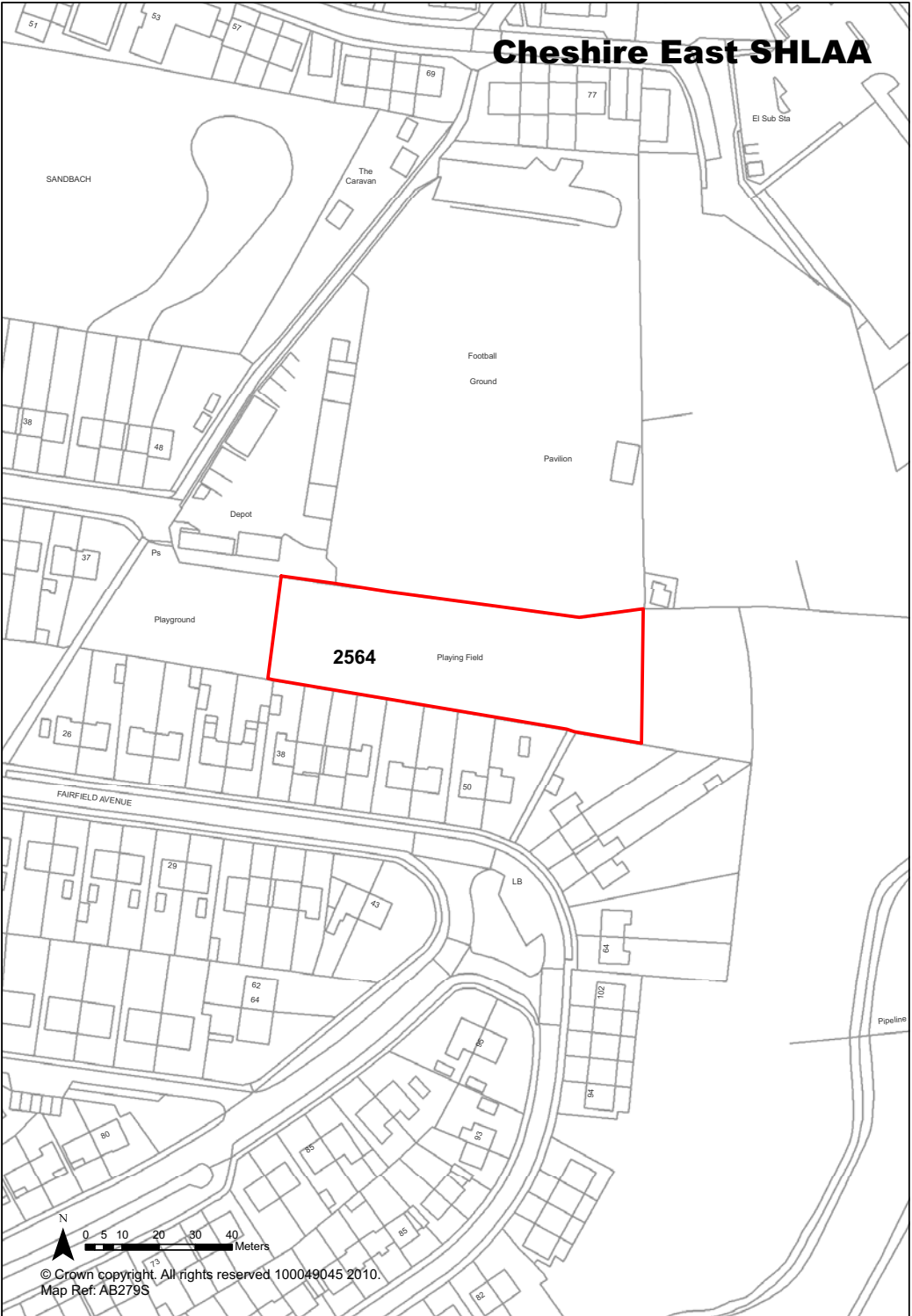


Ref 2564 Site Address Playing field, Newhall Avenue, Sandbach

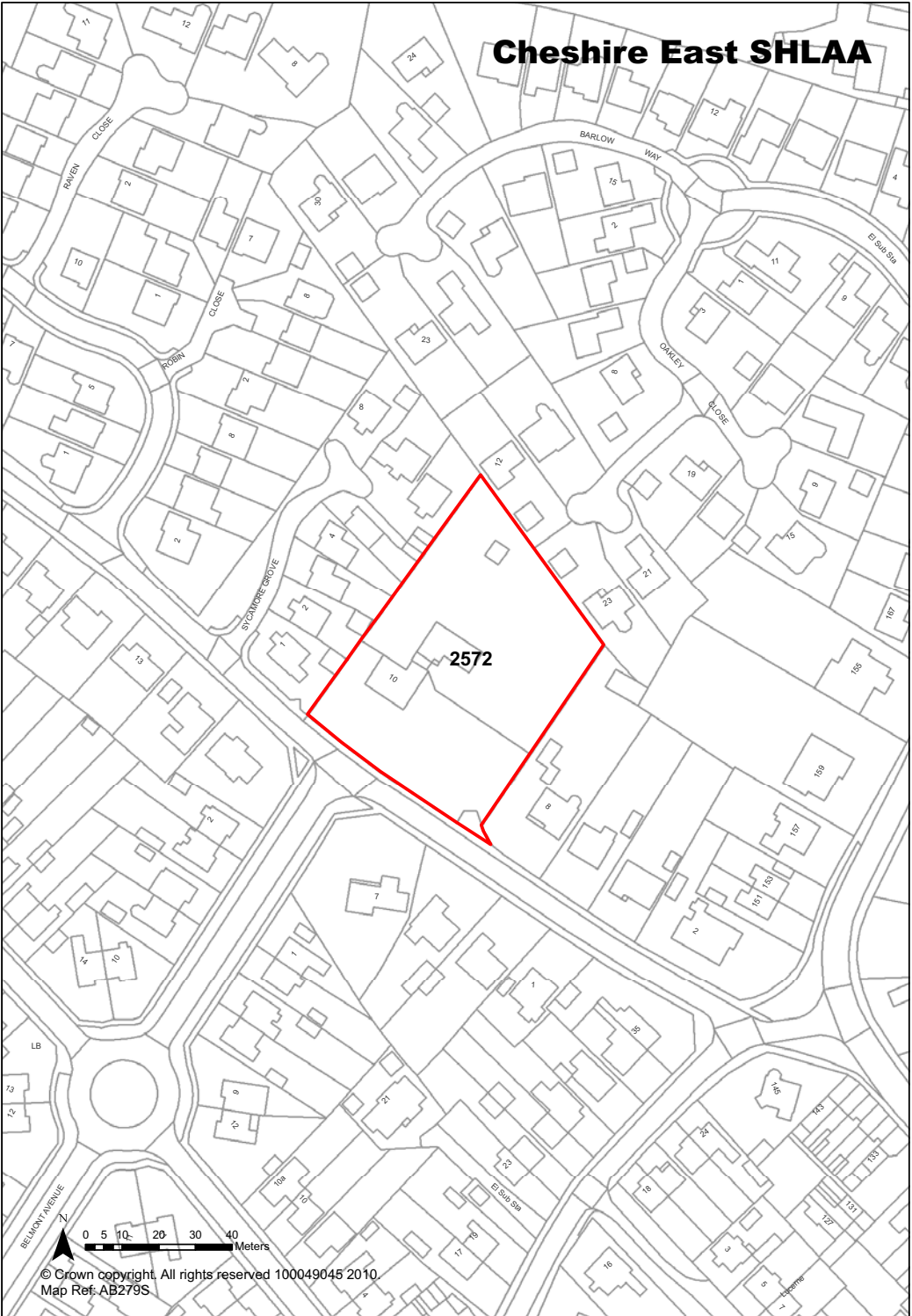
Town / Rural	Sandbach	Easting	375650	Northing	360410
Site Description	Playing field.	Site Size Net (Ha)	0.31		
Character of Area	Residential to the south, football pitch to the north open to the east.	Potential Capacity	10		
Surrounding Land Uses	Residential to the south, football pitch to the north open to the east.	Potential Net Capacity	10		
Physical Constraints	Flood zone 1 - little or no risk. Site is isolated between adjacent football ground and play area. Site appears flat. Trees to border.				
Policy Restrictions	Protected area of open space. Within Sandbach SZL. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Potential Density	32.26		
Managing Constraints	Consultation with Highways to address access issues. Consideration of biodiversity.	Determination of Capacity	Density multiplier		
Sustainability	Site is considered sustainable.				
Accessibility	Access problematic.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Suitable - with policy change				
Availability	Marginal / Uncertain	Current Year	0		
Achievability	Achievable	Years 1-5	0		
Deliverability	Not currently developable	Years 6-10	0		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:					



Ref	2569	Site Address	Sandbach Primary School, Crewe Road, Sandbach		
Town / Rural	Sandbach	Easting	375600	Northing	360550
Site Description	Existing school playing field.		Site Size Net (Ha)	0.59	
Character of Area	Residential on three sides with Primary School to the West.		Potential Capacity	18	
Surrounding Land Uses	Residential on three sides with Primary School to the West.		Potential Net Capacity	18	
Physical Constraints	Flood zone 1 - little or no risk. Belt of woodland dividing the site, also potential access issues. Site appears to be flat.				
Policy Restrictions	Protected area of open space, within Sandbach SZL. Surface water runoff should be calculated in accordance with Environment Agency guidelines.		Potential Density	30.51	
Managing Constraints	Cosnideration of biodiversity. Consultation with Highways to address access issues.		Determination of Capacity	Density multiplier	
Sustainability	Site is considered sustainable.				
Accessibility	Access is problematic.		Total Completions	0	
Other Information			Losses Completed	0	
Brownfield / Greenfield	Greenfield		Remaining Losses	0	
Suitability	Suitable - with policy change				
Availability	Marginal / Uncertain		Current Year	0	
Achievability	Achievable		Years 1-5	0	
Deliverability	Not currently developable		Years 6-10	0	
Development Progress	SHLAA Site		Years 11-15	0	
Application Number:					

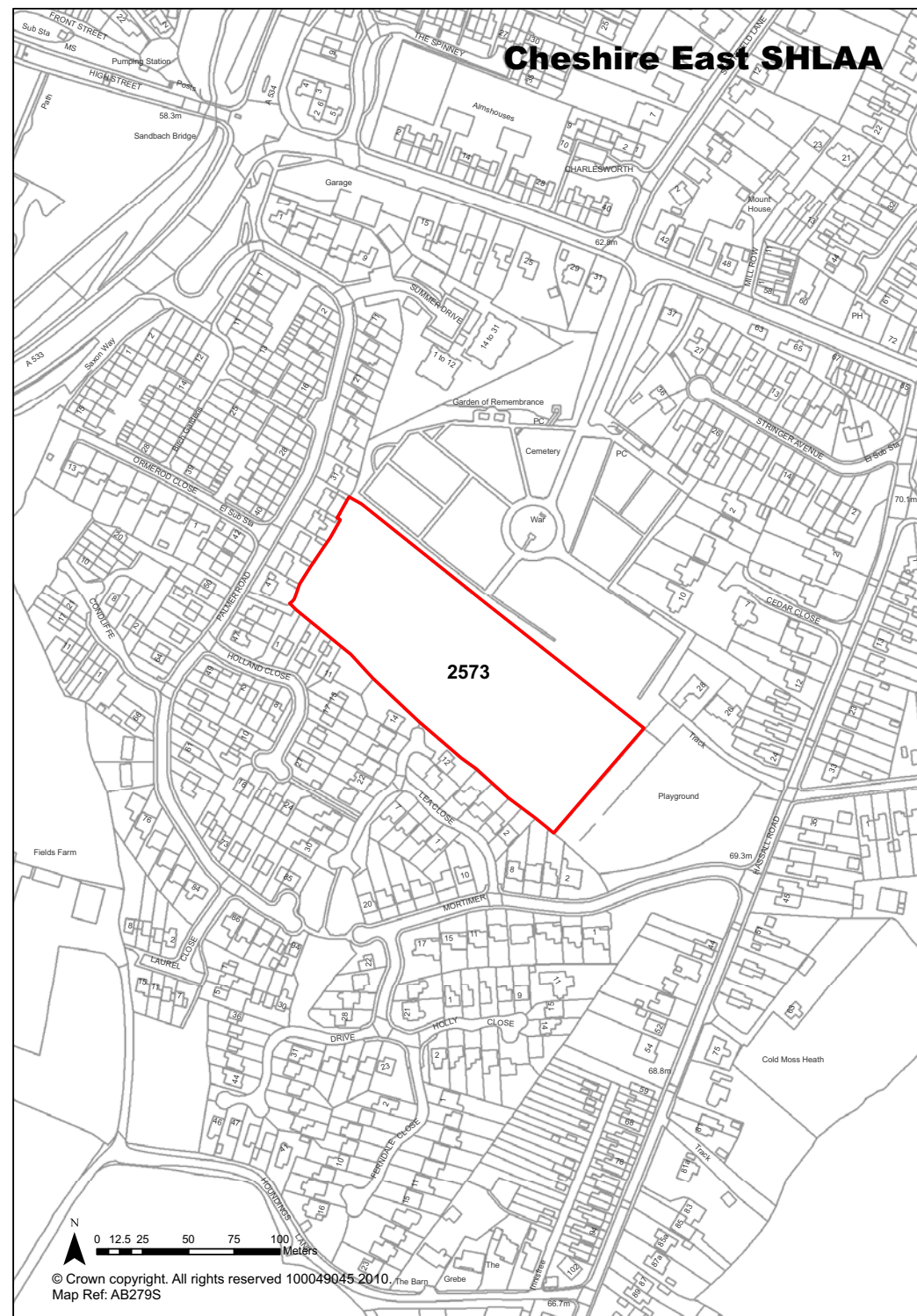


Ref	2572	Site Address	Land adjacent to 10 Cooksmere Lane, Sandbach	
Town / Rural	Sandbach	Easting	375400	Northing 361550
Site Description	Private grounds of residential property.		Site Size Net (Ha)	0.42
Character of Area	Generally residential.		Potential Capacity	13
Surrounding Land Uses	Generally residential.		Potential Net Capacity	13
Physical Constraints	Flood zone 1 - little or no risk. TPO and buildings on site. Appears flat.		Potential Density	30.95
Policy Restrictions	Within Sandbach SZL. Surface water runoff should be calculated in accordance with Environment Agency guidelines.		Determination of Capacity	Density multiplier
Managing Constraints	Consideration of biodiversity.		Total Completions	0
Sustainability	Site on 'occasional journey' bus route.		Losses Completed	0
Accessibility	Site is accessible.		Remaining Losses	0
Other Information			Current Year	0
Brownfield / Greenfield	Mixed		Years 1-5	0
Suitability	Suitable		Years 6-10	13
Availability	Marginal/uncertain		Years 11-15	0
Achievability	Achievable			
Deliverability	Developable			
Development Progress	SHLAA Site			
Application Number:				



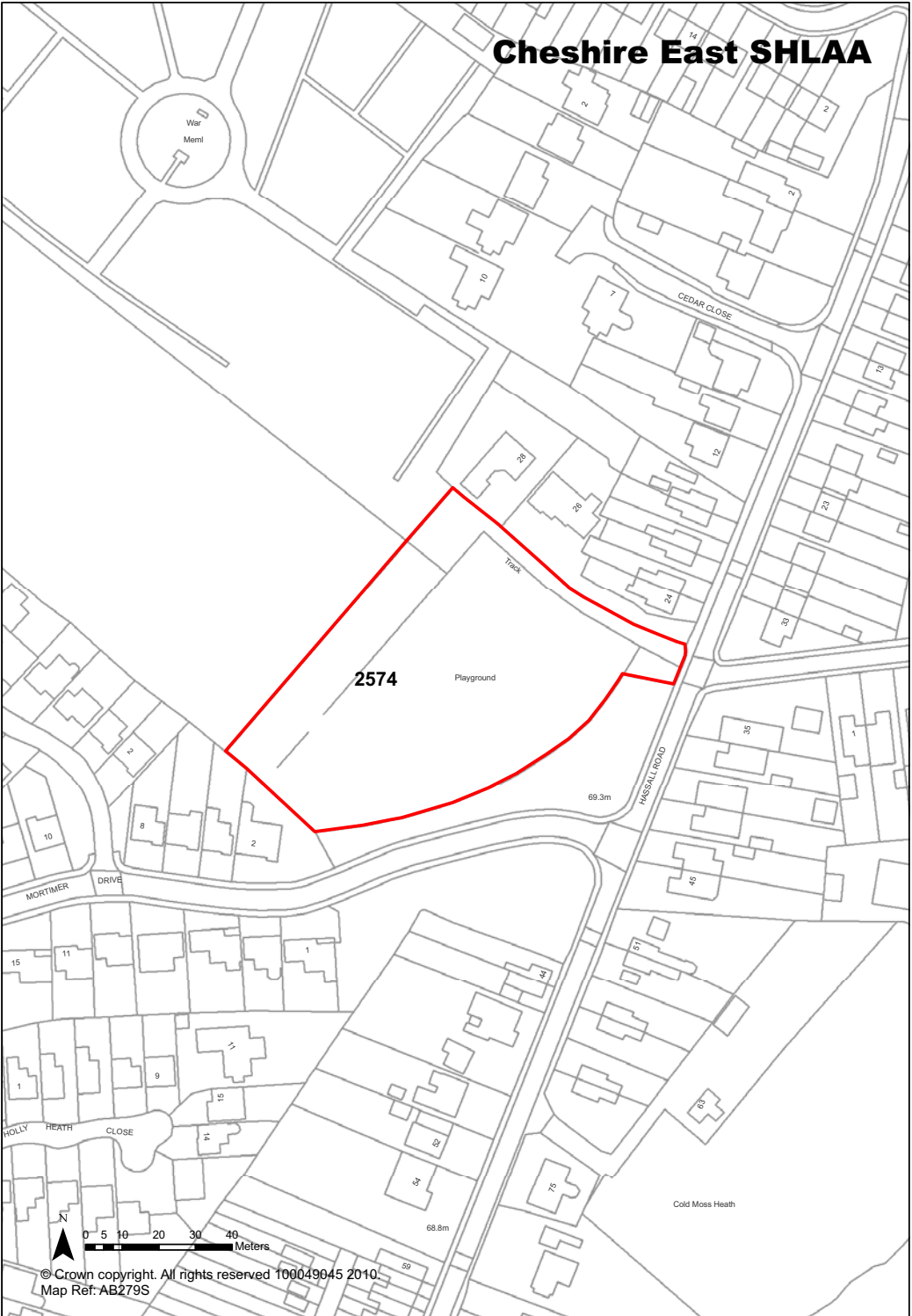
Ref 2573 Site Address Playing field, Hassall Road, Sandbach

Town / Rural	Sandbach	Easting	376250	Northing	360350
Site Description	Playing field.	Site Size Net (Ha)	1.4		
Character of Area	Cemetery to the north east, residential and playground to the remainder.	Potential Capacity	42		
Surrounding Land Uses	Cemetery to the north east, residential and playground to the remainder.	Potential Net Capacity	42		
Physical Constraints	Flood zone 1 - little or no risk. Site appears flat. Trees and hedges to boundary. Located on potential contaminated site.				
Policy Restrictions	Protected area of open space. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Potential Density	30		
Managing Constraints	Consideration of biodiversity. Consultation with Contaminated Land Officer.	Determination of Capacity	Density multiplier		
Sustainability	Greenfield site close to bus route.				
Accessibility	Access is possible.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Suitable - with policy change	Current Year	0		
Availability	Marginal / Uncertain	Years 1-5	0		
Achievability	Not Achievable	Years 6-10	0		
Deliverability	Not currently developable	Years 11-15	0		
Development Progress	SHLAA Site				
Application Number:					

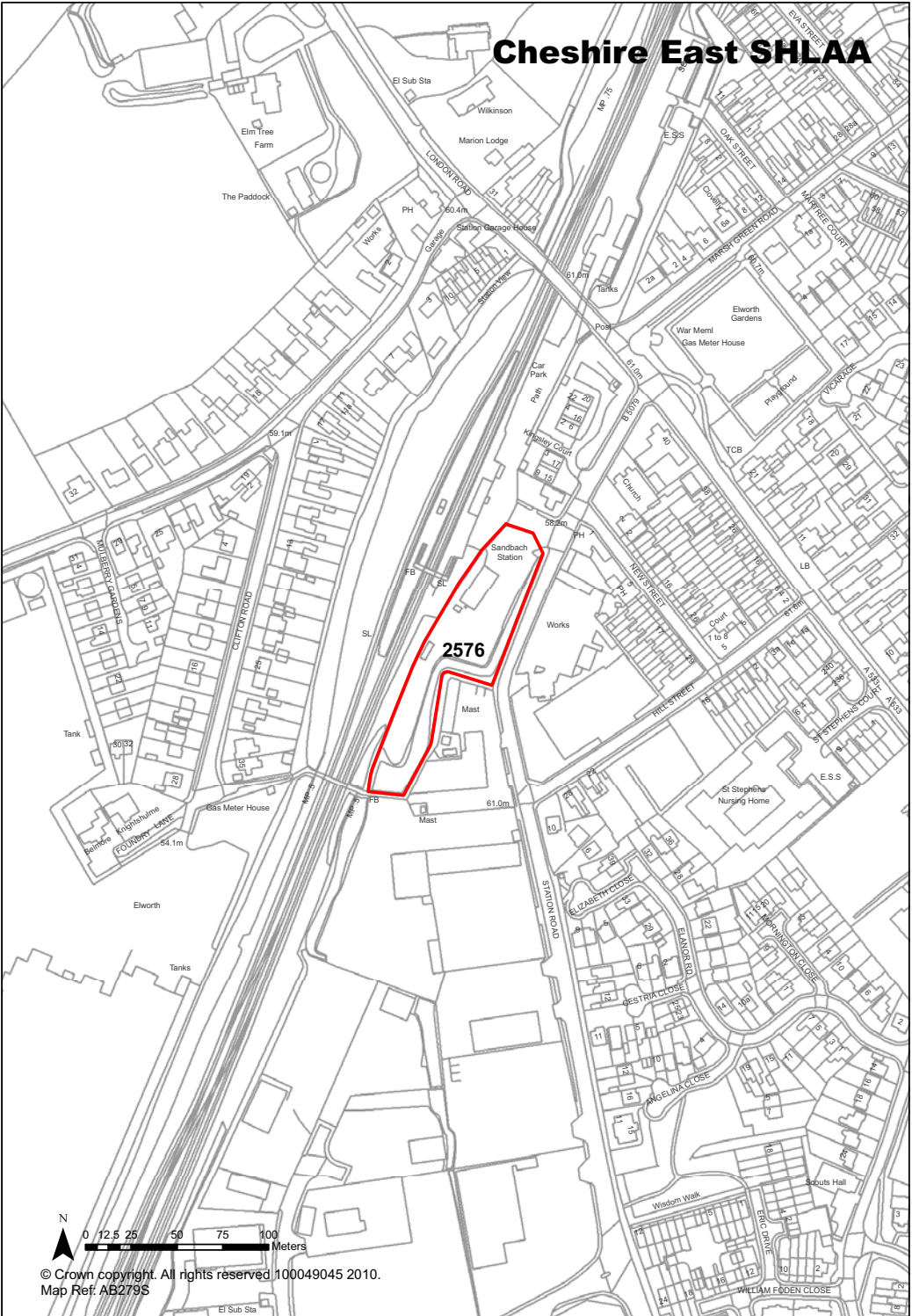


Ref 2574 Site Address Playground, Hassall Road, Sandbach

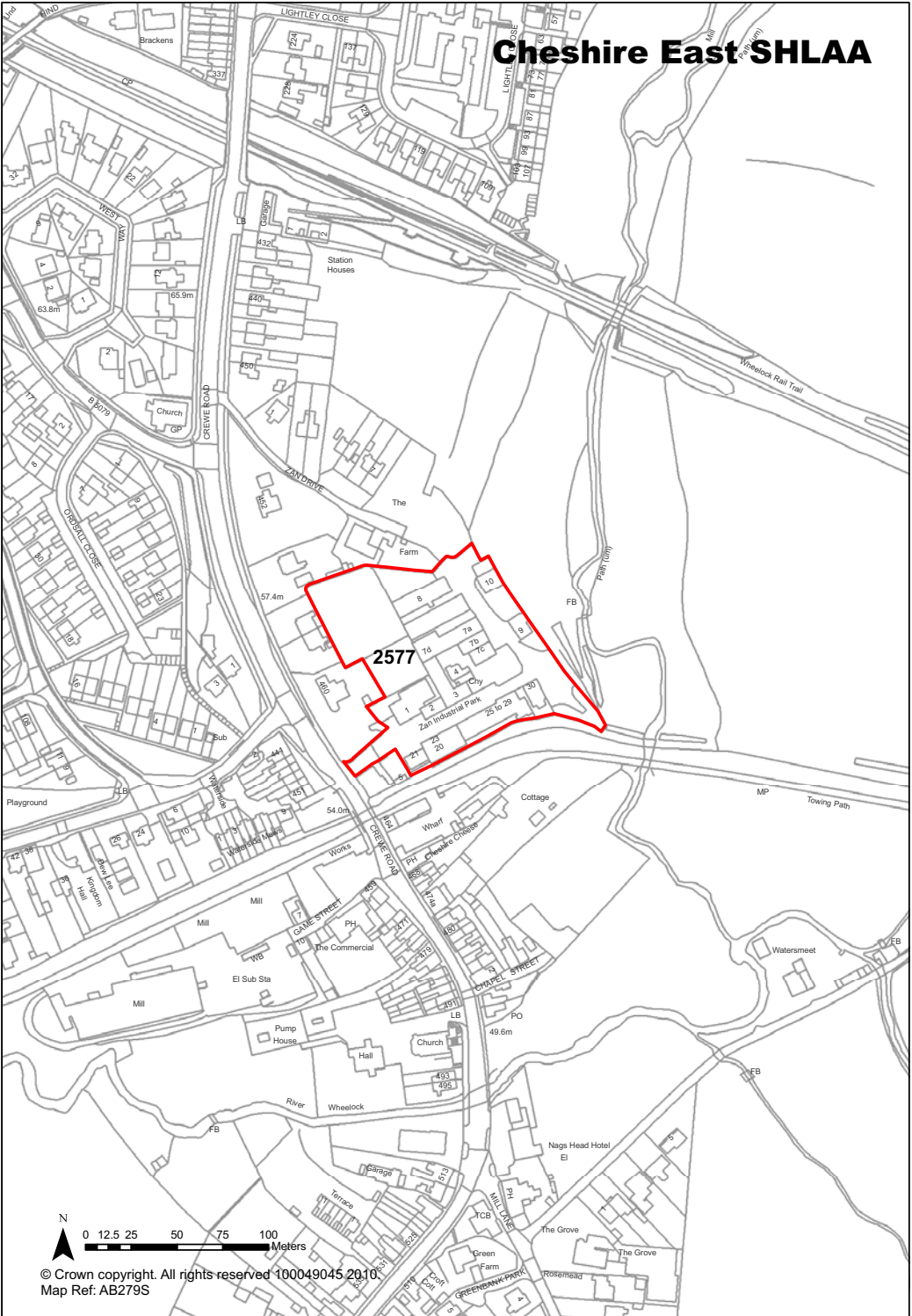
Town / Rural	Sandbach	Easting	376350	Northing	360280
Site Description	Equipped play area.	Site Size Net (Ha)	0.6		
Character of Area	Residential with playing field to the north west.	Potential Capacity	18		
Surrounding Land Uses	Residential with playing field to the north west.	Potential Net Capacity	18		
Physical Constraints	Footpath adj to site. TPO on site, with trees on the border. Site appears flat.				
Policy Restrictions	Within Sandbach SZL. Protected area of open space. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Potential Density	30		
Managing Constraints	Consideration of biodiversity.	Determination of Capacity	Density multiplier		
Sustainability	Greenfield site close to bus route.				
Accessibility	Access is possible.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Suitable - with policy change				
Availability	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:					



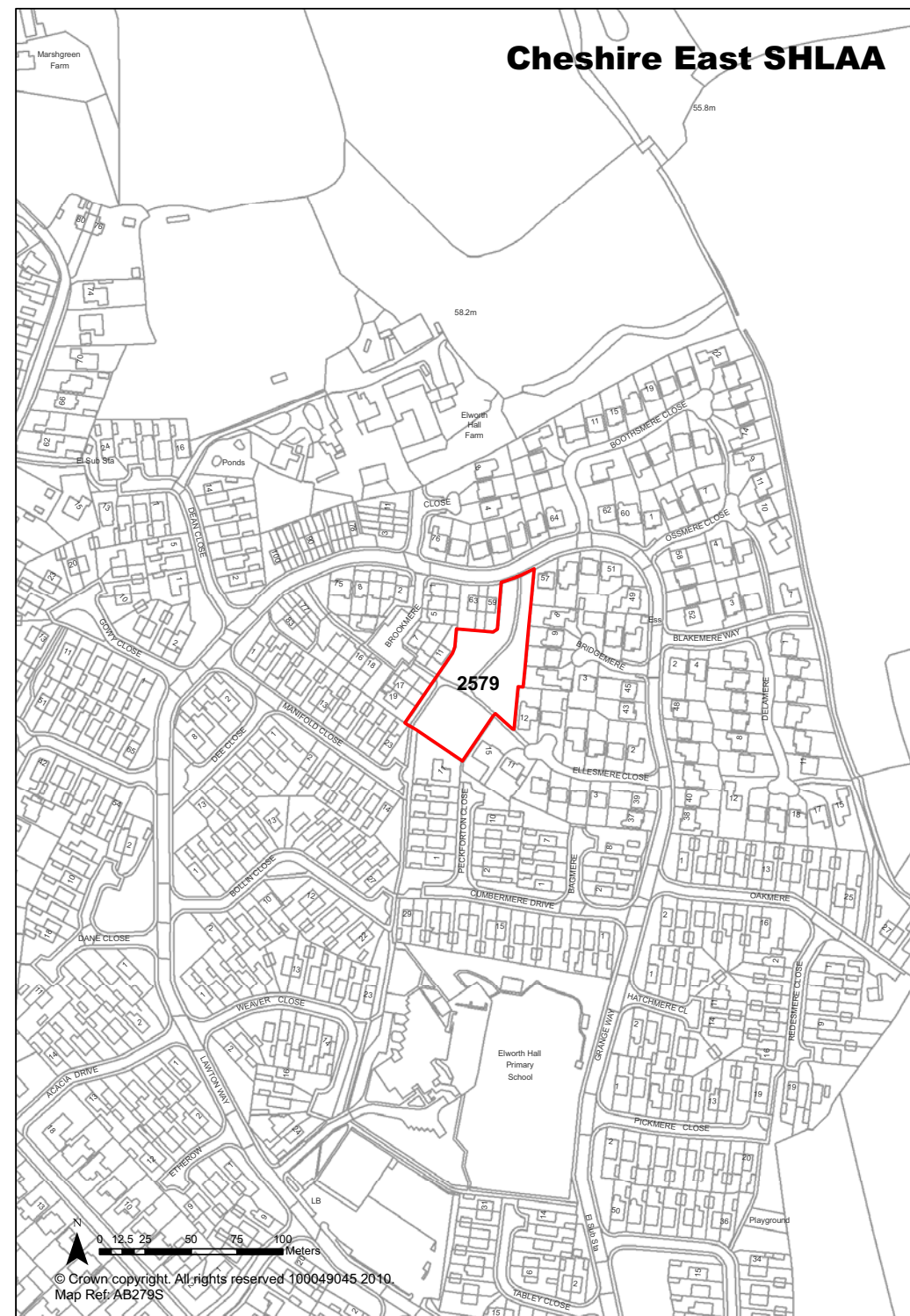
Ref	2576	Site Address	Depot site, Station Road, Sandbach	
Town / Rural	Sandbach	Easting	373764	Northing 361436
Site Description	Depot.	Site Size Net (Ha)	0.47	
Character of Area	Commerical in general but opposite site has permission for housing.	Potential Capacity	15	
Surrounding Land Uses	Predominantly commercial in nature but with housing to the north.	Potential Net Capacity	15	
Physical Constraints	Flood zone 1 - little or no risk. Conifer trees between site and railway and large willow tree at entrance to the site. Albion Inorganic Chemicals outer consultation zone. Footpath bordering part of site. Construction and hardstanding on site, appears flat. Located on potential contaminated site.			
Policy Restrictions	Within Sandbach SZL.	Potential Density	31.91	
Managing Constraints	Consideration of biodiversity and footpath. Consultation with Contaminated Land Officer.	Determination of Capacity	Density multiplier	
Sustainability	Site adjacent to Sandbach Railway Station and on bus route.			
Accessibility	Access is possible.	Total Completions	0	
Other Information		Losses Completed	0	
Brownfield / Greenfield	Brownfield	Remaining Losses	0	
Suitability	Not Suitable	Current Year	0	
Availability	Marginal / Uncertain	Years 1-5	0	
Achievability	Achievable	Years 6-10	0	
Deliverability	Not currently developable	Years 11-15	0	
Development Progress	SHLAA Site			
Application Number:				



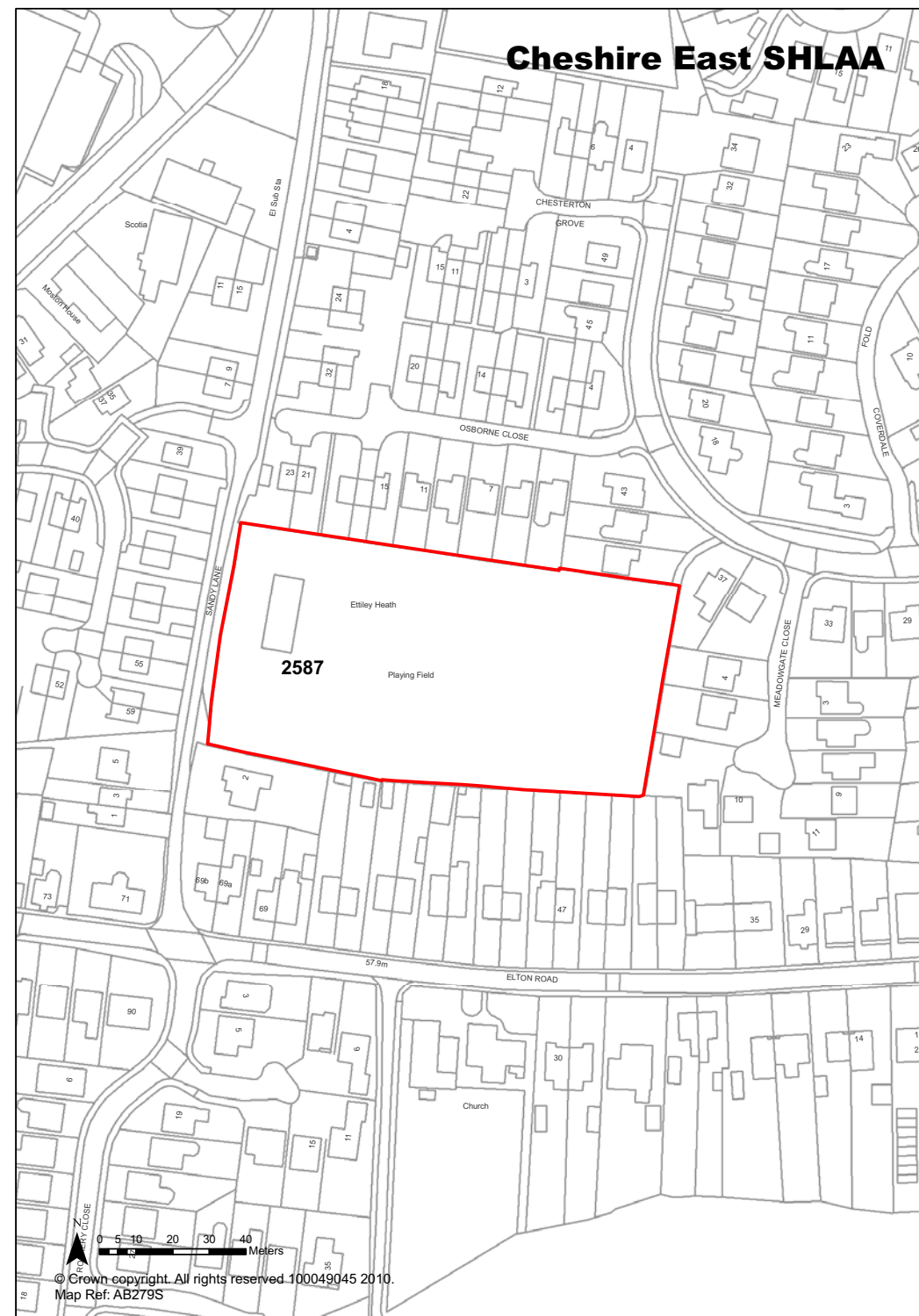
Ref	2577	Site Address	Zan Works, Crewe Road, Sandbach	
Town / Rural	Sandbach	Easting	375070	Northing 359360
Site Description	Industrial estate and garden land.	Site Size Net (Ha)	1.07	
Character of Area	Well established industrial park based around former three storey mill premises.	Potential Capacity	33	
Surrounding Land Uses	Residential and open countryside.	Potential Net Capacity	33	
Physical Constraints	Flood zone 1 - little or no risk. Electricity transformer on south east boundary adjacent to Trent and Mersey Canal. Former refuse tip between units and eastern boundary which slopes down towards river. Partly within wildlife corridor and BWB consultation zone. Adj to conservation area. Footpath adj to site. TPO and other trees on site. Buildings and hardstanding on site. Slight slope to site. Located directly on landfill.			
Policy Restrictions	Open countryside and partially within Sandbach SZL.	Potential Density	30.84	
Managing Constraints	Consultation with infrastructure providers, Contaminated Land Officer and British Waterways. Consideration of biodiversity and historic environment.	Determination of Capacity	Density multiplier	
Sustainability	Site close to bus route.			
Accessibility	Access is possible.	Total Completions	0	
Other Information		Losses Completed	0	
Brownfield / Greenfield	Mixed	Remaining Losses	0	
Suitability	Suitable - with policy change			
Availability	Available / site is under option by devel	Current Year	0	
Achievability	Achievable	Years 1-5	0	
Deliverability	Developable	Years 6-10	33	
Development Progress	SHLAA Site	Years 11-15	0	
Application Number:				



