<b>Ref</b> 2564	Site Address	Playing fie	ld, Newhall A	venue, S	Sandbach
Town / Rural Sandbach		Easting	375650	Northing	360410
Site Description	Playing field.		Site Size Net (	<b>Ha</b> ) 0.3	31
Character of Area	Residential to the south, foot to the north open to the east	•	Potential Capa	acity 10	1
Surrounding Land Uses	Residential to the south, foot to the north open to the east		Potential Net	10	)
Physical Constraints	Flood zone 1 - little or no risl isolated between adjacent for ground and play area. Site a flat. Trees to border.	otball	capacity		
Policy Restrictions	Protected area of open space Sandbach SZL. Surface was should be calculated in acco with Environment Agency gu	ter runoff rdance	Potential Dens	sity 32	1.26
Managing Constraints	Consultation with Highways access issues. Consideration biodiversity.		Determination Capacity		ensity ultiplier
Sustainability	Site is considered sustainab	le.			
Accessibility	Access problematic.		Total Complet	ions 0	
Other Information			Losses Compl	leted 0	

 Brownfield / Greenfield
 Greenfield
 Remaining Losses
 0

 Suitability
 Suitable - with policy change
 Current Year
 0

 Availability
 Achievable
 Years 1-5
 0

Not currently developable

**Years 6-10** 

Years 11-15

0

Development Progress SHLAA Site

**Application Number:** 

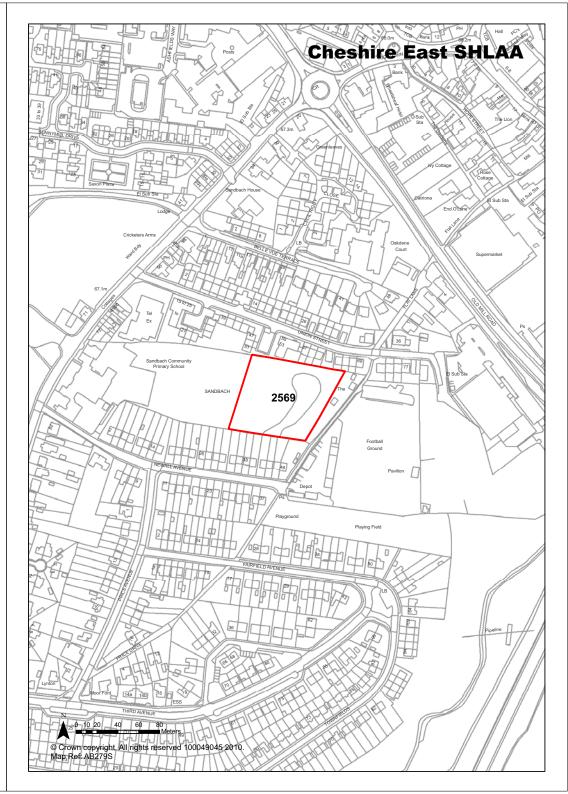
Deliverability



	,	Sandbach			
Town / Rural Sandbach		Easting	375600	Northir	ng 360550
Site Description	Existing school playing field.		Site Size Net	(Ha)	0.59
Character of Area	Residential on three sides wit School to the West.	h Primary	Potential Cap	acity	18
Surrounding Land Uses	Residential on three sides wit School to the West.	h Primary	Potential Net		18
Physical Constraints	Flood zone 1 - little or no risk. woodland dividing the site, als potential access issues. Site to be flat.	60	oupuoity		
Policy Restrictions	Protected area of open space Sandbach SZL. Surface wate should be calculated in accor- with Environment Agency guid	r runoff dance	Potential Den	sity	30.51
Managing Constraints	Cosnideration of biodiversity. Consultation with Highways to access issues.	address	Determination Capacity	n of	Density multiplier
Sustainability	Site is considered sustainable	١.			
Accessibility	Access is problematic.		Total Comple	tions	0
Other Information			Losses Comp	leted	0
Brownfield / Greenfield	Greenfield		Remaining Lo	sses	0
Suitability	Suitable - with policy change				
Availability	Marginal / Uncertain		<b>Current Year</b>		0
Achievability	Achievable		Years 1-5		0
Deliverability	Not currently developable		Years 6-10		0
<b>Development Progress</b>	SHLAA Site		Years 11-15		0

Sandbach Primary School, Crewe Road,

Site Address

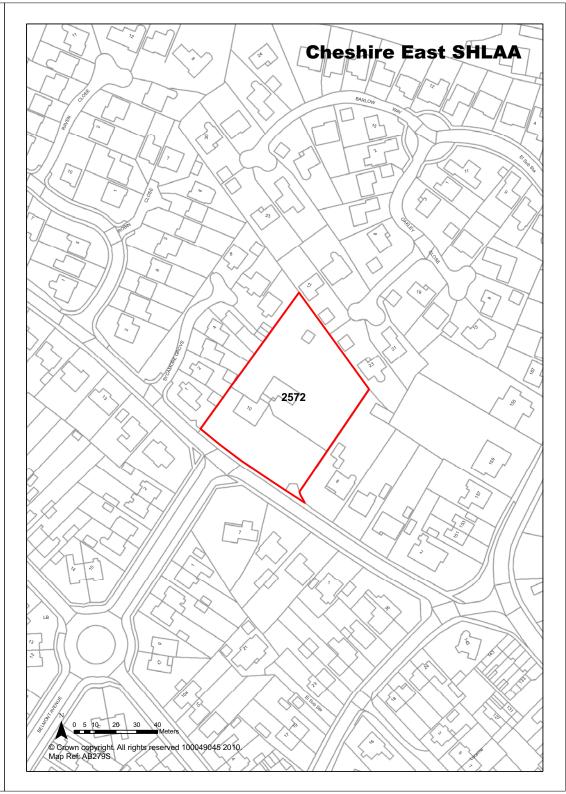




**Application Number:** 

**Ref** 2569

<b>Ref</b> 2572	Site Address	Land adjacent to 10 Cooksmere Land Sandbach			e Lane,
Town / Rural Sandbach		Easting	375400	Northing	361550
Site Description	Private grounds of residenti	al property.	Site Size Net (H	Ha) (	0.42
Character of Area	Generally residential.		Potential Capa	city	13
Surrounding Land Uses	Generally residential.		Potential Net		13
Physical Constraints	Flood zone 1 - little or no ris and buildings on site. Appe		Capacity		
Policy Restrictions	Within Sandbach SZL. Surfunoff should be calculated accordance with Environme guidelines.	in	Potential Dens	ity (	30.95
Managing Constraints	Consideration of biodiversity	y.	Determination Capacity	•	Density multiplier
Sustainability	Site on 'occasional journey'	bus route.			
Accessibility	Site is accessible.		Total Completi	ons (	)
Other Information			Losses Compl	eted (	)
Brownfield / Greenfield	Mixed		Remaining Los	sses (	)
Suitability	Suitable				
Availability	Marginal/uncertain		Current Year	(	)
Achievability	Achievable		Years 1-5	(	)
Deliverability	Developable		Years 6-10		13
Development Progress	SHLAA Site		Years 11-15	(	)





<b>Ref</b> 2573	Site Address	Playing field, Hassall Road, Sandbach		
Town / Rural Sandbach		Easting	376250 N	lorthing 360350
Site Description	Playing field.		Site Size Net (Ha	a) 1.4
Character of Area	Cemetery to the north east, and playground to the remai		Potential Capac	ity 42
Surrounding Land Uses	Cemetery to the north east, and playground to the remai		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.		Capacity	
Policy Restrictions	Protected area of open spac Surface water runoff should calculated in accordance wit Environment Agency guideling	be h	Potential Densit	y 30
Managing Constraints	Consideration of biodiversity. Consultation with Contaminated Land Officer.		Determination of Capacity	f Density multiplier
Sustainability	Greenfield site close to bus	oute.		
Accessibility	Access is possible.		Total Completio	ns 0
Other Information			Losses Comple	ted 0
Brownfield / Greenfield	Greenfield		Remaining Loss	ses 0
Suitability	Suitable - with policy change	•		
Availability	Marginal / Uncertain		Current Year	0
Achievability	Not Achievable		Years 1-5	0

Not currently developable

SHLAA Site

Development Progress

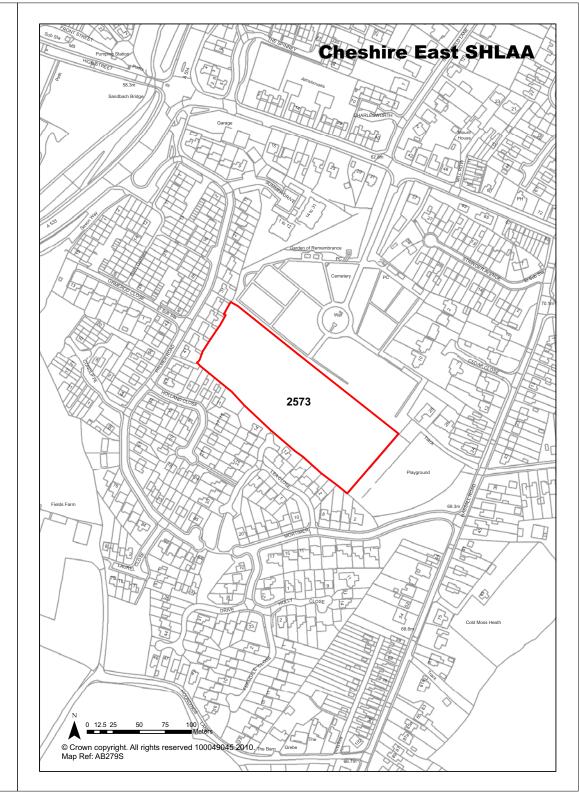
Application Number:

Deliverability



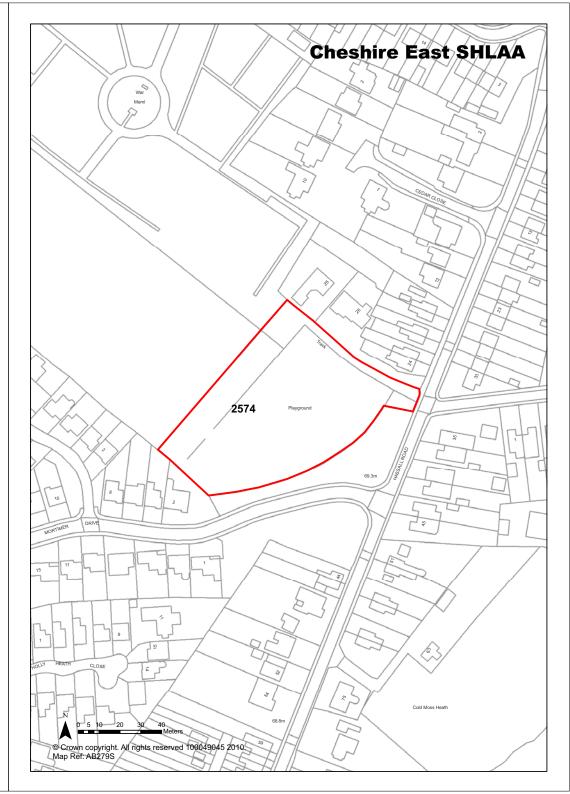
Years 6-10

Years 11-15



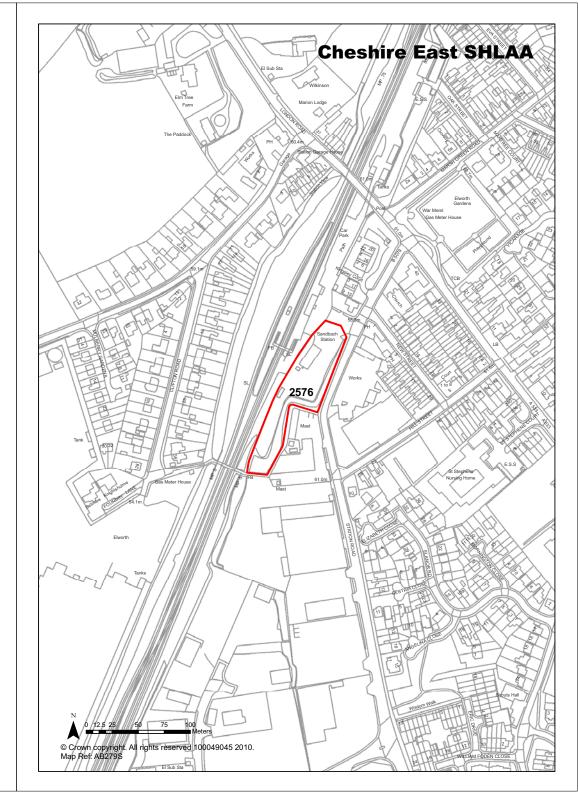
Ref	2574	Site Address	Playground,	Hassall Road, Sandbach
-----	------	--------------	-------------	------------------------

Town / Rural Sandbach	Easting	376350 <b>North</b>	ing 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.	oupuon,	
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.	<b>Total Completions</b>	0
Other Information		Losses Completed	0
Brownfield / Greenfield	Greenfield	Remaining Losses	0
Suitability	Suitable - with policy change		
Availability	Marginal / Uncertain	<b>Current Year</b>	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:			





<b>Ref</b> 2576	Site Address	Depot site	, Station Roa	ıd, Sanc	lbach
Town / Rural Sandbach		Easting	373764	Northing	361436
Site Description	Depot.		Site Size Net (	(Ha)	0.47
Character of Area	Commerical in general but o site has permission for hous		Potential Capa	acity	15
Surrounding Land Uses	Predominantly commercial in but with housing to the north		Potential Net	,	15
Physical Constraints	Flood zone 1 - little or no ris trees between site and railw large willow tree at entrance site. Albion Inorganic Chem consultation zone. Footpath part of site. Construction and hardstanding on site, appea Located on potential contam	ay and to the icals outer bordering d rs flat.			
Policy Restrictions	Within Sandbach SZL.		Potential Dens	sity	31.91
Managing Constraints	Consideration of biodiversity footpath. Consultation with Contaminated Land Officer.	and and	Determination Capacity	. •.	Density multiplier
Sustainability	Site adjacent to Sandbach F Station and on bus route.	Railway			
Accessibility	Access is possible.		Total Complet	tions (	)
Other Information			Losses Comp	leted (	)
Brownfield / Greenfield	Brownfield		Remaining Lo	sses (	)
Suitability	Not Suitable				
Availability	Marginal / Uncertain		<b>Current Year</b>	(	)
Achievability	Achievable		Years 1-5	(	)
Deliverability	Not currently developable		Years 6-10	(	)





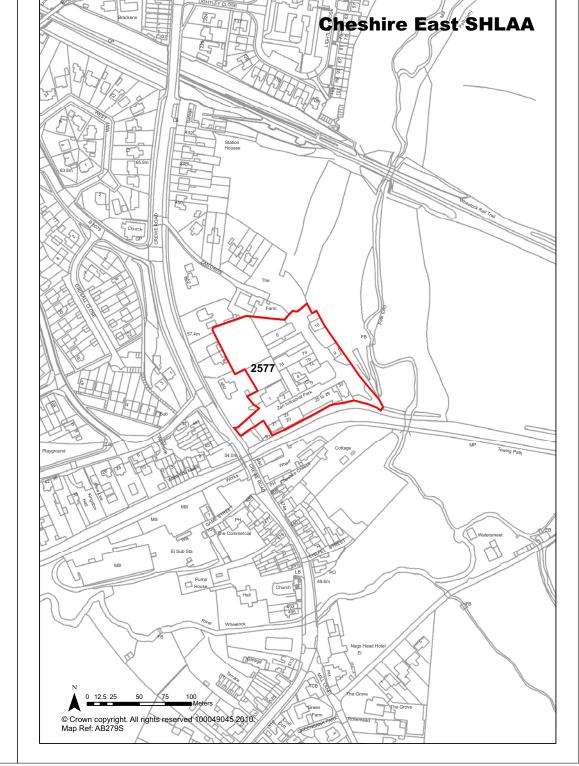
Years 11-15

SHLAA Site

**Development Progress** 

<b>Ref</b> 2577	Site Address	Zan Work	s, Crewe Road, Sa	andbach
Town / Rural Sandbach		Easting	375070 <b>North</b>	ing 359360
Site Description	Industrial estate and garden	land.	Site Size Net (Ha)	1.07
Character of Area	Well established industrial paround former three storey premises.		Potential Capacity	33
Surrounding Land Uses	Residential and open count	ryside.	Potential Net	33
Physical Constraints	Electricity transformer on so boundary adjacent to Trent Mersey Canal. Former refus between units and eastern twhich slopes down towards Partly within wildlife corridor consultation zone. Adj to co area. Footpath adj to site. other trees on site. Building hardstanding on site. Slight	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 partia Sandbach SZL.	ally within	Potential Density	30.84
Managing Constraints	Consultation with infrastruct providers, Contaminated La and British Waterways. Cor of biodiversity and historic e	nd Officer nsideration	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	е		
Availability	Available / site is under opti-	on by devel	Current Year	0
Achievability	Achievable		Years 1-5	0
Deliverability	Developable		Years 6-10	33
<b>Development Progress</b>	SHLAA Site		Years 11-15	0

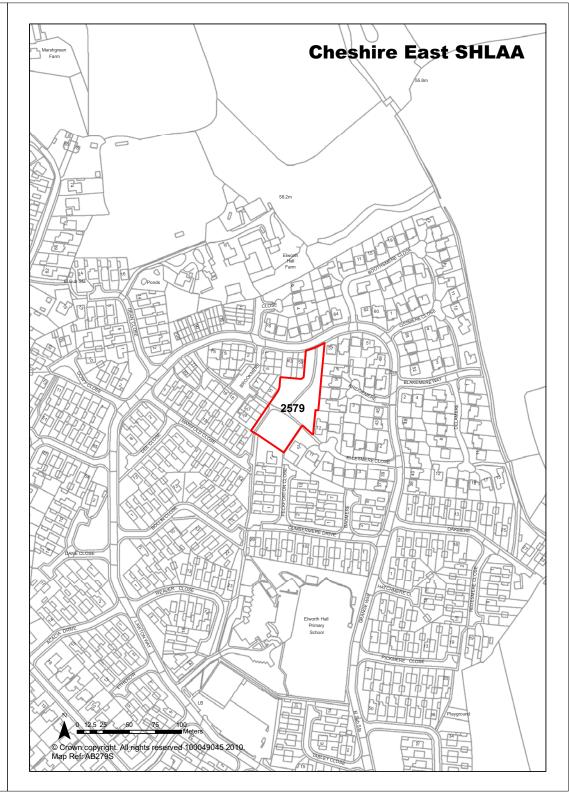




	Sandbach		3,
Town / Rural Sandbach	Easting	374447 Nort	thing 361580
Site Description	Area of incidental open space.	Site Size Net (Ha)	0.33
Character of Area	Generally residential.	Potential Capacity	10
Surrounding Land Uses	Generally residential.	Potential Net	10
Physical Constraints	Flood zone 1 - little or no risk. Within Albion Inorganic Chemicals outer consultation zone. Trees and shrubs on site. Appears generally flat. Located within 250m of landfill.	Capacity	
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.	<b>Total Completions</b>	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
<b>Development Progress</b>	SHLAA Site	Years 11-15	0

Land at Ellesmere Close/Grangeway,

Site Address



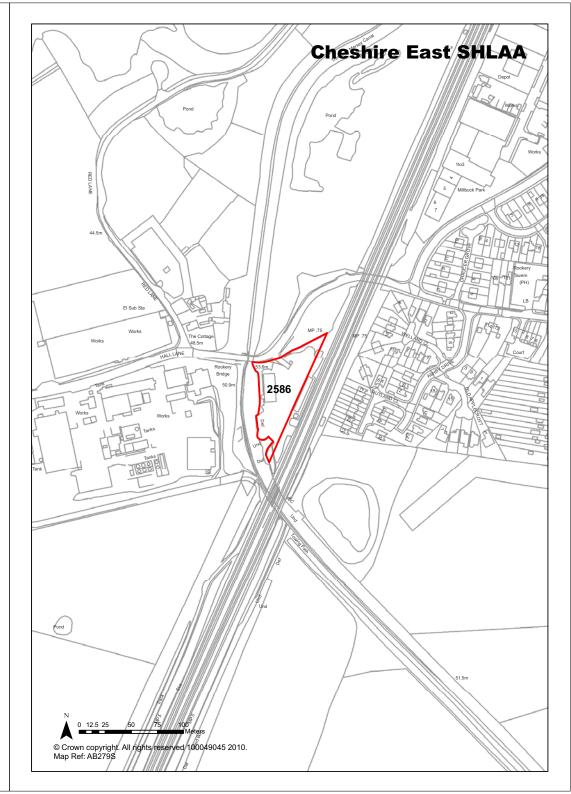


**Application Number:** 

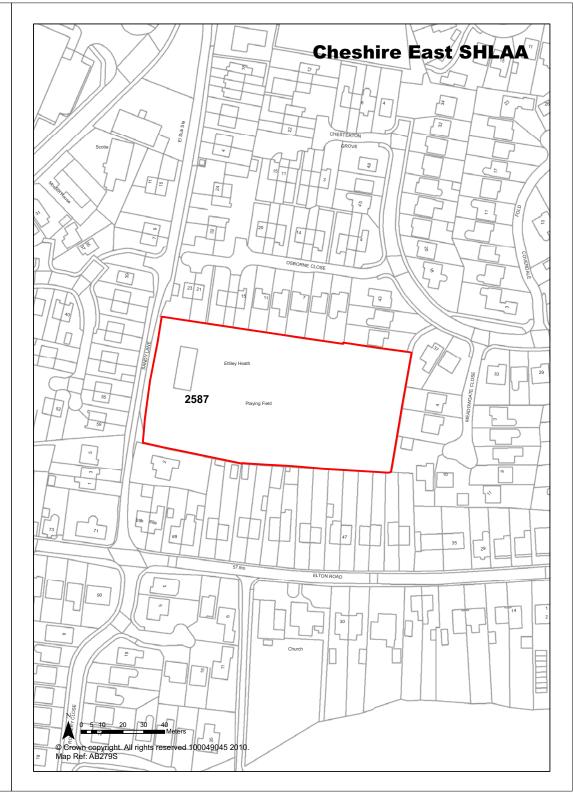
**Ref** 2579

<b>Ref</b> 2586	Site Address	Land to so Lane, San	outh of Rookery dbach	/ Bridge, Hall
Town / Rural Sandbach		Easting	373167 N	lorthing 360194
Site Description	Vacant land.		Site Size Net (Ha	a) 0.36
Character of Area	Adjacent to the railway and wider area industrial area to and residential to the east a commerical (with permission the north.	the west and	Potential Capac	ity 11
Surrounding Land Uses	Adjacent to the railway and wider area, industrial area and residential to the east a commerical (with permission the north.	to the west and	Potential Net Capacity	11
Physical Constraints	Flood zone 1 - little or no ris Hardcored site comprising of electricity sub-stations and telecommunication monopo Overhead powerlines of rail immediately adjacent. With Phospherous Consultation a consultation zone and brine subsidence area. Trees an edge of site, appears flat.	of two one le. way in United zone, BWB		
Policy Restrictions	Within Sandbach SZL. Adaj Canal Conservation Area.	cent to	Potential Densit	y 30.81
Managing Constraints	Consultation with infrastruct providers, Brine Subsidence Compensation Board and B Waterways. Consideration biodiversity.	e Fritish	Determination o Capacity	of Density multiplier
Sustainability	Site located on bus route.			
Accessibility	Access possible.		Total Completio	ons 0
Other Information			Losses Complet	ted 0
Brownfield / Greenfield	Brownfield		Remaining Loss	ses 0
Suitability	Not Suitable			
Availability	Marginal/uncertain		<b>Current Year</b>	0
Achievability	Achievable		Years 1-5	0
Deliverability	Not currently developable		Years 6-10	0
<b>Development Progress</b>	SHLAA Site		Years 11-15	0
Application Number:				





