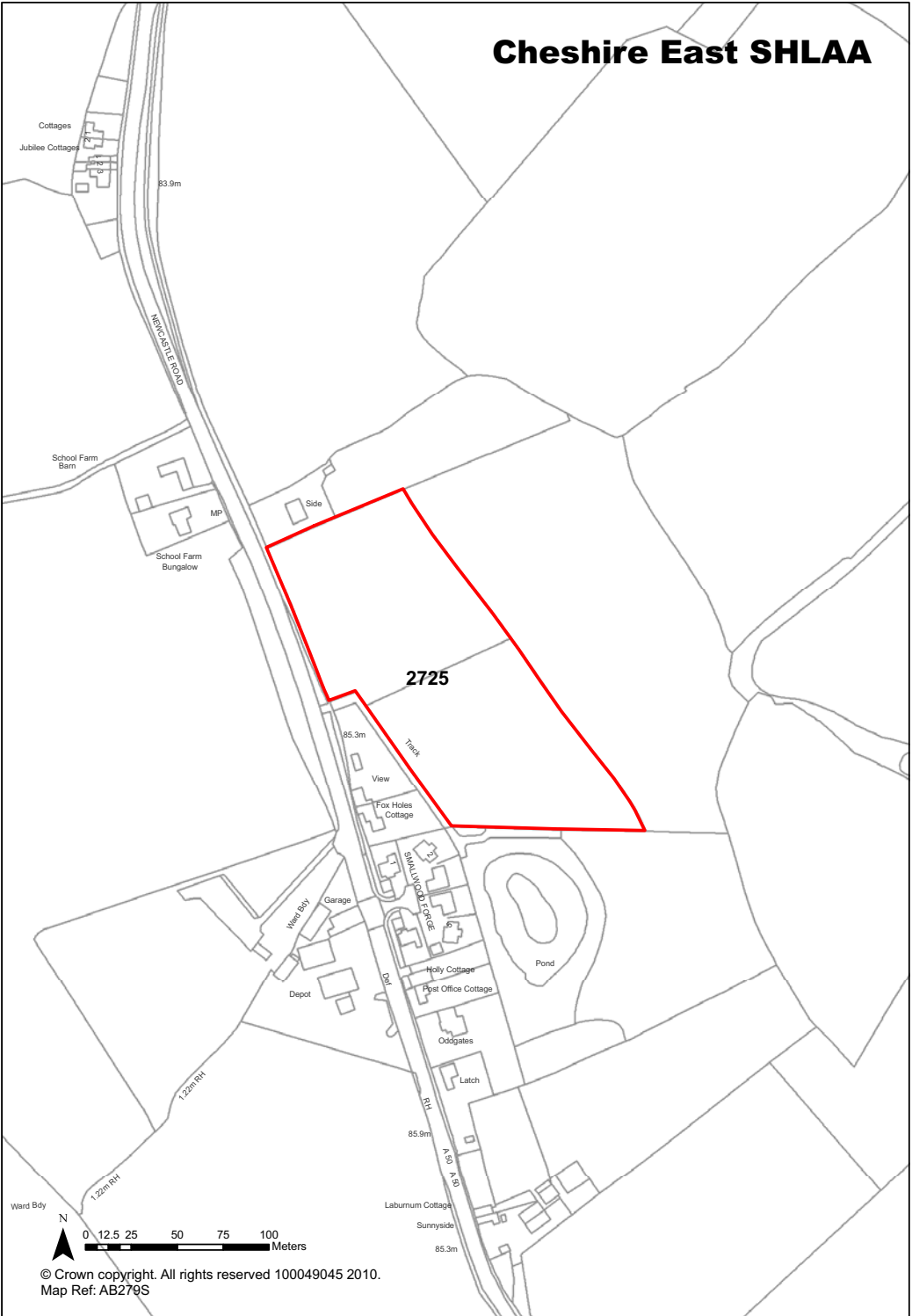


Ref	2724	Site Address	Rosemount Farm, Congleton Road, Spen Green, Smallwood	
Town / Rural	Rural	Easting	381799	Northing 360626
Site Description	Agricultural buildings and storage		Site Size Net (Ha)	0.37
Character of Area	Open Countryside.		Potential Capacity	12
Surrounding Land Uses	Open Countryside.		Potential Net Capacity	12
Physical Constraints	Flood zone 1 - little or no risk. Overhead telephone and powerlines. Buildings on site. Some poor quality hardstanding. Current site access may have issues with sight lines. Trees on site.			
Policy Restrictions	Open countryside, area of special control for adverts.		Potential Density	32.43
Managing Constraints	Further consultation with Highways. Consideration of biodiversity and overhead lines.		Determination of Capacity	Density multiplier
Sustainability	Site is not considered sustainable.			
Accessibility	Access is possible.		Total Completions	0
Other Information			Losses Completed	0
Brownfield / Greenfield	Brownfield		Remaining Losses	0
Suitability	Not Suitable		Current Year	0
Availability	Marginal / Uncertain		Years 1-5	0
Achievability	Not Achievable		Years 6-10	0
Deliverability	Not currently developable		Years 11-15	0
Development Progress	SHLAA Site			
Application Number:				



Ref	2725	Site Address	Rear of Oak View Cottage, Newcastle Road, Smallwood			
Town / Rural	Rural		Easting	379760	Northing	360279
Site Description	Agricultural land.		Site Size Net (Ha)		1.54	
Character of Area	Generally Open Countryside.		Potential Capacity		47	
Surrounding Land Uses	Open Countryside and the odd house.		Potential Net Capacity		47	
Physical Constraints	Flood zone 1 - little or no risk. Trees and hedges to boundary. Stabling and associated materials on site. Overhead lines to boundary. Site appears generally flat.					
Policy Restrictions	Surface water runoff should be calculated in accordance with Environment Agency guidelines. Area of search for sand and gravel in the Cheshire Replacement Minerals Local Plan. Area of special control for adverst.		Potential Density		30.52	
Managing Constraints	Consideration of biodiveristy.		Determination of Capacity		Density multiplier	
Sustainability	Site is not considered sustainable.					
Accessibility	Access is possible.		Total Completions		0	
Other Information			Losses Completed		0	
Brownfield / Greenfield	Greenfield		Remaining Losses		0	
Suitability	Not Suitable					
Availability	Marginal / Uncertain		Current Year		0	
Achievability	Not Achievable		Years 1-5		0	
Deliverability	Not currently developable		Years 6-10		0	
Development Progress	SHLAA Site		Years 11-15		0	
Application Number:						



Ref

2726

Site Address

Ivanhoe, Holmes Chapel Road, Brereton Heath

Town / Rural

Smaller Villages

Easting

380829

Northing

364823

Site Description

House and grazing land.

Site Size Net (Ha)

0.46

Character of Area

Residential and Open Countryside.

Potential Capacity

11

Surrounding Land Uses

Residential and Open Countryside.

Potential Net Capacity

11

Physical Constraints

Flood zone 1 - little or no risk. Site appears generally flat. Buildings on site some of poor quality. Areas of hardstanding within the site. Within Jodrell Bank consultation zone. Trees on site and to border.

Policy Restrictions

Within Infill Boundary Line for Brereton Heath, in Open Countryside. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Area of special control for adverts.

Potential Density

30.43

Managing Constraints

Consideration of biodiversity and consultation with Jodrell Bank.

Determination of Capacity

Based on current permission

Sustainability

Site is not considered sustainable.

Total Completions

0

Accessibility

Access is possible.

Losses Completed

0

Other Information

Remaining Losses

0

Brownfield / Greenfield

Mixed

Current Year

0

Suitability

Suitable

Years 1-5

11

Availability

Available

Years 6-10

0

Achievability

Achievable

Years 11-15

0

Deliverability

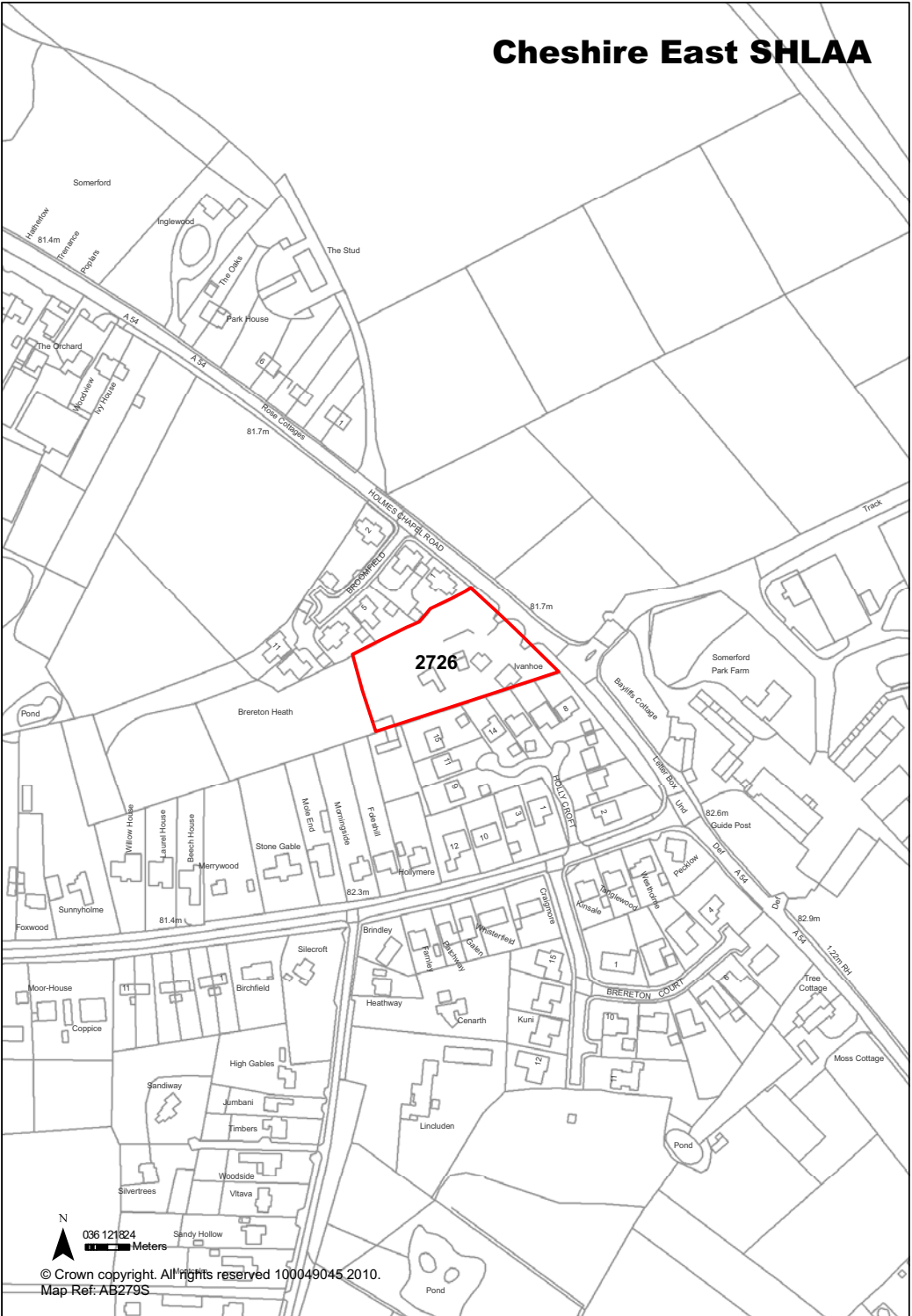
Deliverable

Development Progress

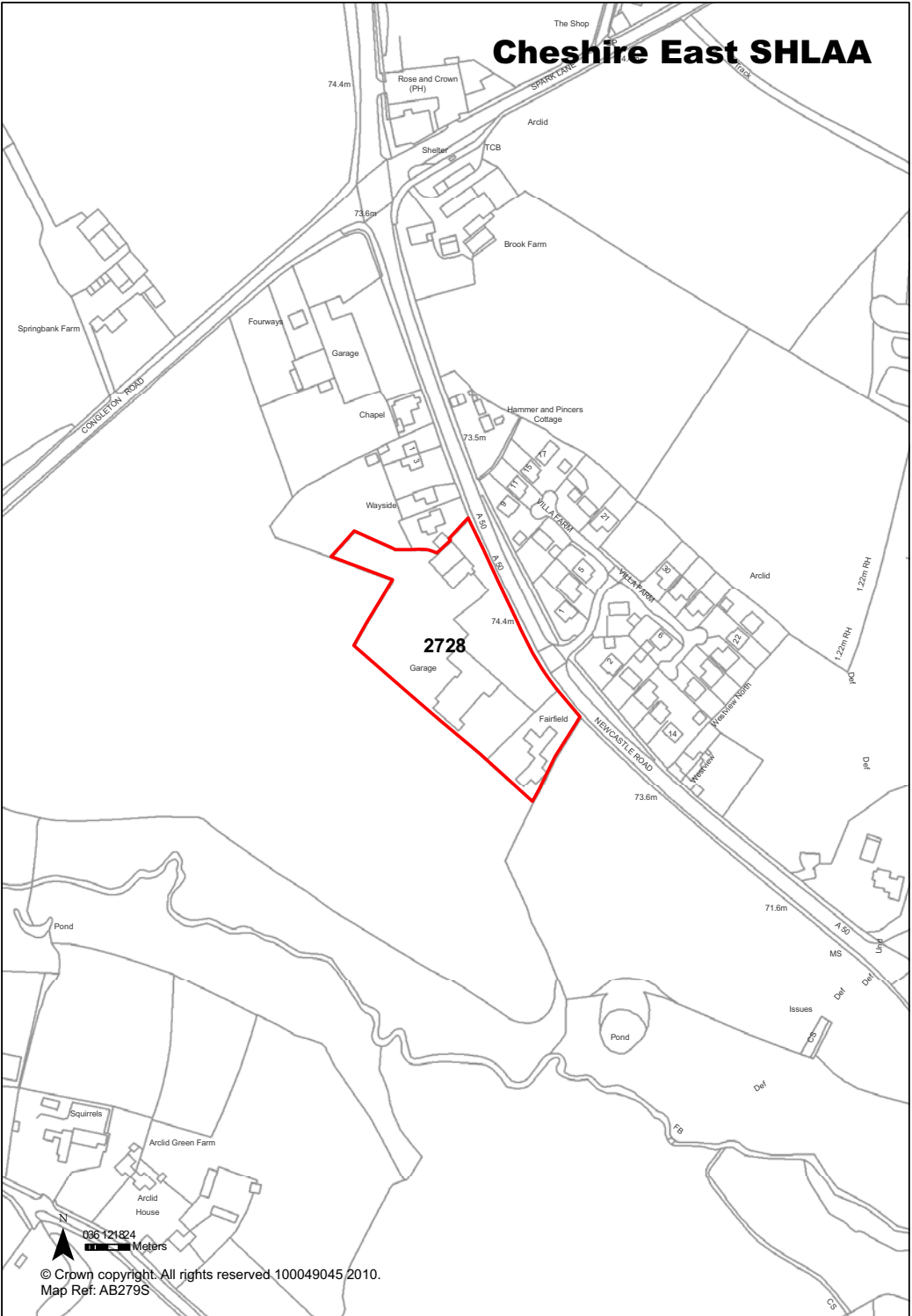
Under Construction

Application Number:

12/0763C



Ref	2728	Site Address	Paces Crane Hire, Newcastle Road, Arclid		
Town / Rural	Smaller Villages	Easting	378776	Northing	361939
Site Description	Existing crane hire premises.	Site Size Net (Ha)	0.94		
Character of Area	Open countryside, some residential and some employment uses.	Potential Capacity	29		
Surrounding Land Uses	Open countryside, some residential and some employment uses.	Potential Net Capacity	29		
Physical Constraints	Flood zone 1 - little or no risk. Site appears flat. Buildings and hardstanding currently on site. Overhead telephone lines on site. Located on potential contaminated site. Jodrell Bank consultation zone. Footpath through part of site. Trees on site.	Potential Density	30.85		
Policy Restrictions	Infill Boundary Line. Area of preferred extension to silica sand quarry in Cheshire Replacement Minerals Local Plan. Area of special control for adverts.	Determination of Capacity	Density multiplier		
Managing Constraints	Consultation with Contaminated Land Officer and Jodrell Bank. Consideration of biodiversity and overhead lines.	Total Completions	0		
Sustainability	Site is not considered sustainable.	Losses Completed	0		
Accessibility	Access is possible.	Remaining Losses	0		
Other Information		Current Year	0		
Brownfield / Greenfield	Brownfield	Years 1-5	0		
Suitability	Suitable - with policy change	Years 6-10	29		
Availability	Available	Years 11-15	0		
Achievability	Achievable				
Deliverability	Developable				
Development Progress	SHLAA Site				
Application Number:					



Ref2729

Site Address

Fomer Arclid Hospital site, Newcastle Road, Arclid

Town / Rural

Smaller Villages

Easting

378797

Northing

362395

Site Description

Former hospital site.

Site Size Net (Ha)

3.28

Character of Area

Open countryside, some residential and some employment uses.

Potential Capacity

75

Surrounding Land Uses

Open countryside, some residential and some employment uses.

Potential Net Capacity

75

Physical Constraints

Flood zone 1 - little or no risk. Trees (TPOs) on site. Site uneven and overgrown. Possibility of foundations / hardstanding still on site from former uses. Located within 250m of landfill. Potential air quality issues. Jodrell Bank consultation zone.

Policy Restrictions

Within Arclid Infill Boundary Line. Area of special control for adverts.

Potential Density

22.87

Managing Constraints

Consideration of scale of development in relation to existing settlement and service provision. Consultation with Contaminated Land Officer and Jodrell Bank. Air quality assessment may be required (size of development). Consideration of biodiversity and Ecological Assessment likely to be required.

Determination of Capacity

Density multiplier - whilst allowing for no development on restricted part of site.

Sustainability

Site not considered sustainable.

Accessibility

Access possible.

Total Completions

0

Other Information

Part of site covered by restrictive covenant

Losses Completed

0

Brownfield / Greenfield

Brownfield

Remaining Losses

0

Suitability

Suitable - with policy change

Availability

Available

Current Year

0

Achievability

Achievable

Years 1-5

0

Deliverability

Developable

Years 6-10

75

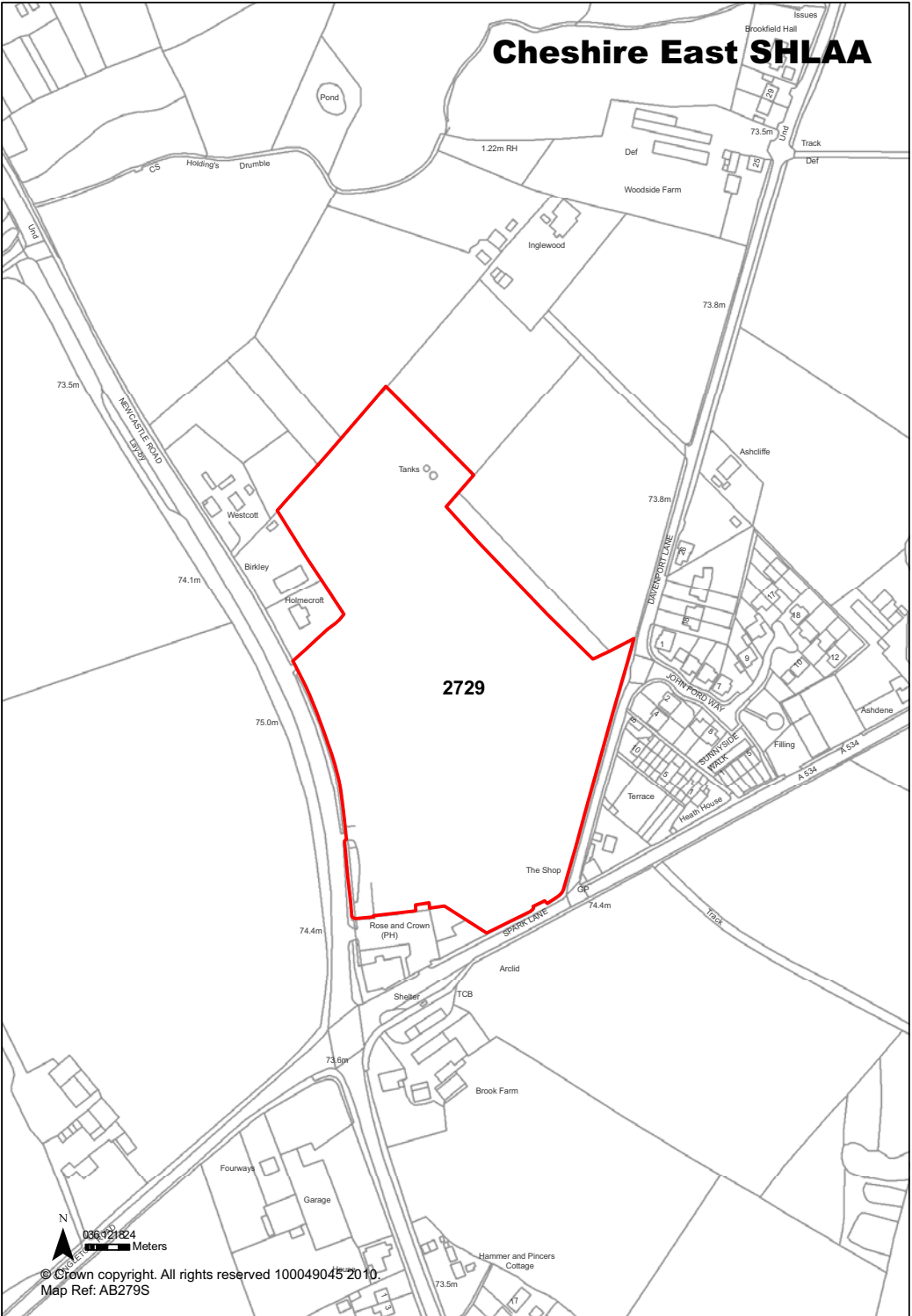
Development Progress

SHLAA Site

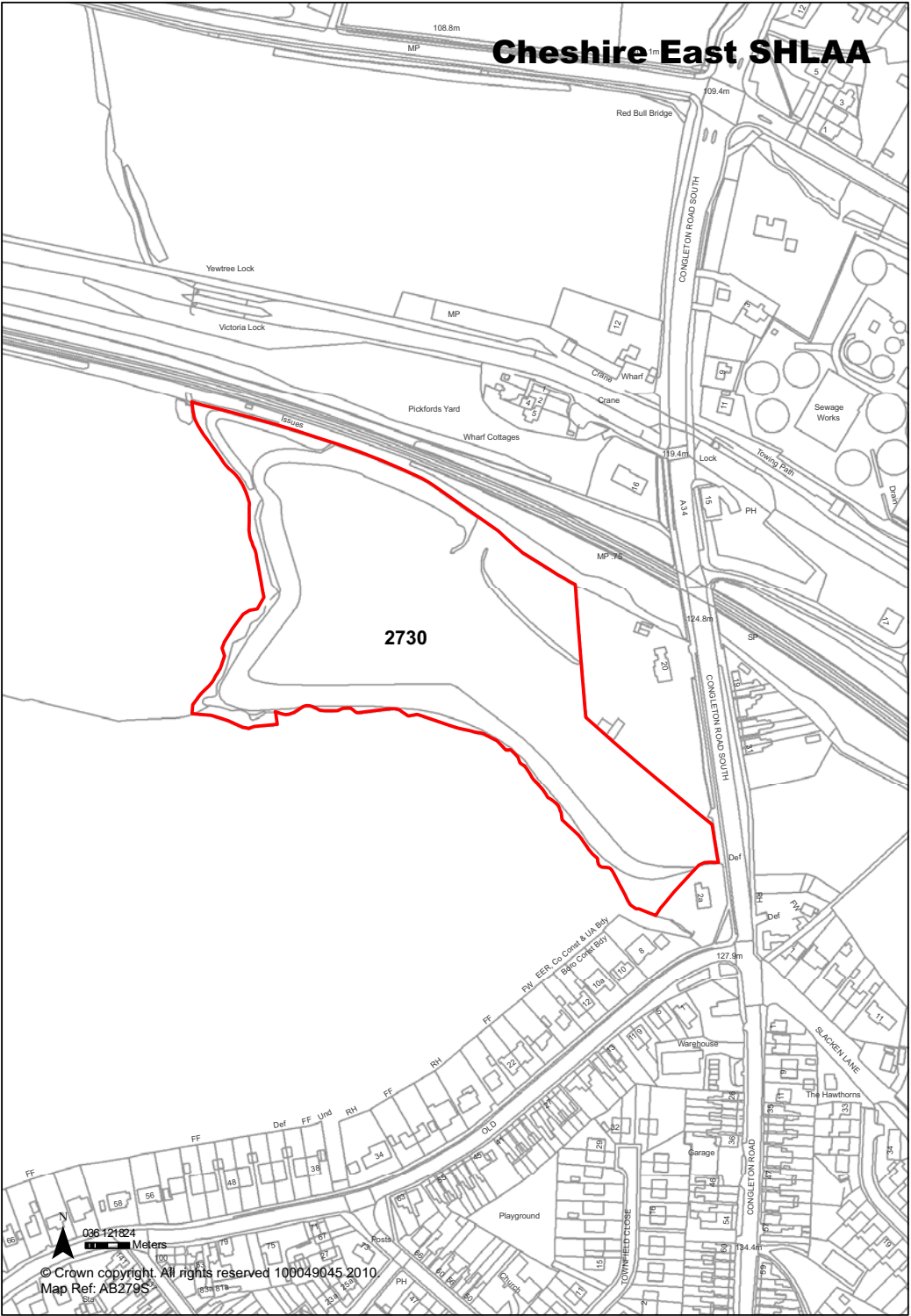
Years 11-15

0

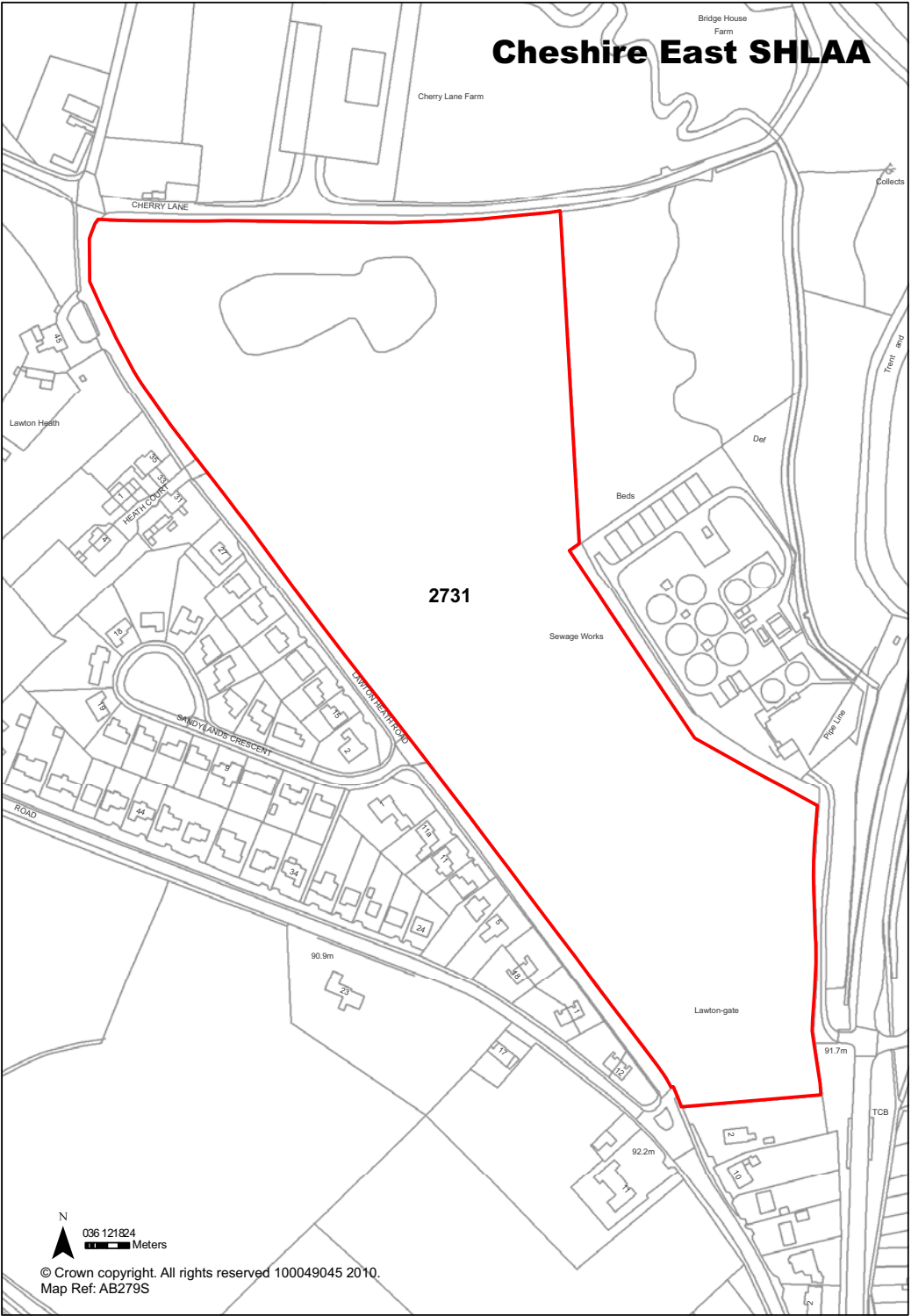
Application Number:



Ref	2730	Site Address	Land off Congleton Road South, Scholar Green	
Town / Rural	Rural	Easting	382670	Northing 354922
Site Description	Un-used/derelict land.	Site Size Net (Ha)	3.05	
Character of Area	Green Belt and some residential.	Potential Capacity	92	
Surrounding Land Uses	Green Belt and some residential.	Potential Net Capacity	92	
Physical Constraints	Flood zone 1 - little or no risk. Undulating site. Trees on site and to boundary. Adjacent to the railway. Located on potential contaminated site. Within BWB consultation zone.	Potential Density	30.16	
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Determination of Capacity	Density multiplier	
Managing Constraints	Consultation with Contaminated Land Officer and British Waterways. PPG24 noise assessment required (rail noise). Consideration of biodiversity and canal setting.	Total Completions	0	
Sustainability	Site is located on a bus route.	Losses Completed	0	
Accessibility	Access is possible.	Remaining Losses	0	
Other Information		Current Year	0	
Brownfield / Greenfield	Greenfield	Years 1-5	0	
Suitability	Not Suitable	Years 6-10	0	
Availability	Marginal / Uncertain	Years 11-15	0	
Achievability	Not Achievable			
Deliverability	Not currently developable			
Development Progress	SHLAA Site			
Application Number:				



Ref	2731	Site Address	Land off Lawton Heath Road, Church Lawton	
Town / Rural	Rural	Easting	380681	Northing 356492
Site Description	Former quarry now used for grazing.		Site Size Net (Ha)	8.52
Character of Area	Open countryside and some residential.		Potential Capacity	256
Surrounding Land Uses	Open countryside and some residential.		Potential Net Capacity	256
Physical Constraints	Flood zone 1 - little or no risk. Slight undulation to the site. Overhead lines. Some signs of boggyness. Trees to boundary. Appears to be ditches with associated trees within site. Adjacent to the sewage works. Located within 250m of landfill. Potential air quality issues. Area of brine subsidence. Within BWB consultation zone.			
Policy Restrictions	Green Belt and area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.		Potential Density	30.05
Managing Constraints	Consultation with Contaminated Land Officer, British Waterways and Cheshire Brine Subsidence Compensation Board. Air quality assessment may be required (size of development). Consideration o biodiversity.		Determination of Capacity	Density multiplier
Sustainability	Site is close to a bus route.			
Accessibility	Access is possible.		Total Completions	0
Other Information			Losses Completed	0
Brownfield / Greenfield	Greenfield		Remaining Losses	0
Suitability	Not Suitable			
Availability	Marginal / Uncertain		Current Year	0
Achievability	Not Achievable		Years 1-5	0
Deliverability	Not currently developable		Years 6-10	0
Development Progress	SHLAA Site		Years 11-15	0
Application Number:				



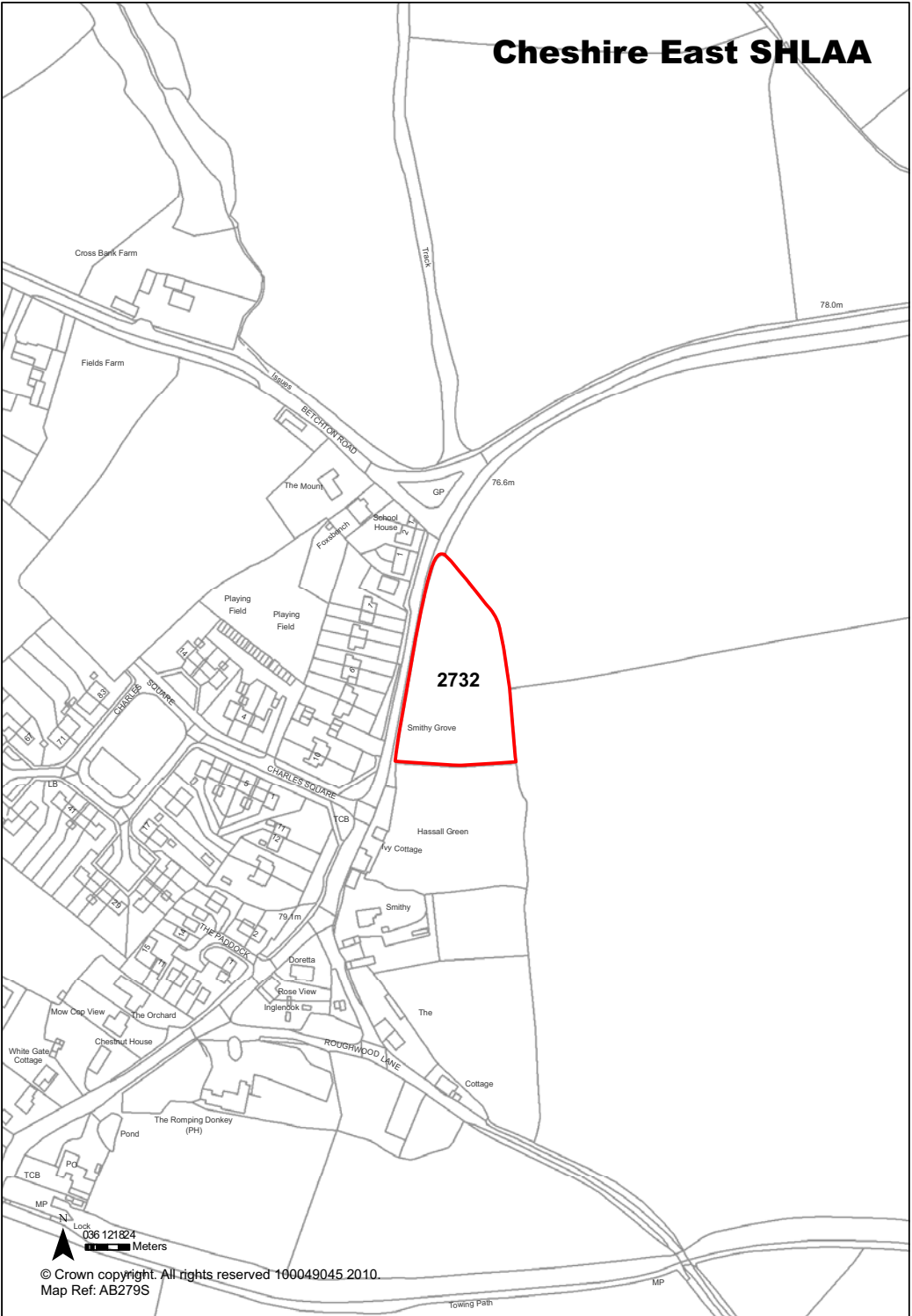
Ref

2732

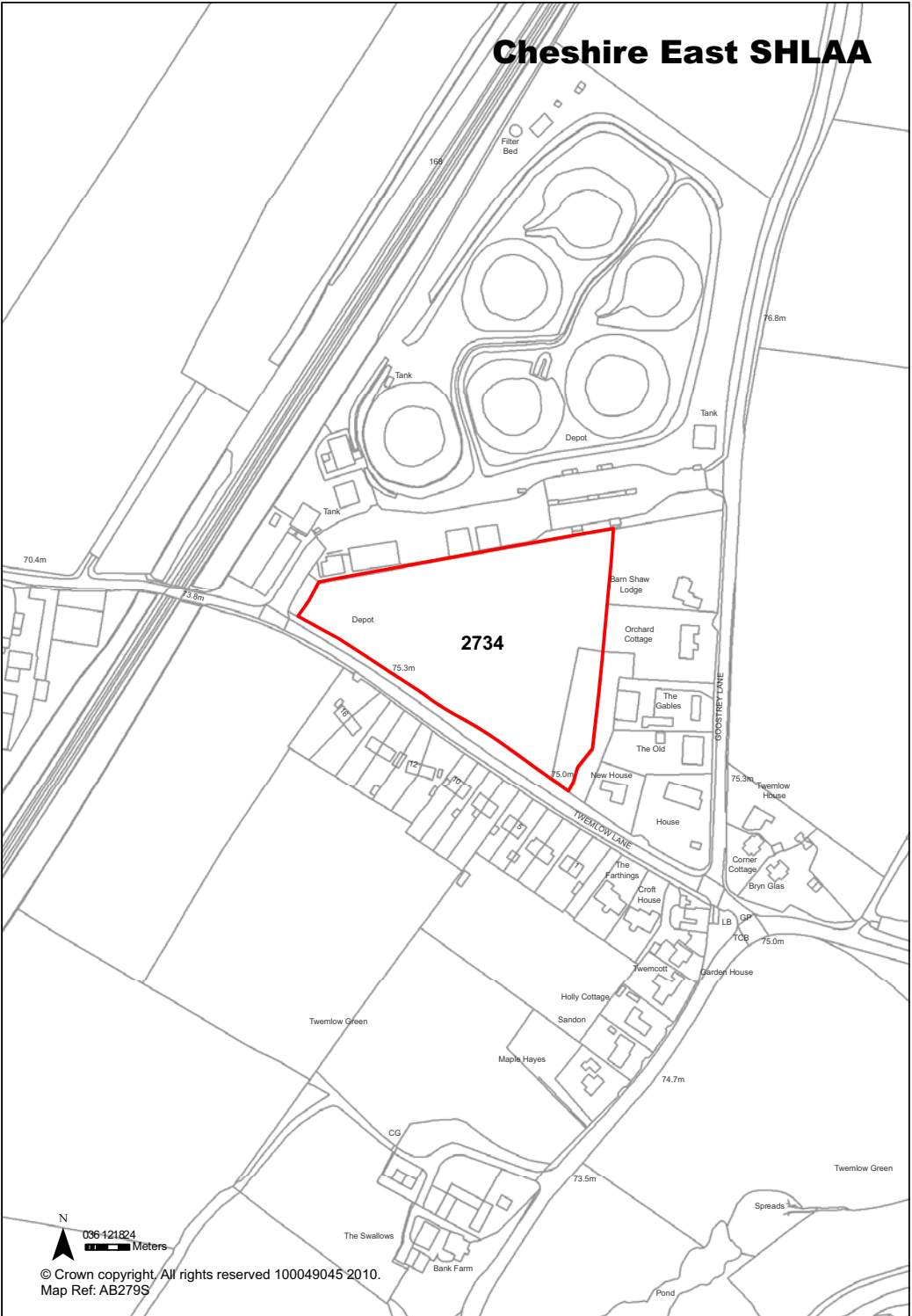
Site Address

Land at Smithy Grove, Alsager Road,
Hassall Green

Town / Rural	Rural	Easting	378105	Northing	358660
Site Description	Agricultural land.	Site Size Net (Ha)	0.52		
Character of Area	Open countryside and some residential.	Potential Capacity	16		
Surrounding Land Uses	Open countryside and some residential.	Potential Net Capacity	16		
Physical Constraints	Flood zone 1 - little or no risk. Overhead lines to edge of site. Hedge to boundary. Site appears to be generally flat but slightly higher than the adjacent road. Area of brine subsidence.				
Policy Restrictions	Open countryside and area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Potential Density	30.77		
Managing Constraints	Consideration to be given to size of village and limited facilities in relation to the scale of development. Consultation with Cheshire Brine Subsidence Consultation Board. Considatation of biodiversity.	Determination of Capacity	Density multiplier		
Sustainability	Site not considered sustainable.				
Accessibility	Access is possible.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Suitable - with policy change				
Availability	Marginal / Uncertain	Current Year	0		
Achievability	Achievable	Years 1-5	0		
Deliverability	Developable	Years 6-10	16		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:					



Ref	2734	Site Address	Land off Twemlow Lane, Twemlow	
Town / Rural	Rural	Easting	378044	Northing 368821
Site Description	Agricultural land.	Site Size Net (Ha)	0.59	
Character of Area	Open countryside and residential.	Potential Capacity	18	
Surrounding Land Uses	Open countryside and residential.	Potential Net Capacity	18	
Physical Constraints	Flood zone 1 - little or no risk. Site appears overgrown and generally flat. Trees (TPOs) to the boundary. Located on potential contaminated site. Jodrell Bank consultation zone.	Potential Density	30.51	
Policy Restrictions	Open countryside and area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Determination of Capacity	Density multiplier.	
Managing Constraints	Consultation with Contaminated Land Officer and Jodrell Bank. Consideration of biodiversity.	Total Completions	0	
Sustainability	Site is not considered sustainable.	Losses Completed	0	
Accessibility	Access is possible.	Remaining Losses	0	
Other Information		Current Year	0	
Brownfield / Greenfield	Greenfield	Years 1-5	0	
Suitability	Not Suitable	Years 6-10	0	
Availability	Available	Years 11-15	0	
Achievability	Not Achievable			
Deliverability	Not currently developable			
Development Progress	SHLAA Site			
Application Number:				



Ref	2735	Site Address	Land south of School Lane, Brereton Green	
Town / Rural	Rural	Easting	378067	Northing 364027
Site Description	Agricultural land.	Site Size Net (Ha)	2.37	
Character of Area	Open Countryside.	Potential Capacity	72	
Surrounding Land Uses	Open Countryside.	Potential Net Capacity	72	
Physical Constraints	Flood zone 1 - little or no risk. Slope to boundary. Trees (TPOs) on boundary. Located on potential contaminated land. Jodrell Bank consultation zone.	Potential Density	30.38	
Policy Restrictions	Open Countryside and area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Determination of Capacity	Density multiplier	
Managing Constraints	Consultation with Contaminated Land Officer and Jodrell Bank. Consideration of biodiversity.	Total Completions	0	
Sustainability	Site is within walking distance of a local school and bus stop.	Losses Completed	0	
Accessibility	Access is possible.	Remaining Losses	0	
Other Information		Current Year	0	
Brownfield / Greenfield	Greenfield	Years 1-5	0	
Suitability	Not Suitable	Years 6-10	0	
Availability	Marginal / Uncertain	Years 11-15	0	
Achievability	Not Achievable			
Deliverability	Not currently developable			
Development Progress	SHLAA Site			
Application Number:				



Ref 2736

Site Address

Land at Crange Manor Farm, Knutsford
Road, Cranage

Town / Rural Rural

Easting 378067 **Northing** 364027

Site Description	Agricultural land.
Character of Area	Open Countryside.
Surrounding Land Uses	Open Countryside.
Physical Constraints	Flood zone 1 - little or no risk. Farm buildings on site. Trees on site. Some buildings already converted to housing. There are a number of footpaths across the site. Potential air quality issues. Jodrell Bank consultation zone. Ponds on site. Undulating site.