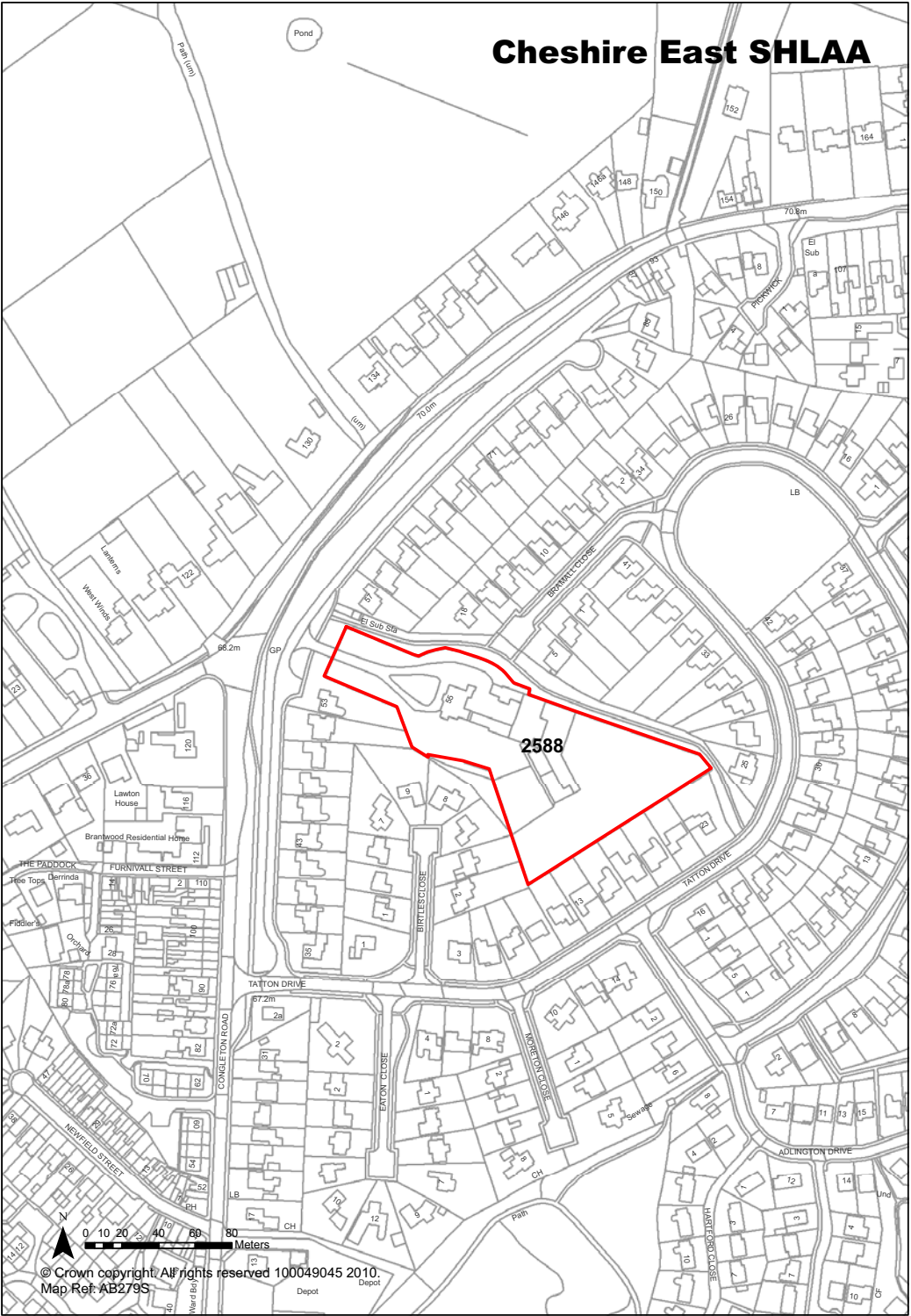
Ref	2579	Site Address	Land at Ellesmere Close/Grangeway, Sandbach			
Town / Rural	Sandbach		Easting	374447	Northing	361580
Site Description	Area of incidental open space.		Site Size Net (Ha)		0.33	
Character of Area	Generally residential.		Potential Capacity		10	
Surrounding Land Uses	Generally residential.		Potential Net Capacity		10	
Physical Constraints	Flood zone 1 - little or no risk. Within Albion Inorganic Chemicals outer consultation zone. Trees and shrubs on site. Appears generally flat. Located within 250m of landfill.					
Policy Restrictions	Within Sandbach SZL. Identified as protected Open Space in the Local Plan. Surface water runoff should be calculated in accordance with Environment Agency guidelines.		Potential Density		30.3	
Managing Constraints	Replacement/relocation of Open Space. Consultation with Contaminated Land Officer. Consideration of biodiversity.		Determination of Capacity		Density multiplier	
Sustainability	Greenfield site sustainably located on bus route and within walking distance of a primary school and supermarket.					
Accessibility	Access is possible.		Total Completions		0	
Other Information			Losses Completed		0	
Brownfield / Greenfield	Greenfield		Remaining Losses		0	
Suitability	Suitable - with policy change					
Availability	Not Available - long term prospect		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	2587	Site Address	Playing field, Sandy Lane, Sandbach	
Town / Rural	Sandbach	Easting	373571	Northing 360341
Site Description	Ettiley Heath playing fields. Currently used for recreation, includes pitch with goal posts.		Site Size Net (Ha)	0.73
Character of Area	Generally Residential.		Potential Capacity	22
Surrounding Land Uses	Generally Residential.		Potential Net Capacity	22
Physical Constraints	Access off Sandy Lane on unclassified road, unsuitable for large vehicles. Brine subsidence area. Trees to border.		Potential Density	30.14
Policy Restrictions	Protected area of open space, within the SZL for Sandbach. Surface water runoff should be calculated in accordance with Environment Agency guidelines.		Determination of Capacity	Density multiplier
Managing Constraints	Replacement of Open Space. Consideration of biodiversity.		Total Completions	0
Sustainability	Close to bus route.		Losses Completed	0
Accessibility	Access is possible.		Remaining Losses	0
Other Information			Current Year	0
Brownfield / Greenfield	Greenfield		Years 1-5	0
Suitability	Suitable		Years 6-10	0
Availability	Marginal / Uncertain		Years 11-15	0
Achievability	Not Achievable			
Deliverability	Not currently developable			
Development Progress	SHLAA Site			
Application Number:				

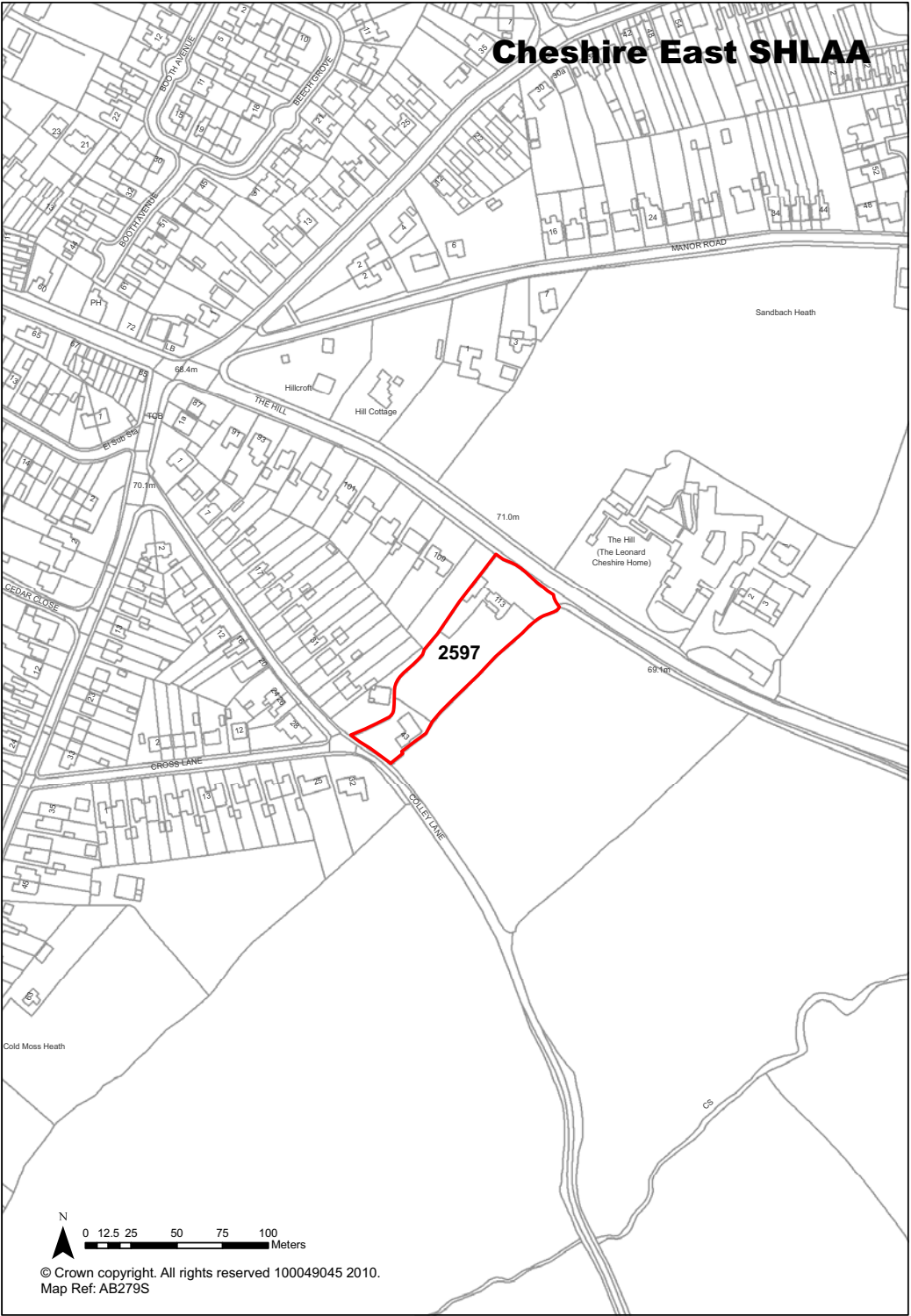


Ref	2588	Site Address	55 Congleton Road, Sandbach		
Town / Rural	Sandbach	Easting	376093	Northing	361376
Site Description	Offley House and Grounds.		Site Size Net (Ha)	1.14	
Character of Area	Generally residential.		Potential Capacity	35	
Surrounding Land Uses	Generally residential.		Potential Net Capacity	35	
Physical Constraints	Significant trees along boundaries of site. Flood Zone 1 - Little or no risk. Site is flat with contructions present.				
Policy Restrictions	Within Sandbach SZL. TPO areas bound the western part of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites		Potential Density	30.7	
Managing Constraints	Consideration of biodiversity.		Determination of Capacity	Density multiplier	
Sustainability	Site is close to a bus route and is within walking distance of a local primary school.				
Accessibility	Access is possible.		Total Completions	0	
Other Information			Losses Completed	0	
Brownfield / Greenfield	Mixed		Remaining Losses	0	
Suitability	Suitable				
Availability	Not Available - long term prospect		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:					

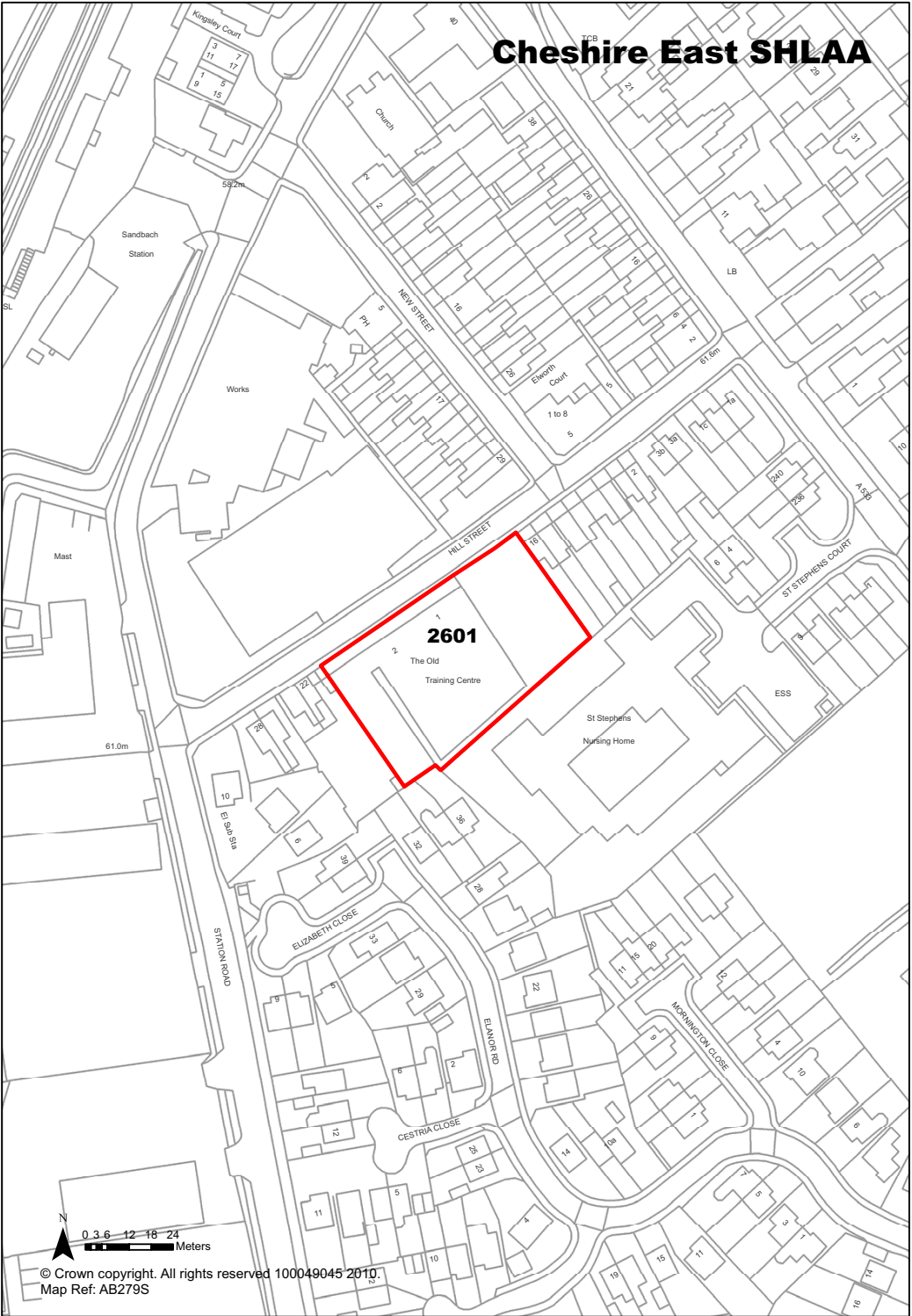


Ref 2597 Site Address Land at Colley Lane/The Hill, Sandbach

Town / Rural	Sandbach	Easting	376655	Northing	360357
Site Description	Garden	Site Size Net (Ha)	0.38		
Character of Area	Residential and Open Countryside.	Potential Capacity	12		
Surrounding Land Uses	Residential and Open Countryside.	Potential Net Capacity	12		
Physical Constraints	Flood zone 1 - little or no risk. 113 The Hill is a listed building. Site is adjacent to the Open Countryside. Trees and shrubs on site. Site appears generally flat with buildings present.				
Policy Restrictions	Within the SZL for Sandbach. Listed building present. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Site is adjacent to the Open Countryside and an area of special control for adverts.	Potential Density	31.58		
Managing Constraints	Consideration of the historic environment and biodiversity.	Determination of Capacity	Density multiplier		
Sustainability	Site on bus route.				
Accessibility	Access is possible.	Total Completions	0		
Other Information	No evidence at this time that owner wishes to redevelop site for residential development.	Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Suitable - with policy change				
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:					

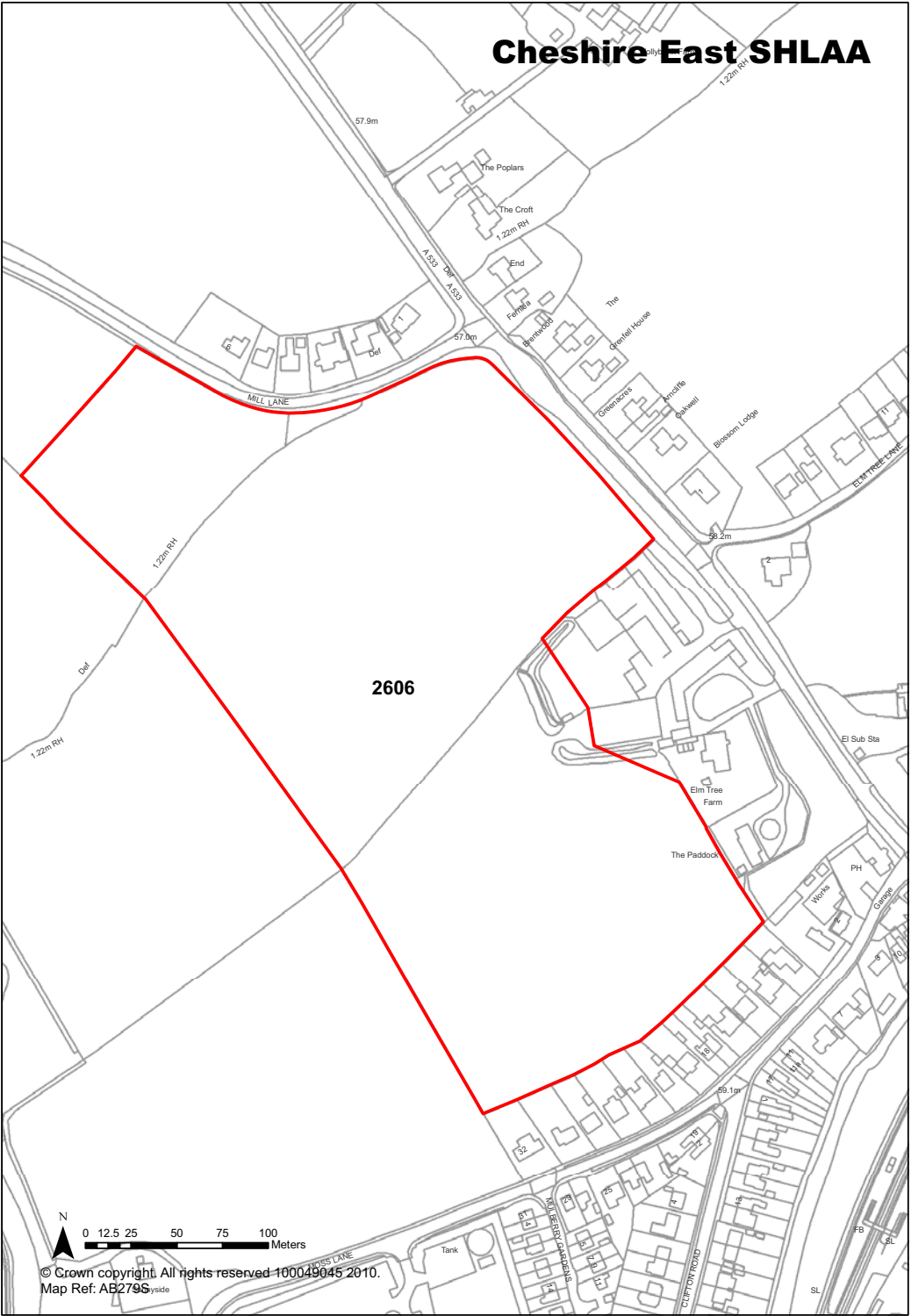


Ref	2601	Site Address	TRAINING CENTRE, HILL STREET, SANDBACH			
Town / Rural	Sandbach		Easting	373904	Northing	361398
Site Description	STORAGE/YARD DEPOT		Site Size Net (Ha)		0.259	
Character of Area	Generally residential, with some employment uses on opposite side of road.		Potential Capacity		14	
Surrounding Land Uses	Generally residential, with some employment uses on opposite side of road.		Potential Net Capacity		14	
Physical Constraints	None.					
Policy Restrictions	Within Sandbach SZL		Potential Density		54	
Managing Constraints			Determination of Capacity		Based on outline permission.	
Sustainability						
Accessibility			Total Completions		0	
Other Information	Demolition has started 03/01/12		Losses Completed		0	
Brownfield / Greenfield	Brownfield		Remaining Losses		0	
Suitability	Suitable					
Availability	Available		Current Year		0	
Achievability	Achievable		Years 1-5		14	
Deliverability	Deliverable		Years 6-10		0	
Development Progress	Outline Permission		Years 11-15		0	
Application Number:	09/3337C					



Ref 2606 Site Address Elm Tree Farm, London Road, Sandbach

Town / Rural	Sandbach - Edge / Extension	Easting	373486	Northing	361754
Site Description	Agricultural land.	Site Size Net (Ha)	8.25		
Character of Area	Open Countryside with some residential on south eastern boundary.	Potential Capacity	248		
Surrounding Land Uses	Open Countryside with some residential on south eastern boundary.	Potential Net Capacity	248		
Physical Constraints	Flood zone 1 - little or no risk. Albion Inorganic Chemicals consultation zone, listed building on site, footpath crossing part of site. Trees and hedges present, site levels appear generally flat. Located on potential contaminated site. Potential air quality issues.				
Policy Restrictions	Listed buildings, open countryside, area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Potential Density	30.06		
Managing Constraints	Consideration of the setting of the listed building and the accommodation/relocation of the footpath. Consideration of biodiversity. Consultation with Contaminated Land Officer. Air quality assesment may be required (size of development).	Determination of Capacity	Density multiplier		
Sustainability	Site on bus route.				
Accessibility	Access is possible.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Not Suitable				
Availability	Marginal / Uncertain	Current Year	0		
Achievability	Not Achievable	Years 1-5	0		
Deliverability	Not currently developable	Years 6-10	0		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:					

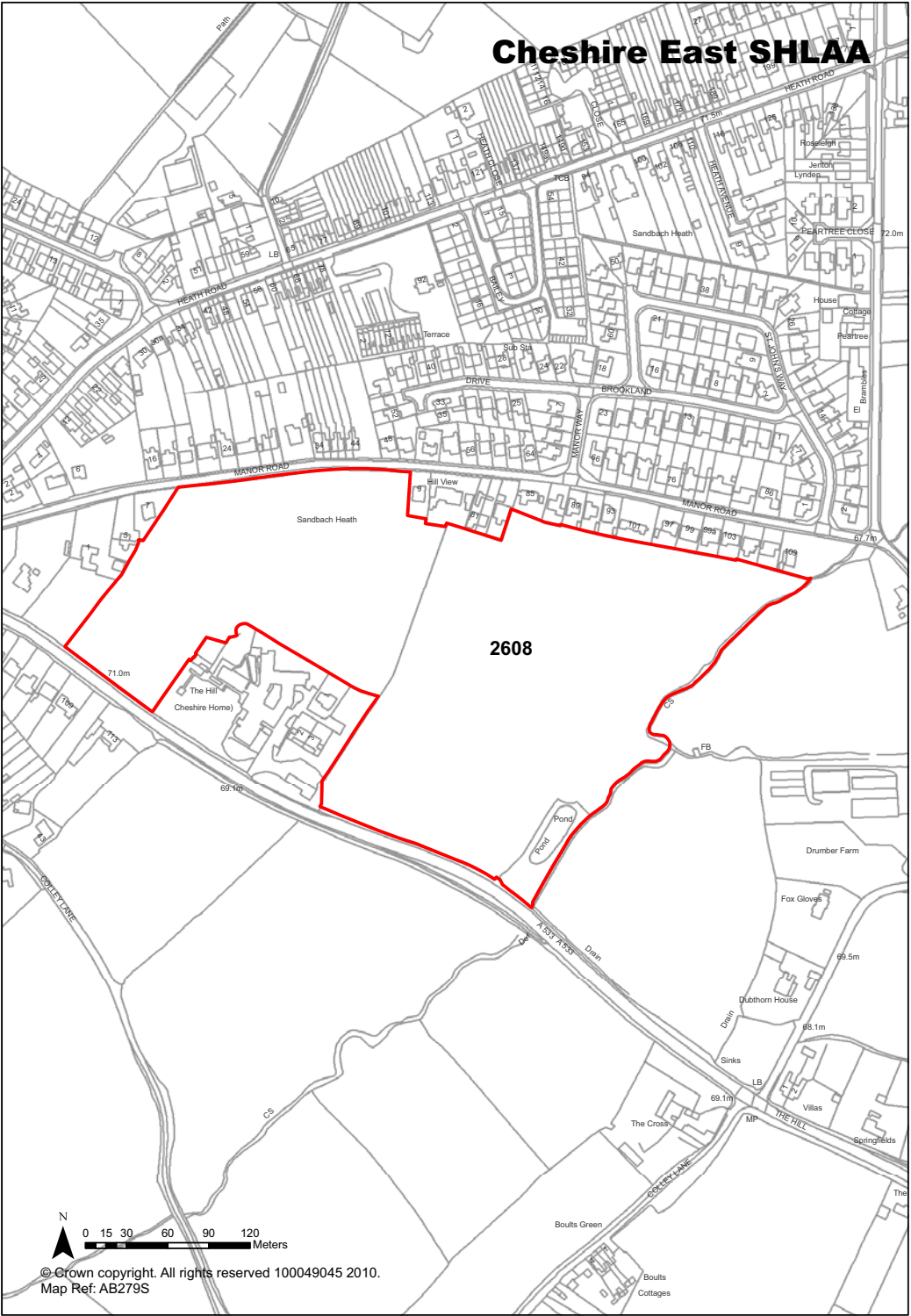


Town / Rural	Sandbach - Edge / Extension	Easting	377275	Northing	360789
Site Description	Vacant land.		Site Size	Net (Ha)	0.64
Character of Area	Residential to the west, school to the north with the remainder being open countryside.		Potential Capacity		20
Surrounding Land Uses	Residential to the west, school to the north with the remainder being open countryside.		Potential Net Capacity		20
Physical Constraints	Flood Zone 1 - Little or no risk. Trees/hedges to boundaries, levels appear flat.				
Policy Restrictions	Within Open Countryside, area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.		Potential Density		31.25
Managing Constraints	Consideration of biodiversity.		Determination of Capacity		Density multiplier
Sustainability	Site on bus route and within walking distance of a primary school.				
Accessibility	Access is possible.		Total Completions		0
Other Information			Losses Completed		0
Brownfield / Greenfield	Greenfield		Remaining Losses		0
Suitability	Suitable - with policy change				
Availability	Available		Current Year		0
Achievability	Achievable		Years 1-5		0
Deliverability	Developable		Years 6-10		20
Development Progress	SHLAA Site		Years 11-15		0
Application Number:					

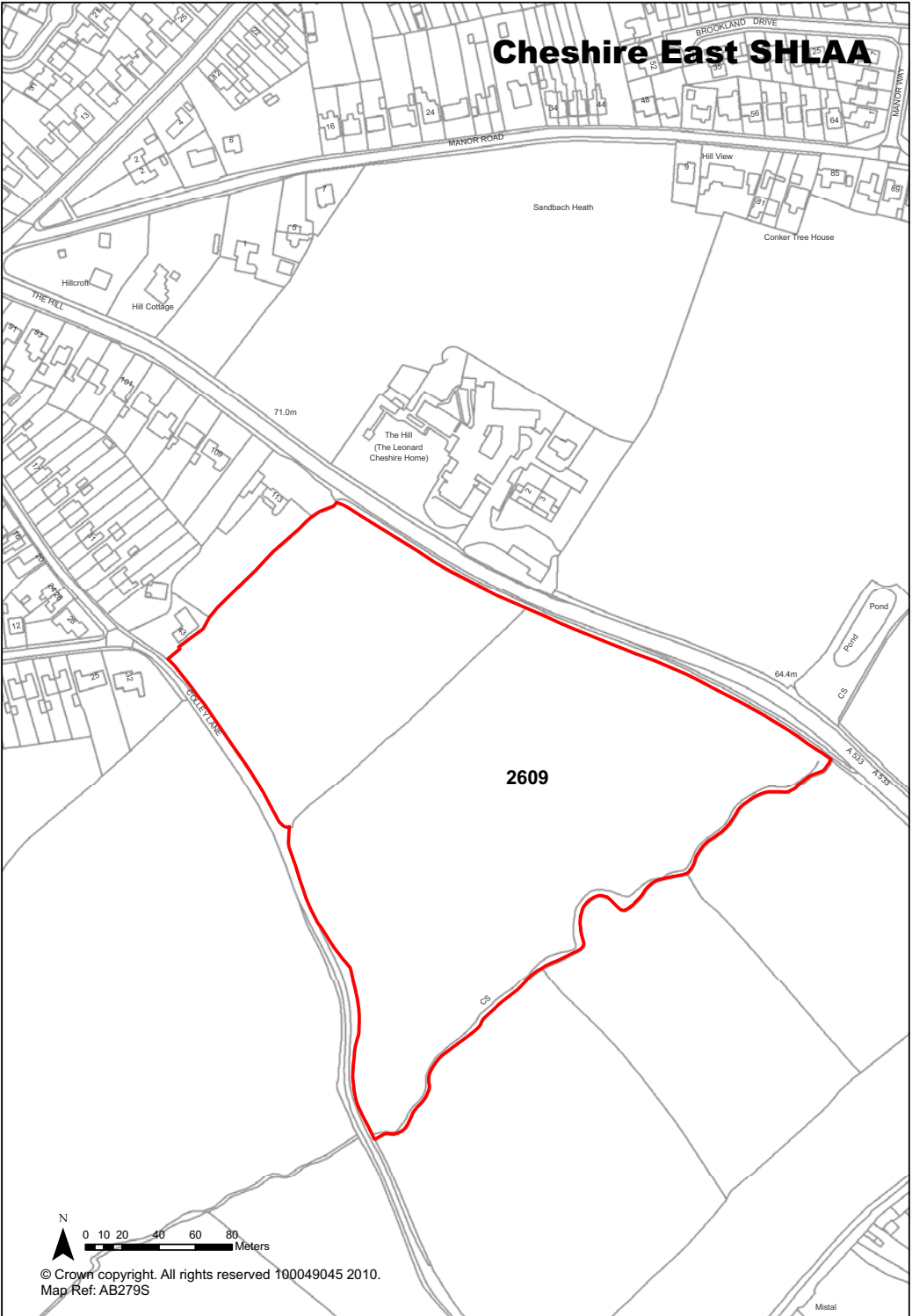


Ref 2608 Site Address Land off The Hill/Manor Road, Sandbach

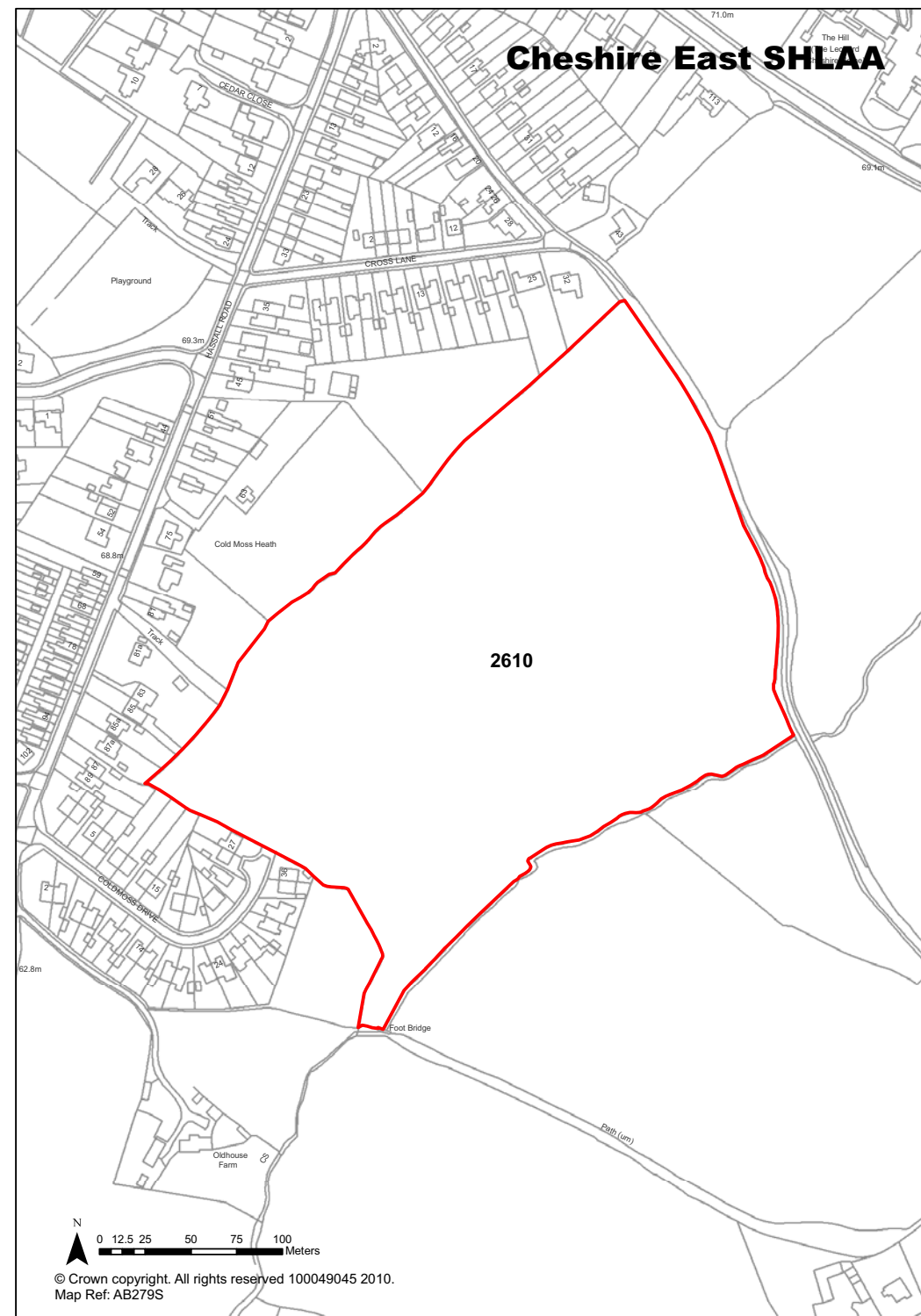
Town / Rural	Sandbach - Edge / Extension	Easting	376914	Northing	360424
Site Description	Agricultural land.	Site Size Net (Ha)	8.11		
Character of Area	Residential and Open Countryside.	Potential Capacity	244		
Surrounding Land Uses	Residential and Open Countryside.	Potential Net Capacity	244		
Physical Constraints	Flood zone 1 - little or no risk. Pond on site, adj to listed building. Site is undulating with trees and hedges present. Located within 250m of landfill. Potential air quality issues.				
Policy Restrictions	Open countryside, area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Potential Density	30.09		
Managing Constraints	Production of a Protected Species survey. Consideration of setting of listed building and biodiversity. Consultation with Contaminated Land Officer. Air quality assesment may be required (size of development).	Determination of Capacity	Density multiplier		
Sustainability	Site on bus route.				
Accessibility	Access is possible.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Suitable - with policy change				
Availability	Marginal / Uncertain	Current Year	0		
Achievability	Achievable	Years 1-5	0		
Deliverability	Developable	Years 6-10	125		
Development Progress	SHLAA Site	Years 11-15	119		
Application Number:					



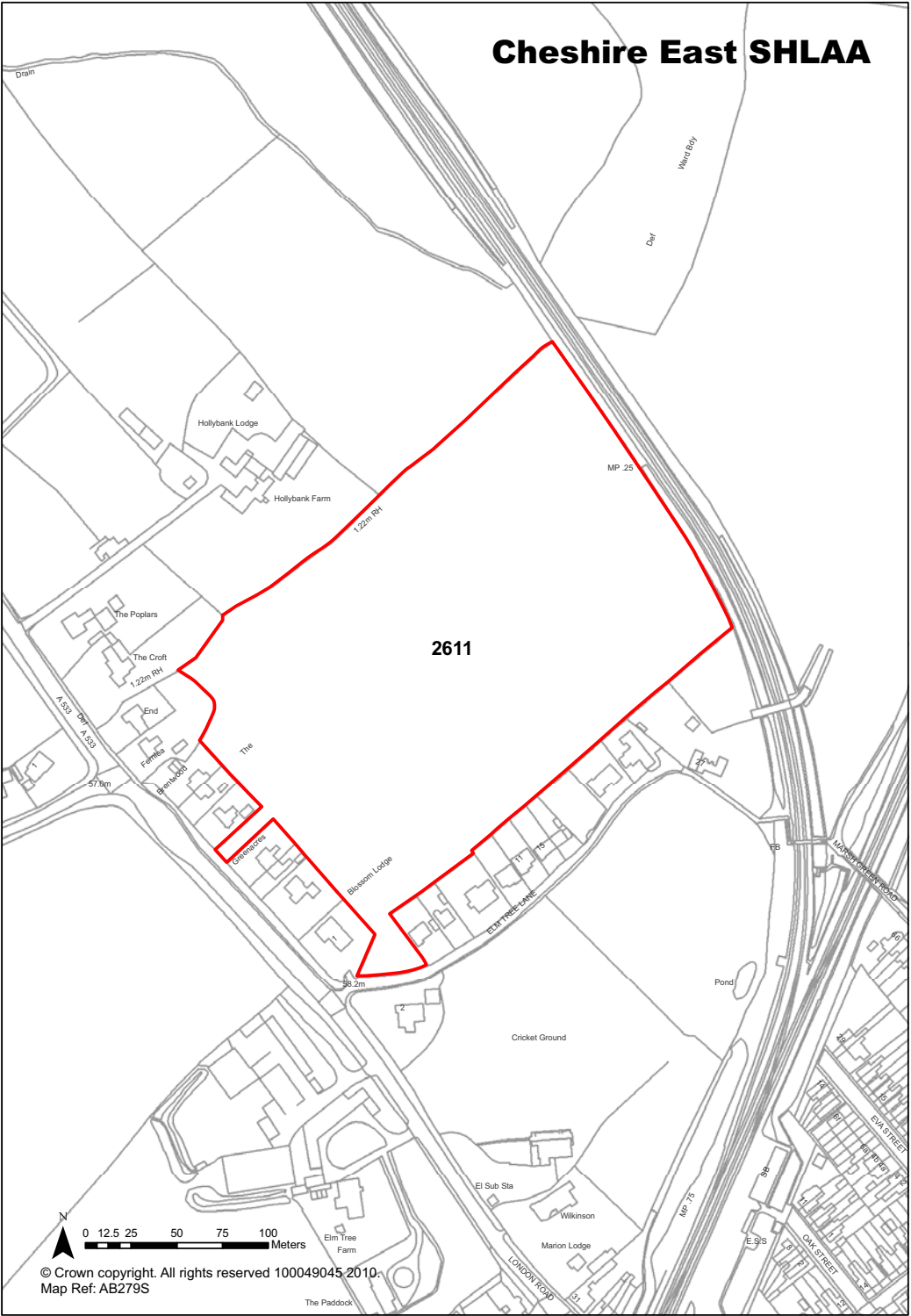
Town / Rural	Sandbach - Edge / Extension	Easting	376778	Northing	360235
Site Description	Agricultural land.	Site Size Net (Ha)	5.6		
Character of Area	Open Countryside and residential.	Potential Capacity	160		
Surrounding Land Uses	Open Countryside and residential.	Potential Net Capacity	160		
Physical Constraints	Flood zone 1 - little or no risk. Trees and hedges on site. Potential air quality issues.				
Policy Restrictions	Open countryside, area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Potential Density	28.57		
Managing Constraints	Consideration of biodiversity. Air quality assesment may be required (size of development).	Determination of Capacity	Based on Development Strategy		
Sustainability	Site on bus route.				
Accessibility	Access is possible.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Suitable - with policy change	Current Year	0		
Availability	Marginal / Uncertain	Years 1-5	0		
Achievability	Achievable	Years 6-10	90		
Deliverability	Developable	Years 11-15	70		
Development Progress	SHLAA Site				
Application Number:					



