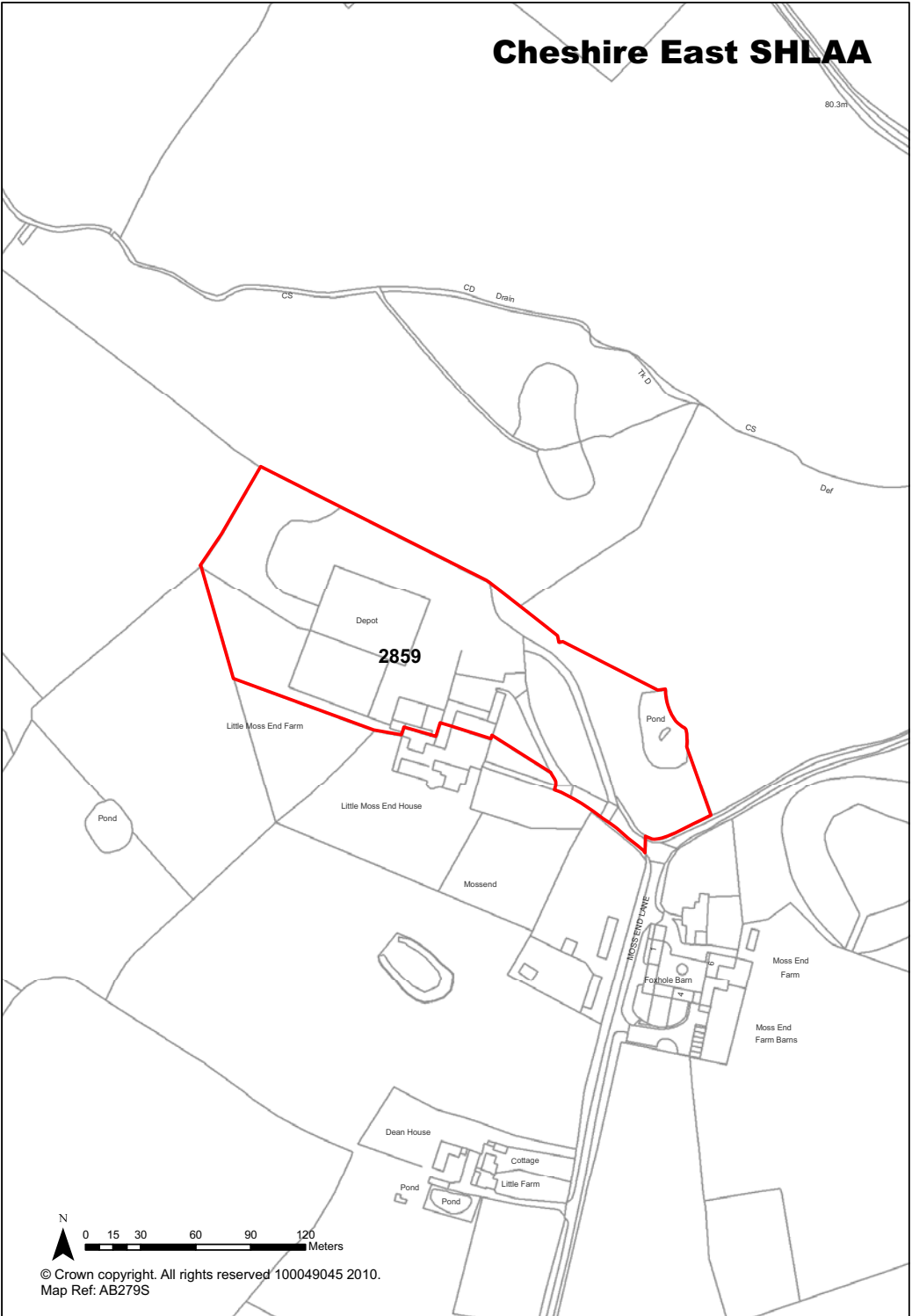
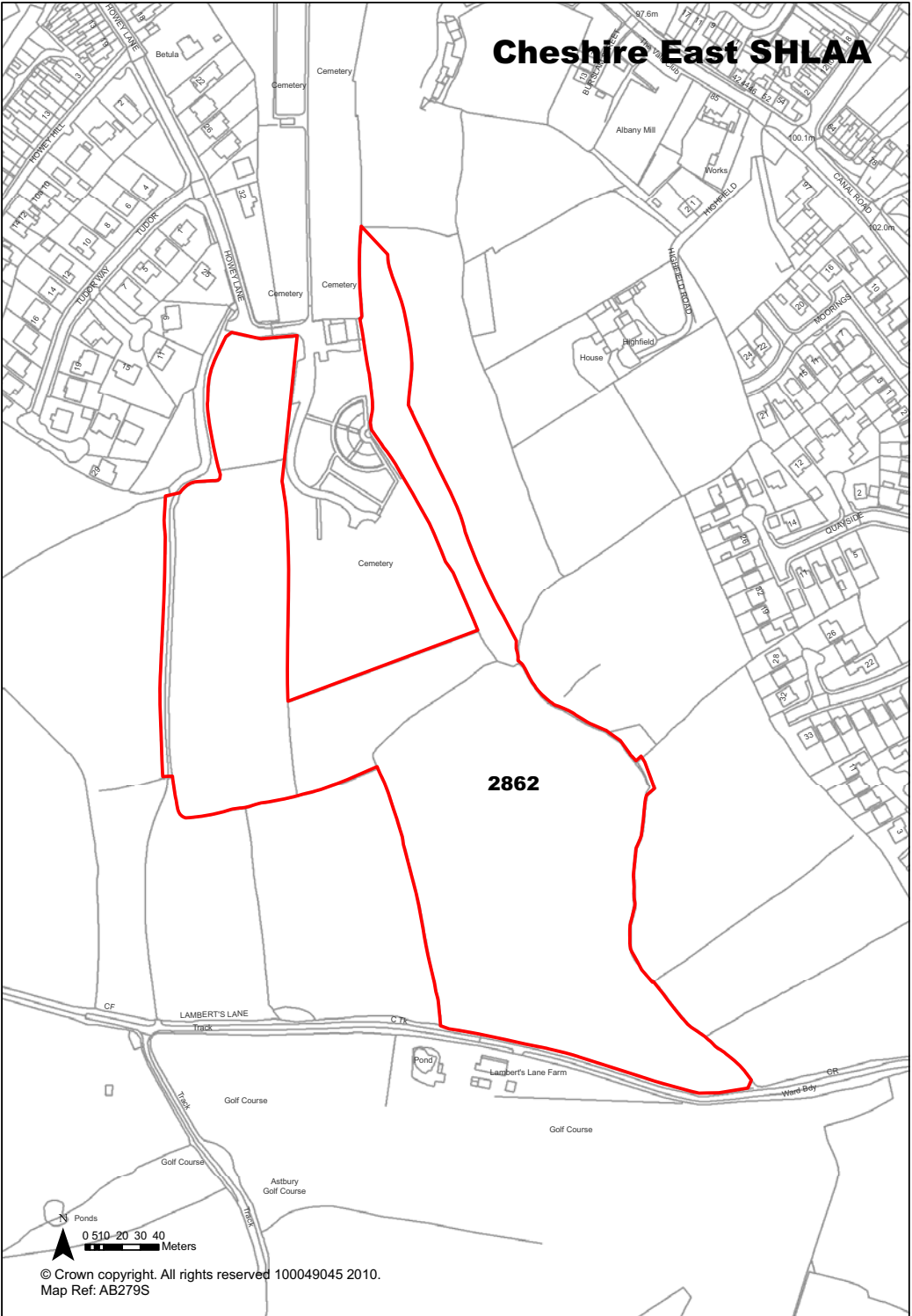


Ref	2859	Site Address	Smallwood Storage Ltd, Moss End Farm, Moss End Lane, Smallwood		
Town / Rural	Rural	Easting	380148	Northing	362292
Site Description	House and Business	Site Size Net (Ha)	2.38		
Character of Area	Open Countryside	Potential Capacity	15		
Surrounding Land Uses	Open Countryside	Potential Net Capacity	15		
Physical Constraints	Single track access to site. Buildings and hardstanding on site. Trees on site. Pond on site. Currently in employment use. Appears to be a slight slope to site. Located on potential contaminated site.				
