.	Determination Capacity	n of	Density multiplier	
Sustainability	Site is considered fairly sust with access to public transp services and in close proxin school.				
Accessibility	Access is possible.		Total Complet	tions	0
Other Information	Site amended following 'Cal	I for Sites'	Losses Comp	leted	0
Brownfield / Greenfield	Mixed		Remaining Lo	sses	0
Suitability	Suitable - with policy change	e			
Availability	Available - site owned by de	veloper	Current Year		0
Achievability	Achievable		Years 1-5		0
Deliverability	Developable		Years 6-10		41
Development Progress	SHLAA Site		Years 11-15		0



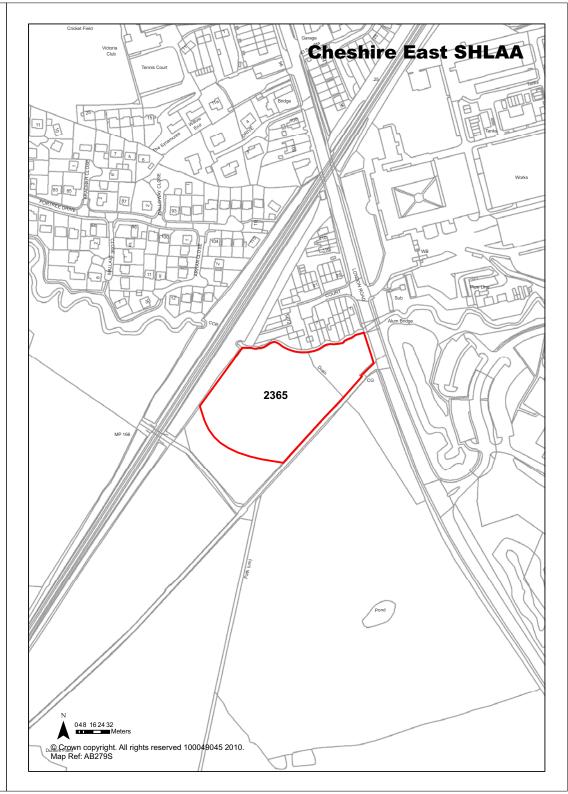
Ref 2364	Site Address	Poolwood Cottages, Holmes Chapel Road, Somerford		
Town / Rural Rural		Easting	382242 Nort l	ning 364040
Site Description	Agricultural land		Site Size Net (Ha)	0.48
Character of Area	Open Countryside with som residential.	ne	Potential Capacity	10
Surrounding Land Uses	Open Countryside with som residential.	ne	Potential Net Capacity	10
Physical Constraints	Zone 1 - Little or no risk. N apparent on site, slight slop present. Potential air qualit	e. Tree	,	
Policy Restrictions	Open Countryside. Site is w Jodrell Bank Consultation Z area of special control for a Surface water runoff to be on accordance with Environing Agency guidelines.	Zone and dverts. calculated	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 susta although it is in close proxir bus route.			
Accessibility	Site is accessible.		Total Completions	0
Other Information	Site suggested as part of 'C Sites'.	Call for	Losses Completed	0
Brownfield / Greenfield	Greenfield		Remaining Losses	0
Suitability	Suitable - with policy chang	e		
Availability	Available - site owned by de	eveloper	Current Year	0
Achievability	Achievable		Years 1-5	0
Deliverability	Developable		Years 6-10	10
Development Progress Application Number:	SHLAA Site 09/1663C		Years 11-15	0





Ref 2365	Site Address	Dunkirk Way, Land off London Road, Holmes Chapel			
Town / Rural Holmes Ch	napel - Edge / Extension	Easting	376382 North	ning 366411	
Site Description	Grazing Land		Site Size Net (Ha)	1.2	
Character of Area	Open Countryside and resid	dential.	Potential Capacity	18	
Surrounding Land Uses	Open Countryside, resident diesel railway.	ial and	Potential Net Capacity	18	
Physical Constraints	Zone 3a - High Risk (Excep Required). Adjacent to the a buildings on site, appears to generally flat. Located with land fill. Trees on site.	ailway. No be			
Policy Restrictions	Open Countryside. Within J consultation zone. Area of control for adverts. Surface runoff to be calculated in ac with Environment Agency g	special water ccordance	Potential Density	30	
Managing Constraints	Part of site located within F Zone 3 and 2, therefore flor assessment would be requi Highways input would be no relation to site access. Nee demonstrate need for rural and for level of enabling de Consultation with Contamin Officer. Consideration of bi	od risk red. eeded in d to exception veloping. ated Land	Determination of Capacity	Based on current permission	
Sustainability	Site is located on a bus rou	te.			
Accessibility	Vehicle access can be add	essed.	Total Completions	0	
Other Information	Site has permission for afform housing. Site suggested through 'Ca for affordable housing. Plus Housing Association in neglandowner.	II for Sites', s Dane	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 2367	Site Address	Land adjad Hill, Betch	cent to Heatl ton	n Hous	e, Ch	nells
Town / Rural Rural		Easting	379607	Northi	ng 3	56893
Site Description	Grazing Land		Site Size Net	(Ha)	1.02	
Character of Area	Residential and Open Cour	tryside.	Potential Cap	acity	12	
Surrounding Land Uses	Residential and Open Cour	tryside.	Potential Net	-	12	
Physical Constraints	is problematic. Area of brin subsidence. No buildings of slight slope from Chells Hill	Zone 1 - Little or no risk. Access to site is problematic. Area of brine subsidence. No buildings on site, slight slope from Chells Hill. Located on potential contaminated site.				
Policy Restrictions	Open Countryside. Area of control for adverts. Surface runoff to be calculated in ac with Environment Agency g	water cordance	Potential Den	sity	11.76	3
Managing Constraints	Access issues addressed the consultation with Highways Consultation with Cheshire Subsidence Compensation Contaminated Land Officer.	s. Brine Baord and	Determination Capacity	n of	for Si	d on 'Call tes' ission.
Sustainability	Site is considerd unsustaina	able.				
Accessibility	Access to site is problemati regarding access in relation road and proximity to junction	to bend in	Total Comple	tions	0	
Other Information	Site suggested through 'Ca as having for potential for a housing.		Losses Comp	oleted	0	
	Agent has provided informa suggest access issues can overcome. Agent has provided informa relation to mitigation for Brit subsidence.	be ition in				
Brownfield / Greenfield	Greenfield		Remaining Lo	osses	0	
Suitability	Not Suitable					
Availability	Available		Current Year		0	
Achievability	Not Achievable		Years 1-5		0	
Deliverability	Not currently developable		Years 6-10		0	
Development Progress	SHLAA Site		Years 11-15		0	
Application Number:						





Cheshire East SHLAA - Update January 2013

Ref 2368	Site Address		e rear of 104 on Road, Alsa		110, and
Town / Rural Alsager		Easting	380220	Northi	ng 355293
Site Description	Residential Gardens. Withi an old landfill site - monitori required.		Site Size Net (Ha)		0.44
Character of Area	Generally residential.		Potential Cap	acitv	14
Surrounding Land Uses	Generally residential.		Potential Net	,	14
Physical Constraints	Zone 1 - Little or no risk. TPO on site. No buildings on site, appears generally flat. Located directly on landfill.		Capacity		14
Policy Restrictions	Within Alsager SZL. Surface water runoff to be calculated in accordance with Environment Agency guidelines.		Potential Den	sity	31.82
Managing Constraints	Consideration of biodiversity. Consultation with Contaminated Land Officer.		Determination Capacity	ı of	Density multiplier
Sustainability	Site is considered sustainal	ole.			
Accessibility	Potentially from Vale Gardens - an unadopted road but could potentially be adopted and should be able to accommodate some additional traffic.		Total Comple	tions	0
Other Information	Site suggested through 'Ca	II for Sites'	Losses Comp	leted	0
Brownfield / Greenfield	Greenfield		Remaining Lo	sses	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



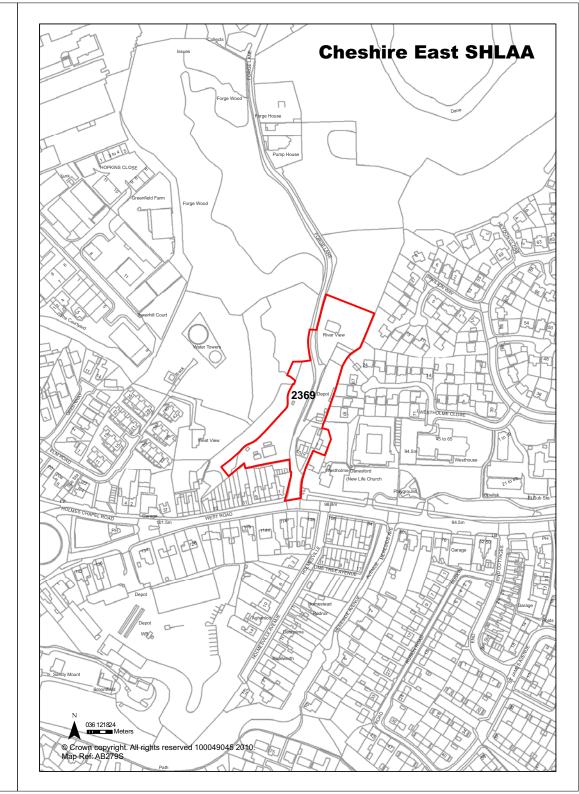
Radway Green Sports and Social Club

91D

Cheshire East SHLAA

Town / Rural Congleton	Easting	384919 North	ing 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.		
Policy Restrictions	Within Congleton SZL.	Potential Density	21.95
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).	Determination of Capacity	Based on current planning application.
Sustainability	Site is considered sustainable.		
Accessibility	Narrow access.	Total Completions	0
Other Information	Site suggested as part of 'Call for Sites' process. (Site amended rather than entirely new)	Losses Completed	0
Brownfield / Greenfield	Brownfield	Remaining Losses	4
Suitability	Suitable		
Availability	Available - site owned by developer	Current Year	0
Achievability	Achievable	Years 1-5	18
Deliverability	Deliverable	Years 6-10	0
Development Progress	SHLAA Site - Current Application	Years 11-15	0

Land off Forge Lane, Congleton



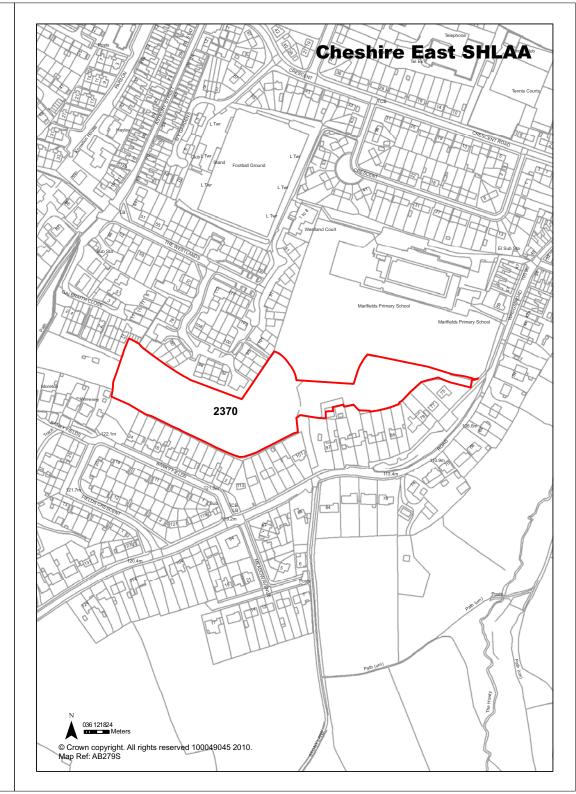


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Application Number:

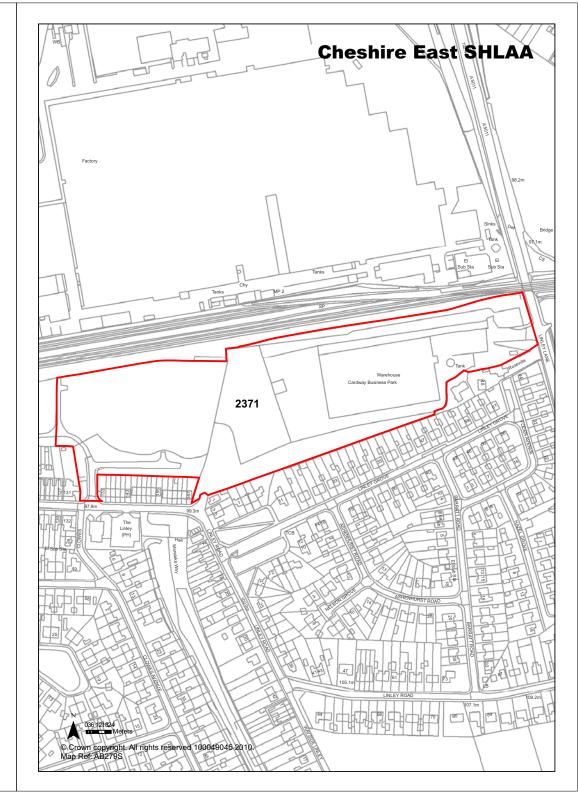
Ref 2370	Site Address	Land adjacent to Marlfields Primary School, Waggs Road, Congleton			
Town / Rural Congleton		Easting	385332	Northi	ng 362544
Site Description	Vacant land.		Site Size Net	(Ha)	1.52
Character of Area	Generally residential, school north east.	I to the	Potential Cap	acity	46
Surrounding Land Uses	Generally residential, schoo north east.	I to the	Potential Net Capacity		46
Physical Constraints	Zone 1 - Little or no risk. Po access and topographical is Small construction on site. shrubs on site. Potential air issues.	sues. Trees and			
Policy Restrictions	Within Congleton SZL. Surfunoff should be calculated accordance with Environme guidelines.	in	Potential Den	sity	30.26
Managing Constraints	Access issues addressed the consultation with Highways Consideration of biodoversit quality assesment may be re (size of development, proxin AQMA).	:y. Air equired	Determination Capacity	n of	Density multiplier
Sustainability	Site is considered sustainab	ole			
Accessibility	Access issues addressed the consultation with Highways	•	Total Comple	tions	0
Other Information			Losses Comp	oleted	0
Brownfield / Greenfield	Greenfield		Remaining Lo	osses	0
Suitability	Not Suitable				
Availability	Not Available - long term pro	ospect	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





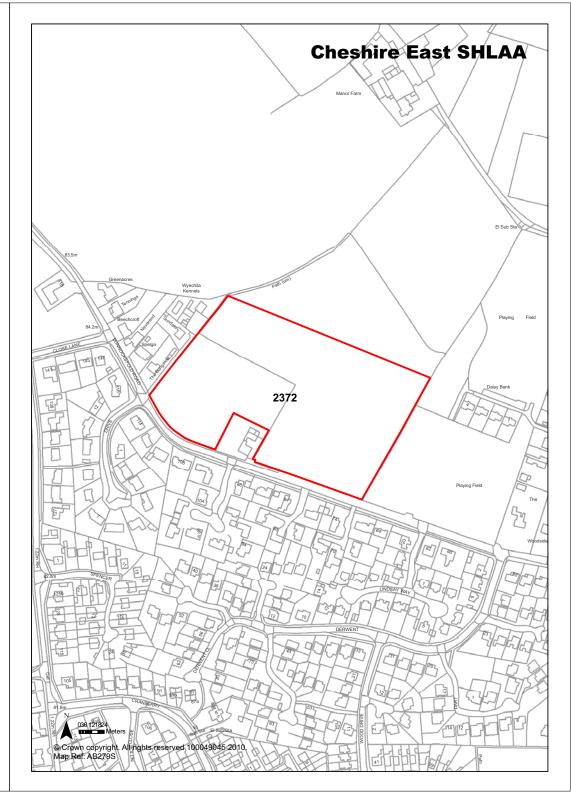
Application Number:

Ref 2371	Site Address Car	Cardway Cartons, Linley Lane, Alsage			Alsager
Town / Rural Alsager	E	asting	380825	Northing	355182
Site Description	Factory, warehouse and unused I	and.	Site Size Net (Ha) 4	1.73
Character of Area	Residential to the south, railway to north, with Twyfords site further to north.		Potential Capa	ecity 6	60
Surrounding Land Uses	Residential to the south, railway to north, with Twyfords site further to north.		Potential Net Capacity	6	60
Physical Constraints	Zone 1 - Little or no risk. Site curr in use for industrial and commerci purposes, therefore large building site. Western end of site appears hardstanding - potentially used by network rail. Site adjacent to the railway. Sloping to middle of site. Trees and shrubs on site. Locate within 250m of landfill. Potential a quality and noise issues).	ial on to be			
Policy Restrictions	Within Alsager SZL. Part of site identified as Protected Open Space	ce.	Potential Dens	sity 1	12.68
Managing Constraints	Consideration of biodiversity. Consultation with Contaminated L Officer. Air quality assessment ma required (size of development). PPG24 noise assessment require (rail noise).	y be	Determination Capacity	r r r s s	Density nultiplier and need to maintain open space and some level of employment on site.
Sustainability	Site is considered sustainable.				
Accessibility	Site is considerd accessible.		Total Complet	ions ()
Other Information	Previous application was dismisse appeal due to current employmen on site.		Losses Compl	leted ()
Brownfield / Greenfield	Brownfield		Remaining Lo	sses ()
Suitability	Suitable - with policy change				
Availability	Available - site owned by develop	er	Current Year	()
Achievability	Achievable		Years 1-5	6	60
Dallan and Ellifo	Deliverable		Years 6-10	()
Deliverability			Years 11-15	,)
Development Progress	SHLAA Site		Teals TI-15	,	