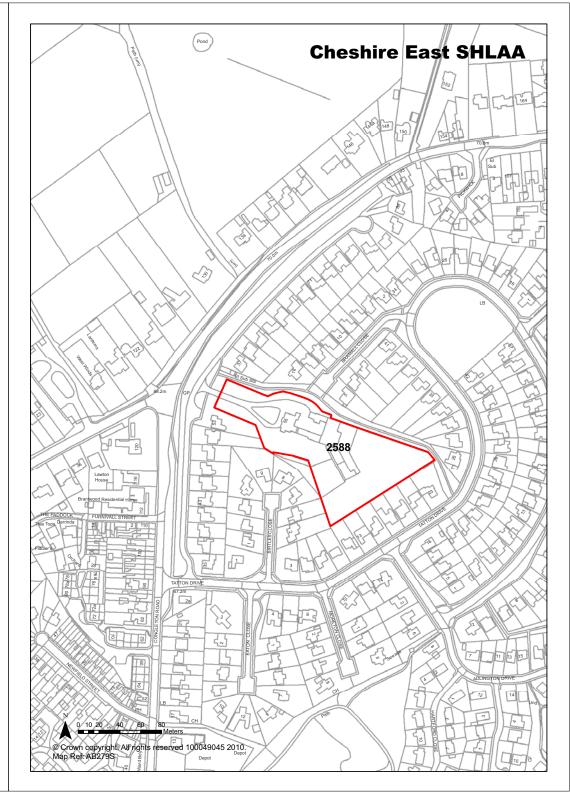
<b>Ref</b> 2587	Site Address	Playing field, Sandy Lane, Sandbach			h
Town / Rural Sandbach		Easting	373571	Northing 360	)341
Site Description	Ettiley Heath playing fields. used for recreation, includes goal posts.		Site Size Net (I	<b>la)</b> 0.73	
Character of Area	Generally Residential.		Potential Capa	city 22	
Surrounding Land Uses	Generally Residential.		Potential Net	22	
Physical Constraints	Access off Sandy Lane on un road, unsuitable for large vel Brine subsidence area. Tree border.	nicles.	Capacity		
Policy Restrictions	Protected area of open spac the SZL for Sandbach. Surfa runoff should be calculated in accordance with Environmer guidelines.	ace water	Potential Dens	ity 30.14	
Managing Constraints	Replacement of Open Space Consideration of biodoversity		Determination Capacity	of Density multipli	,
Sustainability	Close to bus route.				
Accessibility	Access is possible.		Total Completi	ons 0	
Other Information			Losses Compl	eted 0	
Brownfield / Greenfield	Greenfield		Remaining Los	ses 0	
Suitability	Suitable				
Availability	Marginal / Uncertain		<b>Current Year</b>	0	
Achievability	Not Achievable		Years 1-5	0	
Deliverability	Not currently developable		Years 6-10	0	
<b>Development Progress</b>	SHLAA Site		Years 11-15	0	



Town / Rural Sandbach	Easting	376093 North	ing 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	35
Physical Constraints	Significant trees along boundaries of site. Flood Zone 1 - Little or no risk. Site is flat with contructions present.	Capacity	
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
<b>Development Progress</b>	SHLAA Site	Years 11-15	0

55 Congleton Road, Sandbach

Site Address



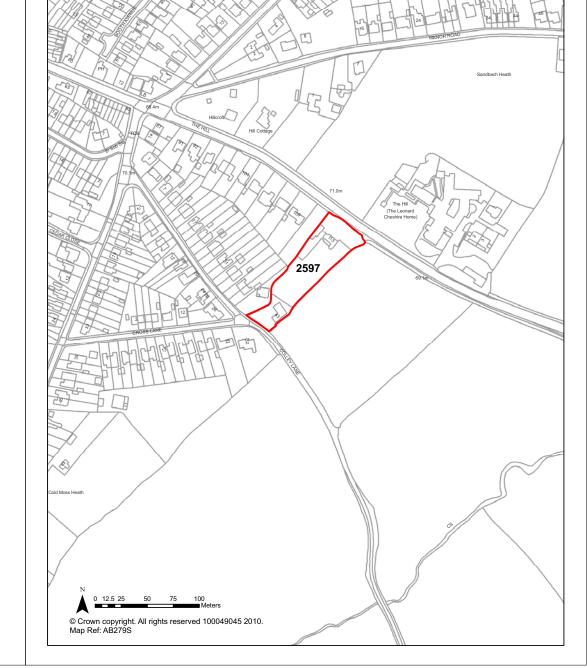


**Application Number:** 

**Ref** 2588

Town / Rural Sandbach	Easting	376655 <b>North</b>	ing 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	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.	Capacity	
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.	<b>Total Completions</b>	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
<b>Development Progress</b>	SHLAA Site	Years 11-15	0
Application Number:			



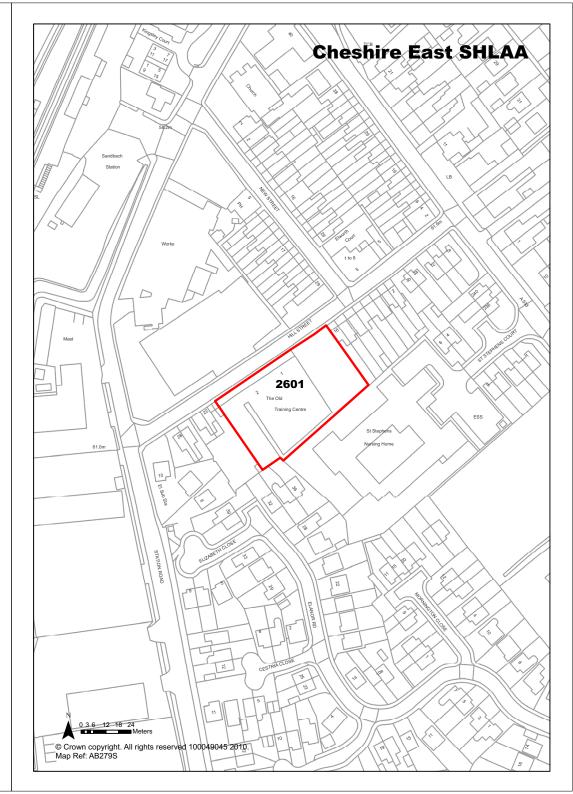


Cheshire East SHLAA

	SANE	DBACH	,	,
Town / Rural Sandbach	Eas	sting 3739	Northi	ng 361398
Site Description	STORAGE/YARD DEPOT	Site	Size Net (Ha)	0.259
Character of Area	Generally residential, with some employment uses on opposite side or road.	Pote	ntial Capacity	14
Surrounding Land Uses	Generally residential, with some employment uses on opposite side or road.	of Pote Capa	ntial Net acity	14
Physical Constraints	None.			
Policy Restrictions	Within Sandbach SZL	Pote	ntial Density	54
Managing Constraints		Dete Capa	rmination of acity	Based on outline permission.
Sustainability				
Accessibility		Total	l Completions	0
Other Information	Demolition has started 03/01/12	Loss	es Completed	0
Brownfield / Greenfield	Brownfield	Rema	aining Losses	0
Suitability	Suitable			
Availability	Available	Curre	ent Year	0
Achievability	Achievable	Years	s 1-5	14
Deliverability	Deliverable	Year	s 6-10	0
<b>Development Progress</b>	Outline Permission	Year	s 11-15	0

TRAINING CENTRE, HILL STREET,

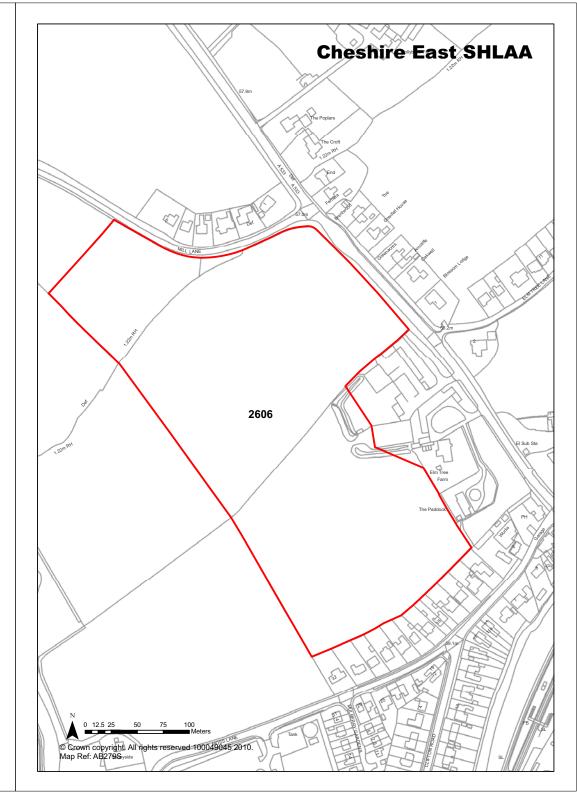
Site Address



09/3337C

**Ref** 2601

<b>Ref</b> 2606	Site Address	Elm Tree I	arm, Londo	n Roa	d, Sandbach
Town / Rural Sandbach	- Edge / Extension	Easting	373486	Northi	ing 361754
Site Description	Agricultural land.		Site Size Net	(Ha)	8.25
Character of Area	Open Countryside with som residential on south eastern		Potential Cap	acity	248
Surrounding Land Uses	Open Countryside with som residential on south eastern		Potential Net		248
Physical Constraints	Flood zone 1 - little or no ris Inorganic Chemicals consul zone, listed building on site crossing part of site. Trees hedges present, site levels generally flat. Located on p contaminated site. Potentia issues.	Itation , footpath and appear ootential			
Policy Restrictions	Listed buildings, open coun area of special control for a Surface water runoff should calculated in accordance w Environment Agency guidel	dverts.   be ith	Potential Den	sity	30.06
Managing Constraints	Consideration of the setting listed building and the accommodation/relocation of footpath. Consideration of biodoversity. Consultation of Contaminated Land Officer assesment may be required development).	of the with . Air quality	Determination Capacity	n of	Density multiplier
Sustainability	Site on bus route.				
Accessibility	Access is possible.		Total Comple	tions	0
Other Information			Losses Comp	leted	0
Brownfield / Greenfield	Greenfield		Remaining Lo	sses	0
Suitability	Not Suitable				
Availability	Marginal / Uncertain		<b>Current Year</b>		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:					



<b>Ref</b> 2607	Site Address	Site Address Land off School Lane, Sandbach				
Town / Rural Sandbach	- Edge / Extension	Easting	377275	Northing	360789	
Site Description	Vacant land.		Site Size Net (H	Ha) C	0.64	
Character of Area	Residential to the west, scho north with the remainder bein countryside.		Potential Capa	city 2	20	
Surrounding Land Uses	Residential to the west, scho north with the remainder bein countryside.		Potential Net Capacity	2	20	
Physical Constraints	Flood Zone 1 - Little or no ris Trees/hedges to boundaries appear flat.					
Policy Restrictions	Within Open Countryside, ar special control for adverts. S water runoff should be calcu accordance with Environmer guidelines.	Surface lated in	Potential Dens	ity 3	31.25	
Managing Constraints	Consideration of biodiversity		Determination Capacity		Density nultiplier	
Sustainability	Site on bus route and within distance of a primary school					
Accessibility	Access is possible.		Total Completi	ions (	)	
Other Information			Losses Compl	eted (	)	
Brownfield / Greenfield	Greenfield		Remaining Los	sses (	)	
Suitability	Suitable - with policy change					
Availability	Available		<b>Current Year</b>	C	1	
Achievability	Achievable		Years 1-5	C	ı	
Deliverability	Developable		Years 6-10	2	20	



0

Years 11-15

SHLAA Site

**Development Progress** 

<b>Ref</b> 2608	Site Address	Land off T	he Hill/Mano	r Road,	Sandbach
Town / Rural Sandbach	- Edge / Extension	Easting	376914	Northing	360424
Site Description	Agricultural land.		Site Size Net	(Ha) 8	3.11
Character of Area	Residential and Open Count	ryside.	Potential Cap	acity 2	244
Surrounding Land Uses	Residential and Open Count	ryside.	Potential Net	2	244
Physical Constraints	Flood zone 1 - little or no risi on site, adj to listed building. undulating with trees and he present. Located within 250 landfill. Potential air quality	Site is dges m of	Pond Capacity Site is ges of		
Policy Restrictions	Open countryside, area of sp control for adverts. Surface runoff should be calculated i accordance with Environmen guidelines.	water n	Potential Den	sity 3	30.09
Managing Constraints	Production of a Protected Sp survey. Consideration of se listed building and biodovers Consultation with Contamina Officer. Air quality assesme	tting of sity. ated Land nt may be	Determination Capacity		Density nultiplier

Accessibility Access is possible.

Other Information

Brownfield / Greenfield Greenfield

Suitability Suitable - with policy change

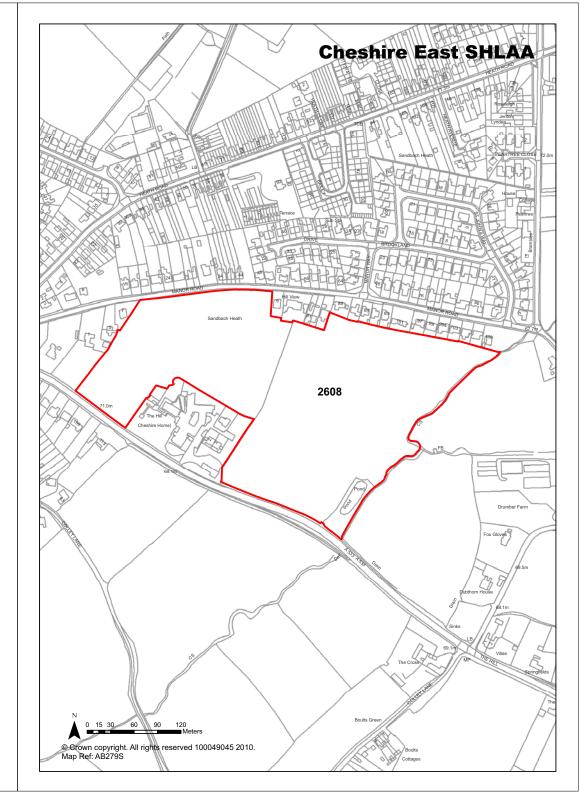
Site on bus route.

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

required (size of development).

**Application Number:** 

Sustainability





Total Completions 0

Losses Completed 0

Remaining Losses 0

Town / Rural Sandbach	- Edge / Extension	Easting	376778	Northin	g 360235
Site Description	Agricultural land.		Site Size Net (	На)	5.6
Character of Area	Open Countryside and resident	ial.	Potential Capa	acity	160
Surrounding Land Uses	Open Countryside and resident	ial.	Potential Net	-	160
Physical Constraints	Flood zone 1 - little or no risk. and hedges on site. Potential a quality issues.		Capacity		
Policy Restrictions	Open countryside, area of spec control for adverts. Surface wa runoff should be calculated in accordance with Environment A guidelines.	ter	Potential Dens	sity	28.57
Managing Constraints	Consideration of biodiversity. A quality assesment may be requisize of development).		Determination Capacity		Based on Development Strategy
Sustainability	Site on bus route.				
Accessibility	Access is possible.		Total Complet	ions	0
Other Information			Losses Compl	leted	0
Brownfield / Greenfield	Greenfield		Remaining Lo	sses	0
Suitability	Suitable - with policy change				
Availability	Marginal / Uncertain		<b>Current Year</b>		0
Achievability	Achievable		Years 1-5		0
Deliverability	Developable		Years 6-10		90
<b>Development Progress</b>	SHLAA Site		Years 11-15		70
A 12 (2 M 1					





	Lane/Coldmoss Drive, Sandbach			
Town / Rural Sandbach	- Edge / Extension Eastin	ng 376546 <b>Nort</b> h	ing 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	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.	Capacity		
Policy Restrictions	Open countryside, area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Potential Density	28.53	
Managing Constraints	Cobsultation with Contaminated Land officer. Consdieration of biodiversity and footpath.	Determination of Capacity	Based on Development Strategy	
Sustainability	Site close to bus route.			
Accessibility	Access is possible.	<b>Total Completions</b>	0	
Other Information		Losses Completed	0	
Brownfield / Greenfield	Greenfield	Remaining Losses	0	
Suitability	Suitable - with policy change			
Availability	Marginal / Uncertain	Current Year	0	
Achievability	Achievable	Years 1-5	0	
Deliverability	Developable	Years 6-10	90	
<b>Development Progress</b>	SHLAA Site	Years 11-15	98	

Land off Hassall Road/Colley

Site Address





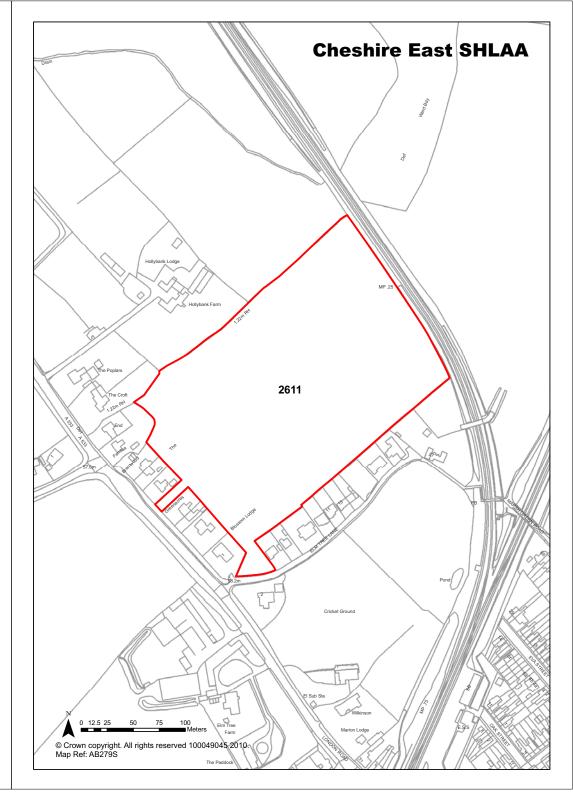
**Application Number:** 

**Ref** 2610

Town / Rural Sandbach	- Edge / Extension	Easting	373716	Northi	ng 362053
Site Description	Agricultural land.		Site Size Net	(Ha)	5.5
Character of Area	Open Countryside and residentia	ıl.	Potential Cap	acity	165
Surrounding Land Uses	Open Countryside and residentia	ıl.	Potential Net		165
Physical Constraints	Flood zone 1 - little or no risk. Al inorganic chemicals consultation footpath close to site. Trees and hedges to boundaries and trees site. Levels appear genreally flat Potential air quality issues.	zone, on	Capacity		
Policy Restrictions	Open countryside, area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agguidelines.	er	Potential Den	sity	30
Managing Constraints	Consideration of biodoversity. A quality assessment may be requi (size of development).		Determination Capacity	n of	Density multiplier
Sustainability	Close to bus route. And the railw station.	ay			
Accessibility	Access is possible.		Total Comple	tions	0
Other Information			Losses Comp	leted	0
Brownfield / Greenfield	Greenfield		Remaining Lo	sses	0
Suitability	Not Suitable				
Availability	Marginal / Uncertain		<b>Current Year</b>		0
Achievability	Not Achievable		Years 1-5		0
Deliverability	Not currently developable		Years 6-10		0
<b>Development Progress</b>	SHLAA Site		Years 11-15		0

Land off Elm Tree lane, Sandbach

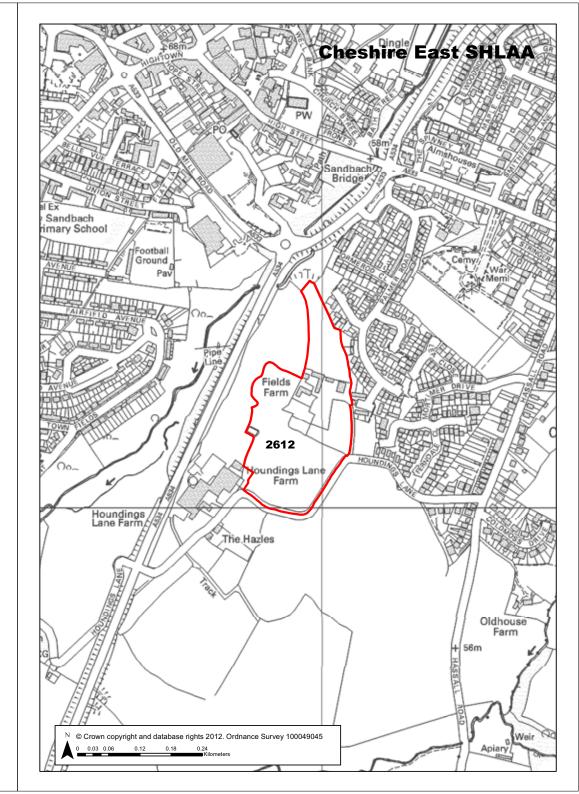
Site Address



**Application Number:** 

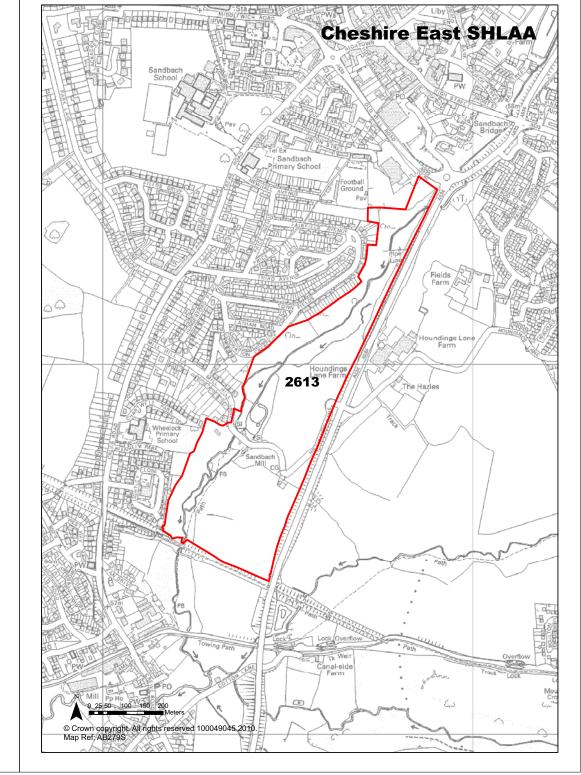
**Ref** 2611

<b>Ref</b> 2612	Site Address	Land off Houndings Lane, Sandbach			
Town / Rural Sandbach	- Edge / Extension	Easting	375960 N	orthing 360168	
Site Description	Agricultural land and farm buildings/business.		Site Size Net (Ha	a) 5.53	
Character of Area	Open Countryside and resid	lential.	Potential Capaci	itv 120	
Surrounding Land Uses	Open Countryside and resid	lential.	Potential Net	120	
Physical Constraints	Poor access off unclassified Wildlife corridor. TPO. Loc potential contaminated site. through site and along part boundary. Flood zone 1 - li risk. Trees and hedges on boundaries. Buildings on sito site. Potential air quality	ated on a Footpath of ttle or no site and to te. Slope	Capacity	120	
Policy Restrictions	Within Open Countryside. V Corridor, area of special col adverts. Surface water rund be calculated in accordance Environment Agency guidel	ntrol for off should with	Potential Density	y 19.17	
Managing Constraints	Wildlife corridor would need appropriately considered in development of this site. An need further consideration with Highways, landscape buffer and plantiple required. Consultation with Contaminated Land Officer. Consideration of accommor relocation of footpath. Air quassessment may be required development).	cess would vith Significant ng likely to vith dation / uality	Determination of Capacity	multiplier and based on 'Call for Sites' information and in consideration of Wildlife corridor and need for buffer area.	
Sustainability	Greenfield site in a sustaina location.	ble			
Accessibility	Access is possible.		Total Completion	ns 0	
Other Information			Losses Complet	ed 0	
Brownfield / Greenfield	Greenfield		Remaining Loss	es 0	
Suitability	Suitable - with policy chang	е			
Availability	Available - site owned by de	eveloper	<b>Current Year</b>	0	
Achievability	Achievable		Years 1-5	0	
Deliverability	Developable		Years 6-10	90	
<b>Development Progress</b>	SHLAA Site		Years 11-15	30	
Application Number:					
Cheshire East SHLAA -	Undata January 2012				
Onesime Last SHLAA -	opuale January 2013			Cheshire East	

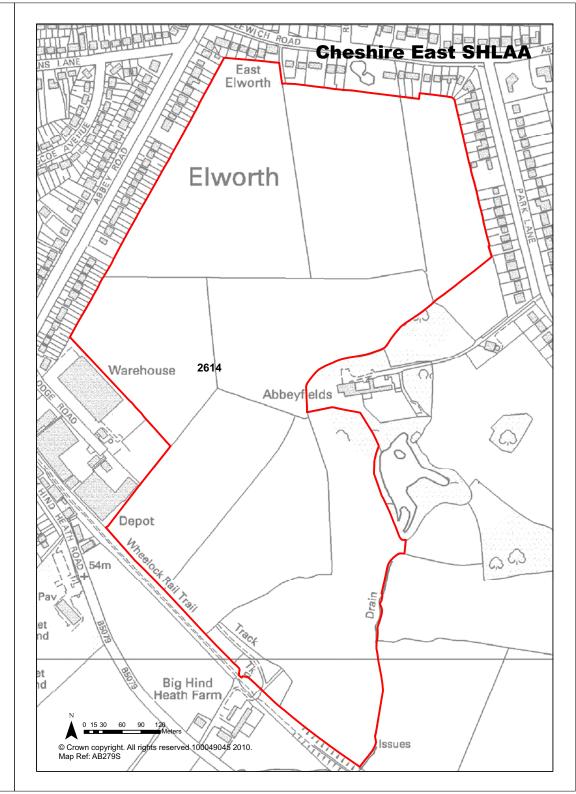


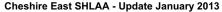
<b>Ref</b> 2613	Site Address	Land adjacent to Wheelock Bypass, Sandbach			
Town / Rural Sandbach	- Edge / Extension	Easting	375535	Northin	g 359966
Site Description	Agricultural land.		Site Size Net (	На)	22.35
Character of Area	Open Countryside and resid	lential.	Potential Capa	acity	671
Surrounding Land Uses	Open Countryside and resid	lential.	Potential Net		671
Physical Constraints	Significant woodland betwee boundary and stream. Steen near stream. Overhead lines corridor, part of site within F Zones 2&3, protected are of space. Located within 250r landfill. Potential air quality	o gradient s. Wildlife lood of open n of	Capacity		
Policy Restrictions	Open countryside, Part of the allocated for housing in the area of special control for action of site is a protected area of space. Surface water runof calculated in accordance will Environment Agency guidely	Local Plan, dverts, part f open f should be th	Potential Dens	sity	30.02
Managing Constraints	Consultation with Contamin Officer. Consideration of bit and flood risk, with productive Flood Risk Assessment. Consideration of with Highways to access accesses. Consideration of replacement/relocation of of Air quality assessment may required (size of development)	odiveristy on of a onsultation cess oen space. be	Determination Capacity		Density multiplier
Sustainability	Part of site is close to bus re	oute.			
Accessibility	Access is possible, but pote problematic.	entially	Total Complet	tions	0
Other Information			Losses Comp	leted	0
Brownfield / Greenfield	Greenfield		Remaining Lo	sses	0
Suitability	Not Suitable				
Availability	Marginal / Uncertain		Current Year		0
Achievability	Not Achievable		Years 1-5		0
Deliverability	Not currently developable		Years 6-10		0
<b>Development Progress</b>	SHLAA Site		Years 11-15		0
Application Number:					