Policy Restrictions	Open countryside. Jodrell Bank Consultation Zone.	Potential Density	6.303		
Managing Constraints	Consultation with Contaminated Land Officer.	Determination of Capacity	Based on current permission		
Sustainability	Site is not considered sustainably located.				
Accessibility	Access to be discussed with Highways.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Brownfield	Remaining Losses	0		
Suitability	Suitable - if can meet policy requireme	Current Year	0		
Availability	Available	Years 1-5	15		
Achievability	Achievable	Years 6-10	0		
Deliverability	Deliverable	Years 11-15	0		
Development Progress	Full Permission				
Application Number:	12/0253C				

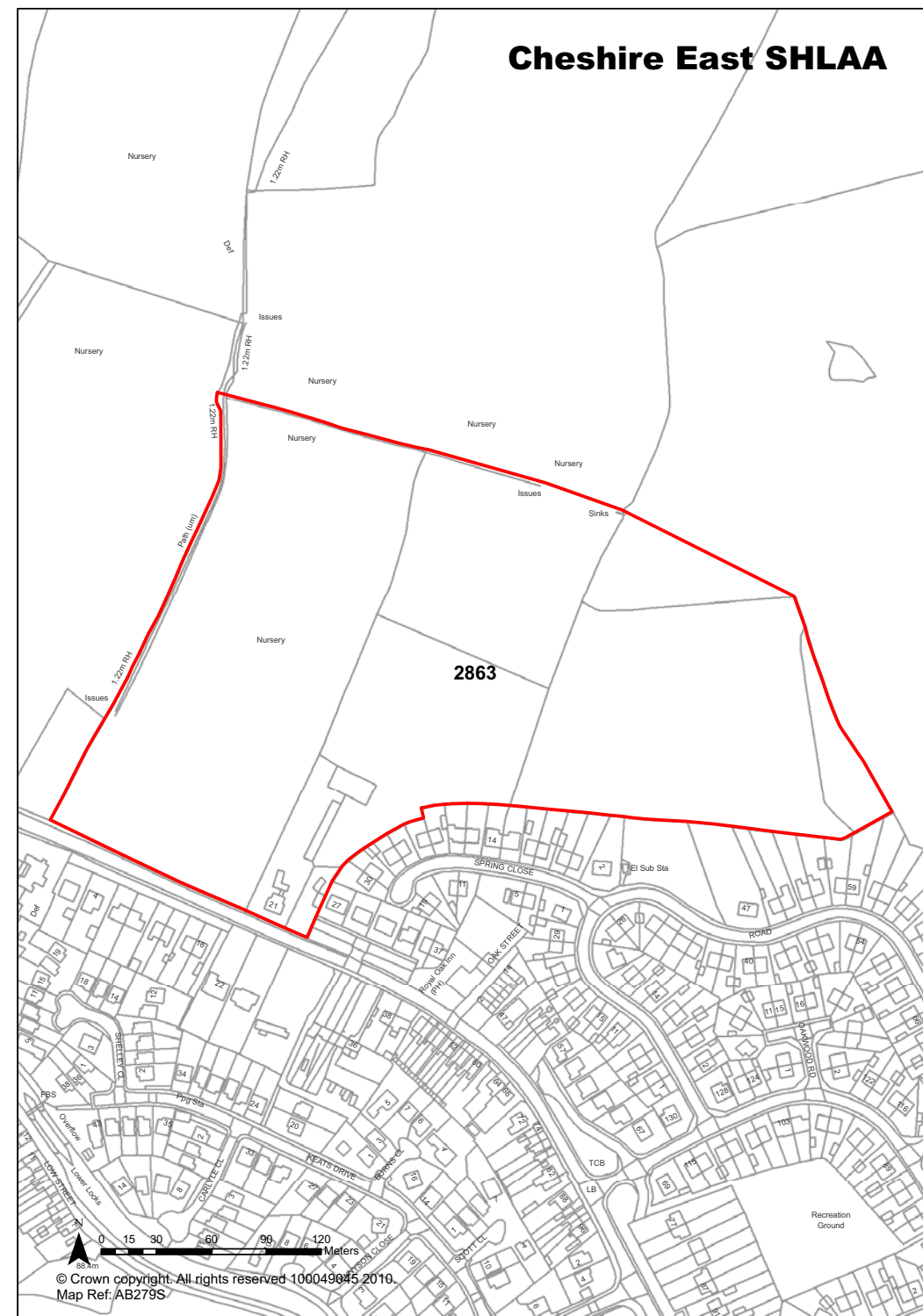


Ref 2862 Site Address Land between Howey Lane and Canal Road, Congleton

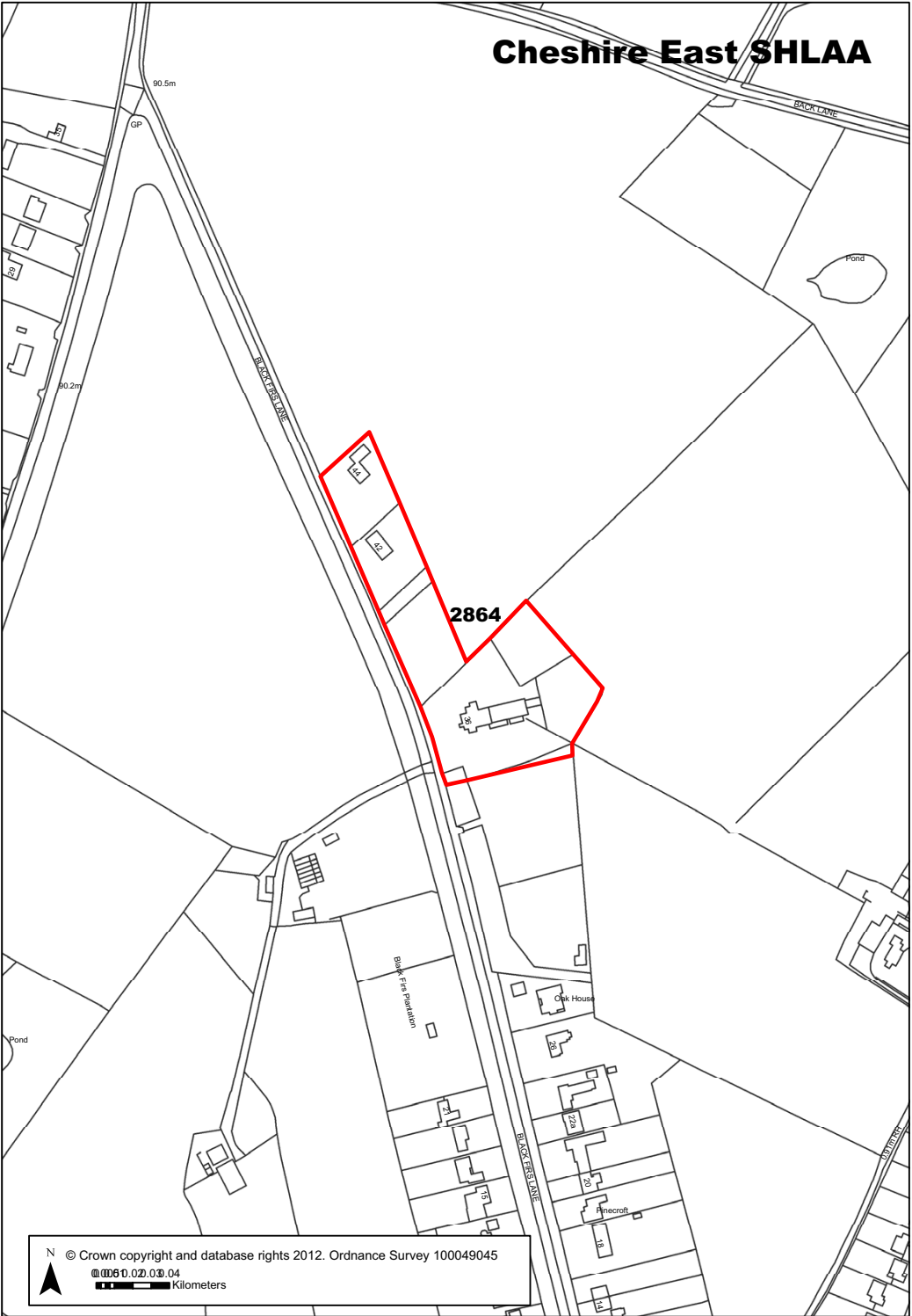