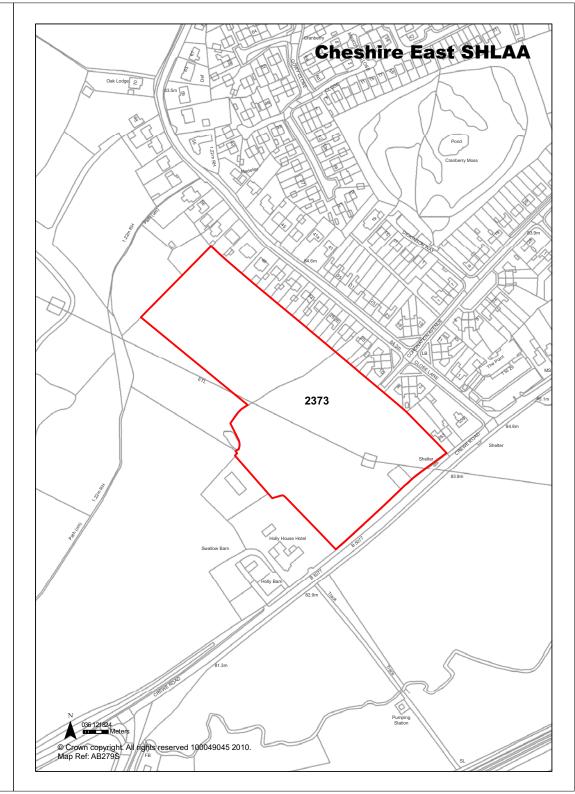


Ref 2372	Site Address	Land at Sunnyside Farm, Dunnocksfor Road, Alsager			
Town / Rural Alsager - E	dge / Extension	Easting	378076	Northir	ng 355834
Site Description	Agricultural land.		Site Size Net (H	∃a)	2.87
Character of Area	Residential and open count	ryside	Potential Capa	city	87
Surrounding Land Uses	Residential to the south, op- countryside to the north and open space to the east. For adjacent to site.	recreation	Potential Net Capacity		87
Physical Constraints	Zone 1 - Little or no risk. Sit to be in use for agricultural I Site appears generally flat. potential contaminated land and hedges present on site air quality issues.	ourposes. Located on . Trees			
Policy Restrictions	Open Countryside. Area of control for adverts.	special	Potential Dens	ity	30.31
Managing Constraints	Consultation with Contamin Officer. Consideration of bi Air quality assesment may be (size of development). Surfarunoff to be calculated in ac with Environment Agency g	odiversity. be required ace water cordance	Determination Capacity	of	Density multiplier
Sustainability	Site has access to public trais near to a secondary schocentre.	•			
Accessibility	Vehicle access possible.		Total Completi	ons	0
Other Information	Local Plan representation a suggested through the 'Call		Losses Comple	eted	0
Brownfield / Greenfield	Greenfield		Remaining Los	ses	0
Suitability	Suitable - with policy change	Э			
Availability	Available - site owned by de	veloper	Current Year		0
Achievability	Achievable		Years 1-5		0
Deliverability	Developable		Years 6-10		87
Development Progress	SHLAA Site		Years 11-15		0
Application Number:					





Ref 2373	Site Address	Land at Rhodes Field, Crewe Road, Alsager		
Town / Rural Alsager - E	Edge / Extension	Easting	377950 No	orthing 354916
Site Description	Agricultural land		Site Size Net (Ha	3.48
Character of Area	Residential and Open Coun	tryside.	Potential Capaci	ty 105
Surrounding Land Uses	Residential to the NE and C Countryside to SW.	pen	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 biodoversity. Air quality assesment may be required (size of development).		Determination of Capacity	Density multiplier
Sustainability	Site has access to public trais near to a primary school.	insport and		
Accessibility	Access is possible.		Total Completion	ns 0
Other Information	Local Plan representation		Losses Complete	ed 0
Brownfield / Greenfield	Greenfield	Greenfield		es 0
Suitability	Suitable - with policy change	Э		
Availability	Available		Current Year	0
Achievability	Achievable		Years 1-5	0
Deliverability	Developable		Years 6-10	90
Development Progress	SHLAA Site		Years 11-15	15





Application Number:

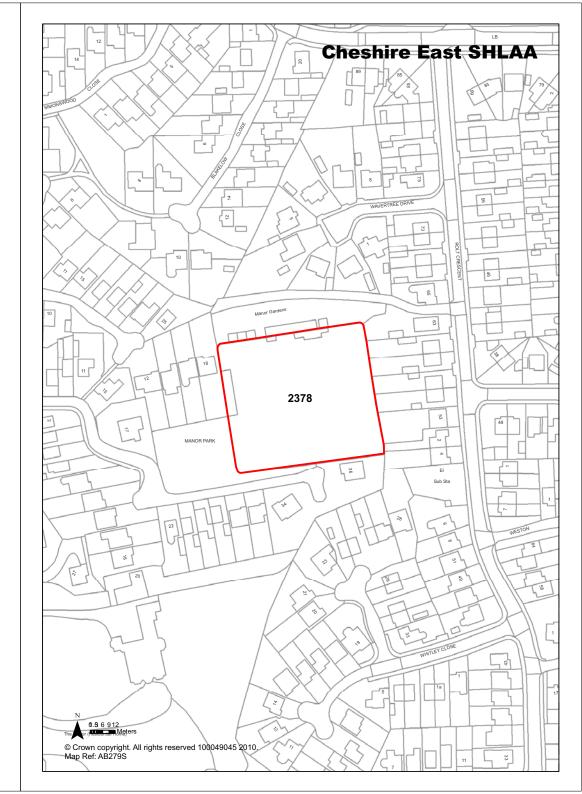
Town / Rural Middlewich	n E	asting	370218	Northin	g 366538
Site Description	Public open space and garages.		Site Size Net (H	ła)	0.64
Character of Area	Generally residential		Potential Capa	city	20
Surrounding Land Uses	Generally residential and canal.		Potential Net	-	20
Physical Constraints	Zone 2 - Low to Medium Risk. Bounded by the canal and several trees on site, brine subsidence are British Waterways Consultation Ar Site appears generally flat. Locate within 250m of landfill.	ea, rea.	Capacity		
Policy Restrictions	Within Middlewich SZL. Site is a protected area of open space. Su water runoff to be calculated in accordance with Environment Age guidelines.		Potential Dens	ity	31.25
Managing Constraints	Consideration of natural environme and flood risk (production of a Floor Risk Assessment). Consideration replacement/relocation of open sp Consultation with Contaminated La Officer, British Waterways and Cheshire Brine Subsidence Compensation Board.	od of ace.	Determination Capacity		Density multiplier
Sustainability	Site considered sustainable.				
Accessibility	Access is possible.		Total Completi	ons	0
Other Information			Losses Comple	eted	0
Brownfield / Greenfield	Greenfield		Remaining Los	ses	0
Suitability	Suitable - with policy change				
Availability	Marginal / Uncertain		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	2378	Site Address	Land off Ryecroft Close, Middlewich

Town / Rural Middlewich	Easting	369915	Northing	g 36537
Site Description	Private walled garden.	Site Size Net ((Ha) (0.45
Character of Area	Residential	Potential Capa	acity	14
Surrounding Land Uses	Residential	Potential Net		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.	Capacity		
Policy Restrictions	Within Middlewich SZL. Surface water runoff to be calculated in accordance with Environment Agency guidelines for greenfield land.	Potential Dens	sity (31.11
Managing Constraints	Consultation with Highways to address access issues, consideration of biodiversity.	Determination Capacity		Density multiplier
Sustainability	Site is within walking distance of bus stops.			
Accessibility	Access is possible.	Total Complet	tions (0
Other Information		Losses Comp	leted (0
Brownfield / Greenfield	Greenfield	Remaining Lo	sses (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



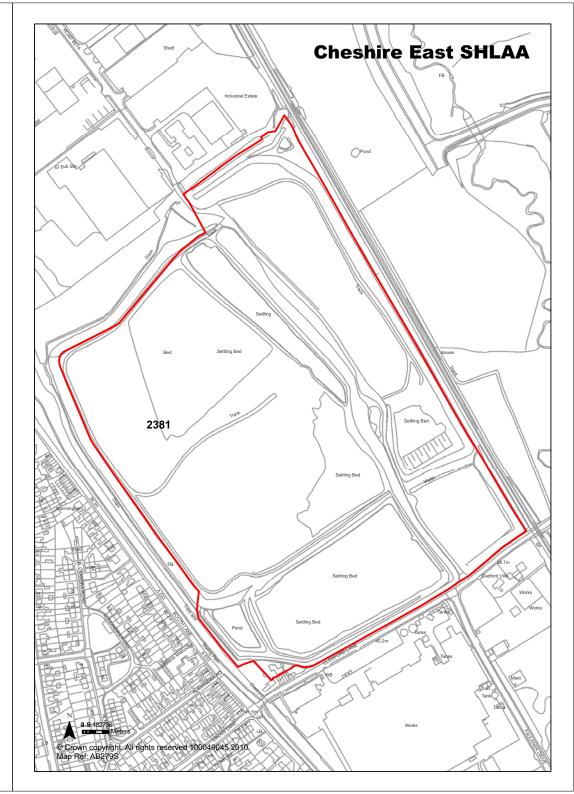
Ref	2380	Site Address	Land off Booth Lane, Middlewich

Town / Rural Middlewich	n Easting	g 371308 Nort	hing 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	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	Capacity	
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 biodoversity, 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	Middlewick Middlewick	h Lagoons, Cledfo h	rd Lane,
Town / Rural Middlewich	1	Easting	371126 North	ing 365274
Site Description	Salt lagoons		Site Size Net (Ha)	25
Character of Area	Bounded to north east by the and to the south west by the and then the main road. Fur west is residential. To the sonorth is industrial developm Potential air quality issues.	e canal, rther to the outh and	Potential Capacity	750
Surrounding Land Uses	Industry to north and south, to west, open countryside to (agriculture)		Potential Net Capacity	750
Physical Constraints	Flood Zone 1 - Little or no ricontaminated. British Salt hundertaken studies to consi of remediating site (£million Biological Importance, with consultation zone and Albio Chemicals outer consultation footpath through site. Steel access site. Located direct	ave already der viability s). Site of BWB on Inorganic on zone, p bank to		
Policy Restrictions	Within Middlewich SZL. Sit currently identified within the Plan as a SBI.		Potential Density	30
Managing Constraints	Expense of remediating the with its designation of an SI problematic to manage confestrictions. Consideration biodoversity and accommodiation of footpath. Conswith British Waterways and Contaminated Land Officer. assesment may be required development).	BI makes it traints and of dation or sultation	Determination of Capacity	Density multiplier
Sustainability	Site is within walking distan stop.	ce of a bus		
Accessibility	Access possible.		Total Completions	0
Other Information	Cashpoint 900m, bus stop 5 primary school 700m, post 900m, grocery store 900m, centre 1,400m, medical cenamenity space 400m, public 1,400m.	office lesiure itre 1,800m,	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
Cheshire East SHLAA - U	Jpdate January 2013			Cheshire East



Ref 2381 Site Address Middlewich Lagoons, Cledford Lane, Middlewich

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

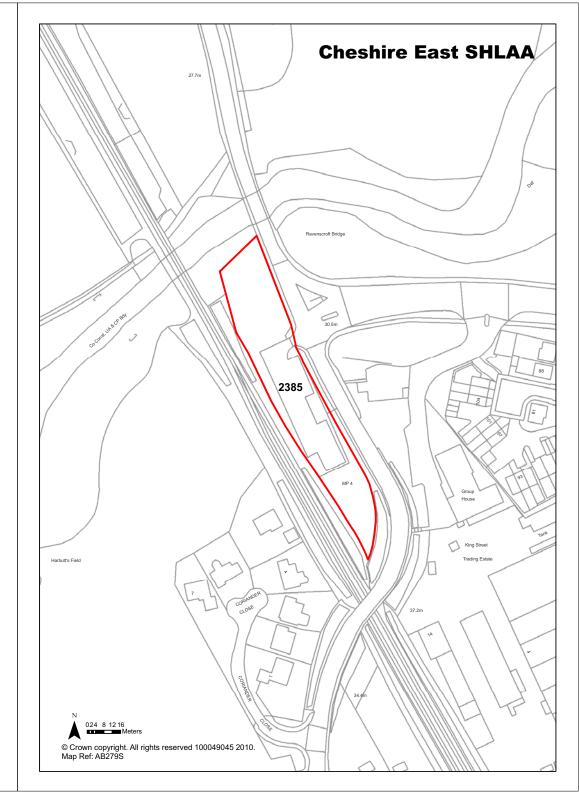
Application Number:

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Ref 2385	Site Address	Land off King Street, Middlewich			vich
Town / Rural Middlewich	n - Edge / Extension	Easting	370300	Northi	ng 367100
Site Description	Car park to industrial estate		Site Size Net (H	la)	0.32
Character of Area	Mixed uses but edge of sett	ement.	Potential Capa	city	10
Surrounding Land Uses	Mixed including railway, con and some residential.	nmercial	Potential Net	•	10
Physical Constraints	Area of Archaeological Pote of site in Open Countryside Zone 2, access is onto a rig controlled junction. Trees, hiodiversity value. Noise fropotential contamination, loss street parking. Hard standir appears flat. Located within landfill.	and Flood nt ledges and m railway, s of off lg on site,			
Policy Restrictions	Part in SZL for Middlewich, Open Countryside. Area of control for adverts.		Potential Densi	ty	31.25
Managing Constraints	Consideration of historic and environment and flooding is (production of a Flood Risk Assessment). Consulation Highways to address access Consultation with Contamina Officer.	sues with s issues.	Determination Capacity	of	Density multiplier
Sustainability	Brownfield site is located cloemployment land.	se to			
Accessibility	Access possible.		Total Completic	ons	0
Other Information			Losses Comple	eted	0
Brownfield / Greenfield	Brownfield		Remaining Los	ses	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:					





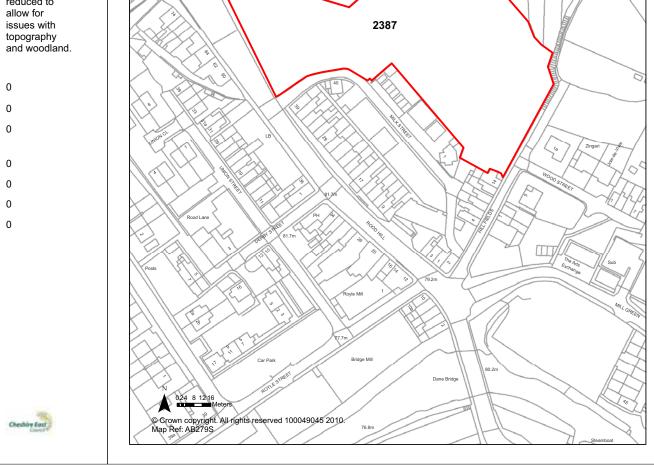
Ref 2387	Site Address	Land west of Hillfields, Congleton			eton
Town / Rural Congleton		Easting	385761	Northir	ng 363464
Site Description	Vacant land and woodland.		Site Size Net	(Ha)	0.82
Character of Area	Generally residential		Potential Cap	acity	15
Surrounding Land Uses	Generally residential and a si of commercial.	mall area	Potential Net	-	15
Physical Constraints	Zone 1 - Little or no risk. Curr woodland. Site is located on incline, no buildings on site. within 250m of landfill. Poter quality issues.	a steep Located			
Policy Restrictions	Majority of site covered by a area. Surface water runoff sl calculated in accordance with Environment Agency guidelin	nould be	Potential Den	sity	18.29
Managing Constraints	Consideration of biodiversity. Consultation with Contaminat Officer. Air quality assesmer required (size of developmen proximity to AQMA).	ted Land it may be	Determination Capacity	n of	Density multiplier, but reduced to allow for issues with topography and woodland.
Sustainability	Site considered sustainable.				
Accessibility	Access possible.		Total Comple	tions	0
Other Information			Losses Comp	leted	0
Brownfield / Greenfield	Greenfield		Remaining Lo	sses	0
Suitability	Not Suitable				
Availability	Not Available		Current Year		0
Achievability	Not Achievable		Years 1-5		0