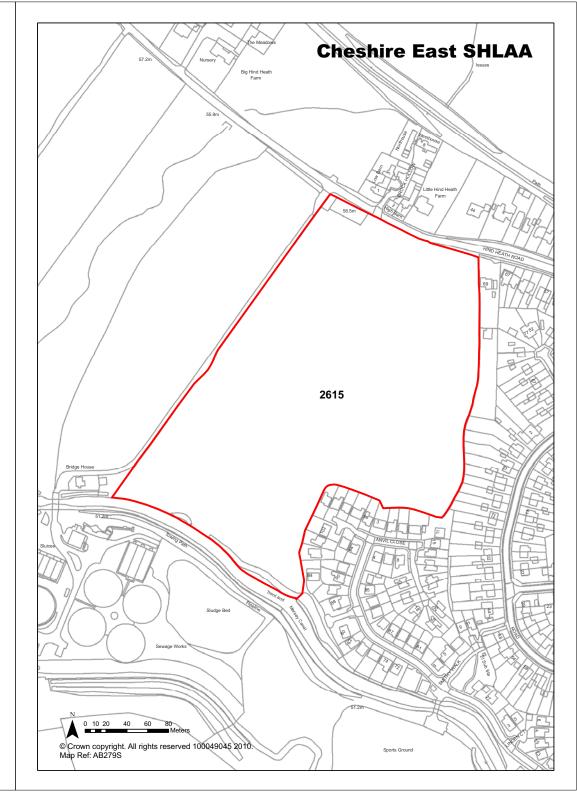


Character of Area Oprece Surrounding Land Uses Oprece Physical Constraints Signand Tresult correleve  Policy Restrictions Wit a Siste calceler  Managing Constraints Mit requestre correct eduration of the second o	ricultural land.  pen countryside, residential preation and industrial.  pen countryside, residential preation and industrial.  pen countryside, residential preation and industrial.  prificant woodland surround listed building adjacent to be and hedges within site posidence area. Located on taminated land. Change els. Potential air quality is thin Open Countryside. Act of the country side. Act of the country side in accordance with the culated in required with likely puirement for open space acts.	ding lake to the site.  by the site.  control by the site.	374511 North	40	360641 4.54 00 00
Character of Area Oprece Surrounding Land Uses Oprece Physical Constraints Signance and Tresult correleve  Policy Restrictions With a Signal calce Enverted Correct Co	en countryside, residentia creation and industrial. en countryside, residentia creation and industrial. en countryside, residentia creation and industrial. en ificant woodland surround listed building adjacent trees and hedges within site esidence area. Located on taminated land. Change els. Potential air quality is thin Open Countryside. Ad BI (Wheelock Rail Trail). e. Surface water runoff shoulated in accordance with vironment Agency guidelir cigation required with likely quirement for open space a	ding lake to the site.  by the site.  control by the site.	Potential Capacity  Potential Net Capacity	40	00
Policy Restrictions  Managing Constraints  rec  Rec  Physical Constraints  Sig and Tre sub cor lev  Wit a S site cal Env  Managing Constraints  Mit req cor edu mit Brii Boo Off	preation and industrial.  Item countryside, residential preation and industrial.  Item countryside, residential preation and industrial.  Item countryside adjacent to the said hedges within site posidence area. Located on the country in the country is the country in the country is the country in the country is the country in the count	ding lake to the site.  by the site.  control by the site.	Potential Net Capacity	40	00
Physical Constraints Sig and Tre sub cor lev.  Policy Restrictions Wit a S site call Env.  Managing Constraints Mit req cor edd mit Brit Brit Boo Off	prieation and industrial.  Inificant woodland surround listed building adjacent to be and hedges within site besidence area. Located on taminated land. Change els. Potential air quality is thin Open Countryside. Act of the country is the country in the country	ding lake to the site. In the potential in sites In the s	Capacity		
Policy Restrictions  Wit a S site call Env.  Managing Constraints  Mit req cor edu mit Brii Boi Off	d listed building adjacent to bees and hedges within site besidence area. Located on taminated land. Change els. Potential air quality is thin Open Countryside. Ad BBI (Wheelock Rail Trail). e. Surface water runoff sh culated in accordance with vironment Agency guidelin digation required with likely quirement for open space a	o the site. , brine n potential in sites sues. ljacent to TPOs on ould be n less.		9.	799
a S site cal Env Managing Constraints Mit req cor edu mit Brii Boo Off	BI (Wheelock Rail Trail).  Surface water runoff sh culated in accordance with vironment Agency guidelir igation required with likely juirement for open space a	TPOs on ould be n nes.	Potential Density	9.	799
req cor edu mit Brii Boo Off	uirement for open space a				
	ridor, recreational, commu ucational facilities and biod igation. Consultation with ne Subsidence Compensa ard and Contaminated Lar ficer. Air quality assessme required (size of developn	and green unity and diversity Cheshire ation and	Determination of Capacity	si pr si us re pu in fo pi gr (to	ased on gnificant roportion of te being sed for ecreational urposes cluding tothall tches and reen wedge o include odiversity teasures)
Sustainability Site	e close to bus route.				
Accessibility Acc	cess is possible.		<b>Total Completions</b>	0	
Other Information CL	G Decision still awaited.		Losses Completed	0	
Brownfield / Greenfield Greenfield	eenfield		Remaining Losses	0	
Suitability Sui	itable - with policy change				
Availability Ava	ailable / site is under optio	n by devel	<b>Current Year</b>	0	
Achievability Ach	hievable		Years 1-5	0	
Deliverability De	velopable		Years 6-10	12	25
Development Progress SH	ILAA Site - Current Applica	ation	Years 11-15	25	50
Application Number: 10/					



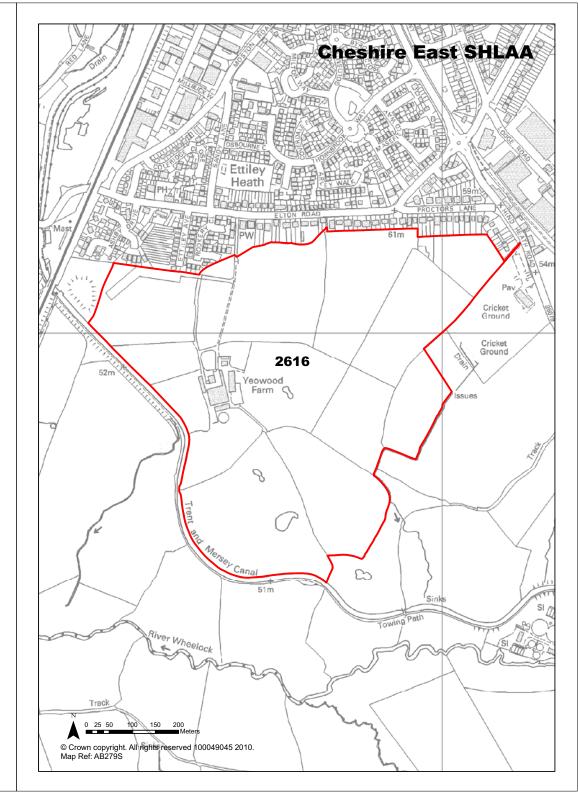


<b>Ref</b> 2615	Site Address	ite Address Land south of Hind Heath Road, Sandbach			
Town / Rural Sandbach	- Edge / Extension	Easting	374493 N	Northing 359548	
Site Description	Agricultural land.		Site Size Net (H	a) 7.43	
Character of Area	Residential on two boundari works to the south and agric the west.		Potential Capac	city 223	
Surrounding Land Uses	Residential on two boundari works to the south and agric the west.		Potential Net Capacity	223	
Physical Constraints	Flood zone 1 - little or no ris (TPO) on southern boundar to existing housing. Overher northern part of site. Site ac conservation area and within consultation zone. Sewerac close to site. Located within landfill. Change in levels a boundaries. Potential air qui	y adjacent ad lines on dj to canal n BWB ge works n 250m of and trees to			
Policy Restrictions	Open countryside, area of s control for adverts. Surface runoff should be calculated accordance with Environme guidelines.	water in	Potential Densi	ty 30.01	
Managing Constraints	Consultation with Contamin Officer and British Waterwa Consideration of biodiversity setting of the conservation a quality assessment may be (size of development). Accord TPO trees within layout of development. Diversion of clines if required.	ys.	Determination of Capacity	of Density multiplier	
Sustainability	Site near to bus route.				
Accessibility	Access is possible.		Total Completion	ons 0	
Other Information	Appeal decison challenged.		Losses Comple	eted 0	
Brownfield / Greenfield	Greenfield		Remaining Los	ses 0	
Suitability	Suitable - with policy change	е			
Availability	Available		<b>Current Year</b>	0	
Achievability	Achievable		Years 1-5	0	
Deliverability	Developable		Years 6-10	125	
Development Progress	SHLAA Site - Current Applic	cation	Years 11-15	98	
Application Number:	10/2608C				
Cheshire East SHLAA - I	Indate January 2013				
Oneonine Last OffLAA - (	Space variably 2013			Cheshire East	



<b>Ref</b> 2616	Site Address	Yeowood	Farm, Elton Roa	ad, Sandbach
Town / Rural Sandbach -	· Edge / Extension	Easting	373684 No	orthing 359842
Site Description	Agricultural land.		Site Size Net (Ha	41.41
Character of Area	Residential to the north, cana Open Countryside to the sout		Potential Capacit	y 800
Surrounding Land Uses	Residential to the north, cana Open Countryside to the sout		Potential Net Capacity	800
Physical Constraints	Access off Elton Road down a track. Significant trees along to boundaries, brine subsidence Site adj to canal conservation BWB consultation zone. Part within United Phospherous consultation zone. Located w 250m of landfill. Buildings, trehedges on site. Levels appear generally flat. Potential air quissues.	ield area. area and of site ess and		
Policy Restrictions	Open countryside, area of spi control for adverts. Surface w runoff should be calculated in accordance with Environment guidelines.	ater/	Potential Density	9.66
Managing Constraints	Opportunities for ecological enhancement should be inclu within any new development. Consultation with Cheshire Br. Subsidence Compensation Br. Contaminated Land Officer ar Waterways. Consideration of biodiversity. Air quality assess may be required (size of development)	ine pard, nd British sment	Determination of Capacity	Based on agent information
Sustainability	Site near to bus route.			
Accessibility	Access is possible.		Total Completion	s 0
Other Information			Losses Complete	ed 0
Brownfield / Greenfield	Greenfield		Remaining Losse	es 0
Suitability	Suitable - with policy change			
Availability	Available		<b>Current Year</b>	0
Achievability	Achievable		Years 1-5	0
Deliverability	Developable		Years 6-10	125
Development Progress	SHLAA Site		Years 11-15	250
Application Number:				

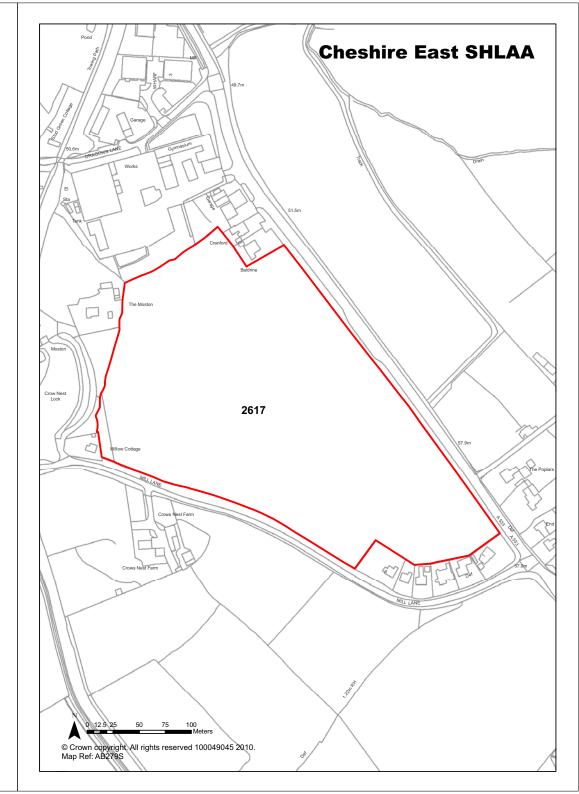
Cheshire East SHLAA - Update January 2013



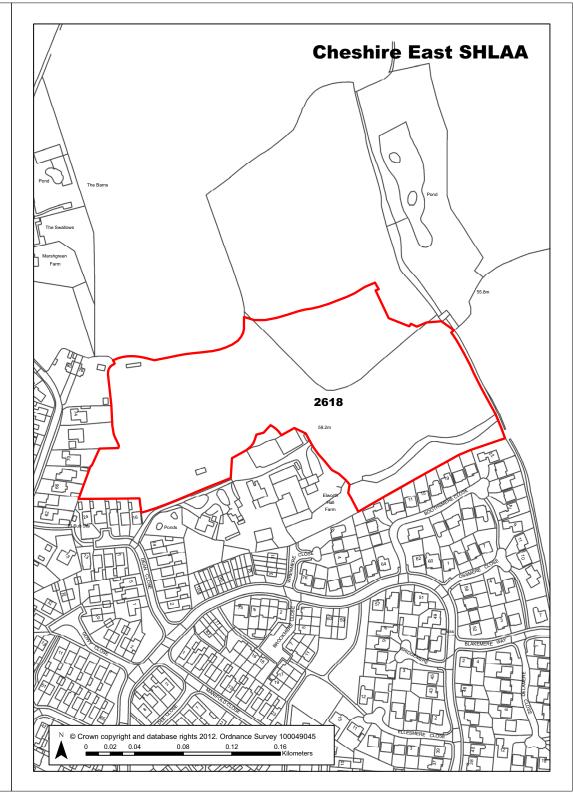


<b>Ref</b> 2617	Site Address	Land at M Sandbach	ill Lane/Londo	n Roa	ad,	
Town / Rural Sandbach	- Edge / Extension	Easting	373312 N	Northir	ng 362132	
Site Description	Agricultural land.		Site Size Net (H	a)	7.02	
Character of Area	Open countryside, resident commercial.	al and	Potential Capac	ity	211	
Surrounding Land Uses	Open countryside, resident commercial.	al and	Potential Net Capacity		211	
Physical Constraints	consultation zone, Flood zo no risk. BWB consultation: Located on potential contar site. Trees on site. Levels	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 scontrol for adverts. Surface runoff should be calculated accordance with Environme guidelines.	water in	Potential Densi	ty	30.06	
Managing Constraints	and Contaminated Land Of Consideration of biodoversi	Consultation with Bristish Waterways and Contaminated Land Officer. Consideration of biodoversity. Air quality assessment may be required (size of development).		of	Density multiplier	
Sustainability	Site is located on a bus rou Middlewich and Sandbach to Sandbach Railway Static	and is near				
Accessibility	Access is possible.		Total Completion	ons	0	
Other Information			Losses Comple	ted	0	
Brownfield / Greenfield	Greenfield		Remaining Loss	ses	0	
Suitability	Suitable - with policy chang	е				
Availability	Marginal / Uncertain		Current Year		0	
Achievability	Not Achievable		Years 1-5		0	
Deliverability	Not currently developable		Years 6-10		0	
<b>Development Progress</b>	SHLAA Site		Years 11-15		0	
Application Number:						





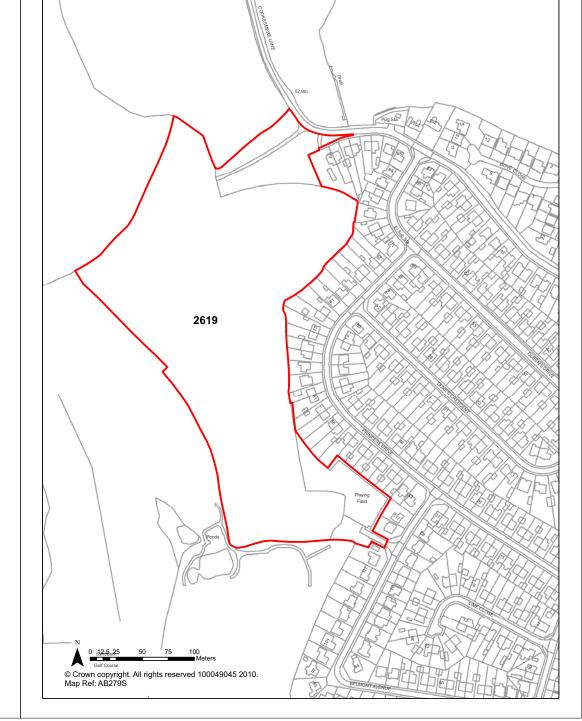
<b>Ref</b> 2618	Site Address Land surrounding Elworth Dean Close, Sandbach			lall Farm,
Town / Rural Sandbach	- Edge / Extension	Easting	374423 Nort	hing 361790
Site Description	Agricultural land.		Site Size Net (Ha)	3.73
Character of Area	Open countryside and resid	ential.	Potential Capacity	108
Surrounding Land Uses	Open countryside and resid	ential.	Potential Net	108
Physical Constraints	Flood zone 1 - little or no ris on site, within Albion Inorga Chemicals outer consultatio Trees on site. Change in le Located directly on landfill. iar quality issues.	nic n zone. vel on site.	Capacity	
Policy Restrictions	control for adverts. Surface runoff should be calculated	Open countryside, area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.		30.17
Managing Constraints	Consultation with Contamin Officer. Air quality assessm	Consideration of biodiversity. Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development).		Density multiplier
Sustainability	Site in in close proximity to a and is within walking distand primary school and foodstor	ce of a		
Accessibility	Access is possible.		Total Completions	0
Other Information			Losses Completed	0
Brownfield / Greenfield	Greenfield		Remaining Losses	0
Suitability	Suitable - with policy change	е		
Availability	Available		Current Year	0
Achievability	Achievable		Years 1-5	0
Deliverability	Developable		Years 6-10	90
<b>Development Progress</b>	SHLAA Site		Years 11-15	18





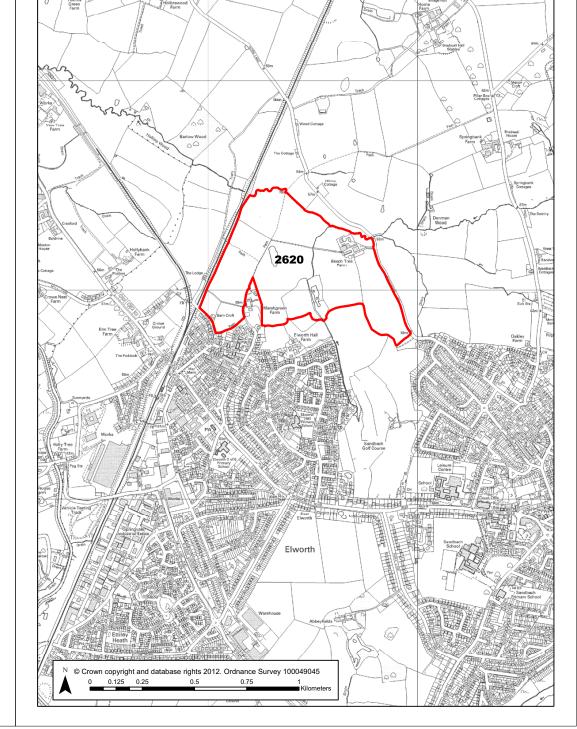
<b>Ref</b> 2619	Site Address	Land at Princess Drive/Cooksmere Lane, Sandbach		
Town / Rural Sandbach	- Edge / Extension	Easting	374914 <b>North</b>	ing 361584
Site Description	Agricultural lad.		Site Size Net (Ha)	6.22
Character of Area	Open Countryside and resi	dential.	Potential Capacity	187
Surrounding Land Uses	Open Countryside and resi	dential.	Potential Net	187
Physical Constraints	TPOs on site. Within Albio Chemicals outer consultato Ponds adjacent to site. Tre hedges on site. Undulating Located within 250m of lan Potential air quality issues.	n zone. ees and site.	Capacity	.0.
Policy Restrictions	Flood zone 1 - little or no ric countryside, protected area space, area of special cont adverts. Surface water run be calculated in accordance Environment Agency guide	of open rols for off should e with	Potential Density	30.06
Managing Constraints	Consultation with Contamir Officer. Consideration of b and production of a Prtoect survey. Consideration of replaement/relocation of op Air quality assessment may required (size of development	odiversity ed Species en space.	Determination of Capacity	Density multiplier
Sustainability	Site close to town centre but is within walking sistance of 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 chang	e		
Availability	Marginal / Uncertain		Current Year	0
Achievability	Not Achievable		Years 1-5	0
Deliverability	Not currently developable		Years 6-10	0
<b>Development Progress</b>	SHLAA Site		Years 11-15	0
Application Number:				



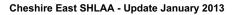


**Cheshire East SHLAA** 

<b>Ref</b> 2620	Site Address Land west Sandbach		of Cooksmer	e Lane	,
Town / Rural Sandbach	- Edge / Extension	Easting	374434	Northin	362097
Site Description	Farm buildings and agricult	ural land.	Site Size Net (H	la)	40.73
Character of Area	Open Countryside and resid	lential.	Potential Capa	city	1240
Surrounding Land Uses	Open Countryside and reside bordered by railway to the v		Potential Net Capacity		1240
Physical Constraints	zones 2&3, footpaths traver Albion Inorganic Chemicals consultation zone. Change levels and buildings presen	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	control for adverts. Surface runoff should be calculated	Open countryside, area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.		ty	30
Managing Constraints	risk with the production of a Assessment and Protected survey. Consultation with Contaminated Land Officer.	Contaminated Land Officer. Air quality assessment may be required (size of			Density multiplier
Sustainability	Site is considered unsustain poor access to public transp	,			
Accessibility	Access is possible.		Total Completion	ons	0
Other Information			Losses Comple	eted	0
Brownfield / Greenfield	Greenfield		Remaining Los	ses	0
Suitability	Not Suitable				
Availability	Marginal / Uncertain		Current Year	(	0
Achievability	Not Achievable		Years 1-5	(	0
Deliverability	Not currently developable		Years 6-10	(	0
<b>Development Progress</b>	SHLAA Site		Years 11-15	(	0
Application Number:					