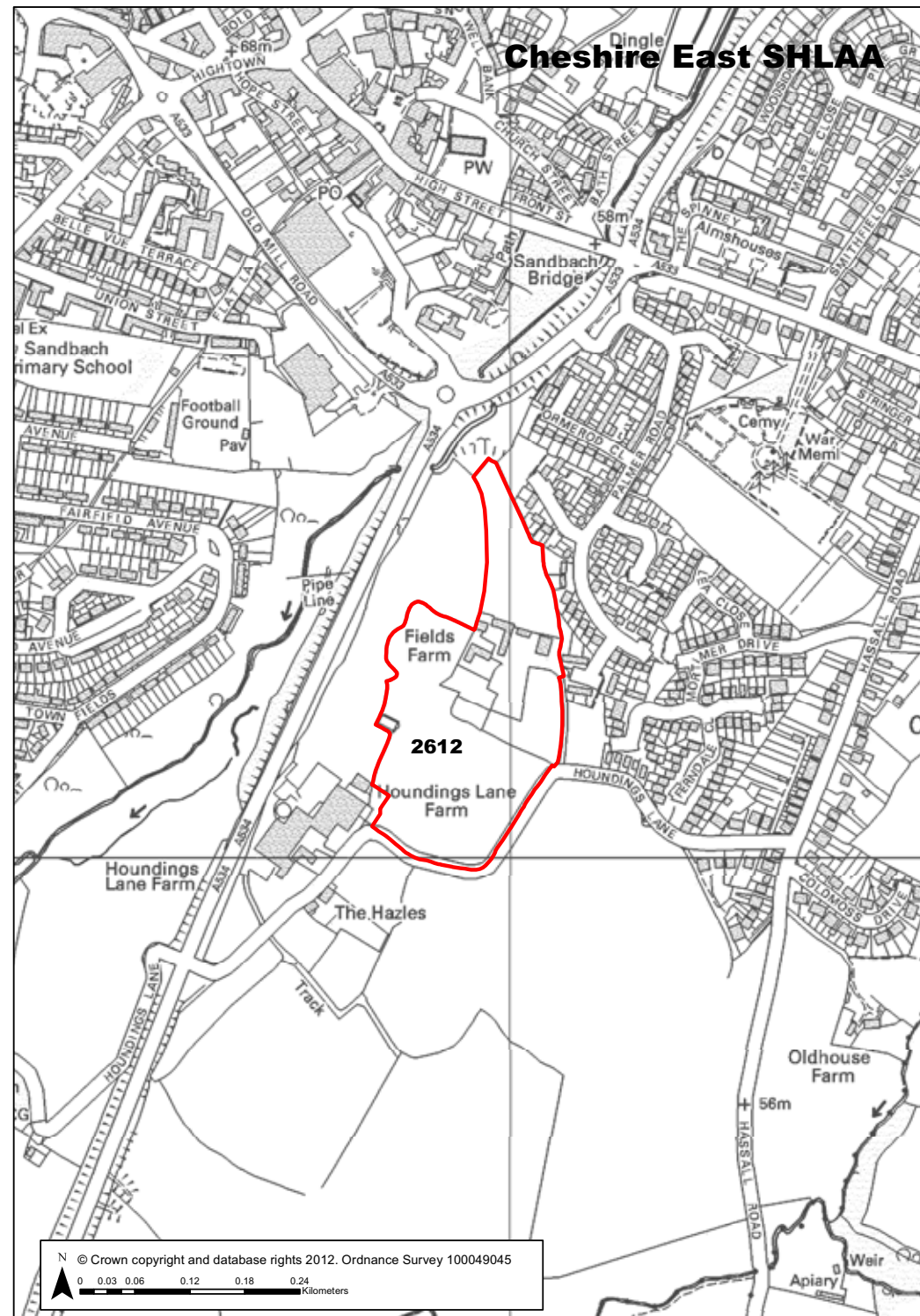
Ref	2610	Site Address	Land off Hassall Road/Colley Lane/Coldmoss Drive, Sandbach		
Town / Rural	Sandbach - Edge / Extension	Easting	376546	Northing	360079
Site Description	Agricultural land.	Site Size Net (Ha)	6.59		
Character of Area	Open Countryside and residential.	Potential Capacity	188		
Surrounding Land Uses	Open Countryside and residential.	Potential Net Capacity	188		
Physical Constraints	Flood zone 1 - little or no risk. Footpath adj to site. Located on potential contaminated site. Trees and hedges to boundaries. Site levels appear generally flat.	Potential Density	28.53		
Policy Restrictions	Open countryside, area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Determination of Capacity	Based on Development Strategy		
Managing Constraints	Cobultation with Contaminated Land officer. Consdieration of biodiversity and footpath.	Total Completions	0		
Sustainability	Site close to bus route.	Losses Completed	0		
Accessibility	Access is possible.	Remaining Losses	0		
Other Information		Current Year	0		
Brownfield / Greenfield	Greenfield	Years 1-5	0		
Suitability	Suitable - with policy change	Years 6-10	90		
Availability	Marginal / Uncertain	Years 11-15	98		
Achievability	Achievable				
Deliverability	Developable				
Development Progress	SHLAA Site				
Application Number:					



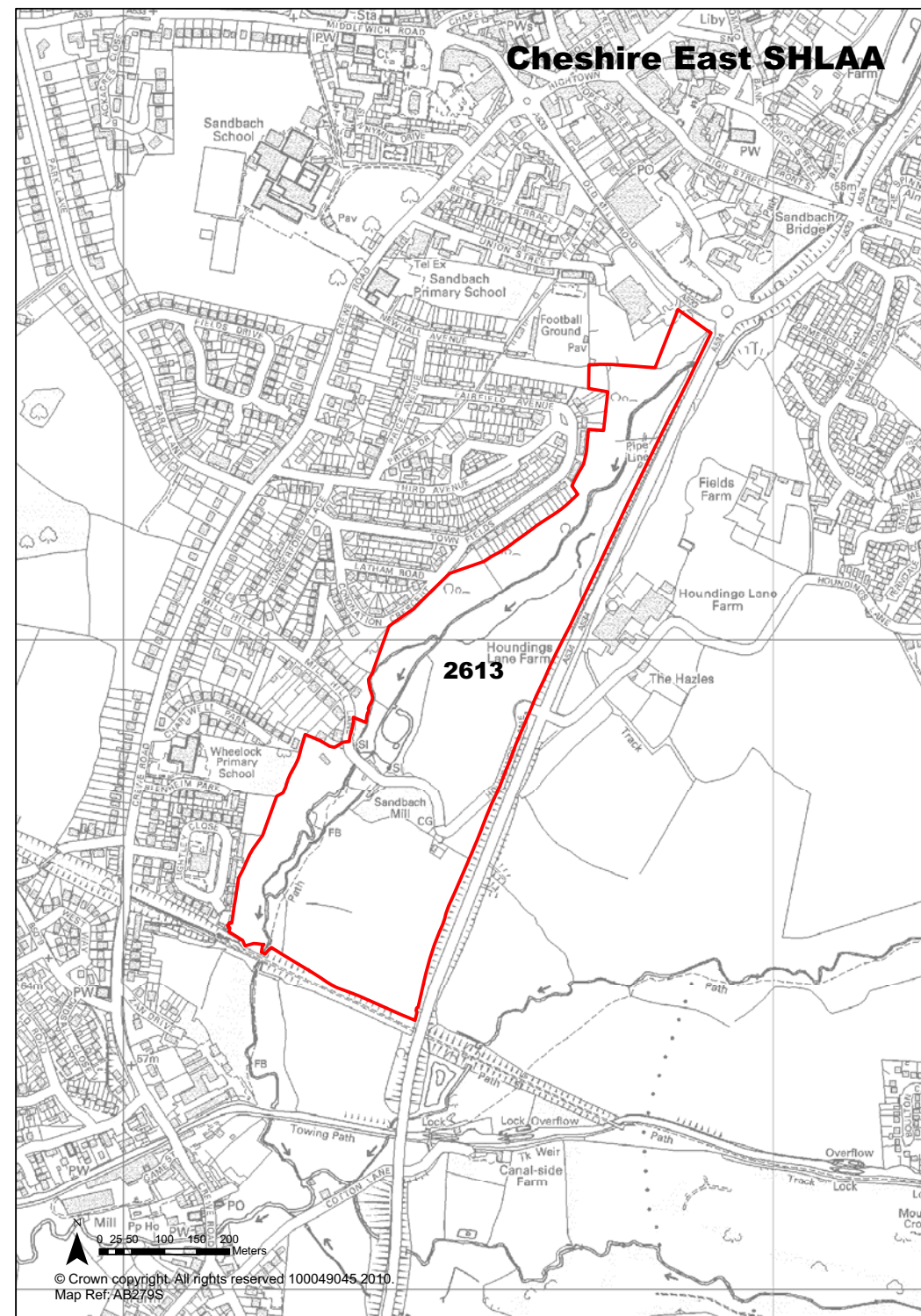
Ref	2611	Site Address	Land off Elm Tree lane, Sandbach		
Town / Rural	Sandbach - Edge / Extension	Easting	373716	Northing	362053
Site Description	Agricultural land.	Site Size Net (Ha)	5.5		
Character of Area	Open Countryside and residential.	Potential Capacity	165		
Surrounding Land Uses	Open Countryside and residential.	Potential Net Capacity	165		
Physical Constraints	Flood zone 1 - little or no risk. Albion inorganic chemicals consultation zone, footpath close to site. Trees and hedges to boundaries and trees on site. Levels appear generally flat. Potential air quality issues.	Potential Density	30		
Policy Restrictions	Open countryside, area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Determination of Capacity	Density multiplier		
Managing Constraints	Consideration of biodiversity. Air quality assessment may be required (size of development).	Total Completions	0		
Sustainability	Close to bus route. And the railway station.	Losses Completed	0		
Accessibility	Access is possible.	Remaining Losses	0		
Other Information		Current Year	0		
Brownfield / Greenfield	Greenfield	Years 1-5	0		
Suitability	Not Suitable	Years 6-10	0		
Availability	Marginal / Uncertain	Years 11-15	0		
Achievability	Not Achievable				
Deliverability	Not currently developable				
Development Progress	SHLAA Site				
Application Number:					



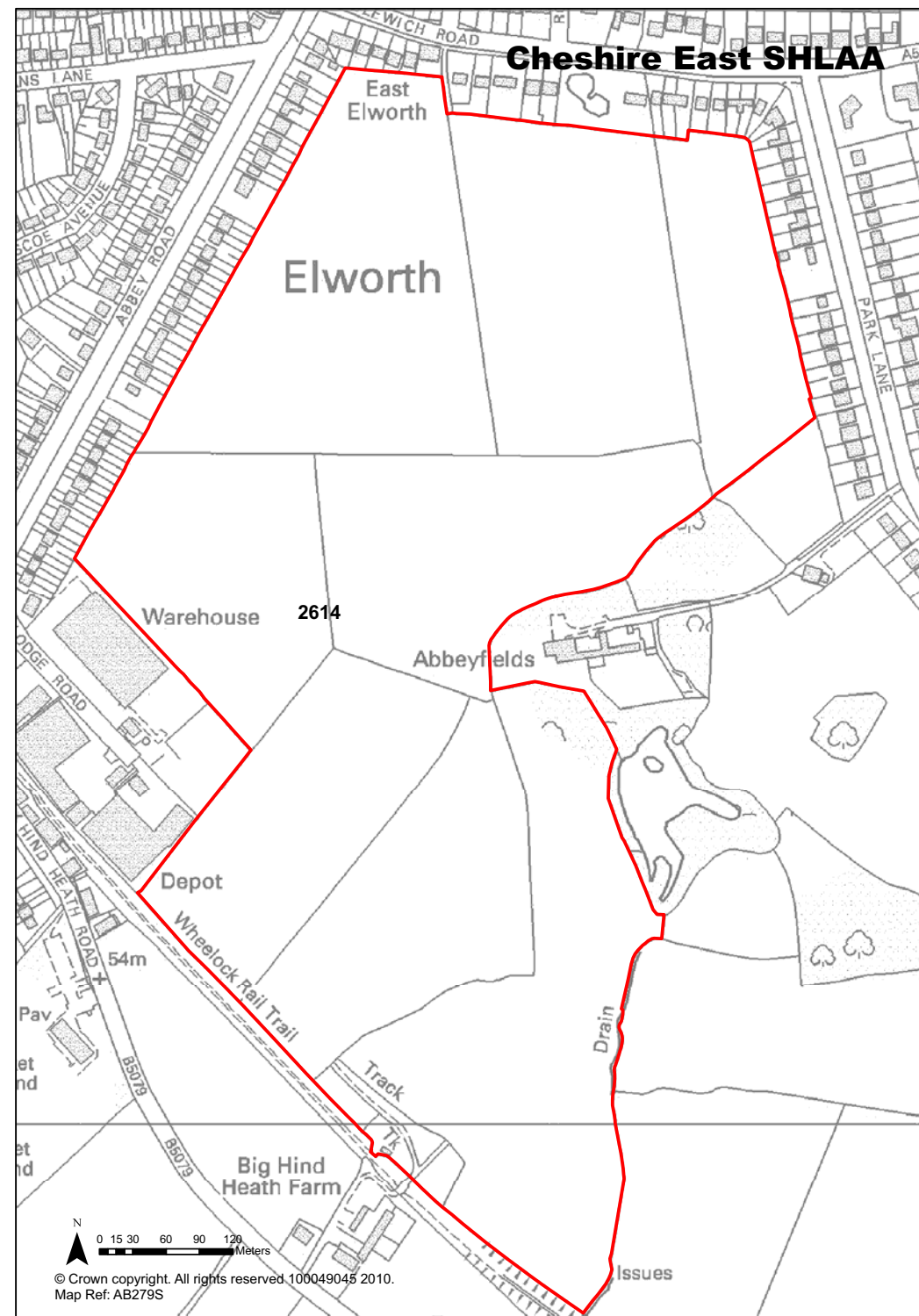
Town / Rural	Sandbach - Edge / Extension	Easting	375960	Northing	360168
Site Description	Agricultural land and farm buildings/business.		Site Size Net (Ha)	5.53	
Character of Area	Open Countryside and residential.		Potential Capacity	120	
Surrounding Land Uses	Open Countryside and residential.		Potential Net Capacity	120	
Physical Constraints	Poor access off unclassified road. Wildlife corridor. TPO. Located on a potential contaminated site. Footpath through site and along part of boundary. Flood zone 1 - little or no risk. Trees and hedges on site and to boundaries. Buildings on site. Slope to site. Potential air quality issues.				
Policy Restrictions	Within Open Countryside. Wildlife Corridor, area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.		Potential Density	19.17	
Managing Constraints	Wildlife corridor would need to be appropriately considered in development of this site. Access would need further consideration with consultation with Highways. Significant landscape buffer and planting likely to be required. Consultation with Contaminated Land Officer. Consideration of accommodation / relocation of footpath. Air quality assessment may be required (size of development).		Determination of Capacity	Density multiplier and based on 'C' for Sites' information and in consideration of Wildlife corridor and need for buffer area.	
Sustainability	Greenfield site in a sustainable location.				
Accessibility	Access is possible.		Total Completions	0	
Other Information			Losses Completed	0	
Brownfield / Greenfield	Greenfield		Remaining Losses	0	
Suitability	Suitable - with policy change				
Availability	Available - site owned by developer		Current Year	0	
Achievability	Achievable		Years 1-5	0	
Deliverability	Developable		Years 6-10	90	
Development Progress	SHLAA Site		Years 11-15	30	
Application Number:					



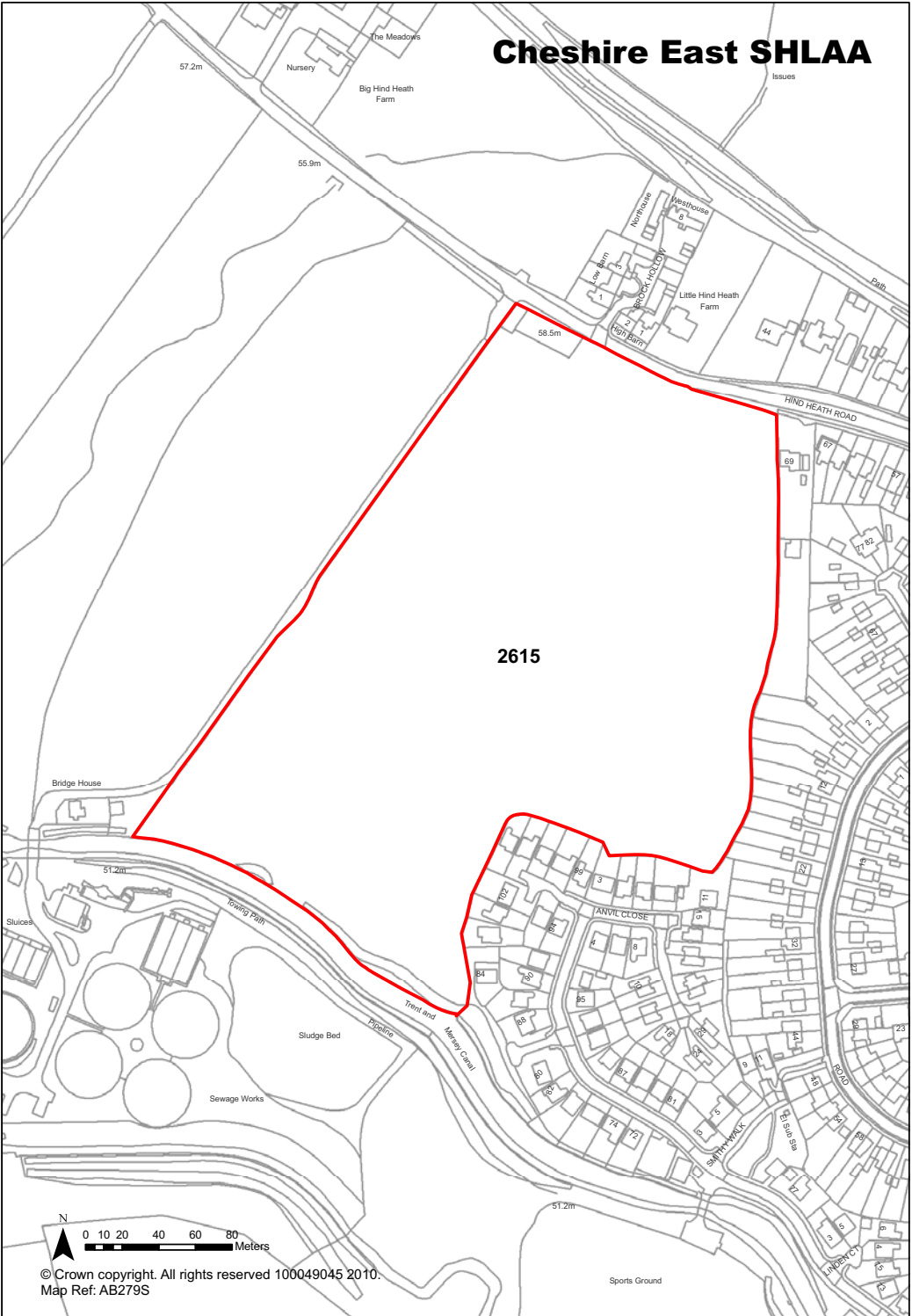
Ref	2613	Site Address	Land adjacent to Wheelock Bypass, Sandbach		
Town / Rural	Sandbach - Edge / Extension	Easting	375535	Northing	359966
Site Description	Agricultural land.		Site Size Net (Ha)	22.35	
Character of Area	Open Countryside and residential.		Potential Capacity	671	
Surrounding Land Uses	Open Countryside and residential.		Potential Net Capacity	671	
Physical Constraints	Significant woodland between western boundary and stream. Steep gradient near stream. Overhead lines. Wildlife corridor, part of site within Flood Zones 2&3, protected are of open space. Located within 250m of landfill. Potential air quality issues.				
Policy Restrictions	Open countryside, Part of the site is allocated for housing in the Local Plan, area of special control for adverts, part of site is a protected area of open space. Surface water runoff should be calculated in accordance with Environment Agency guidelines.		Potential Density	30.02	
Managing Constraints	Consultation with Contaminated Land Officer. Consideration of biodiversity and flood risk, with production of a Flood Risk Assessment. Consultation with Highways to access access issues. Consideration of replacement/relocation of open space. Air quality assessment may be required (size of development).		Determination of Capacity	Density multiplier	
Sustainability	Part of site is close to bus route.				
Accessibility	Access is possible, but potentially problematic.		Total Completions	0	
Other Information			Losses Completed	0	
Brownfield / Greenfield	Greenfield		Remaining Losses	0	
Suitability	Not Suitable				
Availability	Marginal / Uncertain		Current Year	0	
Achievability	Not Achievable		Years 1-5	0	
Deliverability	Not currently developable		Years 6-10	0	
Development Progress	SHLAA Site		Years 11-15	0	
Application Number:					



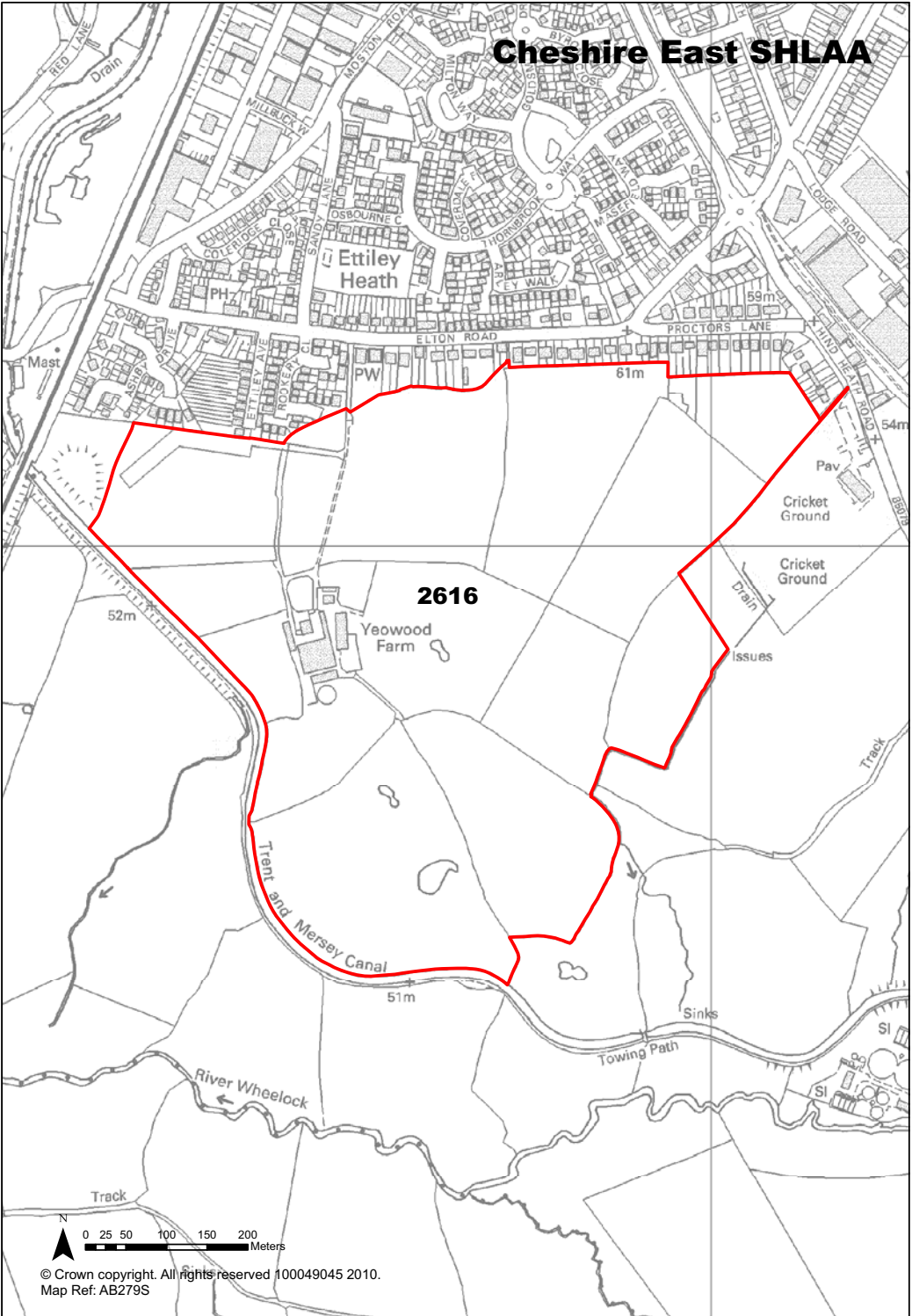
Ref	2614	Site Address	Abbeyfields/Park Lane/Middlewich Road/Abbey Road, Sandbach			
Town / Rural	Sandbach - Edge / Extension		Easting	374511	Northing	360641
Site Description	Agricultural land.		Site Size Net (Ha)		24.54	
Character of Area	Open countryside, residential, recreation and industrial.		Potential Capacity		400	
Surrounding Land Uses	Open countryside, residential, recreation and industrial.		Potential Net Capacity		400	
Physical Constraints	Significant woodland surrounding lake and listed building adjacent to the site. Trees and hedges within site, brine subsidence area. Located on potential contaminated land. Change in sites levels. Potential air quality issues.					
Policy Restrictions	Within Open Countryside. Adjacent to a SBI (Wheelock Rail Trail). TPOs on site. Surface water runoff should be calculated in accordance with Environment Agency guidelines.		Potential Density		9.799	
Managing Constraints	Mitigation required with likely requirement for open space and green corridor, recreational, community and educational facilities and biodiversity mitigation. Consultation with Cheshire Brine Subsidence Compensation Board and Contaminated Land Officer. Air quality assessment may be required (size of development).		Determination of Capacity		Based on significant proportion of site being used for recreational purposes including football pitches and green wedge (to include biodiversity measures)	
Sustainability	Site close to bus route.					
Accessibility	Access is possible.		Total Completions		0	
Other Information	CLG Decision still awaited.		Losses Completed		0	
Brownfield / Greenfield	Greenfield		Remaining Losses		0	
Suitability	Suitable - with policy change					
Availability	Available / site is under option by devel		Current Year		0	
Achievability	Achievable		Years 1-5		0	
Deliverability	Developable		Years 6-10		125	
Development Progress	SHLAA Site - Current Application		Years 11-15		250	
Application Number:	10/3471C					



Ref	2615	Site Address	Land south of Hind Heath Road, Sandbach	
Town / Rural	Sandbach - Edge / Extension	Easting	374493	Northing 359548
Site Description	Agricultural land.	Site Size Net (Ha)	7.43	
Character of Area	Residential on two boundaries, sewage works to the south and agriculture to the west.	Potential Capacity	223	
Surrounding Land Uses	Residential on two boundaries, sewage works to the south and agriculture to the west.	Potential Net Capacity	223	
Physical Constraints	Flood zone 1 - little or no risk. Trees (TPO) on southern boundary adjacent to existing housing. Overhead lines on northern part of site. Site adj to canal conservation area and within BWB consultation zone. Sewerage works close to site. Located within 250m of landfill. Change in levels and trees to boundaries. Potential air quality issues.			
Policy Restrictions	Open countryside, area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Potential Density	30.01	
Managing Constraints	Consultation with Contaminated Land Officer and British Waterways. Consideration of biodiversity and the setting of the conservation area. Air quality assessment may be required (size of development). Accommodation of TPO trees within layout of new development. Diversion of overhead lines if required.	Determination of Capacity	Density multiplier	
Sustainability	Site near to bus route.			
Accessibility	Access is possible.	Total Completions	0	
Other Information	Appeal decision challenged.	Losses Completed	0	
Brownfield / Greenfield	Greenfield	Remaining Losses	0	
Suitability	Suitable - with policy change			
Availability	Available	Current Year	0	
Achievability	Achievable	Years 1-5	0	
Deliverability	Developable	Years 6-10	125	
Development Progress	SHLAA Site - Current Application	Years 11-15	98	
Application Number:	10/2608C			



Town / Rural	Sandbach - Edge / Extension	Easting	373684	Northing	359842
Site Description	Agricultural land.	Site Size Net (Ha)	41.41		
Character of Area	Residential to the north, canal and Open Countryside to the south.	Potential Capacity	800		
Surrounding Land Uses	Residential to the north, canal and Open Countryside to the south.	Potential Net Capacity	800		
Physical Constraints	Access off Elton Road down a single track. Significant trees along field boundaries, brine subsidence area. Site adj to canal conservation area and BWB consultation zone. Part of site within United Phosphorous consultation zone. Located within 250m of landfill. Buildings, trees and hedges on site. Levels appear generally flat. Potential air quality issues.				
Policy Restrictions	Open countryside, area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Potential Density	9.66		
Managing Constraints	Opportunities for ecological enhancement should be included within any new development. Consultation with Cheshire Brine Subsidence Compensation Board, Contaminated Land Officer and British Waterways. Consideration of biodiversity. Air quality assessment may be required (size of development).	Determination of Capacity	Based on agent information		
Sustainability	Site near to bus route.				
Accessibility	Access is possible.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Suitable - with policy change				
Availability	Available	Current Year	0		
Achievability	Achievable	Years 1-5	0		
Deliverability	Developable	Years 6-10	125		
Development Progress	SHLAA Site	Years 11-15	250		
Application Number:					



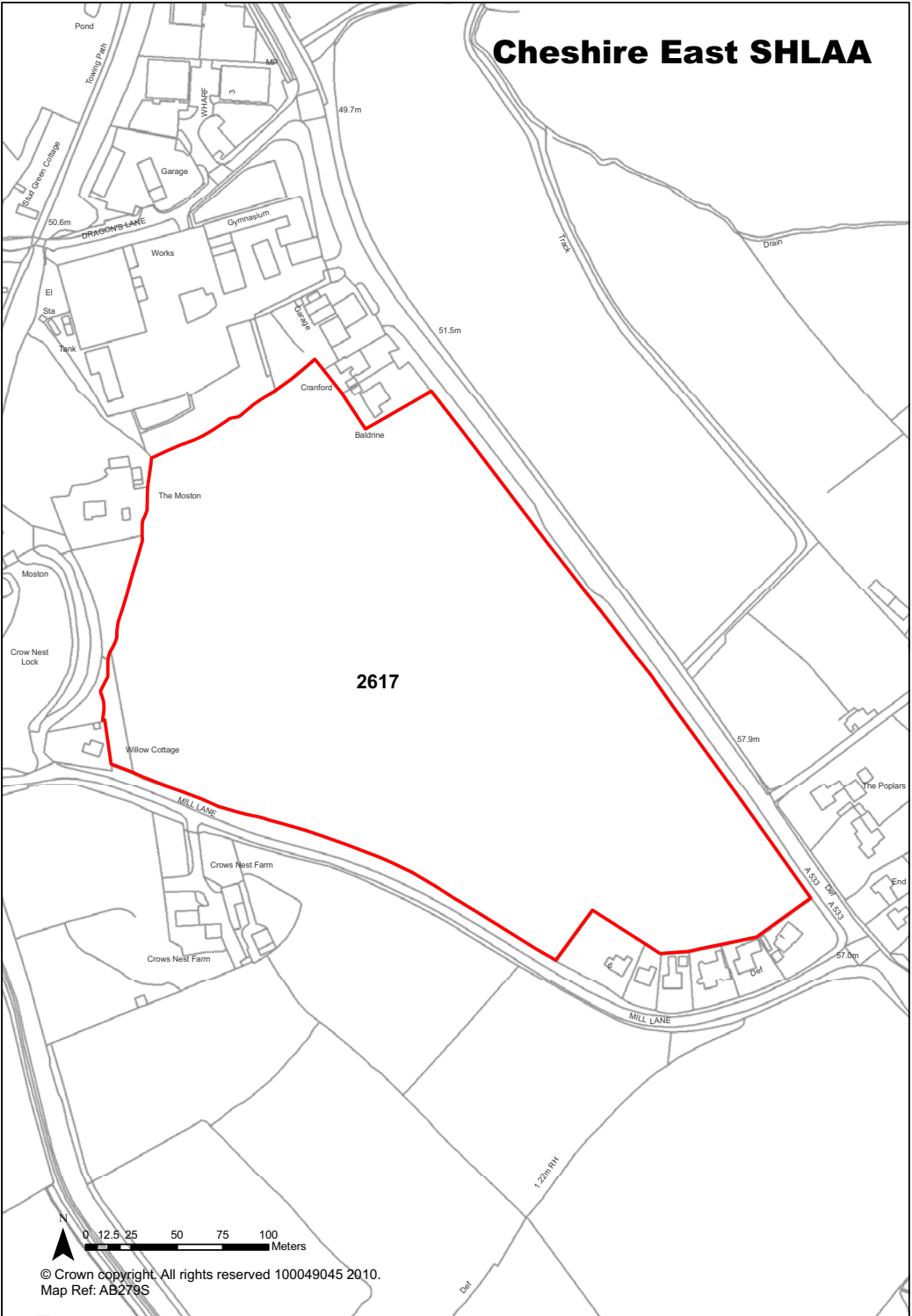
Ref

2617

Site Address

Land at Mill Lane/London Road,
Sandbach

Town / Rural	Sandbach - Edge / Extension	Easting	373312	Northing	362132
Site Description	Agricultural land.	Site Size Net (Ha)	7.02		
Character of Area	Open countryside, residential and commercial.	Potential Capacity	211		
Surrounding Land Uses	Open countryside, residential and commercial.	Potential Net Capacity	211		
Physical Constraints	Within Albion Inorganic Chemicals consultation zone, Flood zone 1-little or no risk. BWB consultation zone. Located on potential contaminated site. Trees on site. Levels appear generally flat. Potential air quality issues.				
Policy Restrictions	Open countryside, area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Potential Density	30.06		
Managing Constraints	Consultation with Bristish Waterways and Contaminated Land Officer. Consideration of biodiversity. Air quality assessment may be required (size of development).	Determination of Capacity	Density multiplier		
Sustainability	Site is located on a bus route to both Middlewich and Sandbach and is near to Sandbach Railway Station.				
Accessibility	Access is possible.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Suitable - with policy change				
Availability	Marginal / Uncertain	Current Year	0		
Achievability	Not Achievable	Years 1-5	0		
Deliverability	Not currently developable	Years 6-10	0		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:					



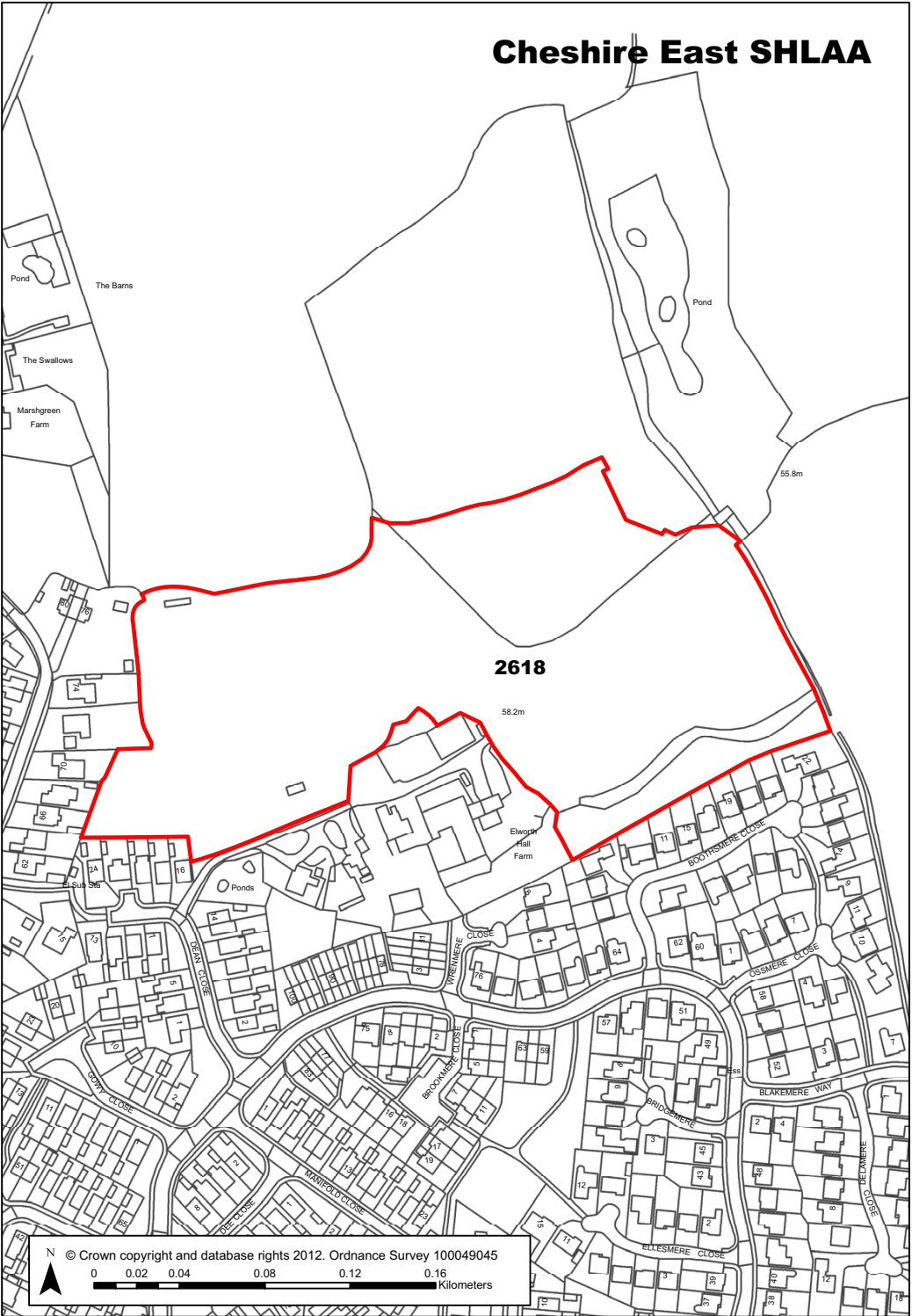
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2618