Not currently developable

SHLAA Site

Years 6-10

Years 11-15



Cheshire East SHLAA

Deliverability

Development Progress

Ref 2395	Site Address	Cricket Club, West Street, Congleton		
Town / Rural Congleton		Easting	385360 N	orthing 363202
Site Description	Cricket club grounds.		Site Size Net (Ha	1.23
Character of Area	Generally residential.		Potential Capaci	ty 37
Surrounding Land Uses	Generally residential.		Potential Net	37
Physical Constraints	an area of Protected Open Space/Recreation Facility. E on site, appears flat. TPO's	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 o site. Potential air quality issues.		
Policy Restrictions	Site is an area of Protected of Space/Recreation Facility. Swater runoff should be calcu accordance with Environmer guidelines.	urface lated in	Potential Density	30.08
Managing Constraints	Consideration of replacement/relocation of op and of biodiversity. Air quali assesment may be required development, proximity to A6	ty (size of	Determination of Capacity	f Density multiplier
Sustainability	Site considered sustainable.			
Accessibility	Site considered accessible.		Total Completion	ns 0
Other Information	No evidence that Cricket Cluleave their current premises.		Losses Complet	ed 0
Brownfield / Greenfield	Greenfield		Remaining Loss	es 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

Years 11-15



SHLAA Site

Development Progress

Application Number:

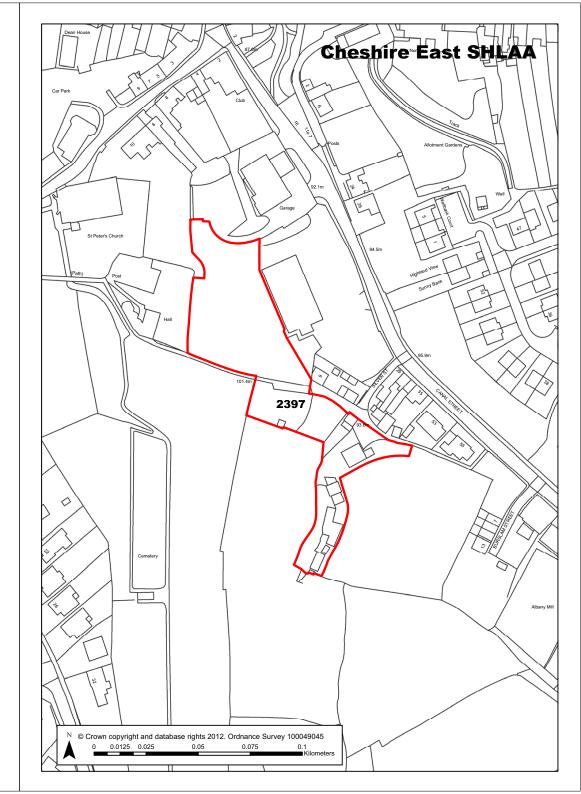
Ref 2396	Site Address	Congleton Town Football Club, Crescen Road, Congleton			
Town / Rural Congleton		Easting	385327	Northing 362752	
Site Description	Football ground.		Site Size Net ((Ha) 1.23	
Character of Area	Generally residential		Potential Capa	acity 37	
Surrounding Land Uses	Generally residential		Potential Net	37	
Physical Constraints	Flood zone 1 - little or no ris an area of Protected Open Space/Recreation Facility. If footpath adjacent to site. Busite, appears flat. Site is in Congleton Town FC. Potent quality issues.	Public uildings on use by	Capacity		
Policy Restrictions	Site is an area of Protected Space/Recreation Facility. S water runoff should be calcu accordance with Environment guidelines.	Surface lated in	Potential Dens	sity 30.08	
Managing Constraints	Consideration of replacement/relocation of op and football club. Consider public footpath. Air quality a may be required (size of dexproximity to AQMA).	ation of essesment	Determination Capacity	of Density multiplier	
Sustainability	Site considered sustainable.				
Accessibility	Site considered accessible.		Total Complet	tions 0	
Other Information	No evidence that football cluleave current premises.	b wish to	Losses Comp	leted 0	
Brownfield / Greenfield	Greenfield		Remaining Lo	sses 0	
Suitability	Suitable - with policy change	e			
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	



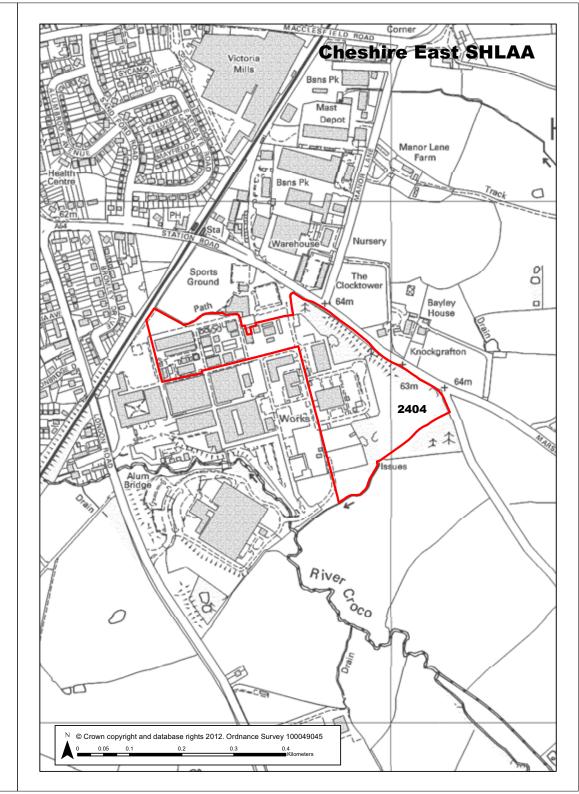


Ref 2397	Site Address	Land off Silver Street, Congleton			
Town / Rural Congleton		Easting	386074	Northir	ng 362659
Site Description	Grassland, outbuildings and	l garden.	Site Size Net	(Ha)	0.89
Character of Area	Edge of settlement - mixed	uses.	Potential Cap	acitv	12
Surrounding Land Uses	Cemetery, car sales and res	sidential.	Potential Net	-	12
Physical Constraints	Flood Zone 1 - Little or no ri change sharply, trees and h access constrained, greenfi potential to affect the setting Peter's Church. TPO adj to Canal Street garage - a pos source of contamintion. Pot quality issues.	edges, eld, has the g of St site. Adj to sible	ls Capacity the		
Policy Restrictions	Within Congleton SZL. Part within Town Centre. Part of an area of archaeological po Contains listed Cockshuts F Surface water runoff should calculated in accordance wi Environment Agency guidel	site within otential. ootpath. be th	Potential Den	sity	13.48
Managing Constraints	Consideration of historic and environment. Consultation Contaminated Land Officer, assessment may be required development, proximity to A	with Air quality (size of	Determination Capacity	n of	Density multiplier and Based on part of site (approx. 0.37ha) suggested through 'Call for Sites' coming forward for development.
Sustainability	Site is considered sustainab	ole.			•
Accessibility	Access is possible.		Total Comple	tions	0
Other Information	Part of site suggested throu Sites'.	gh 'Call for	Losses Comp	oleted	0
Brownfield / Greenfield	Greenfield		Remaining Lo	osses	0
Suitability	Suitable				
Availability	Available - site on the market	et	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:					

Cheshire East SHLAA - Update January 2013

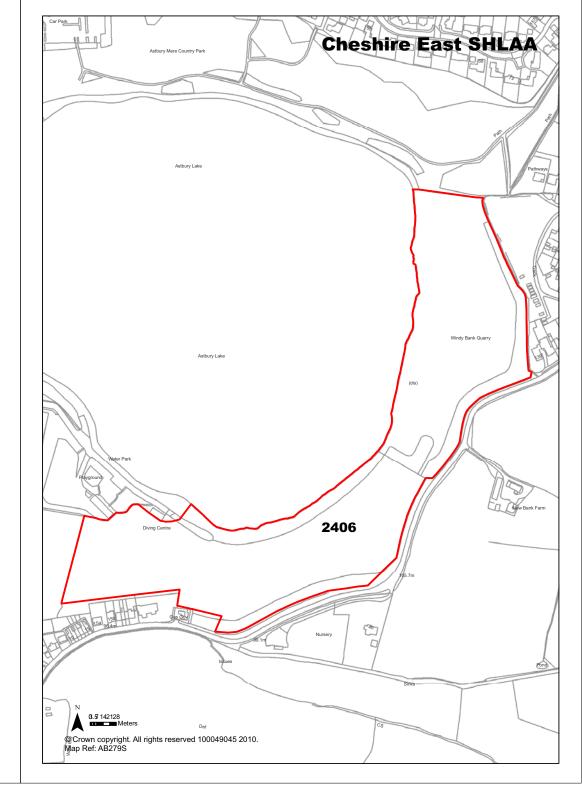


Ref 2404	Site Address	Former Fisons Site, London Road, Holmes Chapel (aka Sanofi Aventis /			
Town / Rural Holmes Ch	napel	Easting	376853 N	lorthing	366657
Site Description	Existing Industrial site.		Site Size Net (Ha	a) 8	.11
Character of Area	Residential and open countr	yside.	Potential Capac	itv 2	24
Surrounding Land Uses	Part of the site is to stay in in and commercial use. To the south and east of the reside the site is open countryside,	north, ntial part of	Potential Net Capacity	_	24
Physical Constraints	Area to the south of the site Zone 3 Flood Risk Area. Stato the North, small areas of border the site. Site adjacen railway. Buildings currently of Potential for contamination. appears generally flat. Exter contamination expected on sparticularly in area of landfill on-site laboratory. Located 250m of landfill. Potential ai issues.	tition Road woodland t to the on site. Site nsive site from the within			
Policy Restrictions	Within Jodrell Bank Consulta and Holmes Chapel SZL.	ation Zone	Potential Densit	y 2	7.62
Managing Constraints	Consideration of flood risk a production of a Flood Risk Assessment. Consultation of Contaminated Land Officer a Bank. Consideration of natuenvironment. Air quality assmay be required (size of device)	vith and Jodrell ural sesment	Determination o Capacity		ite awaiting 106.
Sustainability	Site is considered sustainab	le.			
Accessibility	Access is possible. Scope a of TA agreed. Likely to be re provide a negotiated sum to and/or strategic highway infrupgrades.	equired to wards local	Total Completio	ons 0	
Other Information			Losses Complet	ted 0	
Brownfield / Greenfield	Brownfield		Remaining Loss	ses 0	
Suitability	Suitable				
Availability	Available - site on the market	et	Current Year	0	
Achievability	Achievable		Years 1-5	1	75
Deliverability	Deliverable		Years 6-10	4	9
Development Progress	Outline Permission		Years 11-15	0	
Application Number:	11/1682C				
Cheshire East SHLAA - I	Update January 2013			•	heshire East



Ref 2406	Site Address	Land south and east of Astbury Congleton			ry Mere,
Town / Rural Congleton		Easting	385003	Northi	ng 36229
Site Description	Woodland/open space.		Site Size Net (На)	6.58
Character of Area	Open space and recreation.		Potential Capa	acity	200
Surrounding Land Uses	Mere (recreation), woodland residential to the east and s space.		Potential Net Capacity		200
Physical Constraints	Flood zone 1 - little or no ris and Protected Open Space, adjacent to site. Steep chal levels on site. Located on p contaminated site. Potentia issues.	footpath nge in otential			
Policy Restrictions	Proteced Open Space. With Congleton SZL. Surface wa should be calculated in acco with Environment Agency gr	ter runoff ordance	Potential Dens	sity	30.4
Managing Constraints	Replacement/relocation of consideration of biodiversity Consultation with Contamin. Officer. Air quality assessme required (size of developme proximity to AQMA).	ated Land ent may be	Determination Capacity	of	Density multiplier
Sustainability	Site is within walking distant stop.	ce of a bus			
Accessibility	Access is possible.		Total Complet	ions	0
Other Information			Losses Compl	leted	0
Brownfield / Greenfield	Greenfield		Remaining Los	sses	0
Suitability	Not Suitable				
Availability	Not Available		Current Year		0
Achievability	Not Achievable		Years 1-5		0
Deliverability	Not currently developable		Years 6-10		0
Development Progress	SHLAA Site		Years 11-15		0





Ref 2415	Site Address	Land to rear of Elworth Road, Sandbach			
Town / Rural Sandbach		Easting	374040 North	ing 360830	
Site Description	Predominantly garden land to residential properties but sor land.		Site Size Net (Ha)	0.35	
Character of Area	Generally residential.		Potential Capacity	11	
Surrounding Land Uses	Generally residential.		Potential Net	11	
Physical Constraints	Flood zone 1 - little or no risk small trees within site. Acces involve demolition of an exist property on either Deans Lar Elworth Road. Site appears	ss would ting ne or	Capacity		
Policy Restrictions	Within Sandbach SZL. Surfa runoff should be calculated in accordance with Environmer guidelines.	1	Potential Density	31.43	
Managing Constraints	Consultation with Highways taccess issues. Consideration biodiversity.		Determination of Capacity	Density multiplier	
Sustainability	Site is considered sustainable	e.			
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	

Not currently developable

SHLAA Site



0

Years 6-10

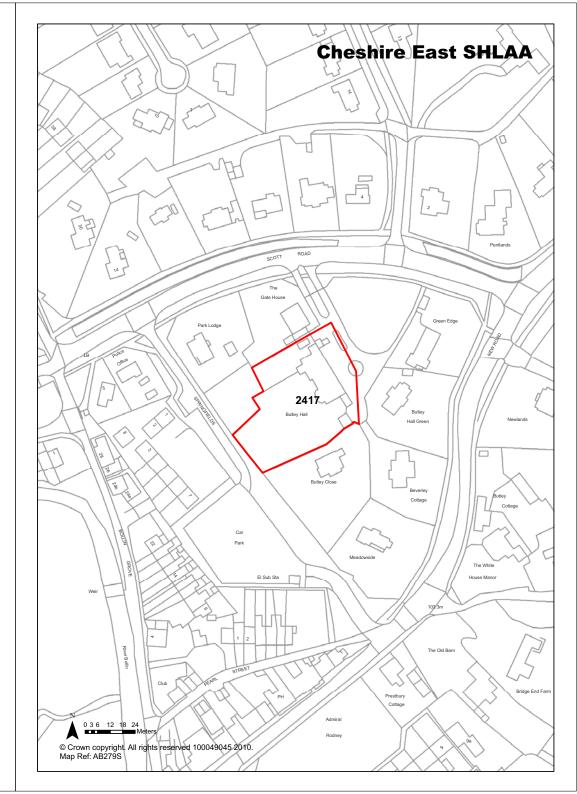
Years 11-15

Cheshire East SHLAA

Deliverability

Development Progress

Ref 2417	Site Address	Butley Hall, Scott Road, Prestbury			
Town / Rural Prestbury		Easting	390167 Nort	hing 377238	
Site Description	Residential and accompany grounds.	ing	Site Size Net (Ha)	0.26	
Character of Area	Residential.		Potential Capacity	12	
Surrounding Land Uses	Residential and car parking south west.	to the	Potential Net	5	
Physical Constraints	Flood zone 1 - little or no ris on site, appears generally fla and adjacent to site, within N Airport wind and air safe zon	at, TPO on Manchester	,,,		
Policy Restrictions	Butley Hall is a grade II liste Within area of special contro adverts. Surface water rund be calculated in accordance Environment Agency guideli	ol for off should with	Potential Density	44.44	
Managing Constraints		Consideration of trees and the historic environment, consultation with Manchester Airport.		Based on current permission	
Sustainability	Site is considered sustainab	ole.			
Accessibility	Access is possible.		Total Completions	0	
Other Information			Losses Completed	0	
Brownfield / Greenfield	Mixed		Remaining Losses	7	
Suitability	Suitable				
Availability	Available		Current Year	0	
Achievability	Achievable		Years 1-5	12	
Deliverability	Deliverable		Years 6-10	0	





Years 11-15

10/3174M

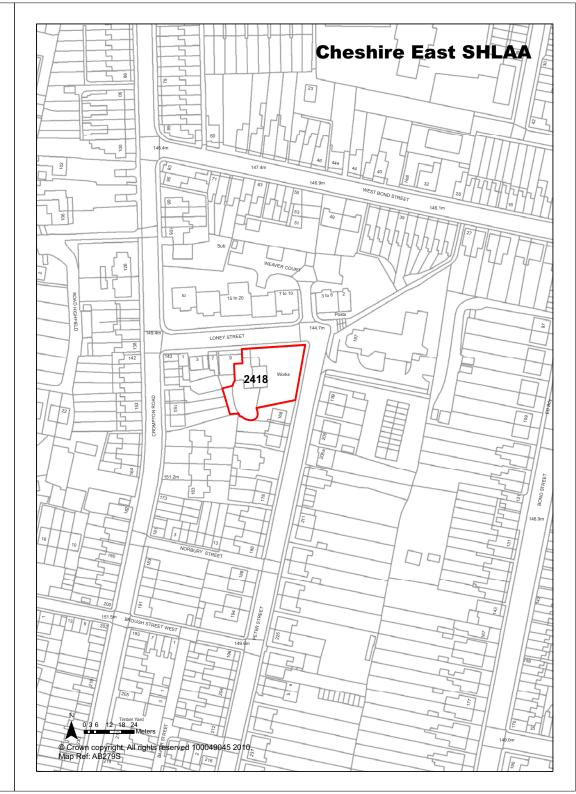
Full Permission

Development Progress

	Macclesfield				
Town / Rural Macclesfie	ld E	asting	391113	Northir	ng 373272
Site Description	Dyeworks		Site Size Net (На)	0.09
Character of Area	Residential		Potential Capa	acity	11
Surrounding Land Uses	Residential		Potential Net		11
Physical Constraints	Flood zone 1 - little or no risk, bui on site, slight slope, potential contaminated site.	lding	Capacity		
Policy Restrictions	Within Woodford Aerodrome Airsa zone and Manchester Airport Wind Air Safe zone		Potential Dens	sity	122.2
Managing Constraints	Consultation with Woodford Aerodrome, Manchester Airport an Contaminated Land Officer.	nd	Determination Capacity	of	Based on current permission.
Sustainability	Site is considered sustainable.				
Accessibility	Site is accessible.		Total Complet	ions	0
Other Information			Losses Compl	leted	0
Brownfield / Greenfield	Brownfield		Remaining Los	sses	0
Suitability	Suitable				
Availability	Available		Current Year		0
Achievability	Achievable		Years 1-5		11
Deliverability	Deliverable		Years 6-10		0
Development Progress	Outline Permission		Years 11-15		0