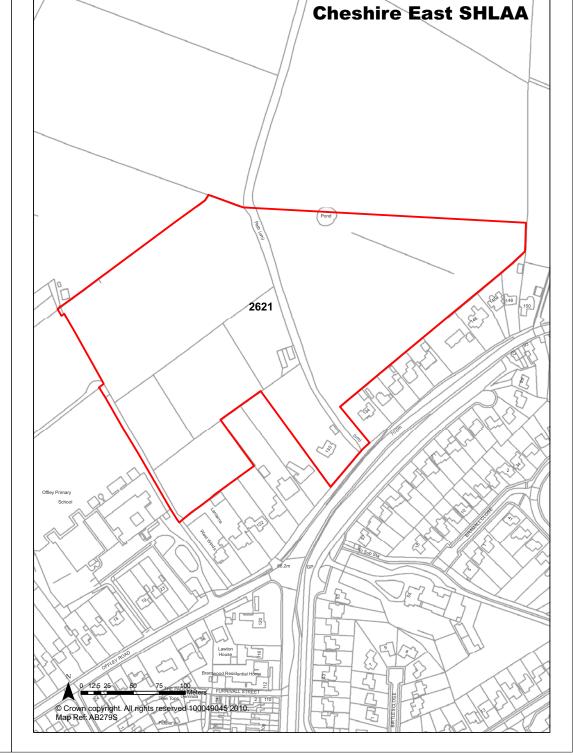
Cheshire East SHLAA





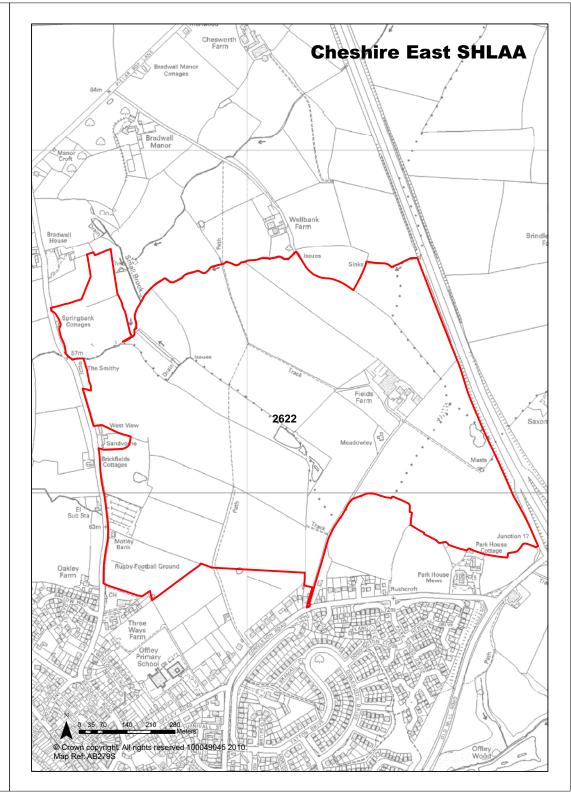
<b>Ref</b> 2621	Site Address	Land off Congleton Road, Sandba			ndbach	
Town / Rural Sandbach	- Edge / Extension	Easting	375923	Northin	g 361666	
Site Description	Agricultural land.		Site Size Net (	(Ha)	7.31	
Character of Area	Open Countryside, resident school.	ial and	Potential Cap	acity	220	
Surrounding Land Uses	Open Countryside, resident school.	ial and	Potential Net		220	
Physical Constraints	Flood zone 1 - little or no ris Significant trees (TPOs), for crossing site. In close proxir old sand pit - gas monitoring recommended. Site appear flat, with some contruction p Potential air quality issues.	capacity				
Policy Restrictions	Within Open Countryside. Swater runoff should be calcu accordance with Environme guidelines for greefield sites	Potential Den	sity	30.1		
Managing Constraints	Consideration of TPO trees and footpaths across site, where possible these should be incorporated into future development. Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development).		Determination Capacity	n of	Density multiplier	
Sustainability	Sustainable location close to routes and good access to the					
Accessibility	Access is possible.		Total Complet	tions	0	
Other Information			Losses Comp	leted	0	
Brownfield / Greenfield	Mixed		Remaining Lo	sses	0	
Suitability	Suitable - with policy change	е				
Availability	Available - site owned by de	eveloper	<b>Current Year</b>		0	
Achievability	Achievable		Years 1-5		0	
Deliverability	Developable		Years 6-10		90	
<b>Development Progress</b>	SHLAA Site		Years 11-15		130	



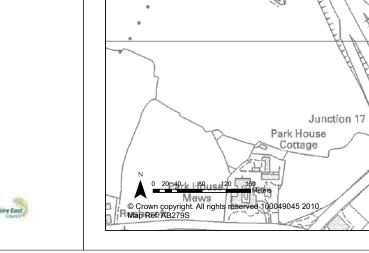


<b>Ref</b> 2622	Site Address		Fields Farm, Congleton Road/Bradwa Road, Congleton			
Town / Rural Sandbach	- Edge / Extension	Easting	376187	Northin	g 362185	
Site Description	Farm buildings and agricult	ural land.	Site Size Net (	(Ha)	93.88	
Character of Area	Open Countryside.		Potential Cap	acity	2816	
Surrounding Land Uses	Open Countryside.		Potential Net		2816	
Physical Constraints	Potential impact from motor widening, ponds on site, for crossing site, Albion Inorga Chemicals outer consultation Buildings on site. Located contaminated site. Changing levels. Trees and hedges of Potnetial air quality issues.	otpath nic on zone. on potential ng site	Capacity			
Policy Restrictions	consultation zone, area of s control for adverts. Surface runoff should be calculated	pen countryside, Jodrell Bank onsultation zone, area of special ontrol for adverts. Surface water inoff should be calculated in ccordance with Environment Agency uidelines.		sity	30	
Managing Constraints	Contamianated Land Office Consideration of biodiversit production of Protected Spe survey. Consideration of accommodation or relocatio footpath. Air quality assess	Cobsultation 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).			Density multiplier	
Sustainability	Site is considered unsustain poor access to public transp	,				
Accessibility	Access is possible.		Total Complet	tions	0	
Other Information			Losses Comp	leted	0	
Brownfield / Greenfield	Greenfield		Remaining Lo	sses	0	
Suitability	Not Suitable					
Availability	Marginal / Uncertain		<b>Current Year</b>		0	
Achievability	Not Achievable		Years 1-5		0	
Deliverability	Not currently developable		Years 6-10		0	
<b>Development Progress</b>	SHLAA Site		Years 11-15		0	
Application Number:						





<b>Ref</b> 2623	Site Address	Land west Sandbach	of Holmes C	hapel l	Road,
Town / Rural Sandbach	- Edge / Extension	Easting	376819	Northin	g 362304
Site Description	Agricultural land.		Site Size Net (	На)	20.4
Character of Area	Open countryside, vacant none dwelling.	notel and	Potential Capa	acity	612
Surrounding Land Uses	Open countryside, vacant none dwelling.	notel and	Potential Net Capacity		612
Physical Constraints	Flood zone 1 - little or no ris Potential impact from motor widening, area of search for gravel, footpath borders and part of the site. Located on contaminated site. Trees a to boundary and on site. Le appear generally flat. Poter quality issues.				
Policy Restrictions	Open countryside, area of scontrol for adverts, Jodrell Econsultation zone. Surface runoff should be calculated accordance with Environmeguidelines.	Bank water in	Potential Dens	sity	30
Managing Constraints	Consultation with Jodrell Ba Contaminated Land Officer. Consideration of biodiversit quality assessment may be (size of development and practice) AQMA).	y. Air required	Determination Capacity	ı of	Density multiplier
Sustainability	Although the site is on a bu located some distance awa settlement of Sandbach and seen as sustainable.	y from the			
Accessibility	Access is possible.		Total Complet	tions	0
Other Information			Losses Comp	leted	0
Brownfield / Greenfield	Greenfield		Remaining Lo	sses	0
Suitability	Not Suitable				
Availability	Marginal / Uncertain		<b>Current Year</b>		0
Achievability	Not Achievable		Years 1-5		0
Deliverability	Not currently developable		Years 6-10		0
<b>Development Progress</b>	SHLAA Site		Years 11-15		0
Application Number:					



Cheshire East SHLAA

77m

Brickhouse Farm\_\_\_

> Brick House Farm

Brindley Green

Brindley Green Farm

Saxon Cross Motel

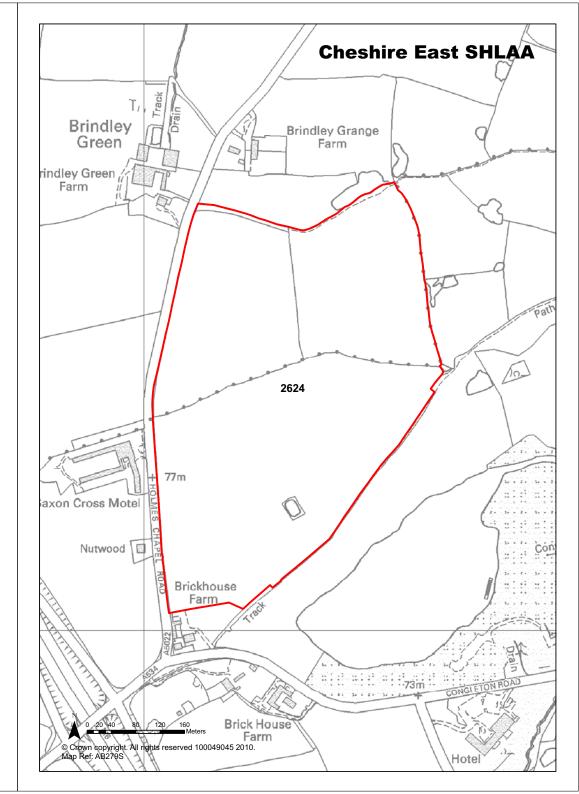
Nutwood 🖺

2623

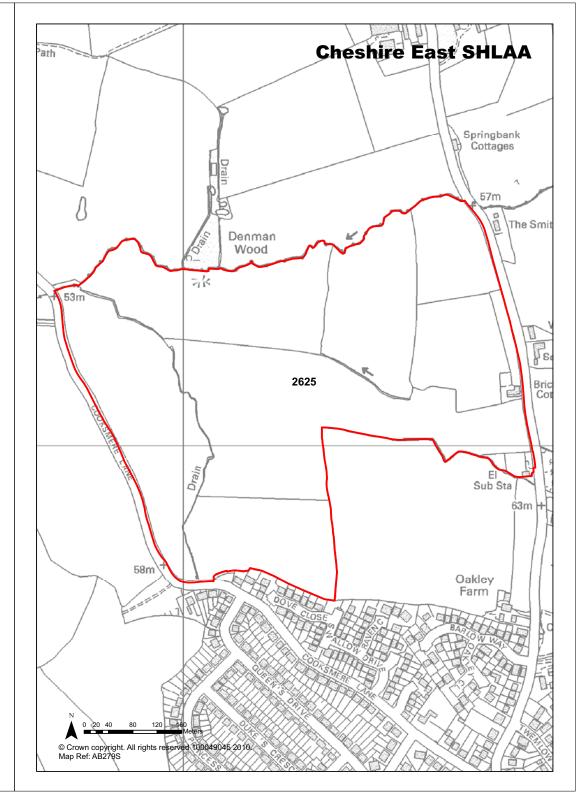


<b>Ref</b> 2624	Site Address	Land east of Holmes Chapel Sandbach		Road,	
Town / Rural Sandbach	- Edge / Extension	Easting	377252	Northi	ng 362371
Site Description	Agricultural land		Site Size Net (	На)	23.91
Character of Area	Open countryside with quar to south eastern boundary.	ry adjacent	Potential Capa	city	718
Surrounding Land Uses	Open countryside with quar to south eastern boundary.	ry adjacent	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 s control for adverts, Jodrell E consultation zone.		Potential Dens	sity	30.03
Managing Constraints	Consultation with Jodrell Bank and Contaminated Land Officer. Consideration of biodoversity and production of a Protected Species survey. Consideration of accommodation/relocation of footpath.		Determination Capacity	of	Density multiplier
Sustainability	Although the site is on a bu located some distance awa settlement of Sandbach and seen as sustainable.	y from the			
Accessibility	Access is possible.		Total Complet	ions	0
Other Information			Losses Compl	leted	0
Brownfield / Greenfield	Greenfield		Remaining Los	sses	0
Suitability	Not Suitable				
Availability	Marginal / Uncertain		<b>Current Year</b>		0
Achievability	Not Achievable		Years 1-5		0
Deliverability	Not currently developable		Years 6-10		0
<b>Development Progress</b>	SHLAA Site		Years 11-15		0
Application Number:					



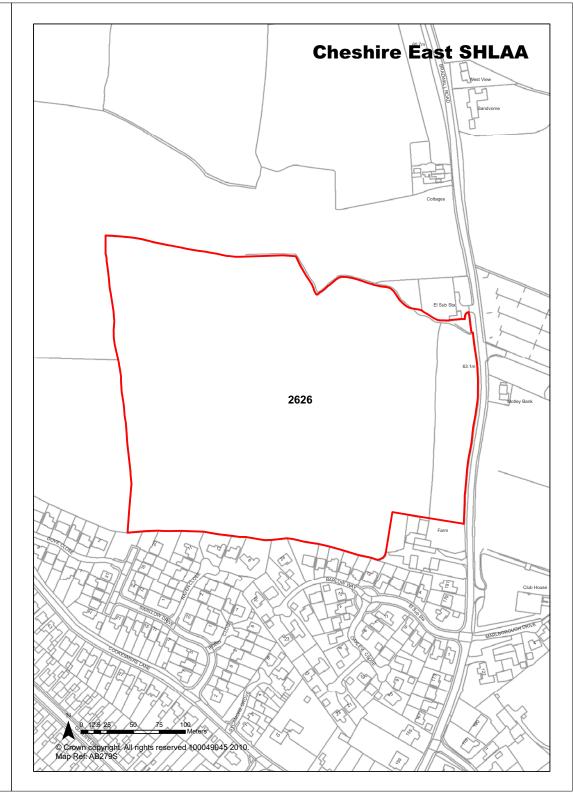


<b>Ref</b> 2625	Site Address	Land east Sandbach	of Cooksme	re Lan	e,	
Town / Rural Sandbach	- Edge / Extension	Easting	375182	Northi	ng 362079	
Site Description	Agricultural land.		Site Size Net	(Ha)	30.24	
Character of Area	Open countryside and resid	ential.	Potential Cap	acity	908	
Surrounding Land Uses	Open countryside and resid	ential.	Potential Net	-	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.		Capacity			
Policy Restrictions	Open countryside, area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.		Potential Den	sity	30.03	
Managing Constraints	Consultation with Contaminated Land Officer. Consideration of biodiversity. Air quality assessment may be required (size of development).		Determination Capacity	n of	Density multiplier	
Sustainability	Site is considered unsustair	nable.				
Accessibility	Access is possible.		Total Comple	tions	0	
Other Information			Losses Comp	oleted	0	
Brownfield / Greenfield	Greenfield		Remaining Lo	osses	0	
Suitability	Not Suitable					
Availability	Marginal / Uncertain		Current Year		0	
Achievability	Not Achievable		Years 1-5		0	
Deliverability	Not currently developable		Years 6-10		0	
<b>Development Progress</b>	SHLAA Site		Years 11-15		0	



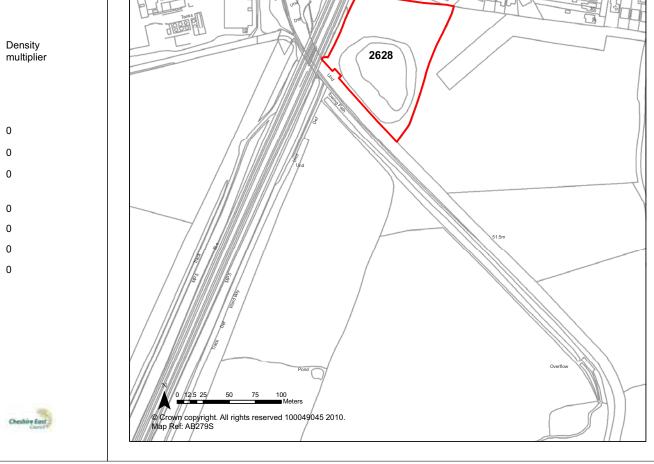


<b>Ref</b> 2626	Site Address	Land at Oa Sandbach	akley Farm, Br	adwall Road,
Town / Rural Sandbach	- Edge / Extension	Easting	375405 N	lorthing 361866
Site Description	Agricultural land.		Site Size Net (Ha	a) 8.47
Character of Area	Open countryside and resid	lential.	Potential Capac	ity 255
Surrounding Land Uses	Open countryside and resid	lential.	Potential Net	255
Physical Constraints	Flood zone 1 - little or no rison potential contaminated sand hedges on site and to l Levels appear generally flaair quality issues.	site. Trees coundaries.	Capacity	
Policy Restrictions	Open countryside, area of scontrol for adverts. Surface runoff should be calculated accordance with Environme guidelines.	water in	Potential Densit	y 30.11
Managing Constraints	Consultation with Contamir Officer. Considerayion of b Air quality assessment may required (size of development	iodiversity.	Determination o Capacity	Density multiplier
Sustainability	Site is considered unsustai	nable.		
Accessibility	Access is possible.		Total Completio	ns 0
Other Information			Losses Comple	ted 0
Brownfield / Greenfield	Greenfield		Remaining Loss	ses 0
Suitability	Not Suitable			
Availability	Marginal / Uncertain		Current Year	0
Achievability	Not Achievable		Years 1-5	0
Deliverability	Not currently developable		Years 6-10	0
<b>Development Progress</b>	SHLAA Site		Years 11-15	0





<b>Ref</b> 2628	Site Address	Spoil heap south of Elton Road, Sandbach		
Town / Rural Sandbach -	- Edge / Extension	Easting	373250 North	ing 360100
Site Description	Spoil heap.		Site Size Net (Ha)	1
Character of Area	Residential and agricultural railway along western bound		Potential Capacity	30
Surrounding Land Uses	Residential and agricultural railway along western bound		Potential Net Capacity	30
Physical Constraints	Flood zone 1 - little or no ris spoil heap from brine pumpi more than 50% of site. Now overgrown with scrub and s United Phospherous consul BWB consultation zone, are subsidence. Located on po contaminated site. Change on site.	ng covers completely mall trees, tation zone, a of brine tential		
Policy Restrictions	Open countryside, area of s control for adverts. Surface runoff should be calculated accordance with Environme guidelines.	water in	Potential Density	30
Managing Constraints	Consultation with Contamin. Officer, Cheshire Brine Sub- Compensation Board and B Waterways. Consideration biodiversity.	sidence ritish	Determination of Capacity	Density multiplier
Sustainability	Site is close to a bus route.			
Accessibility	Access is possible.		Total Completions	0
Other Information	x		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
<b>Development Progress</b>	SHLAA Site		Years 11-15	0

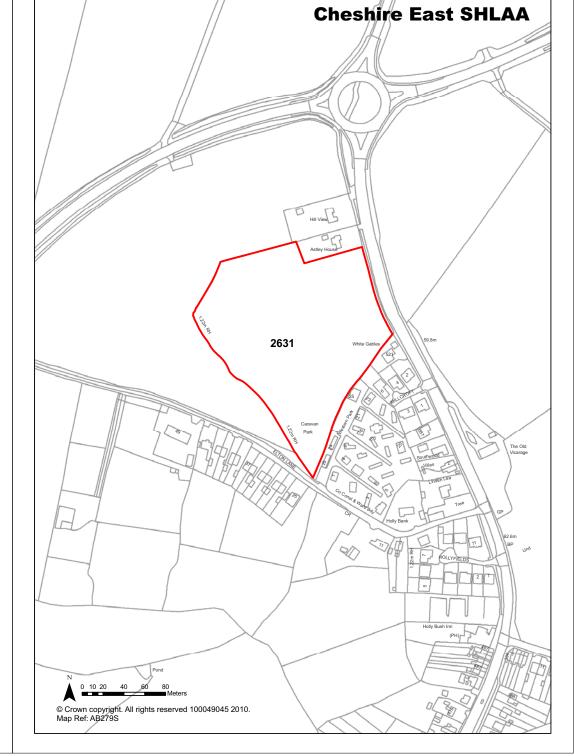


Cheshire East SHLAA

Ref	2631	Site Address	Land west of Crewe Road, Winterley
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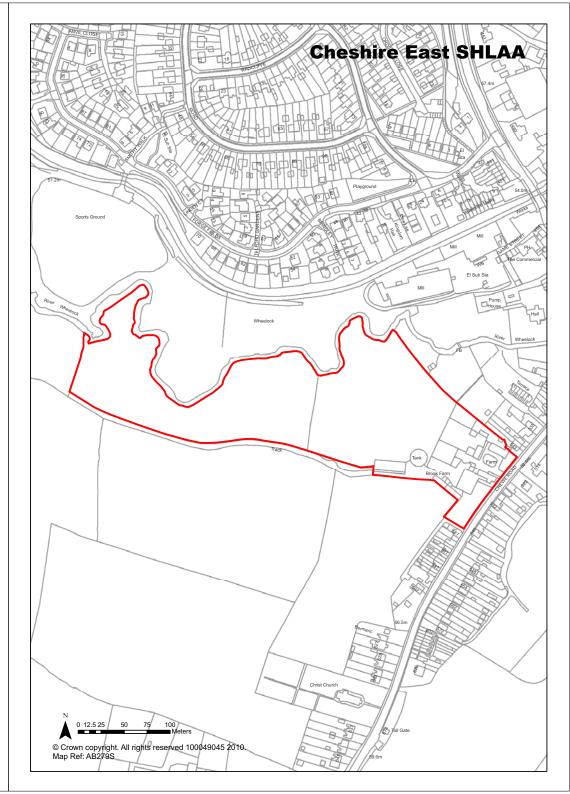
Site Description Agricultural land. Site Size Net (Ha) 2.38  Character of Area Open countryside and residential. Potential Capacity 72  Surrounding Land Uses Open countryside and residential. Potential Net 72
Surrounding Land Uses Open countryside and residential
Surrounding Land Uses Open countryside and residential.
rotential Net 12
Physical Constraints  Flood zone 1 - little or no risk. Slightly undulating. Hedge to boundary. Some trees on boundary. Located on potential contaminated 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 30.25
Managing Constraints  Consultation with Contaminated Land Officer. Consideration of biodiversity.  Determination of Capacity multiplier
Sustainability Site close to bus route.
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:





<b>Ref</b> 2632	Site Address	Land at B	rook Farm, Cre	ewe Road,
Town / Rural Sandbach	- Edge / Extension	Easting	374865 N	lorthing 359001
Site Description	Agricultural land and farm b	ouildings.	Site Size Net (H	a) 9.12
Character of Area	Open countryside.		Potential Capac	ity 274
Surrounding Land Uses	Commercial and recreation north, agricultural to the sol bordered by the River Whe	uth. Site	Potential Net Capacity	274
Physical Constraints	Overhead lines on part of the significant trees along south boundary. Footpath borders ite. Within Flood Zones 20 BWB consultation zone. Lowithin 250m of landfill. Pot quality issues. Slight changelose to water body.	hern ring part of &3 and ocated ential air		
Policy Restrictions	Open countryside, area of scontrol for adverts. Surface runoff should be calculated accordance with Environme guidelines.	water in	Potential Densit	ty 30.04
Managing Constraints	Consultation with Contamir Officer. Air quality assessment required (size of develor Consideration of footpath, the setting of the canal and with the production of a Flor Assessment.	nent may oment). piodiversity, flood risk	Determination of Capacity	of Density multiplier
Sustainability	Site can be considered sus due to its location partially settlement of Wheelock and accessibility by public trans	within the d its		
Accessibility	Access is possible.		Total Completic	ons 0
Other Information			Losses Comple	ted 0
Brownfield / Greenfield	Greenfield		Remaining Loss	ses 0
Suitability	Suitable - with policy chang	je		
Availability	Marginal / Uncertain		Current Year	0
Achievability	Not Achievable		Years 1-5	0
Deliverability	Not currently developable		Years 6-10	0
<b>Development Progress</b>	SHLAA Site		Years 11-15	0
Application Number:				



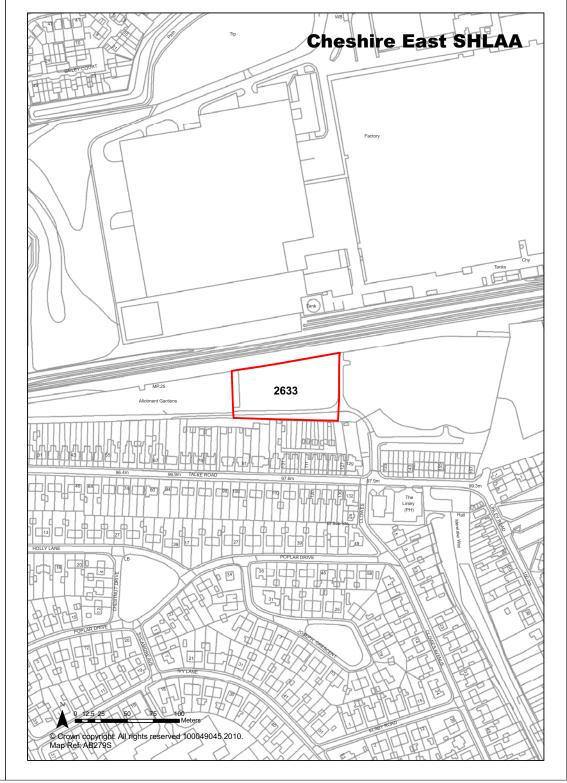


101 2000	Cito / idai oco	north of Tanto Roda,	7 llougoi
Town / Rural Alsager	Eastin	ng 380547 <b>Nort</b> hi	ing 355165
Site Description	Public open space.	Site Size Net (Ha)	0.56
Character of Area	Mix of residential, allotments and industrial uses.	Potential Capacity	17
Surrounding Land Uses	Mix of 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.	oupustry .	
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.	<b>Total Completions</b>	0
Other Information		Losses Completed	0
Brownfield / Greenfield	Greenfield	Remaining Losses	0
Suitability	Suitable - with policy change		
Availability	Marginal / Uncertain	<b>Current Year</b>	0
Achievability	Achievable	Years 1-5	0
Deliverability	Not currently developable	Years 6-10	0
			_