Site Size Net (Ha)	31.11
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Potential Capacity 934

Potential Net Capacity	934
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Policy Restrictions	Open countryside and area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.
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Potential Density 30.02

Managing Constraints Air quality assessment may be required (size of development). Consideration of accommodation/relocation of footpaths and biodiversity with production of a Protected Species survey. Consultation with Jodrell Bank.

Determination of Capacity	Density multiplier
1.0	1.0
1.5	1.5
2.0	2.0
2.5	2.5
3.0	3.0
3.5	3.5
4.0	4.0
4.5	4.5
5.0	5.0
5.5	5.5
6.0	6.0
6.5	6.5
7.0	7.0
7.5	7.5
8.0	8.0
8.5	8.5
9.0	9.0
9.5	9.5
10.0	10.0

Sustainability	Site is not considered sustainable.
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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	Marginal / Uncertain
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Years 1-5 0

Achievability Not Achievable

Deliverability Not currently developable

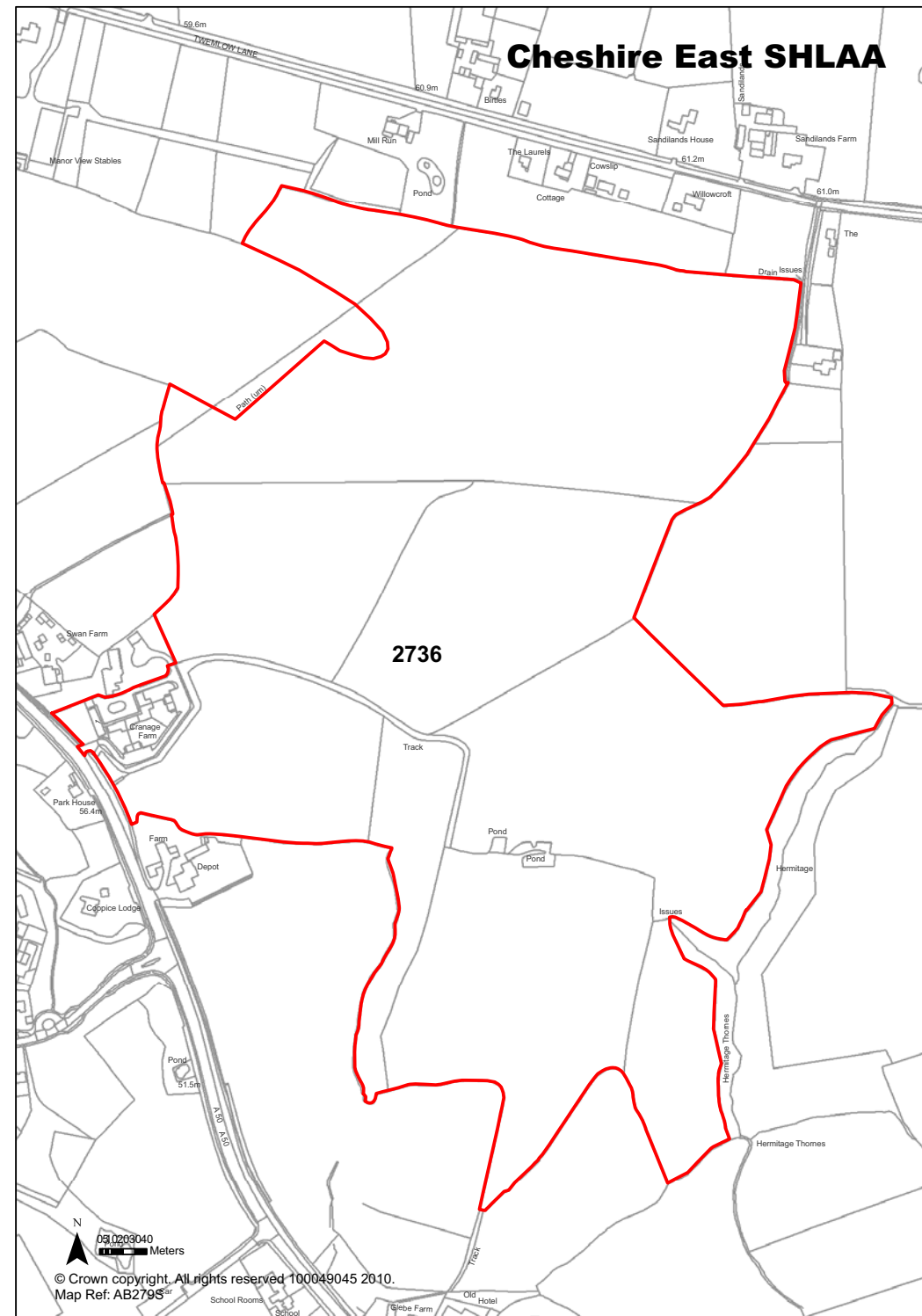
Years 6-10 0

Development Progress

Years 11-15	0
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Application Number:

Cheshire East SHLAA - Update January 2013



Ref

2743

Site Address

Builders yard, Cinderhill Lane, Scholar Green

Town / Rural

Smaller Villages

Easting

383713

Northing

357285

Site Description

Builders yard.

Site Size Net (Ha)

0.49

Character of Area

Residential and canalside.

Potential Capacity

15

Surrounding Land Uses

Residential and canal.

Potential Net Capacity

15

Physical Constraints

Flood zone 1 - little or no risk. Site is adjacent to the canal. Buildings and hardstanding on site. Site appears to be at a higher level than the adjacent road. Telegraph pole and lines overhead. BWB consultation zone. Trees on site.

Policy Restrictions

Village inset in the Green Belt.

Potential Density

30.61

Managing Constraints

Consideration of biodiversity, setting of canal, telegraph pole and overhead lines. Consultation with British Waterways.

Determination of Capacity

Density multiplier

Sustainability

Site is considered fairly sustainable.

Accessibility

Access is possible.

Total Completions

0

Other Information

Currently in employment use, no evidence that owner wishes to redevelop site.

Losses Completed

0

Brownfield / Greenfield

Brownfield

Remaining Losses

0

Suitability

Suitable

Availability

Marginal / Uncertain

Current Year

0

Achievability

Not Achievable

Years 1-5

0

Deliverability

Not currently developable

Years 6-10

0

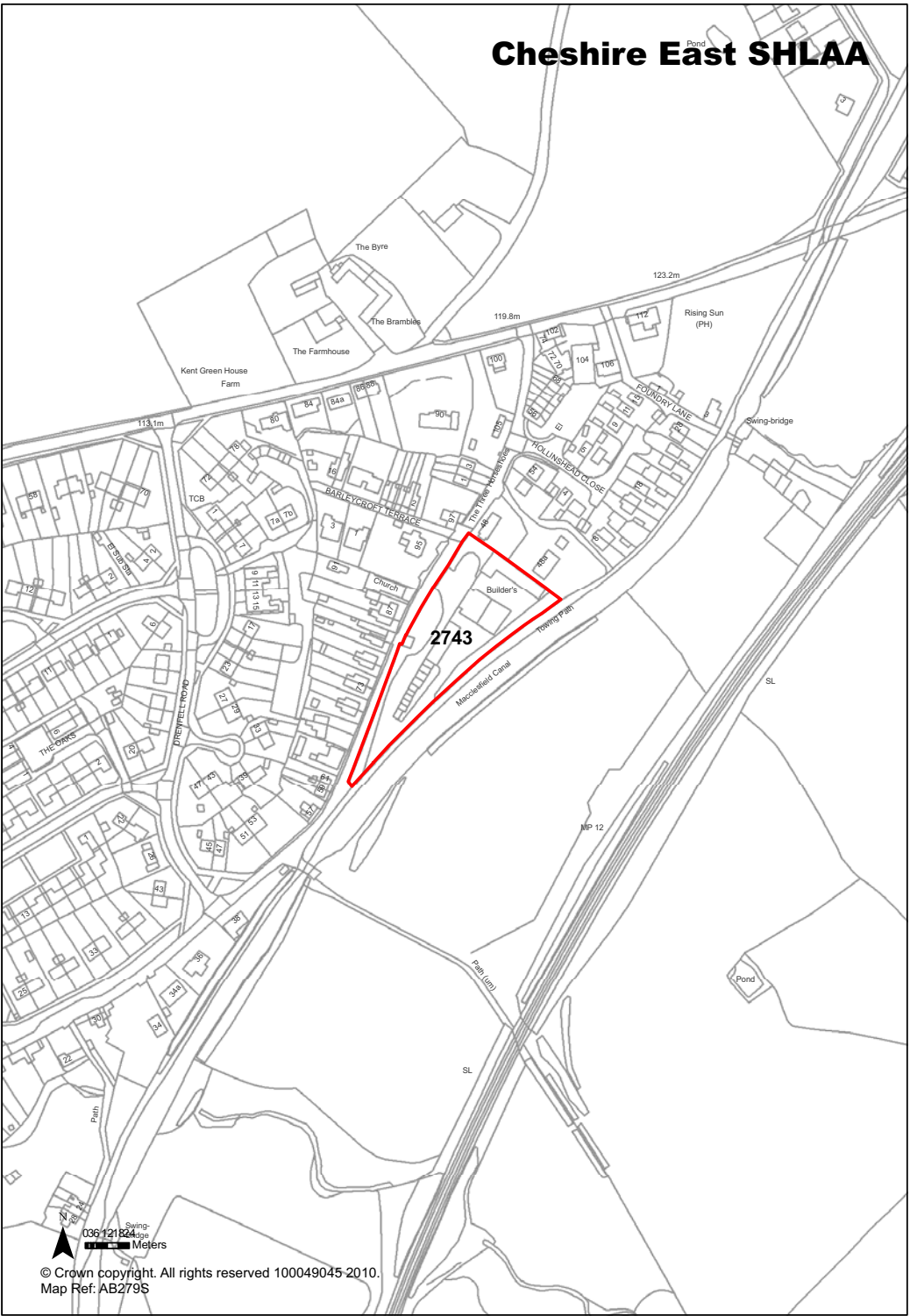
Development Progress

SHLAA Site

Years 11-15

0

Application Number:



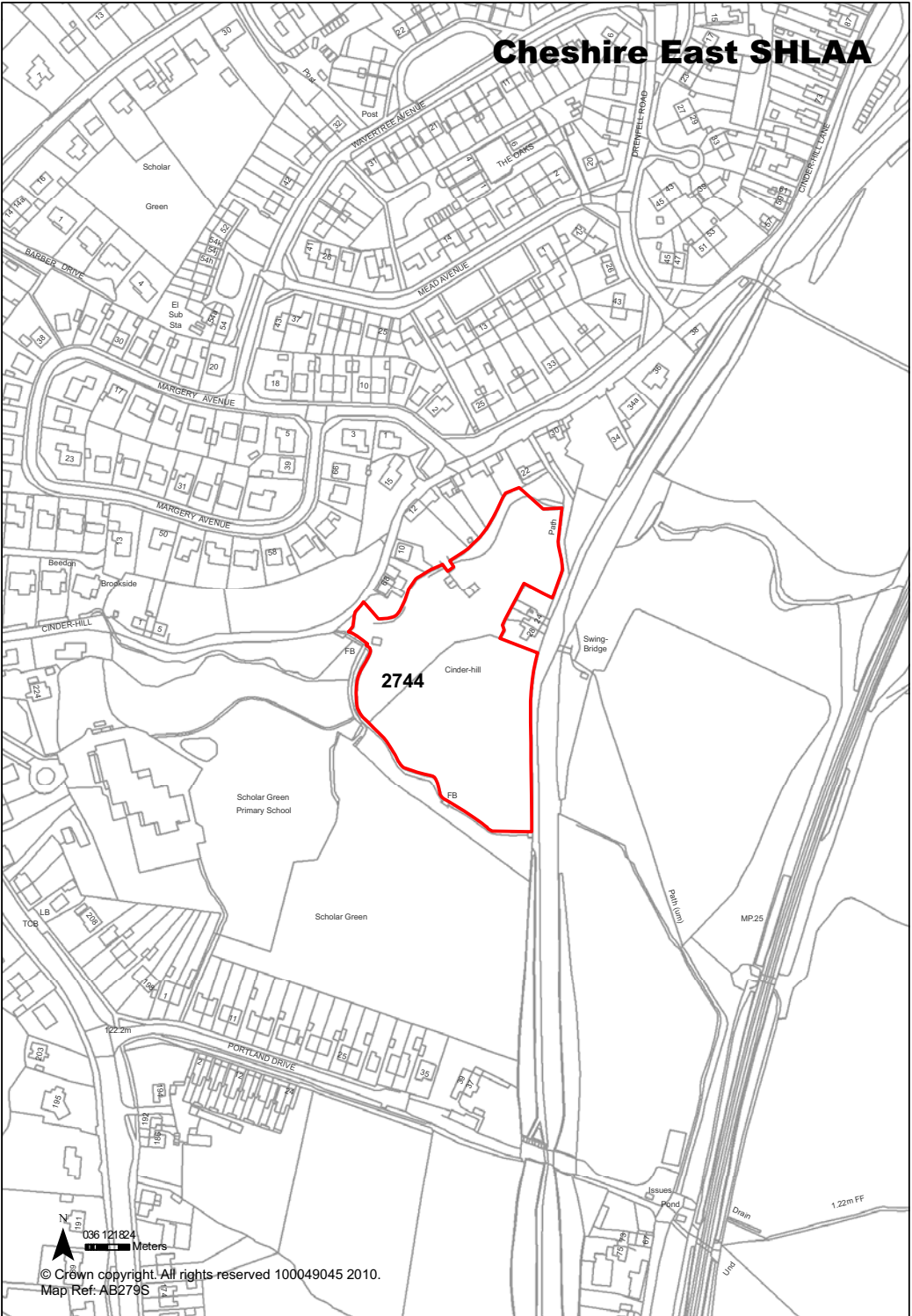
Ref

2744

Site Address

Land east of Cinderhill Lane, Scholar Green

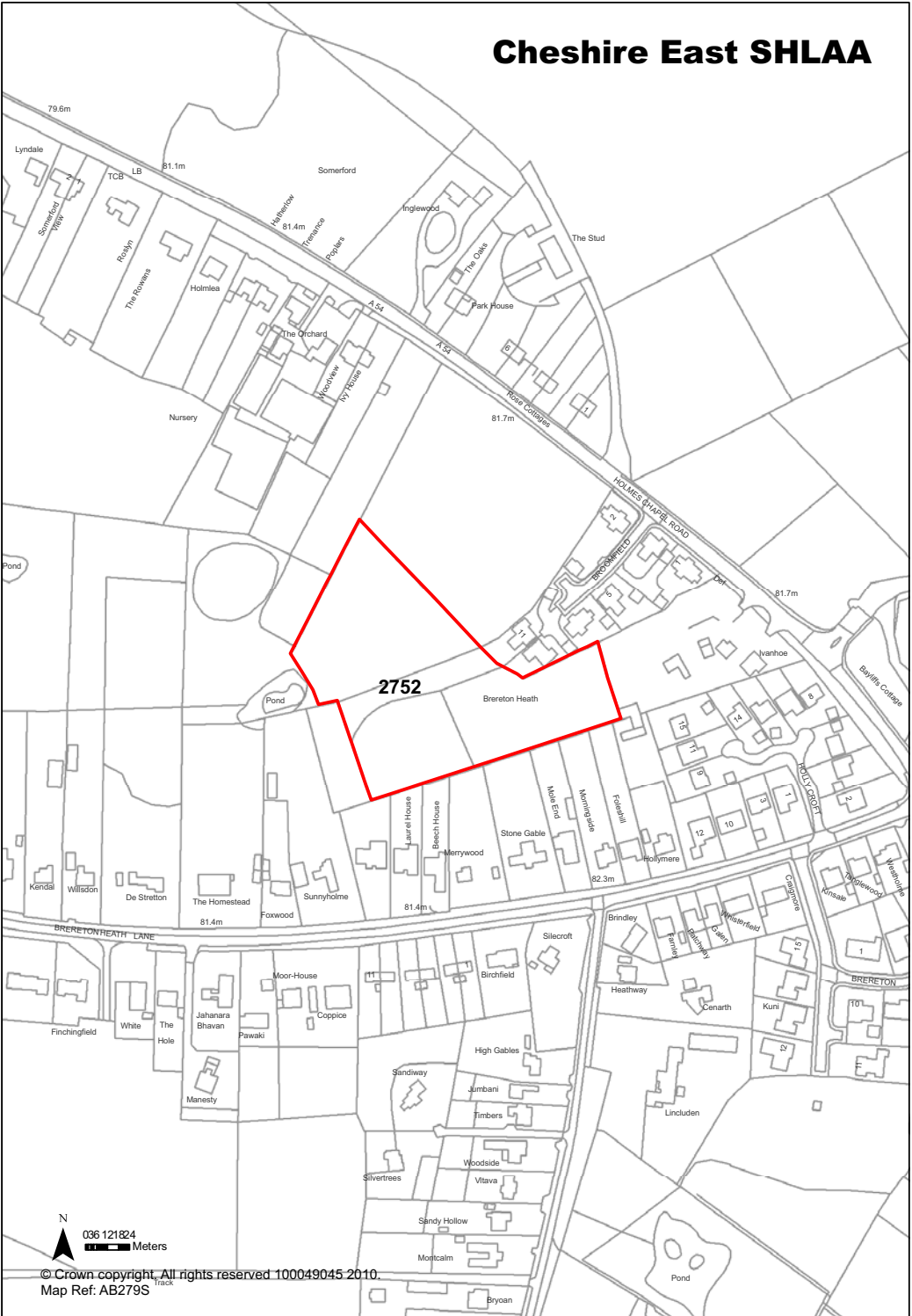
Town / Rural	Smaller Villages	Easting	383462	Northing	356962
Site Description	Grazing land.	Site Size Net (Ha)	1.21		
Character of Area	Open countryside and some residential.	Potential Capacity	37		
Surrounding Land Uses	Open countryside and some residential.	Potential Net Capacity	37		
Physical Constraints	Flood zone 1 - little or no risk. One way track access. Trees and small constructions on site. Footpath through part of site. BWB consultation zone. Steep change in level on site.				
Policy Restrictions	Within the Scholar Green Inset Boundary (village inset in the Green Belt). Adjacent to the Canal Conservation Area. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Potential Density	30.58		
Managing Constraints	Consideration of biodiversity and canal setting. Consultation with British Waterways and Highways to address access issues.	Determination of Capacity	Density multiplier		
Sustainability	Site is sustainably located.				
Accessibility	Access is potentially problematic.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Not Suitable				
Availability	Marginal / Uncertain	Current Year	0		
Achievability	Not Achievable	Years 1-5	0		
Deliverability	Not currently developable	Years 6-10	0		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:					



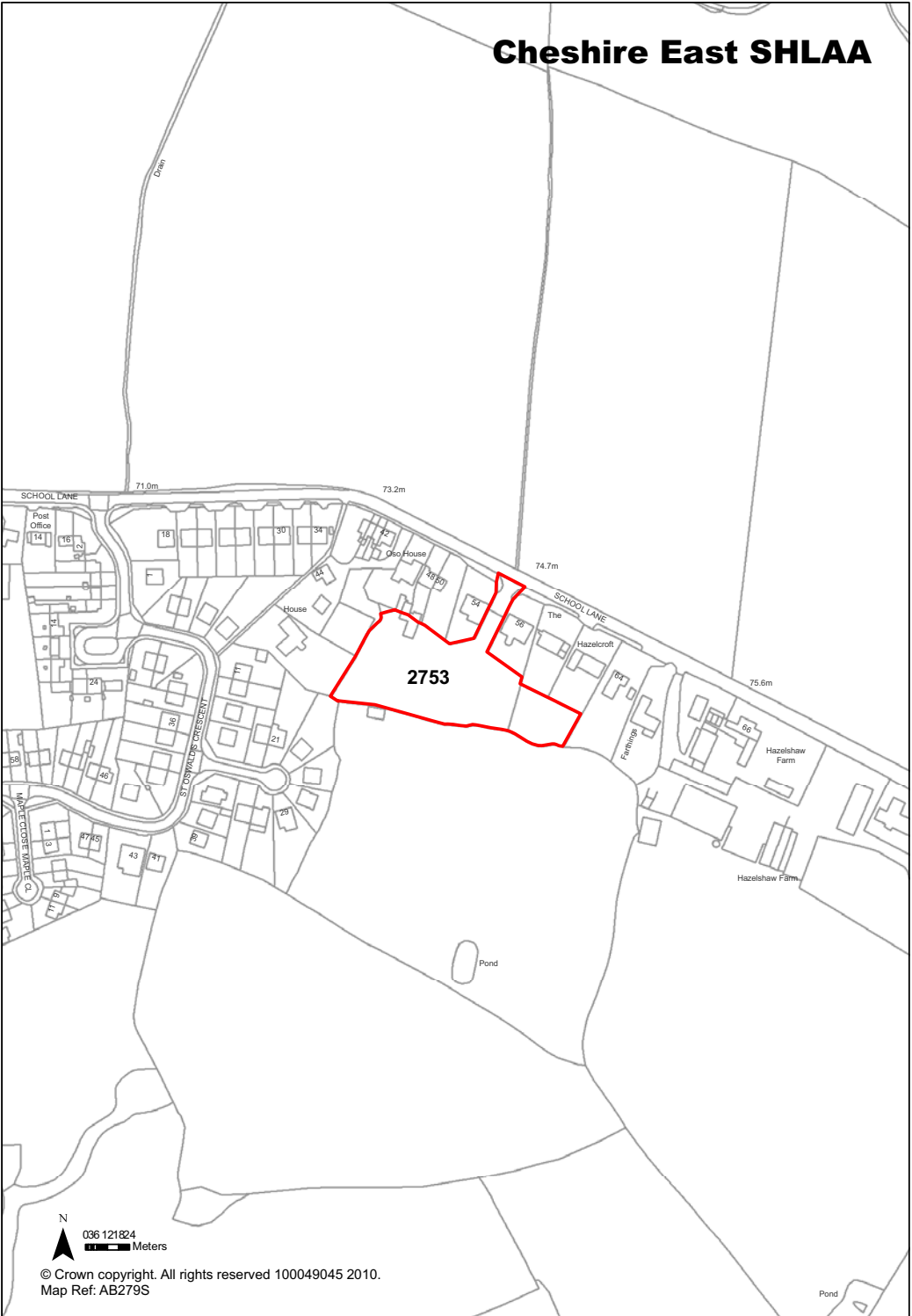
Town / Rural	Smaller Villages	Easting	383435	Northing	357209
Site Description	Garages	Site Size Net (Ha)	0.15		
Character of Area	Generally residential.	Potential Capacity	12		
Surrounding Land Uses	Generally residential.	Potential Net Capacity	12		
Physical Constraints	Flood zone 1 - little or no risk. Poor access. Steep change in gradient. Issue of overlooking if site was to be developed. Garages and hardstanding on site. Garages appear in use. Footpath across site. Located on potential contaminated site. Trees and hedges to border.				
Policy Restrictions	Village inset into the Green Belt.	Potential Density	31.58		
Managing Constraints	Consultation with Contaminated Land Officer and Highways to address access issues. Consideration of biodiversity.	Determination of Capacity	Density multiplier		
Sustainability	Site is considered sustainable.				
Accessibility	Access is potentially problematic.	Total Completions	0		
Other Information	Part of site is developed.	Losses Completed	0		
Brownfield / Greenfield	Brownfield	Remaining Losses	0		
Suitability	Not Suitable				
Availability	Not Available	Current Year	0		
Achievability	Achievable	Years 1-5	0		
Deliverability	Not currently developable	Years 6-10	0		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:					



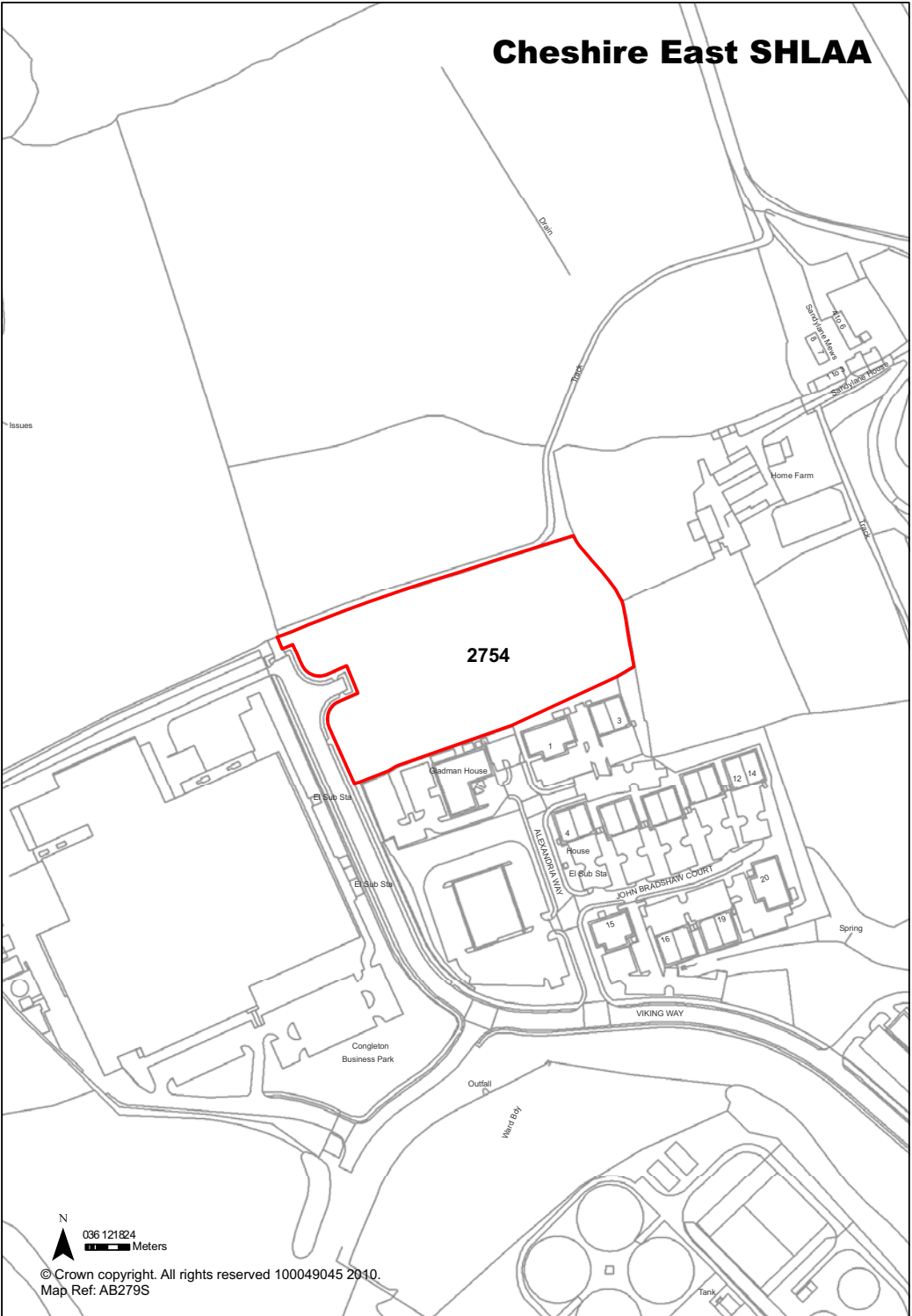
Ref	2752	Site Address	Rear of Broomfields, Holmes Chapel Road, Brereton Heath	
Town / Rural	Rural	Easting	380686	Northing 364821
Site Description	Grazing and agricultural land.	Site Size Net (Ha)	1.27	
Character of Area	Residential and open countryside.	Potential Capacity	39	
Surrounding Land Uses	Residential and open countryside.	Potential Net Capacity	39	
Physical Constraints	Flood zone 1 - little or no risk. Slight undulation across site. Trees to boundary. Jodrell Bank consultation zone.	Potential Density	30.71	
Policy Restrictions	Open countryside and area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Determination of Capacity	Density multiplier	
Managing Constraints	Consideration of trees and consultation with Jodrell Bank.	Total Completions	0	
Sustainability	Site is not considered sustainable.	Losses Completed	0	
Accessibility	Access is possible.	Remaining Losses	0	
Other Information		Current Year	0	
Brownfield / Greenfield	Greenfield	Years 1-5	0	
Suitability	Not Suitable	Years 6-10	0	
Availability	Marginal / Uncertain	Years 11-15	0	
Achievability	Not Achievable			
Deliverability	Not currently developable			
Development Progress	SHLAA Site			
Application Number:				



Ref	2753	Site Address	Land south of School Lane, Brereton Green	
Town / Rural	Rural	Easting	378079	Northing 364101
Site Description	Vacant/agricultural land.		Site Size Net (Ha)	0.53
Character of Area	Open countryside and residential.		Potential Capacity	16
Surrounding Land Uses	Open countryside and residential.		Potential Net Capacity	16
Physical Constraints	Flood zone 1 - little or no risk. Site appears to slope. Trees on boundary. Overhead lines across site. Located on potential contaminated site. Jodrell Bank consultation zone.			
Policy Restrictions	The majority of the site is within the Open Countryside with a very small part within the SZL for Brereton Green. Are of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.		Potential Density	30.19
Managing Constraints	Consultation with Contaminated Land Officer.		Determination of Capacity	Density multiplier
Sustainability	Site is within walking distance of a local school and bus stop.			
Accessibility	Access is possible.		Total Completions	0
Other Information			Losses Completed	0
Brownfield / Greenfield	Greenfield		Remaining Losses	0
Suitability	Suitable - with policy change		Current Year	0
Availability	Marginal / Uncertain		Years 1-5	0
Achievability	Not Achievable		Years 6-10	0
Deliverability	Not currently developable		Years 11-15	0
Development Progress	SHLAA Site			
Application Number:				



Ref	2754	Site Address	Congleton Business Park (north), Viking Way, Congleton	
Town / Rural	Congleton	Easting	385249	Northing 363928
Site Description	Vacant land.		Site Size Net (Ha)	1.44
Character of Area	Commercial and open countryside		Potential Capacity	44
Surrounding Land Uses	Commercial and open countryside		Potential Net Capacity	44
Physical Constraints	Flood zone 1 - little or no risk. Located within 250m of landfill. Potential air quality issues. Trees and hedges to boundary. Site appears generally			
Policy Restrictions	Within the SZL for Congleton. Surface water runoff should be calculated in accordance with Environment Agency guidelines.		Potential Density	30.56
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (Proximity to AQMA or size of development).		Determination of Capacity	Density multiplier
Sustainability	Greenfield site is considered to be sustainably located.			
Accessibility	Access is possible		Total Completions	0
Other Information			Losses Completed	0
Brownfield / Greenfield	Greenfield		Remaining Losses	0
Suitability	Not Suitable			
Availability	Marginal / Uncertain		Current Year	0
Achievability	Not Achievable		Years 1-5	0
Deliverability	Not currently developable		Years 6-10	0
Development Progress	SHLAA Site		Years 11-15	0
Application Number:				

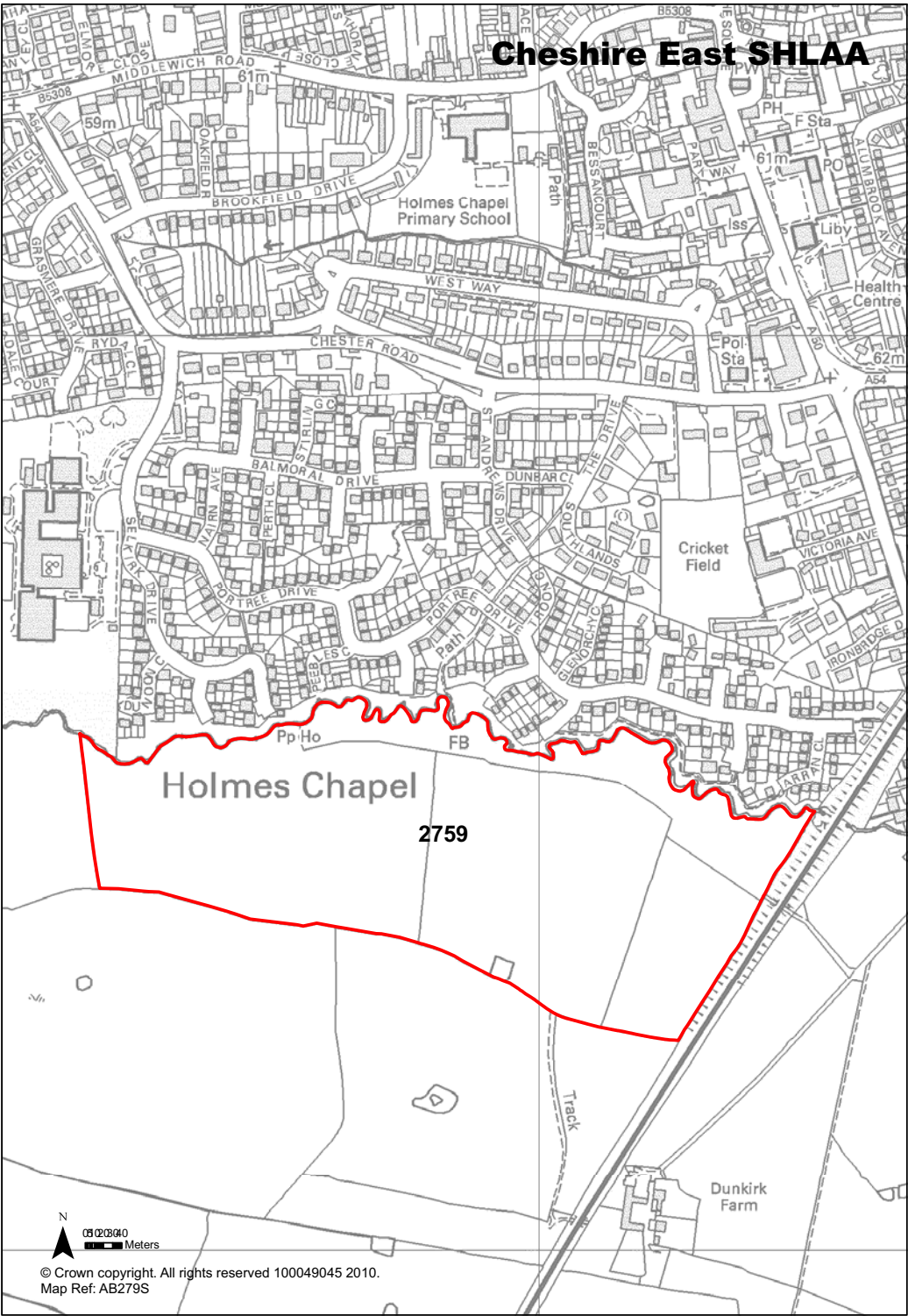


Ref2759

Site Address

Land south of River Croco, Holmes Chapel

Town / Rural	Holmes Chapel - Edge / Extension	Easting	375894	Northing	366420
Site Description	Land to south of River Croco.	Site Size Net (Ha)	17.33		
Character of Area	Open Countryside.	Potential Capacity	520		
Surrounding Land Uses	Open Countryside.	Potential Net Capacity	520		
Physical Constraints	Part of site within flood zone 2 and 3. Access to the site. Potential air quality issues. Jodrell Bank consultation zone. Trees (TPOs) on site and footpath crossing through site.				
Policy Restrictions	Open Countryside and area of special control for adverts. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Potential Density	30.01		
Managing Constraints	Air quality assessment may be required (size of development). Consultation with Highways to address access issues and Jodrell Bank. Consideration of biodiversity and accommodation/relocation of footpath.	Determination of Capacity	Density multiplier		
Sustainability	Site is located within walking distance of a school and bus stop.				
Accessibility	Access is problematic.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Not Suitable				
Availability	Marginal / Uncertain	Current Year	0		
Achievability	Not Achievable	Years 1-5	0		
Deliverability	Not currently developable	Years 6-10	0		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:					



Ref	2760	Site Address	Flowcrete, Dragons Lane, Sandbach
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Town / Rural	Rural	Easting	373170	Northing	362336
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Site Description	Flowcrete industrial works.	Site Size Net (Ha)	1.66
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Character of Area	Employment and open countryside.	Potential Capacity	50
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Surrounding Land Uses	Employment and open countryside.	Potential Net Capacity	50
Physical Constraints	Flood zone 1 - little or no risk.		

Physical Constraints Flood zone 1 - little or no risk. Possible contamination. Existing employment use on site. Within Albion Inorganic Chemicals outer and middle consultation zones and BWB consultation zone. Buildings and trees on site. Levels appear flat.

Policy Restrictions	Open Countryside. Existing employment use. Area of special control for adverts. Adjacent to the Trent and Mersey Canal Conservation Area.	Potential Density	30.12
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Managing Constraints	Consultation with Contaminated Land Officer and British Waterways. Consideration of biodiversity and setting of canal.	Determination of Capacity	Density multiplier
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Sustainability Not considered sustainably located.