Site Address

Massie Dyeworks, Loney Street,





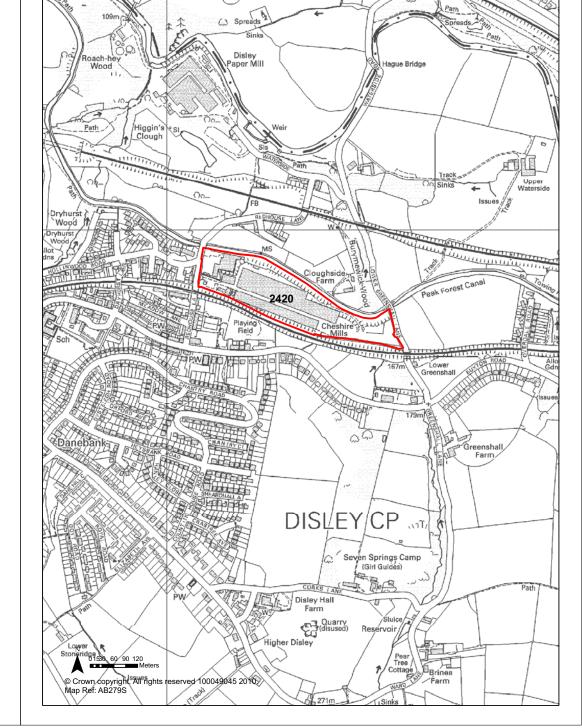
12/1394M

Ref 2418

1161 2420	Cite / ida i coo	ootal o	nto, rtourious	oc Lario,	, Dioley
Town / Rural Disley	E	asting	398339	Northing	384827
Site Description	Industrial site		Site Size Net (Ha)	5.27
Character of Area	Countryside (green belt), residential openspace, residential	al,	Potential Capa	acity	160
Surrounding Land Uses	Residential, green belt, open spac	е	Potential Net	,	160
Physical Constraints	The land immediately adjacent to the Peak Forest Canal is a site of Biological Importance (Grade C) a Site of Nature Conservation Importance. Sloping site between railway line and canal. Prominent of from the countryside - green belt to north. Some mature trees on site. Current buildings of varying height.	nd a site	Capacity		
Policy Restrictions	Existing Employment Area		Potential Dens	sity 3	30.36
Managing Constraints	Biodiversity considerations.		Determination Capacity	(Based on current application.
Sustainability	Site is considered sustainable				
Accessibility	Access is possible		Total Complet	tions ()
Other Information	Bus Stop within 250m, Post Office within720m, medical facilities withi 800m, Primary School within 650m Open Space within 80m	n	Losses Comp	leted ()
Brownfield / Greenfield	Brownfield		Remaining Lo	sses ()
Suitability	Suitable				
Availability	Available		Current Year	()
Achievability	Achievable		Years 1-5	ę	90
Deliverability	Deliverable		Years 6-10	7	70
Development Progress	Awaiting S106		Years 11-15	()
Application Number:	08/2718P				

Site Address

Fibrestar site, Redhouse Lane, Disley

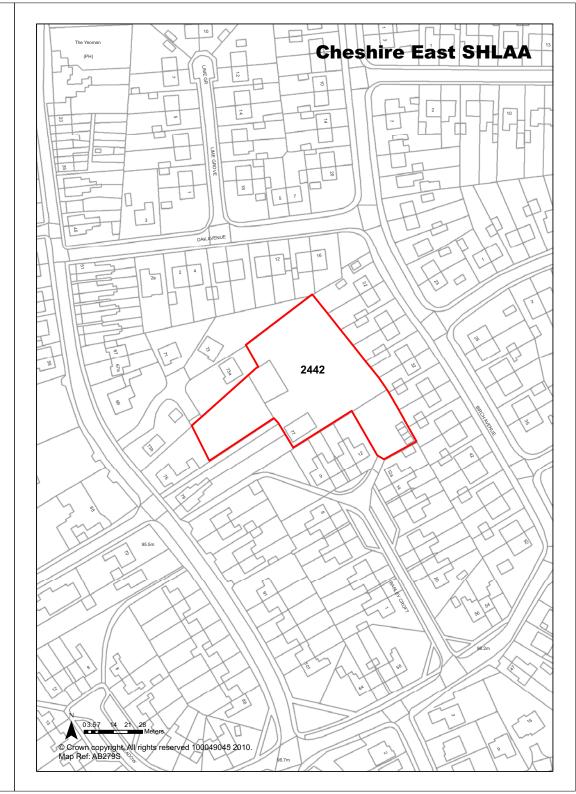


Lower Haguefold

Cheshire East SHLAA



Ref 2442	Site Address	Land off Barley Croft, Alsager			
Town / Rural Alsager		Easting	380197 No r	thing 354864	
Site Description	Private house and grounds Housing garages.	and dane	Site Size Net (Ha)	0.4	
Character of Area	Generally residential.		Potential Capacity	10	
Surrounding Land Uses	Generally residential.		Potential Net	10	
Physical Constraints	Flood Zone 1 - little or no ris Generally flat. Some trees a hedge on site. Access throu garage site could be proble TPOs adjacent to site. Loca potential contaminated site.	and a ligh existing matic. ated on	Capacity		
Policy Restrictions	Within Alsager SZL. Surface water runoff should be calculated in accordance with Environment Agency guidelines.		Potential Density	25	
Managing Constraints	Consultation with Highways to address access issues. Consideration of biodiversity. Consultation with Contaminated Land Officer.		Determination of Capacity	Density multiplier and on need for access arrangements.	
Sustainability	Site considered sustainable	١.			
Accessibility	May have access issues.		Total Completions	0	
Other Information			Losses Completed	d 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	

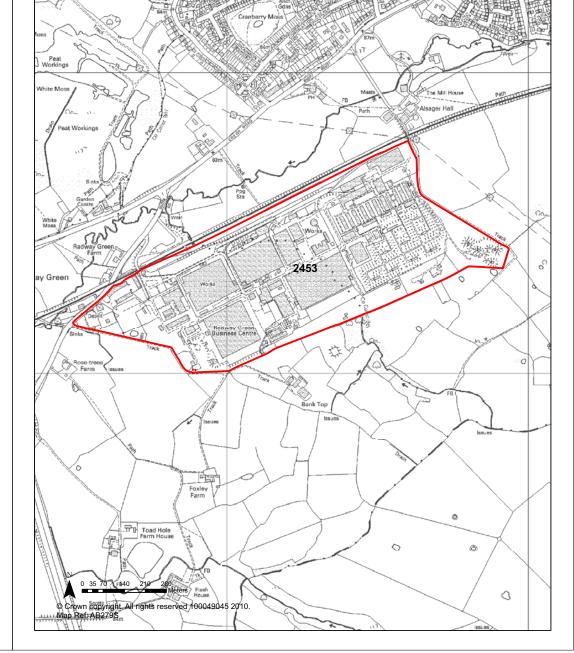




1.01	/	Alsager		,, 0.0	, , , ,
Town / Rural Alsager - E	dge / Extension	Easting	378414	Northing	354482
Site Description	Buildings and land within ROF	:	Site Size Net (H	la) 46	;
Character of Area	Employment uses to west and countryside to the east. Railw north.		Potential Capa	city 13	880
Surrounding Land Uses	Remainder of employment site Open Countryside / Green Be		Potential Net Capacity	13	880
Physical Constraints	Fillod zone 1 - little or no risk. for employment purposes. Po contamination. Access should as should services and infrast as they serve existing uses. Eon site, noise issues from the site appears generally flat. Lowithin 250m of landfill. Potent quality and noise issues.	tential for be OK, ructure Buildings railway, acated	, ,		
Policy Restrictions	Restricted to B1, B2 and B8 u	ses.	Potential Dens	ity 30	0.01
Managing Constraints	Consultation with Contaminate Officer. Air quality assessment required (size of development PPG24 noise assesment (rail	may be).	Determination Capacity		ensity ultiplier
Sustainability	Site is not considered sustaina	able.			
Accessibility	Site is accessible.		Total Completion	ons 0	
Other Information			Losses Comple	eted 0	
Brownfield / Greenfield	Brownfield		Remaining Los	ses 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	

Royal Ordnance Factory, Crewe Road,

Site Address

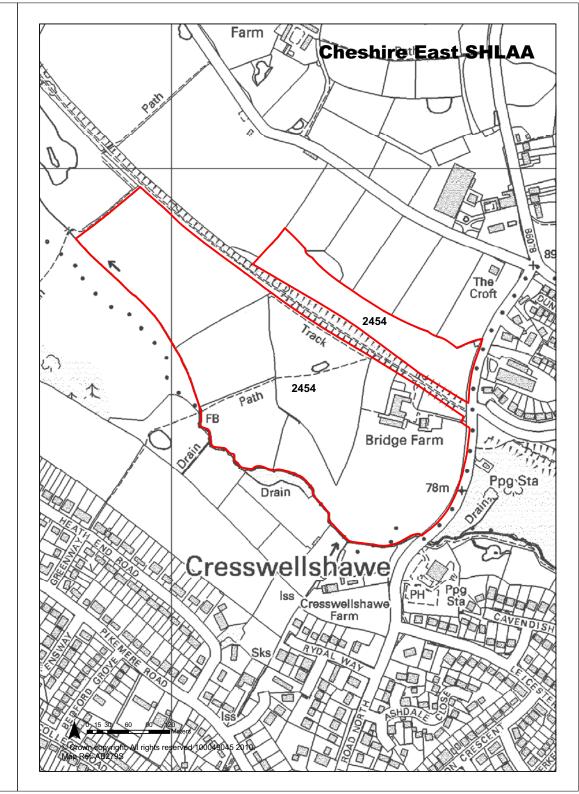


Cheshire East SHLAA

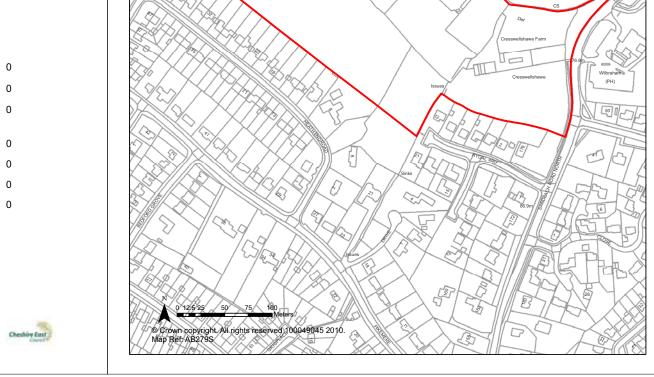


Application Number:

Ref 2454	Site Address	Land at Bi North, Als	ridge Farm, Sandb ager	ach Road
Town / Rural Alsager - E	Edge / Extension	Easting	379148 North	ing 356708
Site Description	Agricultural land and farm.		Site Size Net (Ha)	13.74
Character of Area	Generally open countryside limited link to the residentia at Lawton Heath End and A	settlement	Potential Capacity	413
Surrounding Land Uses	Open Countryside and a sr residential at Lawton Heath and Alsager to the South.		Potential Net Capacity	413
Physical Constraints	Undulating agricultural land Line footpath runs through Site within flood zones 2 & site within brine subsidence Footpaths cross site. Loca on landfill. Potential air qua	the site. 3. Part of area. ted directly		
Policy Restrictions	Within Open Countryside a special control for adverts. water runoff should be calc accordance with Environme guidelines.	Surface ulated in	Potential Density	30.06
Managing Constraints	Consideration of flood risk a production of a Flood Risk Assessment. Consideration subsidence issues and accommodation or diversio footpath. Consultation with Brine Subsidence Compension and Contaminated L. Officer. Air quality assessment required (size of development)	n of public Cheshire sation and ent may be	Determination of Capacity	Density multiplier
Sustainability	Site not considered sustain	able.		
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 Application Number:	SHLAA Site		Years 11-15	0



Ref 2455	Site Address	Land off Heath End Road/Sandbach Road North, Alsager			
Town / Rural Alsager - E	Edge / Extension	Easting	379133	Northing	356493
Site Description	Riding school, stabling and land.	grazing	Site Size Net (На)	7.3
Character of Area	Open Countryside to the no residential edge of Alsager South.		Potential Capacity		219
Surrounding Land Uses	Open Countryside to the no residential edge of Alsager South.		Potential Net Capacity	:	219
Physical Constraints	pond on site. TPO on site.	ndulating site, flood zones 2 & 3, and on site. TPO on site. Located rectly on landfill. Potential air quality sues.			
Policy Restrictions	Open Countryside, area of scontrol for adverts, flood zo Surface water runoff should calculated in accordance wie Environment Agency guidel	nes 2 & 3. be ith	Potential Dens	sity	30
Managing Constraints	production of a Flood Risk Assessment. Production of Protected Species Survey, consideration of biodiversity Consultation with Contamin	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			Density multiplier
Sustainability	Site is within walking distan stops and a public house.	ce of bus			
Accessibility	Access to be discussed with	n Highways.	Total Complet	tions	0
Other Information			Losses Comp	leted	0
Brownfield / Greenfield	Greenfield		Remaining Lo	sses	0
Suitability	Not Suitable				
Availability	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:					

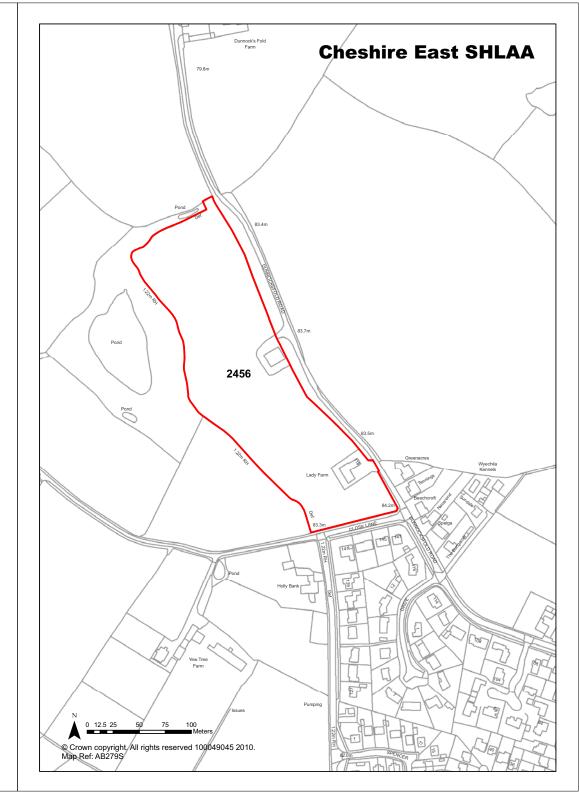


2455

Cheshire East SHLAA

Ref 2456	Site Address	Land at Lady Farm Bungalow, Dunnocksfold Road, Alsager			
Town / Rural Alsager - E	Edge / Extension	Easting	377767	Northing	g 356038
Site Description	Agricultural land and dwelling	ng.	Site Size Net	(Ha)	2.96
Character of Area	Generally open countryside minimal link to the residenti Alsager to the South.		Potential Cap	acity	89
Surrounding Land Uses	Generally open countryside minimal link to the residenti Alsager to the South.		Potential Net Capacity	;	89
Physical Constraints	Flood zone 1 - little or no ris appears to be in use. Gene Overhead power lines to ed TPO on site and public brid Pond close to site. Located potential contaminated site. air quality issues.	rally flat. lge of site. leway adj. I on			
Policy Restrictions	Open countryside. Area of control for adverts. Surface runoff should be calculated accordance with Environme guidelines.	water in	Potential Den	sity	30.07
Managing Constraints	Consideration of biodoversity and public bridalway. Production of a protected species survey. Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development).		Determination Capacity		Density multiplier
Sustainability	Site is not considered susta	inable.			
Accessibility	Access is possible.		Total Comple	tions (0
Other Information			Losses Comp	oleted	0
Brownfield / Greenfield	Greenfield		Remaining Lo	osses	0
Suitability	Not Suitable				
Availability	Marginal / Uncertain		Current Year		0
Achievability	Not Achievable		Years 1-5		0
Deliverability	Not currently developable		Years 6-10		0
Development Progress	SHLAA Site		Years 11-15	(0
Application Number:					