Land to north of Talke Road, Alsager

Years 11-15

Site Address

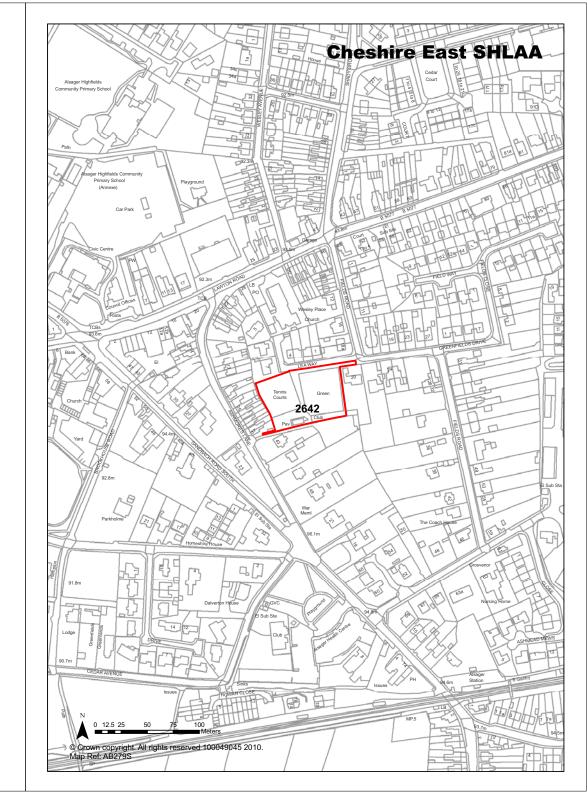


**Development Progress** SHLAA Site

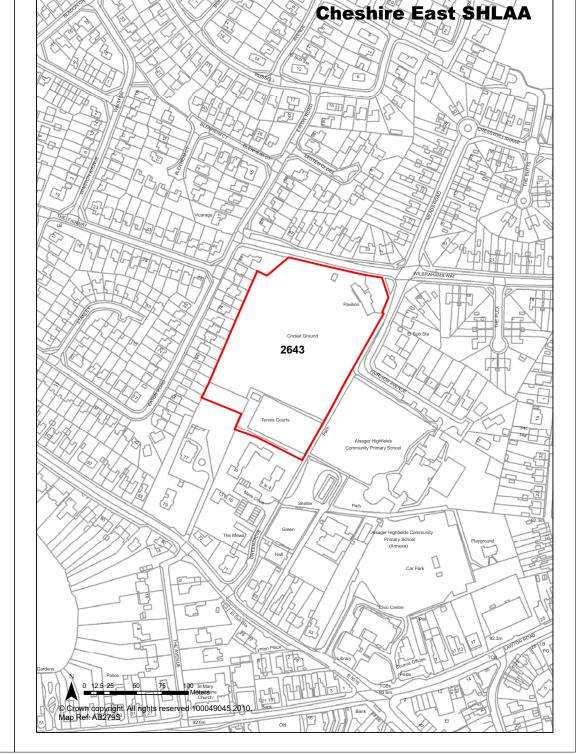
**Application Number:** 

Ref	2642	Site Address	Land off Lea Way, Alsager

Town / Rural	Alsager		Easting	379908	Northi	ng 3	55413
Site Descripti	on	Bowling green and tennis club.		Site Size Net	(Ha)	0.4	
Character of	Area	Generally residential.		Potential Cap	acity	12	
Surrounding	Land Uses	Generally residential.		Potential Net		12	
Physical Con	straints	Generally flat. Access should be possible. Site remains in use. The building on site. Located within of landfill.	O and	Capacity			
Policy Restric	ctions	Flood zone 1 - little or no risk. Protected area of open space. Surface water runoff should be calculated in accordance with Environment Agency guidelines.		Potential Den	sity	30	
Managing Co	nstraints	Consultation with Contaminated Officer. Consideration of biodive and replacement/relocation of opspace.	ersity	Determination Capacity	ı of	Dens multip	
Sustainability	,	Site is in a highly sustainable loc within Alsager.	ation				
Accessibility		Access is possible.		Total Comple	tions	0	
Other Informa	ation	No evidence that current users v see the site redeveloped for hou		Losses Comp	leted	0	
Brownfield / 0	Greenfield	Greenfield		Remaining Lo	sses	0	
Suitability		Suitable - with policy change					
Availability		Not Available		<b>Current Year</b>		0	
Achievability		Achievable		Years 1-5		0	
Deliverability		Not currently developable		Years 6-10		0	
Development	Progress	SHLAA Site		Years 11-15		0	



<b>Ref</b> 2643	Site Address	Land off Wilbrahams Way, Alsager			
Town / Rural Alsager		Easting	379619 <b>Nort</b> l	ning 355795	
Site Description	Cricket and tennis clubs		Site Size Net (Ha)	2.01	
Character of Area	Generally residential, a scholocated to the south east of		Potential Capacity	61	
Surrounding Land Uses	Generally residential, a scholocated to the south east of		Potential Net Capacity	61	
Physical Constraints	Still in use. Site is generally other obvious constraints. L potential contaminated site. (TPO) on site.	ocated on			
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.		Potential Density	30.35	
Managing Constraints	Consultation with Contamina Officer. Consideration of bid and replacement/relocation space.	odiversity	Determination of Capacity	Density multiplier	
Sustainability	Site in sustainable location.				
Accessibility	Access is possible		<b>Total Completions</b>	0	
Other Information	No evidence that current use redevelop site for housing.	ers wish to	Losses Completed	0	
Brownfield / Greenfield	Greenfield		Remaining Losses	0	
Suitability	Suitable - with policy change	•			
Availability	Not Available - long term pro	ospect	Current Year	0	
Achievability	Not Achievable		Years 1-5	0	
Deliverability	Not currently developable		Years 6-10	0	



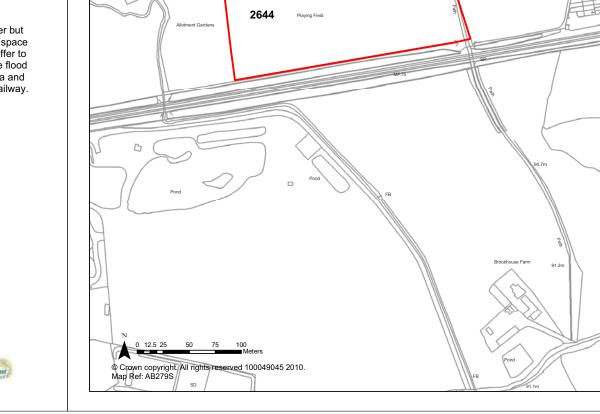


Years 11-15

SHLAA Site

**Development Progress** 

<b>Ref</b> 2644	Site Address	Land off C	edar Avenue, A	Alsager
Town / Rural Alsager		Easting	379574 No	orthing 355102
Site Description	Football pitch.		Site Size Net (Ha	) 1.96
Character of Area	Residential to the North and allotments to the west, and to the south.	,	Potential Capaci	ty 40
Surrounding Land Uses	May be some compatiability to the location of the railway south of the site.		Potential Net Capacity	40
Physical Constraints	Small part of site within Floand 3. Railway adjacent to Currently used as a football is generally flat. Potential is on street parking in the area borders the site. Potential issues. Trees and shrubs to	o site. I pitch. Site sues with a. Footpath noise		
Policy Restrictions	Located within an area of C Countryside and identified a Protected Open Space with Plan. Area of special contra adverts. Surface water run be calculated in accordance Environment Agency guidel	as in the Local ol for off should with	Potential Density	20.41
Managing Constraints	Production of a Flood Risk Assessment. PPG24 noise assessment required (rail n Consderation of biodiversity relocation/replacement of o and footpath.	oise). /,	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 loclose to the town centre.	ocation,		,
Accessibility	Access is possible.		Total Completion	ns 0
Other Information			Losses Complete	ed 0
Brownfield / Greenfield	Greenfield		Remaining Loss	es 0
Suitability	Not Suitable			
Availability	Not Available - long term pr	rospect	<b>Current Year</b>	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 - U	Jpdate January 2013			Cheshing East





Ref	2645	Site Address	Land off Cedar Avenue, Alsager
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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.         Potential Density         30.51           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.         Total Completions         0           Accessibility         Access is possible.         Total Completions         0           Other Information         Losses Completed         0           Brownfield / Greenfield         Greenfield         Remaining Losses         0           Suitability         Not Suitable         Years 1-5         0 <tr< th=""><th>Town / Rural Alsager - E</th><th>dge / Extension</th><th>Easting</th><th>379734</th><th>Northin</th><th>ng 35</th><th>5110</th></tr<>	Town / Rural Alsager - E	dge / Extension	Easting	379734	Northin	ng 35	5110
Surrounding Land Uses Residential, adjacent to railway and football pitches.  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.  Managing Constraints PPG24 noise assessment required (rail noise). Consideration of biodiversity.  Sustainability Site in a fairly sustainable location, close to the town centre.  Accessibility Access is possible.  Other Information Brownfield / Greenfield Greenfield Suitability Not Suitable  Availability Marginal / Uncertain Achievability Not Achievable Potential Capacity 18  Potential Net Capacity  Potential Net Capacity  18  Potential Net Capacity  18  Potential Net Capacity  18  Potential Net Capacity  30.51  Determination of Capacity  Potential Net Capacity  18  18  Potential Net Capacity  30.51  Potential Net Capacity  30.51  Determination of Capacity  Determination of Capacity  Determination of Capacity  Determination of Capacity  Potential Net Capacity  Potential Net Capacity  18  18  Potential Net Capacity  18  Potential Net Capacity  Potential Net Capacity  18  18  Potential Net Capacity  Potential Net Capacity  18  Potential Net Capacity  Potential Net Capacity  18  18  Potential Net Capacity  18  Potential Net Capacity  Potential Net Capacity  18  18  Potential Capacity  Potential Net Capacity  19  Usermination of Capacity  Potential Net Capacity  Potential Capacity  Pote	Site Description	Paddock.		Site Size Net	(Ha)	0.59	
Football pitches.  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.  Managing Constraints  PPG24 noise assessment required (rail noise). Consideration of biodiversity.  Sustainability  Site in a fairly sustainable location, close to the town centre.  Accessibility  Access is possible.  Other Information  Brownfield / Greenfield  Greenfield  Greenfield  Greenfield  Suitability  Not Suitable  Availability  Not Achievable  Not Achievable  Not currently developable  Determination of Capacity  Determination of Capacity  Determination of Capacity  Determination of Capacity  Current Year  O Years 1-5  O Determination of Capacity  Potential Net Capacity  Accessity  Acces	Character of Area		and	Potential Cap	pacity	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.       Total Completions       0         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 Achievable       Years 1-5       0         Deliverability       Not currently developable       Years 6-10       0         Development Progress       SHLAA Site       Years 11-15       0	Surrounding Land Uses		and		:	18	
countryside, area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.  Managing Constraints  PPG24 noise assessment required (rail noise). Consideration of biodiversity.  Sustainability  Site in a fairly sustainable location, close to the town centre.  Accessibility  Access is possible.  Total Completions  Other Information  Brownfield / Greenfield  Greenfield  Greenfield  Availability  Not Suitable  Availability  Marginal / Uncertain  Achievability  Not Achievable  Deliverability  Not currently developable  Potential Density  Sustainability  Determination of Capacity  Determination of Capacity  Density multiplier  Capacity  Density multiplier  Capacity  Capacity  Density multiplier  Capacity  Capacity  Density multiplier  Capacity  Determination of Capacity  Determination of Capacity  Capacity  Determination of Capacity  Determ	Physical Constraints	Slightly rolling topography. Som on site (TPOs). Footpath borde	ne trees ers part	Capacity			
(rail noise). Consideration of biodiversity.  Sustainability  Site in a fairly sustainable location, close to the town centre.  Accessibility  Access is possible.  Total Completions  0  Losses Completed  0  Brownfield / Greenfield  Greenfield  Suitability  Not Suitable  Availability  Marginal / Uncertain  Achievability  Not Achievable  Deliverability  Not currently developable  Development Progress  Capacity  Detrinination or Capacity  Multiplier  Detrisity  multiplier  Current Completions  0  Current Year  1  Years 1-5  0  Years 6-10  1  Years 6-10  1  Years 11-15	Policy Restrictions	countryside, area of special cor adverts. Surface water runoff s be calculated in accordance with	ntrol for hould th	Potential Der	nsity	30.51	
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	Managing Constraints	(rail noise). Consideration of	ired		n of		,
Other Information  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	Sustainability		ion,				
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	Accessibility	Access is possible.		Total Comple	etions	0	
Suitability  Not Suitable  Availability  Marginal / Uncertain  Current Year  0  Achievability  Not Achievable  Years 1-5  Deliverability  Not currently developable  Years 6-10  Development Progress  SHLAA Site  Years 11-15  0	Other Information			Losses Com	pleted	0	
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	Brownfield / Greenfield	Greenfield		Remaining L	osses	0	
Achievability  Not Achievable  Peliverability  Not currently developable  Pevelopment Progress  SHLAA Site  Years 1-5  O  Years 6-10  O  Years 11-15	Suitability	Not Suitable					
Deliverability Not currently developable Years 6-10 0  Development Progress SHLAA Site Years 11-15 0	Availability	Marginal / Uncertain		Current Year		0	
Development Progress SHLAA Site Years 11-15 0	Achievability	Not Achievable		Years 1-5		0	
Development Progress Shlara Sile	Deliverability	Not currently developable		Years 6-10		0	
Application Number:	<b>Development Progress</b>	SHLAA Site		Years 11-15		0	
	Application Number:						





<b>Ref</b> 2646	Site Address	Land off Faulkner Drive, Middlewich			
Town / Rural Middlewich		Easting	371522 N	orthing 364858	
Site Description	Vacant industrial land.		Site Size Net (Ha	) 3.27	
Character of Area	Industrial, railway to east		Potential Capaci	ty 99	
Surrounding Land Uses	Employment		Potential Net	99	
Physical Constraints	Flood zone 1 - little or no risk. raised above adjacent highwa Contains several trees and apregenerated and covered by vegetation. Potential biodiver constraints. Possible ponds of Within Albion Inorganic Chemouter consultation zone. Loca within 250m of landfill.	sity opears sity on site. icals	Capacity		
Policy Restrictions	Within the SZL for Middlewich owner specific employment si CBLP. Surface water runoff s calculated in accordance with Environment Agency guideline	te within should be	Potential Density	30.28	

**Determination of** 

Capacity

Density

multiplier

Managing Constraints

Consultation with Contaminated Land
Officer. Consdieration of biodiversity
and production of a Protected Species
survey.

Site is in an unsustainable location.

Access is possible. Total Completions

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

Achievability Not Achievable Years 1-5

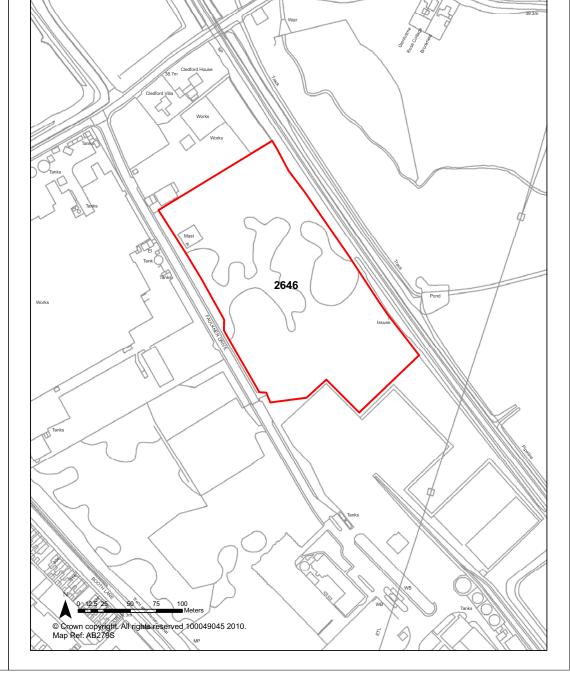
Polivorability Not currently developable Years 6-10

Deliverability Not currently developable Years 6-10

Development Progress SHLAA Site Years 11-15

Application Number:

Sustainability



**Cheshire East SHLAA** 

<b>Ref</b> 2647	Site Address La	Land off Faulkner Drive, Middlewich				
Town / Rural Middlewich	1	Easting	371410 <b>North</b>	ning 364648		
Site Description	Vacant industrial land.		Site Size Net (Ha)	3.84		
Character of Area	Industrial, Trent and Mersey Car conservation area to west.	nal and	Potential Capacity	116		
Surrounding Land Uses	Employment.		Potential Net	116		
Physical Constraints	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.		Capacity			
Policy Restrictions	specific employment site within 0 Surface water runoff should be calculated in accordance with	calculated in accordance with Environment Agency guidelines for		30.21		
Managing Constraints	Officer and British Waterways.	nsideration of biodiversity and canal ing. Production of a Protected		Density multiplier		
Sustainability	Site is in an unsustainable locati	on.				
Accessibility	Access is possible.		<b>Total Completions</b>	0		
Other Information			Losses Completed	0		
Brownfield / Greenfield	Mixed		Remaining Losses	0		
Suitability	Not Suitable					
Availability	Marginal / Uncertain		Current Year	0		

**Development Progress** 

Achievability

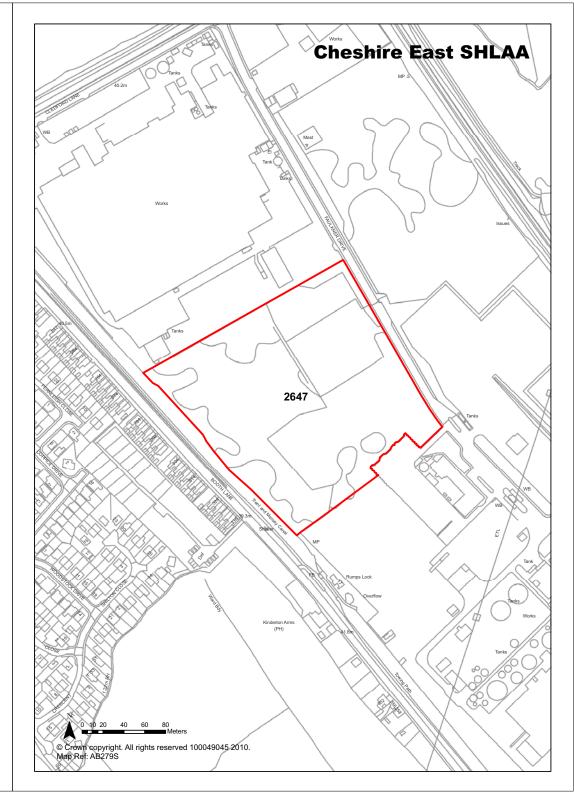
Deliverability



Years 1-5

**Years 6-10** 

Years 11-15

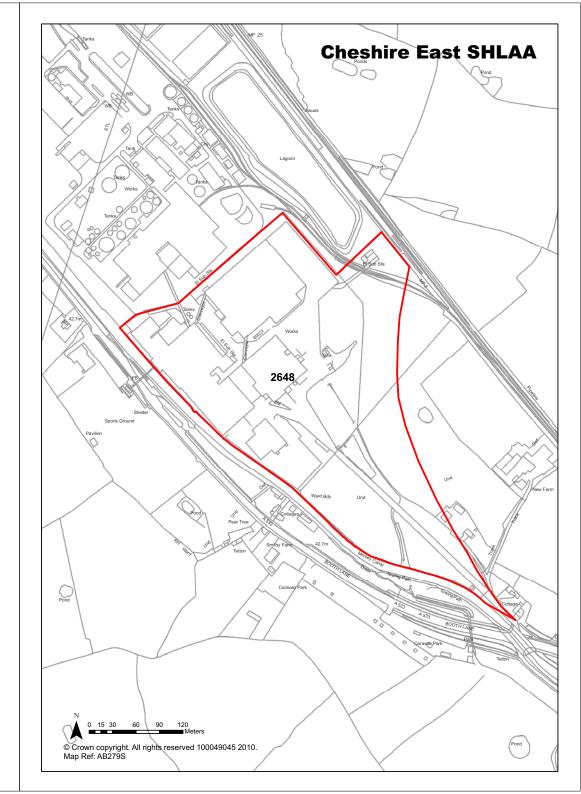


Not Achievable

SHLAA Site

Not currently developable

<b>Ref</b> 2648	Site Address		E of former R e, Middlewic		ods site,
Town / Rural Middlewich	1	Easting	372038	Northing	<b>364095</b>
Site Description	Former RHM Foods factory adjacent land.	and	Site Size Net (	( <b>Ha</b> ) 1	10.11
Character of Area	Generally industrial and em Trent and Mersey conserva adjoins to west		Potential Cap	acity 1	120
Surrounding Land Uses	Generally industrial and em	ployment.	Potential Net	1	120
Physical Constraints	Development would need to buffer to surrounding emplouses. Current planning perr part of Midpoint 18 covers to Site within Albion Inorganic outer and middle consultation BWB consultation zone. Lo potential contaminated site, site within flood zones 2 and Potential air quality issues, cleared, hardstanding prese appear generally flat. Shrul	nyment nission for his site. Chemicals on zone, ocated on Part of d 3. Site ent. Levels	Capacity		
Policy Restrictions	Within Middlewich SZL. Det Local Plan as Mixed Use al Adjacent to Middlweich Byp proposal. Adjacent to Cana Conservation Area. Proposineed to make provision for highway.	location. pass l sals would	Potential Den	sity 1	11.87
Managing Constraints	Consultation with Contamin Officer. Highways Manager recommend a draft TA with accessibility study and trave framework prior to application process. Air quality assess be required (size of develop Consultation with British Wa Consideration of canal setti biodoversity. Production of Risk Assessment.	r would full el plan on ment may oment). aterways. ng and a Flood	Determination Capacity	r k c f f r s s s k r i	Density multiplier and passed on only part of the site coming orward for nousing, as part of a mixed use scheme with sufficient puffer area to prevent negative mpacts from adjacent employment areas.
Sustainability	Site is accessible by public but is located some distanc from the town centre.				
Accessibility	Local and strategic highway concerns to be discussed w		Total Complet	tions (	)
Cheshire East SHLAA - I	Jpdate January 2013				Cheshive East



**Ref** 2648 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	<b>Current Year</b>	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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Cheshire East SHLAA - Update January 2013

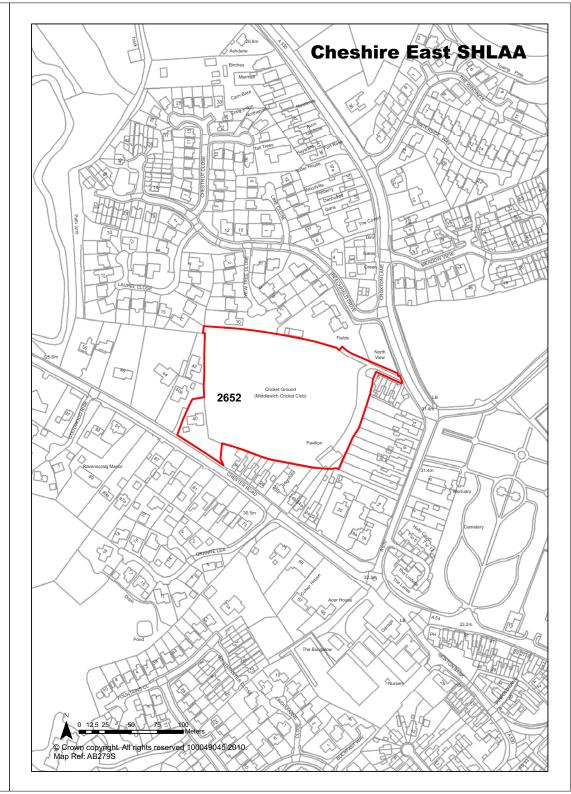
<b>Ref</b> 2652	Site Address	Land off Croxton Lane, Middlewich			wich
Town / Rural Middlewich	1	Easting	369685	Northin	ng 366647
Site Description	Cricket ground.		Site Size Net (	На)	1.89
Character of Area	Residential		Potential Capa	acity	57
Surrounding Land Uses	Residential		Potential Net		57
Physical Constraints	Access, trees (TPOs), brine. within 250m of landfill. Buildi site. Levels appear flat.	ine. Located Capacity			
Policy Restrictions	Flood zone 1 - little or no risk Protected Open Space/Recre Facility. Surface water runoff be calculated in accordance of Environment Agency guideling	eation should with	Potential Dens	sity	30.16
Managing Constraints	Officer and Cheshire Brine Subsidence		Determination of Capacity		Density multiplier
Sustainability	Site is in a sustainable location	on.			
Accessibility	Access is possible.		Total Complet	ions	0
Other Information			Losses Comp	leted	0
Brownfield / Greenfield	Greenfield		Remaining Lo	sses	0
Suitability	Suitable - with policy change				
Availability	Marginal / Uncertain		Current Year		0
Achievability	Not Achievable		Years 1-5		0
					•