Accessibility	Access is possible.	Total Completions	0
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Other Information	Losses Completed	0
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Brownfield / Greenfield	Brownfield	Remaining Losses	0
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Suitability Not Suitable

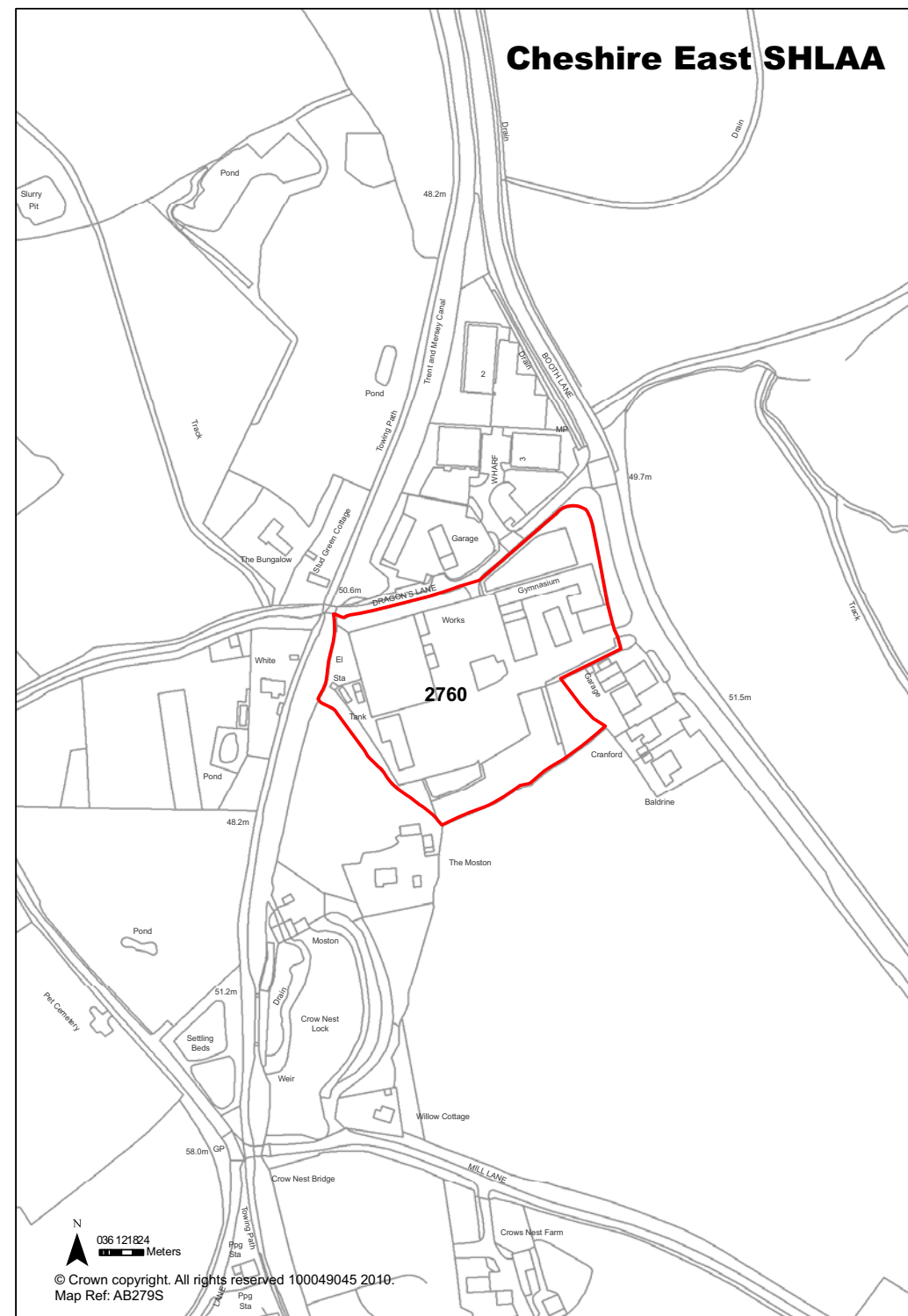
Availability	Marginal / Uncertain	Current Year	0
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Achievability	Not Achievable	Years 1-5	0
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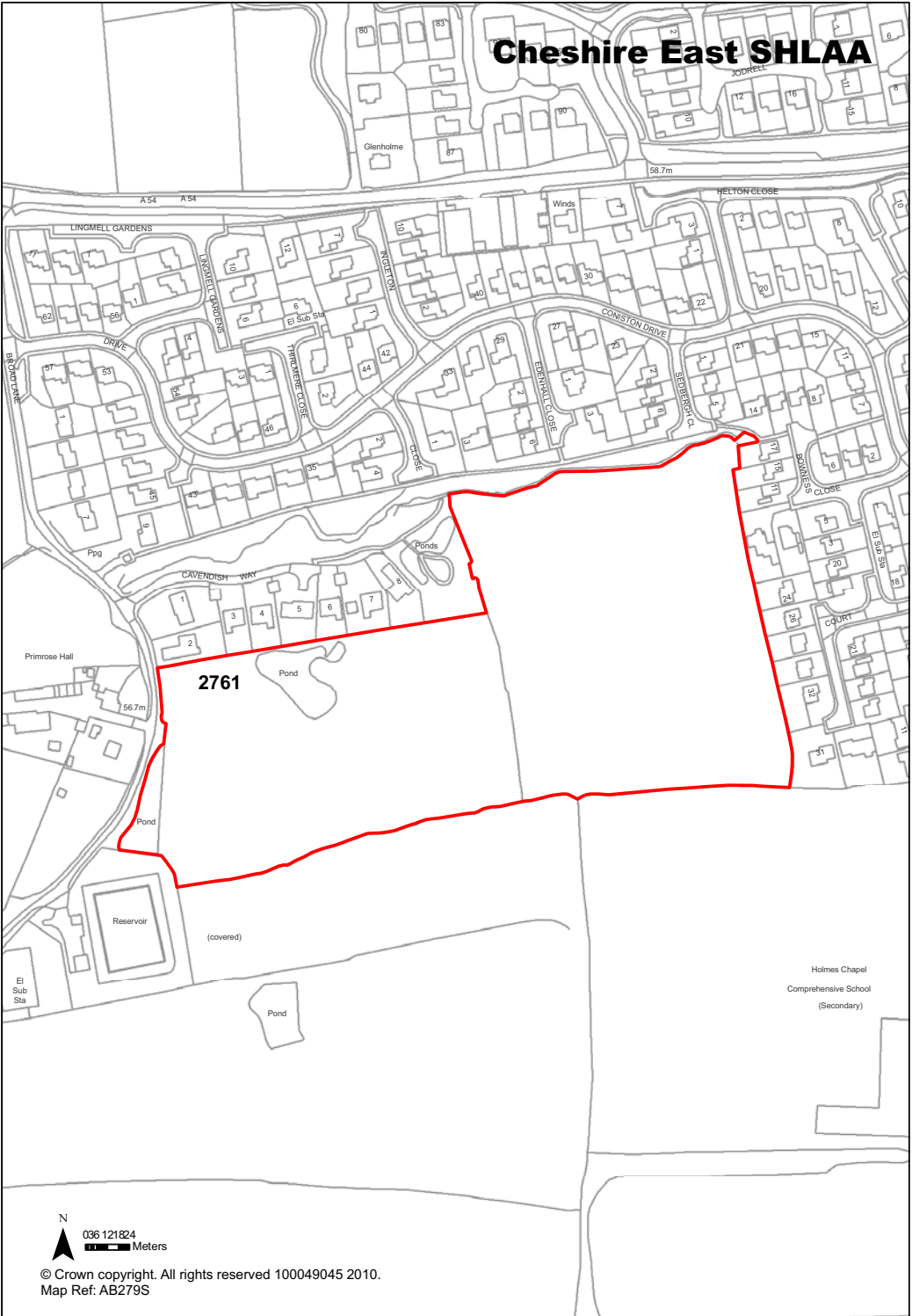
Deliverability	Not currently developable	Years 6-10	0
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Development Progress	SHLAA Site	Years 11-15	0
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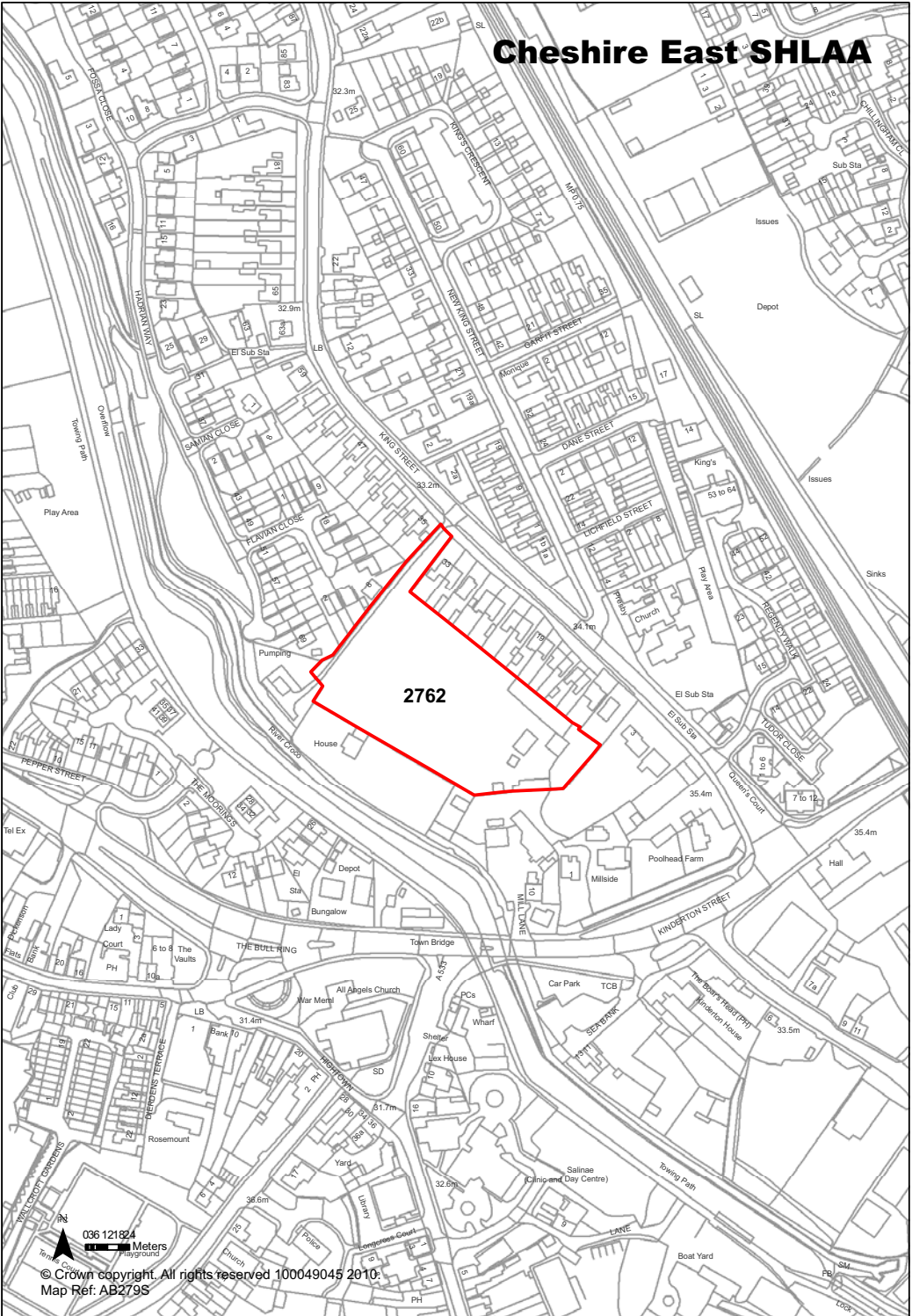
Application Number:



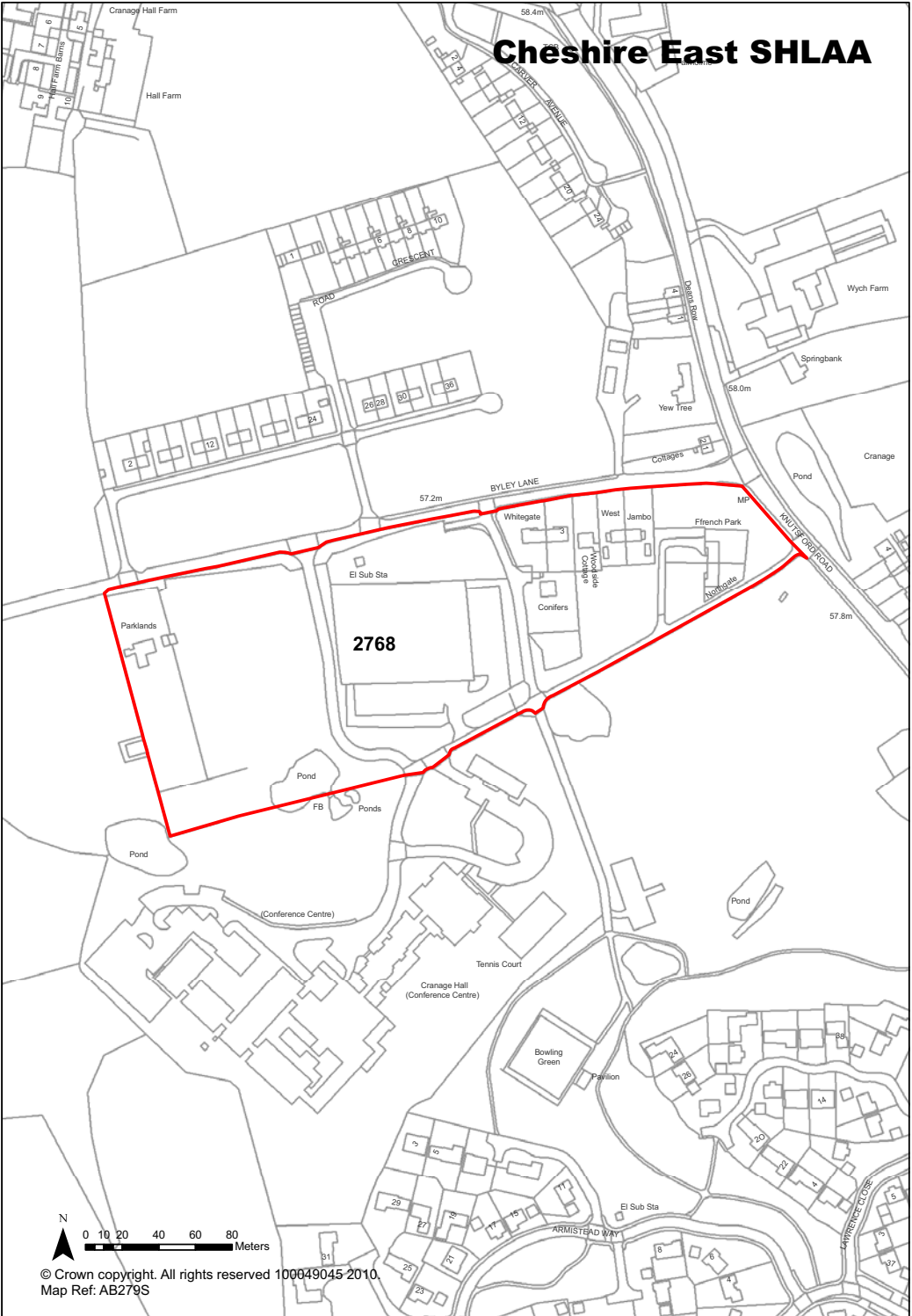
Ref	2761	Site Address	Broad Lane, Holmes Chapel	
Town / Rural	Holmes Chapel - Edge / Extension	Easting	375157	Northing 366962
Site Description	Agricultural land	Site Size Net (Ha)	4.86	
Character of Area	Residential and Open Countryside.	Potential Capacity	146	
Surrounding Land Uses	Residential and Open Countryside.	Potential Net Capacity	146	
Physical Constraints	Flood zone 1 - little or no risk. Access to the site is narrow. Site appears undulating. Trees and hedges to the boundary with a collection of trees to the centre of the site, surrounding a ditch / pond. Located on potential contaminated site. Potential air quality issues. Footpath bordering part of site.			
Policy Restrictions	Open countryside and area of special control for adverts. Jodrell Bank consultation zone.	Potential Density	30.04	
Managing Constraints	Site access to be discussed with highways. Ecological assessment of site. Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Consideration of biodiversity and production of a Protected Species survey. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Determination of Capacity	Density multiplier	
Sustainability	Site is located within walking distance of a local school and bus stop.			
Accessibility	Site access to be discussed with highways.	Total Completions	0	
Other Information		Losses Completed	0	
Brownfield / Greenfield	Greenfield	Remaining Losses	0	
Suitability	Suitable - with policy change	Current Year	0	
Availability	Available	Years 1-5	0	
Achievability	Achievable	Years 6-10	90	
Deliverability	Developable	Years 11-15	56	
Development Progress	SHLAA Site			
Application Number:				



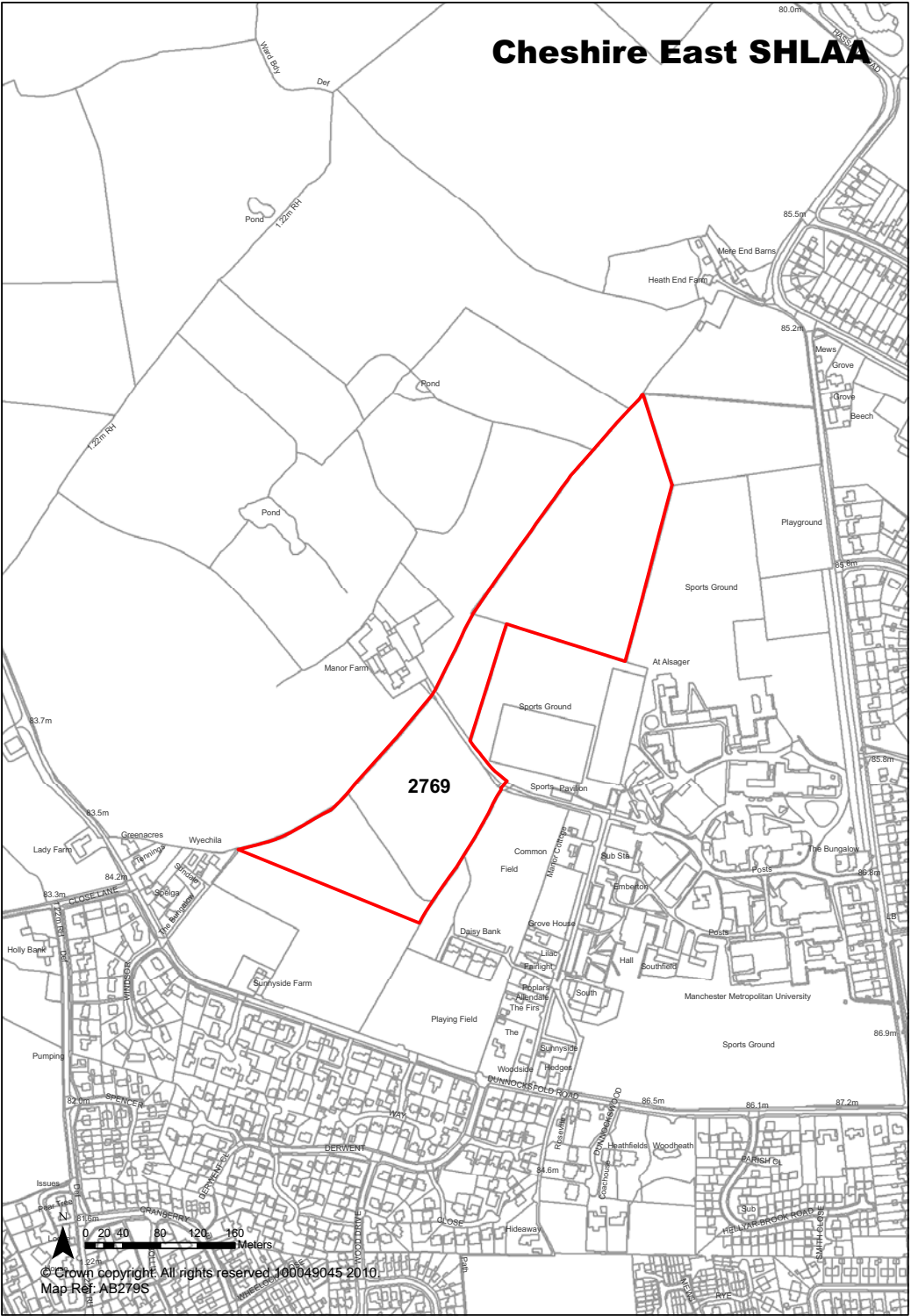
Town / Rural	Middlewich	Easting	370396	Northing	366497
Site Description	Vacant land.	Site Size Net (Ha)	0.99		
Character of Area	Generally residential.	Potential Capacity	30		
Surrounding Land Uses	Generally residential.	Potential Net Capacity	30		
Physical Constraints	Part of site within flood zone 2, brine subsidence area, BWB consultation zone and an area of archaeological potential. Located within 250m of landfill.				
Policy Restrictions	Site is within the SZL for Middlewich.	Potential Density	30.3		
Managing Constraints	Consultation with Contaminated Land Officer.	Determination of Capacity	Density multiplier		
Sustainability	Bus route on King Street				
Accessibility	Access to be discussed with highways.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Suitable				
Availability	Marginal / Uncertain	Current Year	0		
Achievability	Achievable	Years 1-5	0		
Deliverability	Developable	Years 6-10	30		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:					



Ref	2768	Site Address	LAND NORTH OF CRANAGE HALL, CRANAGE	
Town / Rural	Rural	Easting	375023	Northing 368489
Site Description	Mixed use site, including open space, parking, residential development.	Site Size Net (Ha)	3.99	
Character of Area	Residential and Open Countryside.	Potential Capacity	120	
Surrounding Land Uses	Residential and Open Countryside.	Potential Net Capacity	120	
Physical Constraints	Trees on site. Formal and walled gardens. Pond on site. Housing already to the road.	Potential Density	30.08	
Policy Restrictions	Open Countryside. Jodrell Bank Consultation Zone.	Determination of Capacity	Density multiplier	
Managing Constraints	Consideration of the historic environment. Assessment of biodiversity on site. Consideration of trees on site and their potential for retention.			
Sustainability	Bus route on Knutsford Road.			
Accessibility	Access to be discussed with Highways.	Total Completions	0	
Other Information	The nature of the site and its importance to the setting of Cranage Hall make it unsuitable for built development.	Losses Completed	0	
Brownfield / Greenfield	Mixed	Remaining Losses	0	
Suitability	Not Suitable	Current Year	0	
Availability	Marginal / Uncertain	Years 1-5	0	
Achievability	Not Achievable	Years 6-10	0	
Deliverability	Not currently developable	Years 11-15	0	
Development Progress	SHLAA Site			
Application Number:				



Ref	2769	Site Address	Land west of MMU Campus, Hassall Road, Alsager		
Town / Rural	Alsager - Edge / Extension	Easting	378290	Northing	356110
Site Description	Agricultural land.	Site Size Net (Ha)	6.58		
Character of Area	Open Countryside.	Potential Capacity	198		
Surrounding Land Uses	University, residential and open countryside.	Potential Net Capacity	198		
Physical Constraints	In use for agricultural purposes. Located on potential contaminated site. Potential air quality issues.				
Policy Restrictions	Open Countryside.	Potential Density	30		
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Determination of Capacity	Density multiplier		
Sustainability	Site not currently considered sustainable but would need to be considered as part of wider development.				
Accessibility	Access to be discussed with highways	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Suitable - with policy change				
Availability	Available - site owned by developer	Current Year	0		
Achievability	Achievable	Years 1-5	0		
Deliverability	Developable	Years 6-10	90		
Development Progress	SHLAA Site	Years 11-15	108		
Application Number:					



Ref	2770	Site Address	Brookside Hall, Congleton Road, Arclid
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Town / Rural	Rural	Easting	377894	Northing	361805
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Site Description	Hall and grounds.	Site Size Net (Ha)	7.28
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Character of Area	Open countryside with minerals related development on opposite side of road.	Potential Capacity	219
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Surrounding Land Uses	Open countryside with minerals related development on opposite side of road.	Potential Net Capacity	219
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Physical Constraints	Buildings on site. Car parking. Garden areas. Trees on site. Site appears generally flat with a slope to the road. Potential air quality issues.		
Policy Restrictions	Open countryside. Jodrell Bank Consultation Zone	Potential Density	30.08

Managing Constraints	Air quality assessment may be required (Proximity to AQMA or size of development).	Determination of Capacity	Density multiplier
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Sustainability	Site is not considered sustainably located.
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Accessibility	Access to be discussed with Highways	Total Completions	0
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Other Information	Losses Completed	0
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Brownfield / Greenfield	Mixed	Remaining Losses	0
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Suitability Not Suitable

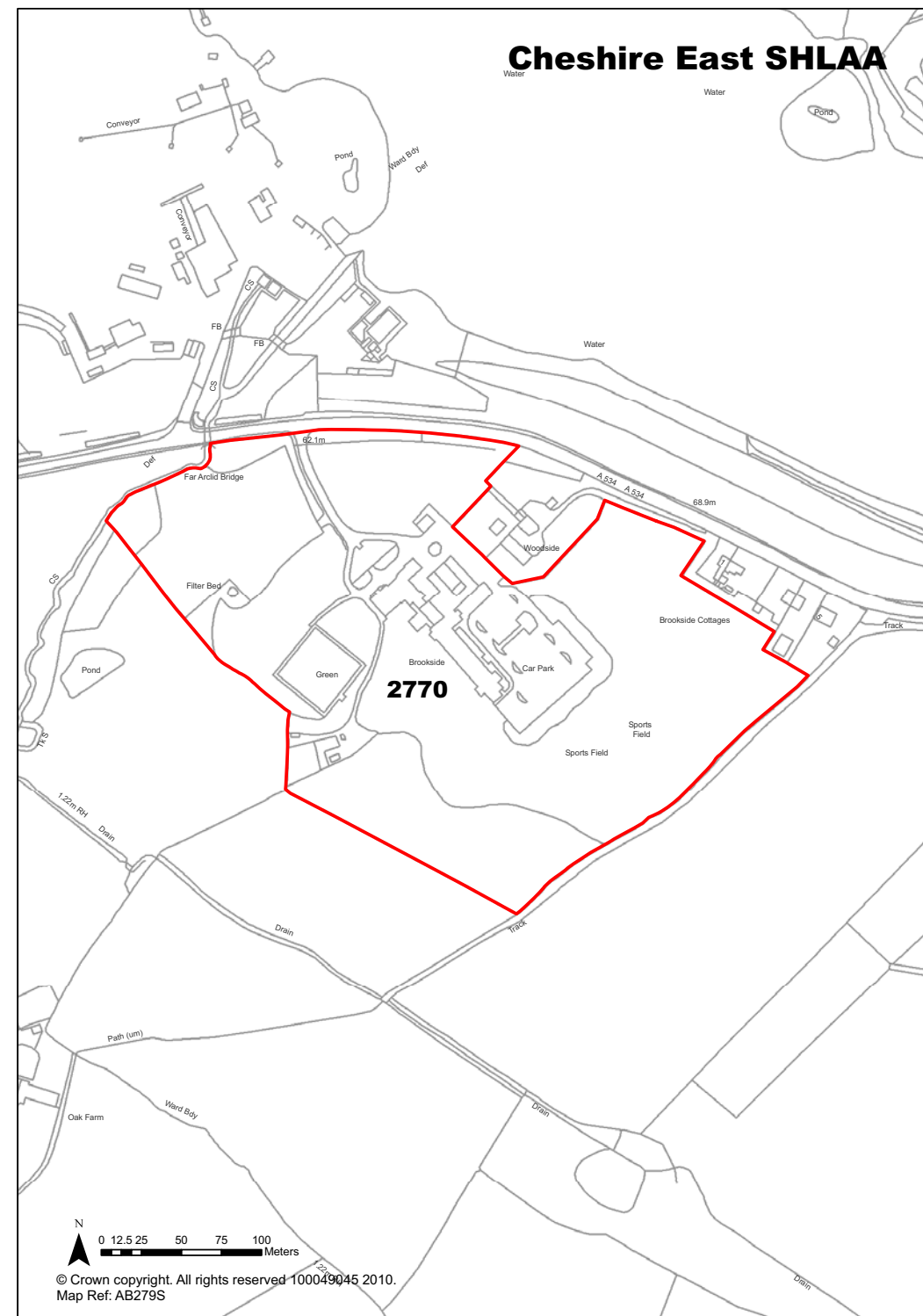
Availability	Marginal / Uncertain	Current Year	0
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Achievability	Not Achievable	Years 1-5	0
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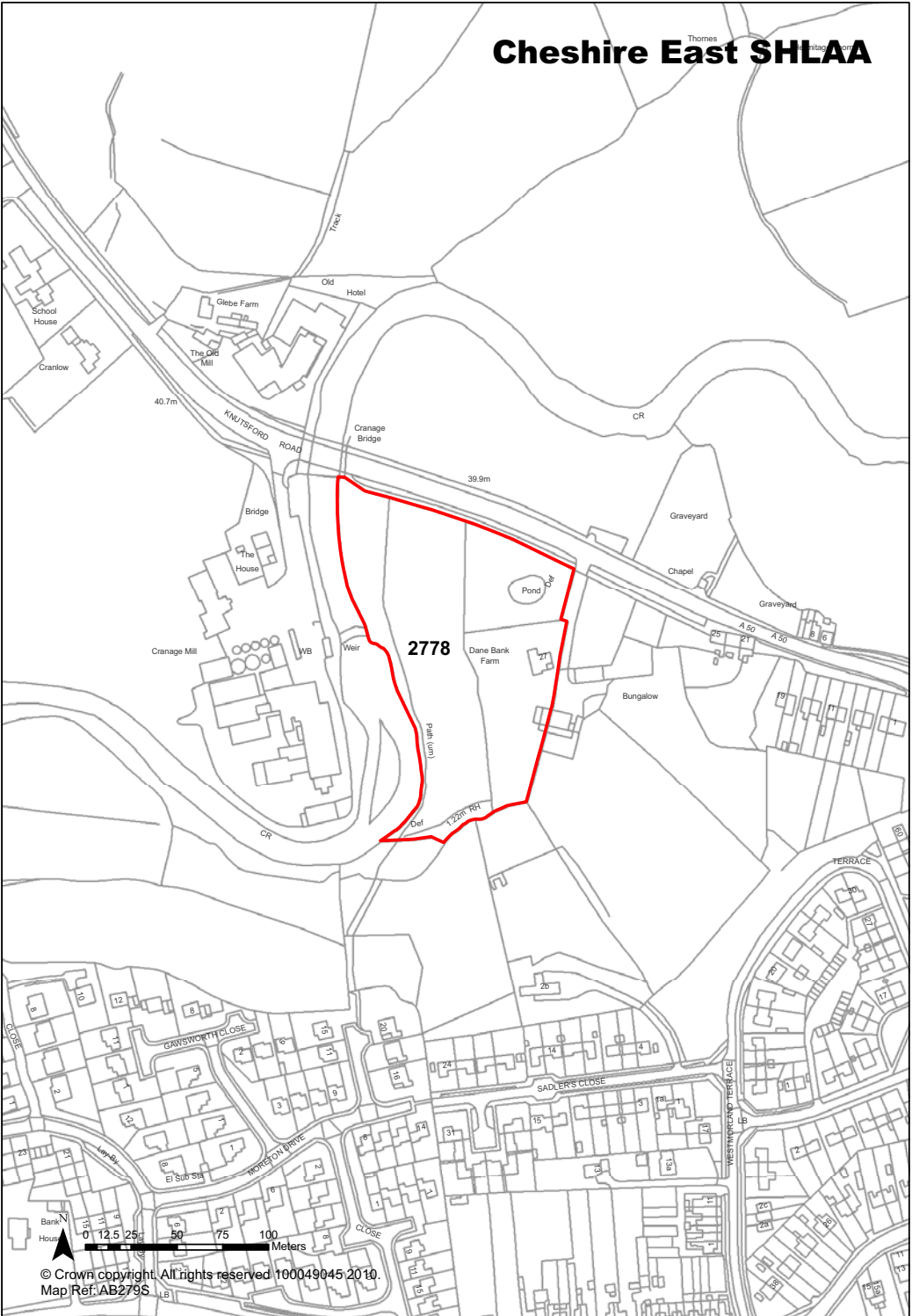
Deliverability	Not currently developable	Years 6-10	0
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Development Progress	SHLAA Site	Years 11-15	0
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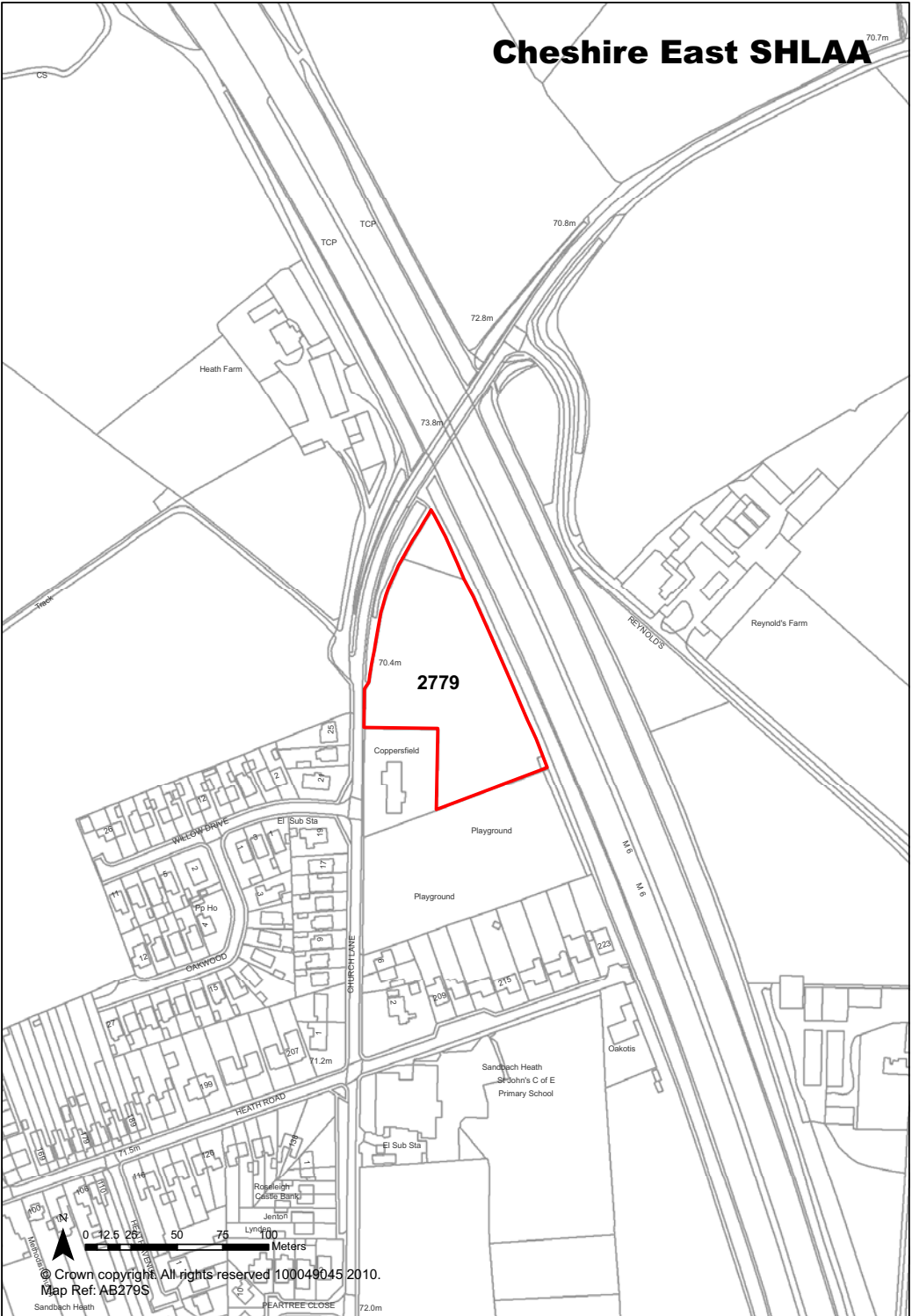
Application Number:



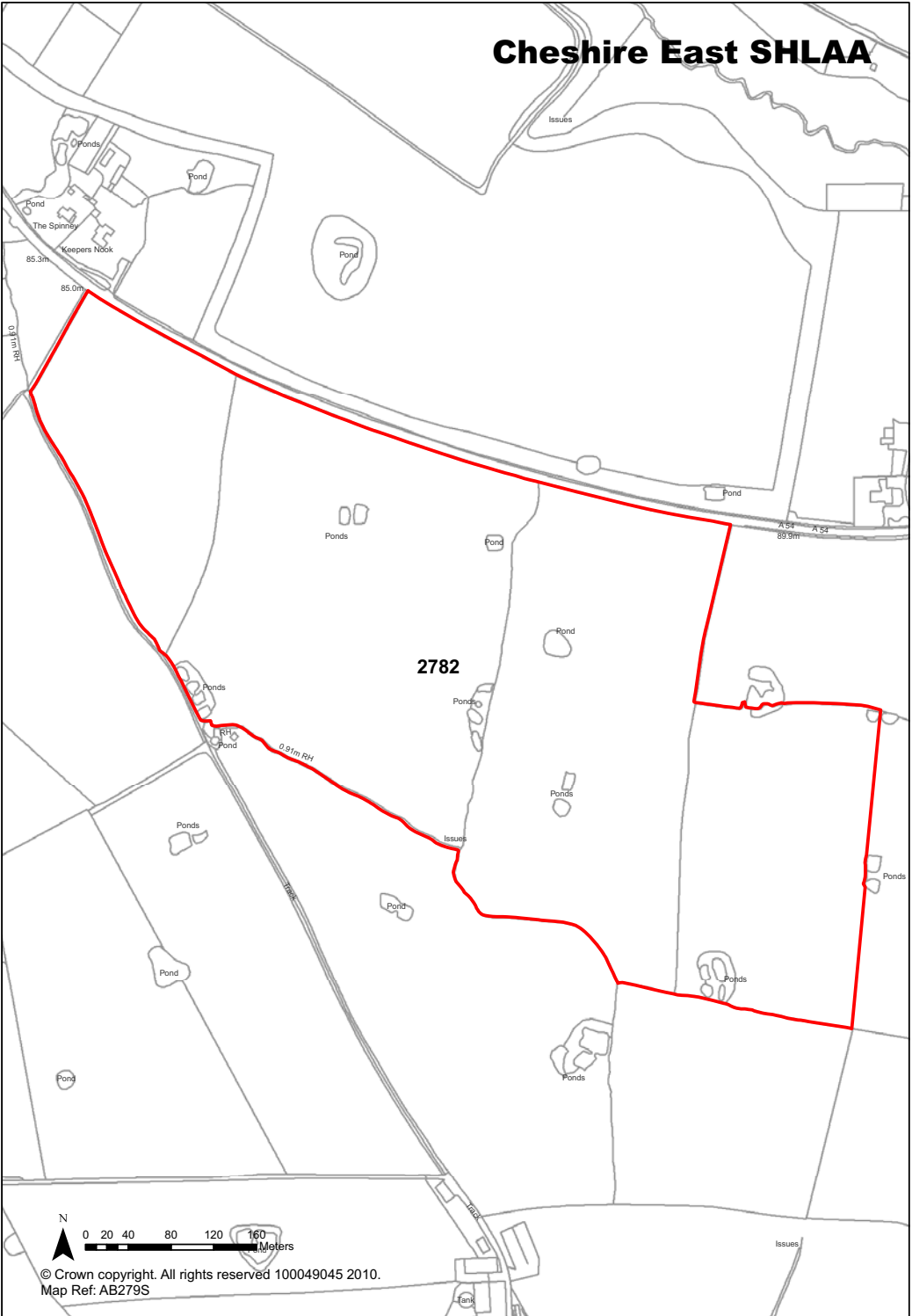
Ref	2778	Site Address	DANE BANK FARM, KNUTSFORD ROAD, HOLMES CHAPEL		
Town / Rural	Holmes Chapel - Edge / Extension		Easting	375829	Northing 367639
Site Description	UNDERUSED FARMLAND		Site Size Net (Ha)		1.54
Character of Area	Open Countryside and some residential.		Potential Capacity		47
Surrounding Land Uses	Open Countryside and some residential.		Potential Net Capacity		47
Physical Constraints	Powerlines across site. Site appears to slope towards river and to the residential to the south. Appears to be a pond on site. Wooded area to rear of house/farm. Potential for flooding on site.				
Policy Restrictions	Open Countryside. Jodrell Bank Consultation Zone.		Potential Density		30.52
Managing Constraints	Flood Risk Assessment required.		Determination of Capacity		Density multiplier
Sustainability	Site is not considered sustainable.				
Accessibility	Access to be discussed with Highways.		Total Completions		0
Other Information			Losses Completed		0
Brownfield / Greenfield	Greenfield		Remaining Losses		0
Suitability	Not Suitable				
Availability	Marginal / Uncertain		Current Year		0
Achievability	Not Achievable		Years 1-5		0
Deliverability	Not currently developable		Years 6-10		0
Development Progress	SHLAA Site		Years 11-15		0
Application Number:					



Ref	2779	Site Address	Land adjoining Coppersfield, Church Lane, Sandbach		
Town / Rural	Sandbach - Edge / Extension		Easting	377251	Northing 361111
Site Description	Grazing land.		Site Size Net (Ha)		0.81
Character of Area	Residential and recreational to the south, motorway adjacent eastern boundary.		Potential Capacity		25
Surrounding Land Uses	Residential and recreational to the south, motorway adjacent eastern boundary.		Potential Net Capacity		25
Physical Constraints	Overhead pylons. Located on potential contaminated site.				
Policy Restrictions	Open countryside		Potential Density		30.86
Managing Constraints	Consultation with Contaminated Land Officer.Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		Determination of Capacity		Density multiplier
Sustainability	Bus route on both Heath Road and Chruch Lane.				
Accessibility	Access to be discussed with Highways.		Total Completions		0
Other Information			Losses Completed		0
Brownfield / Greenfield	Greenfield		Remaining Losses		0
Suitability	Suitable - with policy change				
Availability	Available		Current Year		0
Achievability	Achievable		Years 1-5		0
Deliverability	Developable		Years 6-10		25
Development Progress	SHLAA Site		Years 11-15		0
Application Number:					



Ref	2782	Site Address	Land west of Somerford Farm, Holmes Chapel Road, Somerford	
Town / Rural	Rural	Easting	381920	Northing 363780
Site Description	Agricultural land.	Site Size Net (Ha)	26.12	
Character of Area	Open Countryside	Potential Capacity	784	
Surrounding Land Uses	Open Countryside	Potential Net Capacity	784	
Physical Constraints	Appear to be areas of ditches / ponds on site with associated trees and hedges. Potential air quality issues.			
Policy Restrictions	Open countryside	Potential Density	30.02	
Managing Constraints	Air quality assessment may be required (Proximity to AQMA or size of development). Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Determination of Capacity	Density multiplier	
Sustainability	Site is not considered sustainable			
Accessibility	Access to be discussed with Highways.	Total Completions	0	
Other Information		Losses Completed	0	
Brownfield / Greenfield	Greenfield	Remaining Losses	0	
Suitability	Not Suitable	Current Year	0	
Availability	Marginal / Uncertain	Years 1-5	0	
Achievability	Not Achievable	Years 6-10	0	
Deliverability	Not currently developable	Years 11-15	0	
Development Progress	SHLAA Site			
Application Number:				