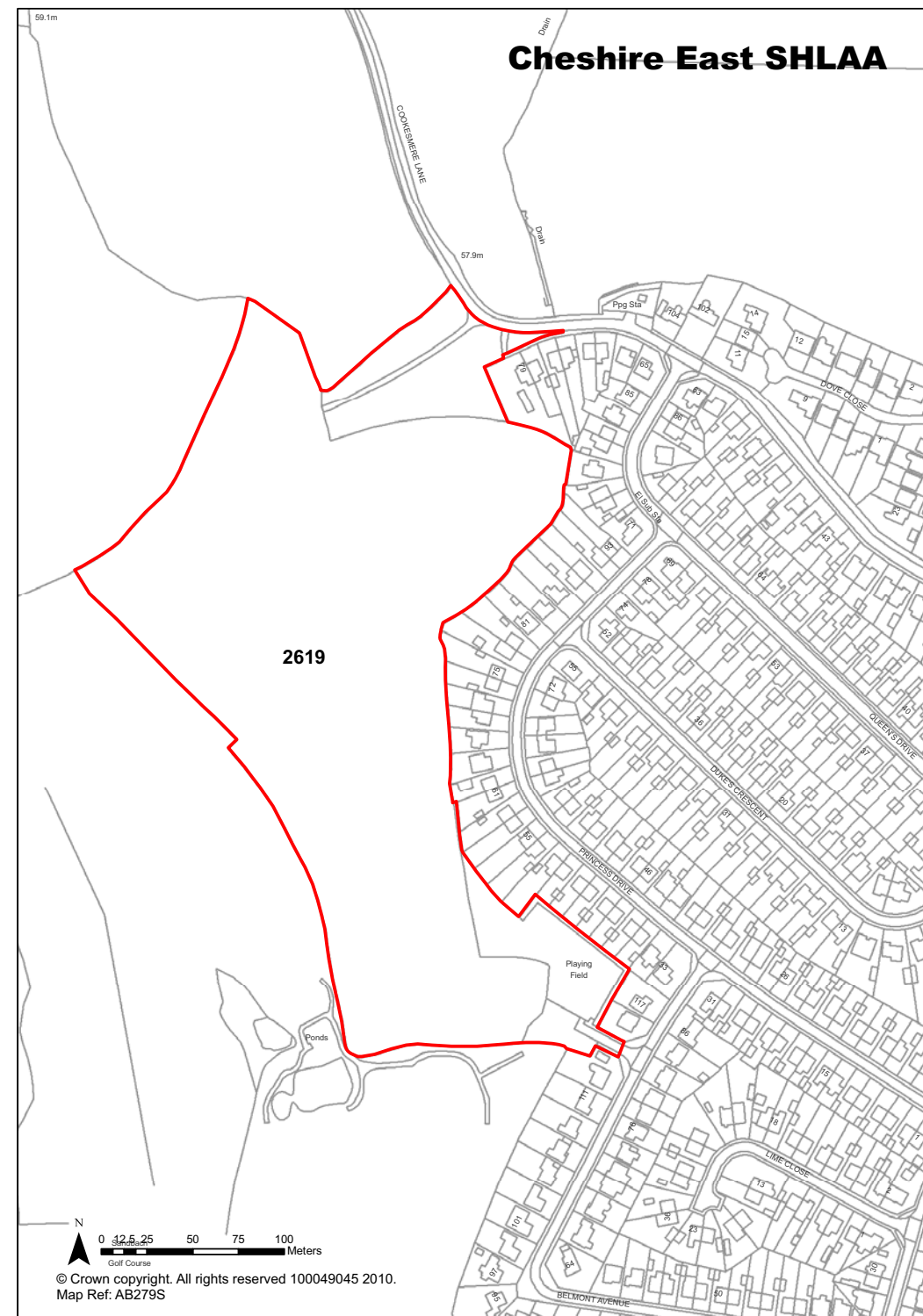
Site Address

Land surrounding Elworth Hall Farm,
Dean Close, Sandbach

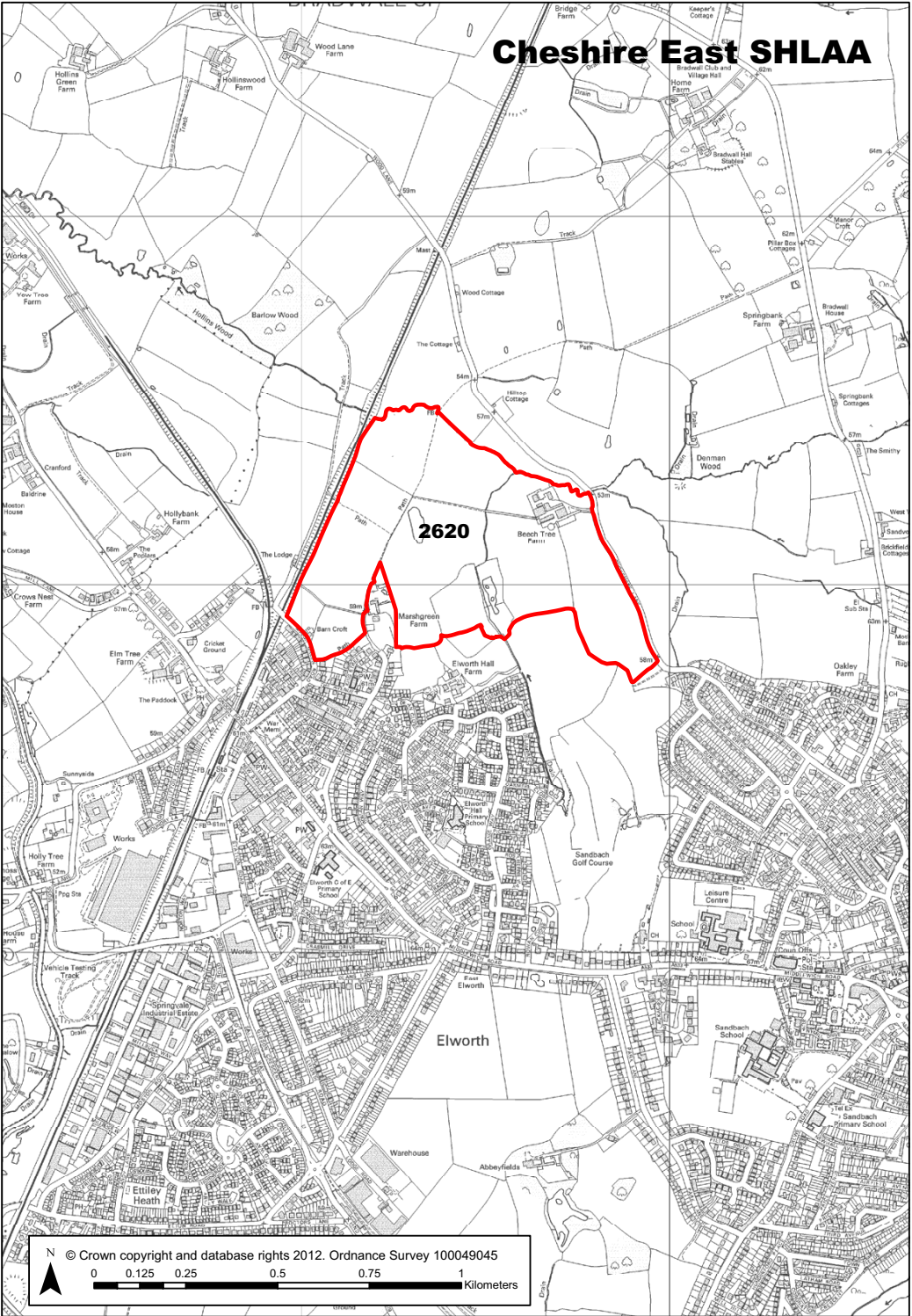
Town / Rural	Sandbach - Edge / Extension	Easting	374423	Northing	361790
Site Description	Agricultural land.	Site Size Net (Ha)	3.73		
Character of Area	Open countryside and residential.	Potential Capacity	108		
Surrounding Land Uses	Open countryside and residential.	Potential Net Capacity	108		
Physical Constraints	Flood zone 1 - little or no risk. TPOs on site, within Albion Inorganic Chemicals outer consultation zone. Trees on site. Change in level on site. Located directly on landfill. Potential iar quality issues.				
Policy Restrictions	Open countryside, area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Potential Density	30.17		
Managing Constraints	Consideration of biodiversity. Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development).	Determination of Capacity	Density multiplier		
Sustainability	Site in in close proximity to a bus route and is within walking distance of a primary school and foodstore..				
Accessibility	Access is possible.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Suitable - with policy change				
Availability	Available	Current Year	0		
Achievability	Achievable	Years 1-5	0		
Deliverability	Developable	Years 6-10	90		
Development Progress	SHLAA Site	Years 11-15	18		
Application Number:					



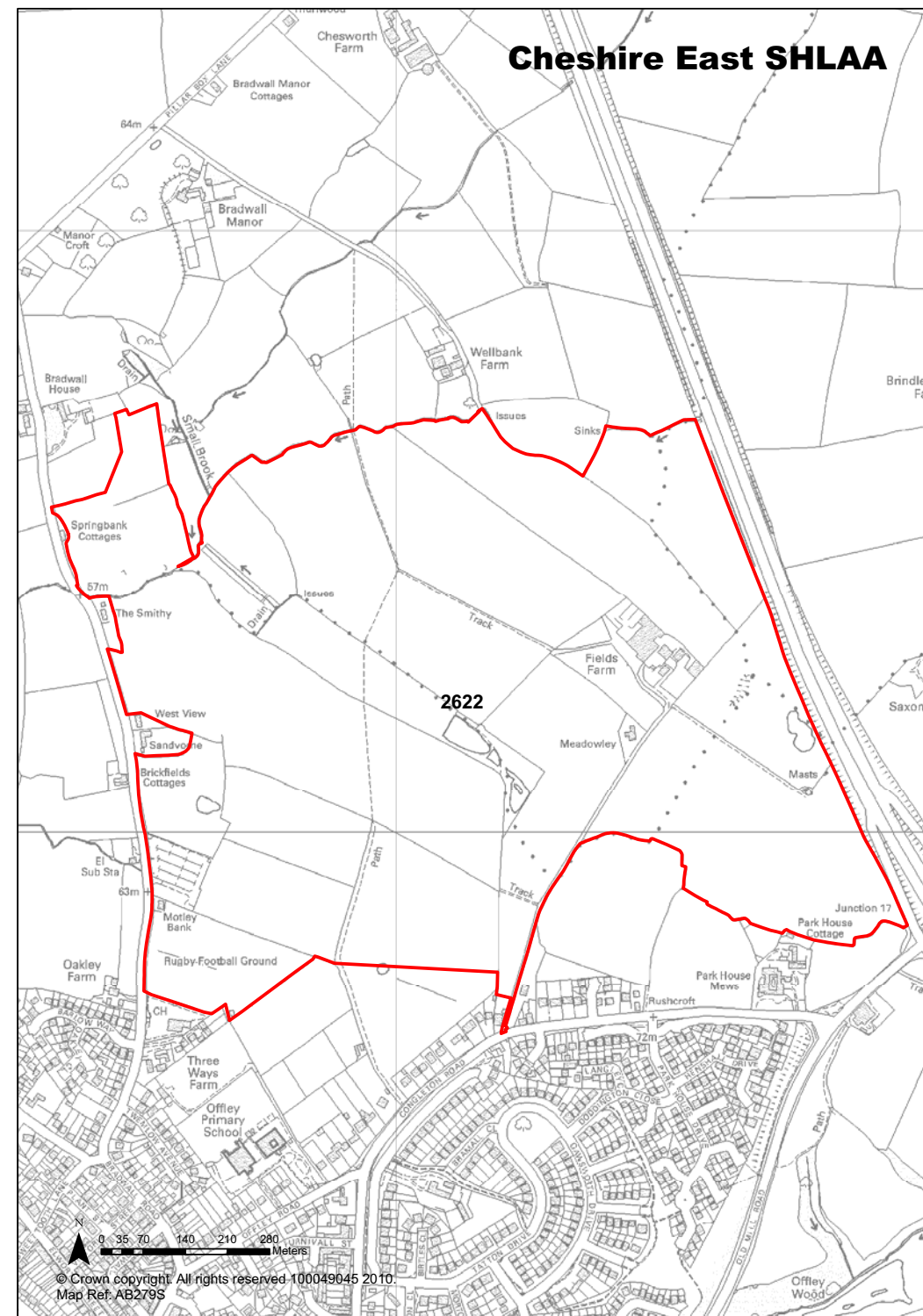
Ref	2619	Site Address	Land at Princess Drive/Cooksmere Lane, Sandbach		
Town / Rural	Sandbach - Edge / Extension	Easting	374914	Northing	361584
Site Description	Agricultural lad.	Site Size Net (Ha)	6.22		
Character of Area	Open Countryside and residential.	Potential Capacity	187		
Surrounding Land Uses	Open Countryside and residential.	Potential Net Capacity	187		
Physical Constraints	TPOs on site. Within Albion Inorganic Chemicals outer consultaton zone. Ponds adjacent to site. Trees and hedges on site. Undulating site. Located within 250m of landfill. Potential air quality issues.				
Policy Restrictions	Flood zone 1 - little or no risk. Open countryside, protected area of open space, area of special controls for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Potential Density	30.06		
Managing Constraints	Consultation with Contaminated Land Officer. Consideration of biodiversity and production of a Prtoected Species survey. Consideration of replaement/relocation of open space. Air quality assessment may be required (size of development).	Determination of Capacity	Density multiplier		
Sustainability	Site close to town centre bus route and is within walking sistance of secondary school and leisure centre.				
Accessibility	Access is possible.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Suitable - with policy change				
Availability	Marginal / Uncertain	Current Year	0		
Achievability	Not Achievable	Years 1-5	0		
Deliverability	Not currently developable	Years 6-10	0		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:					



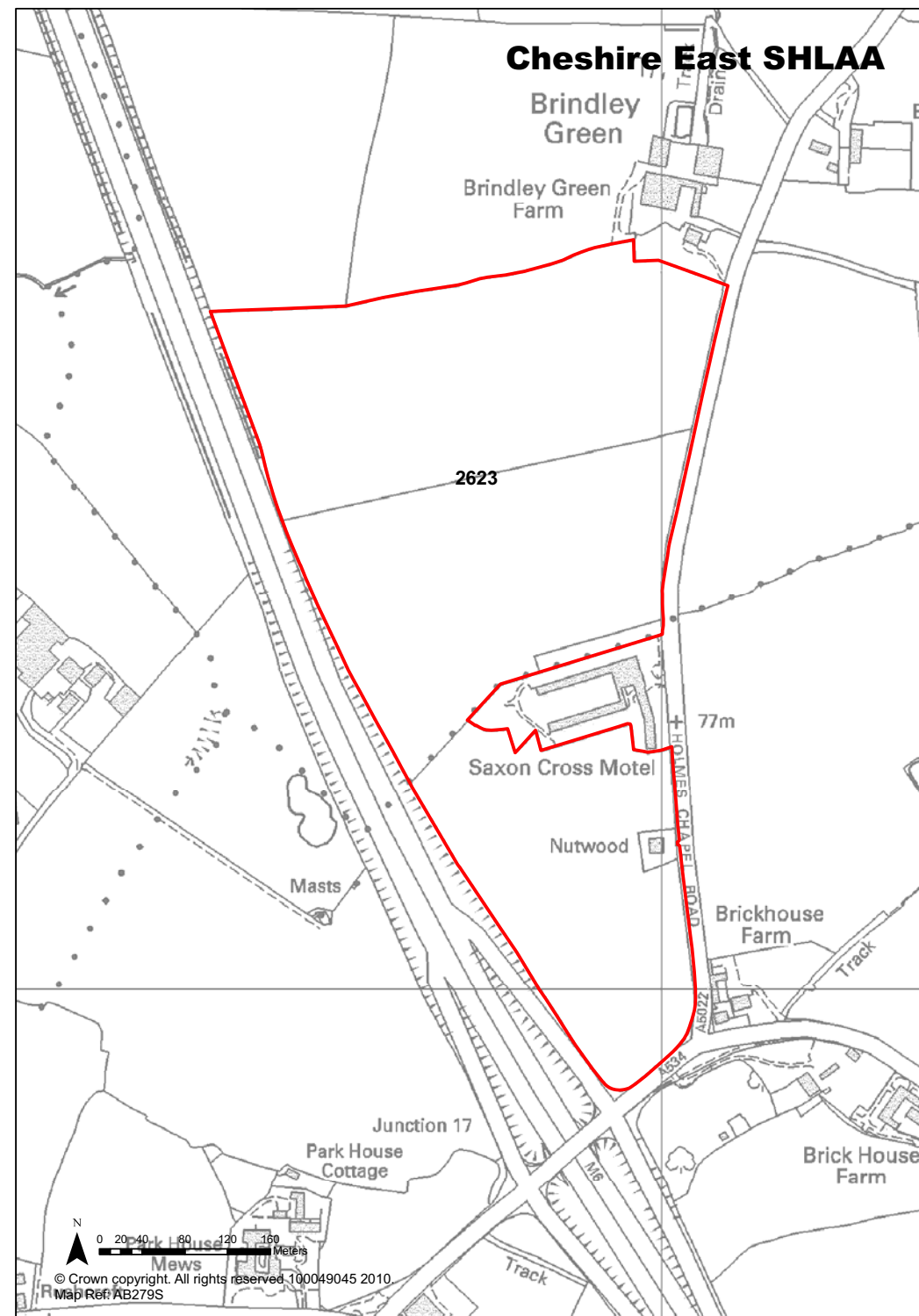
Ref	2620	Site Address	Land west of Cooksmere Lane, Sandbach		
Town / Rural	Sandbach - Edge / Extension	Easting	374434	Northing	362097
Site Description	Farm buildings and agricultural land.	Site Size Net (Ha)	40.73		
Character of Area	Open Countryside and residential.	Potential Capacity	1240		
Surrounding Land Uses	Open Countryside and residential, site bordered by railway to the west.	Potential Net Capacity	1240		
Physical Constraints	TPOs and ponds on site. Within flood zones 2&3, footpaths traverse site, Albion Inorganic Chemicals consultation zone. Change in site levels and buildings present on site. Located directly on landfill. Potential air quality issues.				
Policy Restrictions	Open countryside, area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Potential Density	30		
Managing Constraints	Consideration of biodiversity and flood risk with the production of a Flood Risk Assessment and Protected Species survey. Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development).	Determination of Capacity	Density multiplier		
Sustainability	Site is considered unsustainable, with poor access to public transport.				
Accessibility	Access is possible.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Not Suitable				
Availability	Marginal / Uncertain	Current Year	0		
Achievability	Not Achievable	Years 1-5	0		
Deliverability	Not currently developable	Years 6-10	0		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:					



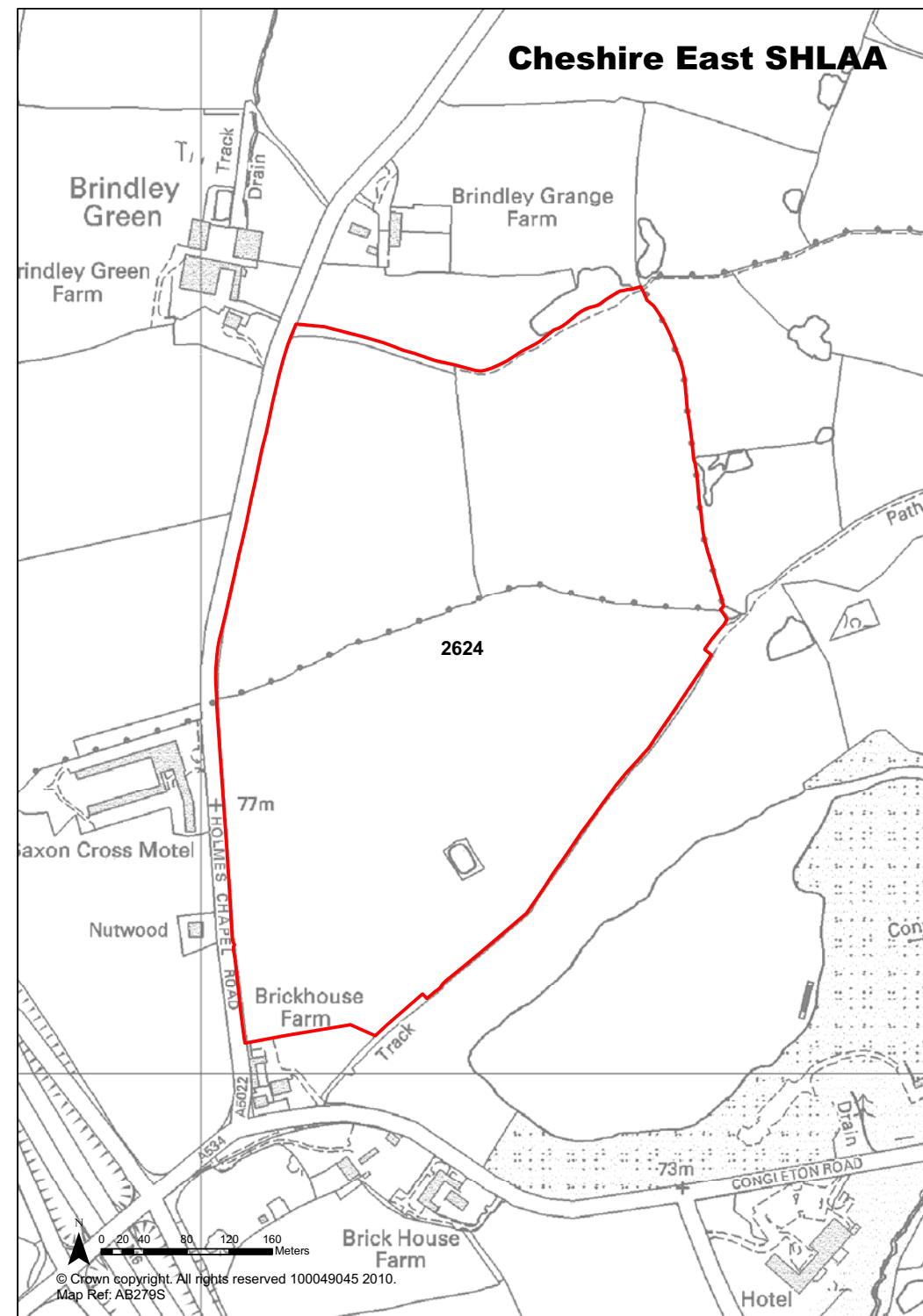
Ref	2622	Site Address	Fields Farm, Congleton Road/Bradwall Road, Congleton		
Town / Rural	Sandbach - Edge / Extension	Easting	376187	Northing	362185
Site Description	Farm buildings and agricultural land.	Site Size Net (Ha)	93.88		
Character of Area	Open Countryside.	Potential Capacity	2816		
Surrounding Land Uses	Open Countryside.	Potential Net Capacity	2816		
Physical Constraints	Potential impact from motorway widening, ponds on site, footpath crossing site, Albion Inorganic Chemicals outer consultation zone. Buildings on site. Located on potential contaminated site. Changing site levels. Trees and hedges on site. Potential air quality issues.	Potential Density	30		
Policy Restrictions	Open countryside, Jodrell Bank consultation zone, area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Determination of Capacity	Density multiplier		
Managing Constraints	Cobultation with Jodrell Bank and Contamianated Land Officer. Consideration of biodiversity and production of Protected Species survey. Consideration of accommodation or relocation of footpath. Air quality assessment may be required (size of development).	Total Completions	0		
Sustainability	Site is considered unsustainable, with poor access to public transport.	Losses Completed	0		
Accessibility	Access is possible.	Remaining Losses	0		
Other Information		Current Year	0		
Brownfield / Greenfield	Greenfield	Years 1-5	0		
Suitability	Not Suitable	Years 6-10	0		
Availability	Marginal / Uncertain	Years 11-15	0		
Achievability	Not Achievable				
Deliverability	Not currently developable				
Development Progress	SHLAA Site				
Application Number:					



Ref	2623	Site Address	Land west of Holmes Chapel Road, Sandbach			
Town / Rural	Sandbach - Edge / Extension		Easting	376819	Northing	362304
Site Description	Agricultural land.		Site Size Net (Ha)		20.4	
Character of Area	Open countryside, vacant motel and one dwelling.		Potential Capacity		612	
Surrounding Land Uses	Open countryside, vacant motel and one dwelling.		Potential Net Capacity		612	
Physical Constraints	Flood zone 1 - little or no risk. Potential impact from motorway widening, area of search for sand and gravel, footpath borders and crosses part of the site. Located on potential contaminated site. Trees and hedges to boundary and on site. Levels appear generally flat. Potential air quality issues.					
Policy Restrictions	Open countryside, area of special control for adverts, Jodrell Bank consultation zone. Surface water runoff should be calculated in accordance with Environment Agency guidelines.		Potential Density		30	
Managing Constraints	Consultation with Jodrell Bank and Contaminated Land Officer. Consideration of biodiversity. Air quality assessment may be required (size of development and proximity to AQMA).		Determination of Capacity		Density multiplier	
Sustainability	Although the site is on a bus route, it is located some distance away from the settlement of Sandbach and cannot be seen as sustainable.					
Accessibility	Access is possible.		Total Completions		0	
Other Information			Losses Completed		0	
Brownfield / Greenfield	Greenfield		Remaining Losses		0	
Suitability	Not Suitable					
Availability	Marginal / Uncertain		Current Year		0	
Achievability	Not Achievable		Years 1-5		0	
Deliverability	Not currently developable		Years 6-10		0	
Development Progress	SHLAA Site		Years 11-15		0	
Application Number:						



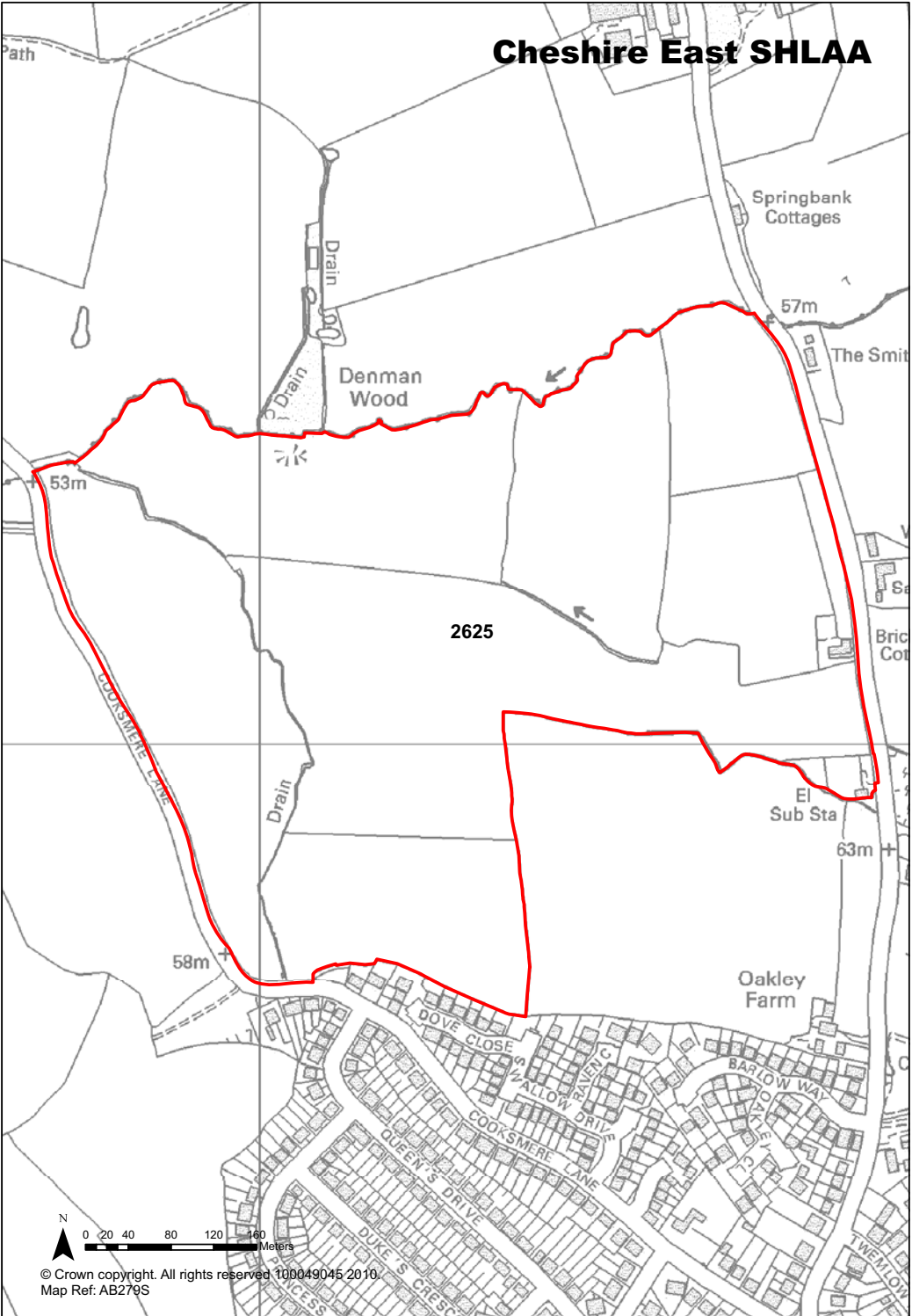
Ref	2624	Site Address	Land east of Holmes Chapel Road, Sandbach			
Town / Rural	Sandbach - Edge / Extension		Easting	377252	Northing	362371
Site Description	Agricultural land		Site Size Net (Ha)		23.91	
Character of Area	Open countryside with quarry adjacent to south eastern boundary.		Potential Capacity		718	
Surrounding Land Uses	Open countryside with quarry adjacent to south eastern boundary.		Potential Net Capacity		718	
Physical Constraints	Flood zone 1 - little or no risk. Pond, trees and hedges on site, footpath bordering the site, wildlife corridor adjacent. Surface water runoff should be calculated in accordance with Environment Agency guidelines. Levels appear generally flat. Located on potential contaminated site.					
Policy Restrictions	Open countryside, area of special control for adverts, Jodrell Bank consultation zone.		Potential Density		30.03	
Managing Constraints	Consultation with Jodrell Bank and Contaminated Land Officer. Consideration of biodiversity and production of a Protected Species survey. Consideration of accommodation/relocation of footpath.		Determination of Capacity		Density multiplier	
Sustainability	Although the site is on a bus route, it is located some distance away from the settlement of Sandbach and cannot be seen as sustainable.					
Accessibility	Access is possible.		Total Completions		0	
Other Information			Losses Completed		0	
Brownfield / Greenfield	Greenfield		Remaining Losses		0	
Suitability	Not Suitable					
Availability	Marginal / Uncertain		Current Year		0	
Achievability	Not Achievable		Years 1-5		0	
Deliverability	Not currently developable		Years 6-10		0	
Development Progress	SHLAA Site		Years 11-15		0	
Application Number:						



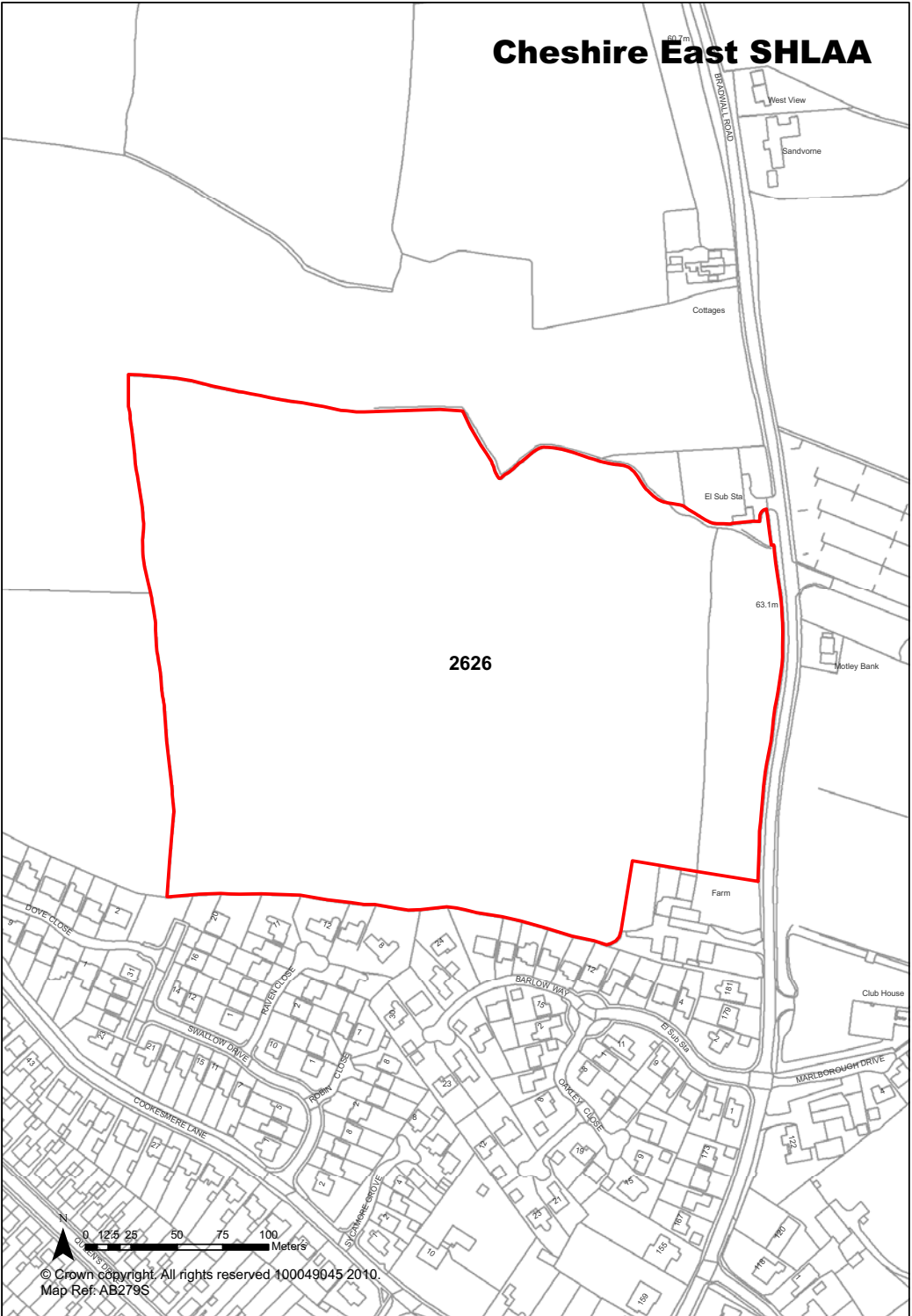
Ref2625

Site AddressLand east of Cooksmere Lane,
Sandbach

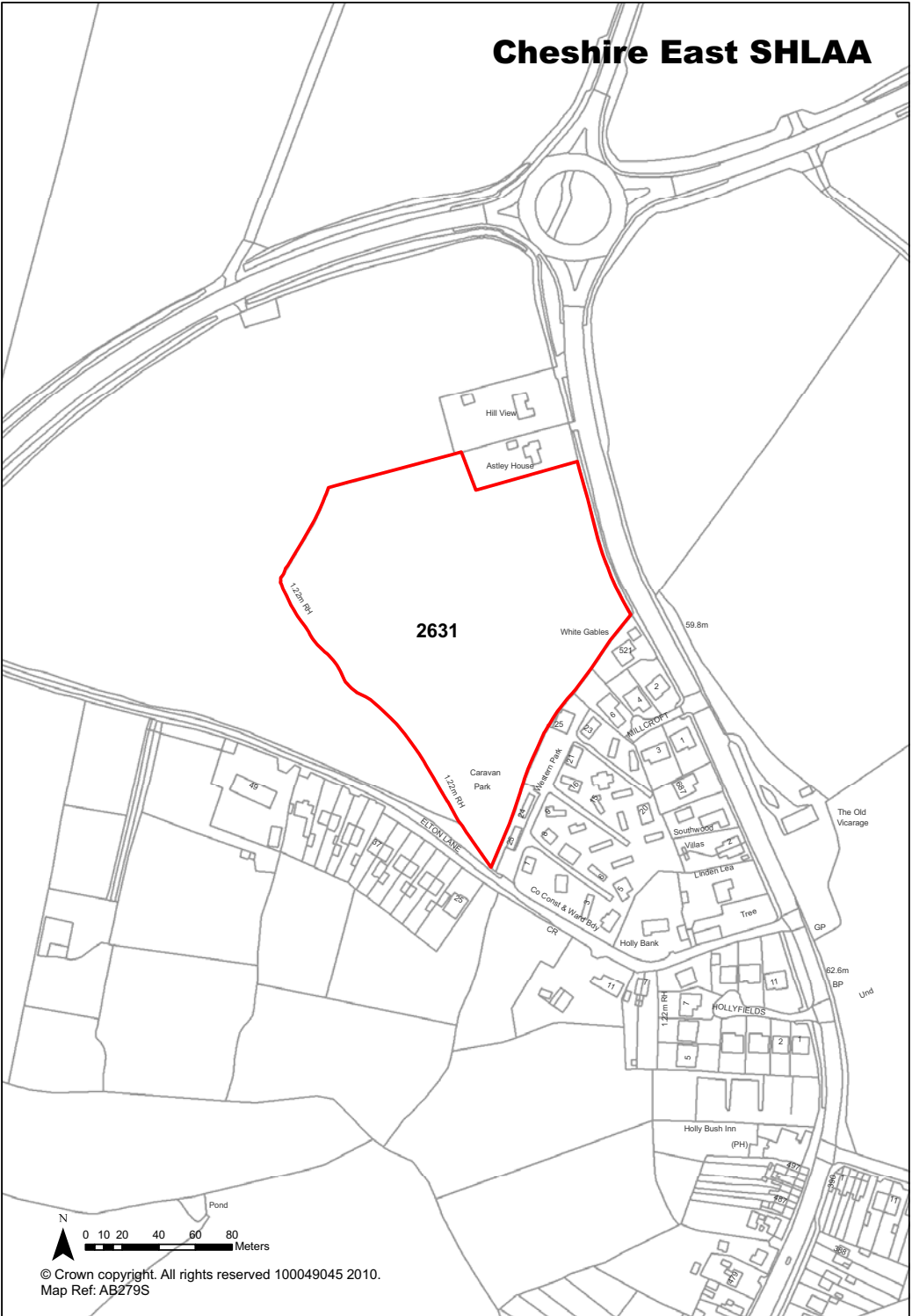
Town / Rural	Sandbach - Edge / Extension	Easting	375182	Northing	362079
Site Description	Agricultural land.		Site Size Net (Ha)	30.24	
Character of Area	Open countryside and residential.		Potential Capacity	908	
Surrounding Land Uses	Open countryside and residential.		Potential Net Capacity	908	
Physical Constraints	Flood zone 1 - little or no risk. Substation in south east corner of site with overhead lines, drain through site, Albion Inorganic Chemicals outer consultation zone. Located on potential contaminated site. Change in levels and trees and hedges on site. Potential air quality issues.				
Policy Restrictions	Open countryside, area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.		Potential Density	30.03	
Managing Constraints	Consultation with Contaminated Land Officer. Consideration of biodiversity. Air quality assessment may be required (size of development).		Determination of Capacity	Density multiplier	
Sustainability	Site is considered unsustainable.				
Accessibility	Access is possible.		Total Completions	0	
Other Information			Losses Completed	0	
Brownfield / Greenfield	Greenfield		Remaining Losses	0	
Suitability	Not Suitable				
Availability	Marginal / Uncertain		Current Year	0	
Achievability	Not Achievable		Years 1-5	0	
Deliverability	Not currently developable		Years 6-10	0	
Development Progress	SHLAA Site		Years 11-15	0	
Application Number:					



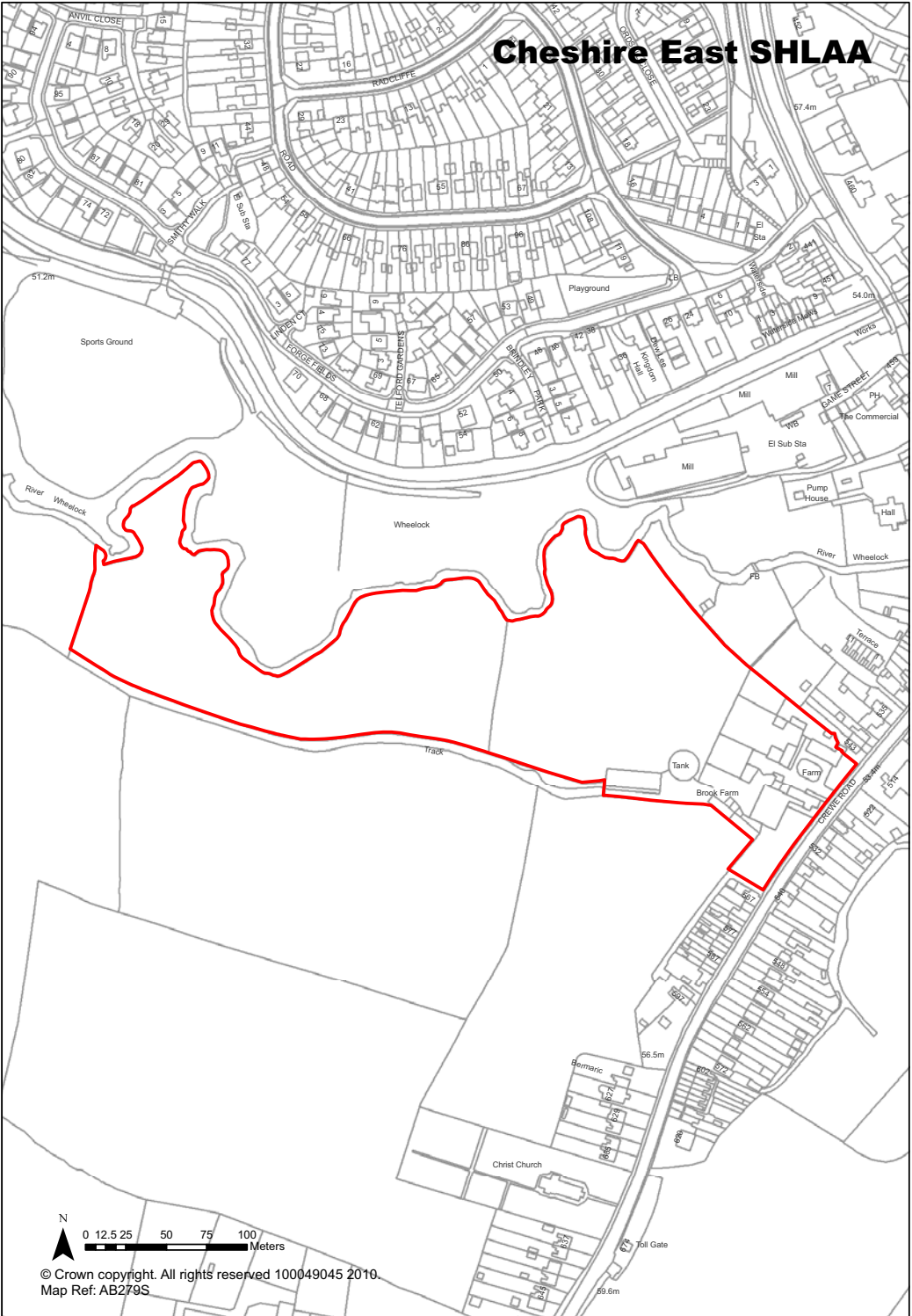
Ref	2626	Site Address	Land at Oakley Farm, Bradwall Road, Sandbach		
Town / Rural	Sandbach - Edge / Extension	Easting	375405	Northing	361866
Site Description	Agricultural land.	Site Size Net (Ha)	8.47		
Character of Area	Open countryside and residential.	Potential Capacity	255		
Surrounding Land Uses	Open countryside and residential.	Potential Net Capacity	255		
Physical Constraints	Flood zone 1 - little or no risk. Located on potential contaminated site. Trees and hedges on site and to boundaries. Levels appear generally flat. Potential air quality issues.	Potential Density	30.11		
Policy Restrictions	Open countryside, area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Determination of Capacity	Density multiplier		
Managing Constraints	Consultation with Contaminated Land Officer. Consideration of biodiversity. Air quality assessment may be required (size of development).	Total Completions	0		
Sustainability	Site is considered unsustainable.	Losses Completed	0		
Accessibility	Access is possible.	Remaining Losses	0		
Other Information		Current Year	0		
Brownfield / Greenfield	Greenfield	Years 1-5	0		
Suitability	Not Suitable	Years 6-10	0		
Availability	Marginal / Uncertain	Years 11-15	0		
Achievability	Not Achievable				
Deliverability	Not currently developable				
Development Progress	SHLAA Site				
Application Number:					