Town / Rural	Congleton - Edge / Extension	Easting	386053	Northing	362234
Site Description	Agricultural Land	Site Size Net (Ha)	4.99		
Character of Area	Open Countryside	Potential Capacity	150		
Surrounding Land Uses	Open Countryside	Potential Net Capacity	150		
Physical Constraints	Flood Zone 1 - Little or no risk. Adjacent to Congleton cemetery. Valley to the east of Cemetery. Located on potential contaminated site. 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 (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 sustainably located, but could be improved as part of wider development of the area.				
Accessibility	Access to be discussed with Highways. Through adjacent sites, potentially from Howey Lane, Goldfinch Close, Kestrel Close or The Moorings.	Total Completions	0		
Other Information	Site suggested as part of the 'Call for Sites' process.	Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Suitable - with policy change				
Availability	Available / site is under option by devel	Current Year	0		
Achievability	Achievable	Years 1-5	0		
Deliverability	Developable	Years 6-10	90		
Development Progress	SHLAA Site	Years 11-15	60		
Application Number:					



Ref	2863	Site Address	Woodside Farm, Sandbach Road, Rode Heath			
Town / Rural	Rural	Easting	380304	Northing	357875	
Site Description	Agricultural Land		Site Size Net (Ha)		7.5	
Character of Area	Open Countryside.		Potential Capacity		225	
Surrounding Land Uses	Open Countryside.		Potential Net Capacity		225	
Physical Constraints	Generally flat, with a slight rise to the east. Located on potential contaminated site. Potential air quality issues.					