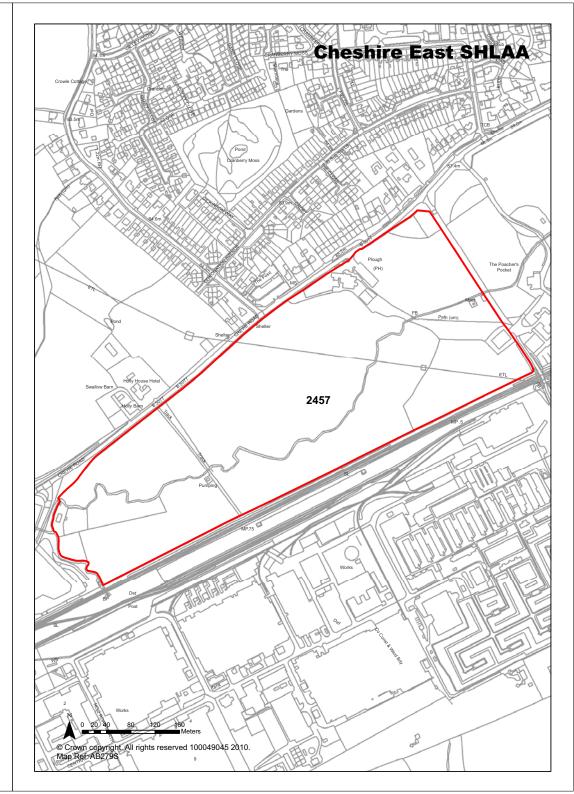
Town / Rural Alsager - E	dge / Extension	Easting	378165 North	ing 354740
Site Description	Agricultural land and Plough Pu House.	ublic	Site Size Net (Ha)	11.7
Character of Area	Railway and Employment uses south a mix of residential and C Countryside to the north.		Potential Capacity	351
Surrounding Land Uses	Railway and Employment uses south a mix of residential and C Countryside to the north.		Potential Net Capacity	351
Physical Constraints	Stream on site. Access tracks t across site. Very slight undulati the stream. Flood zone 2 &3. Suse for agriculture and pub. Tre ponds on site. Footpath crosse Located on potential contaminal land. Potential air quality and r issues.	on to Site in ees and es site. ated		
Policy Restrictions	Open countryside, area of spec control for adverts. Surface wa runoff should be calculated in accordance with Environment A guidelines for greenfield land.	ter	Potential Density	30
Managing Constraints	Consideration of trees, footpath flood risk and porduction of a F Risk Assessment. Production of Protected Species survey. Consultation with Contaminate Officer. Air quality assessment required (size of development, proximity to AQMA). PPG24 no assessment required (rail noise	lood of a d Land may be	Determination of Capacity	Density multiplier
Sustainability	Site is within walking distance of stops.	of bus		
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

Cheshire East SHLAA - Update January 2013

Site Address

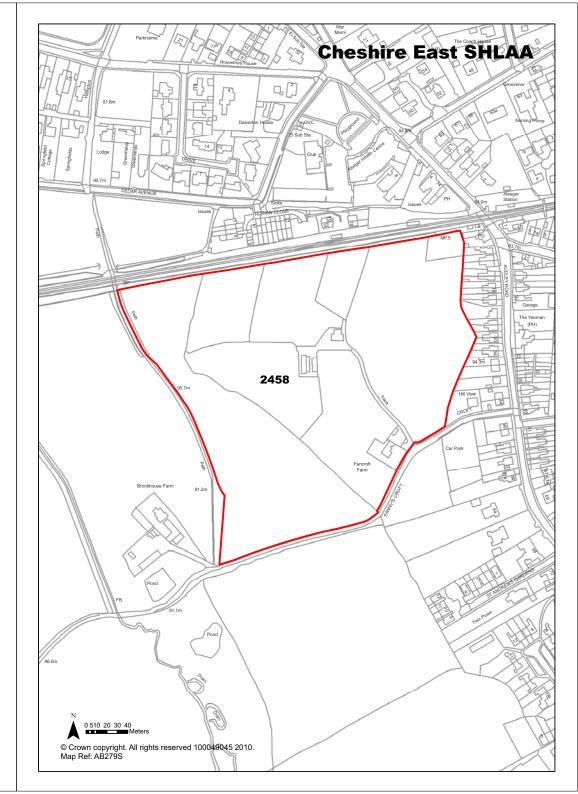
Land to south of Crewe Road, Alsager





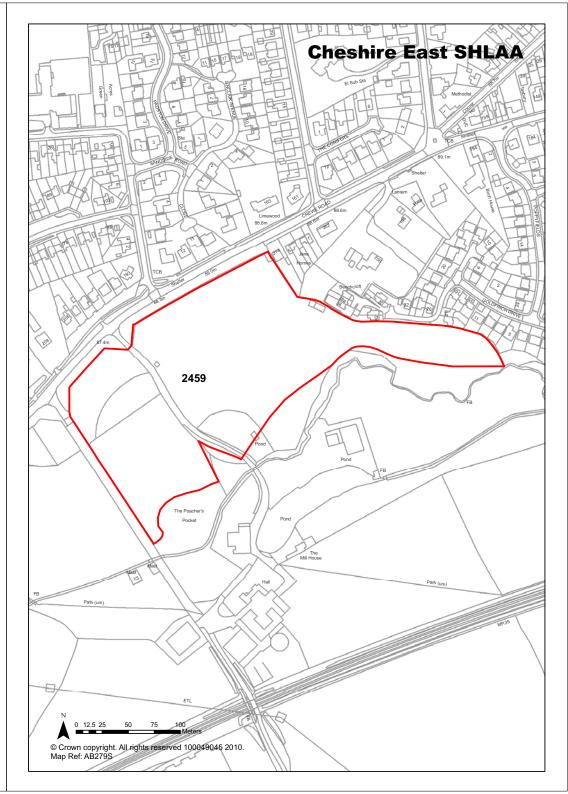
Ref 2458	Site Address	Site Address Land at Fanny's Croft, Audley Road, Alsager			
Town / Rural Alsager - E	Edge / Extension	Easting	379880	Northing	354978
Site Description	Agricultural land		Site Size Net (H	la) 6	5.68
Character of Area	Edge of settlement		Potential Capa	city 2	201
Surrounding Land Uses	Railway to the north, reside east and Open Countryside south and west.		Potential Net Capacity		201
Physical Constraints	Flood zone 1. Undulating sirailway adjacent. Site appeause. Public footpath to edge Access via a private access serves several farms. Buildi Trees and shrubs on site. Fquality and noise issues.	ars to be in e of site. road that ngs on site.			
Policy Restrictions	Green Belt. Area of special adverts. Surface water rund be calculated in accordance Environment Agency guidel	off should with	Potential Dens	ity 3	30.02
Managing Constraints	Consideration of biodiversity quality assessment may be r (size of development). Nois assessment required (rail not be considered).	equired se	Determination Capacity		Density nultiplier
Sustainability	Site considered sustainable				
Accessibility	Access is possible.		Total Completi	ons C)
Other Information			Losses Comple	eted ()
Brownfield / Greenfield	Greenfield		Remaining Los	ses C)
Suitability	Suitable - with policy change	е			
Availability	Available		Current Year	C)
Achievability	Achievable		Years 1-5	C)
Deliverability	Developable		Years 6-10	1	25
Development Progress	SHLAA Site		Years 11-15	7	'6





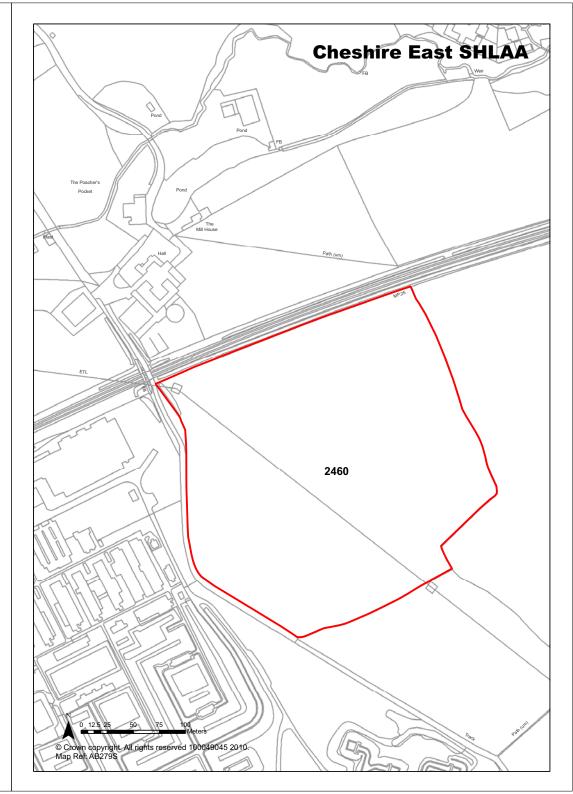
Ref 2459	Site Address	Land west Alsager	of Home Farm, C	Crewe Road,
Town / Rural Alsager - E	Edge / Extension	Easting	378494 Norti	hing 355047
Site Description	Agricultural land.		Site Size Net (Ha)	1.45
Character of Area	Residential to north and eac countryside to the south an		Potential Capacity	125
Surrounding Land Uses	Residential to north and ear countryside to the south an		Potential Net Capacity	125
Physical Constraints	Access road through site to Mill Pub and to Hall Farm S Overhead lines alongside trof the site are very overgroutrees on site. TPO. Footpasite. Flood zone 1 - little or adjacent to flood area. Loc potential contaminated site air quality issues.	thop. rack. Parts wn. Some ath through no risk but ated on		
Policy Restrictions	Open countryside, area of scontrol for adverts. Surface runoff should be calculated accordance with Environme guidelines.	water in	Potential Density	30
Managing Constraints	Consideration of overhead trees, along with the accommodation/relocation of footpath. Consideration of flood risk. Consultation witl Contaminated Land Officer assesment may be required development).	of the potential n . Air quality	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 chang	е		
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 - E	Edge / Extension	Easting	378786	Northing	354697
Site Description	Agricultural land.		Site Size Net (H	la)	7.17
Character of Area	Railway to the north, emplo to the west and Open Cour the east and south.		Potential Capa	city	216
Surrounding Land Uses	Railway to the north, emplo to the west and Open Cour the east and south.		Potential Net Capacity	:	216
Physical Constraints	Flood zone 1 - little or no rito the site could be problem comes forward with adjace. Ordnance Factory site. Appin agricultural use. Footpat site. Pylon. Site appears glat. Located within 250m c Potential air quality and noi	natic unless Int Royal Interested to be Interested the bears to be Interested the bear the be			
Policy Restrictions	Green Belt. Surface water should be calculated in acc with Environment Agency g	ordance	Potential Dens	ity	30.13
Managing Constraints	Consulatation with Highway address access issues. Co of pylon and accommodation/relocation Consultation with Contamir Officer. Air quality assessment required (size of developme PPG24 noise assessment real noise).	onsideration of footpath. eated Land ent may be ent).	Determination Capacity		Density multiplier
Sustainability	Site is not considered susta	inable.			
Accessibility	Access is problematic.		Total Completi	ons	0
Other Information			Losses Comple	eted	0
Brownfield / Greenfield	Greenfield		Remaining Los	sses	0
Suitability	Not Suitable				
Availability	Marginal / Uncertain		Current Year	(0
Achievability	Not Achievable		Years 1-5	(0
Deliverability	Not currently developable		Years 6-10	(0
Development Progress	SHLAA Site		Years 11-15	(0
Application Number:					

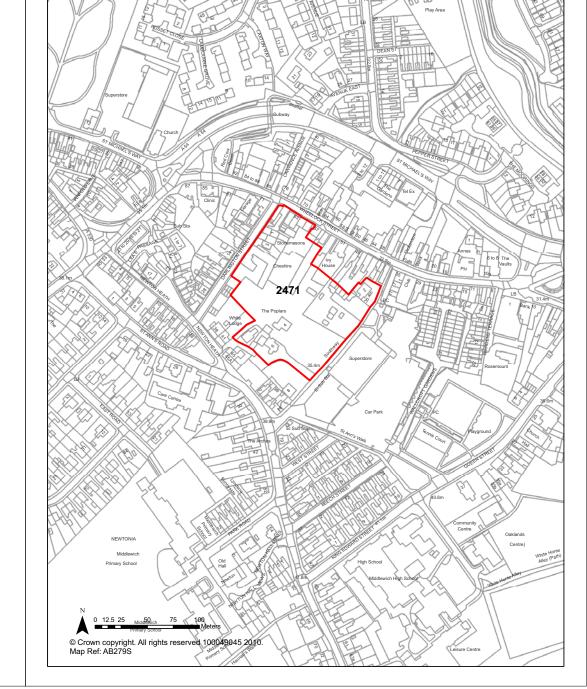




Ref 2	471	Site Address	Land at Darlington	Street, Middlewich
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Town / Rural Middlewich	Easting	370098 Nort	hing 366263
Site Description	Town Centre uses, including retail, office and residential.	Site Size Net (Ha)	1.28
Character of Area	Town Centre 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 site within and adjacent to conservation area. Listed building adj to site. Buildings on site, appears flat.	Supulity	
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:			

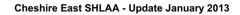




Cheshire East SHLAA

Ref 2479	Site Address	Mossley House, Biddulph Road, Congleton			ad,
Town / Rural Congleton		Easting	387777	Northi	ng 361929
Site Description	Residential including garde	ns.	Site Size Net	(Ha)	0.78
Character of Area	Generally residential.		Potential Cap	acity	43
Surrounding Land Uses	Generally residential.		Potential Net	_	42
Physical Constraints	Flood Zone 1 - Little or no ron site and biodiversity value constrained - proximity to licontrolled crossroads. SI al received, recommendation investigation. Buildings on appears generally flat.	ie. Access ght ready of further	sk. TPOs Capacity e. Access ht eady of further		
Policy Restrictions	Within Congleton SZL. Sur runoff should be calculated accordance with Environme guidelines for greenfield site	in ent Agency	Potential Den	sity	55.13
Managing Constraints	Consideration of trees, con with Highways to address a issues. Consultation with Contaminated Land Officer	ccess	Determination Capacity	n of	Based on planning permission
Sustainability	Site is within walking distant shops, primary school, raily and bus routes.				
Accessibility	Highways satisfied with pro access for refused applicati further info would be requir regarding service vehicles.	on. But	Total Comple	tions	0
Other Information	Seddon Homes interested i developing site for housing Gladman Care Homes still own site at present and ma to look for this use on the s	, however, appear to y continue	Losses Comp	oleted	0
Brownfield / Greenfield	Mixed		Remaining Lo	sses	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				

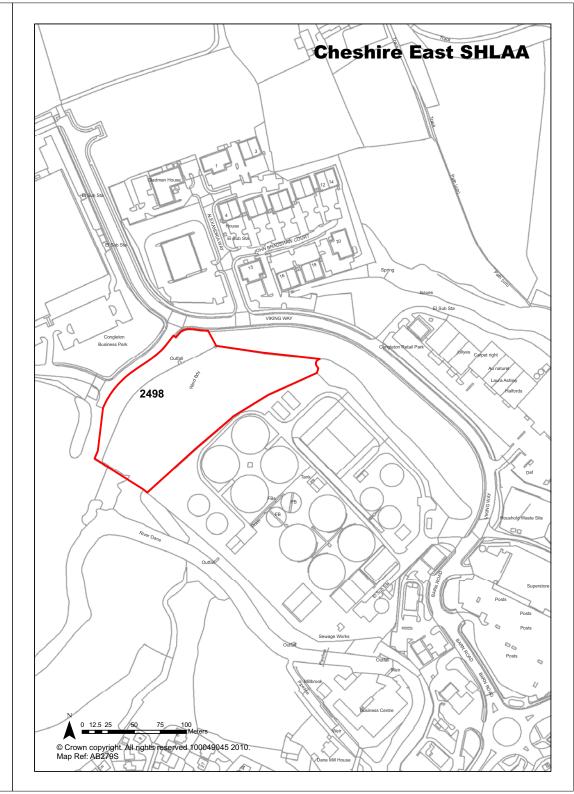




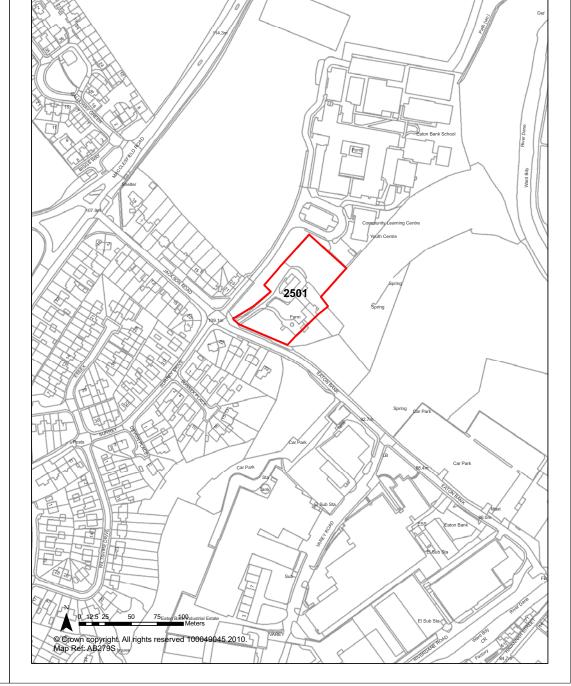


Ref 2498	Site Address	Congleton Business Park (North), Viking Way, Congleton		
Town / Rural Congleton		Easting	385192 North	ning 363693
Site Description	Vacant land		Site Size Net (Ha)	1.61
Character of Area	Adjacent to Sewage Works Congleton Business Park.	and	Potential Capacity	49
Surrounding Land Uses	Adjacent to Sewage Works Congleton Business Park.	and	Potential Net Capacity	49
Physical Constraints	Part of site in Flood Zone 2 3. Adjacent to Sewage Wor CRWLP - household waste centre. Slight slope to site. and shrubs on site. Locate on landfill. Potential air qua	ks. revycling Trees d direclty		
Policy Restrictions	Within Congleton SZL. Sur runoff should be calculated accordance with Environme guidelines.	in	Potential Density	30.43
Managing Constraints	Consideration of flood risk a production of Flood Risk As Consideration of biodiversit Consultation with Contamir Officer. Air quality assessment of the Consultation with Contamir officer of the Contamir of the Consultation with Contamir of the Consultation of the C	ssessment. y. lated Land ent may be	Determination of Capacity	Density multiplier
Sustainability	Site is in close proximity to within walking distance of a 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			
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 2501	Site Address	Eaton Bank Farm, Eaton Bank, Congleton		
Town / Rural Congleton		Easting	386505 Nort	hing 364119
Site Description	Existing residential building garden.	s and	Site Size Net (Ha)	0.52
Character of Area	Generally residential and o countryside.	pen	Potential Capacity	16
Surrounding Land Uses	Residential to south and we to the north, open countrys Site also adjacent to an are protected open space.	de to east.	Potential Net Capacity	16
Physical Constraints	Flood Zone 1 - Little or no r Open countryside and Site Biological Importance. Buil and hedges on site and slo Potential air quality issues.	of dings, trees		
Policy Restrictions	Within Congleton SZL. Site an area of protected open sopen countryside. Surface runoff should be calculated accordance with Environmeguidelines.	space and water in	Potential Density	30.77
Managing Constraints	Consideration of natural en Air quality assesment may (size of development, proxi AQMA).	be required	Determination of Capacity	Density multiplier
Sustainability	Site is close to a secondary within walking distance of a			
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:				