Ref	2631	Site Address	Land west of Crewe Road, Winterley	
Town / Rural	Smaller Villages	Easting	374683	Northing 358018
Site Description	Agricultural land.	Site Size Net (Ha)	2.38	
Character of Area	Open countryside and residential.	Potential Capacity	72	
Surrounding Land Uses	Open countryside and residential.	Potential Net Capacity	72	
Physical Constraints	Flood zone 1 - little or no risk. Slightly undulating. Hedge to boundary. Some trees on boundary. Located on potential contaminated site.	Potential Density	30.25	
Policy Restrictions	Open countryside, area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Determination of Capacity	Density multiplier	
Managing Constraints	Consultation with Contaminated Land Officer. Consideration of biodiversity.	Total Completions	0	
Sustainability	Site close to bus route.	Losses Completed	0	
Accessibility	Access is possible.	Remaining Losses	0	
Other Information		Current Year	0	
Brownfield / Greenfield	Greenfield	Years 1-5	0	
Suitability	Not Suitable	Years 6-10	0	
Availability	Marginal / Uncertain	Years 11-15	0	
Achievability	Not Achievable			
Deliverability	Not currently developable			
Development Progress	SHLAA Site			
Application Number:				



Ref	2632	Site Address	Land at Brook Farm, Crewe Road, Sandbach		
Town / Rural	Sandbach - Edge / Extension	Easting	374865	Northing	359001
Site Description	Agricultural land and farm buildings.	Site Size Net (Ha)	9.12		
Character of Area	Open countryside.	Potential Capacity	274		
Surrounding Land Uses	Commercial and recreation to the north, agricultural to the south. Site bordered by the River Wheelock.	Potential Net Capacity	274		
Physical Constraints	Overhead lines on part of the site and significant trees along southern boundary. Footpath bordering part of site. Within Flood Zones 2&3 and BWB consultation zone. Located within 250m of landfill. Potential air quality issues. Slight change to levels close to water body.				
Policy Restrictions	Open countryside, area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Potential Density	30.04		
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Consideration of footpath, biodiversity, the setting of the canal and flood risk with the production of a Flood Risk Assessment.	Determination of Capacity	Density multiplier		
Sustainability	Site can be considered sustainable due to its location partially within the settlement of Wheelock and its accessibility by public transport				
Accessibility	Access is possible.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Suitable - with policy change				
Availability	Marginal / Uncertain	Current Year	0		
Achievability	Not Achievable	Years 1-5	0		
Deliverability	Not currently developable	Years 6-10	0		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:					



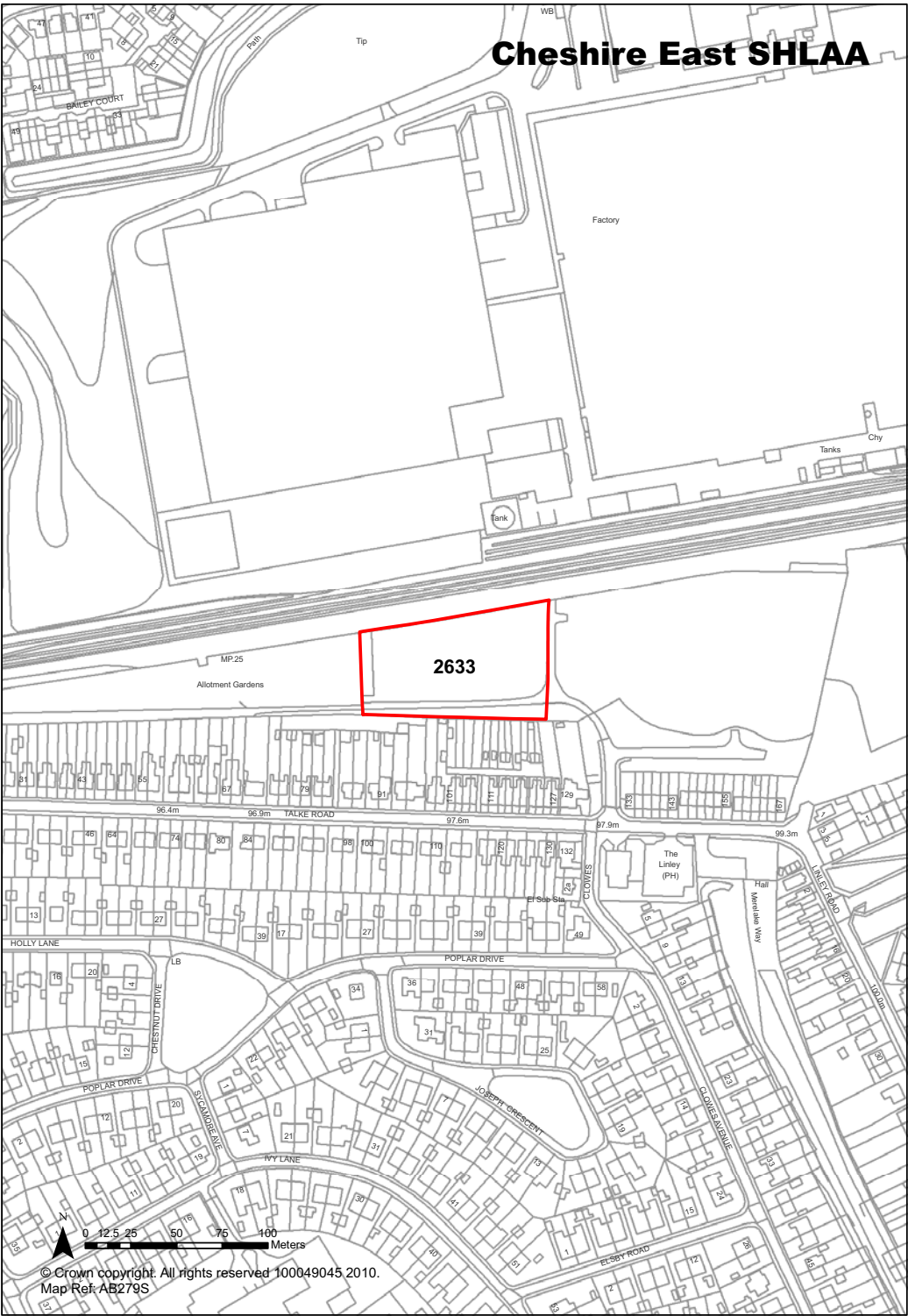
Ref

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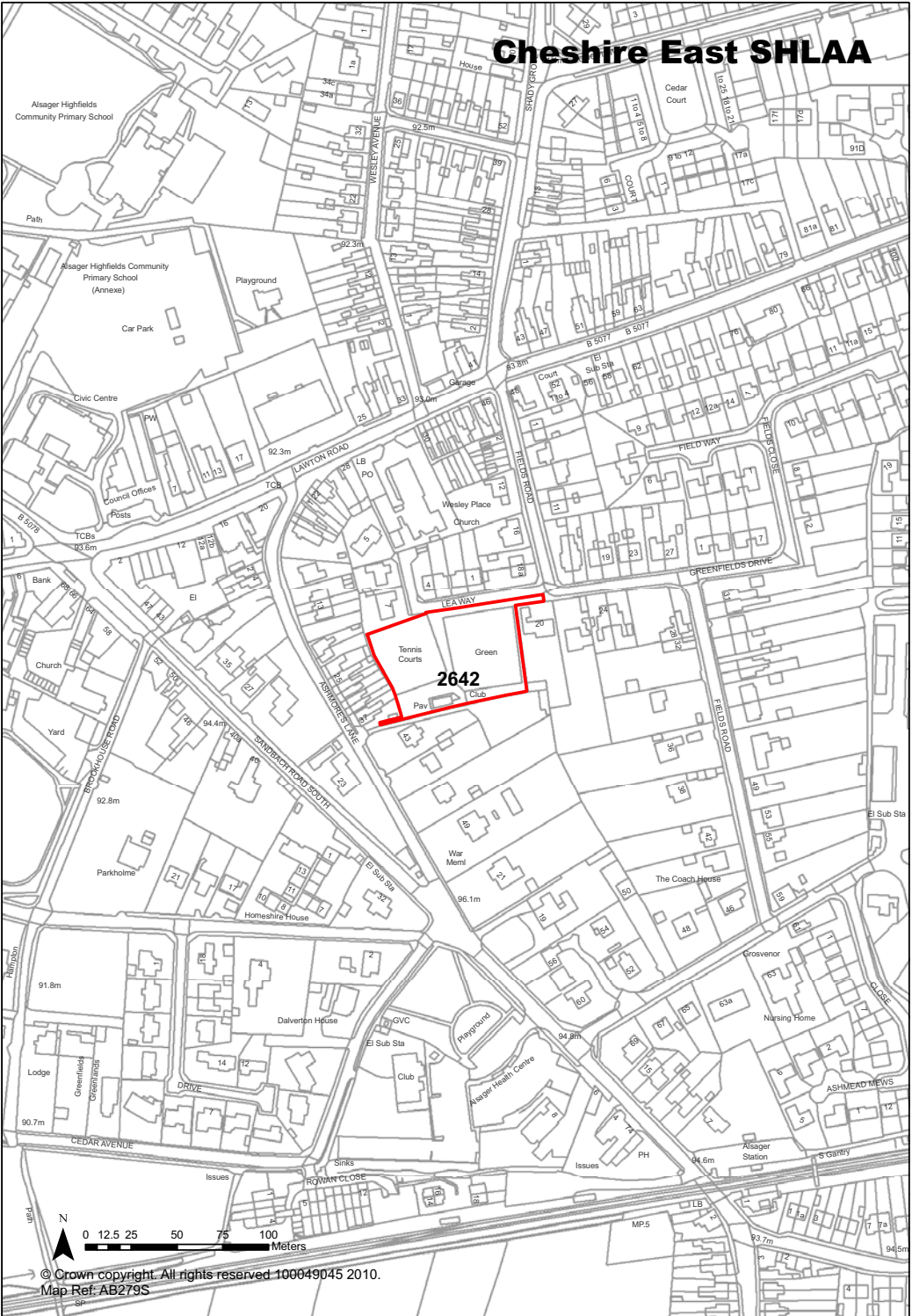
Site Address

Land to north of Talke Road, Alsager

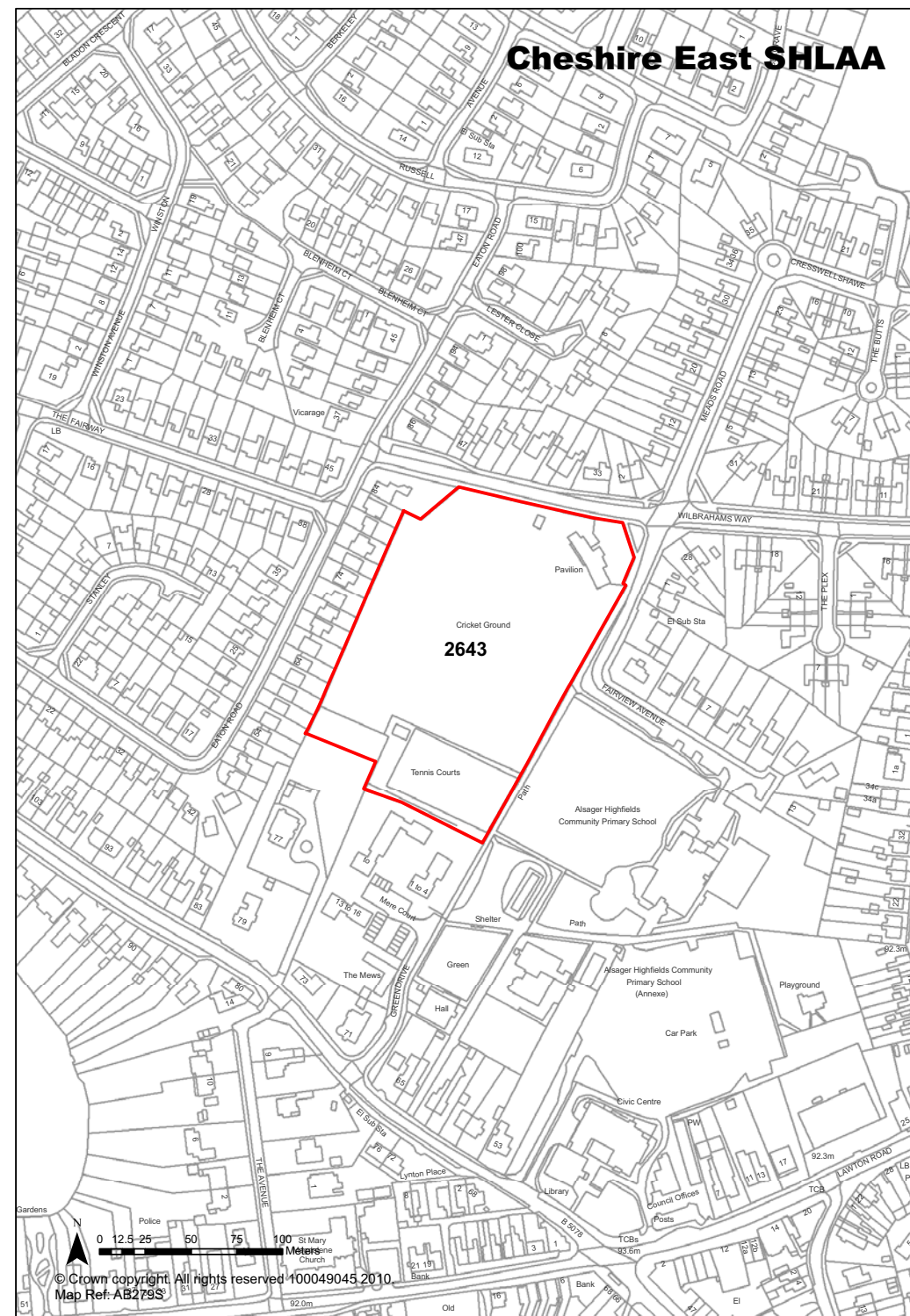
Town / Rural	Alsager	Easting	380547	Northing	355165
Site Description	Public open space.	Site Size Net (Ha)	0.56		
Character of Area	Mix of residential, allotments and industrial uses.	Potential Capacity	17		
Surrounding Land Uses	Mix of residential, allotments and industrial uses.	Potential Net Capacity	17		
Physical Constraints	Flood zone 1 - little or no risk. Slightly undulating. Used as public open space. Access to the site seems OK. Located within 250m of landfill. Trees/hedges to boundary.				
Policy Restrictions	Protected area of open space. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Potential Density	30.36		
Managing Constraints	Consultation with Contaminated Land Officer. Consideration of biodiversity.	Determination of Capacity	Density multiplier		
Sustainability	The site is in a fairly sustainable location being close to an existing bus route, with links to the railway station and town centre.				
Accessibility	Access is possible.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Suitable - with policy change	Current Year	0		
Availability	Marginal / Uncertain	Years 1-5	0		
Achievability	Achievable	Years 6-10	0		
Deliverability	Not currently developable	Years 11-15	0		
Development Progress	SHLAA Site				
Application Number:					



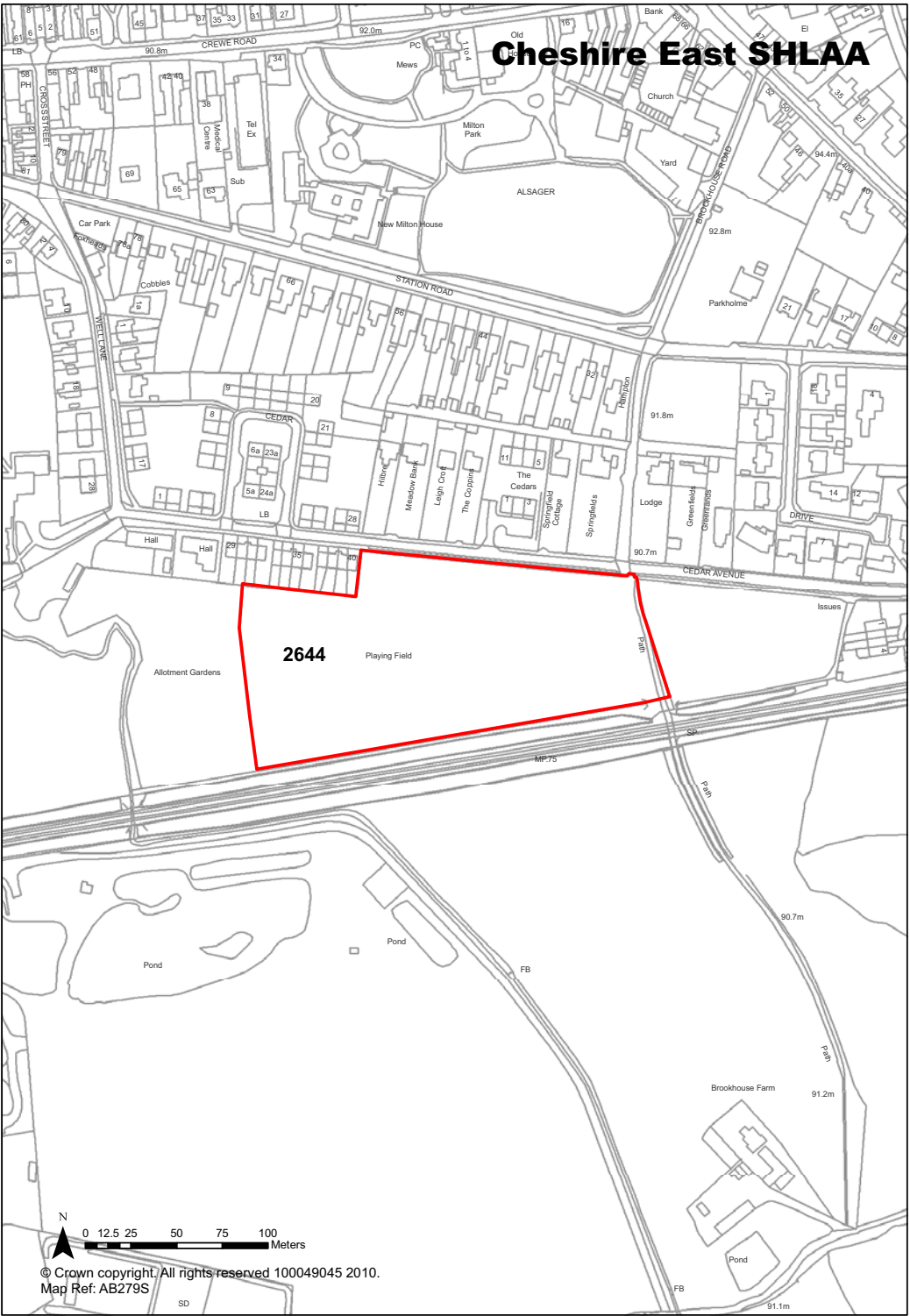
Ref	2642	Site Address	Land off Lea Way, Alsager		
Town / Rural	Alsager	Easting	379908	Northing	355413
Site Description	Bowling green and tennis club.	Site Size Net (Ha)	0.4		
Character of Area	Generally residential.	Potential Capacity	12		
Surrounding Land Uses	Generally residential.	Potential Net Capacity	12		
Physical Constraints	Generally flat. Access should be possible. Site remains in use. TPO and building on site. Located within 250m of landfill.	Potential Density	30		
Policy Restrictions	Flood zone 1 - little or no risk. Protected area of open space. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Determination of Capacity	Density multiplier		
Managing Constraints	Consultation with Contaminated Land Officer. Consideration of biodiversity and replacement/relocation of open space.	Total Completions	0		
Sustainability	Site is in a highly sustainable location within Alsager.	Losses Completed	0		
Accessibility	Access is possible.	Remaining Losses	0		
Other Information	No evidence that current users wish to see the site redeveloped for housing.	Current Year	0		
Brownfield / Greenfield	Greenfield	Years 1-5	0		
Suitability	Suitable - with policy change	Years 6-10	0		
Availability	Not Available	Years 11-15	0		
Achievability	Achievable				
Deliverability	Not currently developable				
Development Progress	SHLAA Site				
Application Number:					



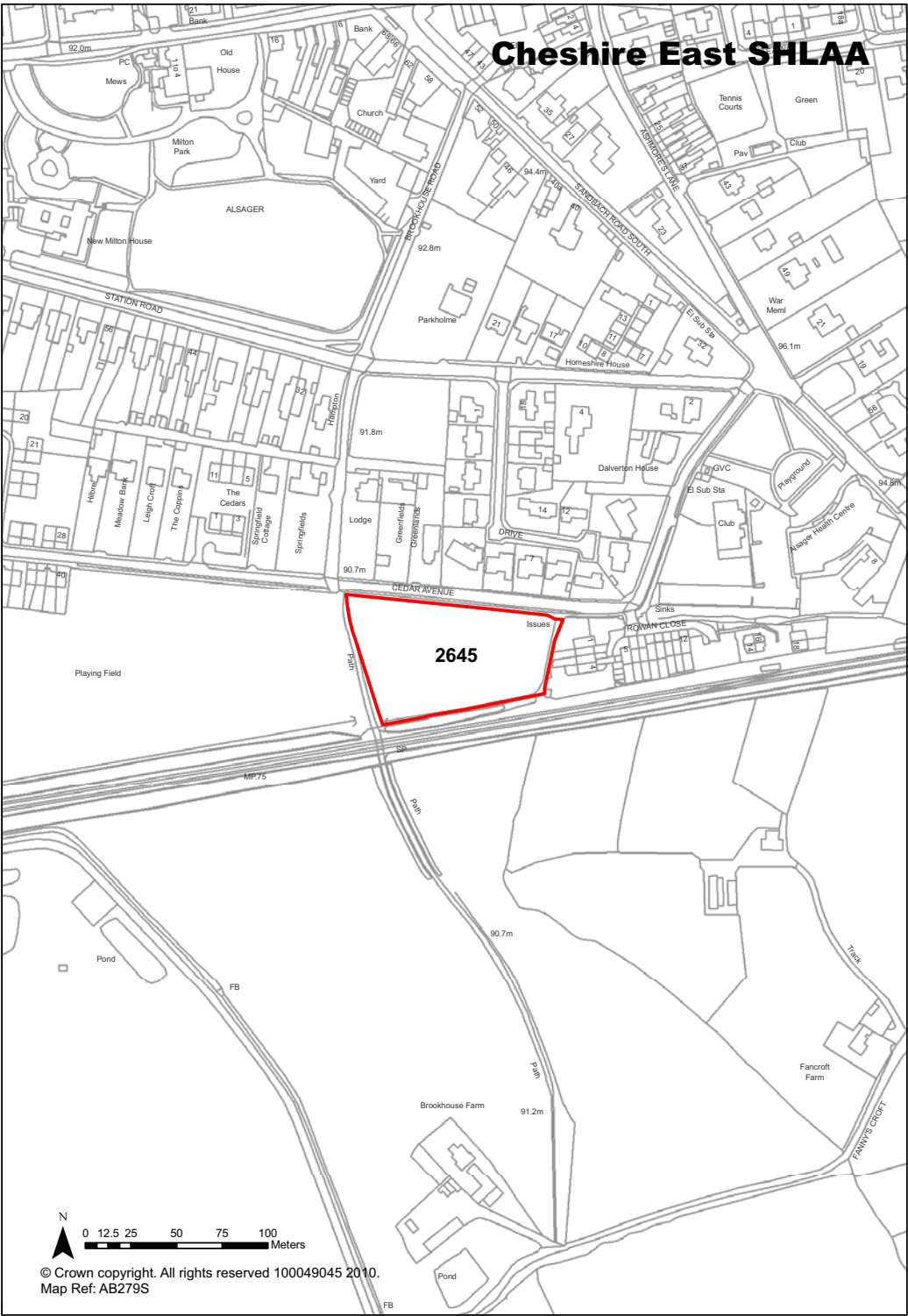
Ref	2643	Site Address	Land off Wilbrahams Way, Alsager	
Town / Rural	Alsager	Easting	379619	Northing 355795
Site Description	Cricket and tennis clubs	Site Size Net (Ha)	2.01	
Character of Area	Generally residential, a school is located to the south east of the site.	Potential Capacity	61	
Surrounding Land Uses	Generally residential, a school is located to the south east of the site.	Potential Net Capacity	61	
Physical Constraints	Still in use. Site is generally flat. No other obvious constraints. Located on potential contaminated site. Trees (TPO) on site.	Potential Density	30.35	
Policy Restrictions	Flood zone 1 - little or no risk. TPO area to the north east of the site. Identified as Protected Open Space within the Local Plan. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Determination of Capacity	Density multiplier	
Managing Constraints	Consultation with Contaminated Land Officer. Consideration of biodiversity and replacement/relocation of open space.	Total Completions	0	
Sustainability	Site in sustainable location.	Losses Completed	0	
Accessibility	Access is possible	Remaining Losses	0	
Other Information	No evidence that current users wish to redevelop site for housing.	Current Year	0	
Brownfield / Greenfield	Greenfield	Years 1-5	0	
Suitability	Suitable - with policy change	Years 6-10	0	
Availability	Not Available - long term prospect	Years 11-15	0	
Achievability	Not Achievable			
Deliverability	Not currently developable			
Development Progress	SHLAA Site			
Application Number:				



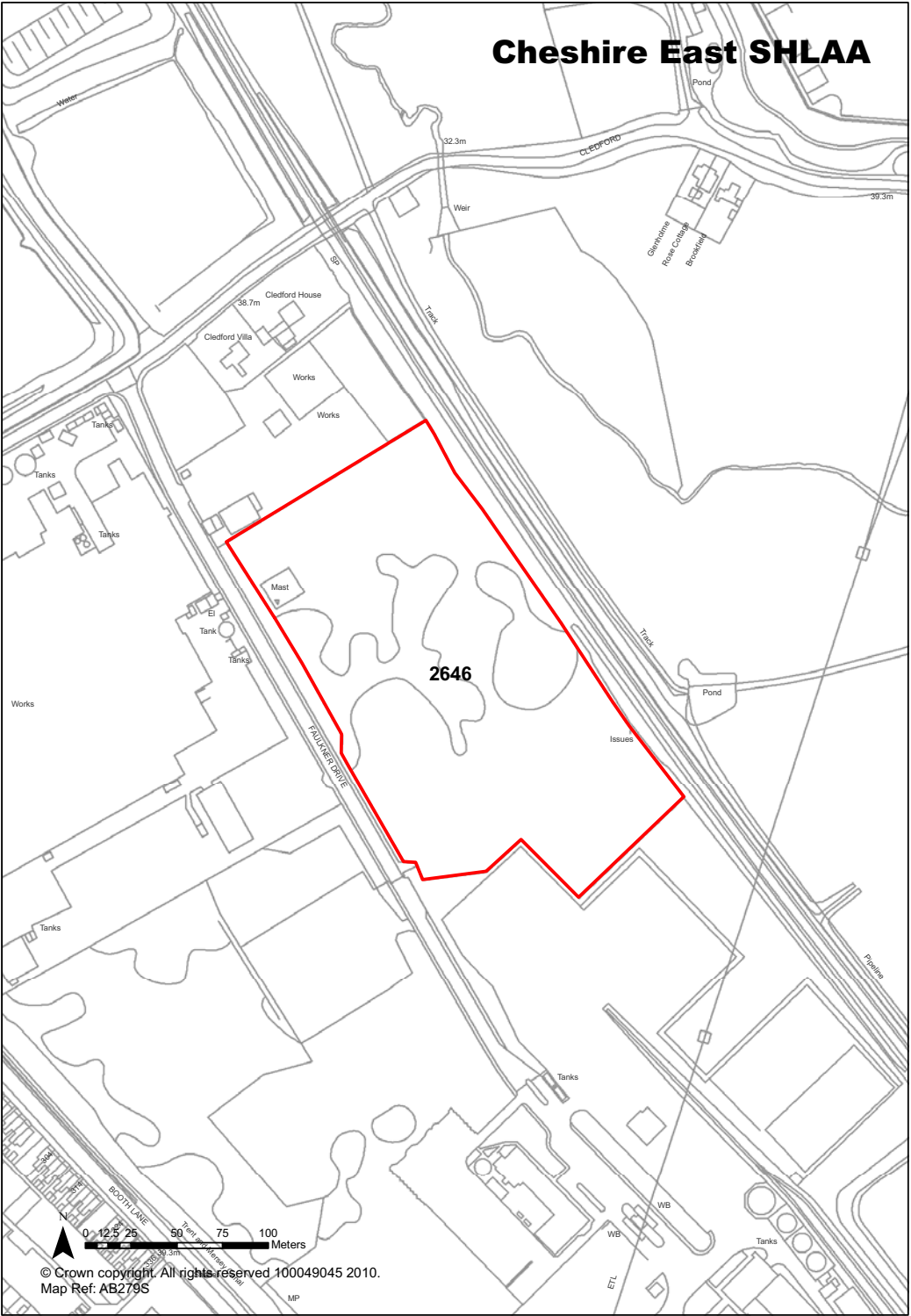
Ref	2644	Site Address	Land off Cedar Avenue, Alsager		
Town / Rural	Alsager	Easting	379574	Northing	355102
Site Description	Football pitch.	Site Size Net (Ha)	1.96		
Character of Area	Residential to the North and East, allotments to the west, and the railway to the south.	Potential Capacity	40		
Surrounding Land Uses	May be some compatiability issues due to the location of the railway to the south of the site.	Potential Net Capacity	40		
Physical Constraints	Small part of site within Flood zones 2 and 3. Railway adjacent to site. Currently used as a football pitch. Site is generally flat. Potential issues with on street parking in the area. Footpath borders the site. Potential noise issues. Trees and shrubs to boundary.				
Policy Restrictions	Located within an area of Open Countryside and identified as Protected Open Space within the Local Plan. Area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Potential Density	20.41		
Managing Constraints	Production of a Flood Risk Assessment. PPG24 noise assessment required (rail noise). Consideration of biodiversity, relocation/replacement of open space and footpath.	Determination of Capacity	Density multiplier but leaving space for a buffer to both the flood risk area and to the railway.		
Sustainability	Site in a fairly sustainable location, close to the town centre.				
Accessibility	Access is possible.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Not Suitable	Current Year	0		
Availability	Not Available - long term prospect	Years 1-5	0		
Achievability	Not Achievable	Years 6-10	0		
Deliverability	Not currently developable	Years 11-15	0		
Development Progress	SHLAA Site				
Application Number:					



Ref	2645	Site Address	Land off Cedar Avenue, Alsager			
Town / Rural	Alsager - Edge / Extension		Easting	379734	Northing	355110
Site Description	Paddock.		Site Size Net (Ha)		0.59	
Character of Area	Residential, adjacent to railway and football pitches.		Potential Capacity		18	
Surrounding Land Uses	Residential, adjacent to railway and football pitches.		Potential Net Capacity		18	
Physical Constraints	Adjacent to railway. Site is overgrown. Slightly rolling topography. Some trees on site (TPOs). Footpath borders part of the site. Potential noise issues.					
Policy Restrictions	Flood zone 1- little or no risk. Open countryside, area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.		Potential Density		30.51	
Managing Constraints	PPG24 noise assessment required (rail noise). Consideration of biodiversity.		Determination of Capacity		Density multiplier	
Sustainability	Site in a fairly sustainable location, close to the town centre.					
Accessibility	Access is possible.		Total Completions		0	
Other Information			Losses Completed		0	
Brownfield / Greenfield	Greenfield		Remaining Losses		0	
Suitability	Not Suitable					
Availability	Marginal / Uncertain		Current Year		0	
Achievability	Not Achievable		Years 1-5		0	
Deliverability	Not currently developable		Years 6-10		0	
Development Progress	SHLAA Site		Years 11-15		0	
Application Number:						



Ref	2646	Site Address	Land off Faulkner Drive, Middlewich	
Town / Rural	Middlewich	Easting	371522	Northing 364858
Site Description	Vacant industrial land.	Site Size Net (Ha)	3.27	
Character of Area	Industrial, railway to east	Potential Capacity	99	
Surrounding Land Uses	Employment	Potential Net Capacity	99	
Physical Constraints	Flood zone 1 - little or no risk. Site is raised above adjacent highway. Contains several trees and appears regenerated and covered by vegetation. Potential biodiversity constraints. Possible ponds on site. Within Albion Inorganic Chemicals outer consultation zone. Located within 250m of landfill.			
Policy Restrictions	Within the SZL for Middlewich and an owner specific employment site within CBLP. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Potential Density	30.28	
Managing Constraints	Consultation with Contaminated Land Officer. Consideration of biodiversity and production of a Protected Species survey.	Determination of Capacity	Density multiplier	
Sustainability	Site is in an unsustainable location.			
Accessibility	Access is possible.	Total Completions	0	
Other Information		Losses Completed	0	
Brownfield / Greenfield	Mixed	Remaining Losses	0	
Suitability	Not Suitable			
Availability	Marginal / Uncertain	Current Year	0	
Achievability	Not Achievable	Years 1-5	0	
Deliverability	Not currently developable	Years 6-10	0	
Development Progress	SHLAA Site	Years 11-15	0	
Application Number:				



Ref	2647	Site Address	Land off Faulkner Drive, Middlewich
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Town / Rural	Middlewich	Easting	371410	Northing	364648
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Site Description	Vacant industrial land.	Site Size Net (Ha)	3.84
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Character of Area	Industrial, Trent and Mersey Canal and conservation area to west.	Potential Capacity	116
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Surrounding Land Uses	Employment.	Potential Net	116
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Physical Constraints	Capacity
Flood zone 1 - little or no risk. Trees and vegetation, open water/pond, potential biodiversity constraints/value, within BWB consultation zone and Albion Inorganic Chemicals outer consultation zone. Located directly on landfill. Site appears flat.	