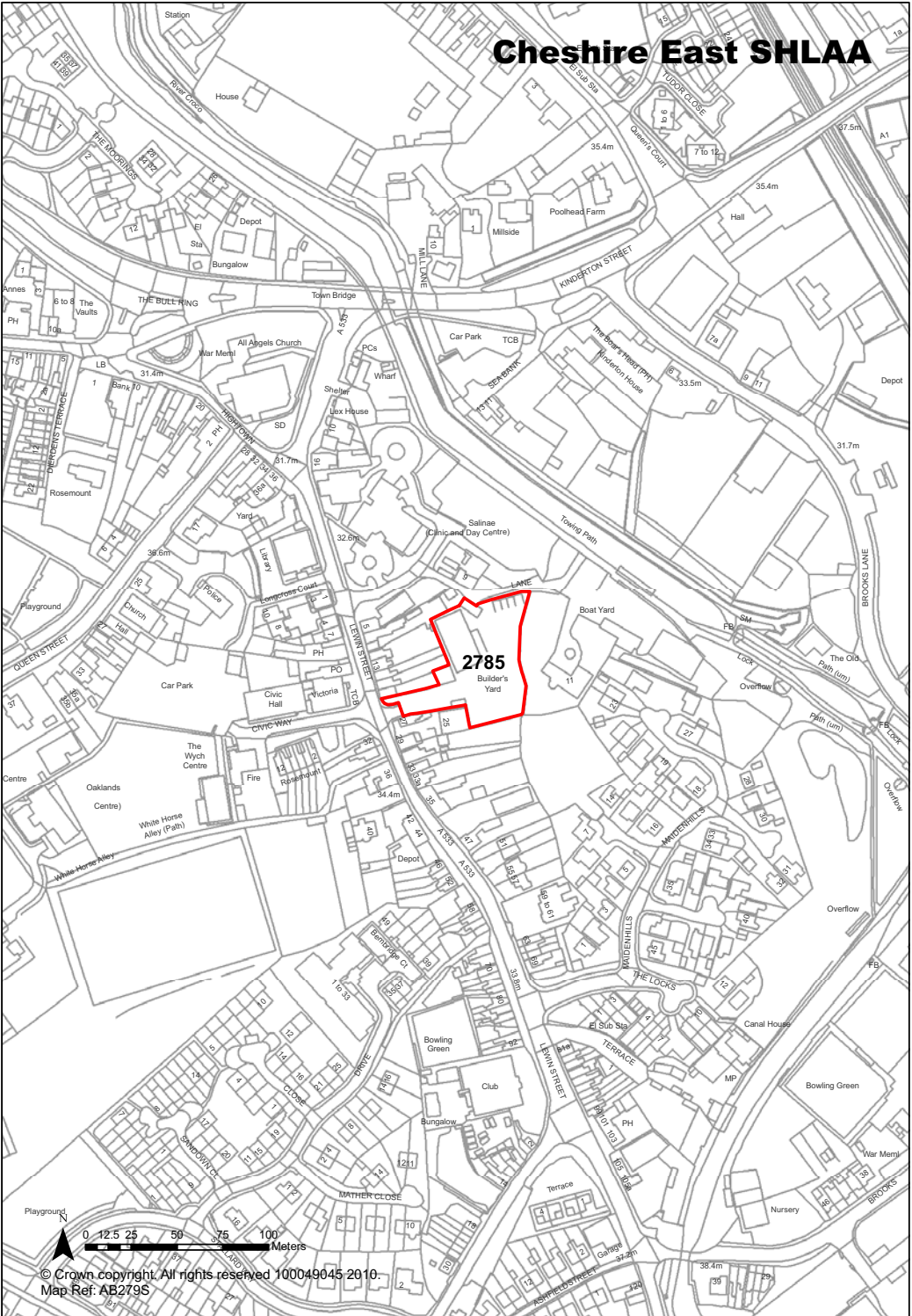


Ref 2783 Site Address LAND REAR OF CRANAGE TRADE PARK, GOOSTREY LANE, CRANAGE

Town / Rural	Rural	Easting	375540	Northing	369380
Site Description	AGRICULTURAL LAND	Site Size Net (Ha)	2.64		
Character of Area	Open Countryside and Trade Park.	Potential Capacity	80		
Surrounding Land Uses	Open Countryside and Trade Park.	Potential Net Capacity	80		
Physical Constraints	Site appears generally flat. Hedge to boundary. Access to site potentially through other development.				
Policy Restrictions	Open countryside. Jodrell Bank Consultation Zone.	Potential Density	30.3		
Managing Constraints	Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Determination of Capacity	Density multiplier		
Sustainability	Site is not considered sustainable.				
Accessibility	Access to be discussed with Highways.	Total Completions	0		
Other Information	Site may be suitable for small scale extension to existing Trading Estate.	Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Not Suitable	Current Year	0		
Availability	Marginal / Uncertain	Years 1-5	0		
Achievability	Not Achievable	Years 6-10	0		
Deliverability	Not currently developable	Years 11-15	0		
Development Progress	SHLAA Site				
Application Number:					

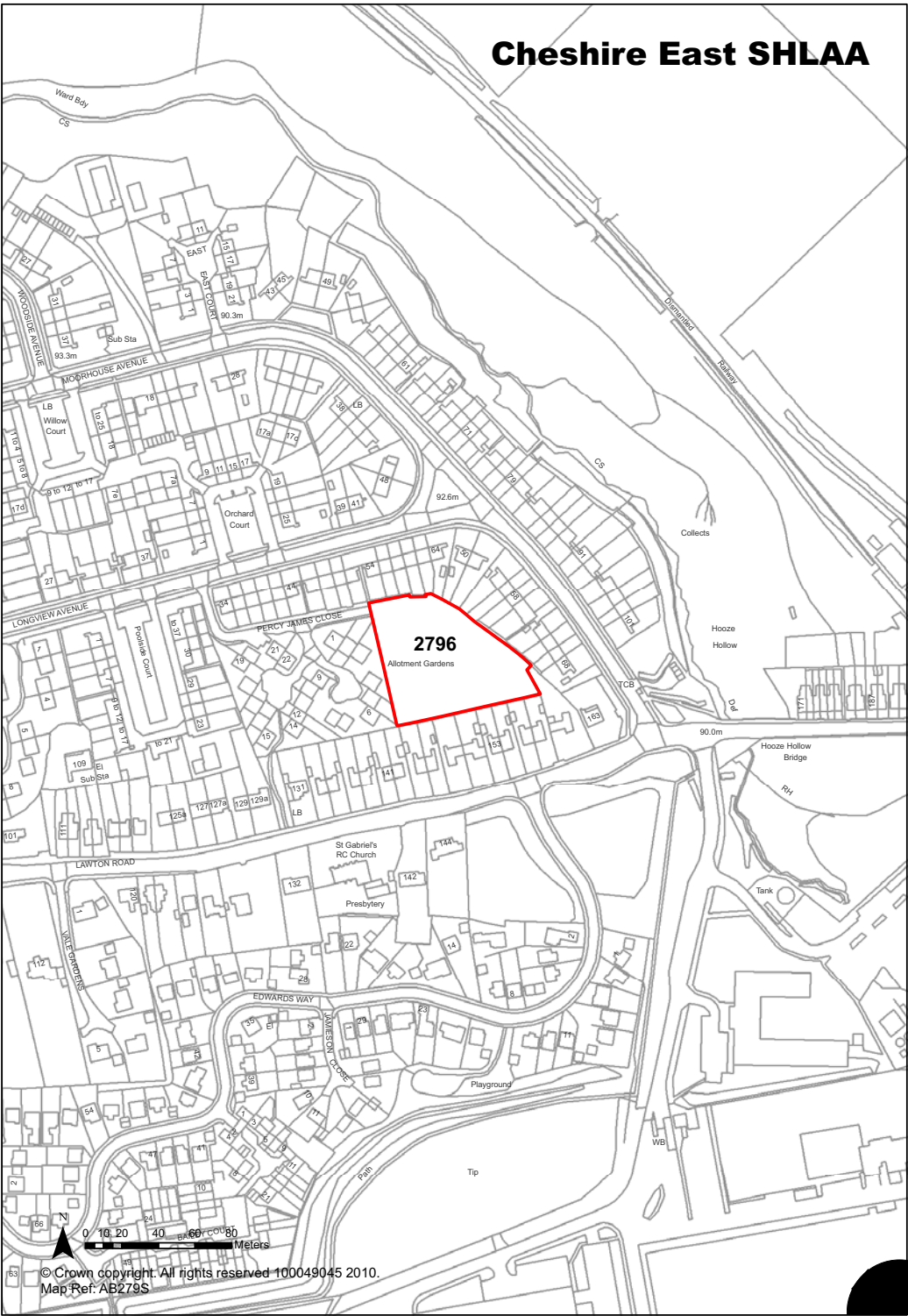


Ref	2785	Site Address	Land off the Build Center, Lewin Street, Middlewich		
Town / Rural	Middlewich	Easting	370498	Northing	366106
Site Description	Builders merchant yard.		Site Size Net (Ha)	0.31	
Character of Area	Mixed uses		Potential Capacity	10	
Surrounding Land Uses	Retail, residential mix, offices and canal boat company.		Potential Net Capacity	10	
Physical Constraints	Existing successful (apparently viable) company occupies the site (unavailable), BWB consultation zone and area of arch potential. Located on potential contaminated site.				
Policy Restrictions	Within Middlewich SZL. Within an Area of Archaeological Potential.		Potential Density	32.26	
Managing Constraints	Consultation with Contaminated Land Officer.		Determination of Capacity	Density multiplier	
Sustainability	Site is considered sustainable, located adjacent to the town centre.				
Accessibility	Access is possible, but change to residential use would mean discussion with Highways would be required.		Total Completions	0	
Other Information			Losses Completed	0	
Brownfield / Greenfield	Brownfield		Remaining Losses	0	
Suitability	Suitable				
Availability	Marginal / Uncertain		Current Year	0	
Achievability	Achievable		Years 1-5	0	
Deliverability	Developable		Years 6-10	10	
Development Progress	SHLAA Site		Years 11-15	0	
Application Number:					



Ref 2796 Site Address Land off Percy James Court, Alsager

Town / Rural	Alsager	Easting	380483	Northing	355789
Site Description	Land currently used for allotments.	Site Size Net (Ha)	0.42		
Character of Area	Generally residential.	Potential Capacity	13		
Surrounding Land Uses	Residential.	Potential Net Capacity	13		
Physical Constraints	Currently in use as allotments. Site appears generally flat. Access may be a little narrow as it is constrained by housing on either side. Located within 250m of landfill.				
Policy Restrictions	Within Alsager SZL. Protected Open Space.	Potential Density	30.95		
Managing Constraints	Consultation with Contaminated Land Officer.	Determination of Capacity	Density multiplier		
Sustainability	Site is considered sustainably located, but would wish to see allotment use retained.				
Accessibility	Access to be discussed with Highways.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Suitable				
Availability	Not Available - long term prospect	Current Year	0		
Achievability	Achievable	Years 1-5	0		
Deliverability	Not currently developable	Years 6-10	0		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:					



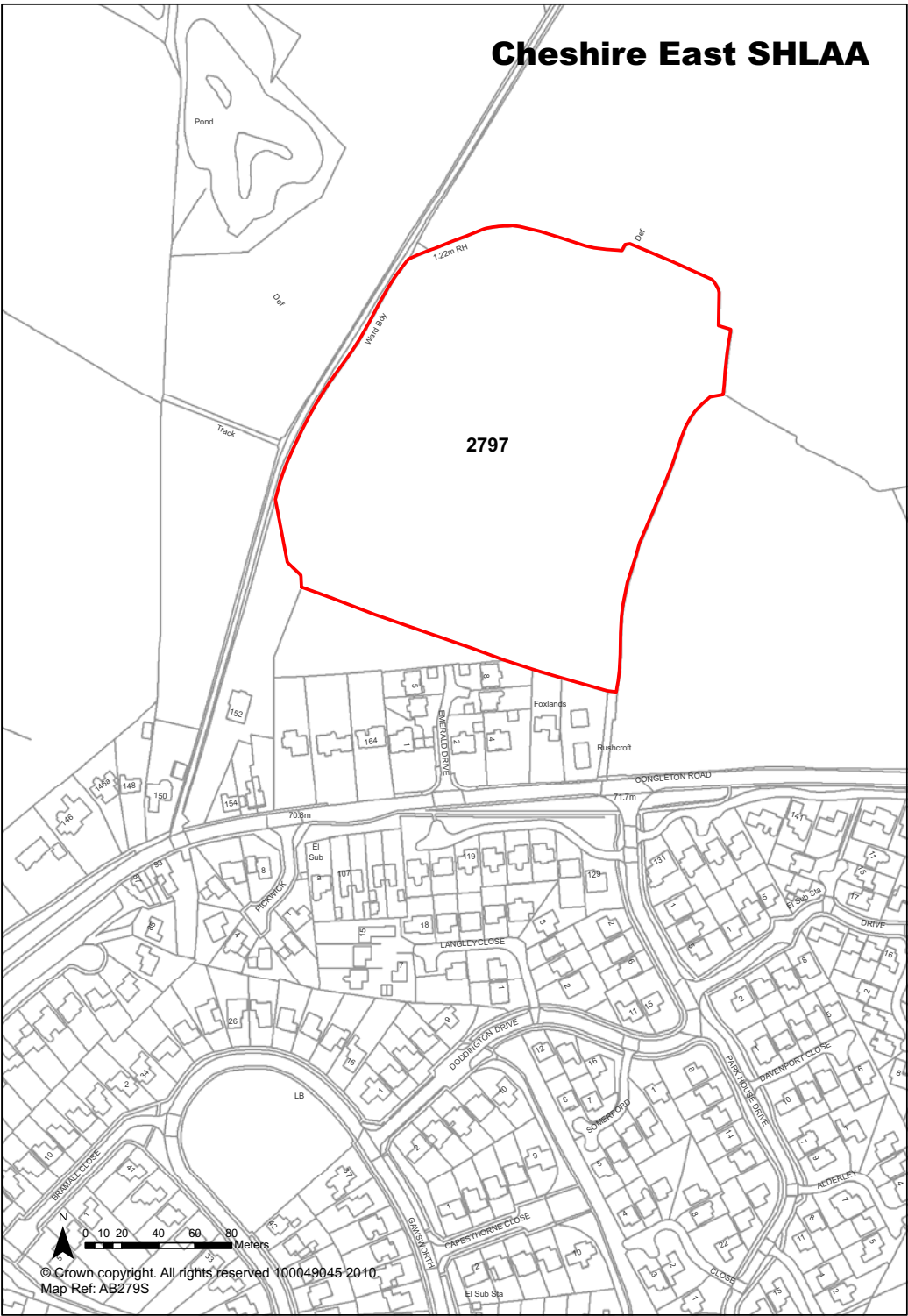
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2797

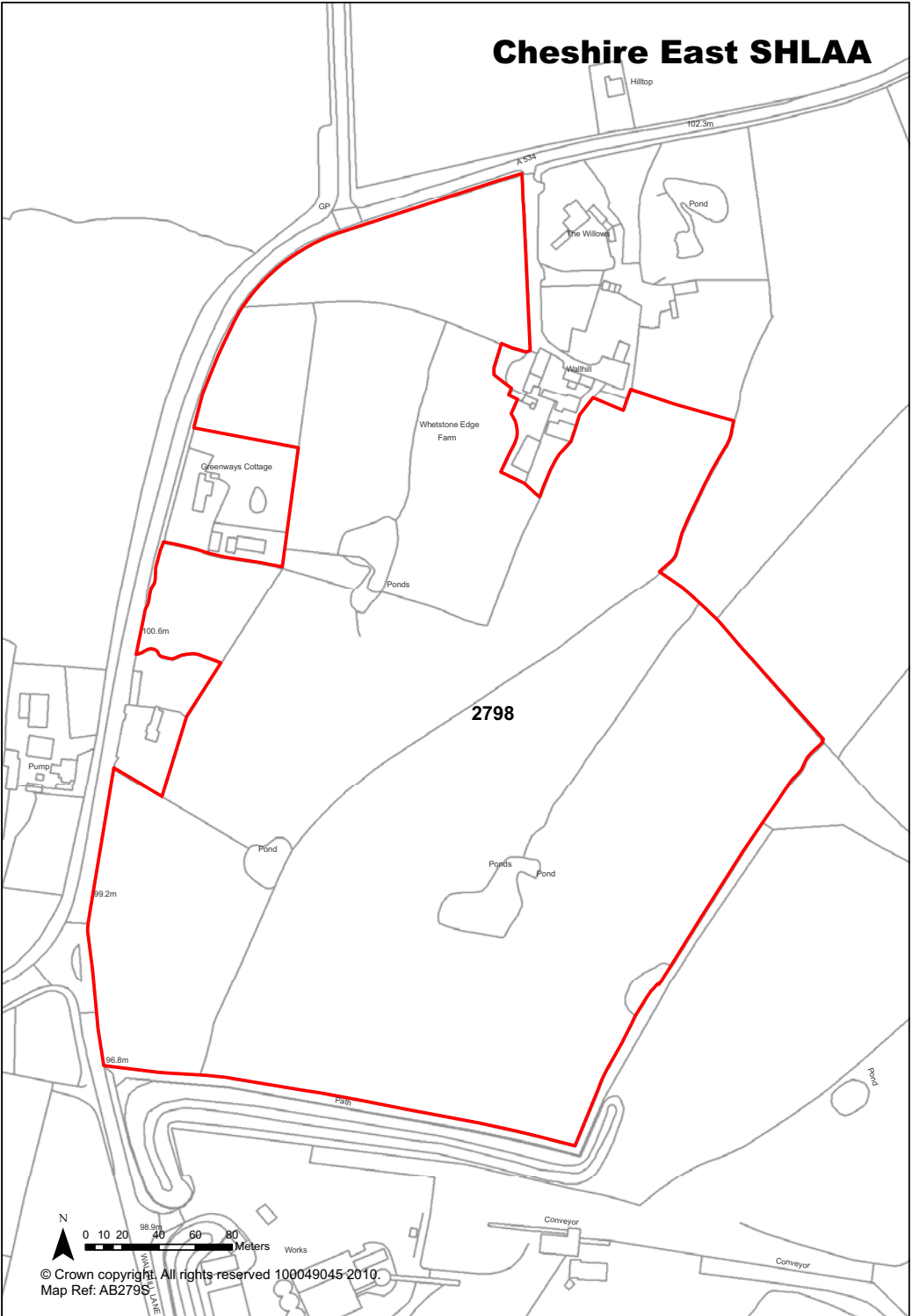
Site Address

Rear of Emerald Drive/Congleton Road,
Sandbach

Town / Rural	Sandbach - Edge / Extension	Easting	376430	Northing	361840
Site Description	Agricultural land.	Site Size Net (Ha)	4.26		
Character of Area	Open countryside and residential.	Potential Capacity	128		
Surrounding Land Uses	Open countryside and residential.	Potential Net Capacity	128		
Physical Constraints	Overhead lines. Located on potential contaminated site. Potential air quality issues.				
Policy Restrictions	Open countryside. Part of site to the north within Jodrell Bank Consultation Zone.	Potential Density	30.05		
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Determination of Capacity	Density multiplier		
Sustainability	Bus route on Congleton Road.				
Accessibility	Access to be discussed with Highways.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Not Suitable				
Availability	Marginal / Uncertain	Current Year	0		
Achievability	Not Achievable	Years 1-5	0		
Deliverability	Not currently developable	Years 6-10	0		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:					



Ref	2798	Site Address	Land south of Whetstone Edge Farm, Sandbach Road	
Town / Rural	Rural	Easting	383007	Northing 362679
Site Description	Agricultural land	Site Size Net (Ha)	12.89	
Character of Area	Open countryside	Potential Capacity	387	
Surrounding Land Uses	Agriculture/grazing	Potential Net Capacity	387	
Physical Constraints	Pylons, ponds, footpath bordering the site. Site within Jodrell Bank Consultation Zone and Open Countryside. Potential air quality issues.	Potential Density	30.02	
Policy Restrictions	Open countryside. Jodrell Bank Consultation Zone.	Determination of Capacity	Density multiplier	
Managing Constraints	Air quality assessment may be required (Proximity to AQMA or size of development). Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Total Completions	0	
Sustainability	Site is not considered sustainable.	Losses Completed	0	
Accessibility	Access to be discussed with Highways.	Remaining Losses	0	
Other Information		Current Year	0	
Brownfield / Greenfield	Greenfield	Years 1-5	0	
Suitability	Not Suitable	Years 6-10	0	
Availability	Marginal / Uncertain	Years 11-15	0	
Achievability	Not Achievable			
Deliverability	Not currently developable			
Development Progress	SHLAA Site			
Application Number:				



Ref	2799	Site Address	Land at junction of Sandbach Road/Bent Lane, Astbury
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Town / Rural	Rural	Easting	382590	Northing	362210
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Site Description	Agricultural land.	Site Size Net (Ha)	32
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Character of Area	Open countryside	Potential Capacity	960
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Surrounding Land Uses	Quarry, agriculture and grazing	Potential Net	960
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Physical Constraints	Capacity
<p>Pylons. Site is an Area of Preferred Extension to Existing Silica Sand Quarry and partially lies within the Jodrell Bank consultation zone.</p> <p>Numerous ponds are present.</p> <p>Potential air quality issues.</p>	

Policy Restrictions	Open countryside. Jodrell Bank consultation zone.	Potential Density	30
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Managing Constraints	Air quality assessment may be required (Proximity to AQMA or size of development). Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Determination of Capacity	Density multiplier
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Sustainability Site is not considered sustainable.

Accessibility	Access to be discussed wuth highways.	Total Completions	0
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Other Information	Losses Completed	0
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Brownfield / Greenfield	Greenfield	Remaining Losses	0
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Suitability Not Suitable

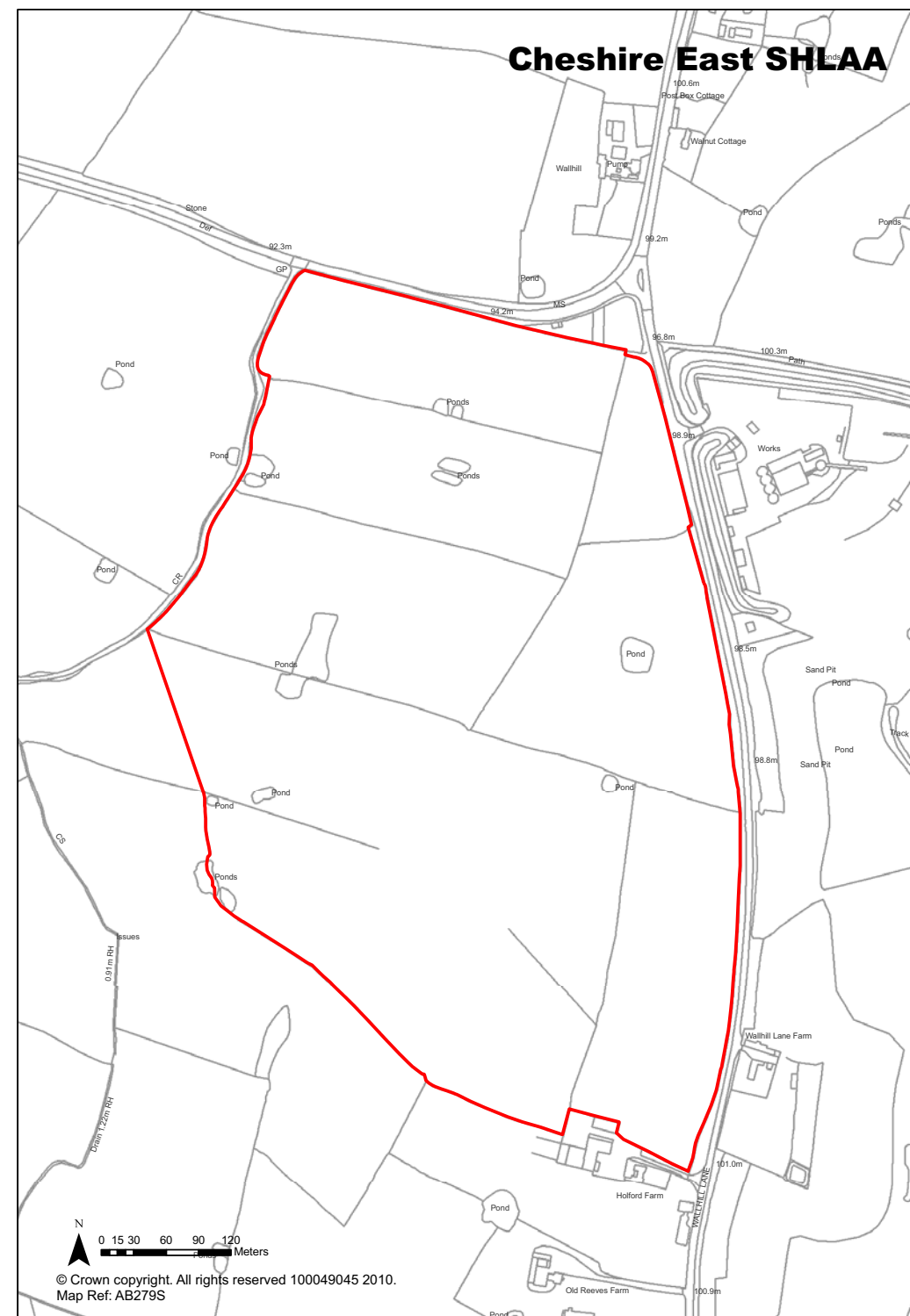
Availability	Marginal / Uncertain	Current Year	0
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Achievability	Not Achievable	Years 1-5	0
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Deliverability	Not currently developable	Years 6-10	0
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Development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



Ref

2804

Site Address

Somerford Park, Holmes Chapel Road,
Somerford

Town / Rural

Rural

Easting

382048

Northing

364336

Site Description

Existing employment site.

Site Size Net (Ha)

7.66

Character of Area

Generally open countryside with residential to the west and offices to the south.

Potential Capacity

230

Surrounding Land Uses

Agriculture/grazing, residential and offices

Potential Net Capacity

230

Physical Constraints

Site lies within the open countryside and Jodrell Bank consultation zone. Part of the site is within flood zone 2 and 3 and an SBI.

Policy Restrictions

Open countryside. Jodrell Bank consultation Zone. 0Part of site within SBI.

Potential Density

30.03

Managing Constraints

Air quality assessment may be required (proximity to AQMA or size of development). Flood Risk Assessment. Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites, if greenfield part of site to be developed.

Determination of Capacity

Density multiplier

Sustainability

Site is not considered sustainable.

Accessibility

Access to be discussed with Highways.

Total Completions

0

Other Information

Losses Completed

0

Brownfield / Greenfield

Mixed

Remaining Losses

0

Suitability

Not Suitable

Availability

Marginal / Uncertain

Current Year

0

Achievability

Not Achievable

Years 1-5

0

Deliverability

Not currently developable

Years 6-10

0

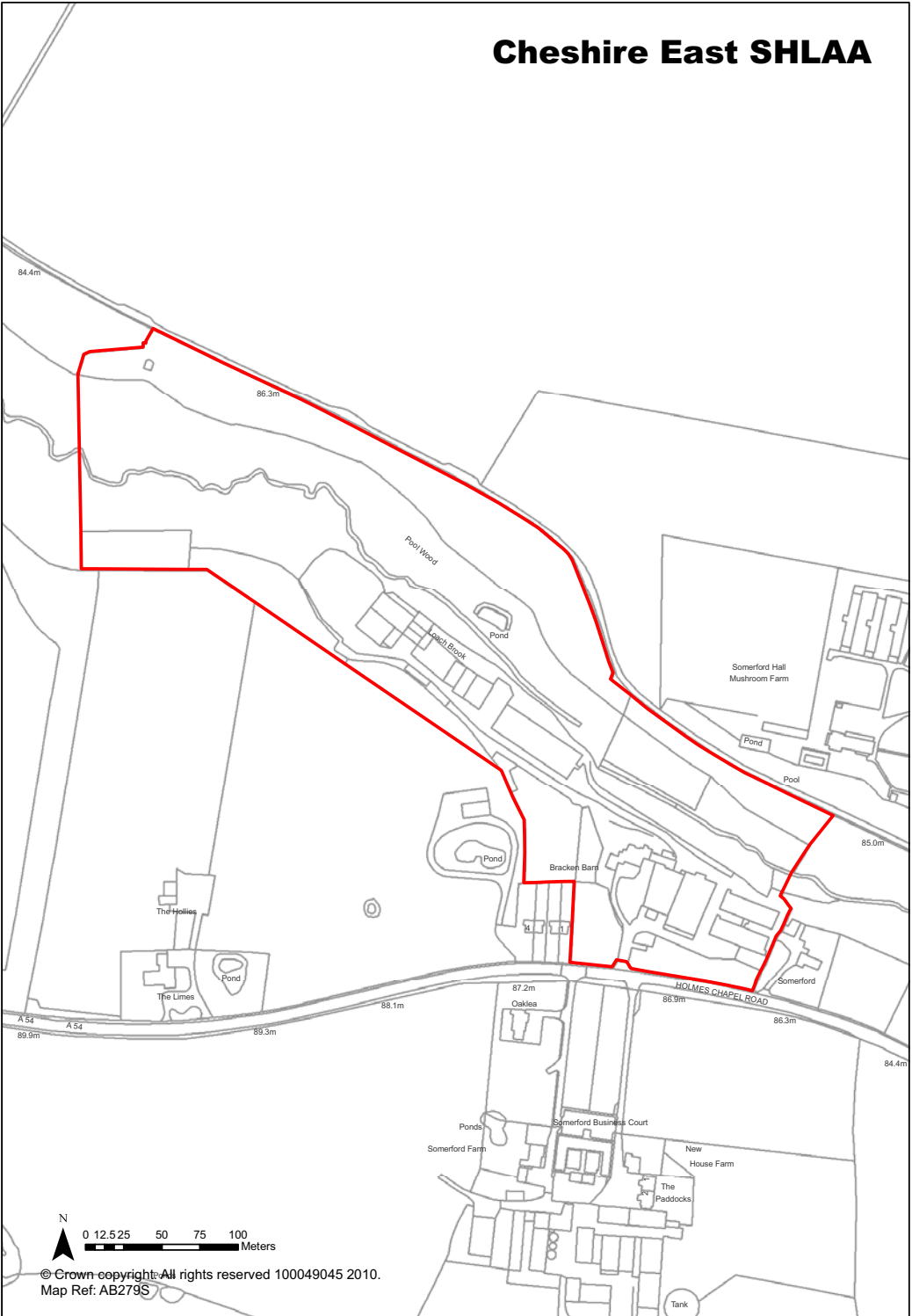
Development Progress

SHLAA Site

Years 11-15

0

Application Number:



Ref 2805 Site Address Land south of Knutsford Road, Holmes Chapel

Town / Rural Holmes Chapel - Edge / Extension Easting 375925 Northing 367594

Site Description Residential and pasture land Site Size Net (Ha) 1.79

Character of Area Edge of settlement. Potential Capacity 55

Surrounding Land Uses Open Countryside and some residential. Potential Net Capacity 55

Physical Constraints Site slopes up to residential to the south. Some trees in garden area of property.

Policy Restrictions Open Countryside Potential Density 30.73

Managing Constraints Transport Assessment may be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Determination of Capacity Based on 'Call for Sites' information.

Sustainability

Accessibility Access to be discussed with Highways. Total Completions 0

Other Information Losses Completed 0

Brownfield / Greenfield Mixed Remaining Losses 0

Suitability Suitable - with policy change

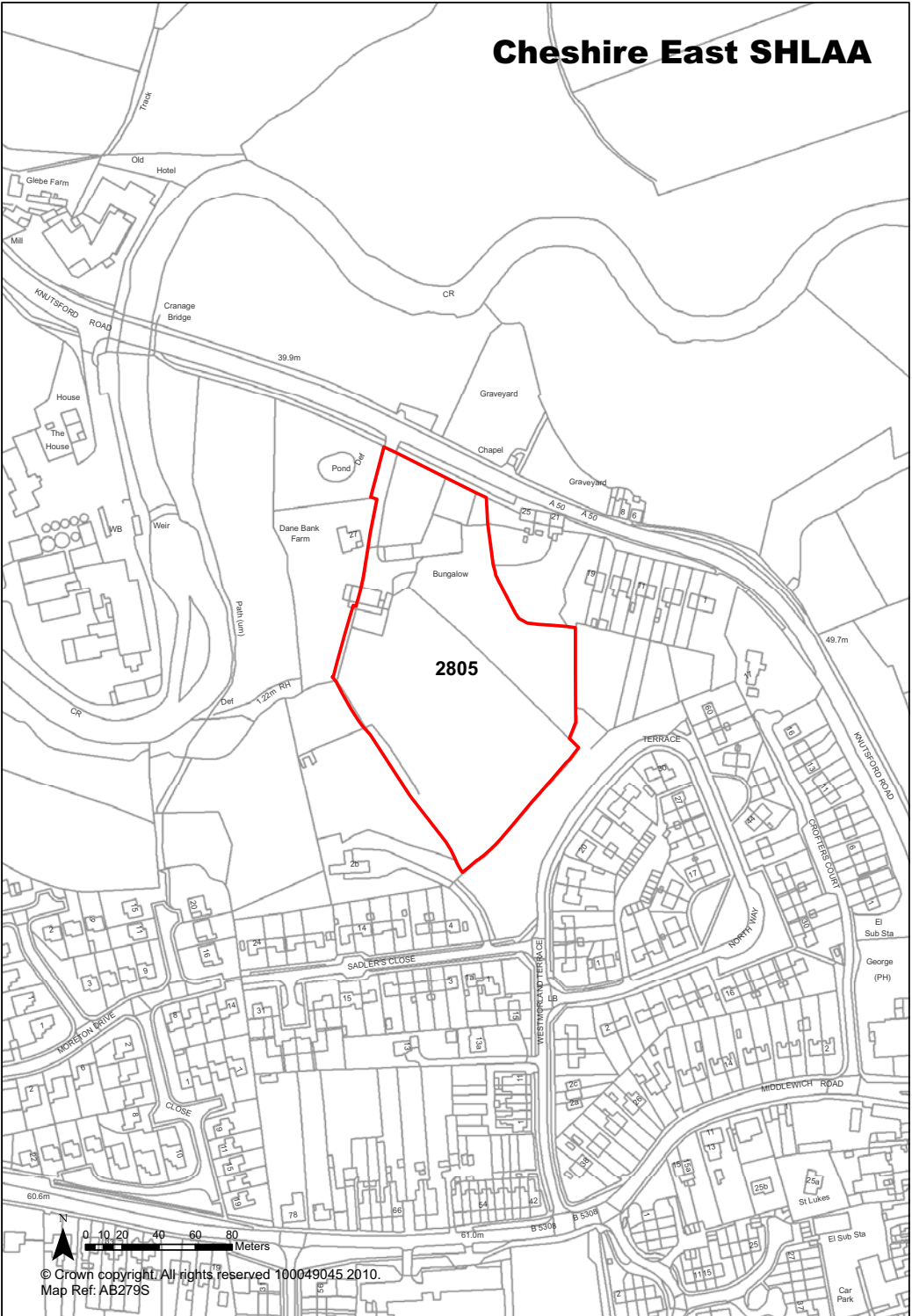
Availability Available - site owned by developer Current Year 0

Achievability Achievable Years 1-5 0

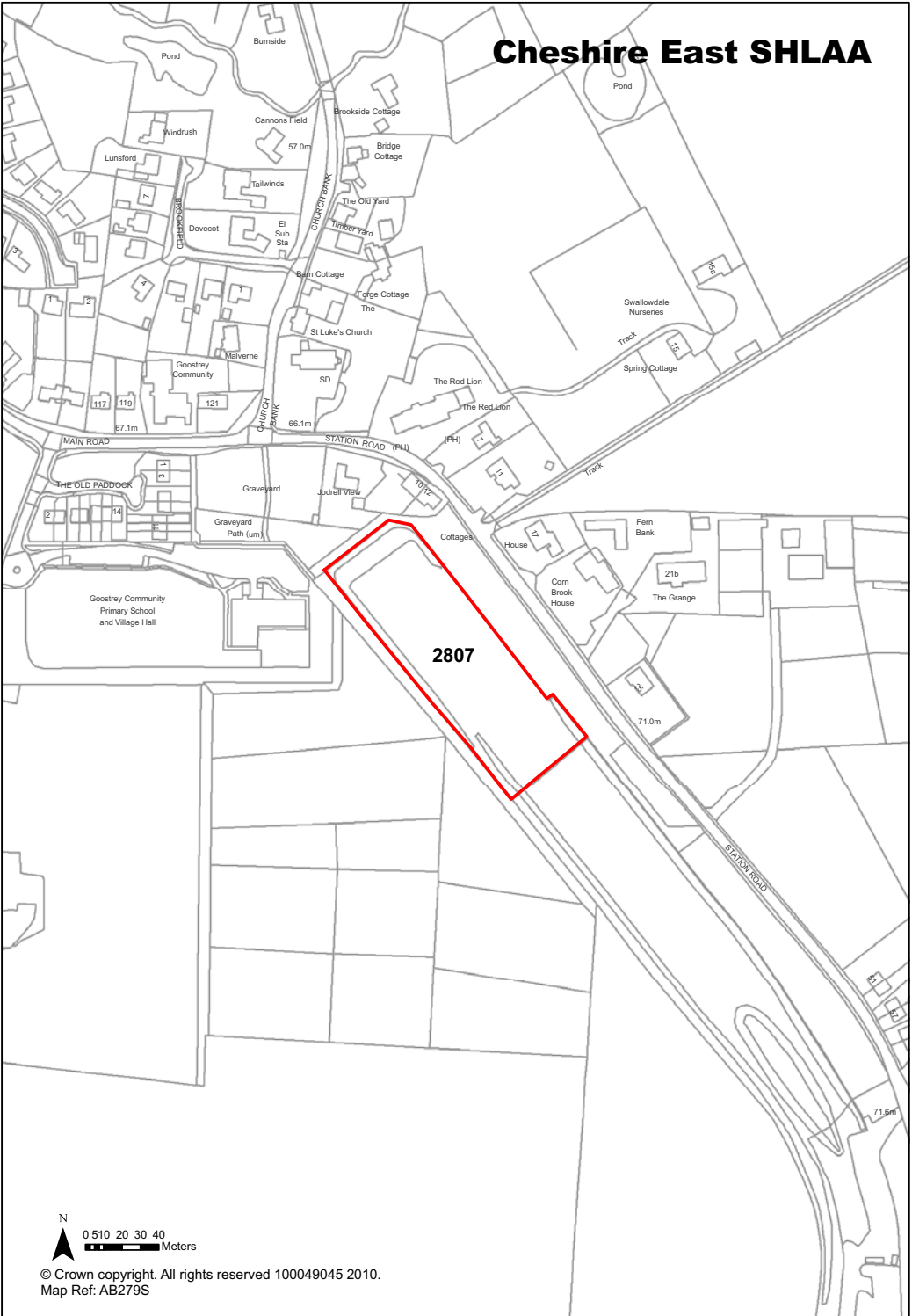
Deliverability Developable Years 6-10 55

Development Progress SHLAA Site Years 11-15 0

Application Number:



Ref	2807	Site Address	Part of former railway sidings, land off Station Road, Goostrey			
Town / Rural	Goostrey - Edge / Extension		Easting	378018	Northing	369854
Site Description	Derelict land - part of former railway sidings		Site Size Net (Ha)		0.83	
Character of Area	Open Countryside.		Potential Capacity		25	
Surrounding Land Uses	Open Countryside.		Potential Net Capacity		25	
Physical Constraints	Site dips to area of former sidings. Transformer and overhead lines across site.					
Policy Restrictions	Open countryside. Jodrell Bank consultation zone.		Potential Density		30.12	
Managing Constraints	Overhead lines may need to be moved dependent on scheme brought forward. Site levelling may be required.		Determination of Capacity		Density multiplier	
Sustainability	Site is considered sustainably located within close proximity of the primary, school and the train station with access to the bus network on Station Road.					
Accessibility	Access to be discussed with highways.		Total Completions		0	
Other Information			Losses Completed		0	
Brownfield / Greenfield	Brownfield		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:						