Cheshire East SHLAA





Ref 2502	Site Address Lar	Land west of Eaton Bank, Congleton		
Town / Rural Congleton	1	Easting	386456 No i	thing 363941
Site Description	Car park and vacant land.		Site Size Net (Ha)	1.4
Character of Area	Mixed, residential, employment a education	nd	Potential Capacity	42
Surrounding Land Uses	Residential to west, industrial to teast.	he	Potential Net Capacity	42
Physical Constraints	Flood Zone 1 - Little or no risk. S 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 or potential contaminated site. Pote air quality issues.	s	Capacity	
Policy Restrictions	Within Congleton SZL.Surface was runoff should be calculated in accordance with Environment Agguidelines.		Potential Density	30
Managing Constraints	Consultation with Highways to access issues. Consideration of biodiversity. Consultation with Contaminated Land Officer. Air cassesment may be required (size development, proximity to AQMA	quality e of	Determination of Capacity	Density multiplier
Sustainability	Site is close to a secondary schowithin walking distance of a bus r			
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



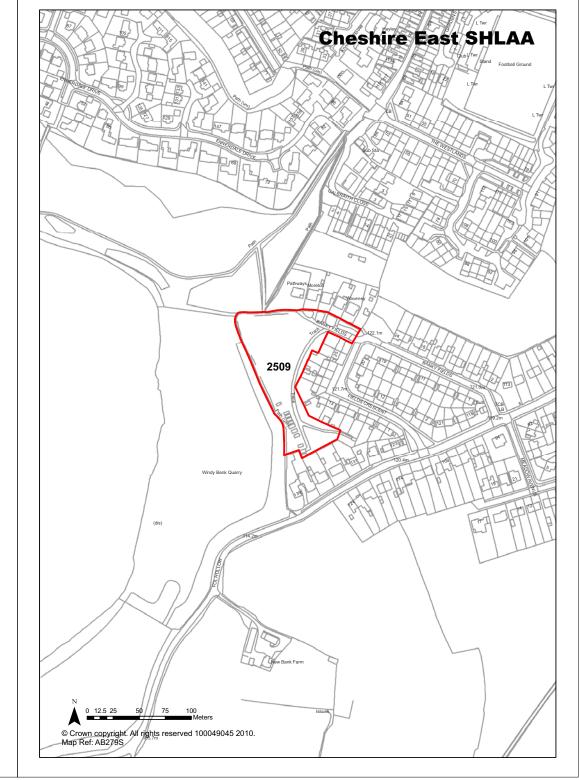
Cheshire East SHLAA

	3 /	,	
Town / Rural Congleton	Easting	385101 North	ing 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	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.	Capacity	-
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

Garages, Banky Fields, Congleton

Site Address





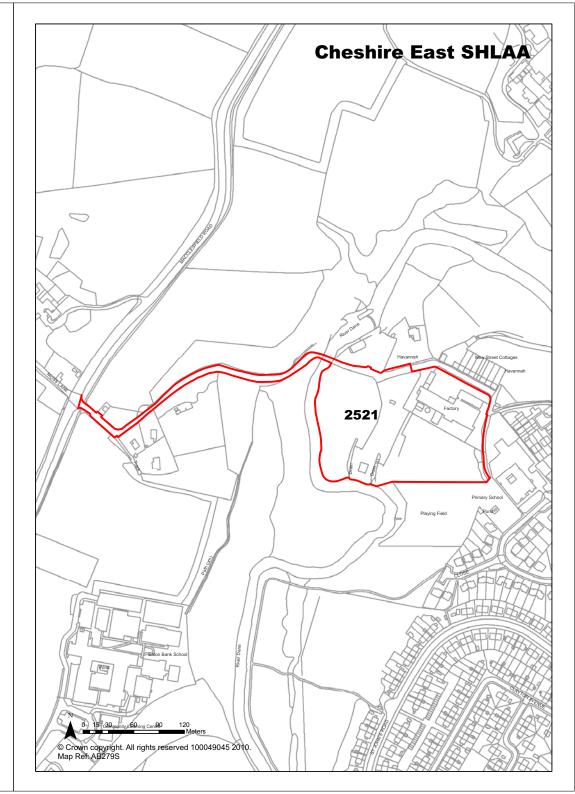
Application Number:

			,		-,
Town / Rural Congleton	- Edge / Extension	Easting	386563	Northing	364548
Site Description	Vacant building - former Symb factory	ra	Site Size Net	(Ha) 2	2.84
Character of Area	Open countryside and resident	tial.	Potential Cap	acity 3	36
Surrounding Land Uses	Open space, open countryside residential, primary scholl and River Dane.		Potential Net Capacity	3	36
Physical Constraints	Highways Issues. Flood Risk. adjoins the River Dane, a Grac Site of Biological Importance to south and west	le 'A'			
Policy Restrictions	Open Countryside		Potential Den	sity 1	2.68
Managing Constraints	Flood risk assessment require Consider biological importance adjacent river.		Determination Capacity	c	Based on current permission.
Sustainability	Site is within walking distance primary school and bus route.	of a			
Accessibility	Potentially highways issues wi to be discussed with highways		Total Comple	etions 2	26
Other Information			Losses Comp	oleted ()
Brownfield / Greenfield	Brownfield		Remaining Lo	osses C)
Suitability	Suitable				
Availability	Available - site owned by deve	loper	Current Year	1	5
Achievability	Achievable		Years 1-5	2	21
Deliverability	Deliverable		Years 6-10	C)
Development Progress	Under Construction		Years 11-15	C)

Havannah Mill, Havannah Lane, Eaton

Site Address

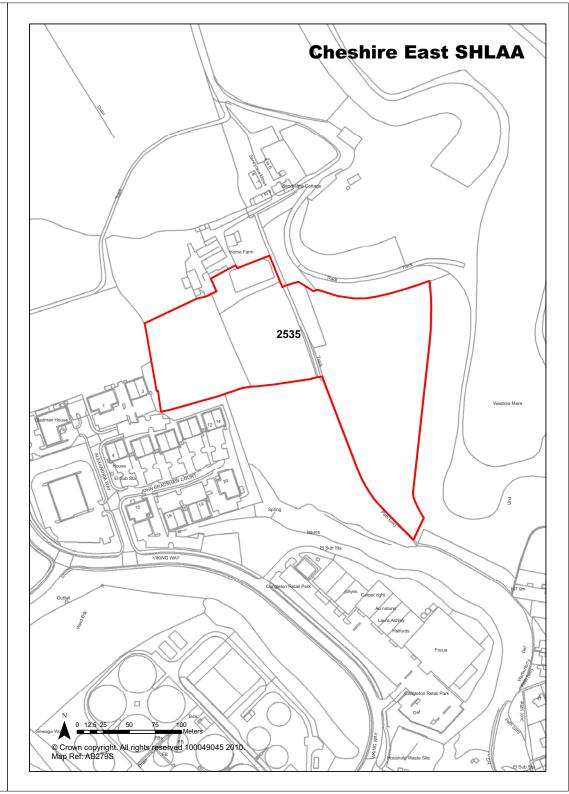
Ref 2521



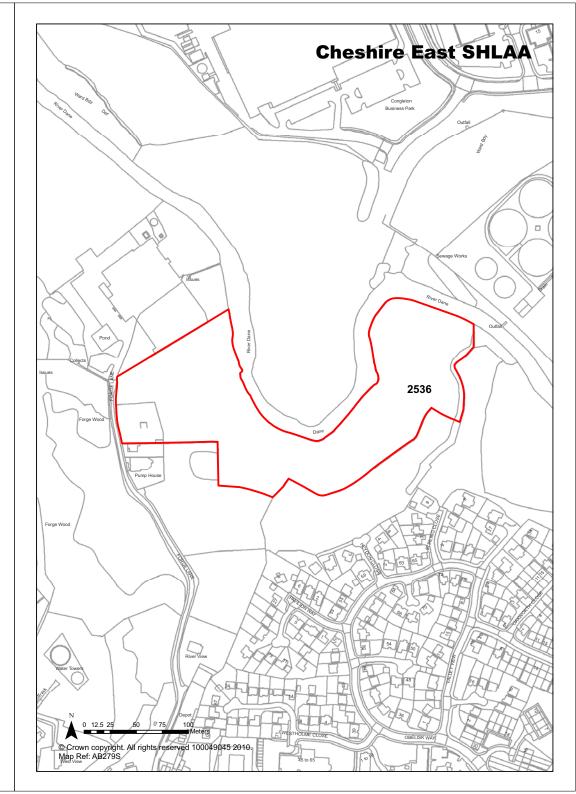
11/2112M

Ref 2535	Site Address	Land sout Congleton	h of Hulme Wa	lfield Farm,
Town / Rural Congleton	- Edge / Extension	Easting	385325 N	orthing 363954
Site Description	Agricultural land.		Site Size Net (Ha	a) 3.42
Character of Area	Open countryside and com	mercial.	Potential Capac	ity 103
Surrounding Land Uses	Open countryside and com	mercial.	Potential Net	103
Physical Constraints	Flood zone 1 - little or no ri within an Area of Special C Value, Jodrell Bank consu Area of Special Control for there is a footpath through Site is adj to a Site of Biolo Importance. Trees on site. site. Located within 250m Potential air quality issues.	ounty Itation zone, Adverts and the site. gical Sloping to of landfill.	Capacity	
Policy Restrictions	Open countryside. Surface runoff should be calculated accordance with Environme guidelines.	in	Potential Densit	y 30.12
Managing Constraints	Consideration of natural en Consultation with Jodrell Bacconsideration of accommodation/relocation Consultation with Contamir Officer. Air quality assesm required (size of developments)	ank. of footpath. nated Land ent may be	Determination o Capacity	f Density multiplier
Sustainability	Site is not considered susta	ainable.		
Accessibility	Access is possible.		Total Completio	ns 0
Other Information			Losses Complet	ted 0
Brownfield / Greenfield	Greenfield		Remaining Loss	ses 0
Suitability	Not Suitable			
Availability	Marginal / Uncertain		Current Year	0
Achievability	Not Achievable		Years 1-5	0
Deliverability	Not currently developable		Years 6-10	0
Development Progress	SHLAA Site		Years 11-15	0
Application Number:				



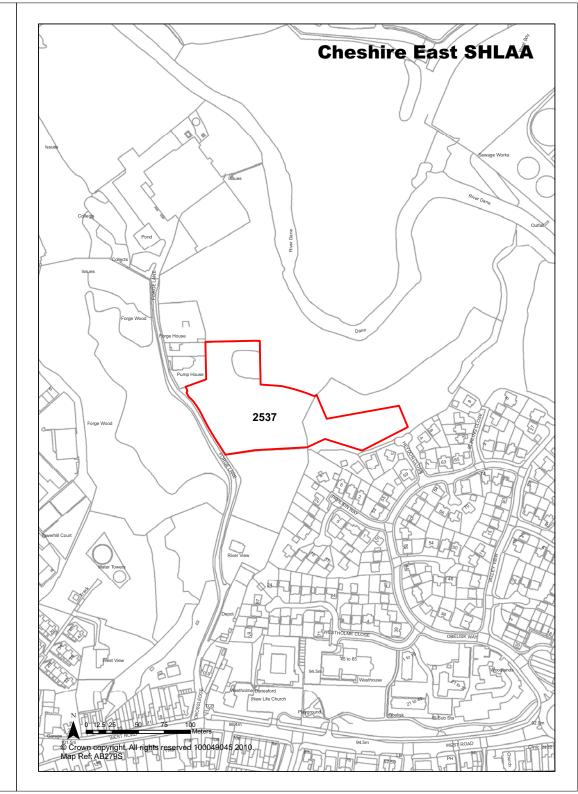


Ref 2536	Site Address	Land off F	orge Lane (no	rth) C	Congleton
Town / Rural Congleton	- Edge / Extension	Easting	384941	Northi	ng 363499
Site Description	Riverside grassed area.		Site Size Net (H	la)	3.12
Character of Area	Open countryside		Potential Capac	citv	94
Surrounding Land Uses	Agriculture		Potential Net	,	94
Physical Constraints	Narrow access road to site cannot pass). The site is w Jodrell Bank consultation z Flood Zones 2 and 3. Part is a Site of Biological Impories within a wildlife corridor area of protected open spa facility. Residential garden hardstanding within site, ge Located within 250m of lan Potential air quality issues.	within the cone and of the site tance and condition. Adj to ce/leisure and conerally flat.	Capacity		·
Policy Restrictions	Open countryside. Surface runoff should be calculated accordance with Environme guidelines.	in	Potential Densi	ty	30.13
Managing Constraints	Consultation with Highways access issues. Consultatic Jodrell Bank. Consideration risk and production of Floor Assessment. Consultation Contaminated Land officer. Consideration of biodovers quality assesment may be (size of development, proxid AQMA).	on with n of flood d Risk with ity. Air required	Determination of Capacity	of	Density multiplier
Sustainability	Site is not considered susta	ainable.			
Accessibility	Access is problematic.		Total Completion	ons	0
Other Information			Losses Comple	eted	0
Brownfield / Greenfield	Greenfield		Remaining Los	ses	0
Suitability	Not Suitable				
Availability	Marginal / Uncertain		Current Year		0
Achievability	Not Achievable		Years 1-5		0
Deliverability	Not currently developable		Years 6-10		0
Development Progress	SHLAA Site		Years 11-15		0
Application Number:					



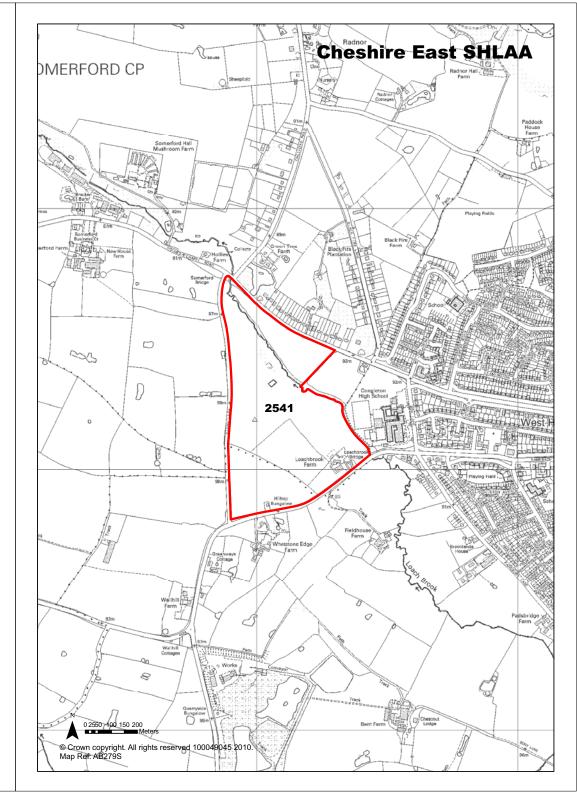
Cheshire East SHLAA - Update January 2013