Not currently developable

SHLAA Site

**Years 6-10** 

Years 11-15



Deliverability

**Development Progress** 

<b>Ref</b> 2653	Site Address	Land adjo	ining A54 Holmes dlewich	Chapel
Town / Rural Middlewich	n - Edge / Extension	Easting	371285 <b>Nort</b>	hing 366748
Site Description	Agricultural land.		Site Size Net (Ha)	2.49
Character of Area	Open countryside adjoining settlement.	west of	Potential Capacity	75
Surrounding Land Uses	Agriculture to north, east. Ot to south and residential to v		Potential Net Capacity	75
Physical Constraints	Capacity 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 scontrol for adverts. Surfaction for should be calculated accordance with Environment guidelines.	e water in	Potential Density	30.12
Managing Constraints	Consultation with Contamin Officer and Highways to adaccess issues. Considerati biodoversity.	dress	Determination of Capacity	Density multiplier
Sustainability	Site is located in close prox employment and residential is accessible by public trans however it is located some away from the town centre.	uses and sport,		
Accessibility	Access is potentially proble	matic.	Total Completions	0
Other Information			Losses Completed	0
Brownfield / Greenfield	Greenfield		Remaining Losses	0
Suitability	Suitable - with policy chang	е		
Availability	Marginal / Uncertain		Current Year	0
Achievability	Not Achievable		Years 1-5	0
Deliverability	Not currently developable		Years 6-10	0
<b>Development Progress</b>	SHLAA Site		Years 11-15	0
Application Number:				

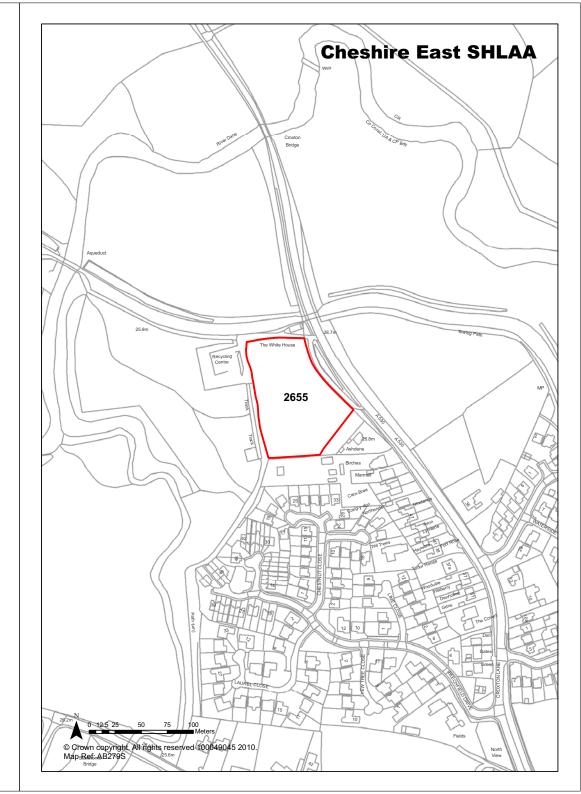




<b>Ref</b> 2654	Site Address	Land to ea	ast of Croxton	n Lane, Middlewich
Town / Rural Middlewick	n - Edge / Extension	Easting	369717	Northing 367025
Site Description	Agricultural land.		Site Size Net (	(Ha) 1.34
Character of Area	Edge of settlement between and open countryside.	residential	Potential Capa	acity 41
Surrounding Land Uses	Open Countryside, with residence the south.	ential to	Potential Net Capacity	41
Physical Constraints	Bounded by the Canal. Tree hedgerows on site, BWB con zone, footpath crosses site, I subsidence area, within Floo and the Open Countryside. I within 250m of landfill. Site is undulating.	sultation orine d Zone 2 Located	Suputity	
Policy Restrictions	Open Countryside. Adjacent Conservation Area, area of s control for adverts. Surface runoff should be calculated in accordance with Environmen guidelines.	pecial water า	Potential Dens	sity 30.6
Managing Constraints	Consultation with Contamina Officer, Bristish Waterays an Cheshire Subsidence Brine Compensation Board. Produ Flood Risk Assessment. Consideration of biodiversity accommodation/relocation of	d action of a and	Determination Capacity	n of Density multiplier
Sustainability	The site is in an unsustainab	le location.		
Accessibility	Access is possible.		Total Complet	tions 0
Other Information			Losses Comp	leted 0
Brownfield / Greenfield	Greenfield		Remaining Lo	esses 0
Suitability	Suitable - with policy change			
Availability	Available / site is owned by d	eveloper	<b>Current Year</b>	0
Achievability	Achievable		Years 1-5	0
Deliverability	Developable		Years 6-10	41
Development Progress	SHLAA Site		Years 11-15	0
Application Number:				

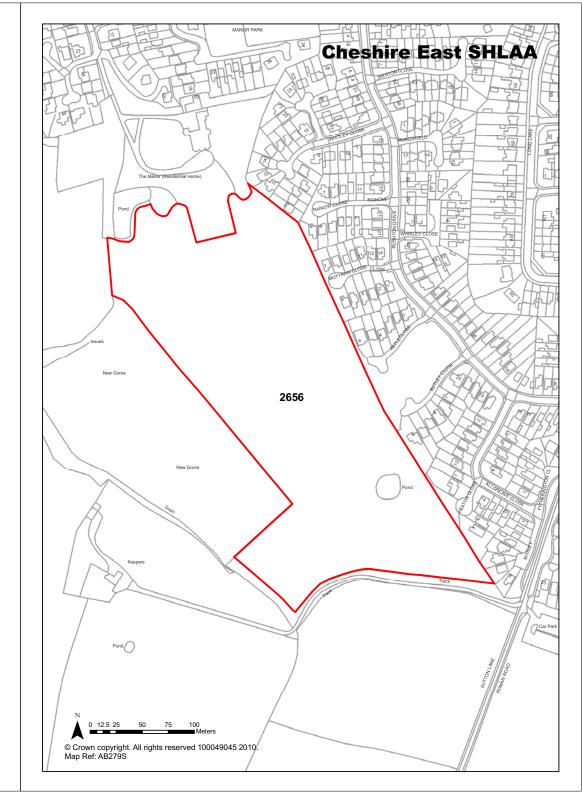


<b>Ref</b> 2655	Site Address	Land to we Middlewick	est of Croxton L า	ane,
Town / Rural Middlewich	n - Edge / Extension	Easting	369582 No	orthing 367026
Site Description	Agricultural land.		Site Size Net (Ha	) 0.78
Character of Area	Site is within Open Country adjacent to a recycling cent and to the south are resider properties.	re and tip,	Potential Capaci	ty 24
Surrounding Land Uses	Site is within Open Country: adjacent to a recycling cent and to the south are resider properties.	re and tip,	Potential Net Capacity	24
Physical Constraints	Access as existing is poor s recycling site, plus car park adjacent. Trees and hedge site and boundaries. Recyc waste centre adjacent (loca on landfill), BWB consultation brine subsidence area, foot bordering site, within the op countryside. Very small are by flood zone 2. Sloghtly unsite.	, layby rows on cling and ted directly on zone, path en ea covered		
Policy Restrictions	Open Countryside. Adjacen Conservation Area, area of control for adverts. Surface runoff should be calculated accordance with Environme guidelines.	special water in	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 biodoiversity and footpath. Consultation with Highways to address access issues.		Determination of Capacity	Density multiplier
Sustainability	Site is not considered susta	inable.		
Accessibility	Access is potentially proble	matic.	Total Completion	ns 0
Other Information			Losses Complete	ed 0
Brownfield / Greenfield	Greenfield		Remaining Loss	es 0
Suitability	Suitable - with policy chang	е		
Availability	Available / site is owned by	developer	Current Year	0
Achievability	Achievable		Years 1-5	0
Deliverability	Developable		Years 6-10	24
<b>Development Progress</b>	SHLAA Site		Years 11-15	0
Cheshire East SHLAA - U	Jpdate January 2013			Cheshing East L



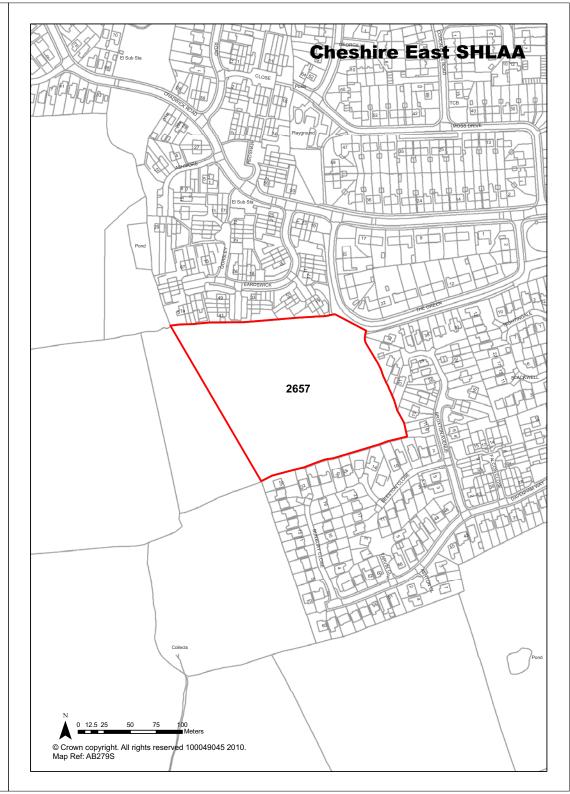
<b>Ref</b> 2656	Site Address	Land to we	est of Butley	Close,	Middlewic
Town / Rural Middlewich	n - Edge / Extension	Easting	369936	Northin	g 365004
Site Description	Agricultural land.		Site Size Net	(Ha)	6.34
Character of Area	Open countryside adjoining settlement and residential a		Potential Cap	acity	191
Surrounding Land Uses	Predominantly agriculture (g foresty, residential to west.	grazing),	Potential Net Capacity		191
Physical Constraints	Flood zone 1 - little or no ris trees, with TPOs to the nortl site, hedgerow to boundarie (biodiversity and tree covera within open countryside. Po quality issues. Site appears flat.	n of the s, ponds age), site otential air	. ,		
Policy Restrictions	Open countryside, area of s control for adverts. Surface runoff should be calculated accordance with Environme guidelines.	water in	Potential Den	sity	30.13
Managing Constraints	Air quality assessment may required (size of developme Consideration of biodiversity production of a Protected Spaurvey.	nt). / and	Determination Capacity	n <b>of</b>	Density multiplier
Sustainability	Site is in a fairly sustainable with access to public transposition close proximity to schools.				
Accessibility	Access is possible.		Total Comple	tions	0
Other Information			Losses Comp	oleted	0
Brownfield / Greenfield	Greenfield		Remaining Lo	osses	0
Suitability	Suitable - with policy change	Э			
Availability	Marginal / Uncertain		Current Year		0
Achievability	Not Achievable		Years 1-5		0
Deliverability	Not currently developable		Years 6-10		0
<b>Development Progress</b>	SHLAA Site		Years 11-15		0
Application Number:					





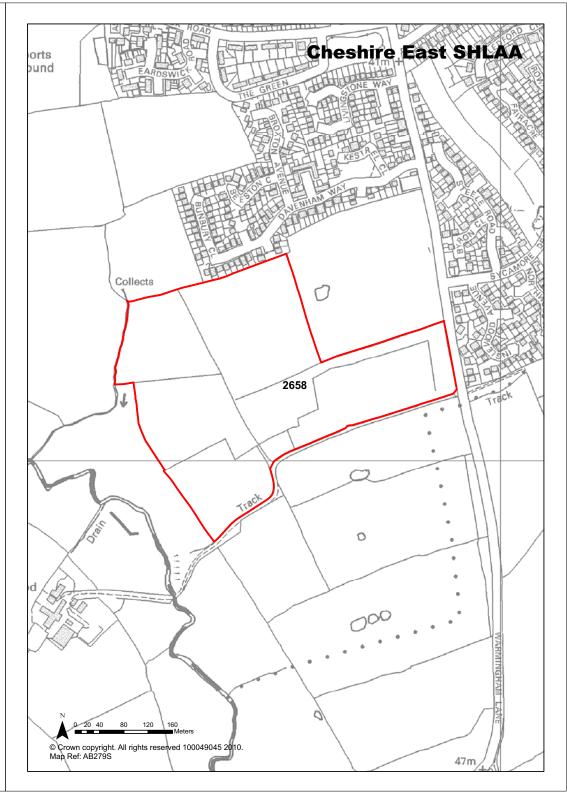
<b>Ref</b> 2657	Site Address	Land off The Green, Middlewich		h	
Town / Rural Middlewich	ı - Edge / Extension	Easting	370486	Northing	364524
Site Description	Agricultural land.		Site Size Net (	Ha) 2	.28
Character of Area	Open area of grass surroun residential, except for wester boundary.		Potential Capa	acity 6	4
Surrounding Land Uses	Residential to north, east ar Agriculture to west (grazing		Potential Net Capacity	6	4
Physical Constraints	Higher level than adjoining I Some trees and hedges alo boundaries, brine subsidend within the open countryside adjacent to old brickworks a extraction pit - gas monitoring required. Slight slope to site	ng field's ce area and . Site ind ng	oupuot,		
Policy Restrictions	Open Countryside, area of scontrol for adverts. Surface runoff should be calculated accordance with Environme guidelines.	water in	Potential Dens	sity 2	8.07
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 biodoversity.		Determination Capacity	С	eased on urrent ermission
Sustainability	Site is accessible by public	transport.			
Accessibility	Access is possible.		Total Complet	ions 0	
Other Information			Losses Comp	leted 0	
Brownfield / Greenfield	Greenfield		Remaining Lo	sses 0	
Suitability	Suitable - with policy change	е	· ·		
Availability	Available - site owned by de	eveloper	<b>Current Year</b>	0	
Achievability	Achievable		Years 1-5	6	4
Deliverability	Deliverable		Years 6-10	0	
Development Progress	Full Permission		Years 11-15	0	
Application Number:	11/4545C				



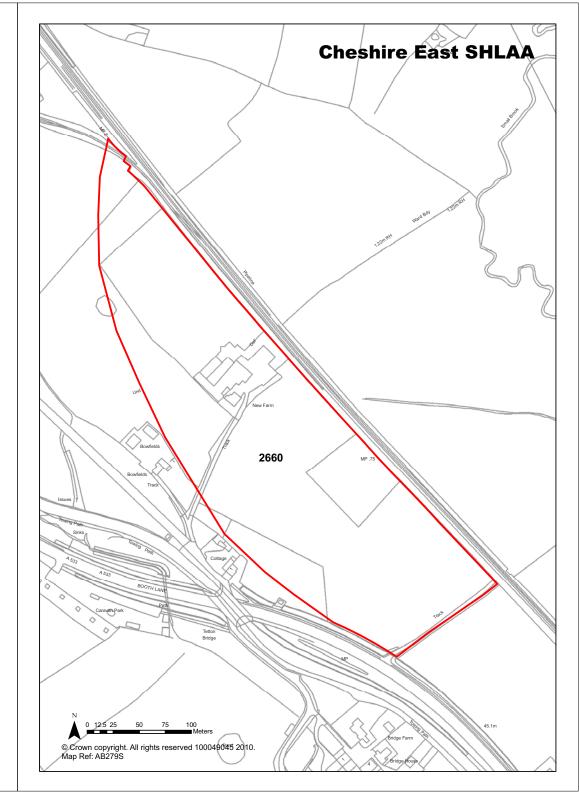


<b>Ref</b> 2658	Site Address	ddress Land to west of Warmingham Middlewich		gham L	ane,
Town / Rural Middlewich	h - Edge / Extension	Easting	370495	Northing	364075
Site Description	Agricultural land.		Site Size Net (H	<b>-1a</b> ) 5	.59
Character of Area	Open countryside, some re north	sidential to	Potential Capa	city 3	89
Surrounding Land Uses	Agricultural (grazing), resid north	ential to	Potential Net Capacity	3	89
Physical Constraints	Flood zone 1 - little or no ri Electricity poles cross east site to an electricity substal adjoining site. Trees and h on field boundaries. Brine s area. Potential air quality is close to site. Slight undula	ern side of ion edgerows subsidence sues. Pond			
Policy Restrictions	Open Countryside, area of control for adverts.	special	Potential Dens	ity 1	6.58
Managing Constraints	Site to include a significant of open space and landsca mitigate for potential impacarea. Air quality assessme required (size of developme Consideration of biodiversity production of Protected Spurvey. Consideration of epoles and potential for dive Consultation with Cheshire Subsidence Compensation Surface water runoff should calculated in accordance we Environment Agency guide	ping to t on local nt may be ent). y and ecies lectricity rsion. Brine Board. d be ith	Determination Capacity		Density nultiplier
Sustainability	Site is in an unsustainable	location.			
Accessibility	Access is possible.		Total Completi	ons 0	ı
Other Information			Losses Comple	eted 0	ı
Brownfield / Greenfield	Greenfield		Remaining Los	sses 0	ı
Suitability	Suitable - with policy chang	je			
Availability	Available		Current Year	0	
Achievability	Achievable		Years 1-5	0	1
Deliverability	Developable		Years 6-10	1	25
<b>Development Progress</b>	SHLAA Site		Years 11-15	2	50
Application Number:					

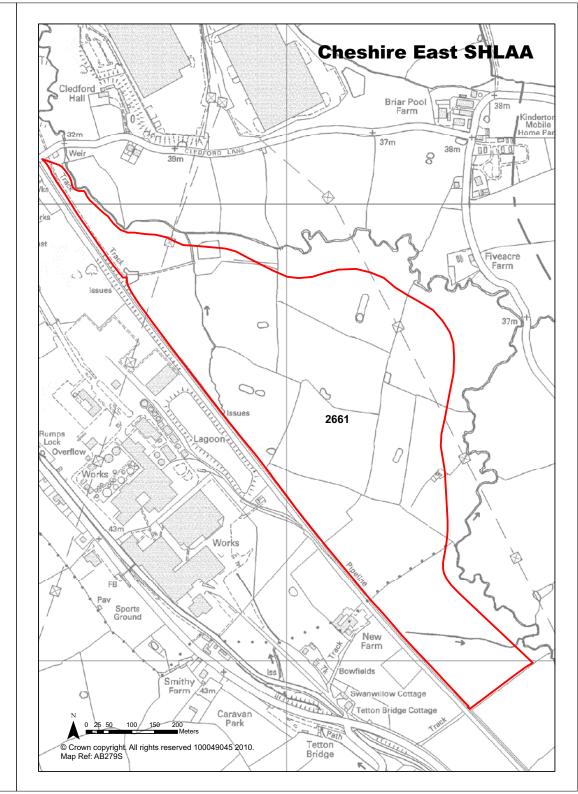




<b>Ref</b> 2660	Site Address	Land to north of Tetton Bridge, Middlewich		
Town / Rural Middlewich	1	Easting	372099 <b>No</b>	rthing 364077
Site Description	Agricultural land and farm.		Site Size Net (Ha)	6.74
Character of Area	Open countryside, with ind and rail line to north/east.	ustry to west	Potential Capacity	203
Surrounding Land Uses	Agriculture to north, east, s Industrial to west.	south.	Potential Net Capacity	203
Physical Constraints	Flood zone 1- little or no ris Electricity poles cross site. hedgerows on site, footpat site, BWB and Albion Cher (middle and outer consulta Located on potential conta site. Potential air quality is Buildings on site, levels ap generally flat.	Trees , h crosses nicals tion zone). minated sues.		
Policy Restrictions	Within the SZL of Middlewi is a mxied use allocation a proposals for development must make provision for a highway. A Transport Asserequired.	nd of the site new	Potential Density	30.12
Managing Constraints	Consultation with Contamin Officer and British Waterwa quality assessment may be (size of development). Sur runoff should be calculated accordance with Environme guidelines. Consideration biodiversity, the settong of and the accommodation/refootpath.	ays. Air e required face water I in ent Agency of pylons, the canal	Determination of Capacity	Density multiplier
Sustainability	Site is accessible by public but is located a considerab away from the town centre	le distance		
Accessibility	Access is possible.		Total Completions	s 0
Other Information			Losses Complete	<b>d</b> 0
Brownfield / Greenfield	Greenfield		Remaining Losses	s 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
<b>Development Progress</b>	SHLAA Site		Years 11-15	0
Application Number:				
Cheshire East SHLAA - U	Jpdate January 2013			Cheshire East

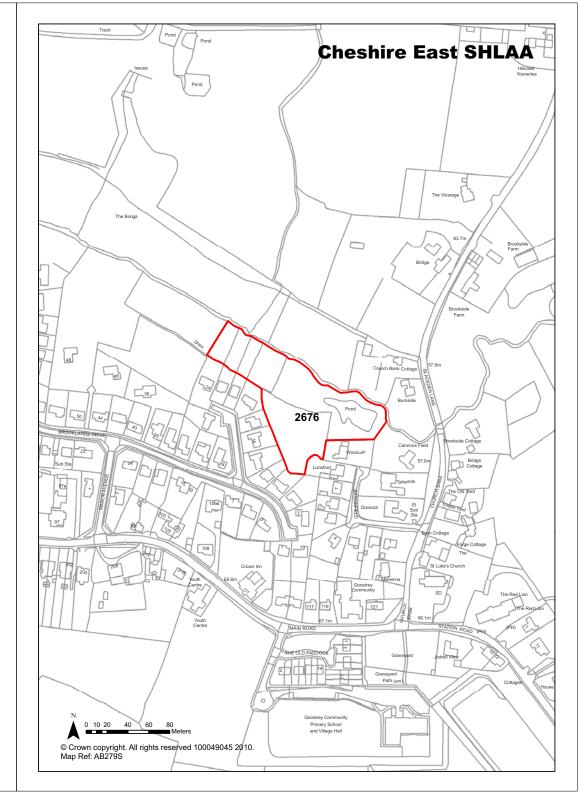


<b>Ref</b> 2661	Site Address	Land to so Middlewich	outh of Cledfo	rd Lane	<b>)</b> ,
Town / Rural Middlewich	1	Easting	372000	Northing	364500
Site Description	Agricultural land.		Site Size Net (	Ha)	38.73
Character of Area	Open countryside mainly. In west and railway.	ndustrial to	Potential Capa	acity	1162
Surrounding Land Uses	Agricultural to north, east, so Industrial to west and railwa		Potential Net Capacity		1162
Physical Constraints	Part of the site is within floor and 3. Electricity pylons croomers, hedgerows and pond Footpath on SE and N boun Albion Chemicals (outer and consultation zone), preferred Cheshire Replacement wast Plan for Thermal treatment, mechanical biological treatm vessel composting and anadigestion. Located within 25 landfill. Potential air quality Undulating site.	ss site. Is. dary, I middle d site in te Local ment, in- erobic 50m of			
Policy Restrictions	Within the SZL of Middlewic an employment allocation. S water runoff should be calcu accordance with Environme guidelines.	Surface llated in	Potential Dens	sity	30
Managing Constraints	Consultation with Contamina Officer. Air quality assessm be required (size of develop Consideration of accommodation/relocation of pylons, biodiversity with the of a Protected Species surve flood risk with the production Flood Risk Assessment.	ent may ment). of footpath, production ey and	Determination Capacity		Density multiplier
Sustainability	Site is not located in a a sus location.	tainable			
Accessibility	Access is possible.		Total Complet	ions	)
Other Information			Losses Comp	leted	)
Brownfield / Greenfield	Greenfield		Remaining Lo	sses	)
Suitability	Not Suitable				
Availability	Marginal / Uncertain		<b>Current Year</b>	(	)
Achievability	Not Achievable		Years 1-5	(	)
Deliverability	Not currently developable		Years 6-10	(	)
Development Progress	SHLAA Site		Years 11-15	(	)
Application Number:					
Cheshire East SHLAA - U	Jpdate January 2013				Cheshire East



<b>Ref</b> 2676	Site Address	Land to rear of Brooklands Drive, Goostrey			
Town / Rural Goostrey		Easting	377800	Northir	ng 370200
Site Description	Vacant land.		Site Size Net (	На)	0.96
Character of Area	Residential and Open Cour	tryside.	Potential Capa	acity	29
Surrounding Land Uses	Residential and Open Cour	tryside.	Potential Net		29
Physical Constraints	Site appears to include a posignificant number of trees access taken off Brookfield road is unadopted and not quality. Flood Zones 2&3. Bank consultation zone. Sit generally flat.	(TPOs). If Crescent of good Jodrell	Capacity		
Policy Restrictions	Within the SZL of Goostrey water runoff should be calculaccordance with Environme guidelines.	ulated in	d in		30.21
Managing Constraints	Consideration of biodiversity and production of a Protected Species Survey. Consideration of flod risk and production of a Flood Risk Assessment. Consultation with Jodrell Bank and with Highways to address access issues.		Determination Capacity	of	Density multiplier
Sustainability	Site close to public transpor	t.			
Accessibility	Access potentially problema	atic.	Total Complet	ions	0
Other Information			Losses Compl	eted	0
Brownfield / Greenfield	Greenfield		Remaining Los	sses	0
Suitability	Not Suitable				
Availability	Marginal / Uncertain		<b>Current Year</b>		0
Achievability	Not Achievable		Years 1-5		0
Deliverability	Not currently developable		Years 6-10		0
<b>Development Progress</b>	SHLAA Site		Years 11-15		0