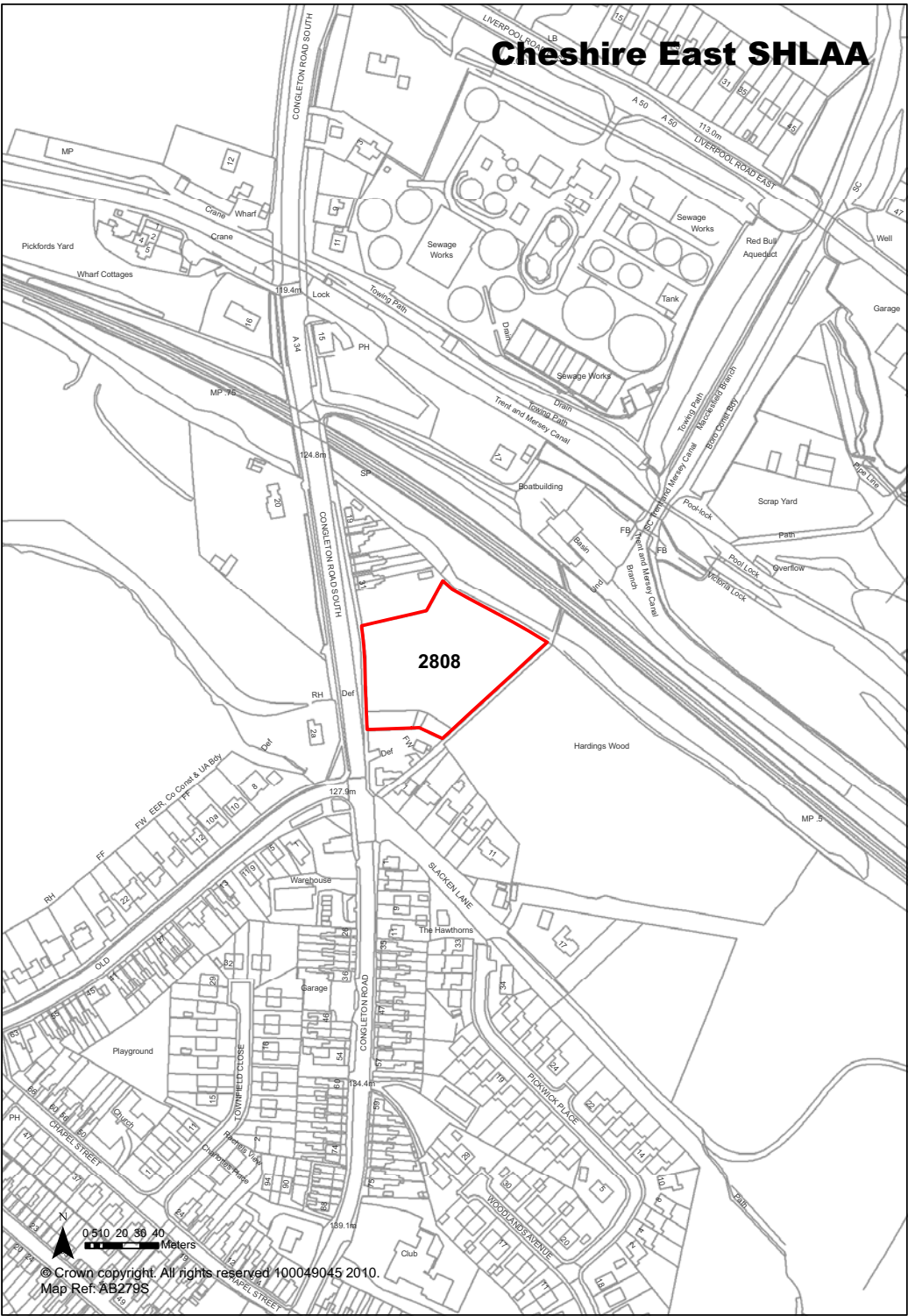


Ref2808

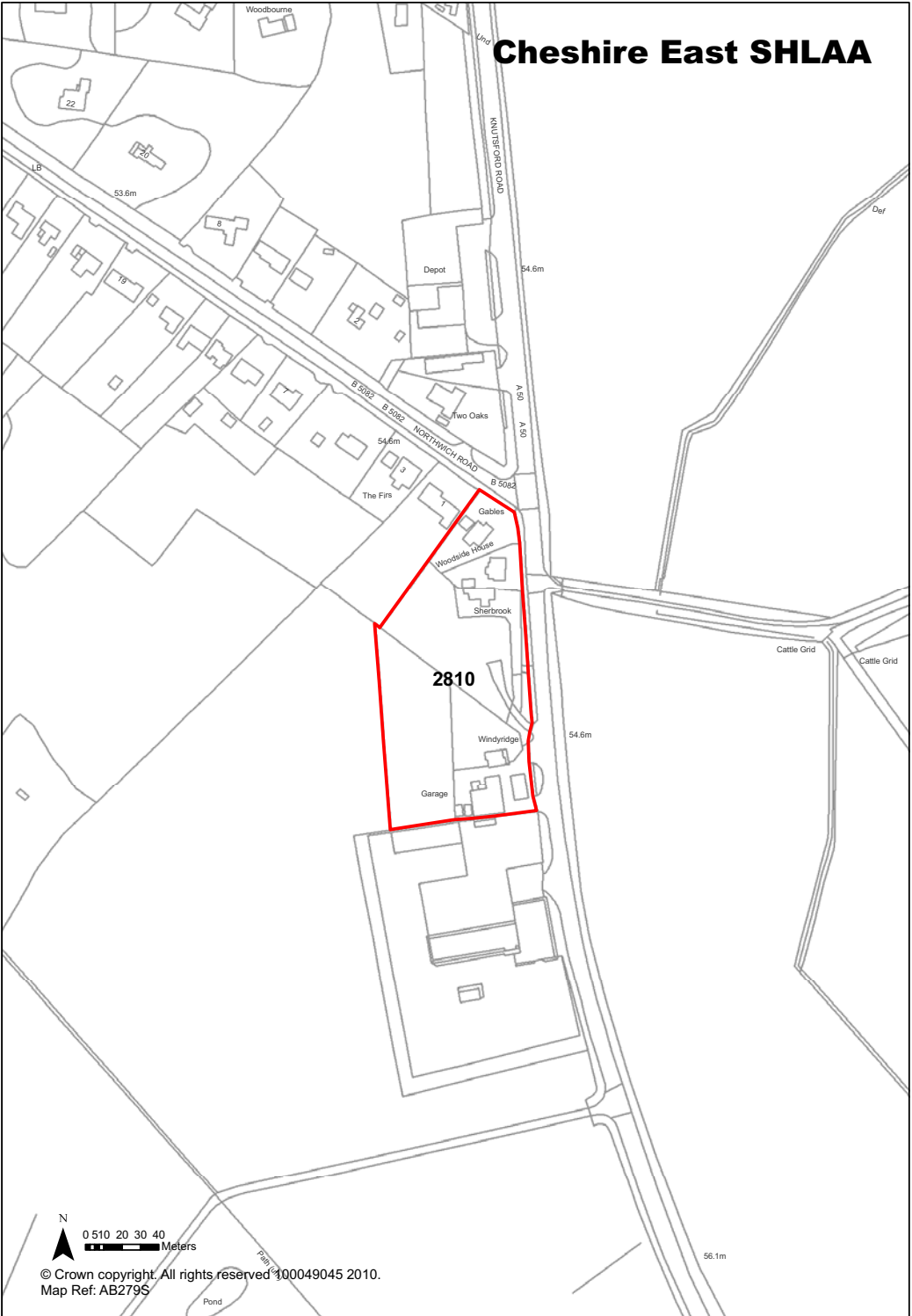
Site Address

LAND ADJOINING AUDLEY HOUSE,
CONGLETON ROAD SOUTH, CHURCH

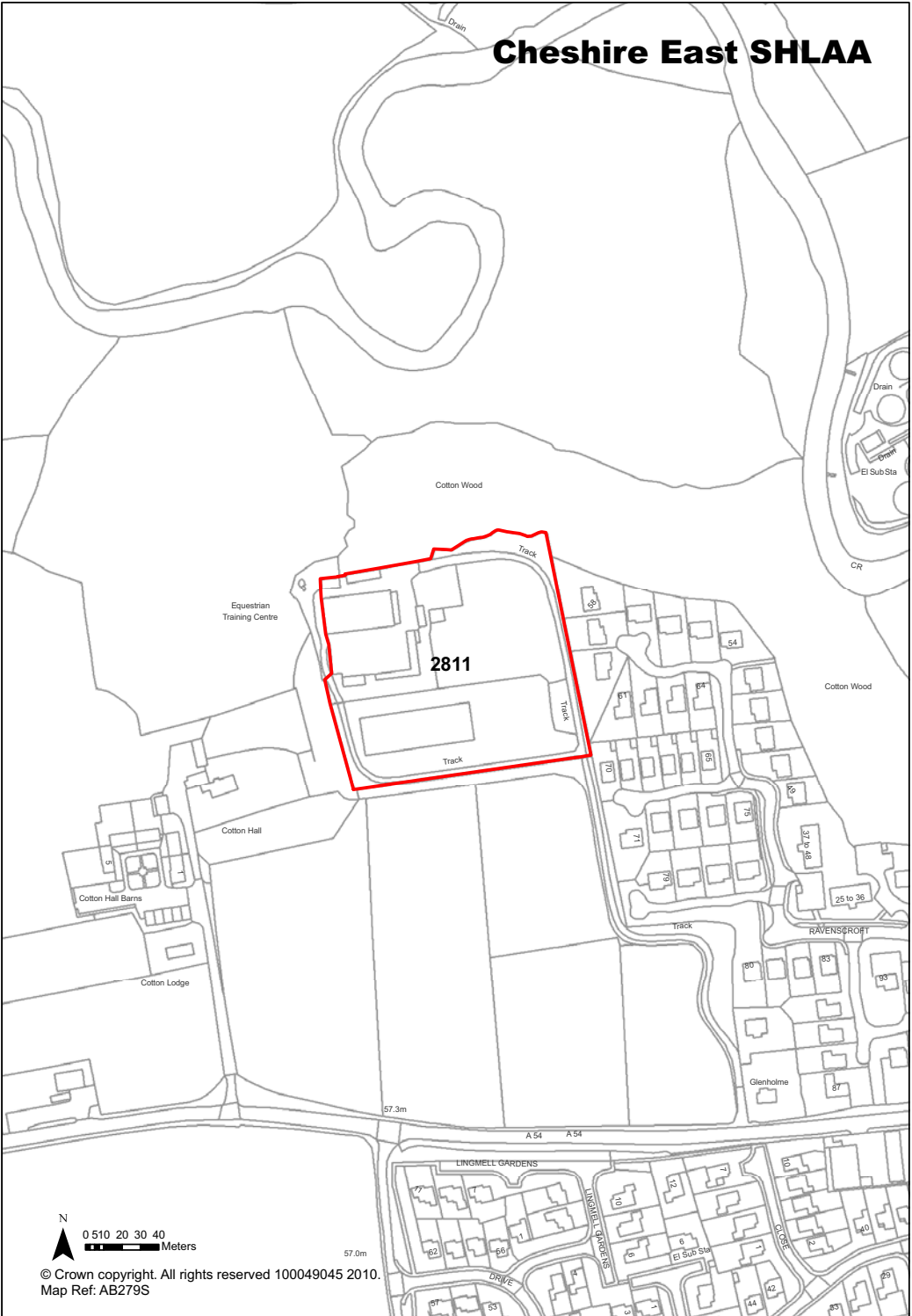
Town / Rural	Rural	Easting	382884	Northing	354831
Site Description	Vacant land	Site Size Net (Ha)	0.51		
Character of Area	Open countryside and residential.	Potential Capacity	16		
Surrounding Land Uses	Open countryside and residential.	Potential Net Capacity	16		
Physical Constraints	Site appears to slope up from the road. Land appears to be at a higher level than the road. Site appears generally flat, although currently covered in scrub. Overhead lines to the boundary.				
Policy Restrictions	Green Belt.	Potential Density	31.37		
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Determination of Capacity	Density multiplier		
Sustainability	Bus route on Congleton Road South				
Accessibility	Access to be discussed with Highways.	Total Completions	0		
Other Information	Agent for this site has suggested the allocation of this site for affordable housing.	Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Not Suitable				
Availability	Marginal / Uncertain	Current Year	0		
Achievability	Not Achievable	Years 1-5	0		
Deliverability	Not currently developable	Years 6-10	0		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:					



Ref	2810	Site Address	Land at junction of Northwich Road / Knutsford Road, Rudheath, Cranage	
Town / Rural	Rural	Easting	374591	Northing 369850
Site Description	UNUSED LAND AND EXISTING PROPERTIES	Site Size Net (Ha)	1.2	
Character of Area	Open countryside and residential.	Potential Capacity	36	
Surrounding Land Uses	Open countryside and residential.	Potential Net Capacity	36	
Physical Constraints	Trees on site. Hedge to some boundaries. Telephone lines overhead.	Potential Density	30	
Policy Restrictions	Open countryside. Jodrell Bank consultation zone.	Determination of Capacity	Density multiplier	
Managing Constraints	May be scope for limited frontage development if IBL were extended	Total Completions	0	
Sustainability	Site not considered sustainably located.	Losses Completed	0	
Accessibility	Access to be discussed with	Remaining Losses	0	
Other Information		Current Year	0	
Brownfield / Greenfield	Mixed	Years 1-5	0	
Suitability	Not Suitable	Years 6-10	0	
Availability	Marginal / Uncertain	Years 11-15	0	
Achievability	Not Achievable			
Deliverability	Not currently developable			
Development Progress	SHLAA Site			
Application Number:				



Ref	2811	Site Address	Cotton Equestrian Centre, Middlewich Road, Holmes Chapel			
Town / Rural	Holmes Chapel - Edge / Extension		Easting	374924	Northing	367430
Site Description	Equestrian centre.		Site Size Net (Ha)	1.58		
Character of Area	Open Countryside and residential.		Potential Capacity	48		
Surrounding Land Uses	Open Countryside and residential.		Potential Net Capacity	48		
Physical Constraints	Narrow access to the site. Buildings on site. Potential air quality issues.					
Policy Restrictions	Open Countryside. Jodrell Bank Consultation Zone.		Potential Density	30.38		
Managing Constraints	Air quality assessment may be required (size of development).		Determination of Capacity	Density multiplier		
Sustainability						
Accessibility	Access issues to be discussed with highways.		Total Completions	0		
Other Information			Losses Completed	0		
Brownfield / Greenfield	Mixed		Remaining Losses	0		
Suitability	Suitable - with policy change					
Availability	Available		Current Year	0		
Achievability	Achievable		Years 1-5	0		
Deliverability	Developable		Years 6-10	48		
Development Progress	SHLAA Site		Years 11-15	0		
Application Number:						

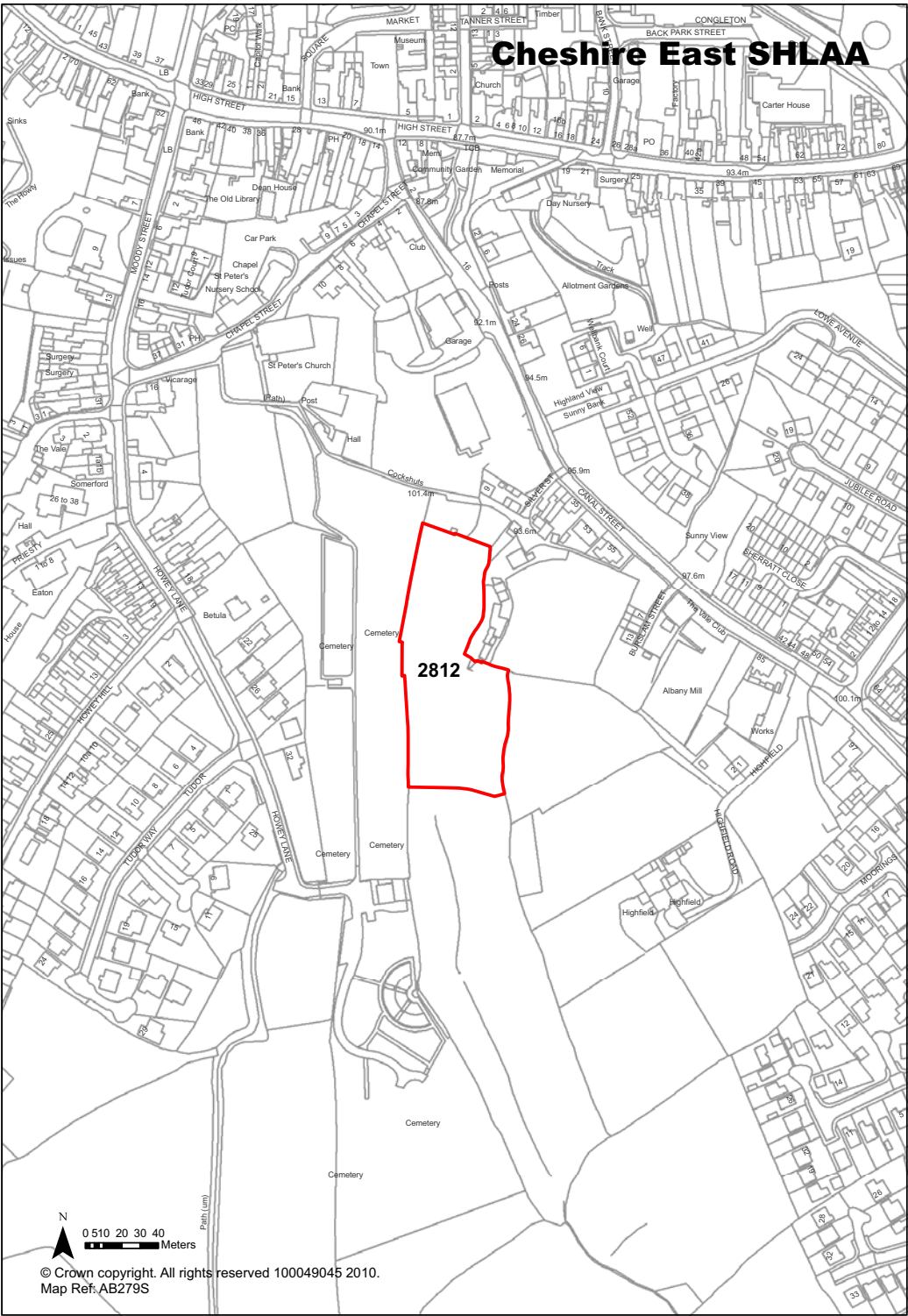


Ref 2812

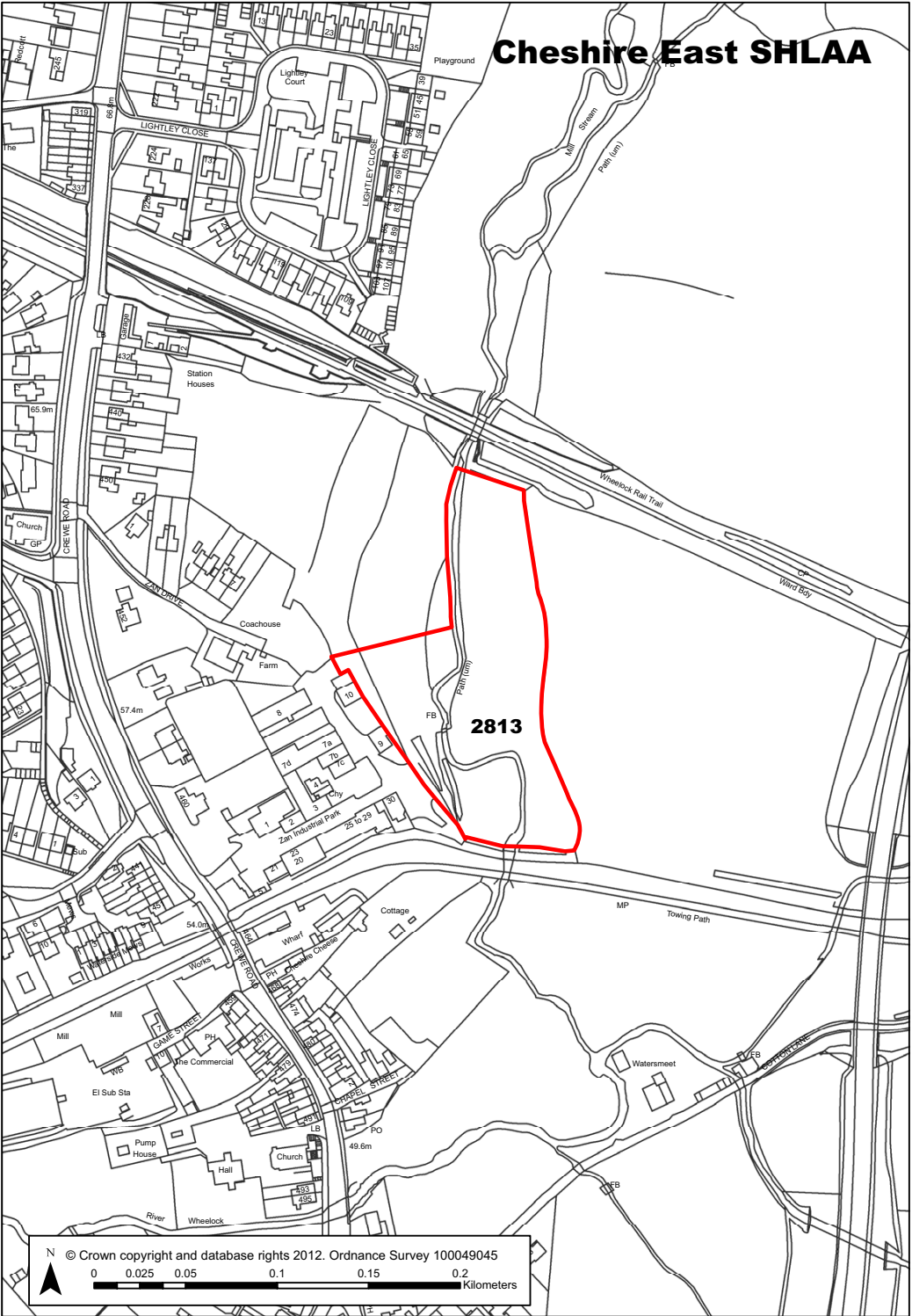
Site Address

Land adjacent to cemetery, Silver Street, Congleton

Town / Rural	Congleton	Easting	386084	Northing	362659
Site Description	Open land.	Site Size Net (Ha)	0.65		
Character of Area	Open space and cemetery	Potential Capacity	20		
Surrounding Land Uses	Cemetery, open space and open countryside	Potential Net Capacity	20		
Physical Constraints	Levels, power lines, trees, hedges and biodiversity, TPO's bordering site, access, watercourse. Potential air quality issues.				
Policy Restrictions	Within Congleton SZL.	Potential Density	30.77		
Managing Constraints	Air quality assessment may be required (proximity to AQMA or size of development).	Determination of Capacity	Density multiplier		
Sustainability	Site is considered sustainable. Close proximity to town centre.				
Accessibility	Access issues to be discussed with Highways.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Not Suitable	Current Year	0		
Availability	Marginal / Uncertain	Years 1-5	0		
Achievability	Not Achievable	Years 6-10	0		
Deliverability	Not currently developable	Years 11-15	0		
Development Progress	SHLAA Site				
Application Number:					



Ref	2813	Site Address	Land east of Zan Drive, Sandbach			
Town / Rural	Sandbach - Edge / Extension		Easting	375212	Northing	359371
Site Description	Woodland and open land.		Site Size Net (Ha)		1.38	
Character of Area	Open countryside.		Potential Capacity		60	
Surrounding Land Uses	Agricultural land except for the south west boundary which is Zan Industrial Estate.		Potential Net Capacity		60	
Physical Constraints	Site split by river running north to south, flood risk. Eastern half mainly flat with significant trees on extreme boundaries. Western side wooded and sloping upwards from river to Crewe Road. Vehicular access from Zan Drive, but no access to eastern half. Located directly on landfill.					
Policy Restrictions	Open countryside.		Potential Density		30.46	
Managing Constraints	Consultation with Contaminated Land Officer. Flood Risk Assessment. Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		Determination of Capacity		Density multiplier	
Sustainability	x					
Accessibility	Access issues to be discussed with Highways. Access to eastern half to be addressed.		Total Completions		0	
Other Information			Losses Completed		0	
Brownfield / Greenfield	Greenfield		Remaining Losses		0	
Suitability	Not Suitable					
Availability	Marginal / Uncertain		Current Year		0	
Achievability	Not Achievable		Years 1-5		0	
Deliverability	Not currently developable		Years 6-10		0	
Development Progress	SHLAA Site		Years 11-15		0	
Application Number:						



Ref

2814

Site Address

Land north of Cotton Farm, Middlewich Road, Holmes Chapel

Town / Rural

Rural

Easting

374342

Northing

367478

Site Description

Agricultural land.

Site Size Net (Ha)

9.06

Character of Area

Open Countryside.

Potential Capacity

272

Surrounding Land Uses

Open Countryside.

Potential Net Capacity

272

Physical Constraints

Site appears to slope steeply to the north to the river, north of site if flatter. Appears to be a pipeline to the western edge of site. Site adjacent to the motorway. Powerlines across site. Access to fishery across site. Couple of trees on site.

Policy Restrictions

Open countryside. Jodrell Bank consultation zone.

Potential Density

30.02

Managing Constraints

Air quality assessment may be required (size of development). Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.

Determination of Capacity

Density multiplier

Sustainability

Site is not considered sustainable.

Accessibility

Access to be discussed with Highways.

Total Completions

0

Other Information

Losses Completed

0

Brownfield / Greenfield

Greenfield

Remaining Losses

0

Suitability

Not Suitable

Availability

Marginal / Uncertain

Current Year

0

Achievability

Not Achievable

Years 1-5

0

Deliverability

Not currently developable

Years 6-10

0

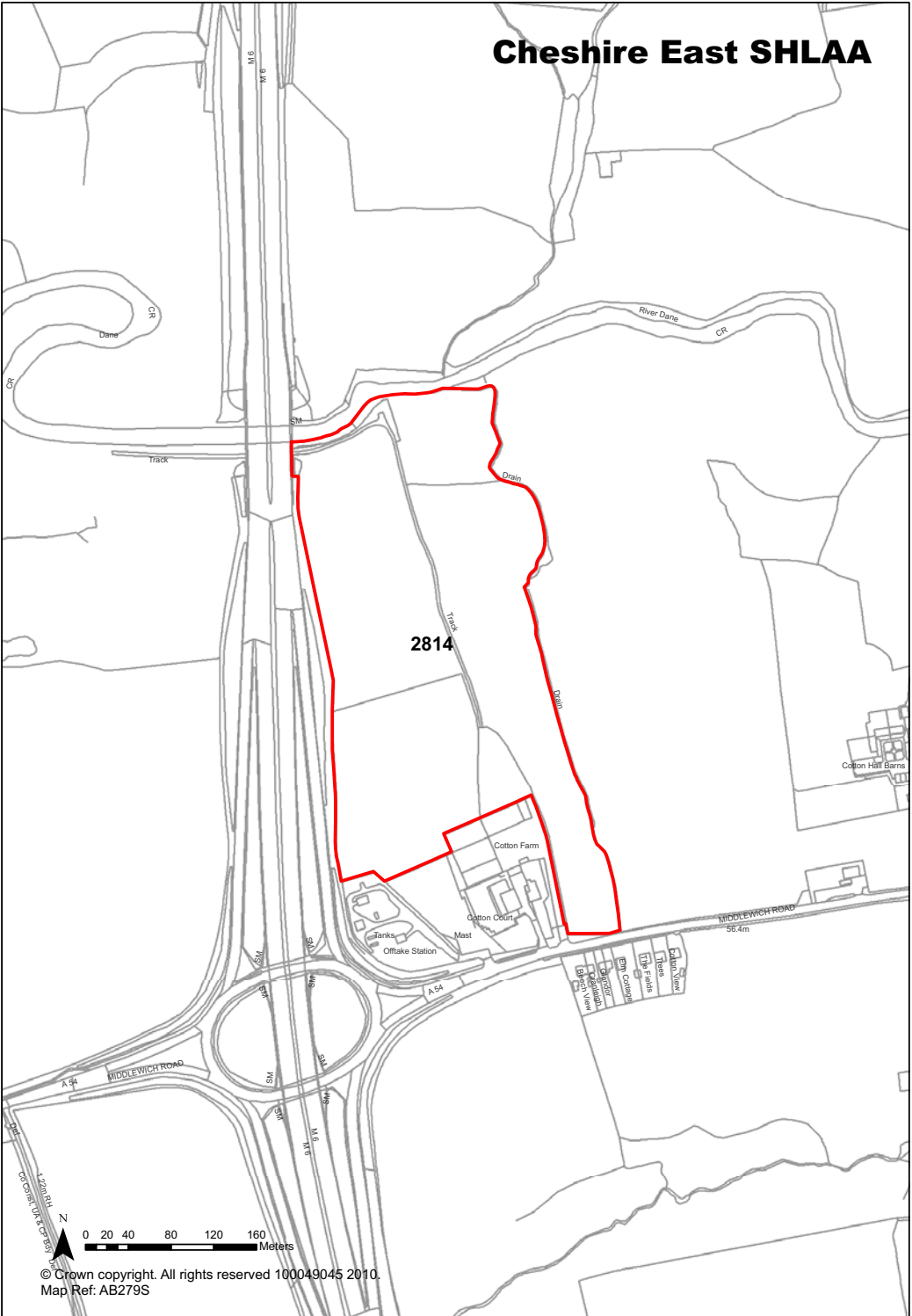
Development Progress

SHLAA Site

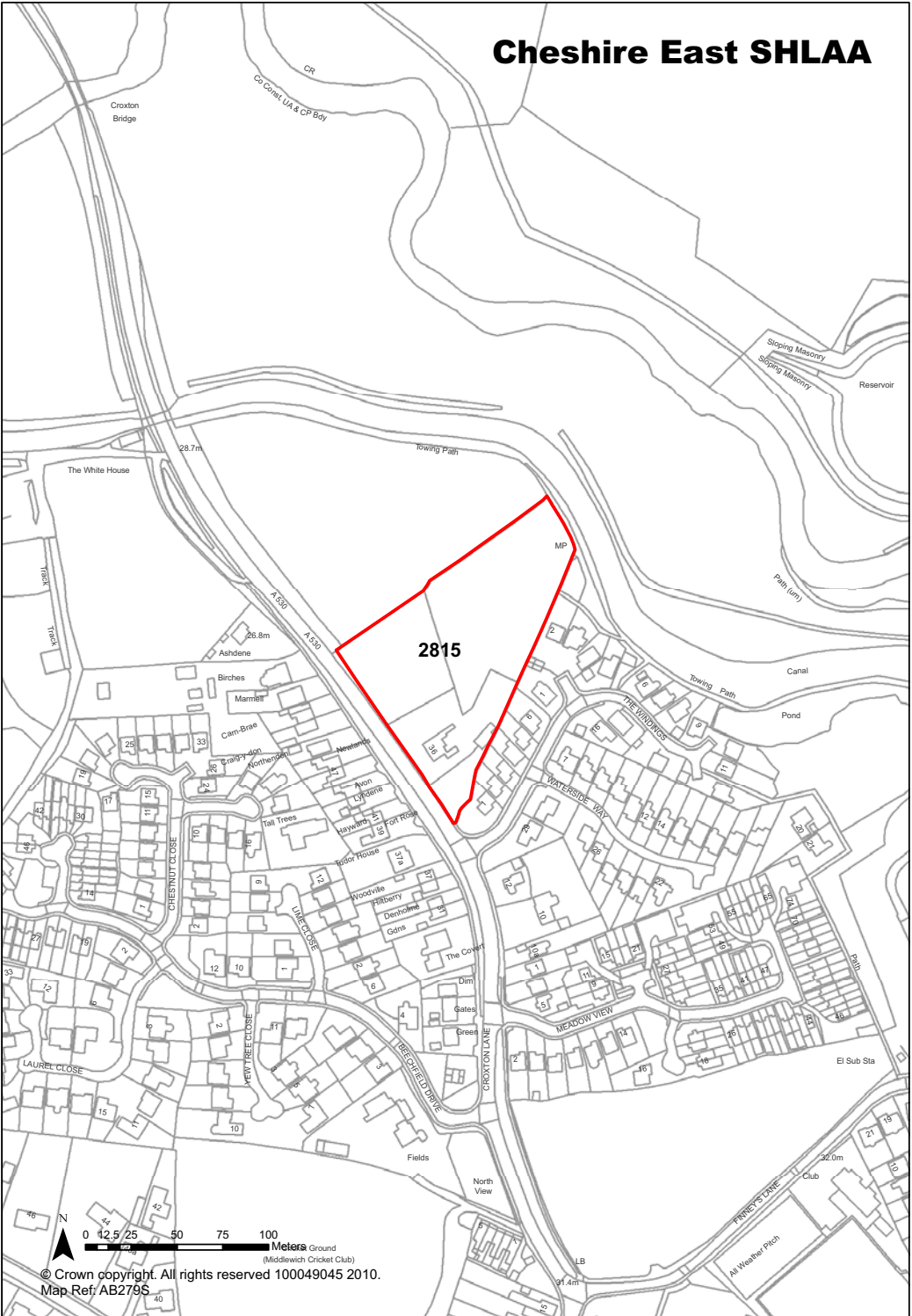
Years 11-15

0

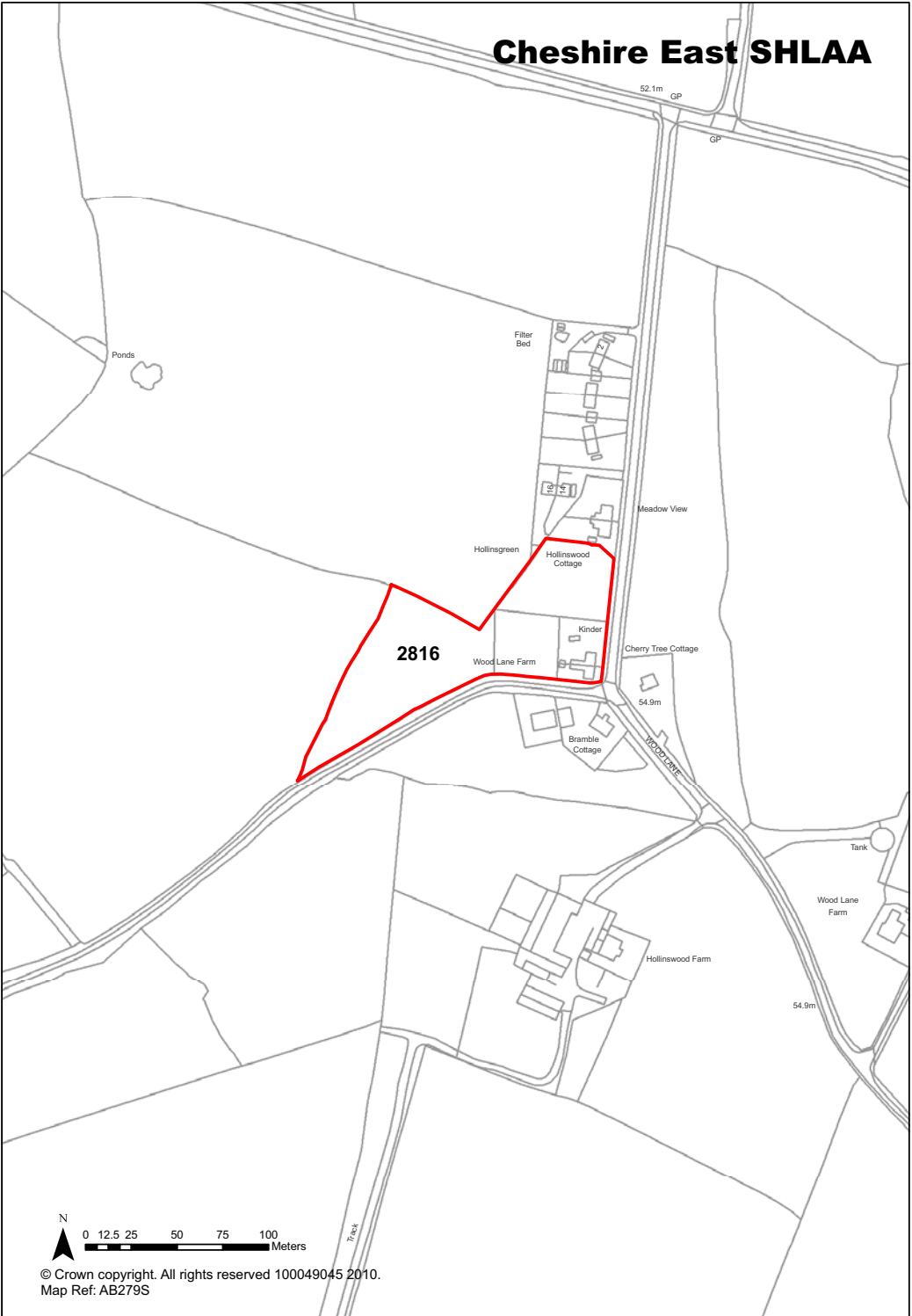
Application Number:



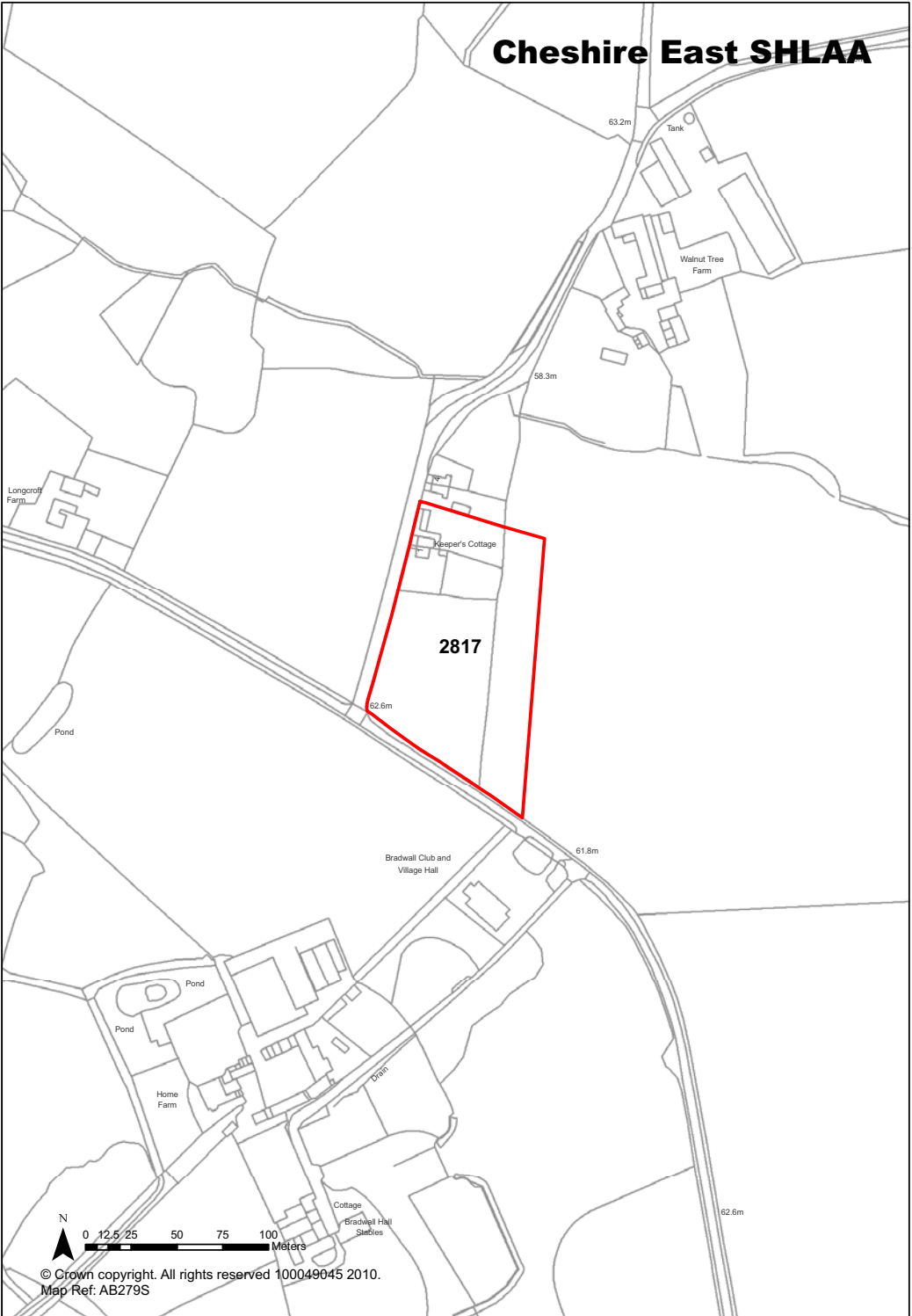
Town / Rural	Middlewich - Edge / Extension	Easting	369759	Northing	366995
Site Description	Residential, orchard and pastrure and.	Site Size Net (Ha)	1.03		
Character of Area	Residential to the south and west, open countryside to the north.	Potential Capacity	31		
Surrounding Land Uses	Mix of residential and Open Countryside	Potential Net Capacity	31		
Physical Constraints	TPO and hedges - biodiversity value, BWB Consultation zone, Open Countryside, brine, footpath through site, Flood Zone 2. Located within 250m of landfill.				
Policy Restrictions	Adjacent to the Canal Conservation Area. Within the Open Countryside.	Potential Density	30.1		
Managing Constraints	Consultation with Contaminated Land Officer. Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Determination of Capacity	Density multiplier		
Sustainability	x				
Accessibility	Access to be discussed with Highways.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Mixed	Remaining Losses	0		
Suitability	Suitable - with policy change	Current Year	0		
Availability	Marginal/uncertain	Years 1-5	0		
Achievability	Achievable	Years 6-10	31		
Deliverability	Developable	Years 11-15	0		
Development Progress	SHLAA Site				
Application Number:					



Ref	2816	Site Address	Land off Wood Lane, Hollinsgreen, Bradwall		
Town / Rural	Rural	Easting	373752	Northing	363596
Site Description	Agricultural land	Site Size Net (Ha)	0.88		
Character of Area	Open Countryside.	Potential Capacity	27		
Surrounding Land Uses	Open Countryside.	Potential Net Capacity	27		
Physical Constraints	Site includes housing. Trees on site. Hedge on boundary. Overhead lines to boundary. Site appears generally flat. Located on potential contaminated site.	Potential Density	30.68		
Policy Restrictions	Open Countryside. Jodrell Bank Consultation Zone.	Determination of Capacity	Density multiplier		
Managing Constraints	Consultation with Contaminated Land Officer.	Total Completions	0		
Sustainability	Site is not considered sustainable.	Losses Completed	0		
Accessibility	Access is problematic.	Remaining Losses	0		
Other Information		Current Year	0		
Brownfield / Greenfield	Greenfield	Years 1-5	0		
Suitability	Not Suitable	Years 6-10	0		
Availability	Marginal / Uncertain	Years 11-15	0		
Achievability	Not Achievable				
Deliverability	Not currently developable				
Development Progress	SHLAA Site				
Application Number:					