Ref 2537	Site Address	Land off F	orge Lane (sou	uth), Congleton
Town / Rural Congleton	- Edge / Extension	Easting	384964 N	lorthing 363365
Site Description	Redundant water works.		Site Size Net (Ha	a) 1.13
Character of Area	Open countryside		Potential Capac	ity 34
Surrounding Land Uses	Generally open countryside small amount of residential.		Potential Net Capacity	34
Physical Constraints	Topographical and access is cars cannot pass each other lies with the Jodrell Bank of zone, a wildlife corridor, Are Special Control for Adverts Zones 2 and 3. Site is close of Biological Importance. The present on site. Site is gent Located within 250m of land Potential air quality issues.	r). The site onsultation ea of and Flood e to a Site rees erally flat.		
Policy Restrictions	Open countryside, with part within Congleton SZL. Surf runoff should be calculated accordance with Environme guidelines.	ace water in	Potential Densit	y 30.09
Managing Constraints	Consultation with Highways access issues. Considerati natural environment and flo Production of Flood Risk As Consultation with Jodrell Ba Contaminated Land Officer assesment may be required development, proximity to As	on of od risk. ssessment. ink and Air quality I (size of	Determination of Capacity	of Density multiplier
Sustainability	Site is within walking distan stop.	ce of a bus		
Accessibility	Access is problematic.		Total Completio	ns 0
Other Information			Losses Comple	ted 0
Brownfield / Greenfield	Mixed		Remaining Loss	ses 0
Suitability	Not Suitable			
Availability	Marginal / Uncertain		Current Year	0
Achievability	Not Achievable		Years 1-5	0
Deliverability	Not currently developable		Years 6-10	0
Development Progress	SHLAA Site		Years 11-15	0
Application Number:				



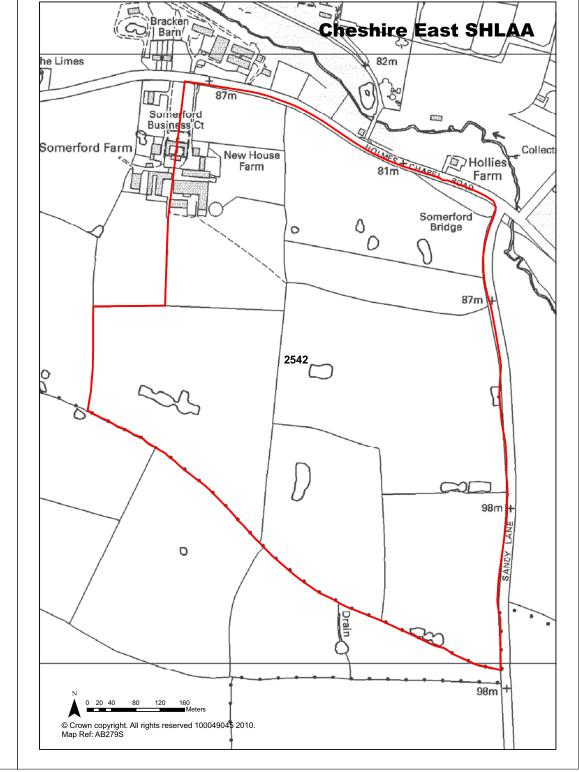
Cheshire East SHLAA - Update January 2013

Ref 2541	Site Address	Land east (Loachbro	of Sandy Lar ok)	ne, Sor	merford
Town / Rural Congleton	- Edge / Extension	Easting	383088	Northir	ıg 363210
Site Description	Agricultural land.		Site Size Net (На)	30.13
Character of Area	Open countryside.		Potential Capa	acitv	200
Surrounding Land Uses	Agriculture/grazing and resithe north.	dential to	Potential Net	,	200
Physical Constraints	Pylons, ponds and topograpissues. Footpath crosses the lites within the the Jodrell consultation zone and Floorand 3. A Scheduled Monuwithin the site and it also incleisure/community use community use community. Building on site. To site. Potential air quality issues.	ne site and Bank d Zones 2 ment is cludes a mitment to rees on	oupuoy		
Policy Restrictions	Open countryside, area of s control for adverts. Surface runoff should be calculated accordance with Environme guidelines.	water in	Potential Dens	sity	6.638
Managing Constraints	Consideration of natural (bi- and historic environment. C with English Heritage and J Bank. Consideration of accommodation/relocation of Consideration of flood risk a production of Flood Risk As Air quality assesment may I (size of development, proxit AQMA).	Consultation odrell of footpath. and seessment. be required	Determination Capacity	of	Based on current plans for site.
Sustainability	Site is in close proximity to into the town centre and is walking distance of a secon	within			
Accessibility	Access is possible.		Total Complet	ions	0
Other Information	Site subject to legal challen	ge by CEC.	Losses Comp	leted	0
Brownfield / Greenfield	Greenfield		Remaining Lo	sses	0
Suitability	Suitable - with policy chang	е			
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				
Cheshire East SHLAA - I	Jpdate January 2013				Cheshive East



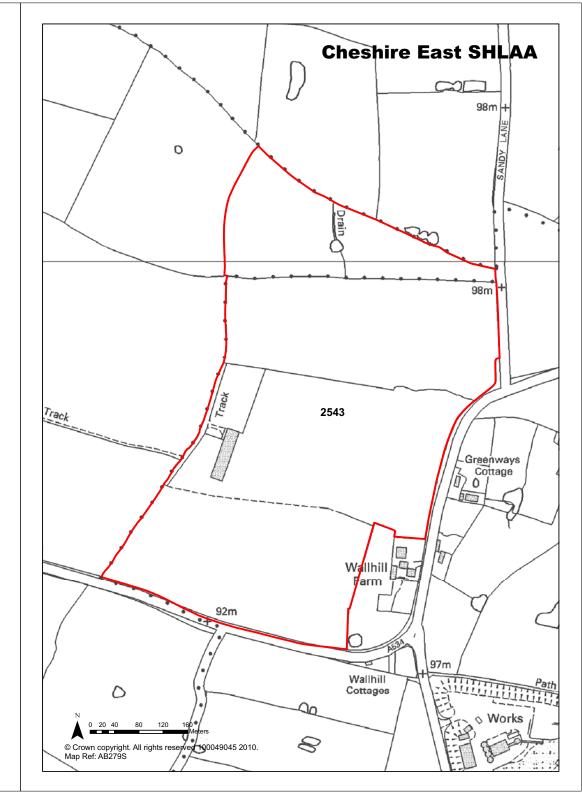
Ref 2542	Site Address		of Sandy Lane m), Somerford	(Incl. New
Town / Rural Rural		Easting	382546 No	orthing 363454
Site Description	Agricultural land.		Site Size Net (Ha) 42.63
Character of Area	Open countryside.		Potential Capaci	tv 1279
Surrounding Land Uses	Agriculture/grazing.		Potential Net	1279
Physical Constraints	Flood zone 1 - little or no rison site. There are numeror within the site and it lies will Jodrell Bank consultation z Undulating landscape, build site. Trees on site. Locate potential contaminated land air quality issues.	us ponds thin the one. dings on on	Capacity	.2.0
Policy Restrictions	Open countryside, Area of Control for adverts. Surfac runoff should be calculated accordance with Environme guidelines.	e water in	Potential Density	30
Managing Constraints	Production of a Protected Survey. Consultation with and Contaminated Land Of Consideration of pylon and biodiversity. Air quality ass may be required (size of deproximity to AQMA).	Jodrell Bank ficer. esment	Determination of Capacity	f Density multiplier
Sustainability	Site located on a bus route			
Accessibility	Access is possible.		Total Completion	ns 0
Other Information			Losses Complete	ed 0
Brownfield / Greenfield	Greenfield		Remaining Loss	es 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:				





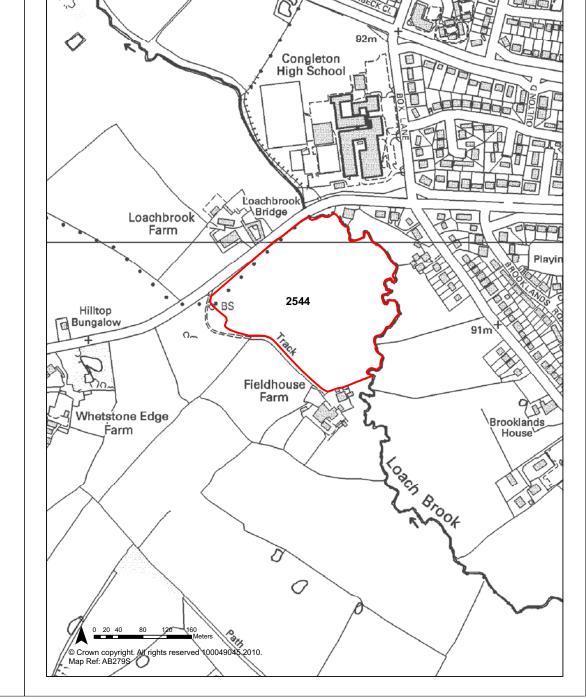
Ref 2543	Site Address		n of Walhill Fa wbold Astbur		andbach
Town / Rural Congleton	- Edge / Extension	Easting	382561	Northi	ng 362777
Site Description	Agricultural land.		Site Size Net	(Ha)	29.21
Character of Area	Open countryside		Potential Cap	acity	877
Surrounding Land Uses	Agriculture/grazing		Potential Net		877
Physical Constraints	Flood zone 1 - little or no ris Footpath across the site. F present. The site lies within Bank consultation zone. Si area of preferred extension silica sand quarry. Undulat including buildings. Drain a site. Potential air quality is:	ond in the Jodrell ite close to to existing ting site and trees on	Capacity		
Policy Restrictions	Open countryside, area of scontrol for adverts. Surface runoff should be calculated accordance with Environme guidelines.	water in	Potential Den	sity	30.02
Managing Constraints	Production of a Protected Species Survey. Consultation with Jodrell Bank. Consideration of accommodation or reloction of footpath. Consideration of biodiversity. Air quality assesment may be required (size of development, proximity to AQMA).		Determination Capacity	ı of	Density multiplier
Sustainability	Site located on bus route.				
Accessibility	Access is possible.		Total Comple	tions	0
Other Information			Losses Comp	leted	0
Brownfield / Greenfield	Greenfield		Remaining Lo	sses	0
Suitability	Not Suitable				
Availability	Marginal / Uncertain		Current Year		0
Achievability	Not Achievable		Years 1-5		0
Deliverability	Not currently developable		Years 6-10		0
Development Progress	SHLAA Site		Years 11-15		0
Application Number:					





Ref 2544	Site Address	Site Address Land south of Sandbach Road, Newbook Astbury			
Town / Rural Congleton	- Edge / Extension	Easting	383436	Northing 362901	
Site Description	Agricultural land.		Site Size Net (H	la) 5.43	
Character of Area	Generally open countryside school and residential to the and east		Potential Capac	city 163	
Surrounding Land Uses	Agriculture/grazing.		Potential Net	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.		Capacity		
Policy Restrictions	Open countryside. Area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.		Potential Densi	ity 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	of Density multiplier	
Sustainability	Site located on bus route.				
Accessibility	Access may be an issue.		Total Completion	ons 0	
Other Information			Losses Comple	eted 0	
Brownfield / Greenfield	Greenfield		Remaining Los	ses 0	
Suitability	Not Suitable				
Availability	Marginal / Uncertain		Current Year	0	
Achievability	Not Achievable		Years 1-5	0	
Deliverability	Not currently developable		Years 6-10	0	
Development Progress	SHLAA Site		Years 11-15	0	
Application Number:					





93m

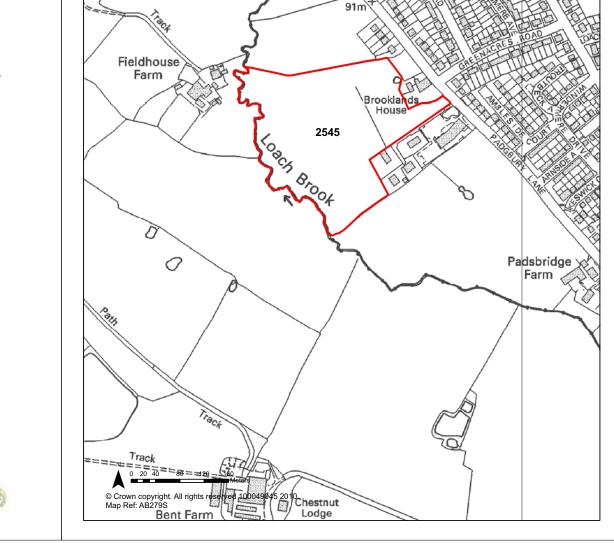
Cheshire East SHLAA

1101 2010	One / Idan ood		ion adguary La	no, congicto
Town / Rural Congleton	- Edge / Extension	Easting	383694 No i	thing 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 Jodrel consultation zones and Flood and 3. There is a footpath th site. Slight slope to site. Tre site. Potential air quality issu	Zones 2 rough the es on		
Policy Restrictions	Open countryside, area of sp control for adverts. Surface v runoff should be calculated in accordance with Environmen guidelines.	vater	Potential Density	30.17
Managing Constraints	Consideration of flood risk an production of Flood Risk Ass Consultation with Jodrell Ban Consideration of accommoda relocation of footpath. Consi of biodiversity. Air quality ass may be required (size of deveroximity to AQMA).	essment. k. tion or deration sesment	Determination of Capacity	Density multiplier
Sustainability	Site within walking distance or primary school.	f a		
Accessibility	Access is possible.		Total Completions	0
Other Information			Losses Completed	0 6
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:				

Land west of Padgbury Lane, Congleton

Site Address





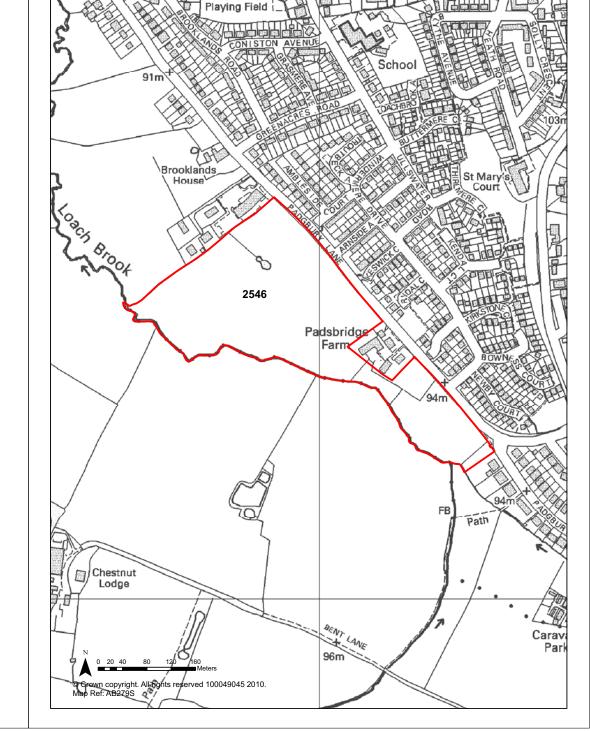
Loachbrook Bridge

Oite / tadi ess		9		1
- Edge / Extension	Easting	383983	Northing	362432
Agricultural land.		Site Size Net (H	la)	8.61
Open countryside and reside	ential	Potential Capa	city	259
Agriculture/grazing and resid	dential	Potential Net		259
consultation zone and Flood and 3. Pond on site. There bordering the site. Slight un	I Zones 2 are TPO's dulation to	Capacity		
control for adverts. Surface runoff should be calculated	water in	Potential Densi	ity	30.08
Consideration of flood risk a production of Flood Risk As: Consideration of biodioversi Production of Protected Spe Survey. Air quality assessme	nd sessment. ty. ecies ent may be	Determination Capacity		Density multiplier
Site close to bus route.				
Access is possible.		Total Completion	ons	0
		Losses Comple	eted	0
Greenfield		Remaining Los	ses	0
Suitable - with policy change	e			
Available		Current Year	•	0
Achievable		Years 1-5	•	0
Developable		Years 6-10		125
SHLAA Site		Years 11-15		134
	Agricultural land. Open countryside and reside Agriculture/grazing and reside The site lies within the Jodre consultation zone and Flood and 3. Pond on site. There bordering the site. Slight unsite. Potential air quality iss. Open countryside, area of scontrol for adverts. Surface runoff should be calculated accordance with Environmenguidelines. Consultation with Jodrell Ba Consideration of flood risk aproduction of Flood Risk Ast Consideration of biodioversi Production of Protected Spe Survey. Air quality assessme required (size of developme proximity to AQMA). Site close to bus route. Access is possible. Greenfield Suitable - with policy change Available Achievable Developable	Padgbury - Edge / Extension Easting Agricultural land. Open countryside and residential Agriculture/grazing and residential 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 Open countryside, area of sepcial control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines. Consultation with Jodrell Bank. Consideration of flood risk and production of Flood Risk Assessment. Consideration of biodioversity. Production of Protected Species Survey. Air quality assesment may be required (size of development, proximity to AQMA). Site close to bus route. Access is possible. Greenfield Suitable - with policy change Available Achievable Developable	Padgbury Lane, Conglet Easting 383983 Agricultural land. Open countryside and residential Agriculture/grazing and residential 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 Open countryside, area of sepcial control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines. Consultation with Jodrell Bank. Consideration of flood risk and production of Flood Risk Assessment. Consideration of biodioversity. Production of Protected Species Survey. Air quality assesment may be required (size of development, proximity to AQMA). Site close to bus route. Access is possible. Total Completic Losses Completic Suitable - with policy change Available Achievable Developable	Agricultural land. Open countryside and residential Agriculture/grazing and residential 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 Open countryside, area of sepcial control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines. Consultation with Jodrell Bank. Consideration of flood risk and production of Flood Risk Assessment. Consideration of biodioversity. Production of Protected Species Survey. Air quality assesment may be required (size of development, proximity to AQMA). Site close to bus route. Access is possible. Total Completions Losses Completed Remaining Losses Suitable - with policy change Available Achievable Developable