Policy Restrictions	Within the SZL for Middlewich, owner specific employment site within CBLP. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Potential Density	30.21
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Managing Constraints	Determination of Capacity	Density multiplier
<p>Consultation with Contaminated Land Officer and British Waterways.</p> <p>Consideration of biodiversity and canal setting.</p> <p>Production of a Protected Species survey.</p>		

Sustainability	Site is in an unsustainable location.
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Accessibility	Access is possible.	Total Completions	0
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Other Information	Losses Completed	0
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Brownfield / Greenfield	Mixed	Remaining Losses	0
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Suitability Not Suitable

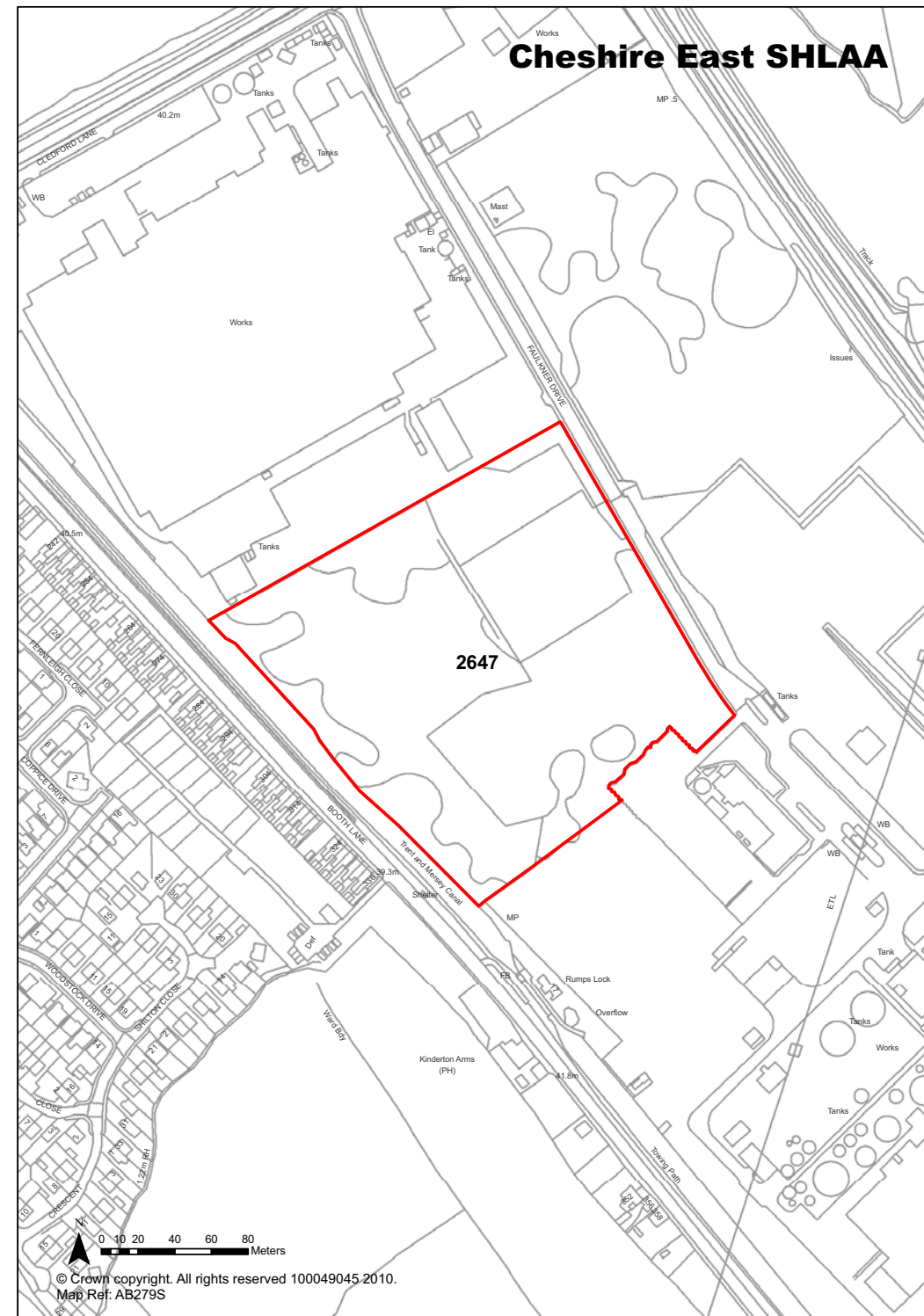
Availability	Marginal / Uncertain	Current Year	0
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Achievability	Not Achievable	Years 1-5	0
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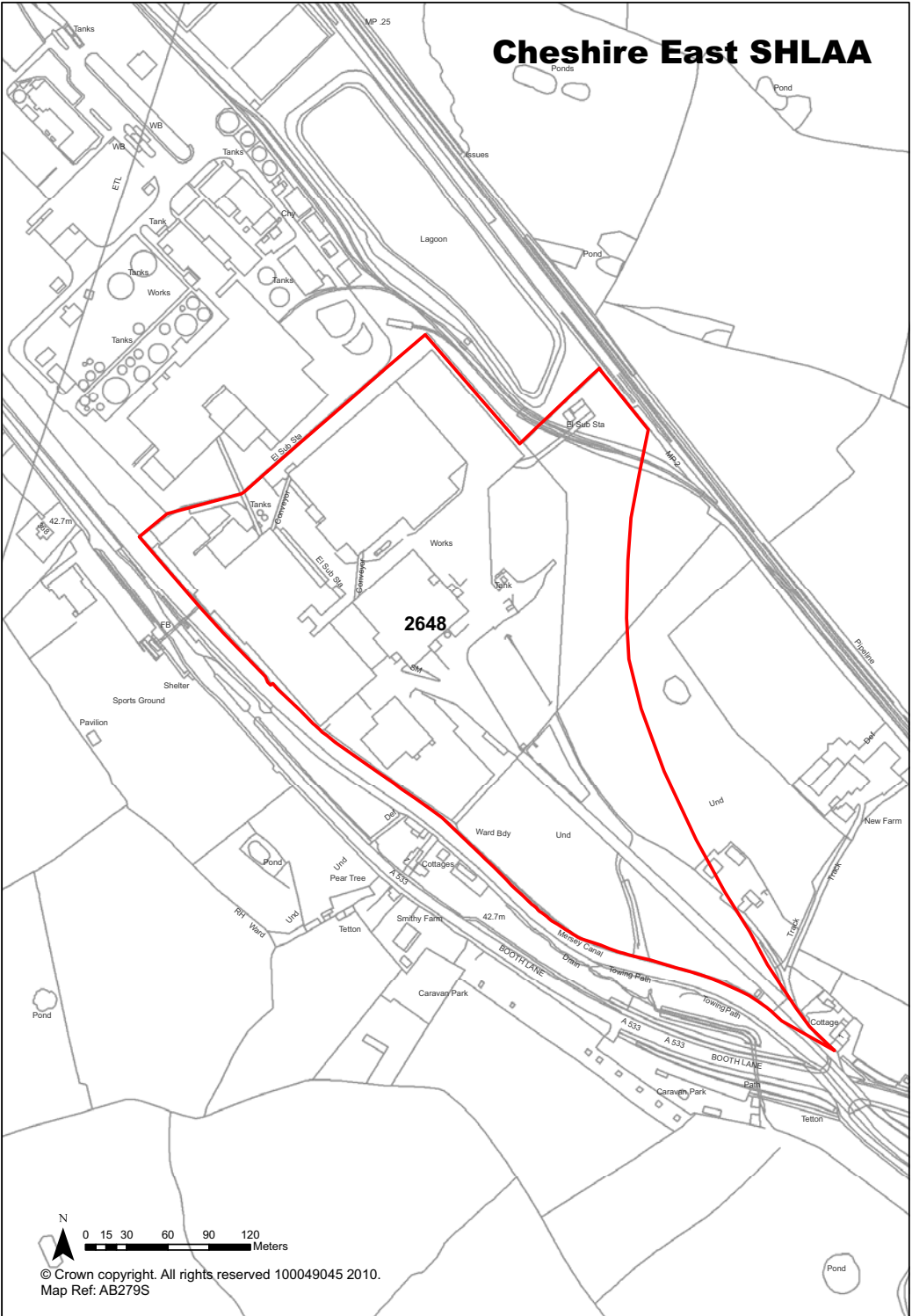
Deliverability	Not currently developable	Years 6-10	0
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Development Progress	SHLAA Site	Years 11-15	0
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Application Number:



Ref	2648	Site Address	Land to SE of former RHM Foods site, Booth Lane, Middlewich		
Town / Rural	Middlewich	Easting	372038	Northing	364095
Site Description	Former RHM Foods factory and adjacent land.		Site Size Net (Ha)	10.11	
Character of Area	Generally industrial and employment. Trent and Mersey conservation are adjoins to west		Potential Capacity	120	
Surrounding Land Uses	Generally industrial and employment.		Potential Net Capacity	120	
Physical Constraints	Development would need to allow for buffer to surrounding employment uses. Current planning permission for part of Midpoint 18 covers this site. Site within Albion Inorganic Chemicals outer and middle consultation zone, BWB consultation zone. Located on potential contaminated site. Part of site within flood zones 2 and 3. Potential air quality issues. Site cleared, hardstanding present. Levels appear generally flat. Shrubs on site.		Potential Density	11.87	
Policy Restrictions	Within Middlewich SZL. Designated in Local Plan as Mixed Use allocation. Adjacent to Middlewich Bypass proposal. Adjacent to Canal Conservation Area. Proposals would need to make provision for a new highway.		Determination of Capacity	Density multiplier and based on only part of the site coming forward for housing, as part of a mixed use scheme with sufficient buffer area to prevent negative impacts from adjacent employment areas.	
Managing Constraints	Consultation with Contaminated Land Officer. Highways Manager would recommend a draft TA with full accessibility study and travel plan framework prior to application process. Air quality assessment may be required (size of development). Consultation with British Waterways. Consideration of canal setting and biodiversity. Production of a Flood Risk Assessment.		Total Completions	0	
Sustainability	Site is accessible by public transport, but is located some distance away from the town centre.				
Accessibility	Local and strategic highway network concerns to be discussed with				



Ref2648

Site Address

Land to SE of former RHM Foods site,
Booth Lane, Middlewich

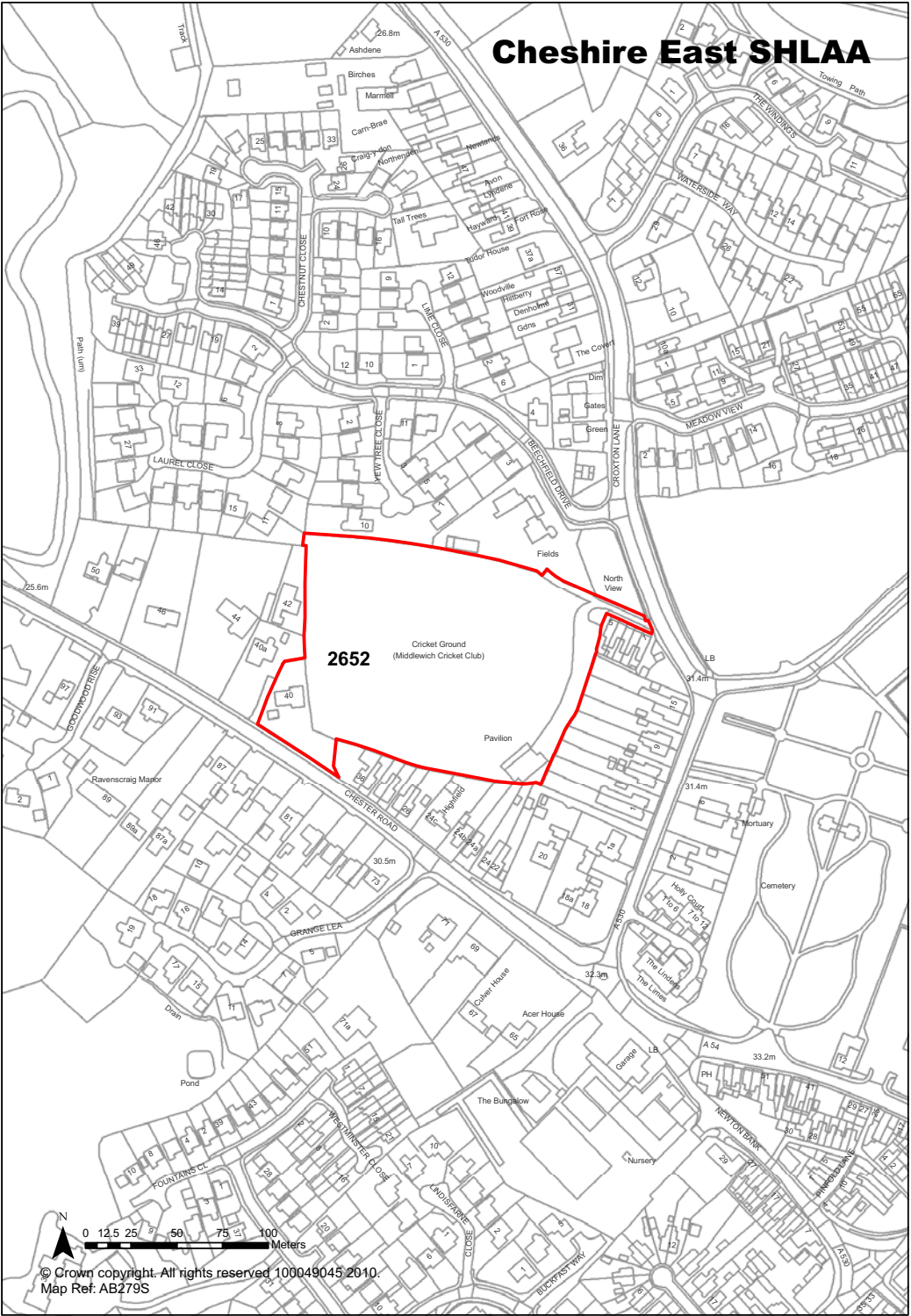
highways. Contribution to Middlewich
Eastern by-pass required.
Section 106, S278 and S38
agreements required.

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	90
Development Progress	SHLAA Site	Years 11-15	30
Application Number:			

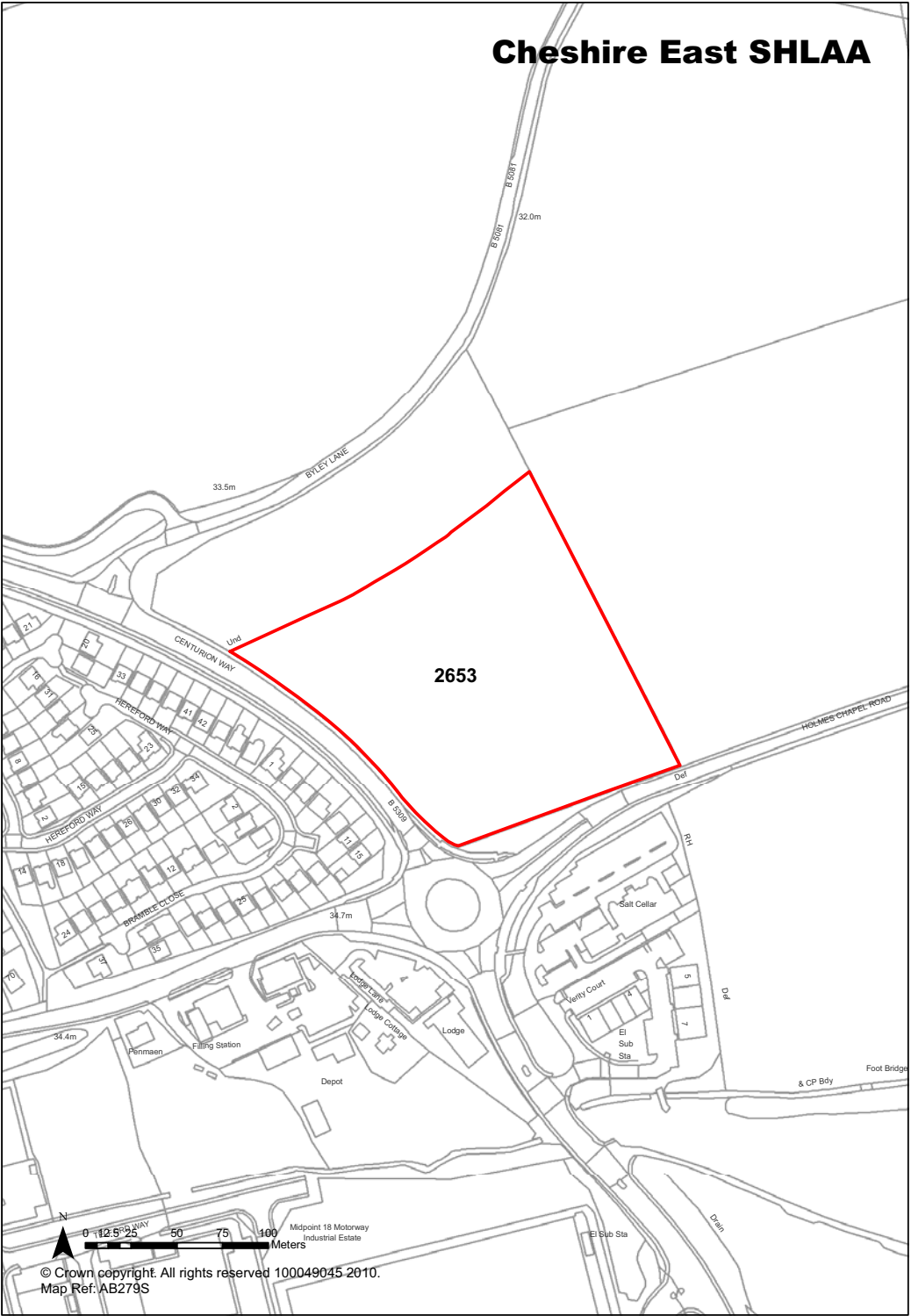
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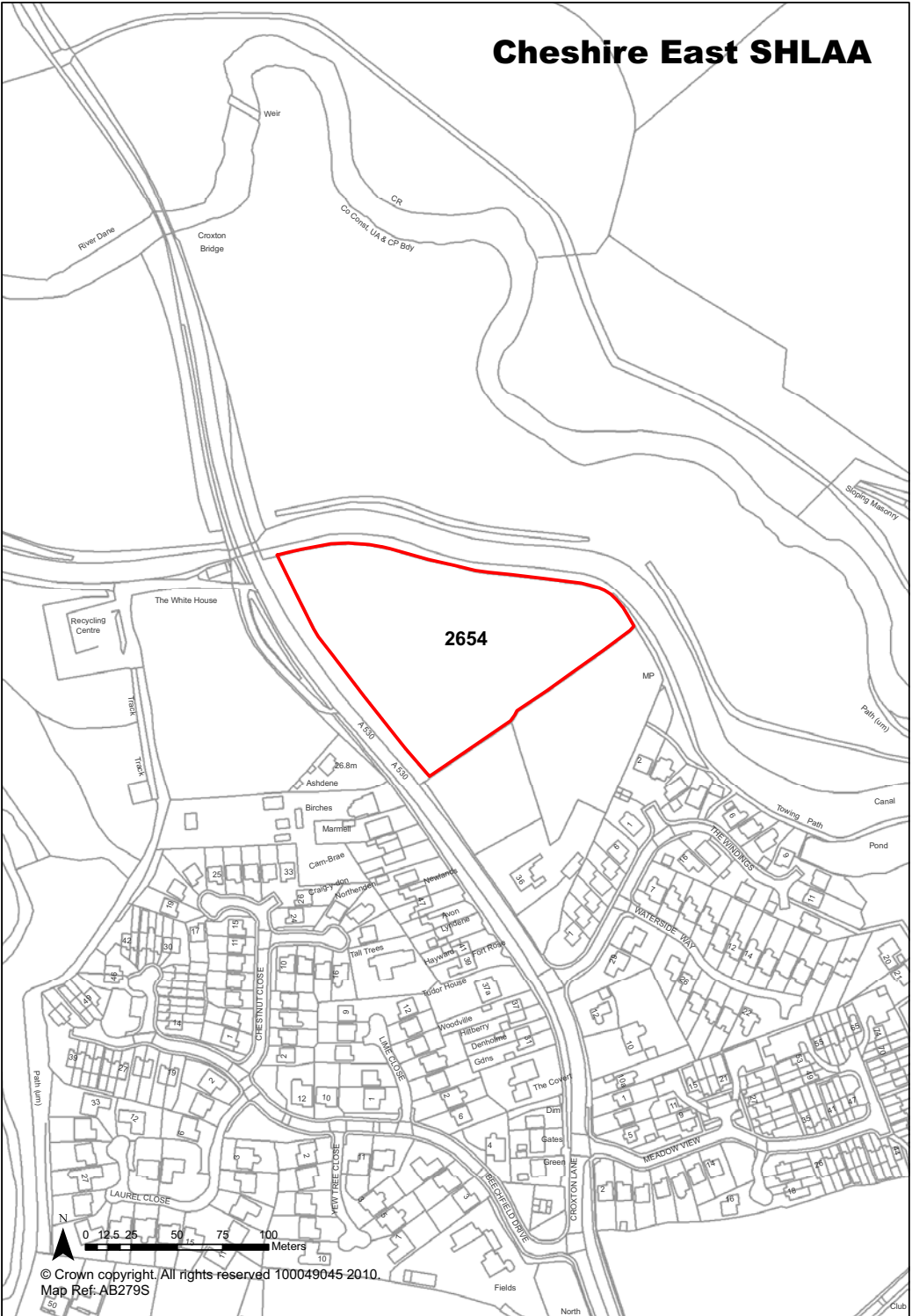
Ref	2652	Site Address	Land off Croxton Lane, Middlewich	
Town / Rural	Middlewich	Easting	369685	Northing 366647
Site Description	Cricket ground.	Site Size Net (Ha)	1.89	
Character of Area	Residential	Potential Capacity	57	
Surrounding Land Uses	Residential	Potential Net Capacity	57	
Physical Constraints	Access, trees (TPOs), brine. Located within 250m of landfill. Buildings on site. Levels appear flat.	Potential Density	30.16	
Policy Restrictions	Flood zone 1 - little or no risk. Protected Open Space/Recreation Facility. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Determination of Capacity	Density multiplier	
Managing Constraints	Consultation with Contaminated Land Officer and Cheshire Brine Subsidence Compensation Board. Consideration of biodiversity and replacement/relocation of cricket club..			
Sustainability	Site is in a sustainable location.	Total Completions	0	
Accessibility	Access is possible.	Losses Completed	0	
Other Information		Remaining Losses	0	
Brownfield / Greenfield	Greenfield	Current Year	0	
Suitability	Suitable - with policy change	Years 1-5	0	
Availability	Marginal / Uncertain	Years 6-10	0	
Achievability	Not Achievable	Years 11-15	0	
Deliverability	Not currently developable			
Development Progress	SHLAA Site			
Application Number:				



Ref	2653	Site Address	Land adjoining A54 Holmes Chapel Road, Middlewich		
Town / Rural	Middlewich - Edge / Extension	Easting	371285	Northing	366748
Site Description	Agricultural land.	Site Size Net (Ha)	2.49		
Character of Area	Open countryside adjoining west of settlement.	Potential Capacity	75		
Surrounding Land Uses	Agriculture to north, east. Commercial to south and residential to west.	Potential Net Capacity	75		
Physical Constraints	Flood zone 1 - little or no risk. Site designated open countryside. Access could prove problematical given location close to roundabout joining main A road to J18 M6 and Middlewich's uncompleted bypass serving employment area. Located on potential contaminated site. Hedges to borders, site levels are flat.				
Policy Restrictions	Open Countryside, area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Potential Density	30.12		
Managing Constraints	Consultation with Contaminated Land Officer and Highways to address access issues. Consideration of biodiversity.	Determination of Capacity	Density multiplier		
Sustainability	Site is located in close proximity to employment and residential uses and is accessible by public transport, however it is located some distance away from the town centre.				
Accessibility	Access is potentially problematic.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Suitable - with policy change				
Availability	Marginal / Uncertain	Current Year	0		
Achievability	Not Achievable	Years 1-5	0		
Deliverability	Not currently developable	Years 6-10	0		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:					



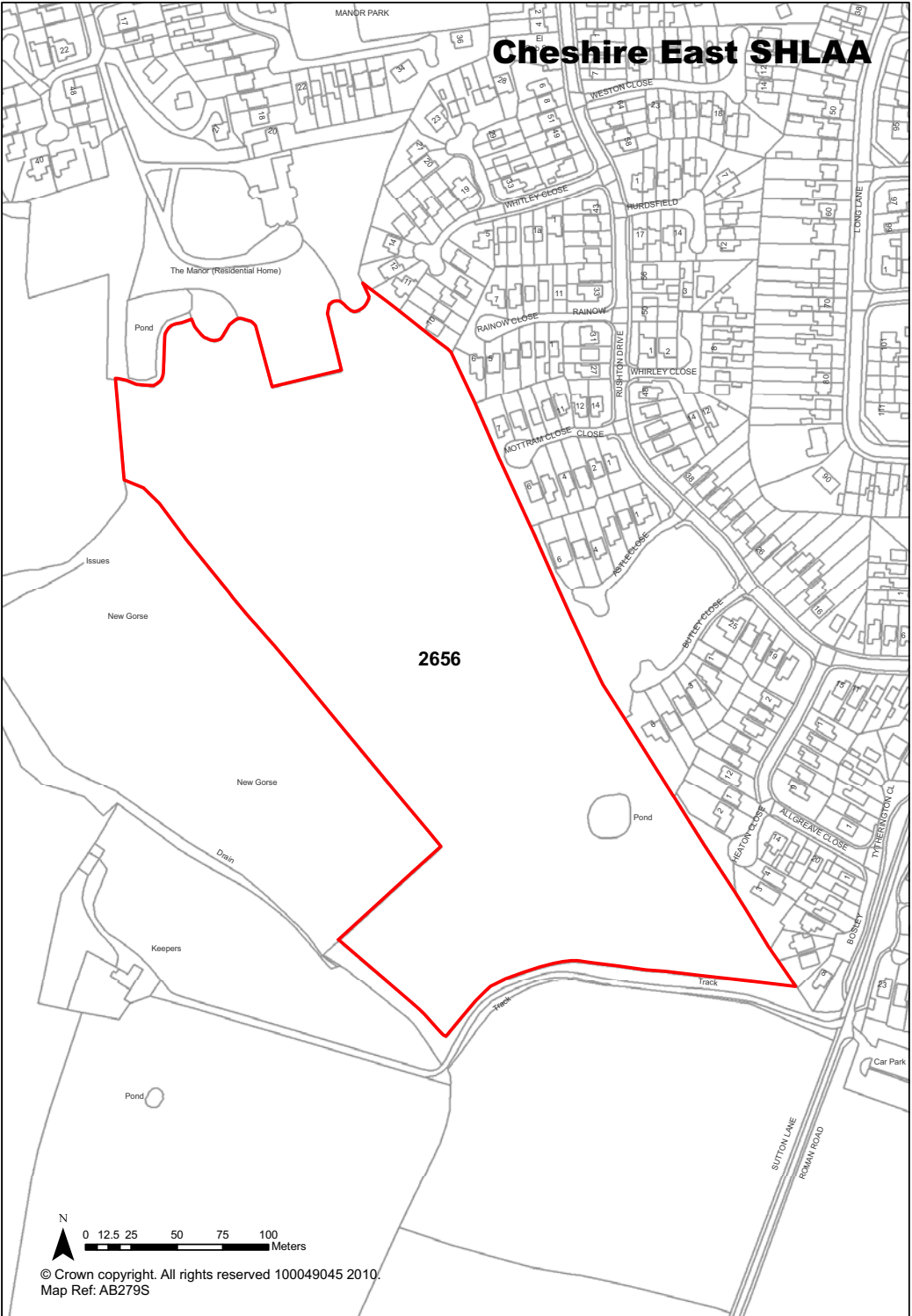
Town / Rural	Middlewich - Edge / Extension	Easting	369717	Northing	367025
Site Description	Agricultural land.	Site Size Net (Ha)	1.34		
Character of Area	Edge of settlement between residential and open countryside.	Potential Capacity	41		
Surrounding Land Uses	Open Countryside, with residential to the south.	Potential Net Capacity	41		
Physical Constraints	Bounded by the Canal. Trees and hedgerows on site, BWB consultation zone, footpath crosses site, brine subsidence area, within Flood Zone 2 and the Open Countryside. Located within 250m of landfill. Site is slightly undulating.				
Policy Restrictions	Open Countryside. Adjacent to Canal Conservation Area, area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Potential Density	30.6		
Managing Constraints	Consultation with Contaminated Land Officer, British Waterways and Cheshire Subsidence Brine Compensation Board. Production of a Flood Risk Assessment. Consideration of biodiversity and accommodation/relocation of footpath.	Determination of Capacity	Density multiplier		
Sustainability	The site is in an unsustainable location.				
Accessibility	Access is possible.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Suitable - with policy change				
Availability	Available / site is owned by developer	Current Year	0		
Achievability	Achievable	Years 1-5	0		
Deliverability	Developable	Years 6-10	41		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:					



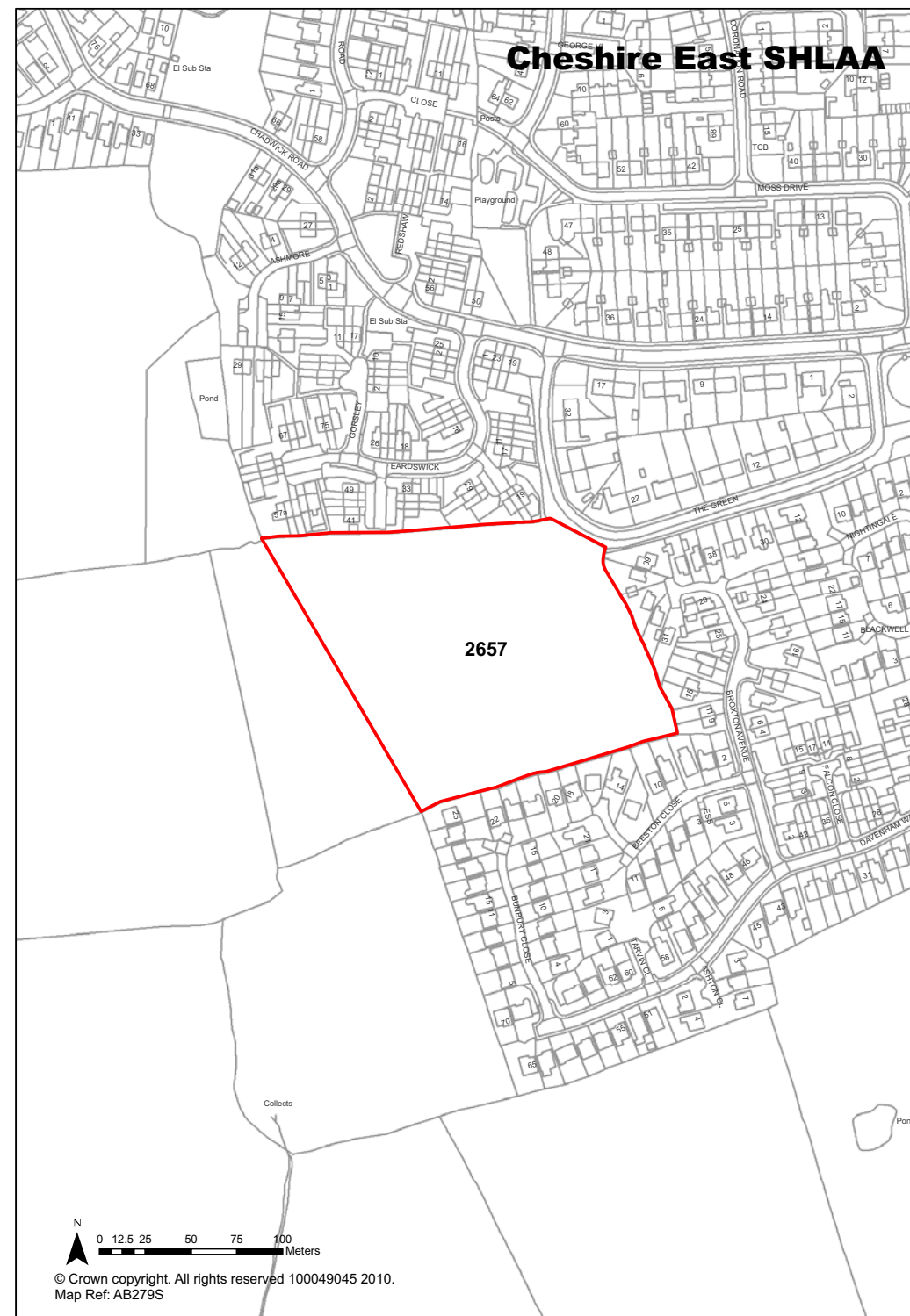
Ref	2655	Site Address	Land to west of Croxton Lane, Middlewich		
Town / Rural	Middlewich - Edge / Extension	Easting	369582	Northing	367026
Site Description	Agricultural land.	Site Size Net (Ha)	0.78		
Character of Area	Site is within Open Countryside, adjacent to a recycling centre and tip, and to the south are residential properties.	Potential Capacity	24		
Surrounding Land Uses	Site is within Open Countryside, adjacent to a recycling centre and tip, and to the south are residential properties.	Potential Net Capacity	24		
Physical Constraints	Access as existing is poor standard to recycling site, plus car park, layby adjacent. Trees and hedgerows on site and boundaries. Recycling and waste centre adjacent (located directly on landfill), BWB consultation zone, brine subsidence area, footpath bordering site, within the open countryside. Very small area covered by flood zone 2. Slightly undulating site.				
Policy Restrictions	Open Countryside. Adjacent to Canal Conservation Area, area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Potential Density	30.77		
Managing Constraints	Consultation with Contaminated Land Officer, British Waterways and Cheshire Brine Subsidence Compensation Board. Production of a Flood Risk Assessment. Consideration of biodiversity and footpath. Consultation with Highways to address access issues.	Determination of Capacity	Density multiplier		
Sustainability	Site is not considered sustainable.				
Accessibility	Access is potentially problematic.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Suitable - with policy change				
Availability	Available / site is owned by developer	Current Year	0		
Achievability	Achievable	Years 1-5	0		
Deliverability	Developable	Years 6-10	24		
Development Progress	SHLAA Site	Years 11-15	0		



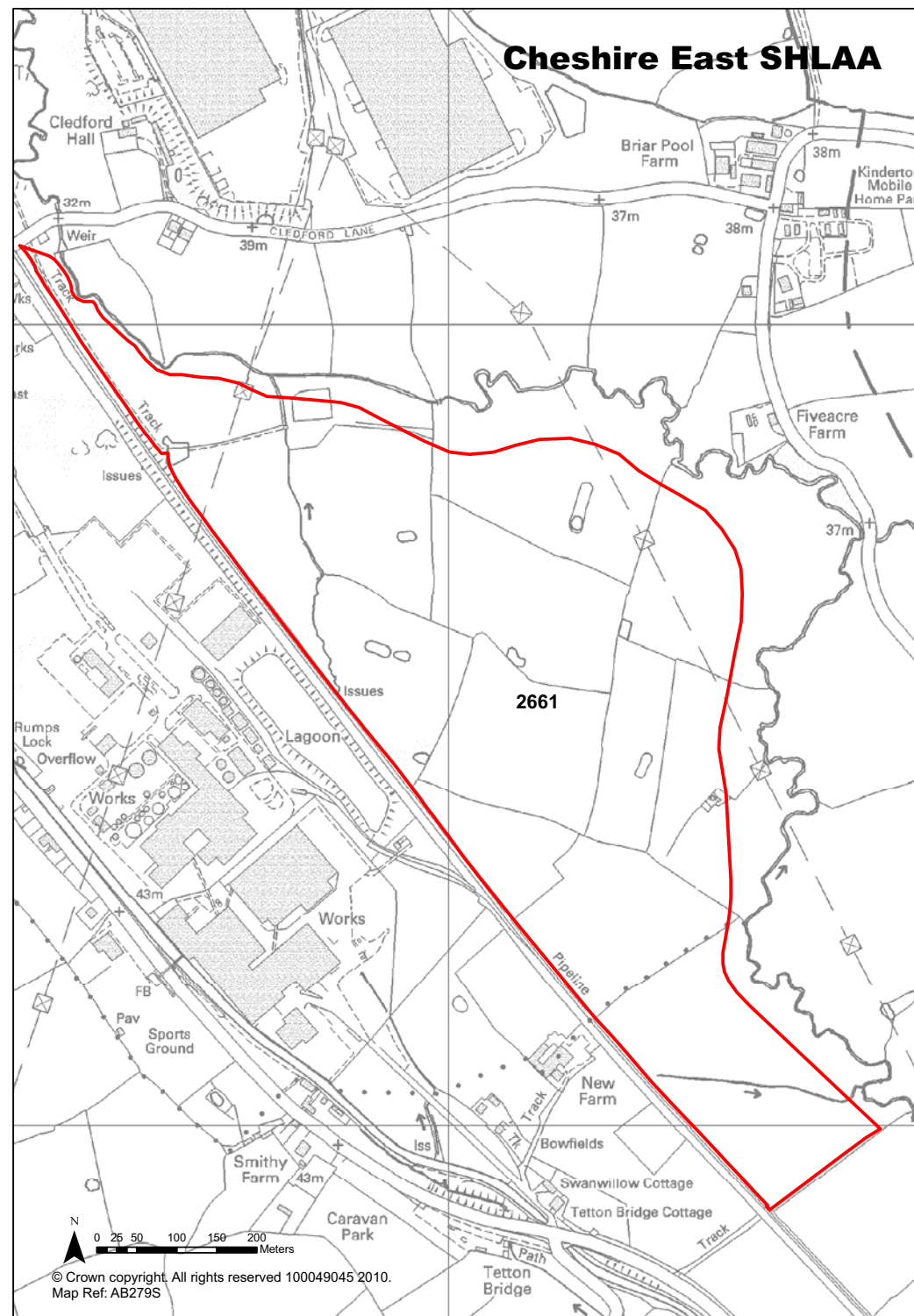
Town / Rural	Middlewich - Edge / Extension	Easting	369936	Northing	365004
Site Description	Agricultural land.	Site Size Net (Ha)	6.34		
Character of Area	Open countryside adjoining edge of settlement and residential area.	Potential Capacity	191		
Surrounding Land Uses	Predominantly agriculture (grazing), forestry, residential to west.	Potential Net Capacity	191		
Physical Constraints	Flood zone 1 - little or no risk. Mature trees, with TPOs to the north of the site, hedgerow to boundaries, ponds (biodiversity and tree coverage), site within open countryside. Potential air quality issues. Site appears generally flat.				
Policy Restrictions	Open countryside, area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Potential Density	30.13		
Managing Constraints	Air quality assessment may be required (size of development). Consideration of biodiversity and production of a Protected Species survey.	Determination of Capacity	Density multiplier		
Sustainability	Site is in a fairly sustainable location with access to public transport and in close proximity to schools.				
Accessibility	Access is possible.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Suitable - with policy change				
Availability	Marginal / Uncertain	Current Year	0		
Achievability	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	2657	Site Address	Land off The Green, Middlewich	
Town / Rural	Middlewich - Edge / Extension	Easting	370486	Northing 364524
Site Description	Agricultural land.	Site Size Net (Ha)	2.28	
Character of Area	Open area of grass surrounded by residential, except for western boundary.	Potential Capacity	64	
Surrounding Land Uses	Residential to north, east and south. Agriculture to west (grazing).	Potential Net Capacity	64	
Physical Constraints	Higher level than adjoining highway. Some trees and hedges along field's boundaries, brine subsidence area and within the open countryside. Site adjacent to old brickworks and extraction pit - gas monitoring required. Slight slope to site.			
Policy Restrictions	Open Countryside, area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Potential Density	28.07	
Managing Constraints	Would need to include landscaping mitigation measures to limit impact of development on surrounds. Also potential for further open space requirements within the site. Consultation with Contaminated Land Officer and Cheshire Brine Subsidence Compensation Board. Consideration of biodiversity.	Determination of Capacity	Based on current permission	
Sustainability	Site is accessible by public transport.			
Accessibility	Access is possible.	Total Completions	0	
Other Information		Losses Completed	0	
Brownfield / Greenfield	Greenfield	Remaining Losses	0	
Suitability	Suitable - with policy change			
Availability	Available - site owned by developer	Current Year	0	
Achievability	Achievable	Years 1-5	64	
Deliverability	Deliverable	Years 6-10	0	
Development Progress	Full Permission	Years 11-15	0	
Application Number:	11/4545C			



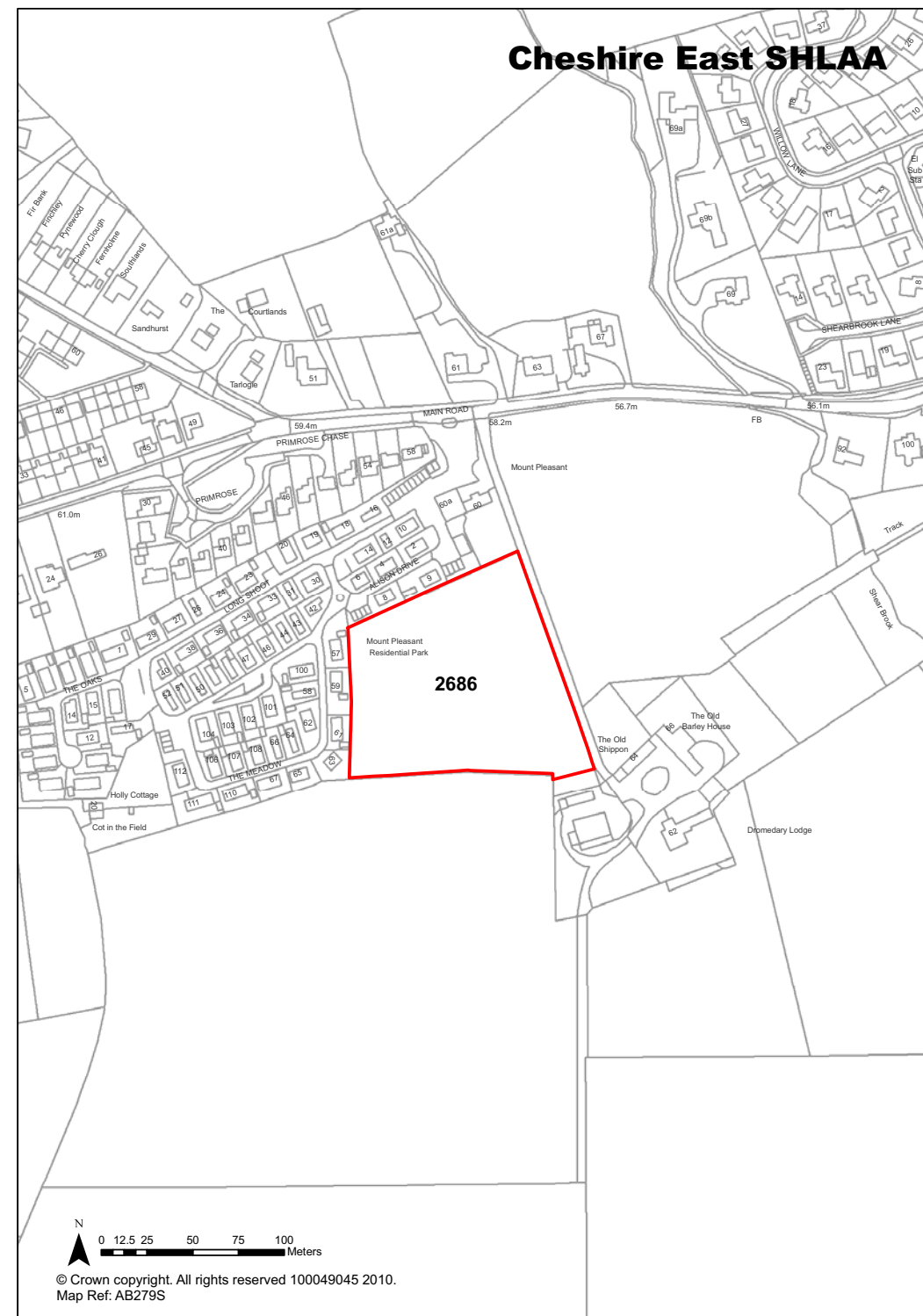
Ref	2661	Site Address	Land to south of Cledford Lane, Middlewich		
Town / Rural	Middlewich	Easting	372000	Northing	364500
Site Description	Agricultural land.		Site Size Net (Ha)	38.73	
Character of Area	Open countryside mainly. Industrial to west and railway.		Potential Capacity	1162	
Surrounding Land Uses	Agricultural to north, east, south. Industrial to west and railway.		Potential Net Capacity	1162	
Physical Constraints	Part of the site is within flood zones 2 and 3. Electricity pylons cross site. Trees, hedgerows and ponds. Footpath on SE and N boundary, Albion Chemicals (outer and middle consultation zone), preferred site in Cheshire Replacement waste Local Plan for Thermal treatment, mechanical biological treatment, in-vessel composting and anaerobic digestion. Located within 250m of landfill. Potential air quality issues. Undulating site.				
Policy Restrictions	Within the SZL of Middlewich. Site is an employment allocation. Surface water runoff should be calculated in accordance with Environment Agency guidelines.		Potential Density	30	
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Consideration of accommodation/relocation of footpath, pylons, biodiversity with the production of a Protected Species survey and flood risk with the production of a Flood Risk Assessment.		Determination of Capacity	Density multiplier	
Sustainability	Site is not located in a a sustainable location.				
Accessibility	Access is possible.		Total Completions	0	
Other Information			Losses Completed	0	
Brownfield / Greenfield	Greenfield		Remaining Losses	0	
Suitability	Not Suitable				
Availability	Marginal / Uncertain		Current Year	0	
Achievability	Not Achievable		Years 1-5	0	
Deliverability	Not currently developable		Years 6-10	0	
Development Progress	SHLAA Site		Years 11-15	0	
Application Number:					
Cheshire East SHLAA - Update January 2013					