Ref	2817	Site Address	Land at junction of Walnut Tree Lane / Bradwall Road, Bradwall Green, Bradwall			
Town / Rural	Rural		Easting	375161	Northing	363492
Site Description	Agricultural land.			Site Size Net (Ha)	1.1	
Character of Area	Open Countryside.			Potential Capacity	33	
Surrounding Land Uses	Open Countryside.			Potential Net Capacity	33	
Physical Constraints	Site includes housing. Hedges on boundaries and included within site. Site appears generally flat. Trees on boundary.					
Policy Restrictions	Open countryside. Jodrell Bank Consultation Zone.			Potential Density	30	
Managing Constraints	Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.			Determination of Capacity	Density multiplier	
Sustainability	Site is not considered sustainable.					
Accessibility	Access to be discussed with Highways.			Total Completions	0	
Other Information				Losses Completed	0	
Brownfield / Greenfield	Greenfield			Remaining Losses	0	
Suitability	Not Suitable					
Availability	Marginal / Uncertain			Current Year	0	
Achievability	Not Achievable			Years 1-5	0	
Deliverability	Not currently developable			Years 6-10	0	
Development Progress	SHLAA Site			Years 11-15	0	
Application Number:						

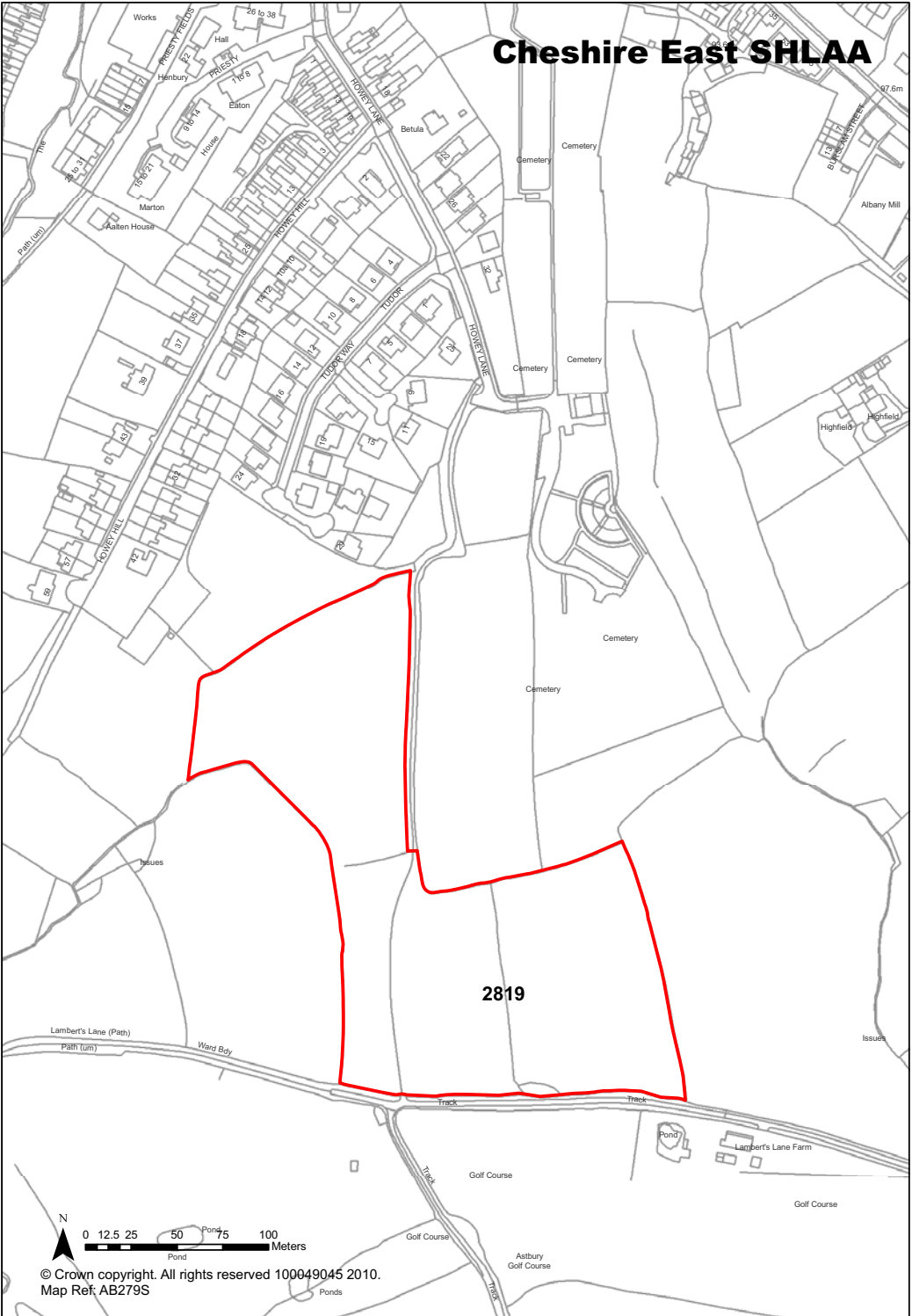


Ref2819

Site Address

Land off Howey Lane/Lamberts Lane, Congleton

Town / Rural	Congleton - Edge / Extension	Easting	385899	Northing	362262
Site Description	Agricultural land.	Site Size Net (Ha)	3.39		
Character of Area	Open Countryside	Potential Capacity	102		
Surrounding Land Uses	Agriculture, grazing, forestry	Potential Net Capacity	102		
Physical Constraints	Access, trees and hedges, Open Countryside, bridleway through site, localised drainage issue on bridleway. Potential air quality issues.				
Policy Restrictions	Open countryside.	Potential Density	30.09		
Managing Constraints	Air quality assessment may be required (proximity to AQMA or size of development). Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Determination of Capacity	Density multiplier		
Sustainability					
Accessibility	Access to be discussed with Highways, likely to be brought forward as part of a larger scheme.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Suitable - with policy change				
Availability	Available	Current Year	0		
Achievability	Achievable	Years 1-5	0		
Deliverability	Developable	Years 6-10	90		
Development Progress	SHLAA Site	Years 11-15	12		
Application Number:					



Ref

2821

Site Address

Land north of Sandbach Golf Course,
Elworth

Town / Rural

Sandbach - Edge / Extension

Easting

374689

Northing

361756

Site Description

Agricultural land.

Site Size Net (Ha)

6.42

Character of Area

Agricultural to the north and east,
residential to the west and golf course
to the south.

Potential Capacity

193

Surrounding Land Uses

Agricultural to the north and east,
residential to the west and golf course
to the south.

Potential Net
Capacity

193

Physical Constraints

Located directly on landfill. Potential
air quality issues.

Policy Restrictions

Open Countryside

Potential Density

30.06

Managing Constraints

Consultation with Contaminated Land
Officer. Air quality assessment may
be required (size of development).
Transport Assessment likely to be
required. Surface water runoff should
be calculated in accordance with
Environment Agency guidelines for
greenfield sites.

Determination of
Capacity

Density
multiplier

Sustainability

Access to Elworth Hall Primary School

Accessibility

Access to be discussed with Highways.

Total Completions

0

Other Information

Losses Completed

0

Brownfield / Greenfield

Greenfield

Remaining Losses

0

Suitability

Not Suitable

Availability

Available

Current Year

0

Achievability

Achievable

Years 1-5

0

Deliverability

Not currently developable

Years 6-10

0

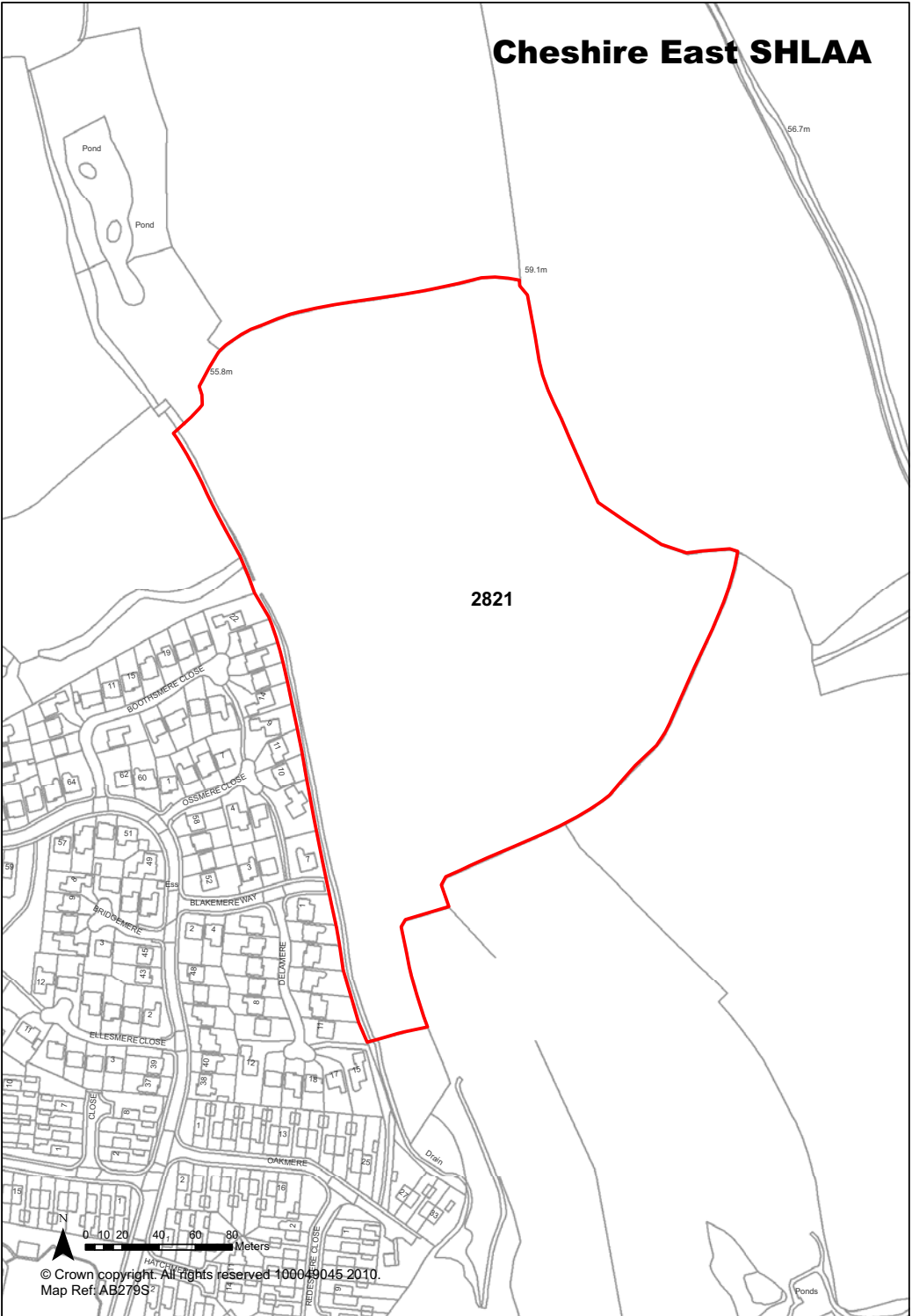
Development Progress

SHLAA Site

Years 11-15

0

Application Number:



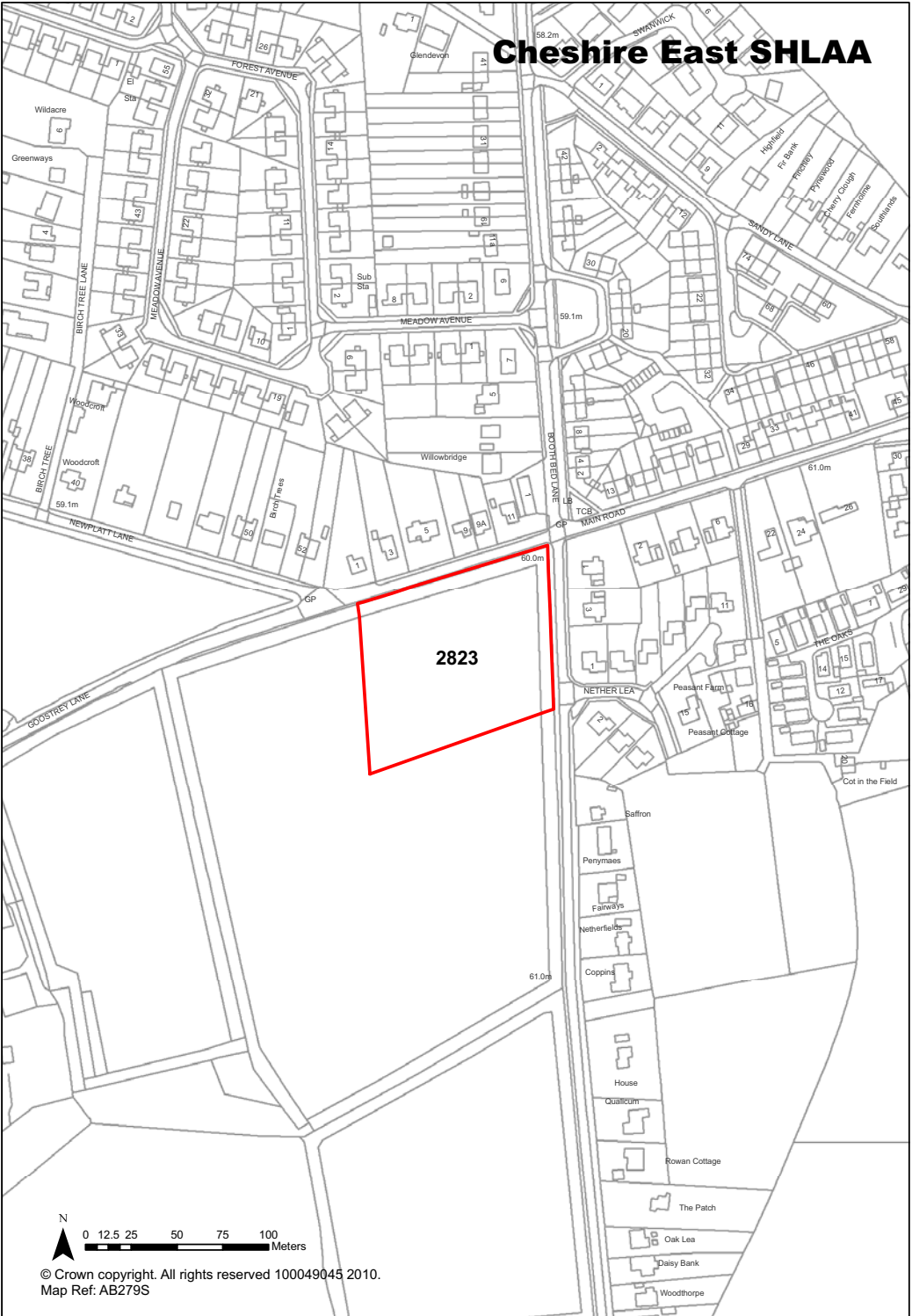
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2823

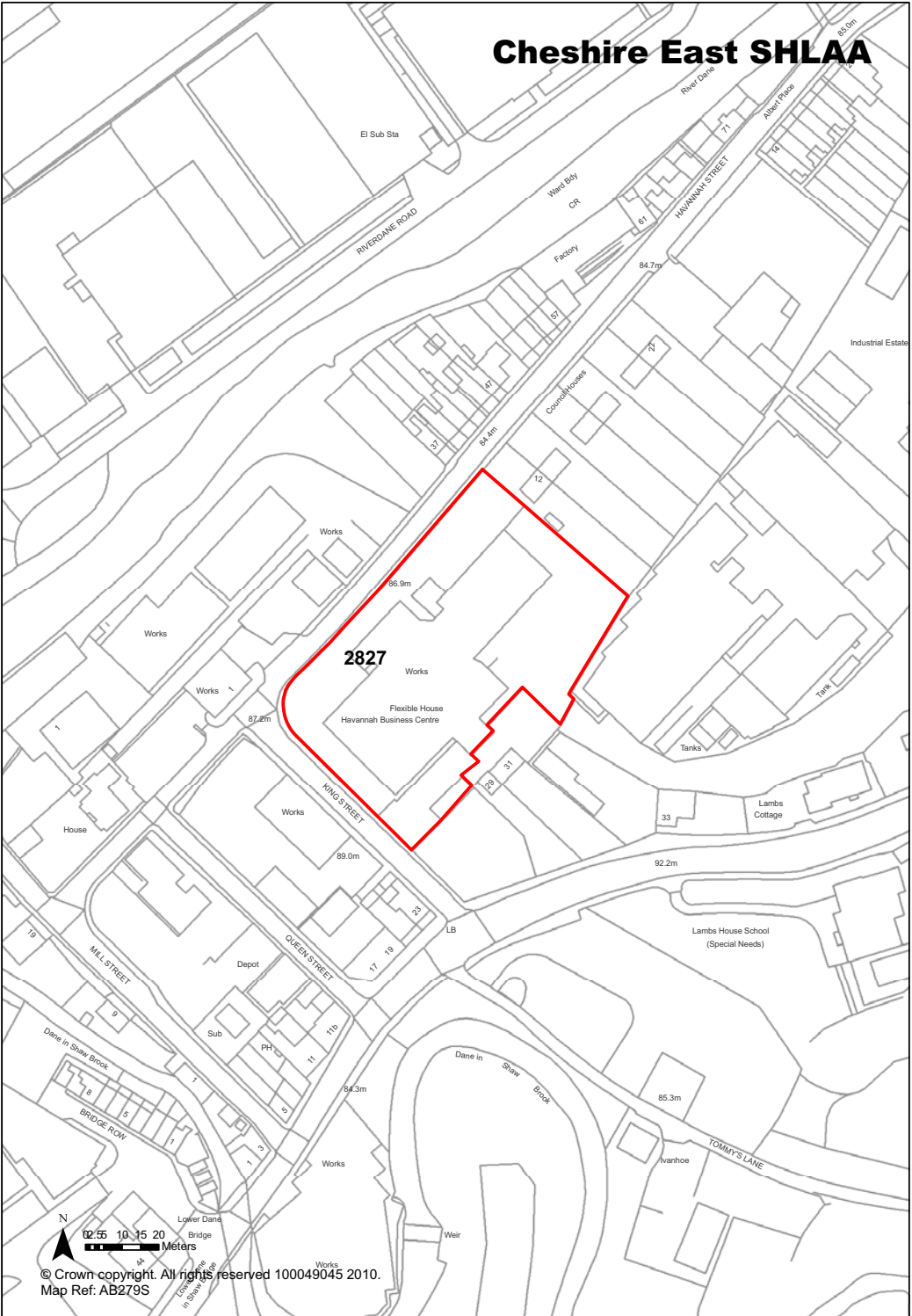
Site Address

The junction of Hermitage Lane / New Platt Lane, Goostrey

Town / Rural	Goostrey - Edge / Extension	Easting	376332	Northing	369876
Site Description	Agricultural land	Site Size Net (Ha)	0.94		
Character of Area	Open countryside and residential.	Potential Capacity	29		
Surrounding Land Uses	Open countryside and residential.	Potential Net Capacity	29		
Physical Constraints	Hedges and trees to boundary. Overhead telephone lines to boundary with road. Site appears generally falt.				
Policy Restrictions	Open countryside. Jodrell Bank consultation zone.	Potential Density	30.85		
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Determination of Capacity	Density multiplier		
Sustainability					
Accessibility	Access to be discussed with Highways.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Suitable - with policy change				
Availability	Marginal / Uncertain	Current Year	0		
Achievability	Not Achievable	Years 1-5	0		
Deliverability	Not currently developable	Years 6-10	0		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:					



Ref	2827	Site Address	Havannah Business Centre, 9 to 11 Havannah Street, Congleton	
Town / Rural	Congleton	Easting	386647	Northing 363651
Site Description	Storage facilities.	Site Size Net (Ha)	0.48	
Character of Area	Residential and commercial	Potential Capacity	15	
Surrounding Land Uses	Residential and commercial	Potential Net Capacity	15	
Physical Constraints	Site in use. Potential air quality issues.	Potential Density	31.25	
Policy Restrictions	Within Congleton SZL.	Determination of Capacity	Density multiplier	
Managing Constraints	Air quality assessment may be required (proximity to AQMA or size of development).			
Sustainability				
Accessibility	Access to be discussed with Highways.	Total Completions	0	
Other Information		Losses Completed	0	
Brownfield / Greenfield	Brownfield	Remaining Losses	0	
Suitability	Suitable			
Availability	Marginal / Uncertain	Current Year	0	
Achievability	Achievable	Years 1-5	0	
Deliverability	Developable	Years 6-10	15	
Development Progress	SHLAA Site	Years 11-15	0	
Application Number:				

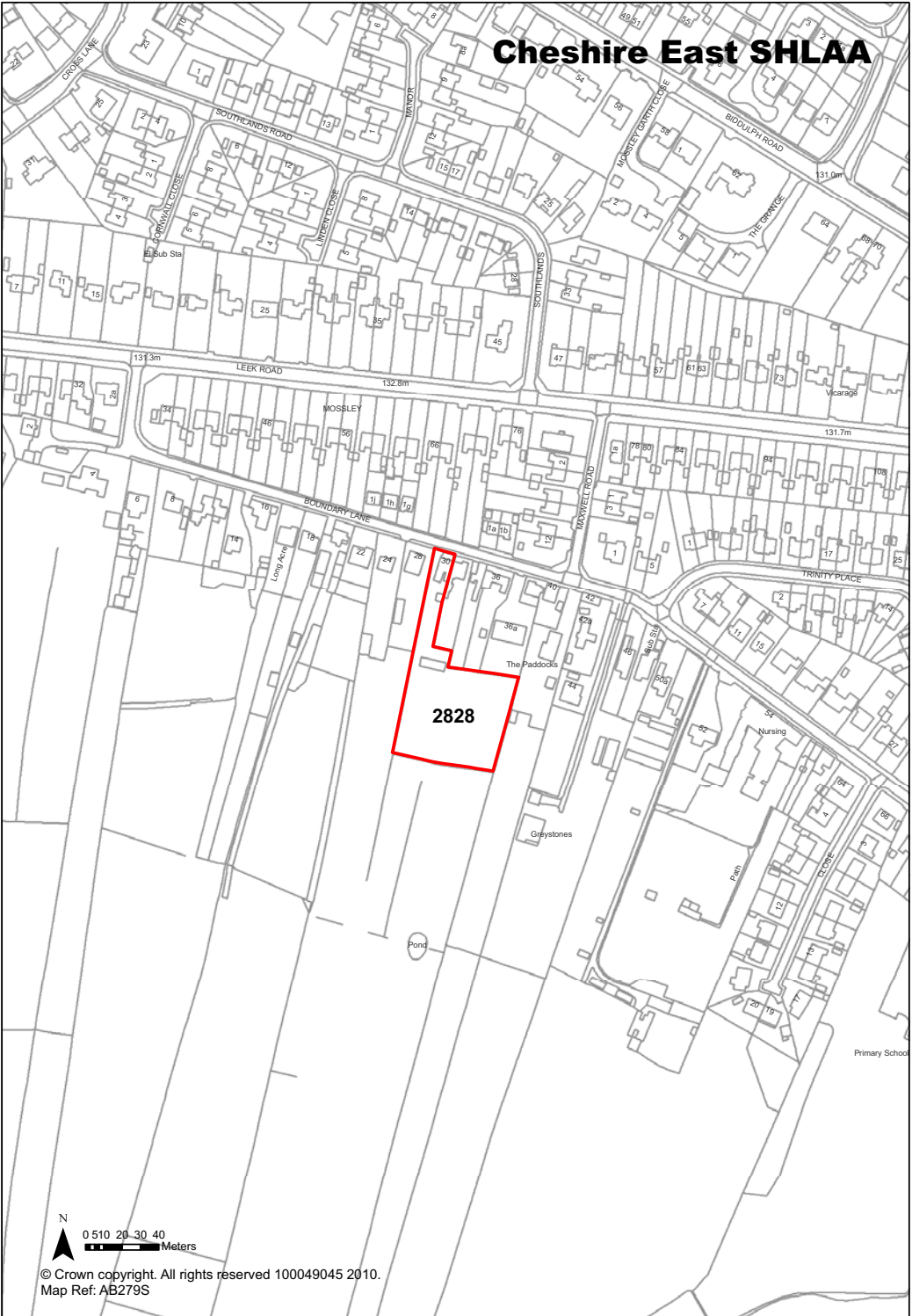


Ref2828

Site Address

Land at 30 Boundary Lane, Mossley, Congleton

Town / Rural	Congleton - Edge / Extension	Easting	387372	Northing	361725
Site Description	Dwelling, garden and horticultural area.	Site Size Net (Ha)	0.37		
Character of Area	Residential edge of settlement adjoins open countryside.	Potential Capacity	12		
Surrounding Land Uses	Residential to north, grazing/agriculture to south.	Potential Net Capacity	12		
Physical Constraints	Some trees and hedgerows, part of site within Green Belt. Located on potential contaminated site. Potential air quality issues.				
Policy Restrictions	Part of site in the Green Belt. Part within Congleton SZL.	Potential Density	32.43		
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (proximity to AQMA or size of development). Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Determination of Capacity	Density multiplier		
Sustainability					
Accessibility	Access to be discussed with Highways.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Mixed	Remaining Losses	0		
Suitability	Suitable - with policy change				
Availability	Marginal / Uncertain	Current Year	0		
Achievability	Achievable	Years 1-5	0		
Deliverability	Developable	Years 6-10	12		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:					



Ref	2829	Site Address	Land at Astbury Mere, Congleton		
Town / Rural	Congleton	Easting	384611	Northing	362233
Site Description	Vacant land and car parking area.		Site Size Net (Ha)	0.44	
Character of Area	Open Space and Water		Potential Capacity	14	
Surrounding Land Uses	Open Space and Water		Potential Net Capacity	14	
Physical Constraints	The Mere. The site is an area of Protected Open Space/Recreation facility. Located on potential contaminated site. Potential air quality issues.				
Policy Restrictions	Within Congleton SZL. Protected Open Space.		Potential Density	31.82	
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (proximity to AQMA or size of development).		Determination of Capacity	Density multiplier	
Sustainability	x				
Accessibility	Access to be discussed with Highways.		Total Completions	0	
Other Information			Losses Completed	0	
Brownfield / Greenfield	Greenfield		Remaining Losses	0	
Suitability	Not Suitable				
Availability	Marginal / Uncertain		Current Year	0	
Achievability	Achievable		Years 1-5	0	
Deliverability	Not currently developable		Years 6-10	0	
Development Progress	SHLAA Site		Years 11-15	0	
Application Number:					

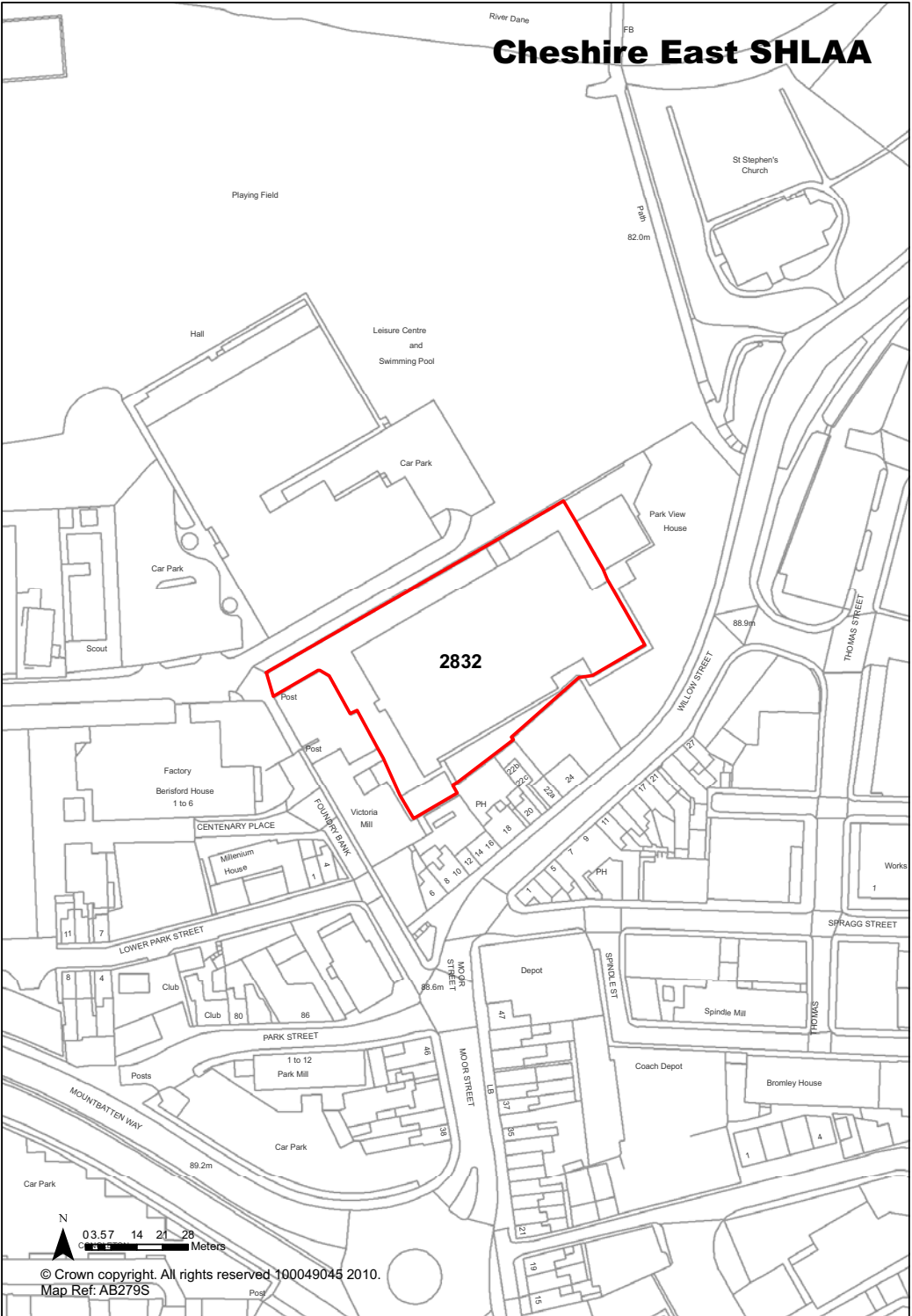


Ref2832

Site Address

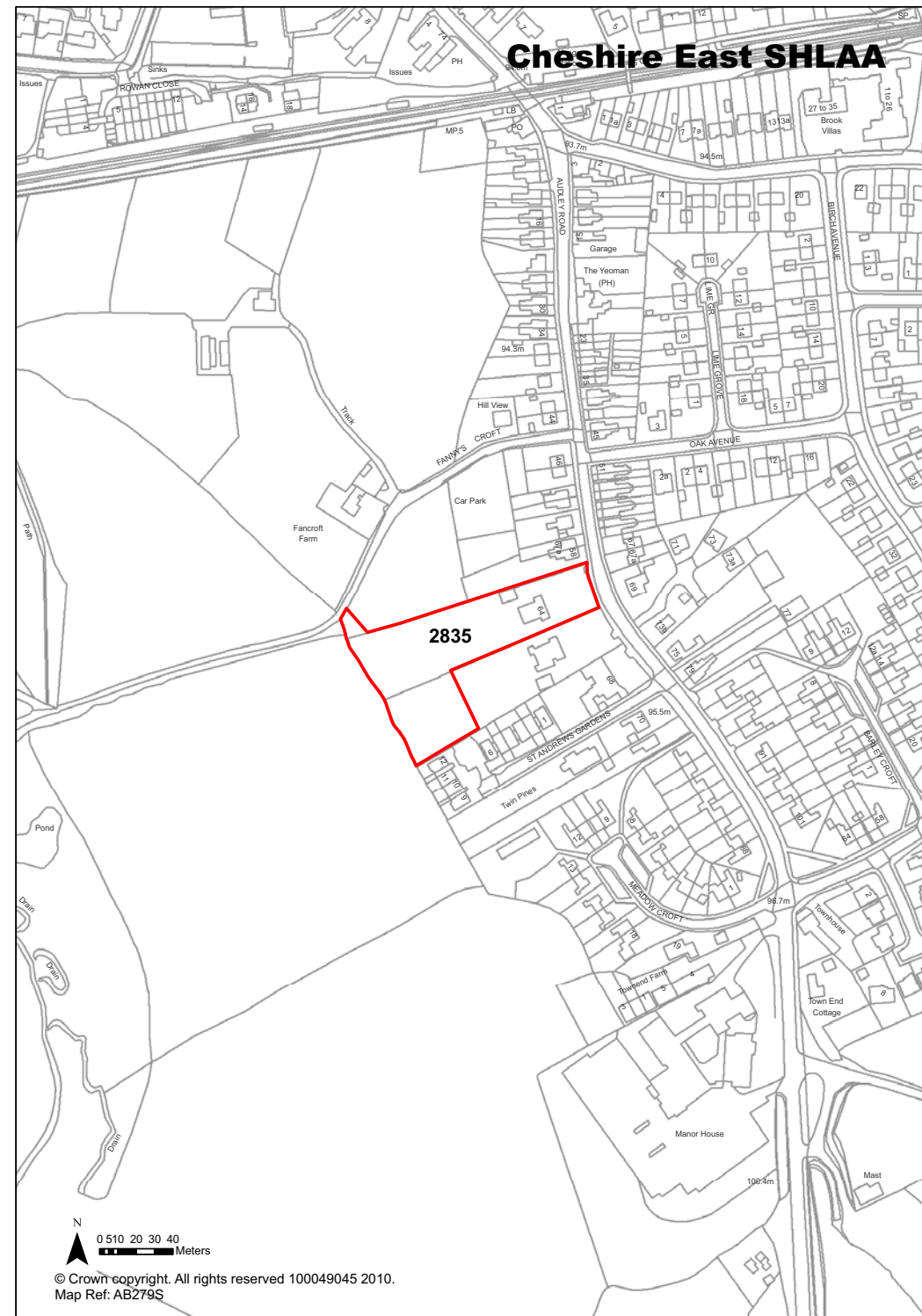
Land at Elizabeth Mill, Worrall Street, Congleton

Town / Rural	Congleton	Easting	386298	Northing	363085
Site Description	Existing employment development	Site Size Net (Ha)	0.39		
Character of Area	Generally industrial	Potential Capacity	12		
Surrounding Land Uses	Generally employment, some retail, office, residential.	Potential Net Capacity	12		
Physical Constraints	Possible contamination. Buildings require demolition. Access constrained serving several other commercial uses. Potential air quality issues.				
Policy Restrictions	Site is currently in use for employment purposes and the loss of employment land would be contrary to the policies in the adopted local plan. Within Congleton SZL. Within Congleton Town Centre.	Potential Density	30.77		
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (proximity to AQMA or size of development).	Determination of Capacity	Density multiplier		
Sustainability	Site is considered sustainable, within the town centre.				
Accessibility	Access to the site is also very poor and will need to be discussed with highways.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Brownfield	Remaining Losses	0		
Suitability	Not Suitable	Current Year	0		
Availability	Marginal / Uncertain	Years 1-5	0		
Achievability	Not Achievable	Years 6-10	0		
Deliverability	Not currently developable	Years 11-15	0		
Development Progress	SHLAA Site				
Application Number:					

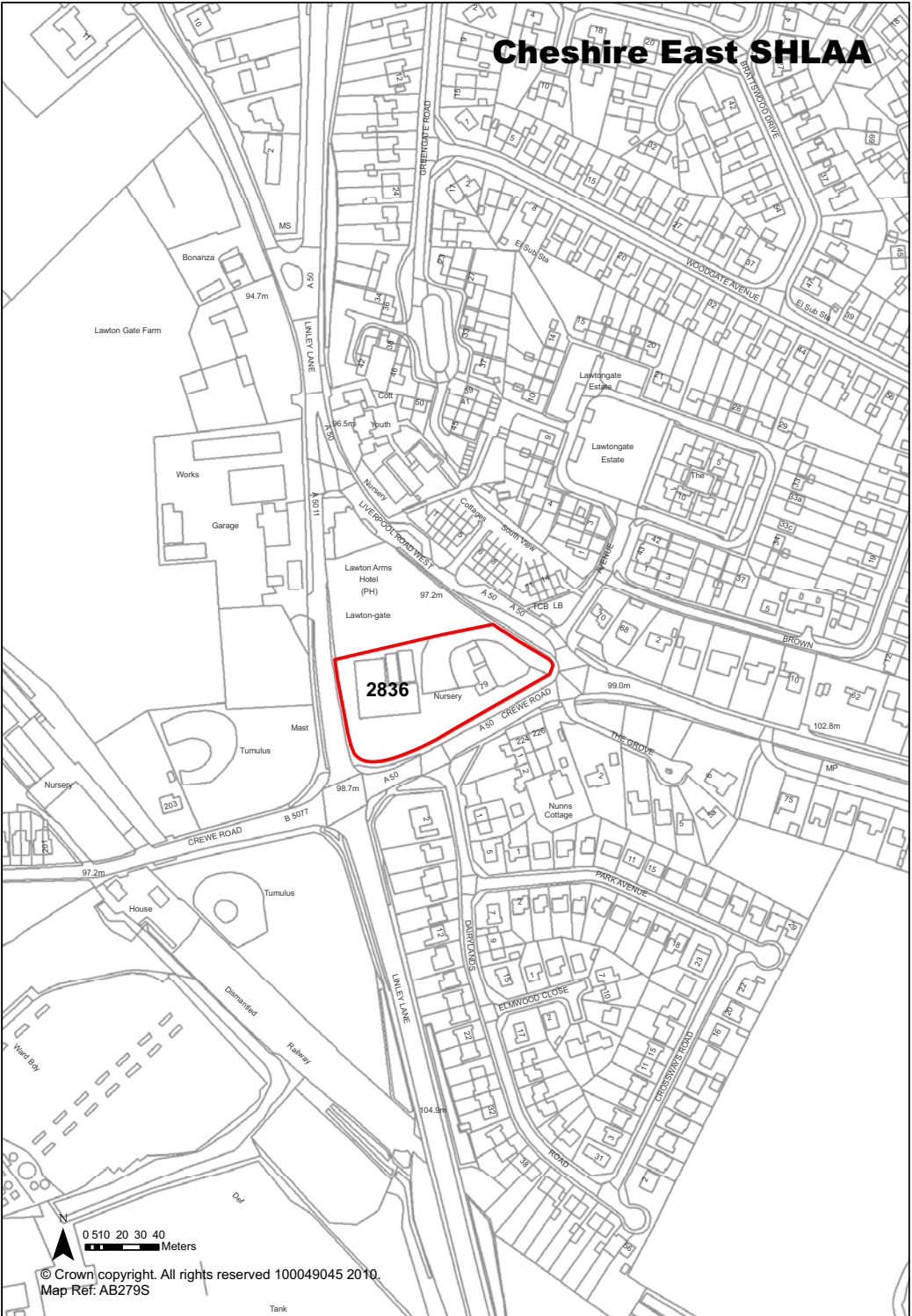


Ref	2835	Site Address	Land at 64 Audley Road, Alsager
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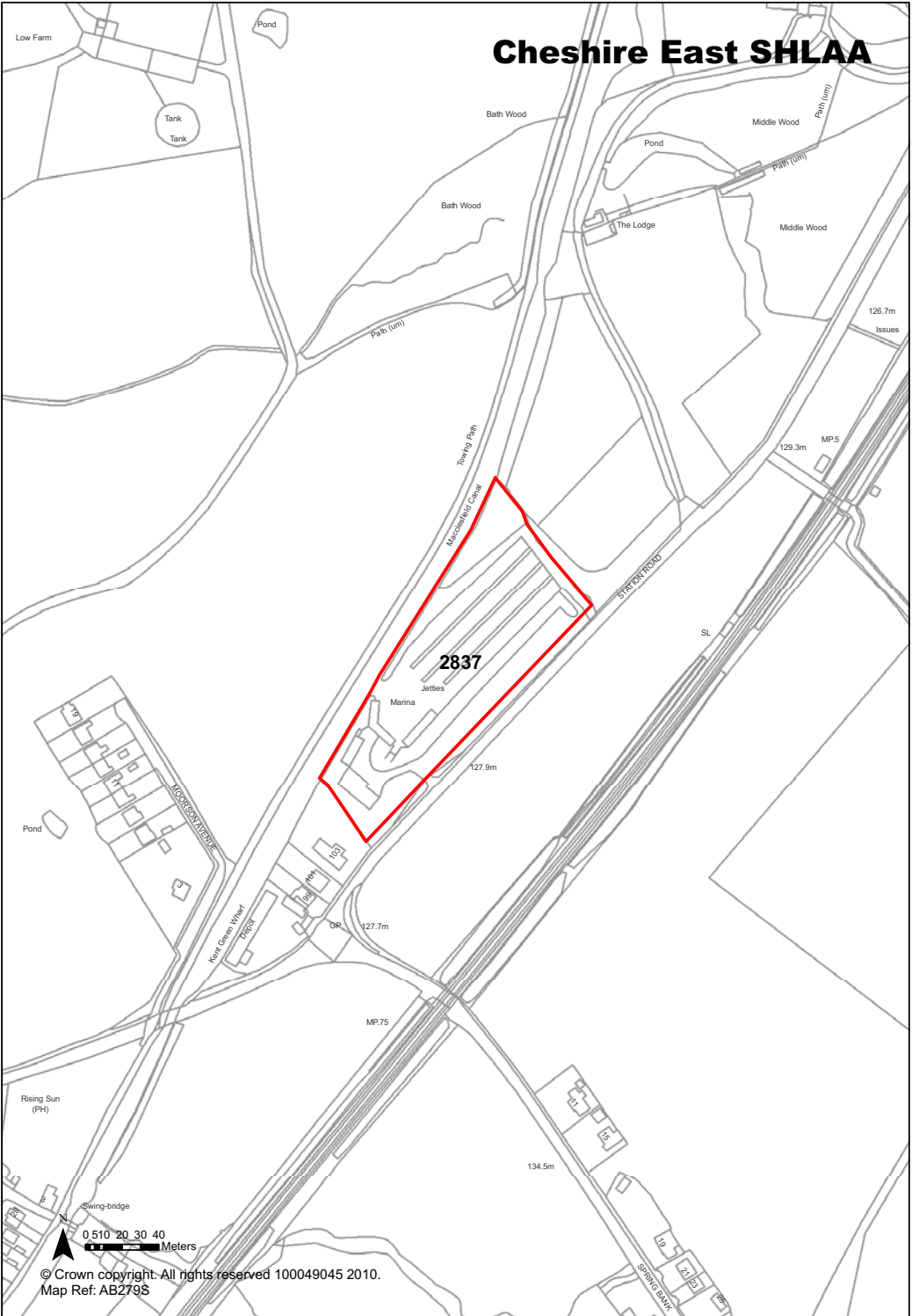
Town / Rural	Alsager - Edge / Extension	Easting	380012	Northing	354821
Site Description	Garden and Residential		Site Size Net (Ha)	0.54	
Character of Area	Residential and Open Countryside.		Potential Capacity	17	
Surrounding Land Uses	Residential and Open Countryside.		Potential Net Capacity	17	
Physical Constraints	Site appears generally flat, no obvious constraints. Located on potential contaminated land.				
Policy Restrictions	Part of site is within SZL for Alsager and part of site is within Green Belt (the part of the site which is likely to be developed is Green Belt).		Potential Density	31.48	
Managing Constraints	Consultation with Contaminated Land Officer. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		Determination of Capacity	Density multiplier	
Sustainability	x				
Accessibility	Access to be discussed with Highways.		Total Completions	0	
Other Information			Losses Completed	0	
Brownfield / Greenfield	Mixed		Remaining Losses	0	
Suitability	Suitable - with policy change				
Availability	Available/on market		Current Year	0	
Achievability	Achievable		Years 1-5	0	
Deliverability	Developable		Years 6-10	17	
Development Progress	SHLAA Site		Years 11-15	0	
Application Number:					