<b>Ref</b> 2686	Site Address	Site Address Land adjacent to Mount Pleasant Residential Park, Alison Drive, Goostre				
Town / Rural Goostrey -	Edge / Extension	Easting	376751	Northing	<b>3</b> 69899	
Site Description	Vacant land.		Site Size Net (	На)	1.18	
Character of Area	Edge of settlement.		Potential Capa	acity	36	
Surrounding Land Uses	Open Countryside and Mou Residential park.	nt Pleasant	Potential Net Capacity		36	
Physical Constraints	lines. Trees to the boundary	Site appears generally flat. Overhead ines. Trees to the boundary. Footpath pordering 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	anaging 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 acessible by public tran	sport.				
Accessibility	Access is possible.		Total Complet	ions	0	
Other Information			Losses Comp	leted	0	
Brownfield / Greenfield	Greenfield		Remaining Lo	sses	0	
Suitability	Suitable - with policy change	Э				
Availability	Available		<b>Current Year</b>	(	0	
Achievability	Achievable		Years 1-5	(	0	
Deliverability	Developable		Years 6-10	;	36	
Development Progress	SHLAA Site		Years 11-15	(	0	



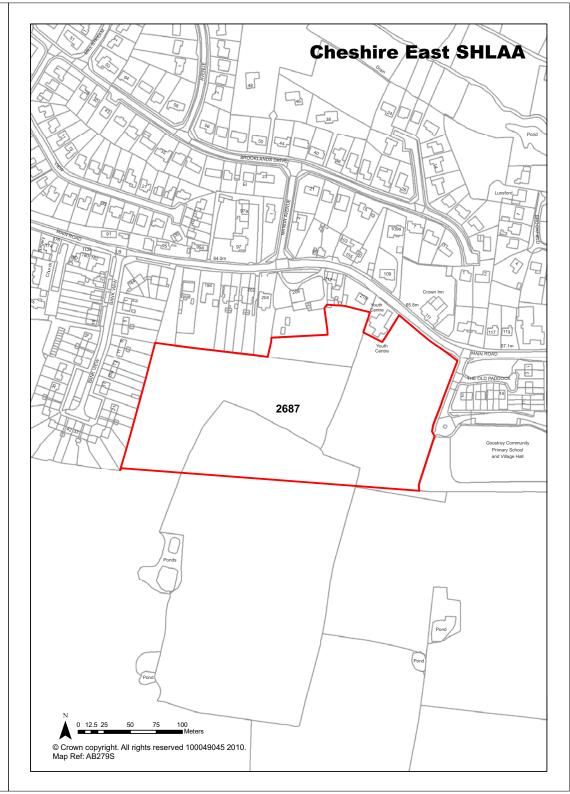


**Application Number:** 

<b>Ref</b> 2687	Site Address	Land south	n of Main Roa	ad, Go	ostrey
Town / Rural Goostrey -	Edge / Extension	Easting	377624	Northin	ng 369934
Site Description	Agricultural land.		Site Size Net (	(Ha)	3.95
Character of Area	Residential and Open Coun	tryside.	Potential Capa	acity	119
Surrounding Land Uses	Residential and Open Coun	tryside.	Potential Net		119
Physical Constraints	Flood zone 1 - little or no ris appears generally flat. Over powerlines. Trees (TPOs) of Hedge to some boundaries. Bank consultation zone.	head n site.	Capacity		
Policy Restrictions	Open countryside and area control for adverts. Surface runoff should be calculated accordance with Environme guidelines.	water in	Potential Dens	sity	30.13
Managing Constraints	Consideration of biodiversity powerlines and consultation Jodrell Bank.		Determination Capacity	ı of	Density multiplier
Sustainability	Site close to bus route.				
Accessibility	Access is possible.		Total Complet	tions	0
Other Information			Losses Comp	leted	0
Brownfield / Greenfield	Greenfield		Remaining Lo	sses	0
Suitability	Not Suitable				
Availability	Marginal / Uncertain		<b>Current Year</b>		0
Achievability	Not Achievable		Years 1-5		0
					•

Not currently developable

SHLAA Site





0

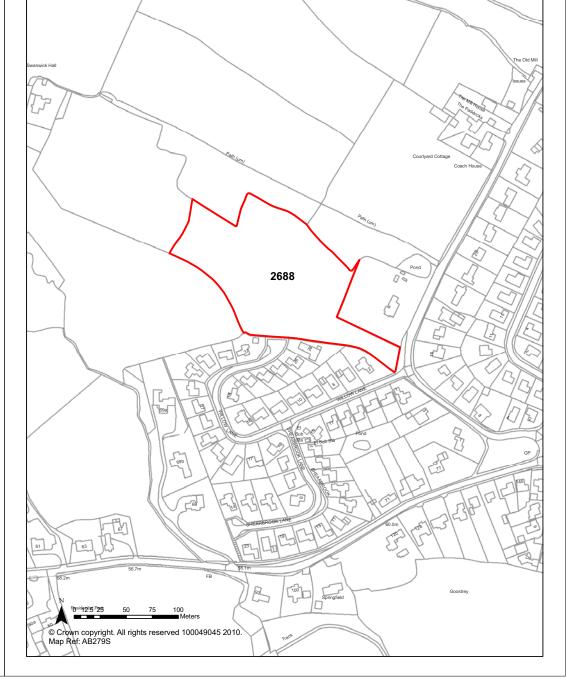
**Years 6-10** 

Years 11-15

Deliverability

**Development Progress** 

Town / Rural Goostrey -	Edge / Extension	Easting	376981	Northir	ng 370316	i
Site Description	Agricultural land.		Site Size Net	(Ha)	1.62	
Character of Area	Generally residential.		Potential Cap	acity	49	
Surrounding Land Uses	Residential.		Potential Net		49	
Physical Constraints	Flood zone 1 - little or no risk. appears slighty undulating. Tre the boundary (TPOs) and some hedges. Jodrell Bank consultatione.	es to	Capacity			
Policy Restrictions	Open countryside and area of control for adverts. Surface we runoff should be calculated in accordance with Environment aguidelines.	ater	Potential Den	sity	30.25	
Managing Constraints	Consideration of biodoversity. Consultation with Jodrell Bank.		Determination Capacity	n of	Density multiplier	
Sustainability	Accessible by public transport.					
Accessibility	Access is possible.		Total Comple	tions	0	
Other Information			Losses Comp	oleted	0	
Brownfield / Greenfield	Greenfield		Remaining Lo	osses	0	
Suitability	Suitable - with policy change					
Availability	Marginal / Uncertain		<b>Current Year</b>		0	
Achievability	Not Achievable		Years 1-5		0	
Deliverability	Not currently developable		Years 6-10		0	
<b>Development Progress</b>	SHLAA Site		Years 11-15		0	





Ref	2689	Site Address	Land off H	ermitage Lar	ne, Goo	strey
Town /	Rural Goostrey -	Edge / Extension	Easting	376479	Northing	g 369713
Site De	scription	Agricultural land.		Site Size Net	(Ha)	2.4
Charac	ter of Area	Residential and Open Count	ryside.	Potential Cap	acity	72
Surrou	nding Land Uses	Residential and Open Count	ryside.	Detential Nat	· · · · · · · · · · · · · · · · · · ·	70

**Potential Net** 

**Potential Density** 

Capacity

72

Policy Restrictions	Open countryside and area of special
	control for adverts. Surface water
	runoff should be calculated in
	annound a man suith Francisco manage America

accordance with Environment Agency

Flood zone 1 - little or no risk. Trees and hedge to boundary. Site appears generally flat. Jodrell Bank consultation

guidelines.

Managing Constraints	Consideration of biodoiversity.	<b>Determination of</b>	Density		
		Capacity	multiplier		

Sustainability Site accessible by public transport.

Accessibility	Access is possible.	<b>Total Completions</b>	0

Other Information Restrictive convenant on part of site Losses Completed Brownfield / Greenfield Greenfield Remaining Losses 0

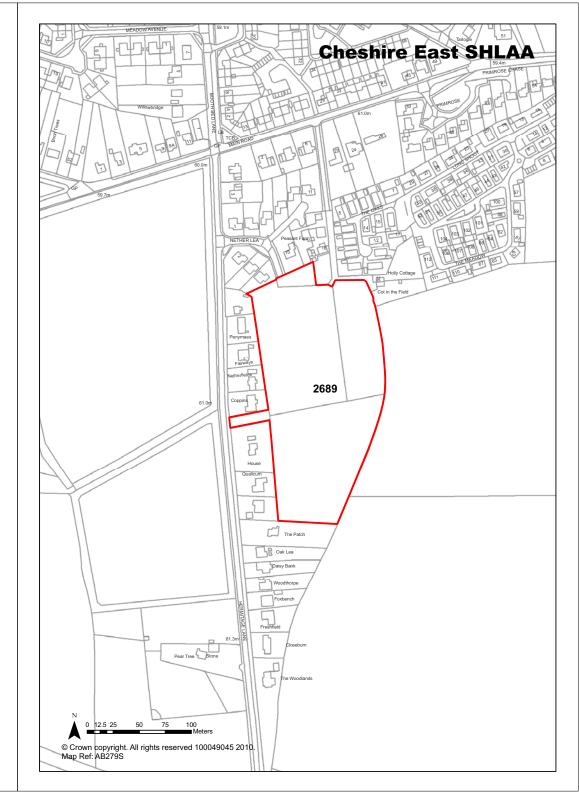
Suitability	Suitable - with policy change		
Availability	Marginal / Uncertain	<b>Current Year</b>	0
Achievability	Not Achievable	Years 1-5	0

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

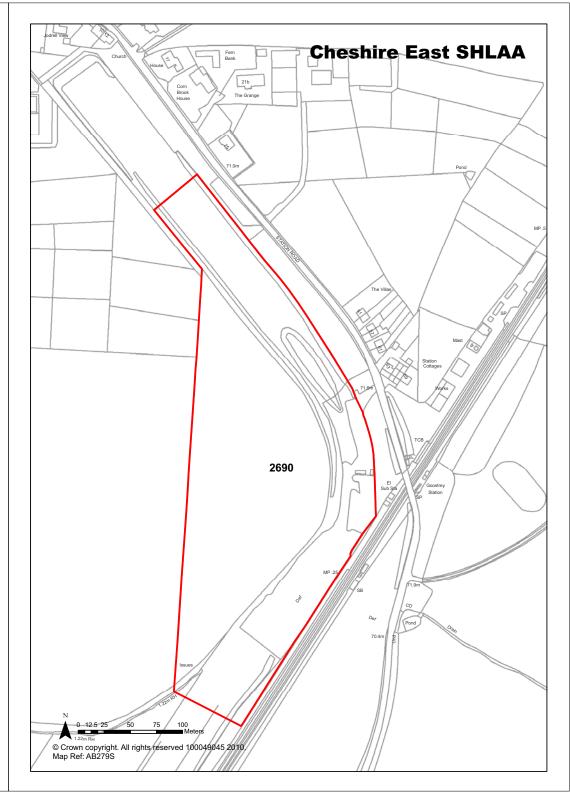
Years 11-15 **Development Progress** SHLAA Site

**Application Number:** 

**Physical Constraints** 



<b>Ref</b> 2690	Site Address Former railway sidings, land off Static Road, Goostrey				
Town / Rural Goostrey -	Edge / Extension	Easting	378153 No	orthing 369535	
Site Description	Derelict land formerly railwa	ay sidings.	Site Size Net (Ha)	6.26	
Character of Area	Open Countryside.		Potential Capacit	y 188	
Surrounding Land Uses	Open Countryside.		Potential Net	188	
Physical Constraints	Site dips where former railw were. Overhead lines to ed Potential air quality issues. Bank consultation zone. Ha and trees and shrubs on sit	vays sidings Capacity ge of site. Jodrell ardstanding			
Policy Restrictions	Open countryside and area control for adverts. Surface runoff should be calculated accordance with Environme guidelines for greenfield site.	e water in ent Agency	Potential Density	30.03	
Managing Constraints	Air quality assessment may required (size of developme Consideration of biodiversit consultation with Jodrell Ba	ent). y and	Determination of Capacity	Density multiplier	
Sustainability	Site located in close proxim Goostrey railway station an				
Accessibility	Access is possible.		Total Completion	<b>s</b> 0	
Other Information			Losses Complete	ed 0	
Brownfield / Greenfield	Mixed		Remaining Losse	es 0	
Suitability	Not Suitable				
Availability	Marginal / Uncertain		Current Year	0	
Achievability	Not Achievable		Years 1-5	0	
Deliverability	Not currently developable		Years 6-10	0	
<b>Development Progress</b>	SHLAA Site		Years 11-15	0	





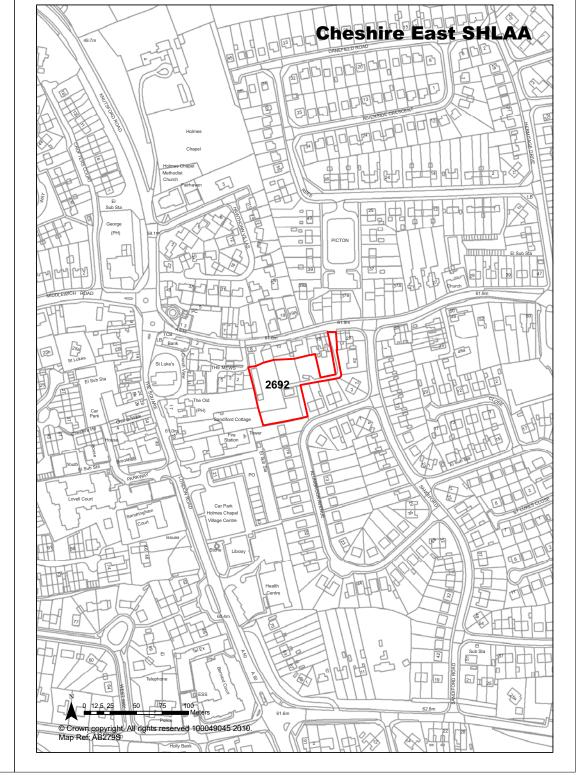
**Application Number:** 

Town / Rural Holmes Chapel Eas		Easting	376541	Northin	g 366859
Site Description	Grazing land and stables.		Site Size Net	(Ha)	0.91
Character of Area	Generally residential.		Potential Cap	acity	28
Surrounding Land Uses	Generally residential.		Potential Net	-	28
Physical Constraints	Flood zone 1 - little or no risk. appears flat. Jodrell Bank cons zone. Trees on site and hedge boundary.	ultation	Capacity		
Policy Restrictions	Within the SZL of Holmes Chal Surface water runoff should be calculated in accordance with Environment Agency guideline		Potential Den	sity	30.77
Managing Constraints	Consultation with Jodrell Bank consideration of biodiversity.	and	Determination Capacity		Density multiplier
Sustainability	Site has a sustainable location public transport and the village				
Accessibility	Access is possible.		Total Comple	tions	0
Other Information			Losses Comp	leted	0
Brownfield / Greenfield	Greenfield		Remaining Lo	sses	0
Suitability	Suitable				
Availability	Not Available		<b>Current Year</b>		0
Achievability	Achievable		Years 1-5		0
Deliverability	Not currently developable		Years 6-10		0
<b>Development Progress</b>	SHLAA Site		Years 11-15		0
Application Number:					



2691

<b>Ref</b> 2692	Site Address	Former Smithy, Macclesfield Road, Holmes Chapel			
Town / Rural Holmes Ch	napel	Easting	376343 Nor	thing 367272	
Site Description	Forme smithy, part now vets parking.	s yard and	Site Size Net (Ha)	0.35	
Character of Area	Generally residential and ecvillage centre.	lge of	Potential Capacity	11	
Surrounding Land Uses	Generally residential and ecvillage centre.	lge of	Potential Net Capacity	11	
Physical Constraints	Flood zone 1 - little or no ris access, trees on site, buildir adj to village centre bounda Located on potential contan site. Jodrell Bank consultat Site appears flat.	k. Narrow ngs on site, ry. ninated			
Policy Restrictions	Within Holmes Chapel SZLa village conservation area. S water runoff should be calcu accordance with Environme guidelines for greenfield site	Surface ulated in nt Agency	Potential Density	31.43	
Managing Constraints	Consultation with Contamin. Officer, Jodrell Bank and Hi. address access issues. Co of biodiversity and the settin Conservation Area.	ghways to nsideration	Determination of Capacity	Density multiplier	
Sustainability	Sustainable location, close village centre and accessible transport.				
Accessibility	Access is possible.		Total Completions	0	
Other Information	No evidence that current ow to develop the site.	ner wishes	Losses Completed	0	
Brownfield / Greenfield	Mixed		Remaining Losses	0	
Suitability	Suitable				
Availability	Not Available - long term pro	ospect	<b>Current Year</b>	0	
Achievability	Achievable		Years 1-5	0	
Deliverability	Not currently developable		Years 6-10	0	
<b>Development Progress</b>	SHLAA Site		Years 11-15	0	
Application Number:					



Town / Rural Holmes Chapel Eastin		Easting	376219	Northin	g 367542
Site Description	Private dwelling and grounds.		Site Size Net	(Ha)	1.88
Character of Area	Generally residential with open countryside to north.		Potential Cap	acity	57
Surrounding Land Uses	Generally residential with open countryside to north.		Potential Net Capacity		57
Physical Constraints	Flood zone 1 - little or no risk. on site (TPOs). Site appears to towards road. Presently narrow to site. Site generally flatter to where current house stands. W Jodrell Bank consulatation zon Buildings on site.	slope / access area /ithin	capacity		
Policy Restrictions	Within SZL for Holmes Chapel. Surface water runoff should be calculated in accordance with Environment Agency guidelines greenfield sites.		Potential Den	sity	30.32
Managing Constraints	Consideration of biodiversity. Consultation with Highways to acess issues and Jodrell Bank		Determination Capacity		Density multiplier
Sustainability	Sustainable location, close to t village centre and accessible b transport.				
Accessibility			Total Comple	tions	0
Other Information	No evidence that current owne to develop the site.	r wishes	Losses Comp	leted	0
Brownfield / Greenfield	Mixed		Remaining Lo	sses	0
Suitability	Suitable				
Availability	Not Available - long term prosp	ect	<b>Current Year</b>		0
Achievability	Achievable		Years 1-5		0
Deliverability	Not currently developable		Years 6-10		0
<b>Development Progress</b>	SHLAA Site		Years 11-15		0
Application Number:					



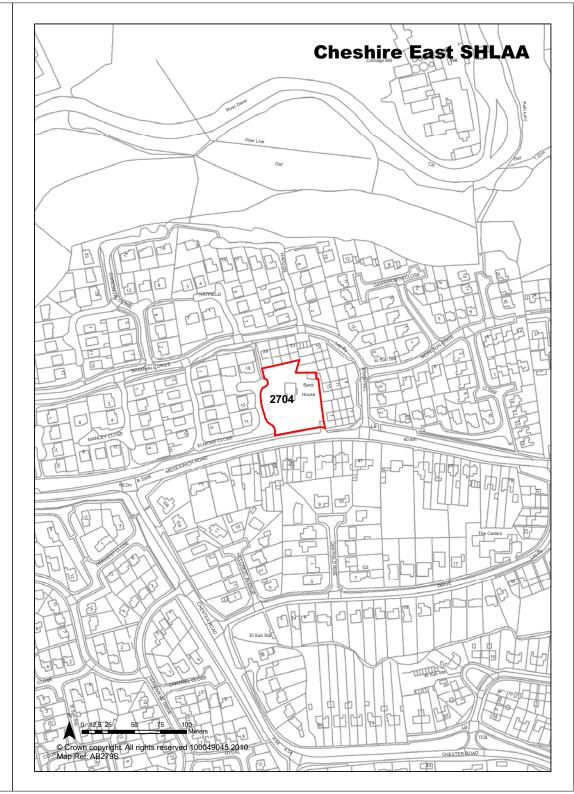
2693



	Holmes Chapel					
Town / Rural Holmes Ch	apel	Easting	375597	Northin	g 367336	
Site Description	Private grounds.		Site Size Net (	(Ha)	0.32	
Character of Area	Generally residential.		Potential Capa	acity	10	
Surrounding Land Uses	Generally residential.		Potential Net		10	
Physical Constraints	Flood zone 1 - little or no risk. S appears generally flat. Hedges to boundary. Within Jodrell Bank consultation zone. Building on s	0	Capacity			
Policy Restrictions	Within Holmes Chapel SZL. Surl water runoff should be calculated accordance with Environment Aguidelines for greenfeild site.	d in	Potential Dens	sity	31.25	
Managing Constraints	Consideration of biodiversity. Consultation with Jodrell Bank.		Determination Capacity		Density multiplier	
Sustainability	Site is accessible by public trans and close to a primary school.	sport				
Accessibility	Access is possible.		Total Complet	tions	0	
Other Information	No evidence that current owner to develop the site.	wishes	Losses Comp	leted	0	
Brownfield / Greenfield	Mixed		Remaining Lo	sses	0	
Suitability	Suitable					
Availability	Not Available - long term prospe	ct	<b>Current Year</b>		0	
Achievability	Achievable		Years 1-5		0	
Deliverability	Not currently developable		Years 6-10		0	
Development Progress	SHLAA Site		Years 11-15		0	

Bank House Farm, Middlewich Road,

Site Address

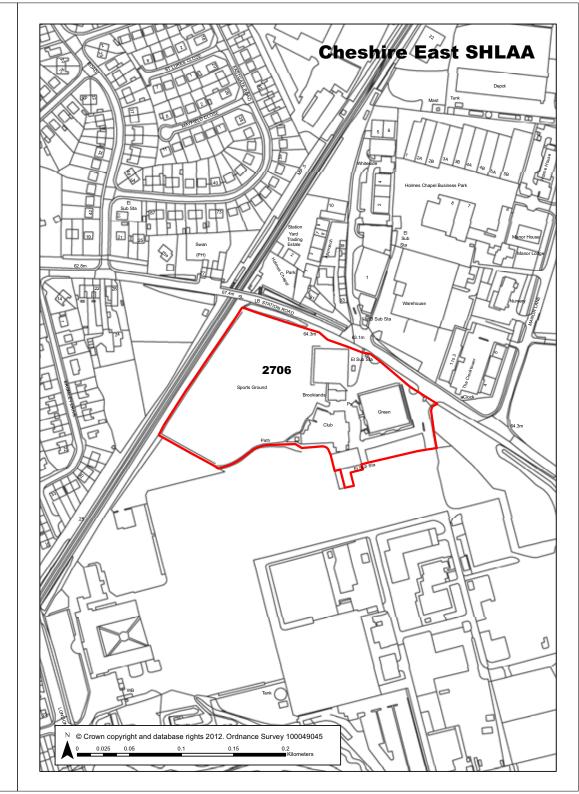




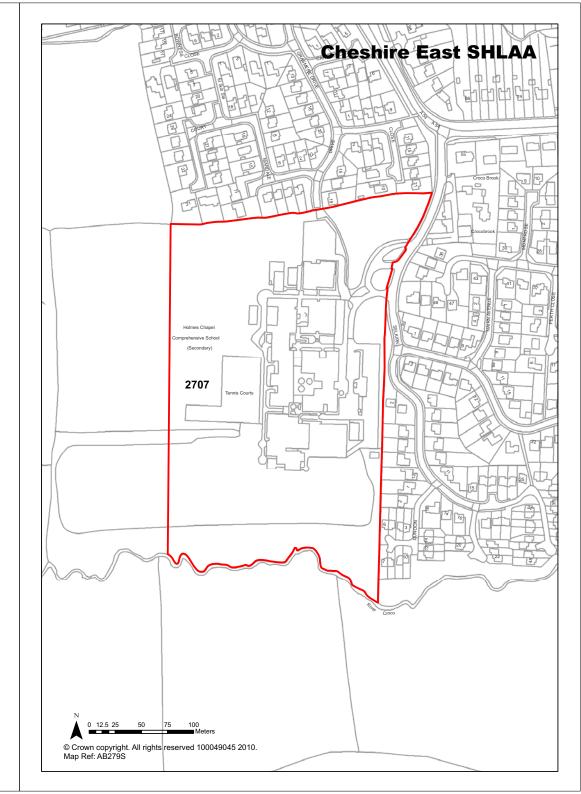
**Application Number:** 

<b>Ref</b> 2706	Site Address	Land south of Station Road, Holmes Chapel			
Town / Rural Holmes Ch	napel	Easting	376679 <b>Nort</b>	hing 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 Sar site (currently in industrial e use).		Potential Net Capacity	70	
Physical Constraints	Flood zone 1 - little or no ris adjacent to railway. Current a sport facility with bowling rugby pitches. Also woodlar of site. Site is generally flat. within 250m of landfill. With Bank consultation zone.	ly in use as green and nd on part Located			
Policy Restrictions	Within the SZL for Holmes ( protected open space. Surf runoff should be calculated accordance with Environme guidelines.	ace water in	Potential Density	30.04	
Managing Constraints	Consultation with Contamin Officer and Jodrell Bank. Consideration of biodiversity replacemnt/relocation of ope	/ and	Determination of Capacity	Density multiplier	
Sustainability	Site is in a sustainable local accessible by public transpoclose 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	
<b>Development Progress</b>	SHLAA Site		Years 11-15	0	