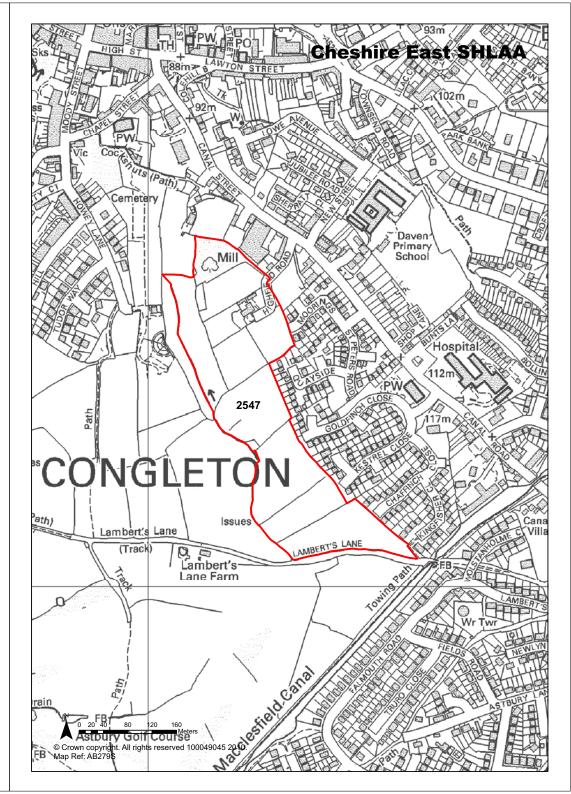
Land rear of Padsbridge Farm,

Site Address





Ref	2547	Site Address	Land at Highfields House/land off Canal road, Congleton			
Town / R	Rural Congleton	- Edge / Extension	Easting	386158 N	lorthing 362310	
Site Des	cription	Agricultural land and woodla	and.	Site Size Net (Ha	a) 7.41	
Characte	er of Area	Open countryside, with residence the east.	dential to	Potential Capac	ity 120	
Surroun	ding Land Uses	Open countryside, agricultur	re/grazing	Potential Net	120	
Physical	Constraints	Steep levels, watercourse, p TPOs and hedges, within th Countryside and BWB cons zone. Conservation area to Buildings on small part of sit Located on potential contam	cood zone 1 - little or no risk. Access, eep levels, watercourse, power lines, POs and hedges, within the Open buntryside and BWB consultation ne. Conservation area to the SE. lildings on small part of site. cated on potential contaminated e. Potential air quality issues.			
Policy R	estrictions	Open Countryside, area of s control for adverts.Surface v should be calculated in acco with Environment Agency go	vater runoff ordance	Potential Densit	ty 30.09	
Managin	g Constraints	Consideration of pylons and natural/historic environment Assessment would need to traffic capacity for access viroads or a new access would be designed from Canal Roc Consultation with British Wa and Contaminated Land Off quality assesment may be re (size of development, proxin AQMA).	. Transport prove a existing d need to ad. tterways icer. Air equired	Determination of Capacity	note that the second of the site coming forward for housing.	
Sustaina	ability	Close to bus route.				
Accessil	bility	Access problems, given limi of access road to south, wo be discussed with highways 106, S278 and S38 agreem required.	uld need to . Section	Total Completio	ons 0	
Other In	formation	Site suggested as part of 'C Sites'.	all for	Losses Comple	ted 0	
Brownfie	eld / Greenfield	Mixed		Remaining Loss	ses 0	
Suitabili	ty	Suitable - with policy change	Э			
Availabil	lity	Available		Current Year	0	
Achieval	bility	Achievable		Years 1-5	0	
Delivera	bility	Developable		Years 6-10	90	
Develop	ment Progress	SHLAA Site		Years 11-15	30	
Applicat	ion Number:					
Cheshire East SHLAA - Update January 2013					Cheshive East	



Ref 2548	Site Address	Land at Ta Congleton	all Ash Farm, I	Buxton	Road,
Town / Rural Congleton	- Edge / Extension	Easting	387556	Northing	363711
Site Description	Agricultural land and farm l	ouildings.	Site Size Net (H	la) 7	7.17
Character of Area	Generally residential and o countryside.	pen	Potential Capa	city 2	235
Surrounding Land Uses	Residential, agriculture/gra Macclesfield Canal Conser		Potential Net Capacity	2	235
Physical Constraints	Flood zone 1 - little or no ri footpath on part of site. Pa within the British Waterway Consultation Area. Sloping buildings on site. Trees an boundary. Potential air qua	ort of it lies ors Board ors to site and ord hedges to	Capacity		
Policy Restrictions	Within Open Countryside. the Macclesfield Canal Cor Area. Area of special contradverts. Surface water run be calculated in accordance Environment Agency guide	nservation rol for off should e with	Potential Densi	ity 3	30.05
Managing Constraints	Consideration of natural an environment and pylons. Consideration of accommo relocation of the footpath. require a level of service provides to cater for the new dealong with appropriate provaffordable dwellings. Would additional open space provatore for increase in poprequire a Green Travel Plaquality assesment may be (size of development, proxident).	dation or Would rovision on velopment vision of d require rision to ulation. Will n. Air required	Determination Capacity		Density nultiplier
Sustainability	Greenfield site close to bus	route.			
Accessibility	Site is accessible.		Total Completion	ons ()
Other Information			Losses Comple	eted C)
Brownfield / Greenfield	Greenfield		Remaining Los	ses C)
Suitability	Suitable - with policy chang	je			
Availability	Available / site is under opt	ion by devel	Current Year	C)
Achievability	Achievable		Years 1-5	C)
Deliverability	Developable		Years 6-10	1	125
Development Progress	SHLAA Site		Years 11-15	1	110
Application Number:					
Cheshire East SHLAA -	Update January 2013				Cheshin East

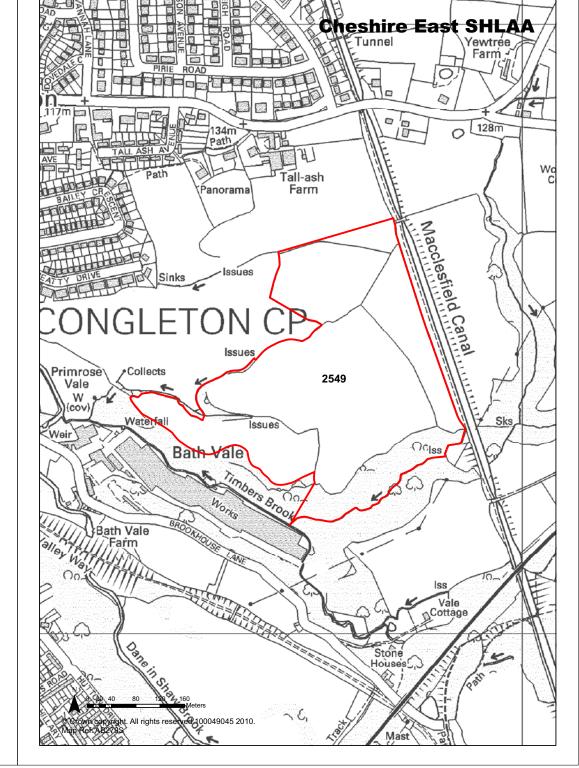


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Town / Rural Congleton	- Edge / Extension	Easting	387631	Northing	363429
Site Description	Agricultural land and woodland		Site Size Net (Ha) 1	13.07
Character of Area	Generally open countryside wit industrial to the south west.	h	Potential Capa	acity 3	393
Surrounding Land Uses	Agriculture/grazing, adj to Mac Canal Conservation Area.	clesfield	Potential Net Capacity	3	393
Physical Constraints	Flood zone 1 - little or no risk. footpath crosses/borders part of site. Part of the site is within the British Waterways consultation and is an SBI. Adj to conserva area. Trees and hedges on site Slight slope to site. Site is isolar Potential air quality issues.	of the se area tion e.			
Policy Restrictions	Open countryside, area of spec control for adverts. Surface wa runoff should be calculated in accordance with Environment a guidelines.	ter	Potential Dens	sity 3	30.07
Managing Constraints	Considertaion of natural and hi environment. Consultation with Highways to address access is Consideration of accommodation relocation of footpath. Air qual assesment may be required (sidevelopment, proximity to AQM	n sues. on or ity ze of	Determination Capacity		Density nultiplier
Sustainability	Greenfield site is not in a sustal location.	inable			
Accessibility	Access is problematic/restricte	d.	Total Complet	ions ()
Other Information			Losses Comp	leted ()
Brownfield / Greenfield	Greenfield		Remaining Lo	sses ()
Suitability	Not Suitable				
Availability	Available		Current Year	()
Achievability	Not Achievable		Years 1-5	()
Deliverability	Not currently developable		Years 6-10	()
Development Progress	SHLAA Site		Years 11-15	()
Application Number:					

Site Address

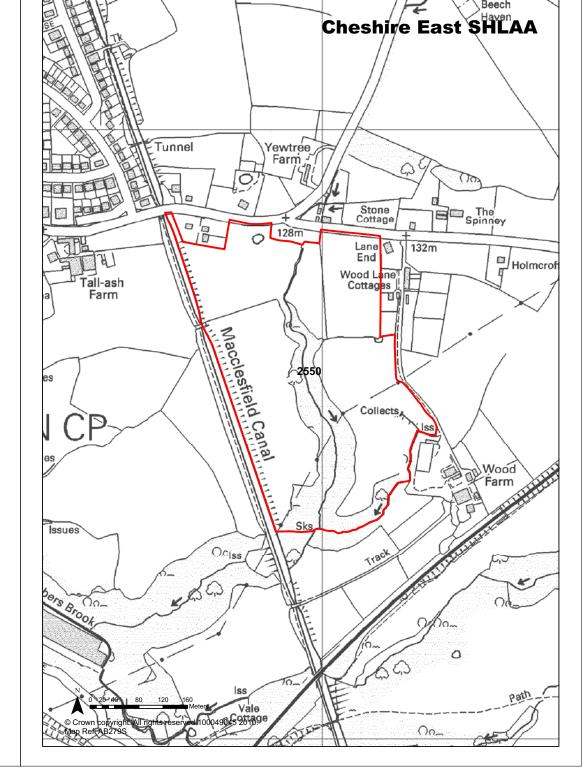
Land north of Bath Vale, Congleton





Ref 2550	Site Address	Land south of Buxton Road/Middle Lane, Congleton		
Town / Rural Congleton - Edge / Extension Easting		Easting	387966	Northing 363601
Site Description	Agricultural land.		Site Size Net	(Ha) 13.65
Character of Area		ally open countryside with a amount of reidential to the north ast.		acity 410
Surrounding Land Uses	Agriculture/grazing, adj to Macclesfield Canal Conservation Area, residential.		Potential Net Capacity	410
Physical Constraints	Flood zone 1 - little or no risk. Pylons, trees and hedges and pond on site. Part of the site is an SBI and is within the British Waterways Board Consultation Area. Adj to conservation area. Slight slope to site. Potential air quality issues.			
Policy Restrictions	Green Belt, area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.		Potential Den	30.04
Managing Constraints	Consideration of pylons and historic and natural environment. Production of a Protected Species Survey. Air quality assesment may be required (size of development, proximity to AQMA).		Determination Capacity	n of Density multiplier
Sustainability	Greenfield site on a bus rou	te.		
Accessibility	Access is possible.		Total Comple	tions 0
Other Information			Losses Comp	oleted 0
Brownfield / Greenfield	Greenfield		Remaining Lo	osses 0
Suitability	Not Suitable			
Availability	Available		Current Year	0
Achievability	Not Achievable		Years 1-5	0
Deliverability	Not currently developable		Years 6-10	0
Development Progress	SHLAA Site Years 11-15 0		0	
Application Number:				



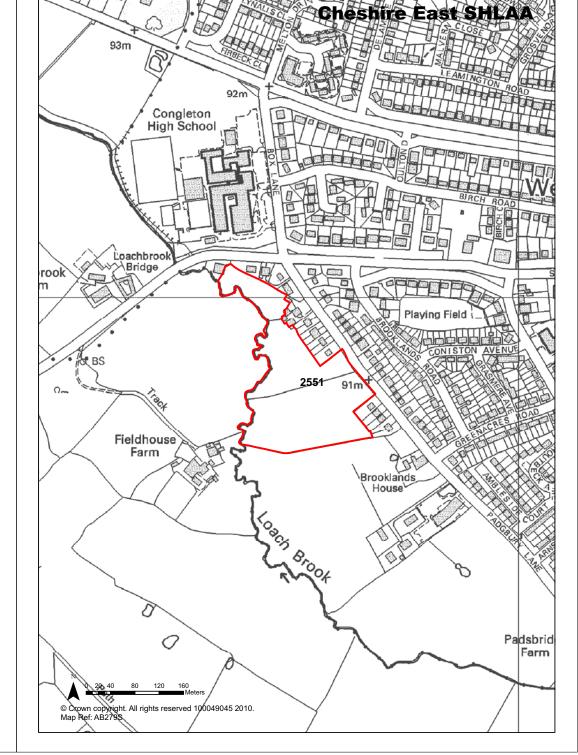


Town / Rural Congleton	- Edge / Extension	Easting	383694 No	rthing 362767
Site Description	Agricultural land.		Site Size Net (Ha)	3.59
Character of Area	Open countryside and resident	al.	Potential Capacit	y 108
Surrounding Land Uses	Agriculture/grazing and residen	tial.	Potential Net	108
Physical Constraints	The site lies within the Jodrell E consultation zone and Flood Zo and 3. Slight slope to site. Tre hedges present on site and to boundary. Potential air quality	ones 2 es and	Capacity	
Policy Restrictions	Open countryside, area of spec control for adverts. Surface wat runoff should be calculated in accordance with Environment A guidelines.	er	Potential Density	30.08
Managing Constraints	Consideration of biodiversityan risk. Production of an Flood Ri Assessment. Consultation with Bank. Air quality assesment m required (size of development, proximity to AQMA).	sk Jodrell	Determination of Capacity	Density multiplier
Sustainability	Greenfield site is close to existi route and within walking distan secondary school.			
Accessibility	Access possible.		Total Completion	s 0
Other Information			Losses Complete	d 0
Brownfield / Greenfield	Greenfield		Remaining Losse	s 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:				

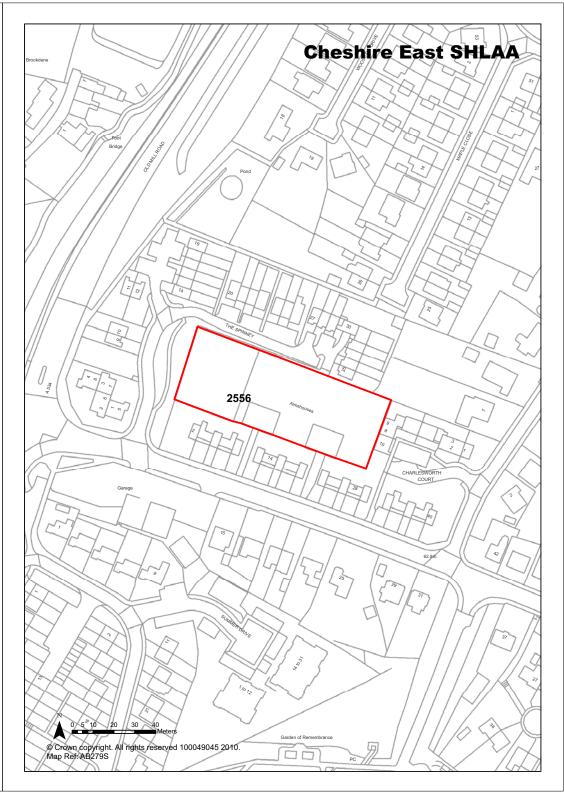
Land west of Padgbury Lane, Congleton

Site Address





Ref 2556	Site Address	Rear of Alı	mshouses, The H	ill, Sandbach
Town / Rural Sandbach		Easting	376250 North	ning 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	11
Physical Constraints	Flood zone 1 - little or no risk listed almshouses. Trees, he hardstanding on site. Appea Located on potential contam	edges and rs flat.	Capacity	
Policy Restrictions	Within SZL of Sandbach. Sur water runoff should be calcul accordance with Environmer guidelines.	ated in	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 lo	cated.		
Accessibility	Access possible.		Total Completions	0
Other Information			Losses Completed	0
Brownfield / Greenfield	Greenfield		Remaining Losses	0
Suitability	Suitable			
Availability	Not Available - long term pro	spect	Current Year	0
Achievability	Achievable	ble		0
Deliverability	Developable		Years 6-10	11



Years 11-15

SHLAA Site

Development Progress