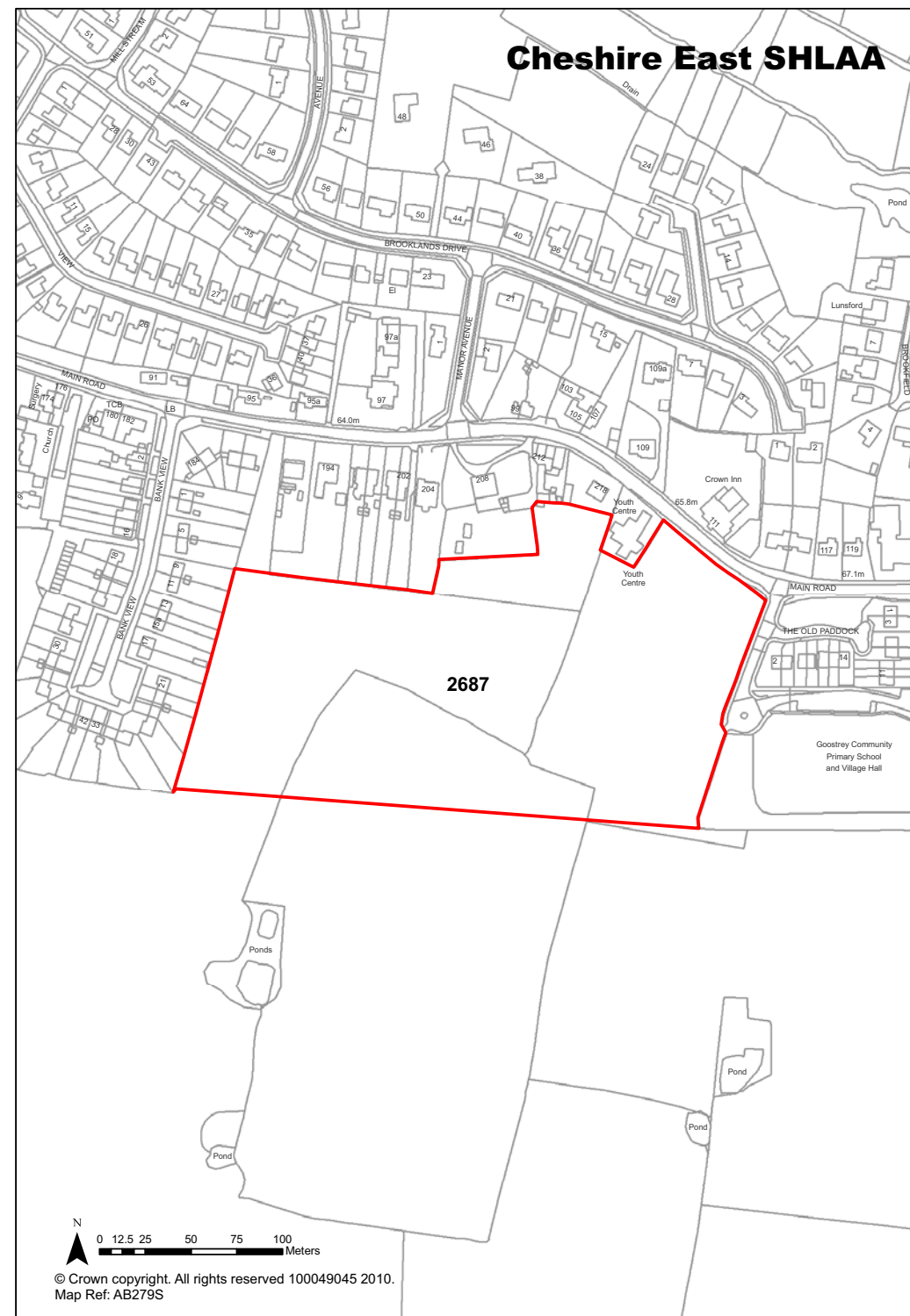
Ref	2686	Site Address	Land adjacent to Mount Pleasant Residential Park, Alison Drive, Goostrey
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Town / Rural	Goostrey - Edge / Extension	Easting	376751	Northing	369899
Site Description	Vacant land.		Site Size Net (Ha)	1.18	
Character of Area	Edge of settlement.		Potential Capacity	36	
Surrounding Land Uses	Open Countryside and Mount Pleasant Residential park.		Potential Net Capacity	36	
Physical Constraints	Site appears generally flat. Overhead lines. Trees to the boundary. Footpath bordering part of the site. Flood zone 1 - little or no risk.				
Policy Restrictions	Open countryside, area of special control for adverts.		Potential Density	30.51	
Managing Constraints	Consideration of biodiversity, overhead lines and footpath. Consultation with Jodrell Bank. Surface water runoff should be calculated in accordance with Environment Agency guidelines.		Determination of Capacity	Density multiplier	
Sustainability	Site accessible by public transport.				
Accessibility	Access is possible.		Total Completions	0	
Other Information			Losses Completed	0	
Brownfield / Greenfield	Greenfield		Remaining Losses	0	
Suitability	Suitable - with policy change				
Availability	Available		Current Year	0	
Achievability	Achievable		Years 1-5	0	
Deliverability	Developable		Years 6-10	36	
Development Progress	SHLAA Site		Years 11-15	0	
Application Number:					

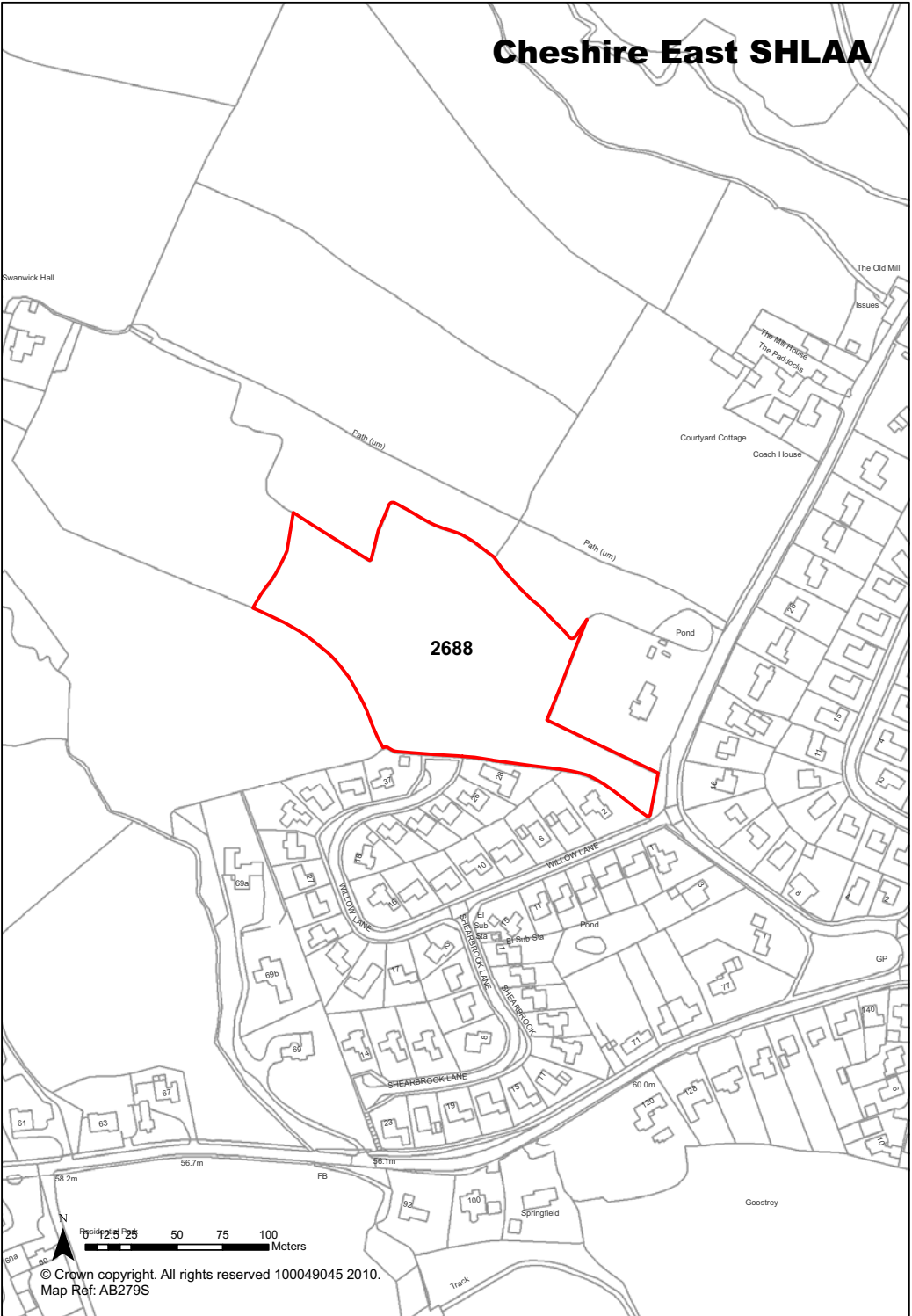
Cheshire East SHLAA - Update January 2013



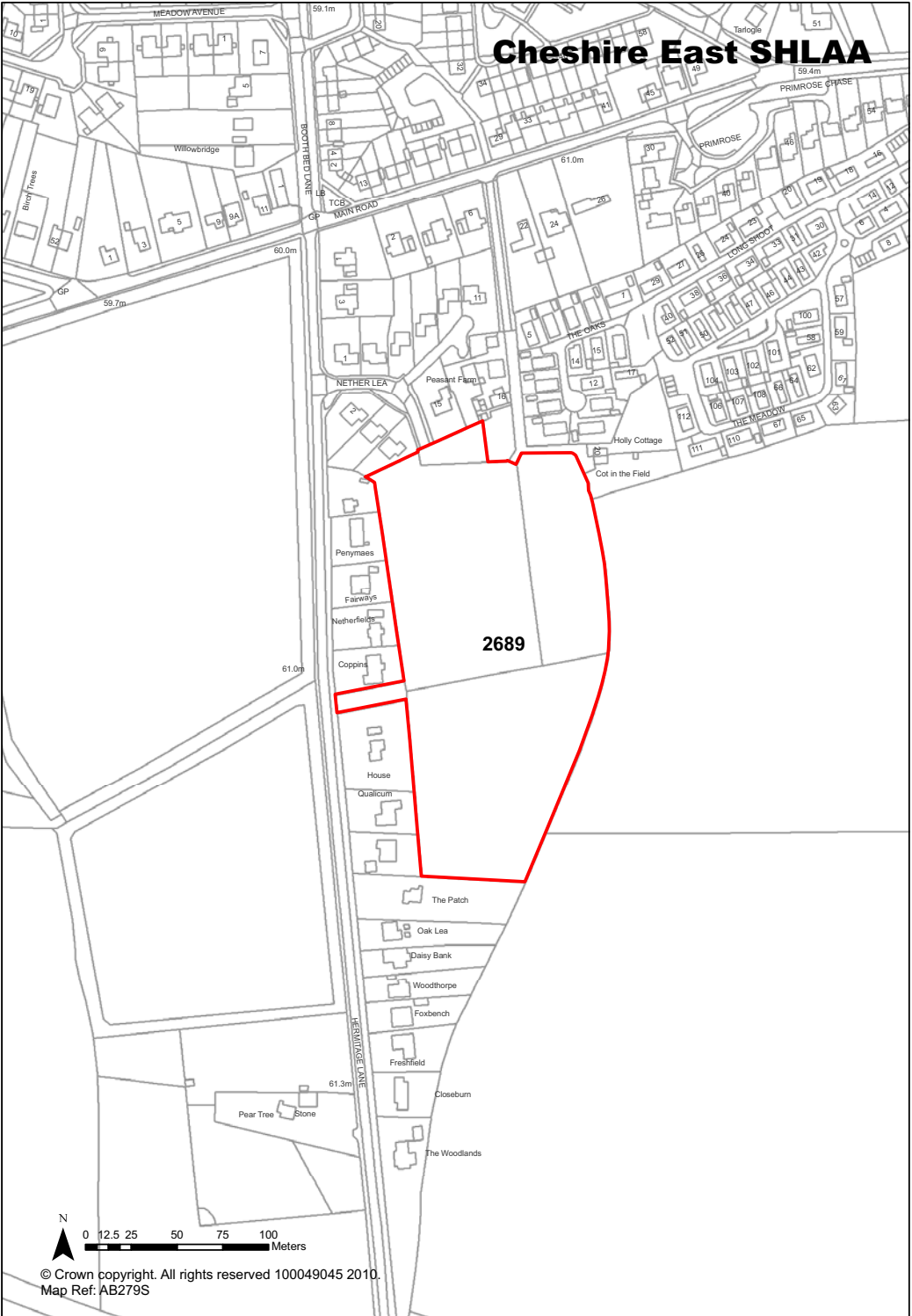
Ref	2687	Site Address	Land south of Main Road, Goostrey		
Town / Rural	Goostrey - Edge / Extension		Easting	377624	Northing 369934
Site Description	Agricultural land.		Site Size Net (Ha)		3.95
Character of Area	Residential and Open Countryside.		Potential Capacity		119
Surrounding Land Uses	Residential and Open Countryside.		Potential Net Capacity		119
Physical Constraints	Flood zone 1 - little or no risk. Site appears generally flat. Overhead powerlines. Trees (TPOs) on site. Hedge to some boundaries. Jodrell Bank consultation zone.				
Policy Restrictions	Open countryside and area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.		Potential Density		30.13
Managing Constraints	Consideration of biodiversity, overhead powerlines and consultation with Jodrell Bank.		Determination of Capacity		Density multiplier
Sustainability	Site close to bus route.				
Accessibility	Access is possible.		Total Completions		0
Other Information			Losses Completed		0
Brownfield / Greenfield	Greenfield		Remaining Losses		0
Suitability	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	Goostrey - Edge / Extension	Easting	376981	Northing	370316
Site Description	Agricultural land.	Site Size Net (Ha)	1.62		
Character of Area	Generally residential.	Potential Capacity	49		
Surrounding Land Uses	Residential.	Potential Net Capacity	49		
Physical Constraints	Flood zone 1 - little or no risk. Site appears slightly undulating. Trees to the boundary (TPOs) and some hedges. Jodrell Bank consultation zone.				
Policy Restrictions	Open countryside and area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Potential Density	30.25		
Managing Constraints	Consideration of biodiversity. Consultation with Jodrell Bank.	Determination of Capacity	Density multiplier		
Sustainability	Accessible by public transport.				
Accessibility	Access is possible.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Suitable - with policy change				
Availability	Marginal / Uncertain	Current Year	0		
Achievability	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	2689	Site Address	Land off Hermitage Lane, Goostrey			
Town / Rural	Goostrey - Edge / Extension		Easting	376479	Northing	369713
Site Description	Agricultural land.		Site Size Net (Ha)		2.4	
Character of Area	Residential and Open Countryside.		Potential Capacity		72	
Surrounding Land Uses	Residential and Open Countryside.		Potential Net Capacity		72	
Physical Constraints	Flood zone 1 - little or no risk. Trees and hedge to boundary. Site appears generally flat. Jodrell Bank consultation zone.					
Policy Restrictions	Open countryside and area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.		Potential Density		30	
Managing Constraints	Consideration of bidoiversity.		Determination of Capacity		Density multiplier	
Sustainability	Site accessible by public transport.					
Accessibility	Access is possible.		Total Completions		0	
Other Information	Restrictive covenant on part of site		Losses Completed		0	
Brownfield / Greenfield	Greenfield		Remaining Losses		0	
Suitability	Suitable - with policy change					
Availability	Marginal / Uncertain		Current Year		0	
Achievability	Not Achievable		Years 1-5		0	
Deliverability	Not currently developable		Years 6-10		0	
Development Progress	SHLAA Site		Years 11-15		0	
Application Number:						



Ref	2690	Site Address	Former railway sidings, land off Station Road, Goostrey
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Town / Rural	Goostrey - Edge / Extension	Easting	378153	Northing	369535
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Site Description	Derelict land formerly railway sidings.	Site Size Net (Ha)	6.26
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Character of Area	Open Countryside.	Potential Capacity	188
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Surrounding Land Uses	Open Countryside.	Potential Net	188
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Physical Constraints	Site dips where former railways sidings were. Overhead lines to edge of site. Potential air quality issues. Jodrell Bank consultation zone. Hardstanding and trees and shrubs on site.	Capacity
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Policy Restrictions	Open countryside and area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield site..	Potential Density	30.03
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Managing Constraints	Determination of Capacity	Density multiplier
Air quality assessment may be required (size of development). Consideration of biodiversity and consultation with Jodrell Bank.		

Sustainability	Site located in close proximity to Goostrey railway station and bus route.
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Accessibility	Access is possible.	Total Completions	0
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Other Information	Losses Completed	0
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Brownfield / Greenfield	Mixed	Remaining Losses	0
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Suitability Not Suitable

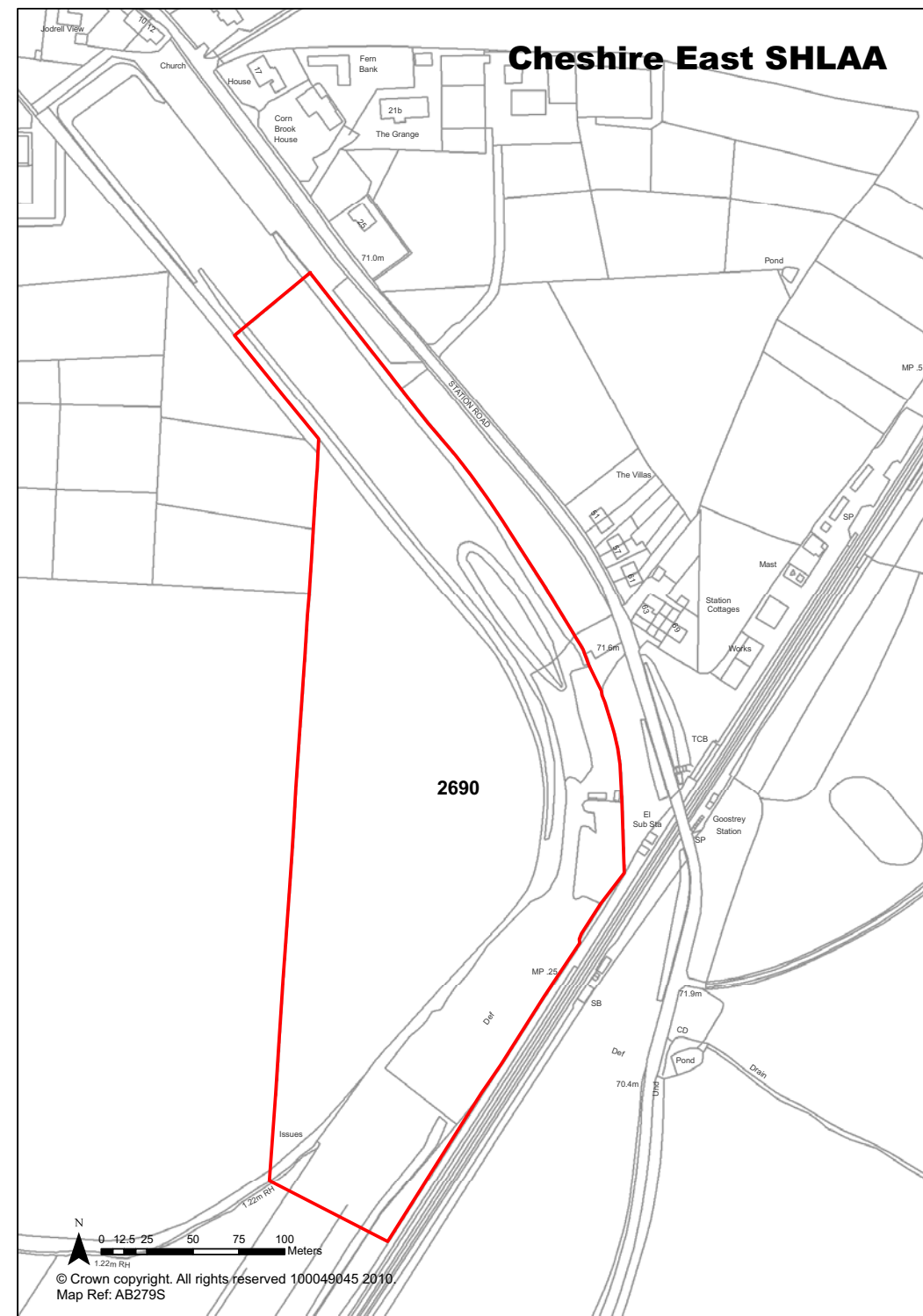
Availability	Marginal / Uncertain	Current Year	0
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Achievability	Not Achievable	Years 1-5	0
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Deliverability	Not currently developable	Years 6-10	0
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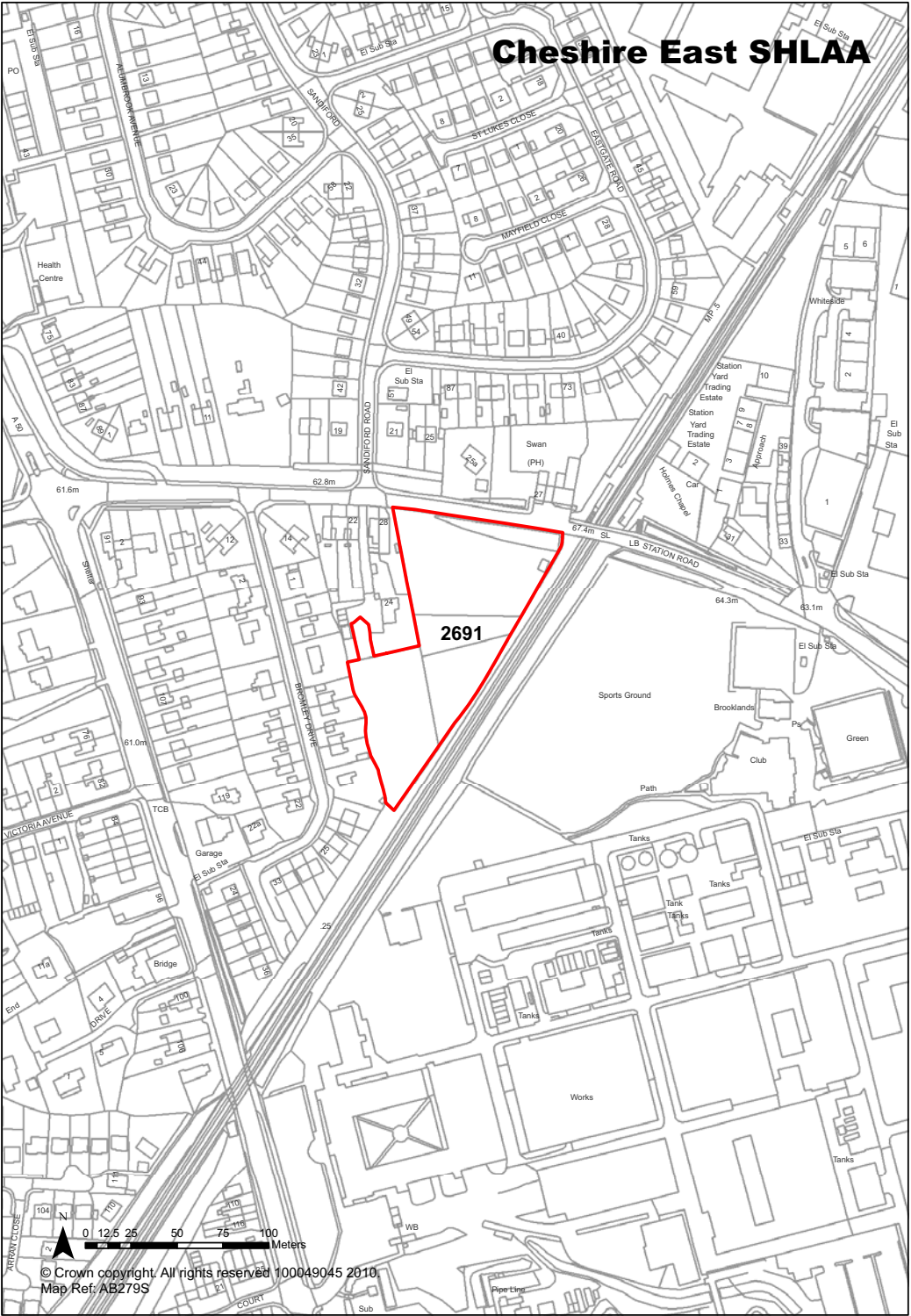
Development Progress	SHLAA Site	Years 11-15	0
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Application Number:



Ref 2691 Site Address Land off Station Road, Holmes Chapel

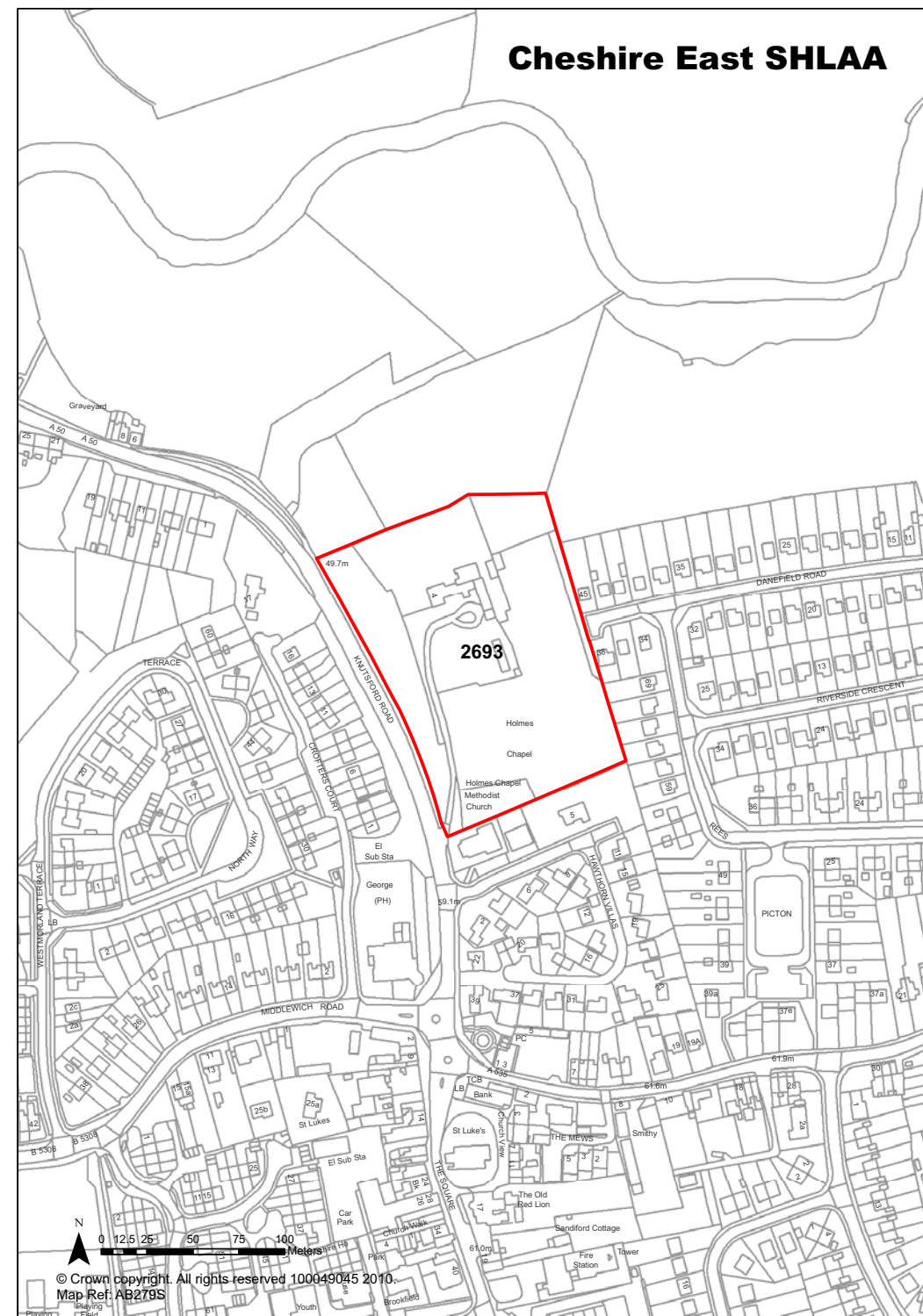
Town / Rural	Holmes Chapel	Easting	376541	Northing	366859
Site Description	Grazing land and stables.	Site Size Net (Ha)	0.91		
Character of Area	Generally residential.	Potential Capacity	28		
Surrounding Land Uses	Generally residential.	Potential Net Capacity	28		
Physical Constraints	Flood zone 1 - little or no risk. Site appears flat. Jodrell Bank consultation zone. Trees on site and hedges to boundary.	Potential Density	30.77		
Policy Restrictions	Within the SZL of Holmes Chapel. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Determination of Capacity	Density multiplier		
Managing Constraints	Consultation with Jodrell Bank and consideration of biodiversity.	Total Completions	0		
Sustainability	Site has a sustainable location close to public transport and the village centre.	Losses Completed	0		
Accessibility	Access is possible.	Remaining Losses	0		
Other Information		Current Year	0		
Brownfield / Greenfield	Greenfield	Years 1-5	0		
Suitability	Suitable	Years 6-10	0		
Availability	Not Available	Years 11-15	0		
Achievability	Achievable				
Deliverability	Not currently developable				
Development Progress	SHLAA Site				
Application Number:					



Ref	2692	Site Address	Former Smithy, Macclesfield Road, Holmes Chapel	
Town / Rural	Holmes Chapel	Easting	376343	Northing 367272
Site Description	Forme smithy, part now vets yard and parking.		Site Size Net (Ha)	0.35
Character of Area	Generally residential and edge of village centre.		Potential Capacity	11
Surrounding Land Uses	Generally residential and edge of village centre.		Potential Net Capacity	11
Physical Constraints	Flood zone 1 - little or no risk. Narrow access, trees on site, buildings on site, adj to village centre boundary. Located on potential contaminated site. Jodrell Bank consultation zone. Site appears flat.			
Policy Restrictions	Within Holmes Chapel SZLand adj to village conservation area. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		Potential Density	31.43
Managing Constraints	Consultation with Contaminated Land Officer, Jodrell Bank and Highways to address access issues. Consideration of biodiversity and the setting of the Conservation Area.		Determination of Capacity	Density multiplier
Sustainability	Sustainable location, close to the village centre and accessible by public transport.			
Accessibility	Access is possible.		Total Completions	0
Other Information	No evidence that current owner wishes to develop the site.		Losses Completed	0
Brownfield / Greenfield	Mixed		Remaining Losses	0
Suitability	Suitable			
Availability	Not Available - long term prospect		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:				



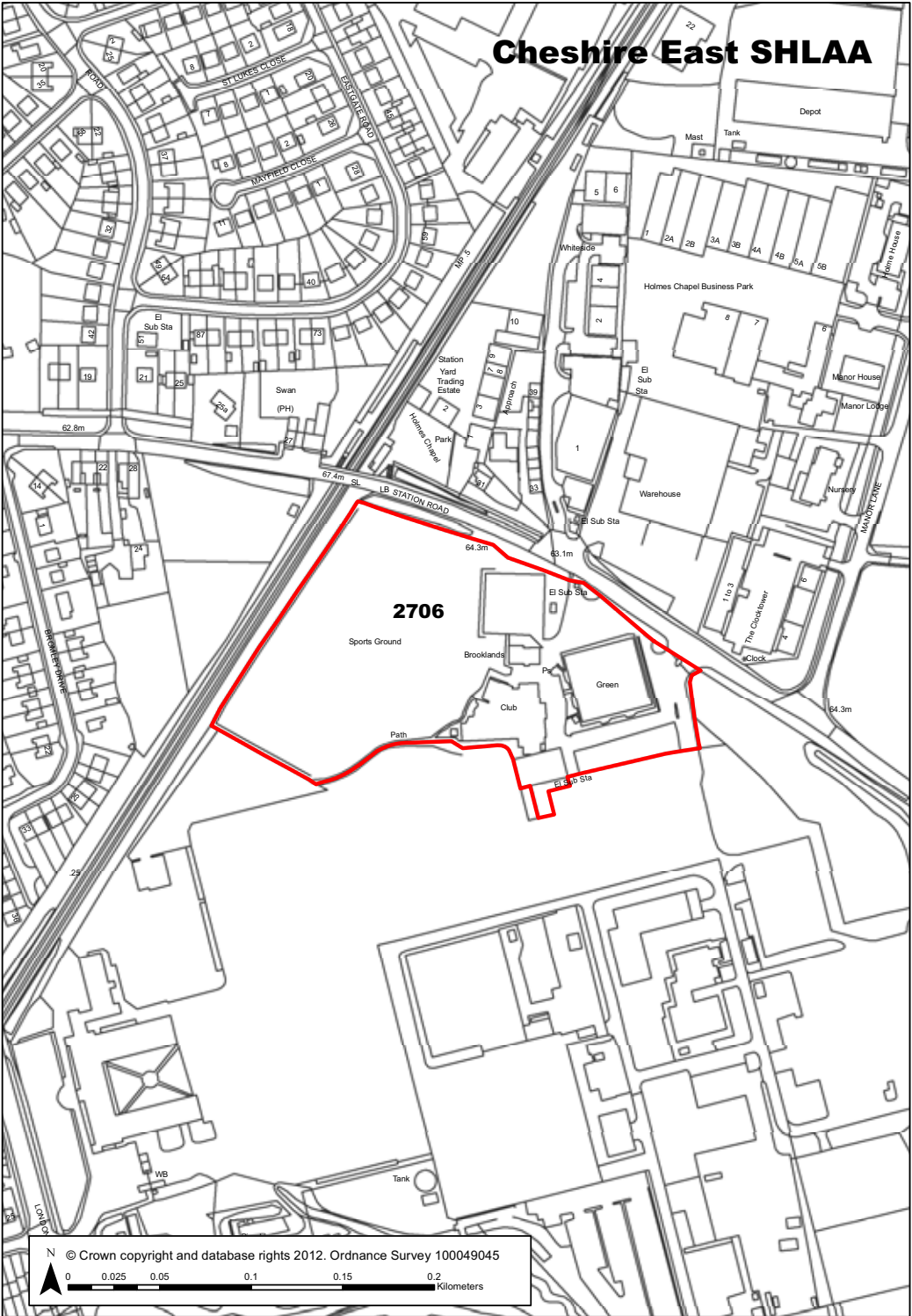
Town / Rural	Holmes Chapel	Easting	376219	Northing	367542
Site Description	Private dwelling and grounds.		Site Size Net (Ha)	1.88	
Character of Area	Generally residential with open countryside to north.		Potential Capacity	57	
Surrounding Land Uses	Generally residential with open countryside to north.		Potential Net Capacity	57	
Physical Constraints	Flood zone 1 - little or no risk. Trees on site (TPOs). Site appears to slope towards road. Presently narrow access to site. Site generally flatter to area where current house stands. Within Jodrell Bank consultation zone. Buildings on site.				
Policy Restrictions	Within SZL for Holmes Chapel. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		Potential Density	30.32	
Managing Constraints	Consideration of biodiversity. Consultation with Highways to address access issues and Jodrell Bank.		Determination of Capacity	Density multiplier	
Sustainability	Sustainable location, close to the village centre and accessible by public transport.				
Accessibility			Total Completions	0	
Other Information	No evidence that current owner wishes to develop the site.		Losses Completed	0	
Brownfield / Greenfield	Mixed		Remaining Losses	0	
Suitability	Suitable				
Availability	Not Available - long term prospect		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:					



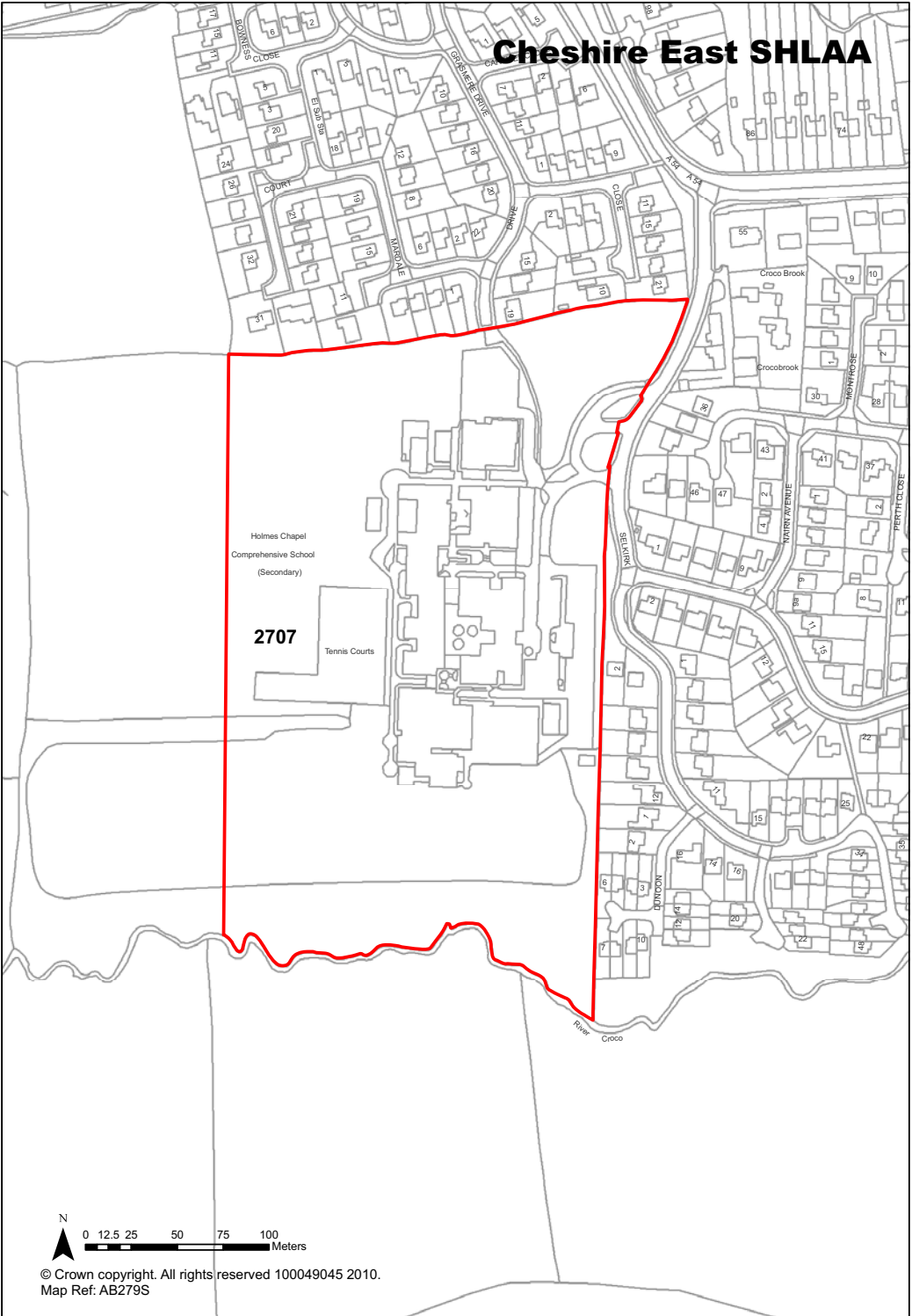
Ref	2704	Site Address	Bank House Farm, Middlewich Road, Holmes Chapel	
Town / Rural	Holmes Chapel	Easting	375597	Northing 367336
Site Description	Private grounds.	Site Size Net (Ha)	0.32	
Character of Area	Generally residential.	Potential Capacity	10	
Surrounding Land Uses	Generally residential.	Potential Net Capacity	10	
Physical Constraints	Flood zone 1 - little or no risk. Site appears generally flat. Hedges to boundary. Within Jodrell Bank consultation zone. Building on site.	Potential Density	31.25	
Policy Restrictions	Within Holmes Chapel SZL. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield site.	Determination of Capacity	Density multiplier	
Managing Constraints	Consideration of biodiversity. Consultation with Jodrell Bank.	Total Completions	0	
Sustainability	Site is accessible by public transport and close to a primary school.	Losses Completed	0	
Accessibility	Access is possible.	Remaining Losses	0	
Other Information	No evidence that current owner wishes to develop the site.	Current Year	0	
Brownfield / Greenfield	Mixed	Years 1-5	0	
Suitability	Suitable	Years 6-10	0	
Availability	Not Available - long term prospect	Years 11-15	0	
Achievability	Achievable			
Deliverability	Not currently developable			
Development Progress	SHLAA Site			
Application Number:				



Ref	2706	Site Address	Land south of Station Road, Holmes Chapel	
Town / Rural	Holmes Chapel		Easting	376679
		Northing	366828	
Site Description	Sports ground.		Site Size Net (Ha)	2.57
Character of Area	Industrial.		Potential Capacity	70
Surrounding Land Uses	Adjacent to railway and Sanofi Aventis site (currently in industrial employment use).		Potential Net Capacity	70
Physical Constraints	Flood zone 1 - little or no risk. Site is adjacent to railway. Currently in use as a sport facility with bowling green and rugby pitches. Also woodland on part of site. Site is generally flat. Located within 250m of landfill. Within Jodrell Bank consultation zone.			
Policy Restrictions	Within the SZL for Holmes Chapel and protected open space. Surface water runoff should be calculated in accordance with Environment Agency guidelines.		Potential Density	30.04
Managing Constraints	Consultation with Contaminated Land Officer and Jodrell Bank. Consideration of biodiversity and replacemnt/relocation of open space.		Determination of Capacity	Density multiplier
Sustainability	Site is in a sustainable location, accessible by public transport and close to the village centre.			
Accessibility	Access is possible.		Total Completions	0
Other Information			Losses Completed	0
Brownfield / Greenfield	Mixed		Remaining Losses	0
Suitability	Not Suitable			
Availability	Marginal / Uncertain		Current Year	0
Achievability	Not Achievable		Years 1-5	0
Deliverability	Not currently developable		Years 6-10	0
Development Progress	SHLAA Site		Years 11-15	0
Application Number:				



Ref	2707	Site Address	Land N of Comprehensive School, Selkirk Drive, Holmes Chapel		
Town / Rural	Holmes Chapel	Easting	375507	Northing	366882
Site Description	Part of school grounds.	Site Size Net (Ha)	1.06		
Character of Area	Generally residential, including local school.	Potential Capacity	15		
Surrounding Land Uses	School and residential.	Potential Net Capacity	15		
Physical Constraints	Flood zone 1 - little or no risk. New school building. Lamposts on site for lighting of car parking and footpaths. Trees and area of woodland on site, adj to open countryside. Located on potential contaminated site. Potential air quality issues. Jodrell Bank consultation zone. Site appears generally flat.				
Policy Restrictions	Within the SZL of Holmes Chapel. Protected are of open space. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Potential Density	14.15		
Managing Constraints	Consultation with Jodrell Bank and with Contaminated Land Officer. Air quality assessment may be required (size of development). Consideration of biodiversity and replacement/relocation of open space and school.	Determination of Capacity	Based on density multiplier for part of site.		
Sustainability	Site is considered sustainable				
Accessibility	Site is accessible by public transport.	Total Completions	0		
Other Information	Site has been put forward for redevelopment as part of the schools for the future programme. The Govenors are looking to utilise the site for housing to facilitate the school.	Losses Completed	0		
Brownfield / Greenfield	Mixed	Remaining Losses	0		
Suitability	Suitable				
Availability	Available	Current Year	0		
Achievability	Achievable	Years 1-5	0		
Deliverability	Developable	Years 6-10	15		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:					



Ref2708

Site Address

Land south of Middlewich Road, Holmes Chapel

Town / Rural

Holmes Chapel - Edge / Extension

Easting

374704

Northing

367087

Site Description

Agricultural land.