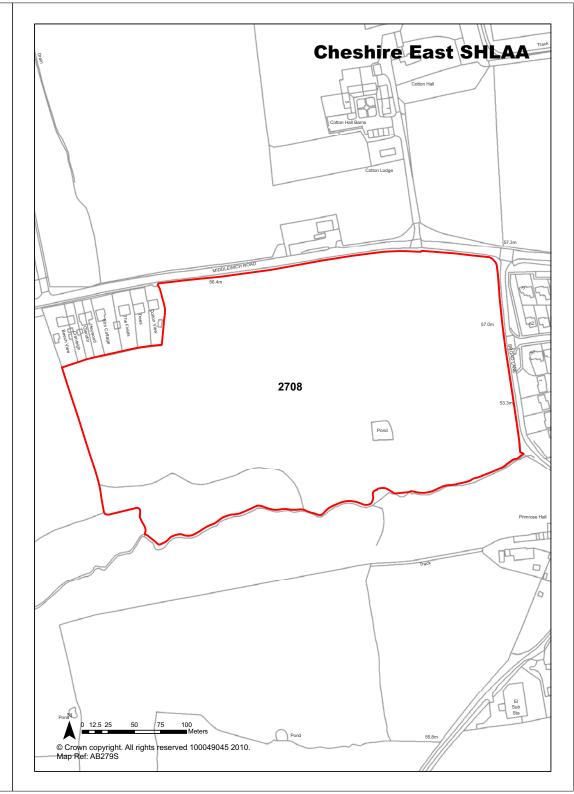


<b>Ref</b> 2707	Site Address	Land N of Comprehensive School, Selkirk Drive, Holmes Chapel			
Town / Rural Holmes Ch	napel	Easting	375507	Northing 366882	
Site Description	Part of school grounds.		Site Size Net (	<b>Ha</b> ) 1.06	
Character of Area	Generally residential, include school.	ling local	Potential Capa	acity 15	
Surrounding Land Uses	School and residential.		Potential Net	15	
Physical Constraints	Flood zone 1 - little or no ris school building. Lamposts of lighting of car parking and for Trees and area of woodland adj to open countryside. Lo potential contaminated site, air quality issues. Jodrell B consultation zone. Site app generally flat.	on site for cotpaths. d on site, ccated on Potential ank	Capacity		
Policy Restrictions	Within the SZL of Holmes C Protected are of open space water runoff should be calcu accordance with Environme guidelines.	e. Surface ulated in	Potential Dens	sity 14.15	
Managing Constraints	Consultation with Jodrell Ba Contaminated Land Officer. assessment may be require development). Consideration biodiversity and replacement/relocation of op and school.	Air quality ed (size of on of	Determination Capacity	of Based on density multiplier fo part of site.	
Sustainability	Site is considered sustainal	ole			
Accessibility	Site is accessible by public	transport.	Total Complet	ions 0	
Other Information	Site has been put forward for redevelopment as part of the for the future programme. T Govenors are looking to util for housing to facilitate the state.	e schools he ise the site	Losses Compl	leted 0	
Brownfield / Greenfield	Mixed		Remaining Los	sses 0	
Suitability	Suitable				
Availability	Available		<b>Current Year</b>	0	
Achievability	Achievable		Years 1-5	0	
Deliverability	Developable		Years 6-10	15	
<b>Development Progress</b>	SHLAA Site		Years 11-15	0	
Application Number:					
Cheshire East SHLAA - U	Jpdate January 2013			Cheshin East	



<b>Ref</b> 2708	Site Address	Land sout Chapel	h of Middlewich	Road, Holme
Town / Rural Holmes Ch	napel - Edge / Extension	Easting	374704 No	orthing 367087
Site Description	Agricultural land.		Site Size Net (Ha	8.8
Character of Area	Generally residential and O Countryside.	pen	Potential Capacit	y 264
Surrounding Land Uses	Generally residential and O Countryside.	pen	Potential Net Capacity	264
Physical Constraints	Flood zone 1 - little or no ris appears generally flat. Over powerlines across site. Hec boundaries. Appears to be trees around a ditch / pond. air quality issues. Within Jo consultation zone.	rhead lges to a cluster of Potential		
Policy Restrictions	Open countryside and area control for adverts. Surface runoff should be calculated accordance with Environme guidelines.	water in	Potential Density	30
Managing Constraints	Consultation with Jodrell Ba Consideration of biodiversit production of a Protected s survey. Air quality assessn required (size of developme Consideration of overhead	y with the pecies nent may be ent).	Determination of Capacity	Density multiplier
Sustainability	Site is accessible by public but is located some distance village centre.			
Accessibility	Access is possible.		Total Completion	<b>is</b> 0
Other Information			Losses Complete	ed 0
Brownfield / Greenfield	Greenfield		Remaining Losse	es 0
Suitability	Not Suitable			
Availability	Marginal / Uncertain		Current Year	0
Achievability	Not Achievable		Years 1-5	0
Deliverability	Not currently developable		Years 6-10	0
<b>Development Progress</b>	SHLAA Site		Years 11-15	0
Application Number:				



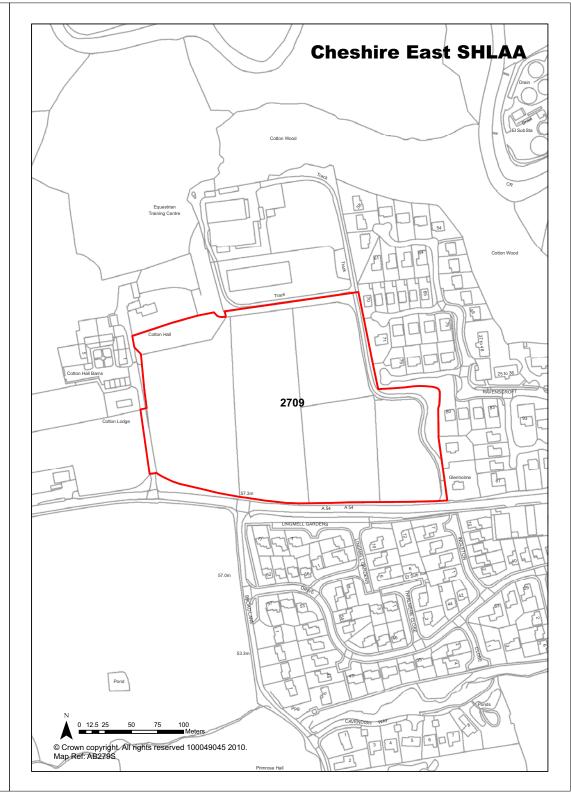


NGI 2700	Oile / (dal ess	Chapel	TOT WINGGIOWIO	rroad, rioinie
Town / Rural Holmes Ch	apel - Edge / Extension	Easting	374924 N	Northing 367419
Site Description	Agricultural land		Site Size Net (Ha	a) 4.6
Character of Area	Generally residential and Op Countryside.	en	Potential Capac	ity 138
Surrounding Land Uses	Generally residential and Op Countryside.	en	Potential Net Capacity	138
Physical Constraints	Flood zone 1 - little or no ris appears relatively flat. Hedg trees to the boundaries. Por quality issues.	es and		
Policy Restrictions	Open countryside and area control for adverts. Adjacent Hall Grade II* Listed Building Jodrell Bank consultation zo	to Cotton g. Within	Potential Densit	ty 30
Managing Constraints	Consultation with Jodrell Ba Consideration of setting of L Building and biodiversity. Al assessment may be required development). Surface wate should be calculated in account to the consultation of the cons	isted r quality d (size of r runoff ordance	Determination of Capacity	of Density multiplier
Sustainability	Site accessible by public tra	nsport.		
Accessibility	Access is possible.		Total Completio	ons 0
Other Information			Losses Comple	ted 0
Brownfield / Greenfield	Greenfield		Remaining Loss	ses 0
Suitability	Suitable - with policy change	)		
Availability	Available		Current Year	0
Achievability	Achievable		Years 1-5	0
Deliverability	Developable		Years 6-10	90
<b>Development Progress</b>	SHLAA Site		Years 11-15	48

Land north of Middlewich Road, Holmes

Site Address





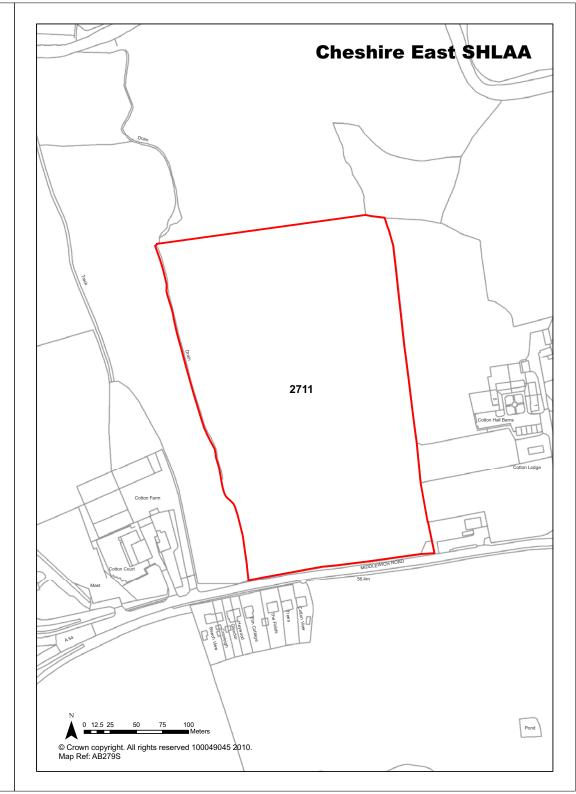
**Application Number:** 

<b>Ref</b> 2710	Site Address	Saltersford Corner, Macclesfield Ro Holmes Chapel			
Town / Rural Holmes Ch	napel - Edge / Extension	Easting	377012	Northin	g 367499
Site Description	Agricultural land.		Site Size Net (	На)	3.68
Character of Area	Generally residential and O Countryside.	pen	Potential Capa	acity	111
Surrounding Land Uses	Residential, open countrysic railway.	Potential Net Capacity			111
Physical Constraints	Site is adjacent to the railwa Generally flat to the souther site. Potential air quality iss Within Jodrell Bank consulta Buildings on site. Trees and border.	n part of sues. ation zone.			
Policy Restrictions	Open countryside and area control for adverts. Surface runoff should be calculated accordance with Environme guidelines.	water in	Potential Dens	sity	30.16
Managing Constraints	Consultation with Jodrell Ba quality assessment may be (size of development). Con of biodiversity.	required	Determination Capacity	of	Density multiplier
Sustainability	Site accessible by public tra is not located in proximity to centre and its accompanyin and facilities.	the village			
Accessibility	Access is possible.		Total Complet	ions	0
Other Information			Losses Comp	leted	0
Brownfield / Greenfield	Greenfield		Remaining Lo	sses	0
Suitability	Not Suitable				
Availability	Marginal / Uncertain		<b>Current Year</b>		0
Achievability	Not Achievable		Years 1-5		0
Deliverability	Not currently developable		Years 6-10		0
<b>Development Progress</b>	SHLAA Site		Years 11-15		0



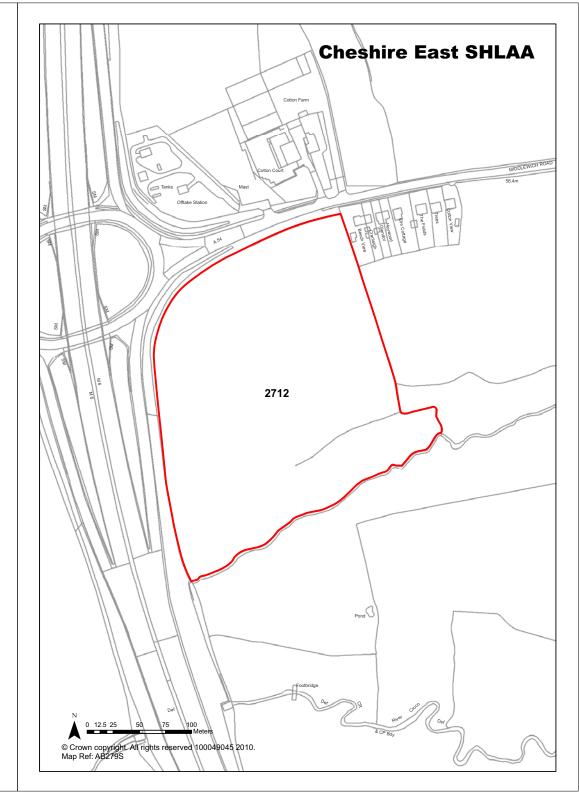
<b>Ref</b> 2711	Site Address	Land N.E. Of Junction 18 of M6, Middlewich Road, Holmes Chapel			
Town / Rural Holmes Ch	napel - Edge / Extension	Easting	374588	Northi	ng 367515
Site Description	Agricultural land.		Site Size Net	(Ha)	6.61
Character of Area	Open Countryside.		Potential Cap	acity	199
Surrounding Land Uses	Open Countryside.		Potential Net		199
Physical Constraints	Flood zone 1 - little or no risk. Overhead powerlines a site. Site appears to be flatt south, with a steep slope to towards the river. Potential issues. Jodrell Bank consuzone. Trees and hedges to	er to the the north air quality Itation	Capacity		
Policy Restrictions	Open countryside and area control for adverts. Surface runoff should be calculated accordance with Environme guidelines.	water in	Potential Den	isity	30.11
Managing Constraints	Consultation with Jodrell Ba quality assessment may be (size of development). Con of biodiveristy and overhead powerlines.	required sideration	Determination Capacity	n of	Density multiplier
Sustainability	Site accessible by public tra is not located in proximity to centre and its accompanyin and facilities.	the village			
Accessibility	Access is possible.		Total Comple	tions	0
Other Information			Losses Comp	pleted	0
Brownfield / Greenfield	Greenfield		Remaining Lo	osses	0
Suitability	Not Suitable				
Availability	Marginal / Uncertain		Current Year		0
Achievability	Not Achievable		Years 1-5		0
Deliverability	Not currently developable		Years 6-10		0
<b>Development Progress</b>	SHLAA Site		Years 11-15		0
Application Number:					



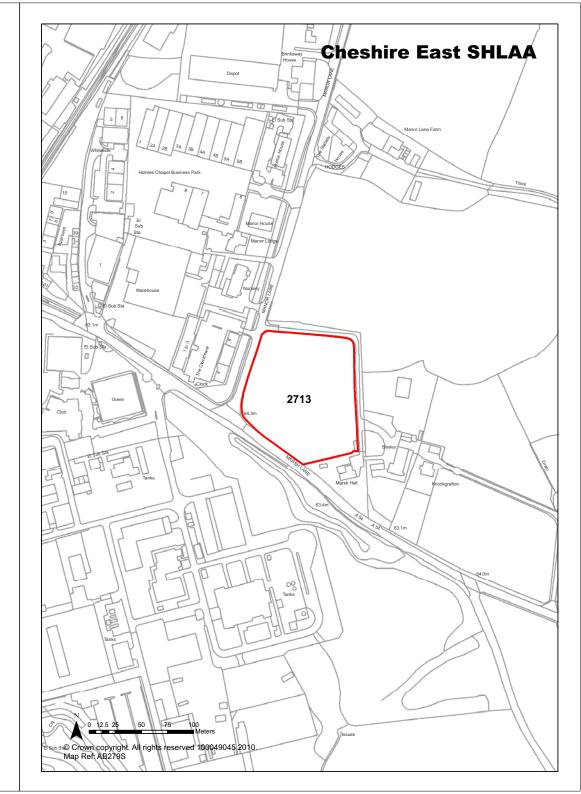


<b>Ref</b> 2712	Site Address	Land S.E. Of Junction 18 of M6, Middlewich Road, Holmes Chapel			
Town / Rural Holmes Ch	apel - Edge / Extension	Easting	374426	Northir	ng 366990
Site Description	Agricultural land.		Site Size Net (	На)	5.89
Character of Area	Open Countryside.		Potential Capa	acity	177
Surrounding Land Uses	Open Countryside, with a sr amount of residential onto n		Potential Net Capacity		177
Physical Constraints	Flood zone 1 - little or no ris Overhead powerlines across Slope to the southern edge Site is bounded to west by t motorway. Potential air qua Within Jodrell Bank consulta Trees and hedges to border	of the site. he ality issues. ation zone.			
Policy Restrictions	Open countryside and area control for adverts.	of special	Potential Dens	sity	30.05
Managing Constraints	Consultation with Jodrell Ba quality assessment may be (size of development). Cons of biodiversity and overhead powerlines.	required sideration	Determination Capacity	of	Density multiplier
Sustainability	Site accessible by public tra is not located in proximity to centre and its accompanying and facilities.	the village			
Accessibility	Access is possible.		Total Complet	ions	0
Other Information			Losses Comp	leted	0
Brownfield / Greenfield	Greenfield		Remaining Lo	sses	0
Suitability	Not Suitable				
Availability	Marginal / Uncertain		Current Year		0
Achievability	Not Achievable		Years 1-5		0
Deliverability	Not currently developable		Years 6-10		0
<b>Development Progress</b>	SHLAA Site		Years 11-15		0





<b>Ref</b> 2713	Site Address	Land off Station Road/Manor Lane Holmes Chapel			
Town / Rural Holmes Ch	apel - Edge / Extension	Easting	376937	Northin	g 366819
Site Description	Agricultural land.		Site Size Net (H	la)	1.13
Character of Area Surrounding Land Uses	Open Countryside and indus Open Countryside and indus	countryside and industry.		,	34 34
Physical Constraints	Flood zone 1 - little or no ris generally flat. A few trees to boundary. Jodrell Bank con zone.	the	Potential Net Capacity		J <del>4</del>
Policy Restrictions	Open countryside and area control for adverts. Surface runoff should be calculated accordance with Environme guidelines.	water in	Potential Densi	ity	30.09
Managing Constraints	Consultation with Jodrell Ba consideration of biodiversity		Determination Capacity		Density multiplier
Sustainability	Site accessible by public tra is located close to employm but is not located in proximit village centre and its accom services and facilities.	ent uses, ty to the			·
Accessibility	Access is possible.		Total Completion	ons	0
Other Information			Losses Comple	eted	0
Brownfield / Greenfield	Greenfield		Remaining Los	ses	0
Suitability	Not Suitable				
Availability	Marginal / Uncertain		Current Year	(	0
Achievability	Not Achievable		Years 1-5	(	0
Deliverability	Not currently developable		Years 6-10	(	0
<b>Development Progress</b>	SHLAA Site		Years 11-15	(	0



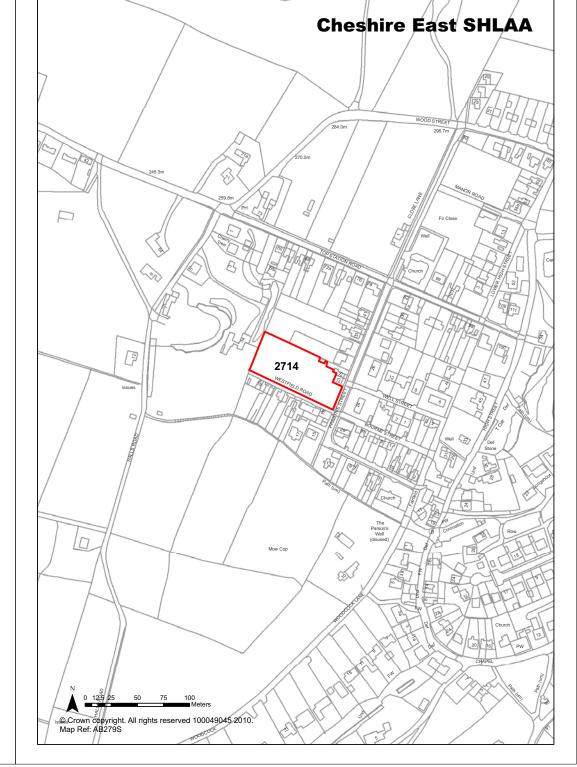


**Application Number:** 

Ref	2714	Site Address	Land off Westfield Road, Mow Cop
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Town / Rural Smaller Vil	lages	Easting	385432	Northin	g 357258
Site Description	Vacant land - garden		Site Size Net	(Ha)	0.32
Character of Area	Generally residential.		Potential Cap	acity	10
Surrounding Land Uses	Generally residential.		Potential Net		10
Physical Constraints	Flood zone 1 - little or no risk. S Westfield Road. Site appears undulating. Trees and hedges to boundary.		Capacity		
Policy Restrictions	Village inset in green belt. Surfa water runoff should be calculated accordance with Environment Agguidelines.	d in	Potential Den	sity	31.25
Managing Constraints	Consideration of biodiversity.		Determination Capacity	n of	Density multiplier
Sustainability	Site is accessible by public trans	sport			
Accessibility	Access is possible.		Total Comple	tions	0
Other Information	No evidence that current owner to develop this site.	wishes	Losses Comp	oleted	0
Brownfield / Greenfield	Greenfield		Remaining Lo	osses	0
Suitability	Suitable				
Availability	Not Available - long term prospe	ct	<b>Current Year</b>		0
Achievability	Achievable		Years 1-5		0
Deliverability	Not currently developable		Years 6-10		0
<b>Development Progress</b>	SHLAA Site		Years 11-15		0
Application Number:					

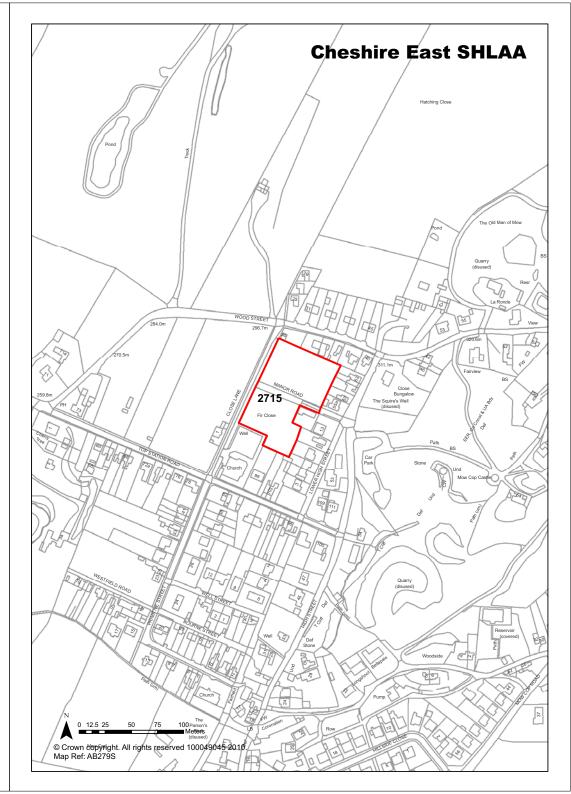




	C	ор			
Town / Rural Smaller Vil	lages	Easting	385601	Northir	ng 357421
Site Description	Vacant land.		Site Size Net	(Ha)	0.55
Character of Area	Residential and open countrysi	de.	Potential Cap	acity	17
Surrounding Land Uses	Residential and open countrysi	de.	Potential Net	_	17
Physical Constraints	Flood zone 1 - little or no risk. down from Lower Higher Stree Access to the site may be an is from both Close Lane and Low Higher Street. Telegraph poles site. Trees and hedges on site	t. ssue er on	Capacity		"
Policy Restrictions	Village inset in the Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guideline		Potential Den	sity	30.91
Managing Constraints	Further consultation with Highv Consideration of biodiversity at telegraph poles.		Determination Capacity	n of	Density multiplier
Sustainability	Site located in an unsustainabl location	е			
Accessibility	Access to the site may be an is from both Close Lane and Low Higher Street		Total Comple	tions	0
Other Information			Losses Comp	leted	0
Brownfield / Greenfield	Greenfield		Remaining Lo	osses	0
Suitability	Not Suitable				
Availability	Marginal / Uncertain		Current Year		0
Achievability	Not Achievable		Years 1-5		0
Deliverability	Not currently developable		Years 6-10		0
<b>Development Progress</b>	SHLAA Site		Years 11-15		0

Land off Manor Road/Close Lane, Mow

Site Address



**Application Number:**