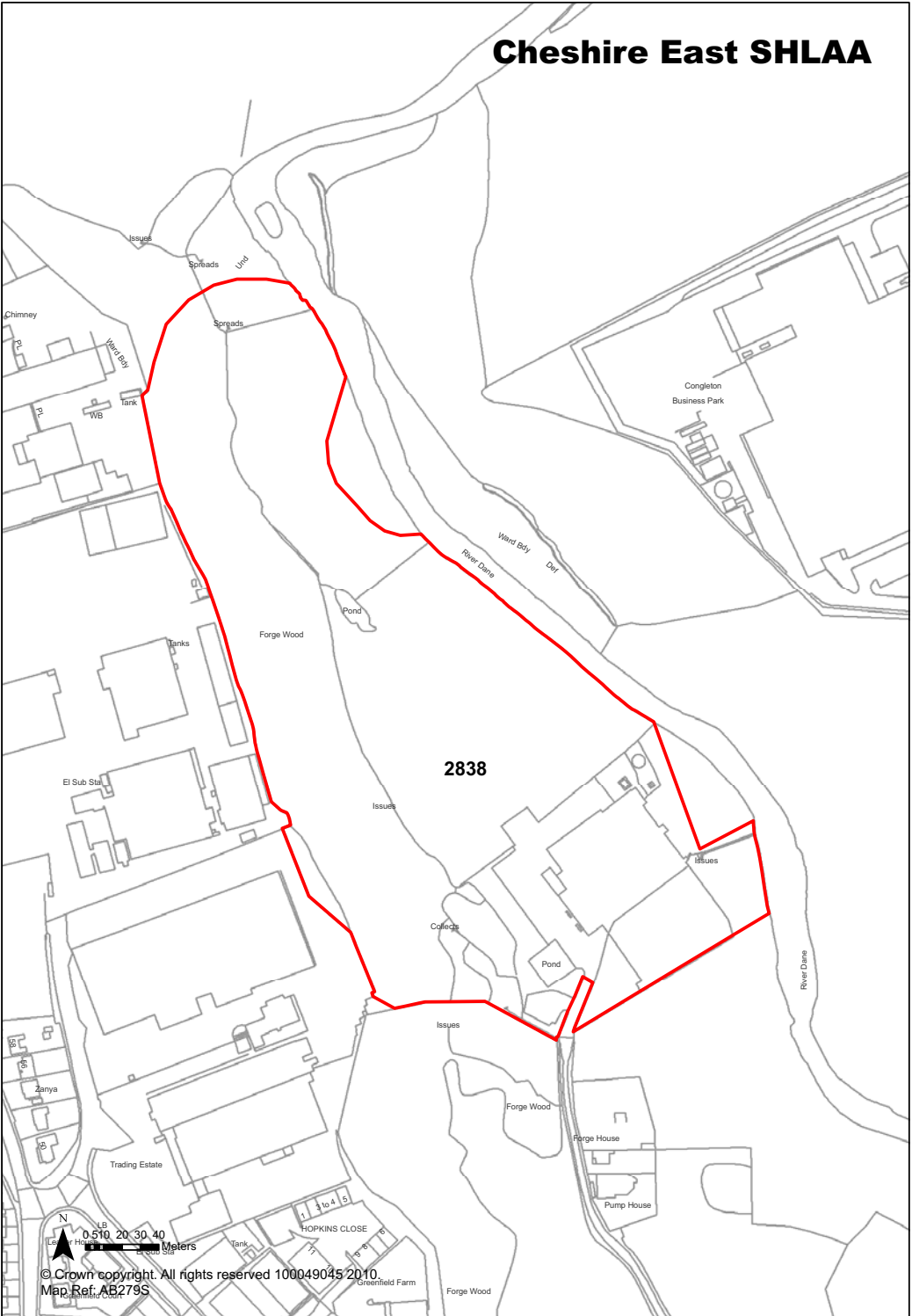
Ref	2836	Site Address	Greenacres Plant Nursery, Liverpool Road West, Church Lawton		
Town / Rural	Rural	Easting	380961	Northing	355853
Site Description	Horticultural Business.	Site Size Net (Ha)	0.53		
Character of Area	Residential and open countryside.	Potential Capacity	16		
Surrounding Land Uses	Residential and open countryside.	Potential Net Capacity	16		
Physical Constraints	House on site. Site appears generally flat. Nursery business on site. Some trees on site.	Potential Density	30.19		
Policy Restrictions	Green Belt.	Determination of Capacity	Density multiplier		
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Total Completions	0		
Sustainability		Losses Completed	0		
Accessibility	Access to be discussed with Highways.	Remaining Losses	0		
Other Information		Current Year	0		
Brownfield / Greenfield	Mixed	Years 1-5	0		
Suitability	Not Suitable	Years 6-10	0		
Availability	Marginal / Uncertain	Years 11-15	0		
Achievability	Not Achievable				
Deliverability	Not currently developable				
Development Progress	SHLAA Site				
Application Number:					



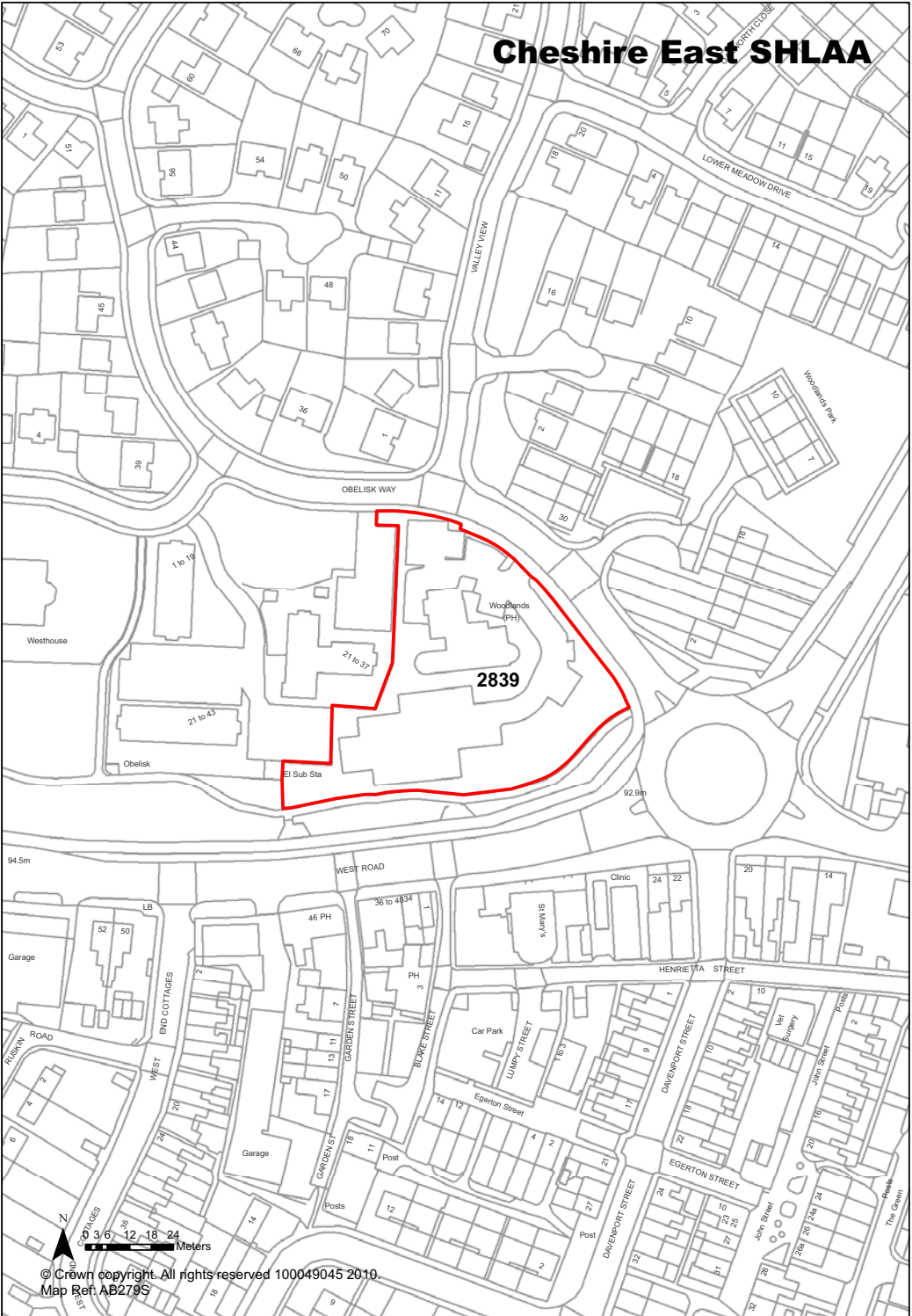
Ref	2837	Site Address	Land at Heritage Narrow Boats, Scholar Green	
Town / Rural	Rural	Easting	384075	Northing 357711
Site Description	Marina for Narrow boats.	Site Size Net (Ha)	1.11	
Character of Area	Open Countryside.	Potential Capacity	34	
Surrounding Land Uses	Open Countryside.	Potential Net Capacity	34	
Physical Constraints	Site is currently a marina for boats for hire / storage. There is an area of hardstanding for parking. Located on potential contaminated site.			
Policy Restrictions	Green Belt	Potential Density	30.63	
Managing Constraints	Consultation with Contaminated Land Officer.	Determination of Capacity	Density multiplier	
Sustainability				
Accessibility	Via Canal.	Total Completions	0	
Other Information		Losses Completed	0	
Brownfield / Greenfield	Brownfield	Remaining Losses	0	
Suitability	Not Suitable	Current Year	0	
Availability	Not Available	Years 1-5	0	
Achievability	Not Achievable	Years 6-10	0	
Deliverability	Not currently developable	Years 11-15	0	
Development Progress	SHLAA Site			
Application Number:				



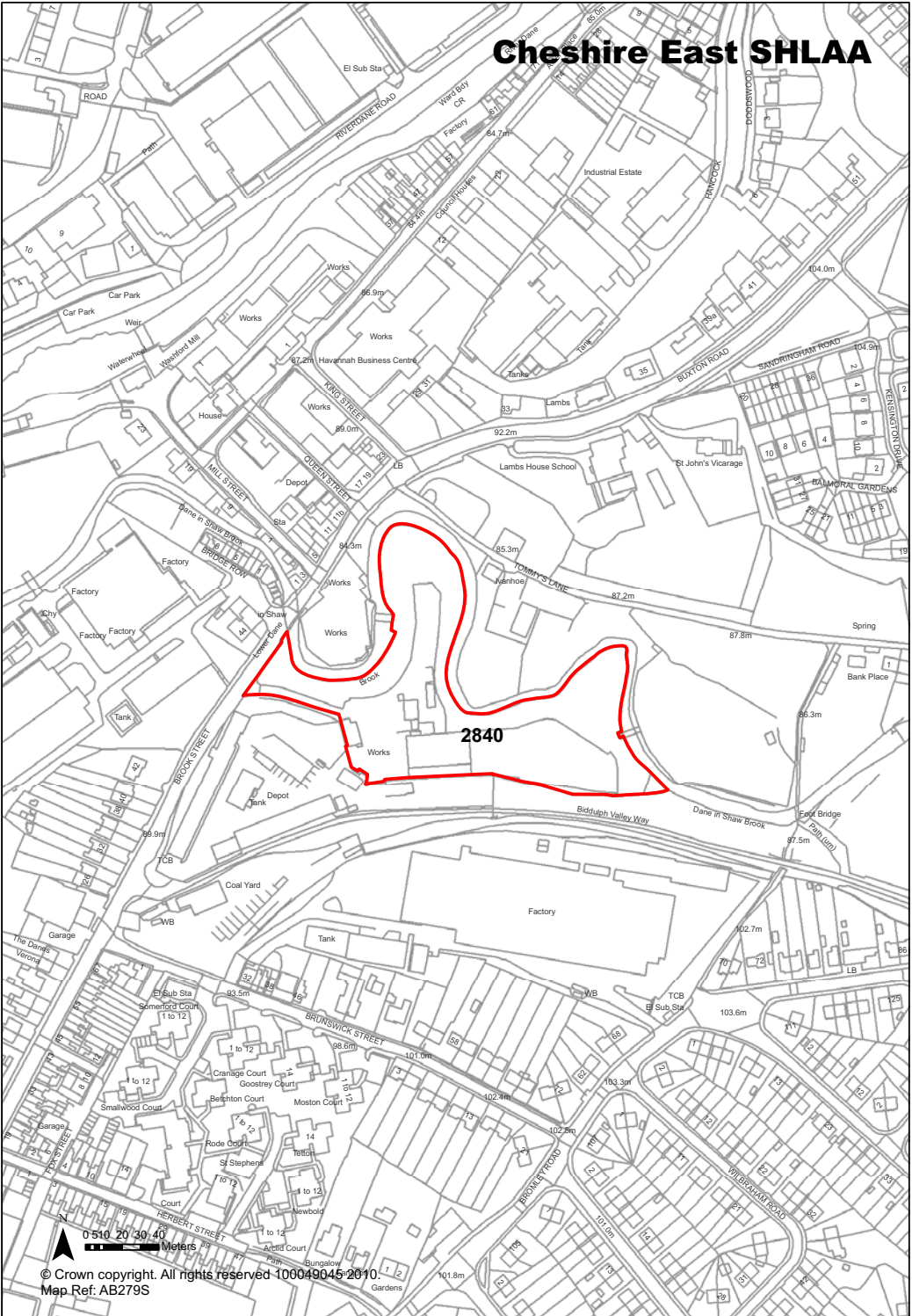
Ref	2838	Site Address	Land at Forge Mills, Forge Lane, Congleton		
Town / Rural	Congleton - Edge / Extension		Easting	384795	Northing 363696
Site Description	Commercial Buildings.		Site Size Net (Ha)	6.44	
Character of Area	Open countryside and commercial.		Potential Capacity	194	
Surrounding Land Uses	Open countryside and commercial.		Potential Net Capacity	194	
Physical Constraints	Site lies within the wildlife corridor and within Flood Zones 2 and 3. Part of the site is a Site of Biological Importance. Access is poor as two cars cannot pass. TPO. Located within 250m of landfill. Potential air quality issues.				
Policy Restrictions	Open countryside. Jodrell Bank consultation zone. Part of the site is within a flood risk zone. Part of the site is within an SBI.		Potential Density	30.12	
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (proximity to AQMA or size of development). Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		Determination of Capacity	Density multiplier	
Sustainability	x				
Accessibility	Access to be discussed with highways.		Total Completions	0	
Other Information			Losses Completed	0	
Brownfield / Greenfield	Mixed		Remaining Losses	0	
Suitability	Not Suitable				
Availability	Marginal / Uncertain		Current Year	0	
Achievability	Not Achievable		Years 1-5	0	
Deliverability	Not currently developable		Years 6-10	0	
Development Progress	SHLAA Site		Years 11-15	0	
Application Number:					



Ref	2839	Site Address	The Cheshire Tavern, West Road, Congleton		
Town / Rural	Congleton	Easting	385194	Northing	363122
Site Description	Public House	Site Size Net (Ha)	0.4		
Character of Area	Generally residential	Potential Capacity	12		
Surrounding Land Uses	Generally residential	Potential Net Capacity	12		
Physical Constraints	Listed building and TPO. Potential air quality issues.	Potential Density	30		
Policy Restrictions	Within Congleton SZL	Determination of Capacity	Density multiplier		
Managing Constraints	Air quality assessment may be required (proximity to AQMA or size of development).				
Sustainability	Site is considered sustainable.				
Accessibility	Access is possible	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Brownfield	Remaining Losses	0		
Suitability	Suitable				
Availability	Not Available	Current Year	0		
Achievability	Achievable	Years 1-5	0		
Deliverability	Not currently developable	Years 6-10	0		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:					



Ref	2840	Site Address	Barnetts (Buglawton) Blockworks, Brook Street, Congleton		
Town / Rural	Congleton	Easting	386693	Northing	363460
Site Description	Employment premises	Site Size Net (Ha)	1.25		
Character of Area	Generally commercial	Potential Capacity	38		
Surrounding Land Uses	Generally commercial	Potential Net Capacity	38		
Physical Constraints	Site lies within Flood Zones 2 and 3. Employment use currently remains on site. Located on potential contaminated site. Potential air quality issues.	Potential Density	30.4		
Policy Restrictions	Within Congleton SZL	Determination of Capacity	Density multiplier		
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (proximity to AQMA or size of development).	Total Completions	0		
Sustainability		Losses Completed	0		
Accessibility	Access to be discussed with highways	Remaining Losses	0		
Other Information	No evidence that owner wishes to develop.	Current Year	0		
Brownfield / Greenfield	Brownfield	Years 1-5	0		
Suitability	Not Suitable	Years 6-10	0		
Availability	Not Available	Years 11-15	0		
Achievability	Not Achievable				
Deliverability	Not currently developable				
Development Progress	SHLAA Site				
Application Number:					



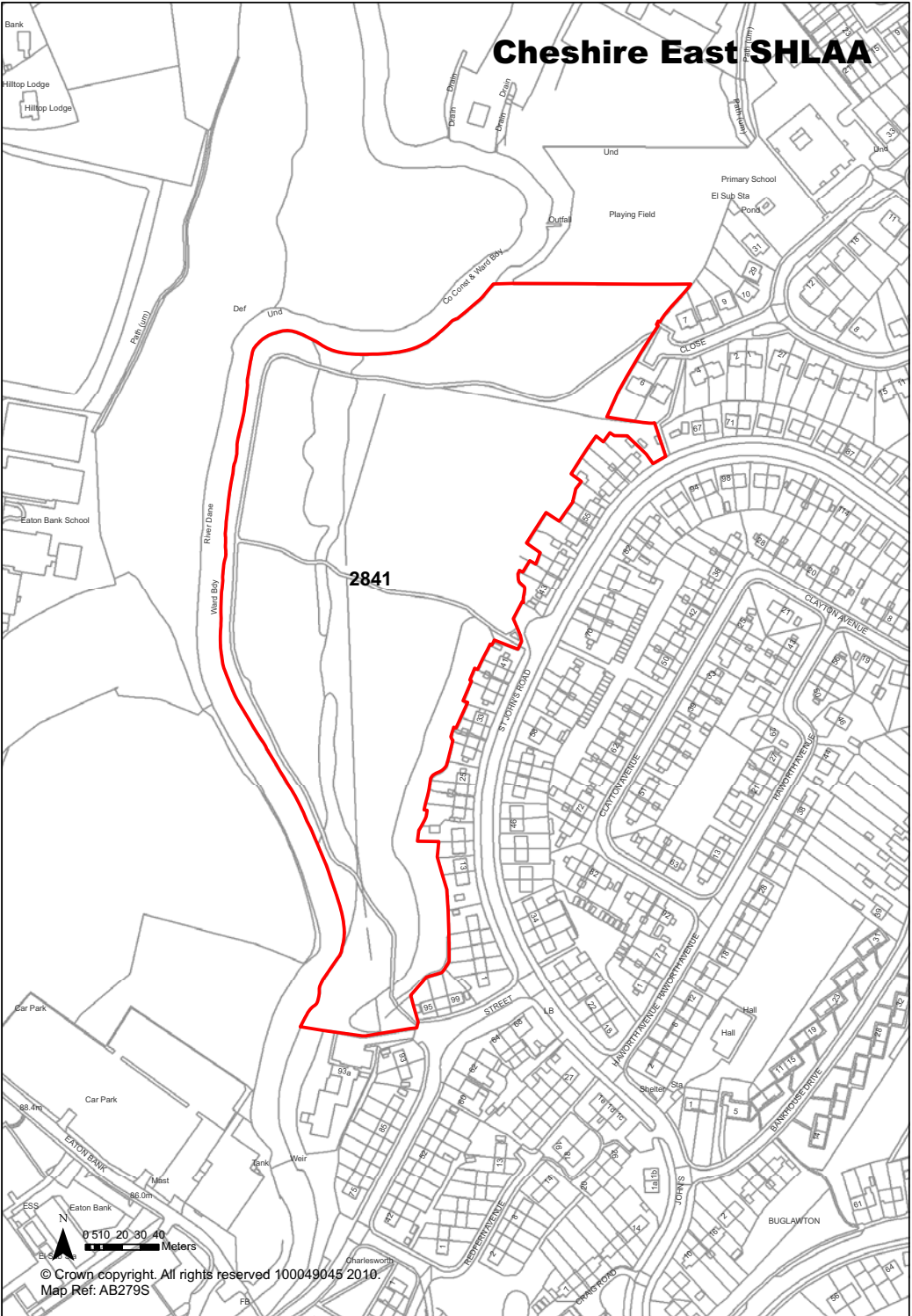
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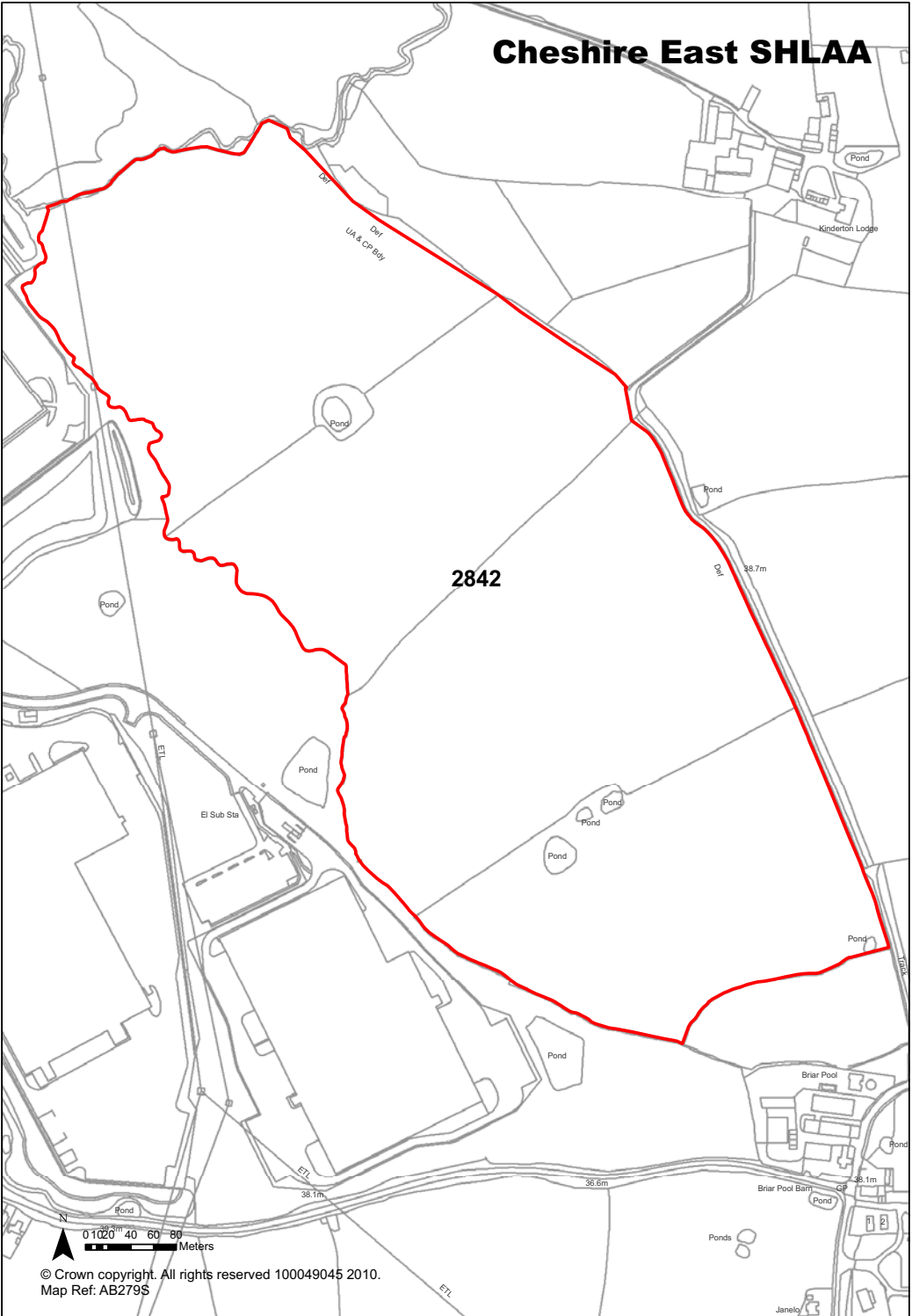
Site Address

Playing Fields, St John's Road,
Congleton

Town / Rural	Congleton - Edge / Extension	Easting	386836	Northing	364237
Site Description	Playing Fields		Site Size Net (Ha)	5.11	
Character of Area	Generally residential.		Potential Capacity	154	
Surrounding Land Uses	Generally residential and borders the River Dane		Potential Net Capacity	154	
Physical Constraints	The site lies within Flood Zones 2 and 3, partially within a Site of Biological Importance and wildlife corridor. It is an area of Protected Open Space/Recreation facility. Potential air quality issues.				
Policy Restrictions	Open countryside. Part of the site within an SBI. Part of the site within a flood risk area. Area of Protected Open Space.		Potential Density	30.14	
Managing Constraints	Air quality assessment may be required (proximity to AQMA or size of development). Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		Determination of Capacity	Density multiplier	
Sustainability	Site is not considered sustainable.				
Accessibility	Access to be discussed with Highways.		Total Completions	0	
Other Information			Losses Completed	0	
Brownfield / Greenfield	Greenfield		Remaining Losses	0	
Suitability	Not Suitable				
Availability	Not Available		Current Year	0	
Achievability	Not Achievable		Years 1-5	0	
Deliverability	Not currently developable		Years 6-10	0	
Development Progress	SHLAA Site		Years 11-15	0	
Application Number:					



Ref	2842	Site Address	Land East of Kinderton Lodge, Middlewich		
Town / Rural	Middlewich - Edge / Extension	Easting	372069	Northing	365676
Site Description	Agricultural land	Site Size Net (Ha)	30		
Character of Area	Mainly open countryside, however the Midpoint 18 employment estate adjoins to the west. Located on potential contaminated site.	Potential Capacity	900		
Surrounding Land Uses	Two large storage and distribution warehouses adjoin the site	Potential Net Capacity	900		
Physical Constraints	Access, biodiversity value (trees, hedges, ponds, protected species), Jodrell Bank Consultation Zone, potential flood risk, landscape impact, brine subsidence, overhead power lines. Potnetial air quality issues.				
Policy Restrictions	Open countryside. Jodrell Bank consultation zone. Small part of the site to the north in a flood risk area.	Potential Density	30		
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Flood risk assessment. Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Determination of Capacity	Density multiplier		
Sustainability	Site is not considered sustainable.				
Accessibility	Access to be discussed with highways.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Not Suitable				
Availability	Marginal / Uncertain	Current Year	0		
Achievability	Not Achievable	Years 1-5	0		
Deliverability	Not currently developable	Years 6-10	0		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:					



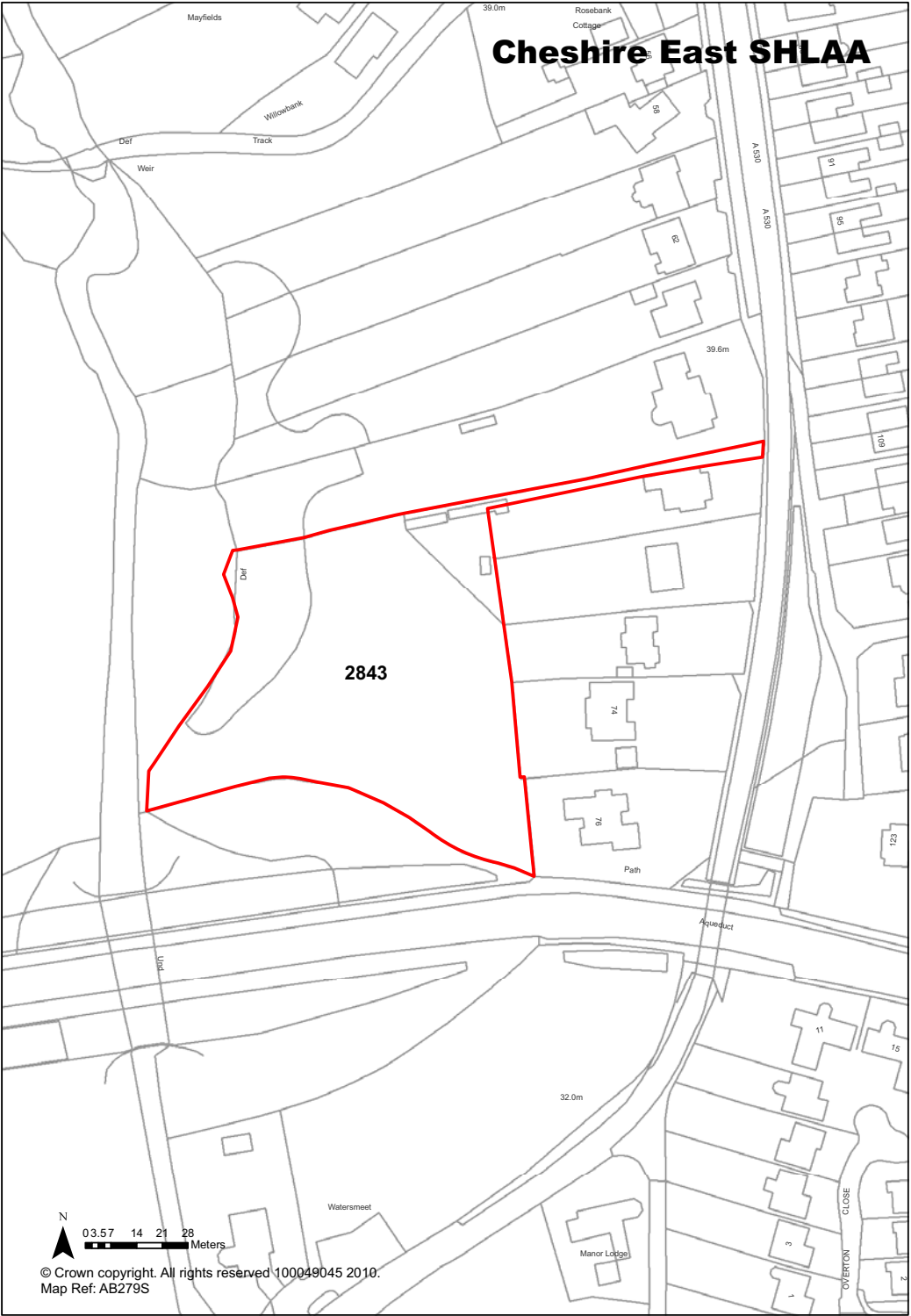
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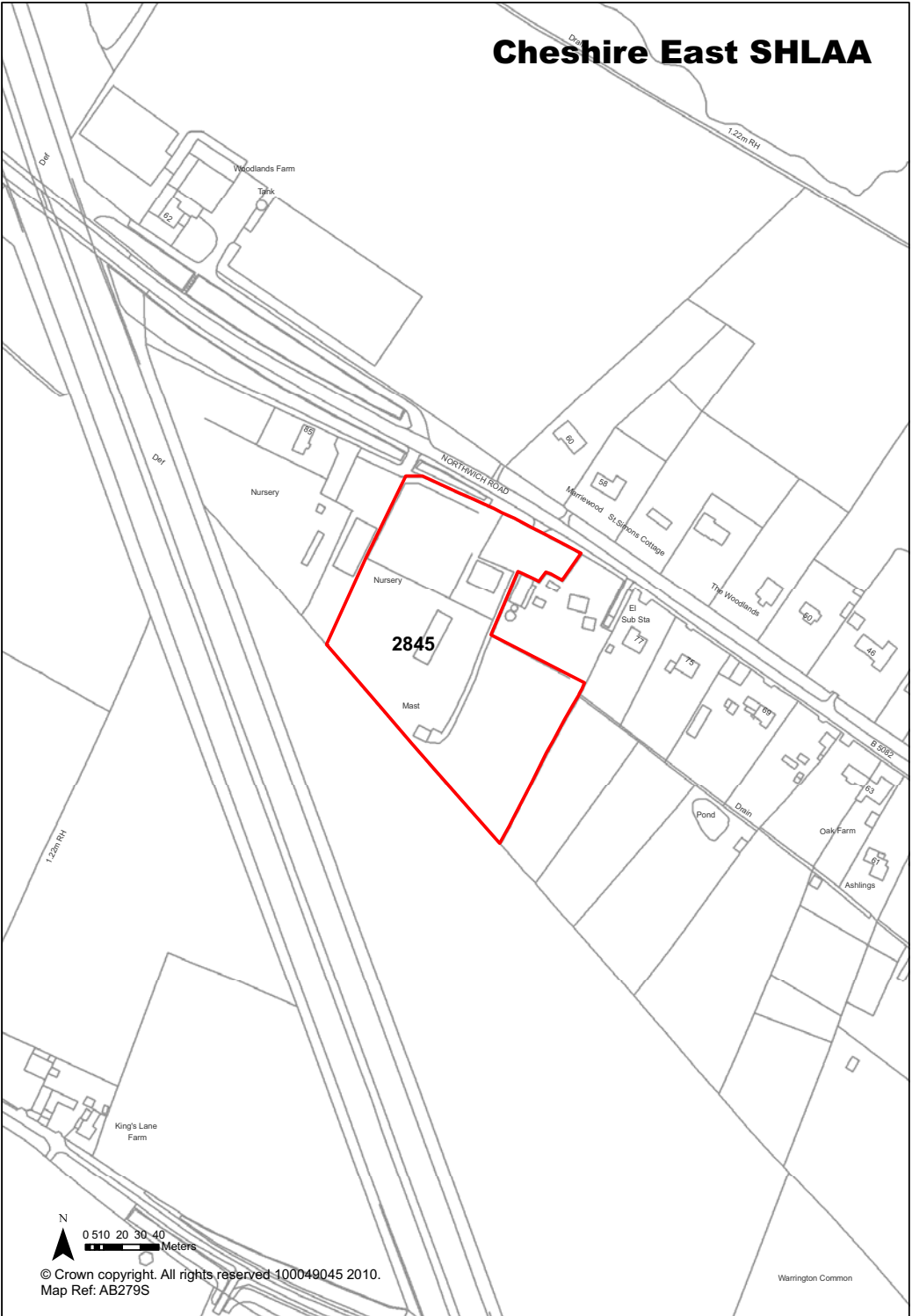
Site Address

Land to rear of 66 and 68 Nantwich Road, Middlewich

Town / Rural	Middlewich - Edge / Extension	Easting	369640	Northing	365867
Site Description	Vacant grassland	Site Size Net (Ha)	0.68		
Character of Area	Residential suburbs meets open countryside. Canal to south.	Potential Capacity	21		
Surrounding Land Uses	Residential and agriculture/grazing	Potential Net Capacity	21		
Physical Constraints	Watercourse close and part of site within flood zones 2 and 3. Levels fall steeply to east. Mature trees and hedgerows (potential biodiversity value), Access has visibility constraint and footways limited on highway. BWB consultation zone, within open countryside.				
Policy Restrictions	Open countryside. Flood risk area.	Potential Density	30.88		
Managing Constraints	Flood risk assessment. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Determination of Capacity	Density multiplier		
Sustainability					
Accessibility	Access issues to be discussed with highways.	Total Completions	0		
Other Information	Physical constraints on this site limit its potential for development.	Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Not Suitable				
Availability	Marginal / Uncertain	Current Year	0		
Achievability	Not Achievable	Years 1-5	0		
Deliverability	Not currently developable	Years 6-10	0		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:					



Ref	2845	Site Address	Land at Northwich Road, Cranage		
Town / Rural	Rural	Easting	373754	Northing	370448
Site Description	Former Nursery.		Site Size Net (Ha)	1.51	
Character of Area	Open Countryside. (Nurseries adjacent and on opposite side of road.		Potential Capacity	46	
Surrounding Land Uses	Open Countryside.		Potential Net Capacity	46	
Physical Constraints	Site appears flat. Buildings and hardstanding on site. Trees and hedge to boundary. Overhead lines to edge and part of site.				
Policy Restrictions	Open countryside. Jodrell Bank consultation zone.		Potential Density	30.46	
Managing Constraints	Overhead lines may require permission to be moved dependent on scheme. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		Determination of Capacity	Density multiplier	
Sustainability	Site not considered sustainable.				
Accessibility	Access to be discussed with highways.		Total Completions	0	
Other Information			Losses Completed	0	
Brownfield / Greenfield	Mixed		Remaining Losses	0	
Suitability	Not Suitable				
Availability	Marginal / Uncertain		Current Year	0	
Achievability	Not Achievable		Years 1-5	0	
Deliverability	Not currently developable		Years 6-10	0	
Development Progress	SHLAA Site		Years 11-15	0	
Application Number:					



Ref	2846	Site Address	Land at Higher House Farm, Knutsford Road, Cranage	
Town / Rural	Rural	Easting	375525	Northing 368226
Site Description	Depot and Farm	Site Size Net (Ha)	0.52	
Character of Area	Open Countryside.	Potential Capacity	16	
Surrounding Land Uses	Open Countryside.	Potential Net Capacity	16	
Physical Constraints	Trees on site. Overhead lines. Buildings and hardstanding on site.	Potential Density	30.77	
Policy Restrictions	Open countryside. Jodrell Bank consultation zone.	Determination of Capacity	Density multiplier	
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Total Completions	0	
Sustainability		Losses Completed	0	
Accessibility	Access should be possible but will need to be discussed with highways.	Remaining Losses	0	
Other Information	Site located within the open countryside, not related to any settlement, therefore not appropriate for residential development at this point.	Current Year	0	
Brownfield / Greenfield	Mixed	Years 1-5	0	
Suitability	Not Suitable	Years 6-10	0	
Availability	Marginal / Uncertain	Years 11-15	0	
Achievability	Not Achievable			
Deliverability	Not currently developable			
Development Progress	SHLAA Site			
Application Number:				