Site Size Net (Ha)

8.8

Character of Area

Generally residential and Open Countryside.

Potential Capacity

264

Surrounding Land Uses

Generally residential and Open Countryside.

Potential Net Capacity

264

Physical Constraints

Flood zone 1 - little or no risk. Site appears generally flat. Overhead powerlines across site. Hedges to boundaries. Appears to be a cluster of trees around a ditch / pond. Potential air quality issues. Within Jodrell Bank consultation zone.

Policy Restrictions

Open countryside and area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.

Potential Density

30

Managing Constraints

Consultation with Jodrell Bank. Consideration of biodiversity with the production of a Protected species survey. Air quality assessment may be required (size of development). Consideration of overhead powerlines.

Determination of Capacity

Density multiplier

Sustainability

Site is accessible by public transport, but is located some distance from the village centre.

Accessibility

Access is possible.

Total Completions

0

Other Information

Losses Completed

0

Brownfield / Greenfield

Greenfield

Remaining Losses

0

Suitability

Not Suitable

Availability

Marginal / Uncertain

Current Year

0

Achievability

Not Achievable

Years 1-5

0

Deliverability

Not currently developable

Years 6-10

0

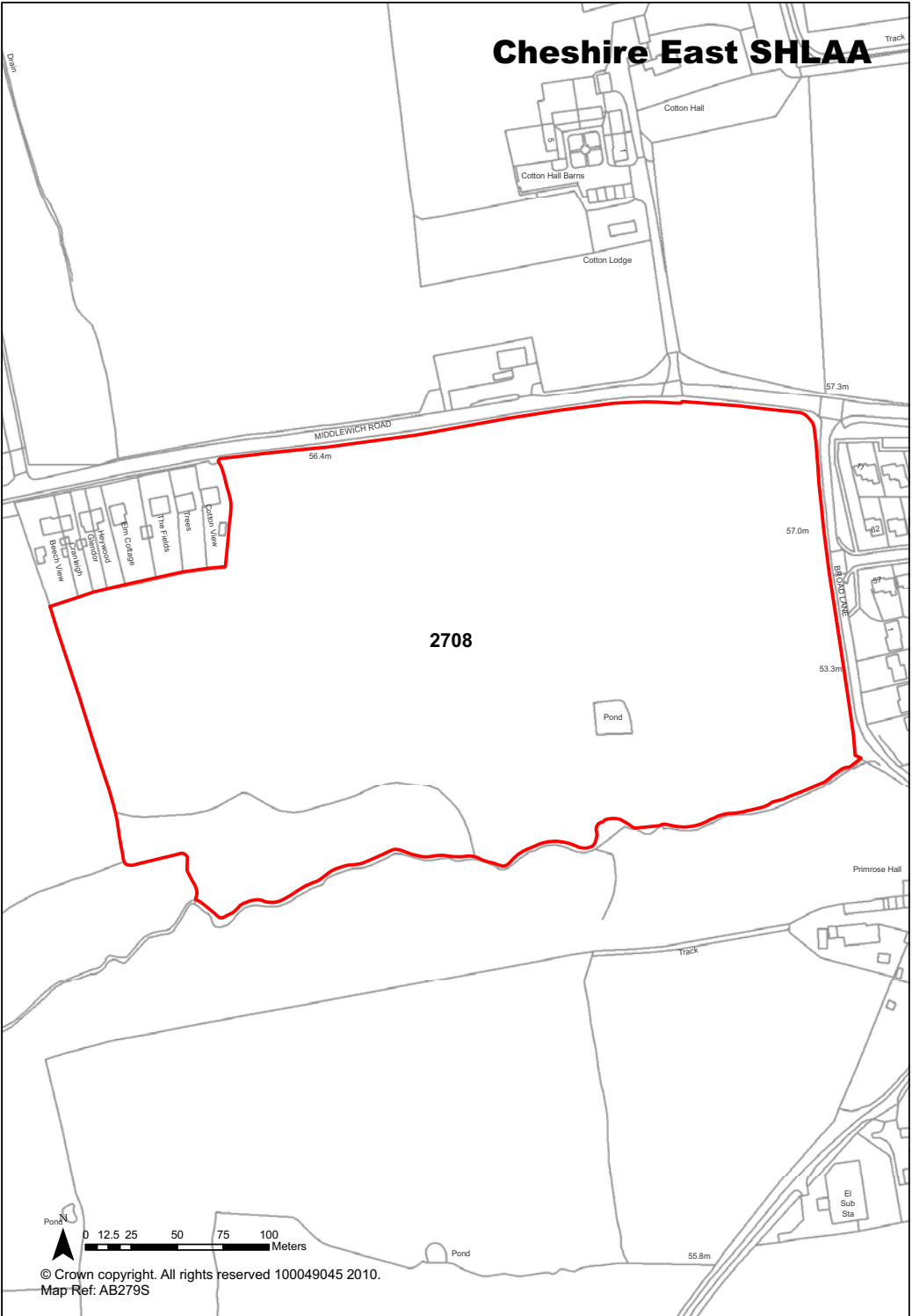
Development Progress

SHLAA Site

Years 11-15

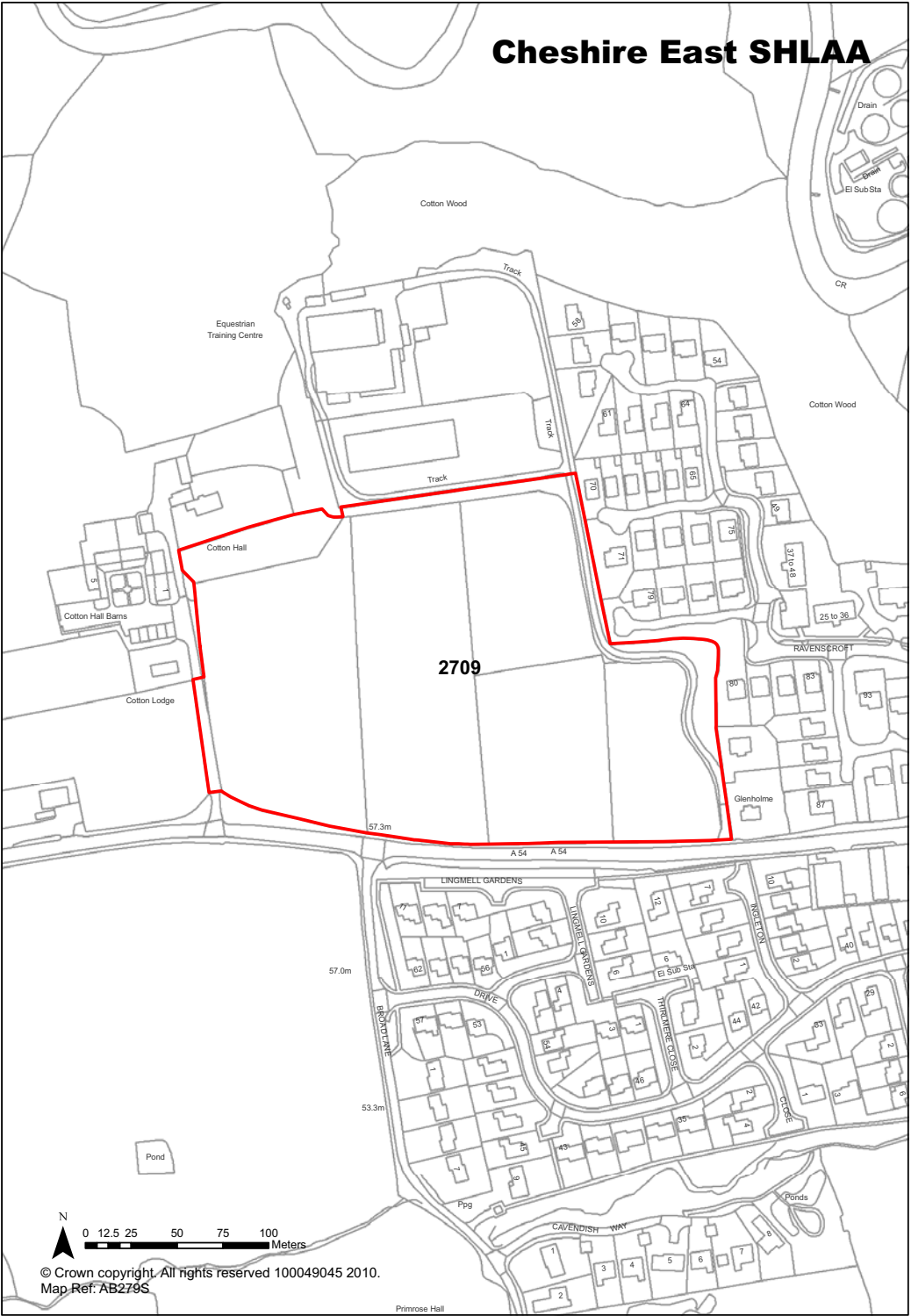
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Application Number:



Ref 2709 Site Address Land north of Middlewich Road, Holmes Chapel

Town / Rural	Holmes Chapel - Edge / Extension	Easting	374924	Northing	367419
Site Description	Agricultural land	Site Size Net (Ha)	4.6		
Character of Area	Generally residential and Open Countryside.	Potential Capacity	138		
Surrounding Land Uses	Generally residential and Open Countryside.	Potential Net Capacity	138		
Physical Constraints	Flood zone 1 - little or no risk. Site appears relatively flat. Hedges and trees to the boundaries. Potential air quality issues.				
Policy Restrictions	Open countryside and area of special control for adverts. Adjacent to Cotton Hall Grade II* Listed Building. Within Jodrell Bank consultation zone.	Potential Density	30		
Managing Constraints	Consultation with Jodrell Bank. Consideration of setting of Listed Building and biodiversity. Air quality assessment may be required (size of development). Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Determination of Capacity	Density multiplier		
Sustainability	Site accessible by public transport.				
Accessibility	Access is possible.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Suitable - with policy change				
Availability	Available	Current Year	0		
Achievability	Achievable	Years 1-5	0		
Deliverability	Developable	Years 6-10	90		
Development Progress	SHLAA Site	Years 11-15	48		
Application Number:					



Ref

2710

Site Address

Saltersford Corner, Macclesfield Road,
Holmes Chapel

Town / Rural

Holmes Chapel - Edge / Extension

Easting

377012

Northing

367499

Site Description

Agricultural land.

Site Size Net (Ha)

3.68

Character of Area

Generally residential and Open Countryside.

Potential Capacity

111

Surrounding Land Uses

Residential, open countryside and railway.

Potential Net Capacity

111

Physical Constraints

Site is adjacent to the railway.
Generally flat to the southern part of site. Potential air quality issues.
Within Jodrell Bank consultation zone.
Buildings on site. Trees and hedges to border.

Policy Restrictions

Open countryside and area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.

Potential Density

30.16

Managing Constraints

Consultation with Jodrell Bank. Air quality assessment may be required (size of development). Consideration of biodiversity.

Determination of Capacity

Density multiplier

Sustainability

Site accessible by public transport but is not located in proximity to the village centre and its accompanying services and facilities.

Accessibility

Access is possible.

Total Completions

0

Other Information

Losses Completed

0

Brownfield / Greenfield

Greenfield

Remaining Losses

0

Suitability

Not Suitable

Availability

Marginal / Uncertain

Current Year

0

Achievability

Not Achievable

Years 1-5

0

Deliverability

Not currently developable

Years 6-10

0

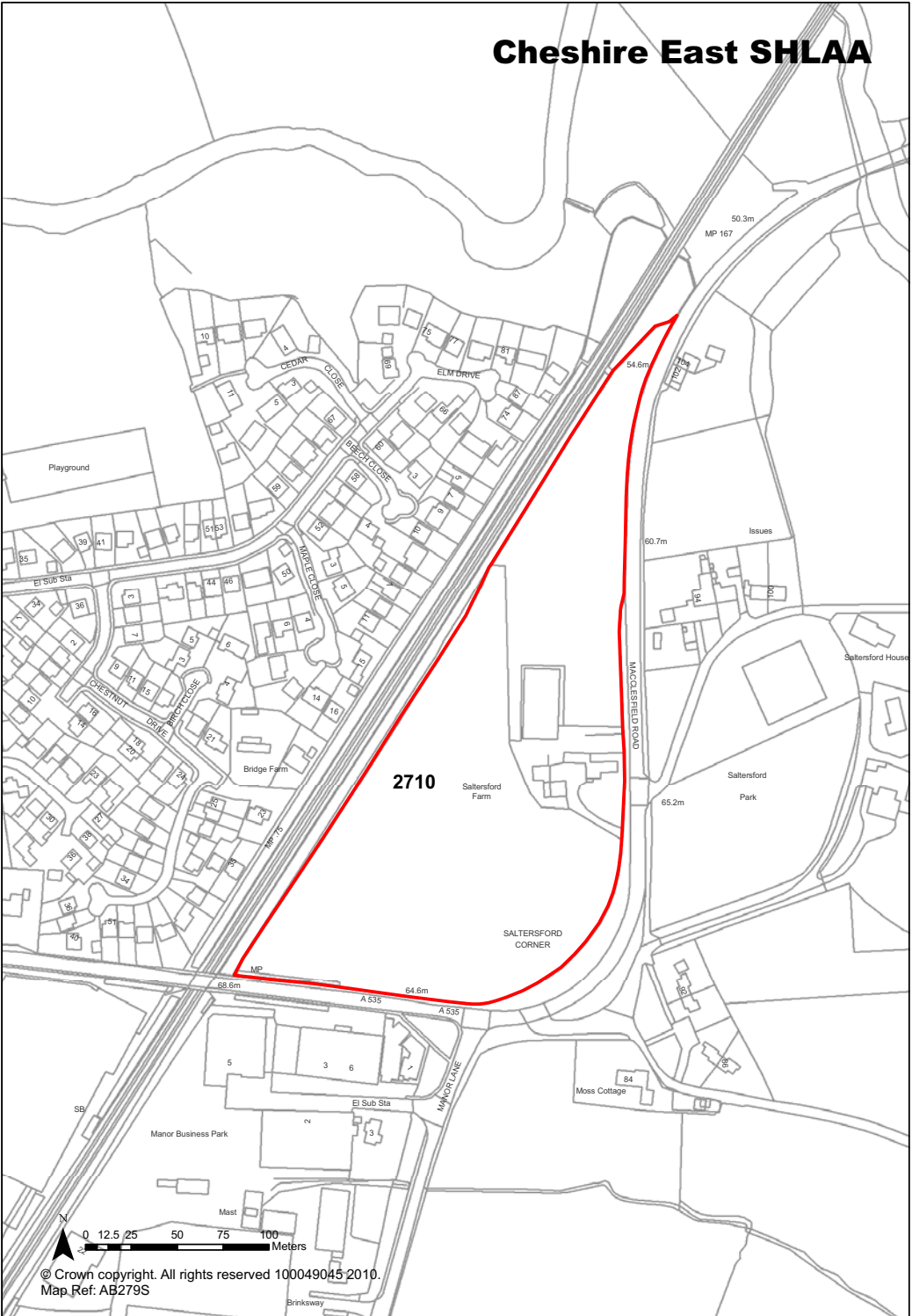
Development Progress

SHLAA Site

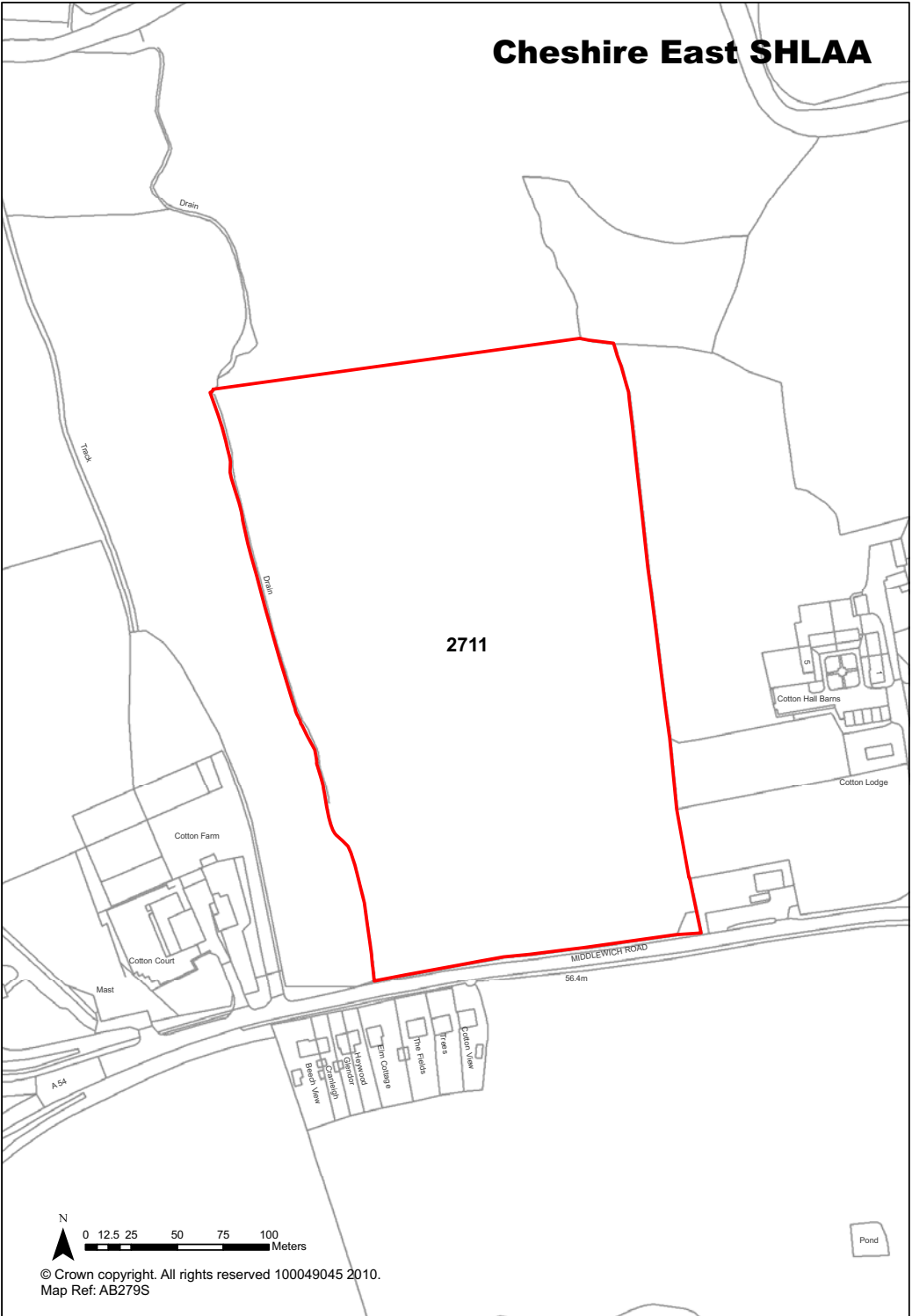
Years 11-15

0

Application Number:



Ref	2711	Site Address	Land N.E. Of Junction 18 of M6, Middlewich Road, Holmes Chapel			
Town / Rural	Holmes Chapel - Edge / Extension		Easting	374588	Northing	367515
Site Description	Agricultural land.		Site Size Net (Ha)		6.61	
Character of Area	Open Countryside.		Potential Capacity		199	
Surrounding Land Uses	Open Countryside.		Potential Net Capacity		199	
Physical Constraints	Flood zone 1 - little or no risk.Overhead powerlines across the site. Site appears to be flatter to the south, with a steep slope to the north towards the river. Potential air quality issues. Jodrell Bank consultation zone. Trees and hedges to boundary.					
Policy Restrictions	Open countryside and area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.		Potential Density		30.11	
Managing Constraints	Consultation with Jodrell Bank. Air quality assessment may be required (size of development). Consideration of biodiversity and overhead powerlines.		Determination of Capacity		Density multiplier	
Sustainability	Site accessible by public transport but is not located in proximity to the village centre and its accompanying services and facilities.					
Accessibility	Access is possible.		Total Completions		0	
Other Information			Losses Completed		0	
Brownfield / Greenfield	Greenfield		Remaining Losses		0	
Suitability	Not Suitable					
Availability	Marginal / Uncertain		Current Year		0	
Achievability	Not Achievable		Years 1-5		0	
Deliverability	Not currently developable		Years 6-10		0	
Development Progress	SHLAA Site		Years 11-15		0	
Application Number:						



Ref

2712

Site Address

Land S.E. Of Junction 18 of M6,
Middlewich Road, Holmes Chapel

Town / Rural

Holmes Chapel - Edge / Extension

Easting

374426

Northing

366990

Site Description

Agricultural land.

Site Size Net (Ha)

5.89

Character of Area

Open Countryside.

Potential Capacity

177

Surrounding Land Uses

Open Countryside, with a small amount of residential onto main road.

Potential Net Capacity

177

Physical Constraints

Flood zone 1 - little or no risk.
Overhead powerlines across site.
Slope to the southern edge of the site.
Site is bounded to west by the motorway. Potential air quality issues.
Within Jodrell Bank consultation zone.
Trees and hedges to border.

Policy Restrictions

Open countryside and area of special control for adverts.

Potential Density

30.05

Managing Constraints

Consultation with Jodrell Bank. Air quality assessment may be required (size of development). Consideration of biodiversity and overhead powerlines.

Determination of Capacity

Density multiplier

Sustainability

Site accessible by public transport but is not located in proximity to the village centre and its accompanying services and facilities.

Accessibility

Access is possible.

Total Completions

0

Other Information

Losses Completed

0

Brownfield / Greenfield

Greenfield

Remaining Losses

0

Suitability

Not Suitable

Availability

Marginal / Uncertain

Current Year

0

Achievability

Not Achievable

Years 1-5

0

Deliverability

Not currently developable

Years 6-10

0

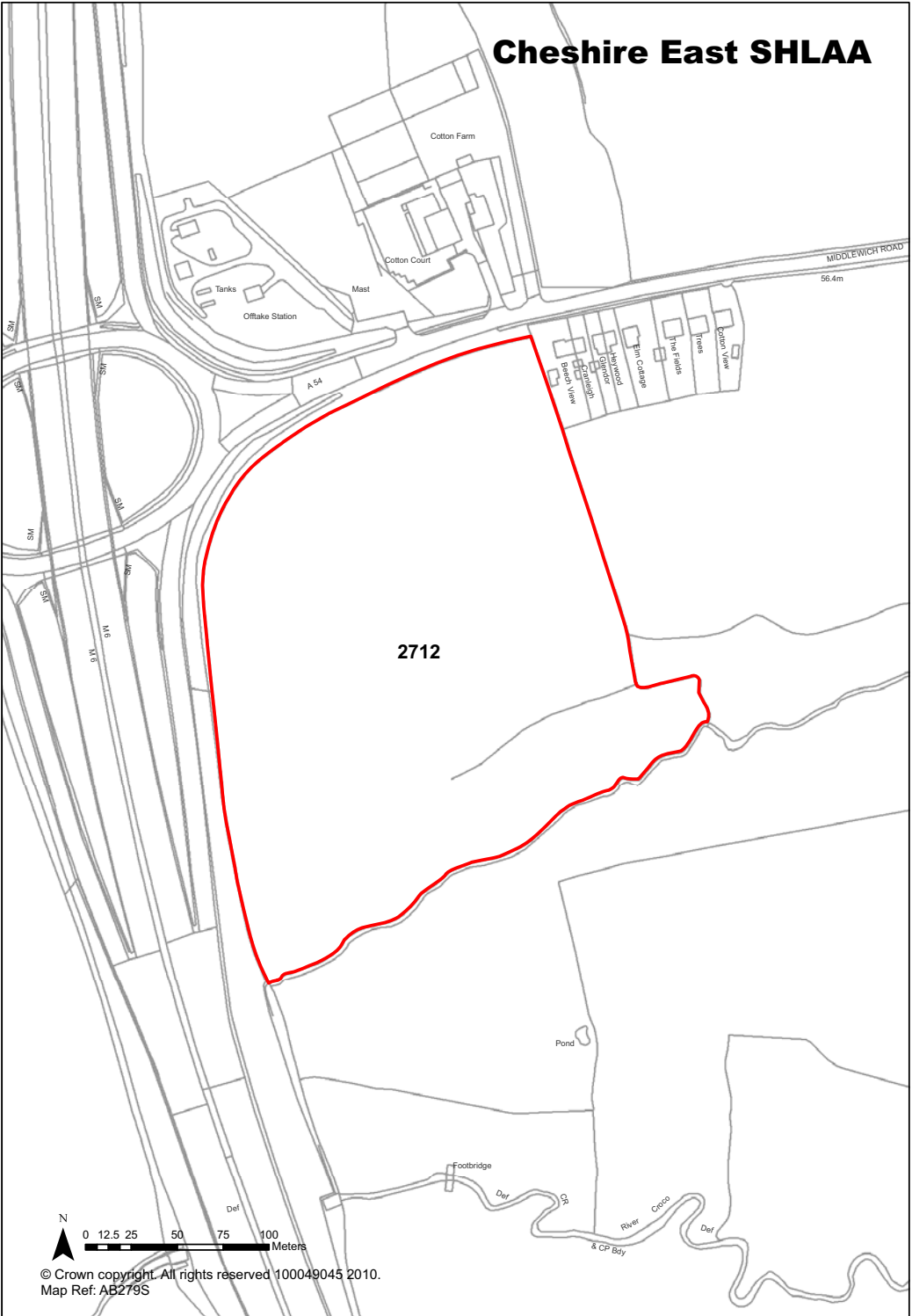
Development Progress

SHLAA Site

Years 11-15

0

Application Number:



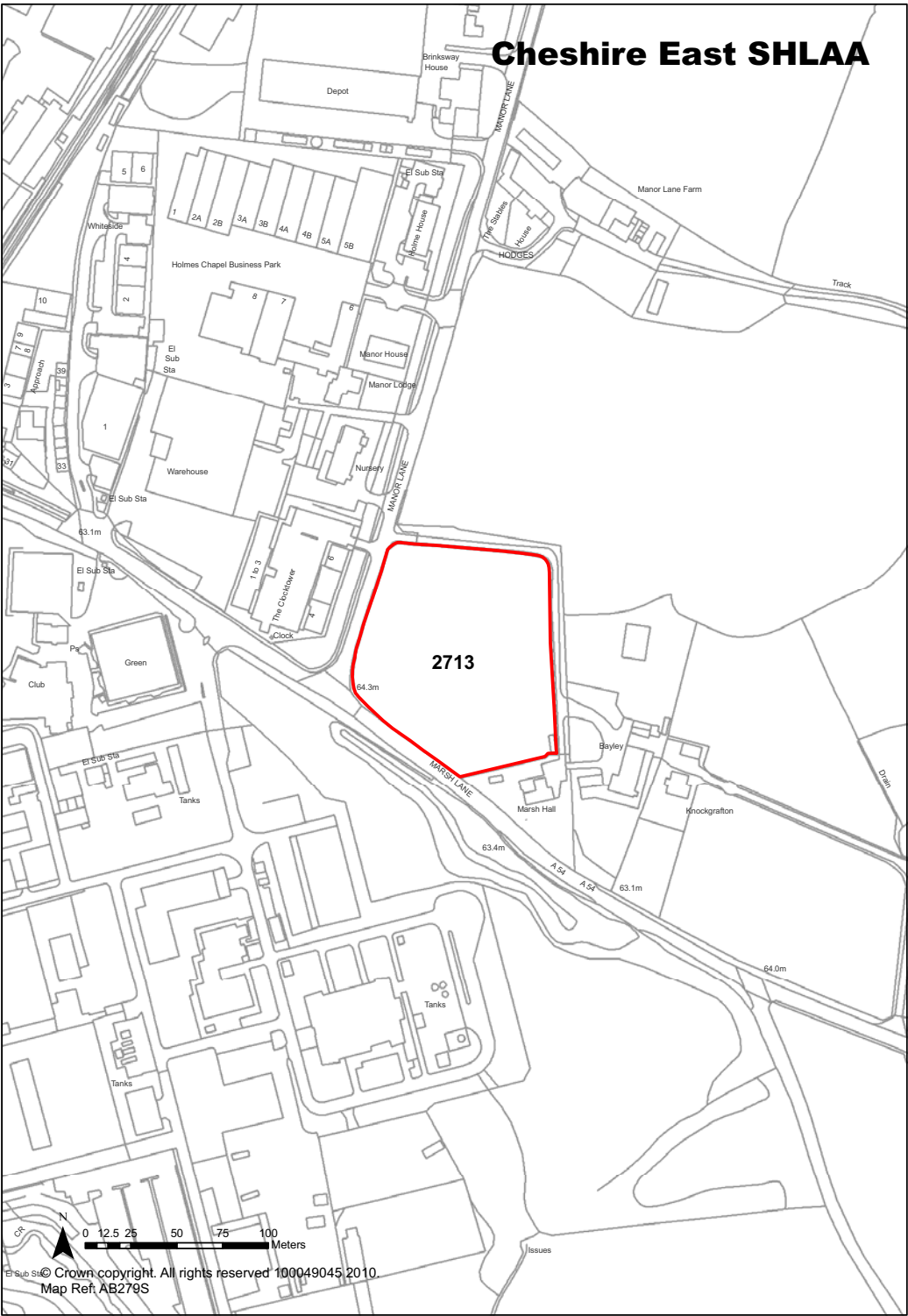
Ref

2713

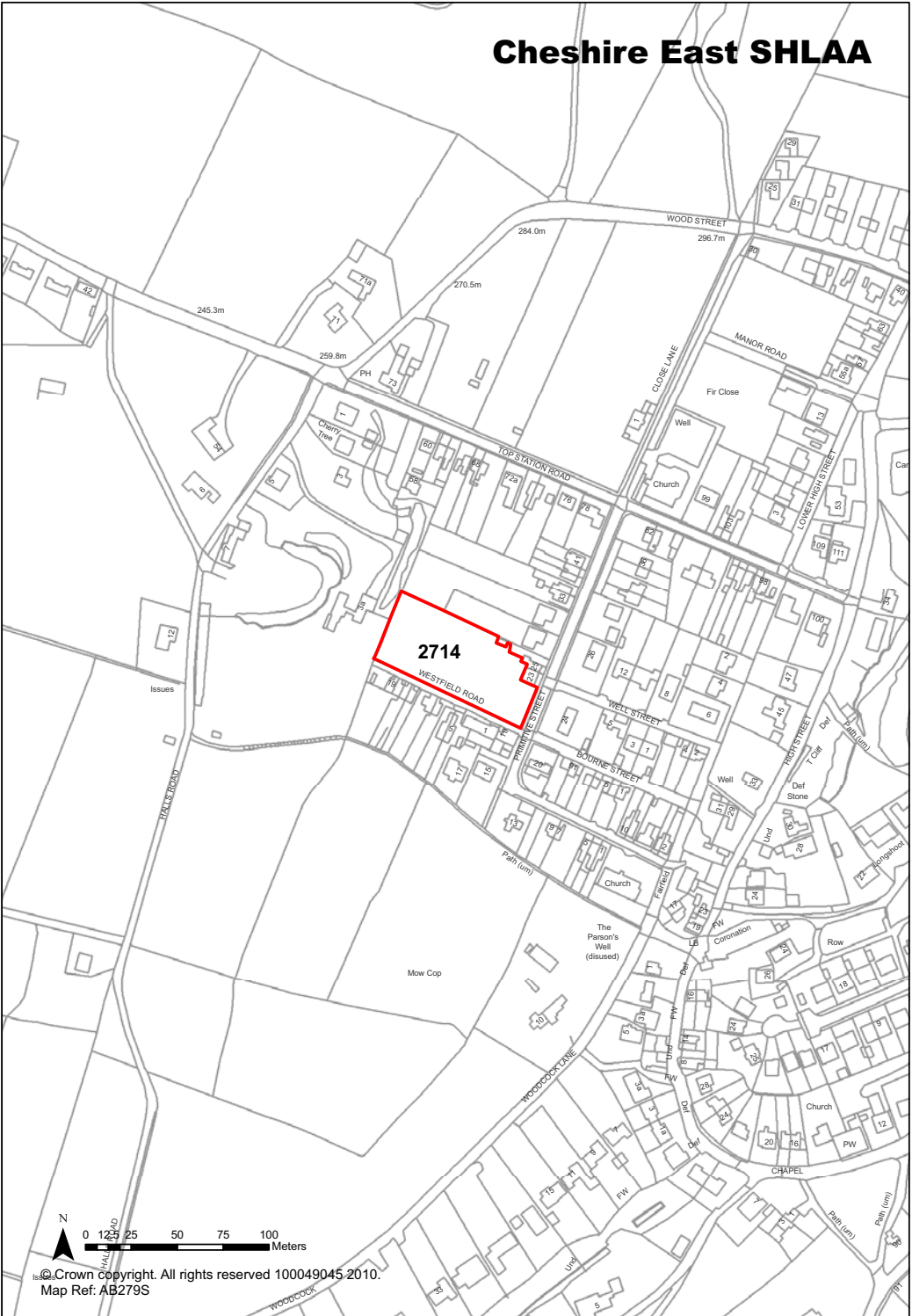
Site Address

Land off Station Road/Manor Lane,
Holmes Chapel

Town / Rural	Holmes Chapel - Edge / Extension	Easting	376937	Northing	366819
Site Description	Agricultural land.	Site Size Net (Ha)	1.13		
Character of Area	Open Countryside and industry.	Potential Capacity	34		
Surrounding Land Uses	Open Countryside and industry.	Potential Net Capacity	34		
Physical Constraints	Flood zone 1 - little or no risk. Site is generally flat. A few trees to the boundary. Jodrell Bank consultation zone.				
Policy Restrictions	Open countryside and area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Potential Density	30.09		
Managing Constraints	Consultation with Jodrell Bank and consideration of biodiversity.	Determination of Capacity	Density multiplier		
Sustainability	Site accessible by public transport and is located close to employment uses, but is not located in proximity to the village centre and its accompanying services and facilities.				
Accessibility	Access is possible.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Not Suitable				
Availability	Marginal / Uncertain	Current Year	0		
Achievability	Not Achievable	Years 1-5	0		
Deliverability	Not currently developable	Years 6-10	0		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:					



Ref	2714	Site Address	Land off Westfield Road, Mow Cop		
Town / Rural	Smaller Villages	Easting	385432	Northing	357258
Site Description	Vacant land - garden	Site Size Net (Ha)	0.32		
Character of Area	Generally residential.	Potential Capacity	10		
Surrounding Land Uses	Generally residential.	Potential Net Capacity	10		
Physical Constraints	Flood zone 1 - little or no risk. Slope to Westfield Road. Site appears undulating. Trees and hedges to boundary.	Potential Density	31.25		
Policy Restrictions	Village inset in green belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Determination of Capacity	Density multiplier		
Managing Constraints	Consideration of biodiversity.	Total Completions	0		
Sustainability	Site is accessible by public transport	Losses Completed	0		
Accessibility	Access is possible.	Remaining Losses	0		
Other Information	No evidence that current owner wishes to develop this site.	Current Year	0		
Brownfield / Greenfield	Greenfield	Years 1-5	0		
Suitability	Suitable	Years 6-10	0		
Availability	Not Available - long term prospect	Years 11-15	0		
Achievability	Achievable				
Deliverability	Not currently developable				
Development Progress	SHLAA Site				
Application Number:					



Ref2715

Site Address

Land off Manor Road/Close Lane, Mow Cop

Town / Rural	Smaller Villages	Easting	385601	Northing	357421
Site Description	Vacant land.	Site Size Net (Ha)	0.55		
Character of Area	Residential and open countryside.	Potential Capacity	17		
Surrounding Land Uses	Residential and open countryside.	Potential Net Capacity	17		
Physical Constraints	Flood zone 1 - little or no risk. Slopes down from Lower Higher Street. Access to the site may be an issue from both Close Lane and Lower Higher Street. Telegraph poles on site. Trees and hedges on site.				
Policy Restrictions	Village inset in the Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Potential Density	30.91		
Managing Constraints	Further consultation with Highways. Consideration of biodiversity and telegraph poles.	Determination of Capacity	Density multiplier		
Sustainability	Site located in an unsustainable location				
Accessibility	Access to the site may be an issue from both Close Lane and Lower Higher Street	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Not Suitable				
Availability	Marginal / Uncertain	Current Year	0		
Achievability	Not Achievable	Years 1-5	0		
Deliverability	Not currently developable	Years 6-10	0		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:					