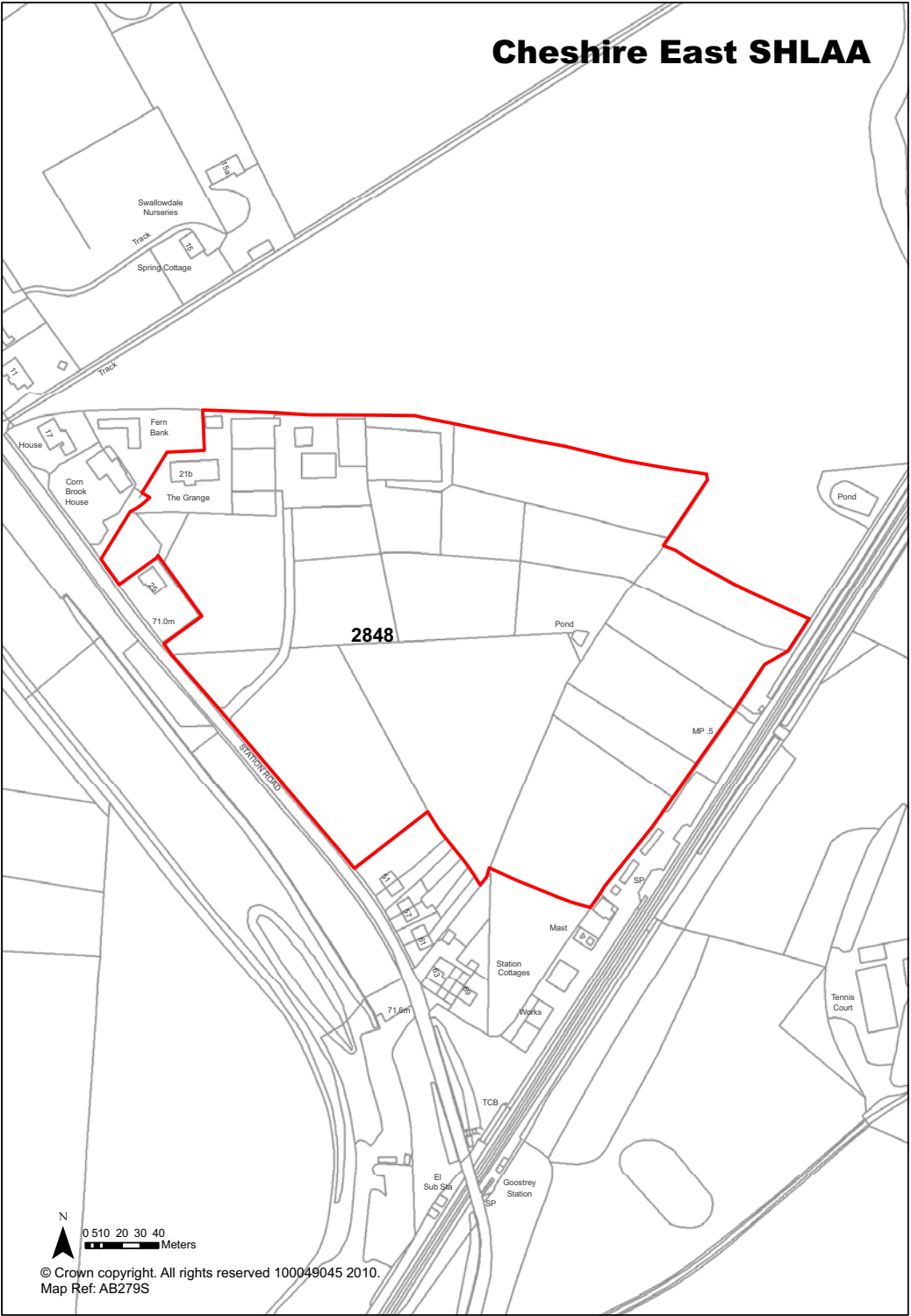
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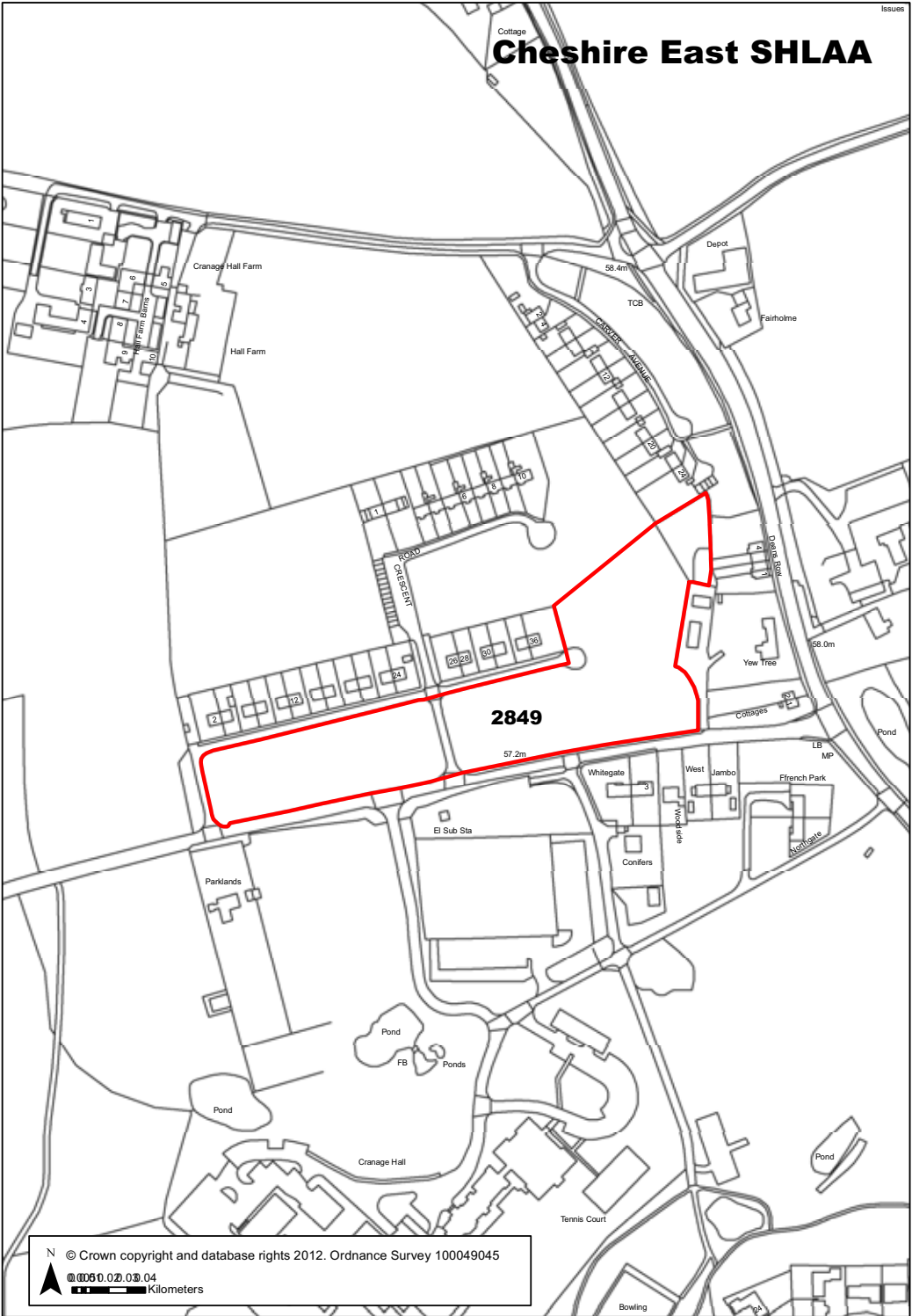
Site Address

Land North of Goostrey Railway Station,
Goostrey

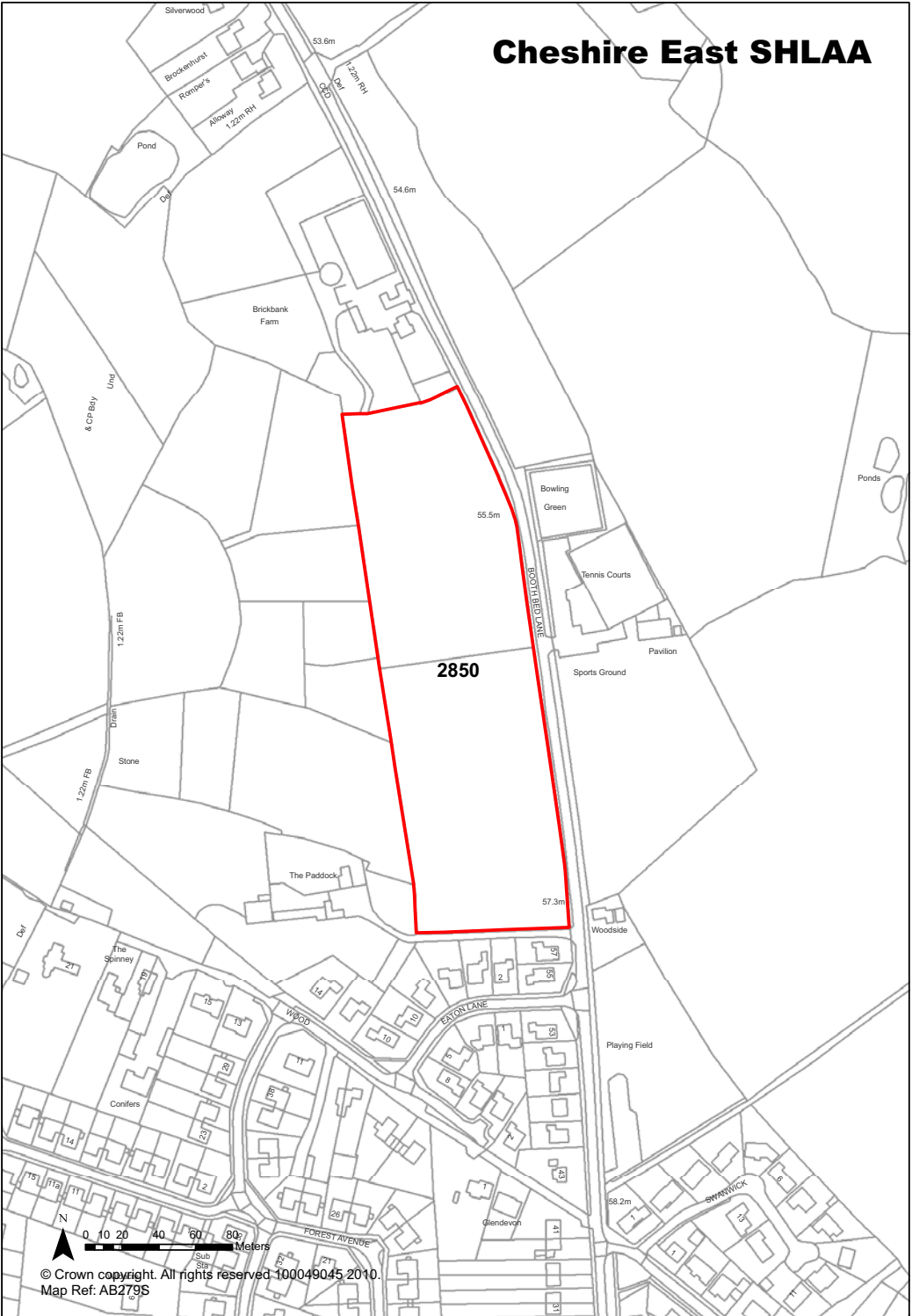
Town / Rural	Goostrey - Edge / Extension	Easting	378276	Northing	369818
Site Description	Open Countryside.		Site Size Net (Ha)	6.5	
Character of Area	Open Countryside.		Potential Capacity	195	
Surrounding Land Uses	Open Countryside.		Potential Net Capacity	195	
Physical Constraints	Site appears generally flat. Hedge across site and to boundary. Pond on site. Potential air quality issues.				
Policy Restrictions	Open Countryside. Jodrell Bank Consultation Zone.		Potential Density	30	
Managing Constraints	Air quality assessment may be required (proximity to AQMA or size of development). Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		Determination of Capacity	Density multiplier	
Sustainability	Site is considered sustainably located, with access to the train station and bus network.				
Accessibility	Access to be discussed with highways.		Total Completions	0	
Other Information			Losses Completed	0	
Brownfield / Greenfield	Greenfield		Remaining Losses	0	
Suitability	Suitable - with policy change				
Availability	Available		Current Year	0	
Achievability	Achievable		Years 1-5	0	
Deliverability	Developable		Years 6-10	90	
Development Progress	SHLAA Site		Years 11-15	105	
Application Number:					



Ref	2849	Site Address	Byley Lane, Cranage		
Town / Rural	Rural	Easting	375018	Northing	368589
Site Description	Grazing Land	Site Size Net (Ha)	1.64		
Character of Area	Residential, Cranage Hall and Open Countryside.	Potential Capacity	47		
Surrounding Land Uses	Residential, Cranage Hall and Open Countryside.	Potential Net Capacity	47		
Physical Constraints	Site appears flat. Telephone lines across site.	Potential Density	30.32		
Policy Restrictions	Open countryside. Jodrell Bank consultation zone. Protected Open Space.	Determination of Capacity	Density multiplier		
Managing Constraints	Open space would need to be retained or replaced. Transport Assessment may be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.				
Sustainability	Site is not considered sustainable. Bus stops at junction of Byley Lane and Knutsford Road.				
Accessibility	Access to be discussed with highways.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Not Suitable	Current Year	0		
Availability	Marginal / Uncertain	Years 1-5	0		
Achievability	Not Achievable	Years 6-10	0		
Deliverability	Not currently developable	Years 11-15	0		
Development Progress	SHLAA Site				
Application Number:					

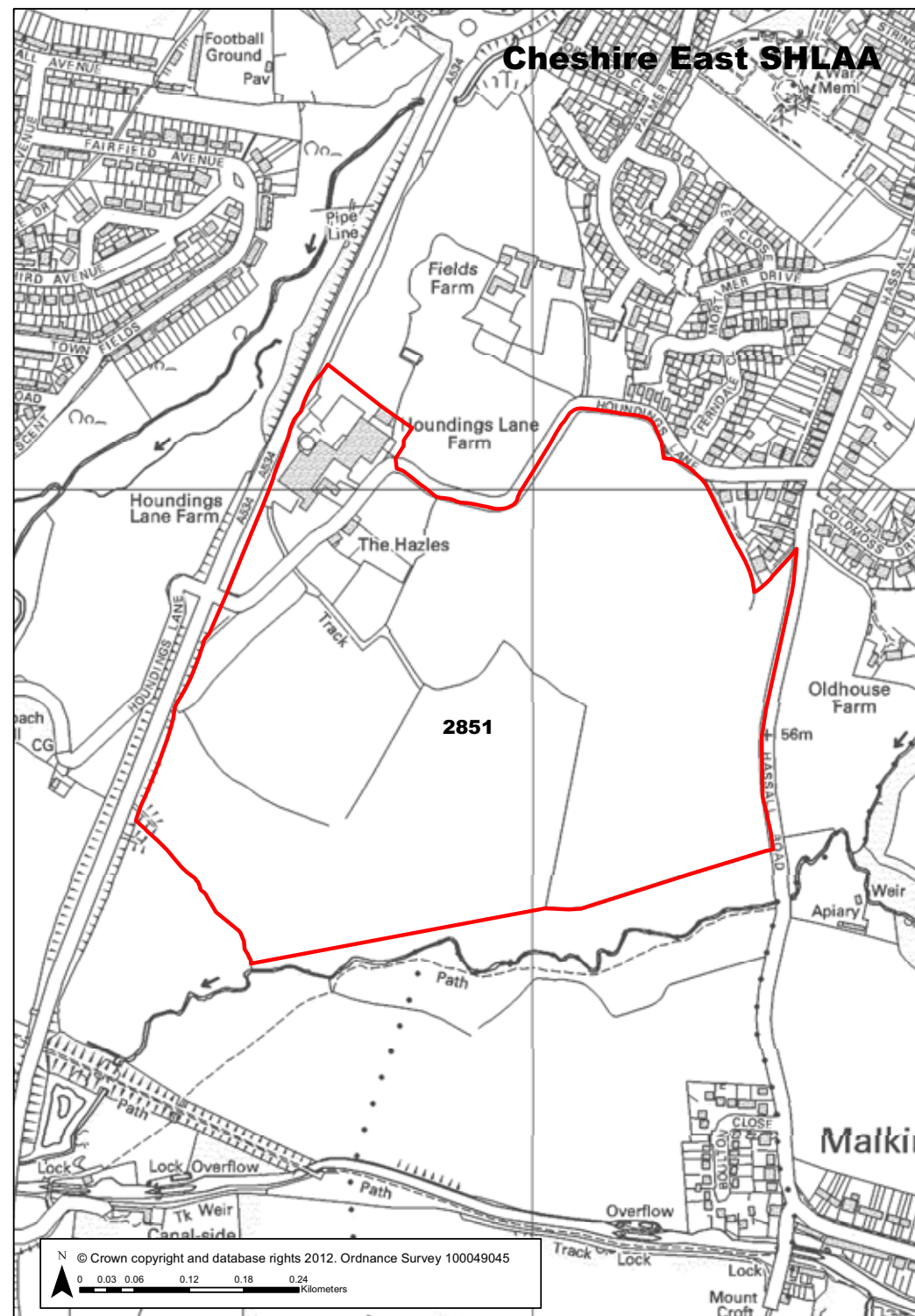


Ref	2850	Site Address	Goostrey Farm Estate, Booth Bed Lane, Goostrey		
Town / Rural	Goostrey - Edge / Extension	Easting	376295	Northing	370507
Site Description	Grazing	Site Size Net (Ha)	2.39		
Character of Area	Open Countryside.	Potential Capacity	72		
Surrounding Land Uses	Open Countryside and residential.	Potential Net Capacity	72		
Physical Constraints	Site appears flat. Hedge and trees to boundary. Overhead lines on site.	Potential Density	30.13		
Policy Restrictions	Open countryside. Jodrell Bank consultation zone.	Determination of Capacity	Density multiplier		
Managing Constraints	Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.				
Sustainability	Site is not considered sustainable.	Total Completions	0		
Accessibility	Access to be discussed with highways.	Losses Completed	0		
Other Information		Remaining Losses	0		
Brownfield / Greenfield	Greenfield	Current Year	0		
Suitability	Not Suitable	Years 1-5	0		
Availability	Marginal / Uncertain	Years 6-10	0		
Achievability	Not Achievable	Years 11-15	0		
Deliverability	Not currently developable				
Development Progress	SHLAA Site				
Application Number:					

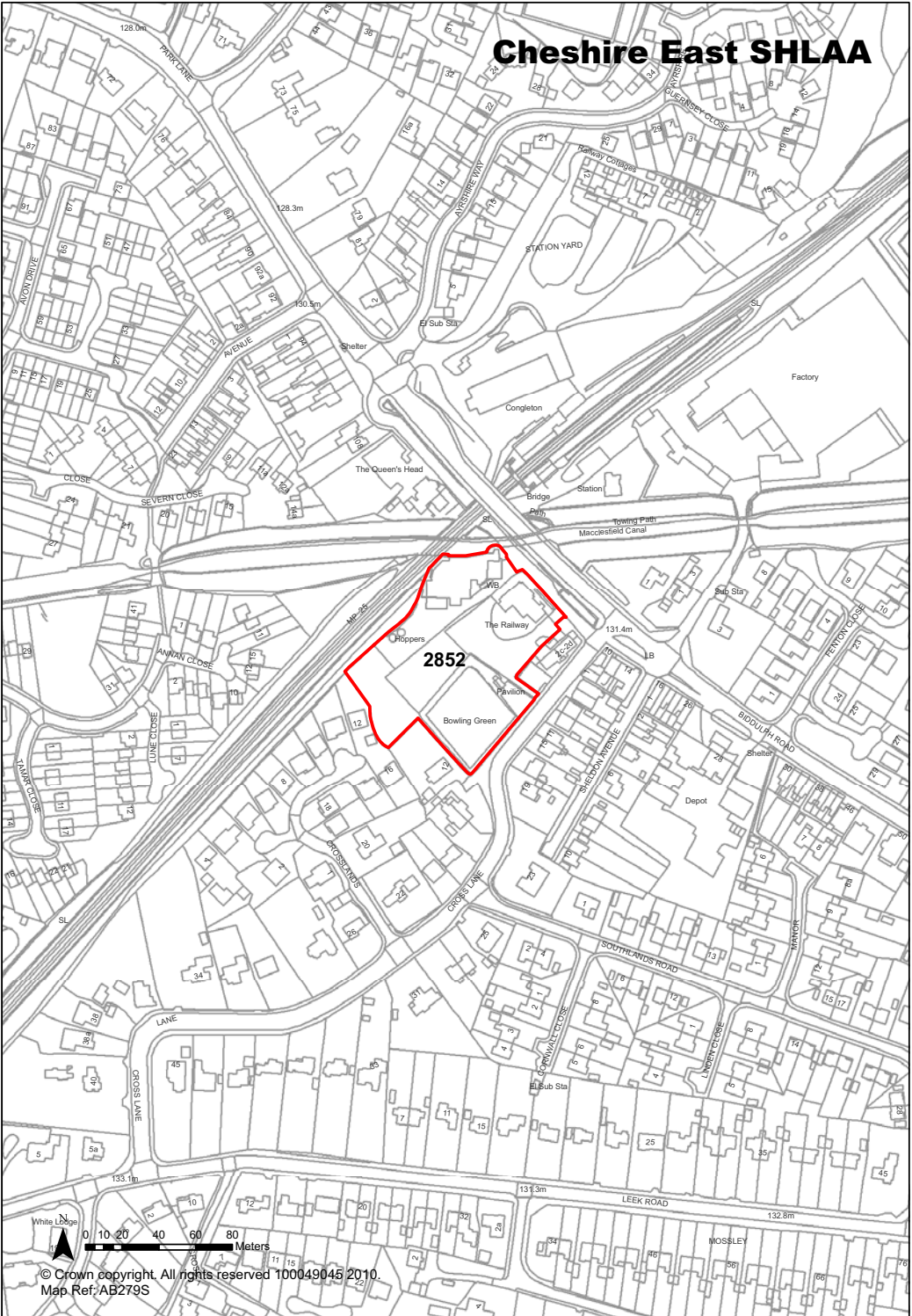


Ref 2851 Site Address Land adj to Houndings Lane, Sandbach

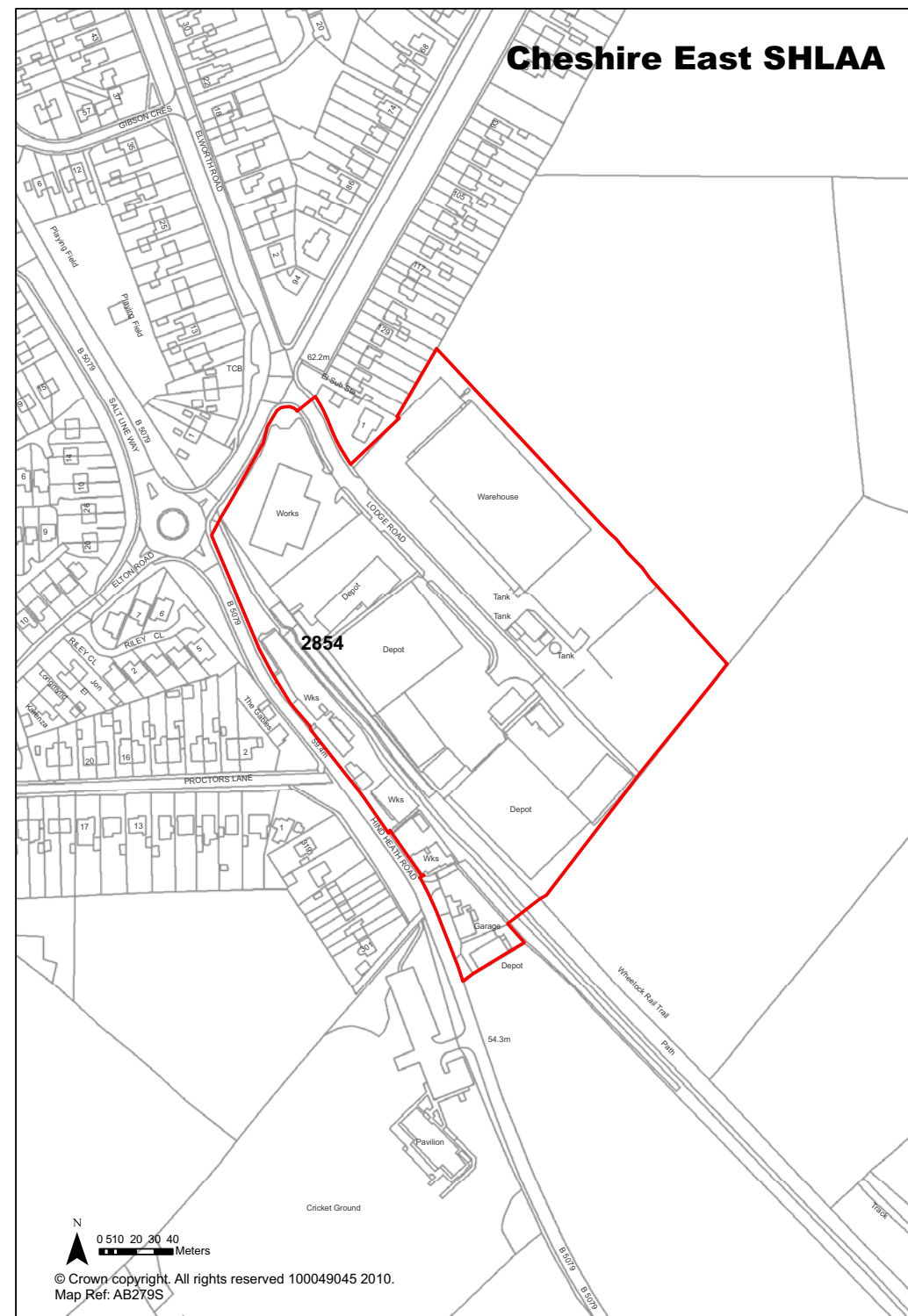
Town / Rural	Sandbach - Edge / Extension	Easting	375929	Northing	359780
Site Description	Pasture land south of Houndings Lane	Site Size Net (Ha)	31.25		
Character of Area	Open countryside with residential to the north.	Potential Capacity	230		
Surrounding Land Uses	Open countryside with residential to the north.	Potential Net Capacity	230		
Physical Constraints	Loacted on potential contaminated site. Potential air quality issues.				
Policy Restrictions	Open countryside	Potential Density	30.03		
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Transport Assessment likely to be required.	Determination of Capacity	Density multiplier		
Sustainability	Northern part of site is within close proximity to Sandbach town centre.				
Accessibility	Access to be discussed with Highways.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Suitable - with policy change				
Availability	Marginal / Uncertain	Current Year	0		
Achievability	Not Achievable	Years 1-5	0		
Deliverability	Not currently developable	Years 6-10	0		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:					



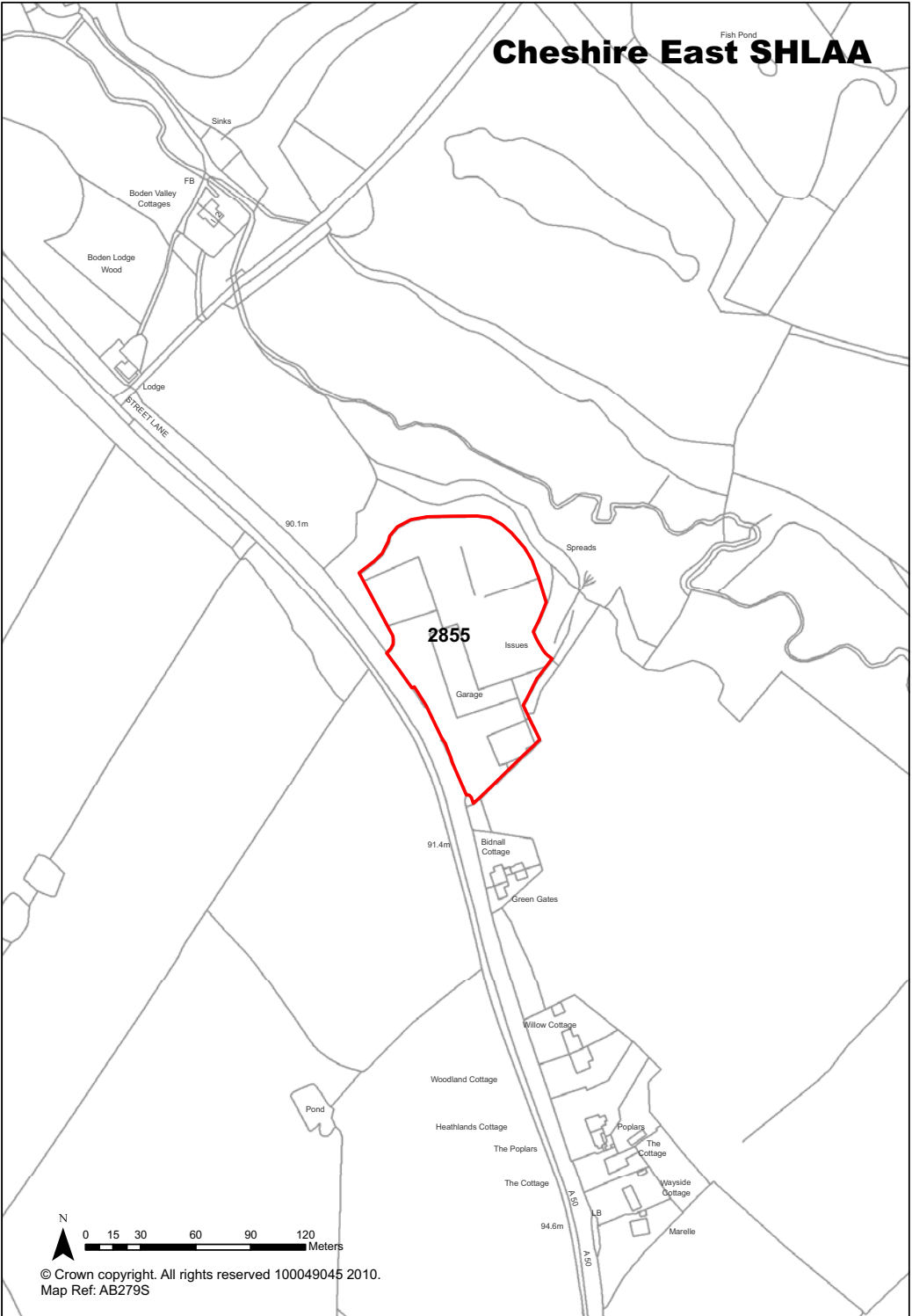
Ref	2852	Site Address	Mill Site / Railway Public House, Biddulph Road, Hightown, Congleton		
Town / Rural	Congleton	Easting	387174	Northing	362195
Site Description	Currently the site of a Mill and Public House		Site Size Net (Ha)	0.83	
Character of Area	Mixed uses, predominantly residential		Potential Capacity	25	
Surrounding Land Uses	Proximity to Railway and canal		Potential Net Capacity	25	
Physical Constraints	Potential contamination, noise from trains, access improvements onto Biddulph Road likely to be needed (congestion and safety issues), listed building, BWN consultation zone, adjacent to canal conservation area, Protected Open Space/Recreation facility. Potential air quality and noise issues.				
Policy Restrictions	Within Congleton SZL. Adjacent to Canal Conservation Area.		Potential Density	30.12	
Managing Constraints	Assessment of contamination and remediation as required (Consultation with Contaminated Land Officer). Noise considerations. Consideration of Historic Environment. Replacement of open space. Air quality assessment may be required (proximity to AQMA or size of development). PPG24 noise assessment required (rail/road noise).		Determination of Capacity	Density multiplier	
Sustainability	Site is considered sustainable.				
Accessibility	Access is possible		Total Completions	0	
Other Information			Losses Completed	0	
Brownfield / Greenfield	Mixed		Remaining Losses	0	
Suitability	Suitable				
Availability	Marginal / Uncertain		Current Year	0	
Achievability	Achievable		Years 1-5	0	
Deliverability	Not currently developable		Years 6-10	0	
Development Progress	SHLAA Site		Years 11-15	0	



Ref	2854	Site Address	Lodge Road / Hind Heath, Ettiley Heath, Sandbach			
Town / Rural	Sandbach		Easting	374192	Northing	360346
Site Description	Currently used as a number of separate commercial units		Site Size Net (Ha)		4.96	
Character of Area	Residential and open countryside.		Potential Capacity		149	
Surrounding Land Uses	Residential and open countryside.		Potential Net Capacity		149	
Physical Constraints	Salt line way (recreational walkway) splits the site and separates two distinct employment areas. Site includes SBI. Located on potential contaminated site.					
Policy Restrictions	Within Sandbach SZL. Part of site covered by an SBI.		Potential Density		30.04	
Managing Constraints	Consideration of the biological importance of the site. Consultation with Contaminated Land Officer. Transport Assessment likely to be required.		Determination of Capacity		Density multiplier	
Sustainability	Site is on bus route.					
Accessibility	Access to be discussed with Highways.		Total Completions		0	
Other Information			Losses Completed		0	
Brownfield / Greenfield	Brownfield		Remaining Losses		0	
Suitability	Not Suitable					
Availability	Marginal / Uncertain		Current Year		0	
Achievability	Not Achievable		Years 1-5		0	
Deliverability	Not currently developable		Years 6-10		0	
Development Progress	SHLAA Site		Years 11-15		0	
Application Number:						



Ref	2855	Site Address	Odlums Garage, Knutsford Road			
Town / Rural	Rural		Easting	380921	Northing	325322
Site Description	Garage and car showroom		Site Size Net (Ha)		1.36	
Character of Area	Open Countryside.		Potential Capacity		41	
Surrounding Land Uses	Open Countryside.		Potential Net Capacity		41	
Physical Constraints	Buildings and hardstanding on site. Overhead lines. Site appears generally flat. Trees to boundary. Located on potential contaminated site.					
Policy Restrictions	Green Belt. Part of the Site is within a Park or Garden of Historic Interest.		Potential Density		30.15	
Managing Constraints	Consultation with Contaminated Land Officer. Consideration of Historic Environment.		Determination of Capacity		Density multiplier	
Sustainability	Site is not considered to be suitably located.					
Accessibility	Access is possible.		Total Completions		0	
Other Information			Losses Completed		0	
Brownfield / Greenfield	Mixed		Remaining Losses		0	
Suitability	Not Suitable					
Availability	Marginal / Uncertain		Current Year		0	
Achievability	Not Achievable		Years 1-5		0	
Deliverability	Not currently developable		Years 6-10		0	
Development Progress	SHLAA Site		Years 11-15		0	
Application Number:						

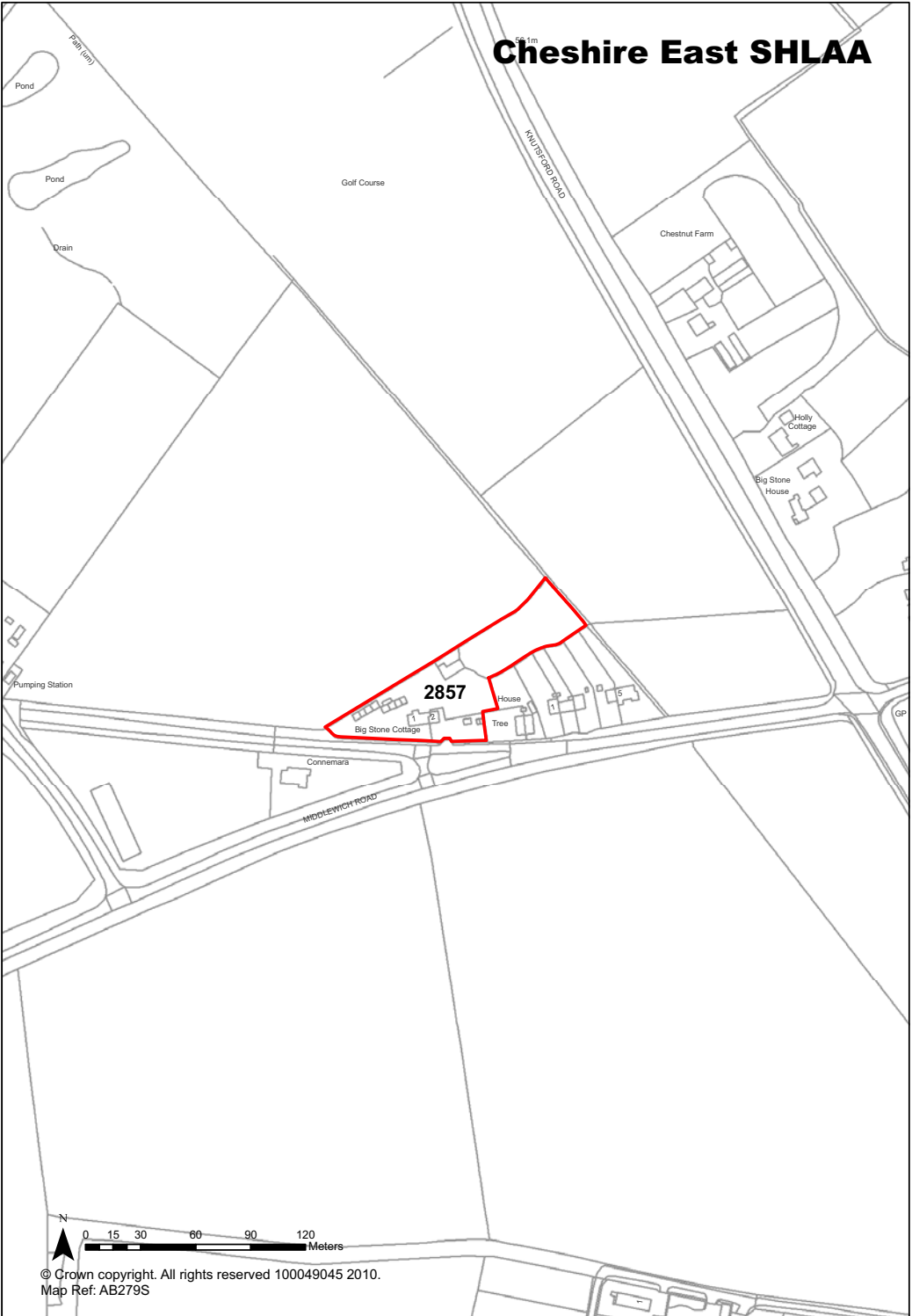


Ref	2856	Site Address	Moss Inn Public House, Canal Road, Congleton	
Town / Rural	Congleton	Easting	386812	Northing 362006
Site Description	Public House	Site Size Net (Ha)	0.33	
Character of Area	Generally residential.	Potential Capacity	10	
Surrounding Land Uses	Generally residential.	Potential Net Capacity	10	
Physical Constraints	TPO. Potential air quality issues.	Potential Density	30.3	
Policy Restrictions	Within Congleton SZL.	Determination of Capacity	Density multiplier	
Managing Constraints	Air quality assessment may be required (proximity to AQMA or size of development).	Total Completions	0	
Sustainability	Bus route and bus stops on Canal Road, in close proximity to the site.	Losses Completed	0	
Accessibility	Access is possible.	Remaining Losses	0	
Other Information	No evidence that current owner wishes to redevelop the site for residential development.	Current Year	0	
Brownfield / Greenfield	Mixed	Years 1-5	0	
Suitability	Suitable	Years 6-10	0	
Availability	Not Available - long term prospect	Years 11-15	0	
Achievability	Achievable			
Deliverability	Not currently developable			
Development Progress	SHLAA Site			
Application Number:				



Ref 2857 Site Address Big Stone Cottages, Middlewich Road, Cranage, Holmes Chapel, CW4 8HG

Town / Rural	Rural	Easting	374695	Northing	369188
Site Description	Mixed Residential and Gardens and Business	Site Size Net (Ha)	0.43		
Character of Area	Generally Open Countryside with some limited residential development.	Potential Capacity	13		
Surrounding Land Uses	Generally Open Countryside with some limited residential development.	Potential Net Capacity	13		
Physical Constraints	Trees to boundary. House on site. Buildings on site.				
Policy Restrictions	Within Open Countryside. Within Jodrell Bank Consultation Zone.	Potential Density	30.23		
Managing Constraints	Consultation with Jodrell Bank. Ecological Assessment may be required.	Determination of Capacity	Density multiplier		
Sustainability	Bus routes on both Knutsford Road and Middlewich Road.				
Accessibility	Access to be discussed with Highways.	Total Completions	0		
Other Information	May be suitable for affordable housing to meet the needs of the local population. However, due to recent permission for affordable housing in the vicinity the need would need to be further investigated.	Losses Completed	0		
Brownfield / Greenfield	Mixed	Remaining Losses	0		
Suitability	Not Suitable	Current Year	0		
Availability	Marginal/uncertain	Years 1-5	0		
Achievability	Not Achievable	Years 6-10	0		
Deliverability	Not currently developable	Years 11-15	0		
Development Progress	SHLAA Site				
Application Number:					



Ref	2858	Site Address	Land adjacent to Big Stone Cottages, Middlewich Road, Cranage, Holmes	
Town / Rural	Rural	Easting	374787	Northing 369275
Site Description	Grazing	Site Size Net (Ha)	1.26	
Character of Area	Open Countryside	Potential Capacity	38	
Surrounding Land Uses	Open Countryside and some residential.	Potential Net Capacity	38	
Physical Constraints	Site appears generally flat. Trees and hedge to boundary.			
Policy Restrictions	Open countryside, jodrell bank consultation zone.	Potential Density	30.16	
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Determination of Capacity	Density multiplier	
Sustainability	Bus routes on both Knutsford Road and Middlewich Road.			
Accessibility	Access to be discussed with Highways.	Total Completions	0	
Other Information	This site may have potential as a rural exceptions site in the future, if further demand for affordable local needs housing can be demonstrated.	Losses Completed	0	
Brownfield / Greenfield	Greenfield	Remaining Losses	0	
Suitability	Suitable	Current Year	0	
Availability	Marginal / Uncertain	Years 1-5	0	
Achievability	Not Achievable	Years 6-10	0	
Deliverability	Not currently developable	Years 11-15	0	
Development Progress	SHLAA Site			
Application Number:				