Policy Restrictions	Green Belt.		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	Bus route on Sandbach 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:						

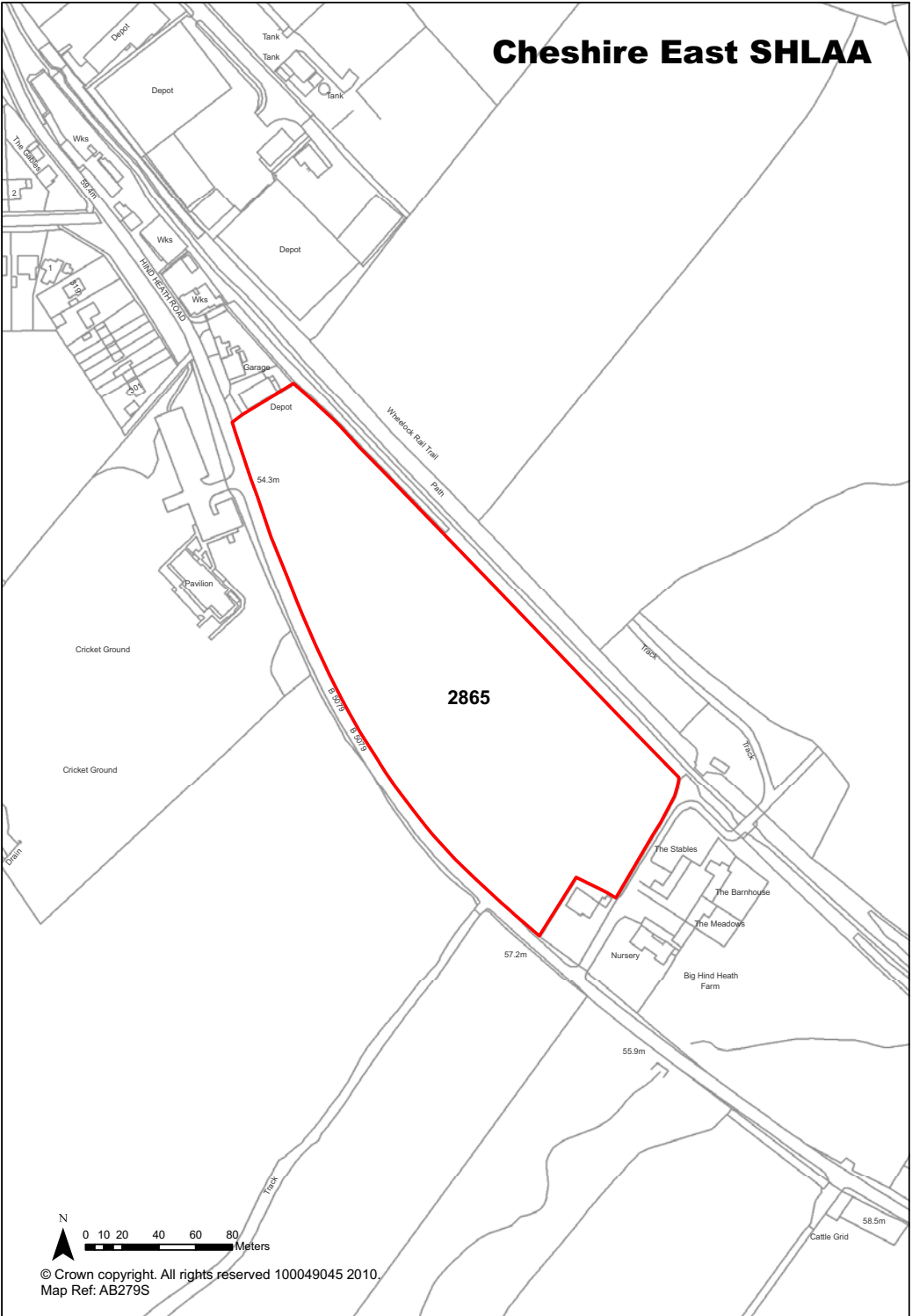


Ref	2864	Site Address	Land off Blackfirs Lane, Somerford, Congleton			
Town / Rural	Congleton - Edge / Extension		Easting	383368	Northing	364026
Site Description	Residential and gardens		Site Size Net (Ha)	1.02		
Character of Area	Open Countryside and some residential.		Potential Capacity	31		
Surrounding Land Uses	Open Countryside and some residential.		Potential Net Capacity	31		
Physical Constraints	Properties on site. Potential air quality issues.					
Policy Restrictions	Open Countryside. Site is located within the Jodrell Bank Consultation Zone.		Potential Density	30.39		
Managing Constraints	Air quality assessment may be required (proximity to AQMA or size of development).		Determination of Capacity	Density multiplier		
Sustainability	Site is not considered sustainably located.					
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	Achievable		Years 1-5	0		
Deliverability	Not currently developable		Years 6-10	0		
Development Progress	SHLAA Site		Years 11-15	0		
Application Number:						



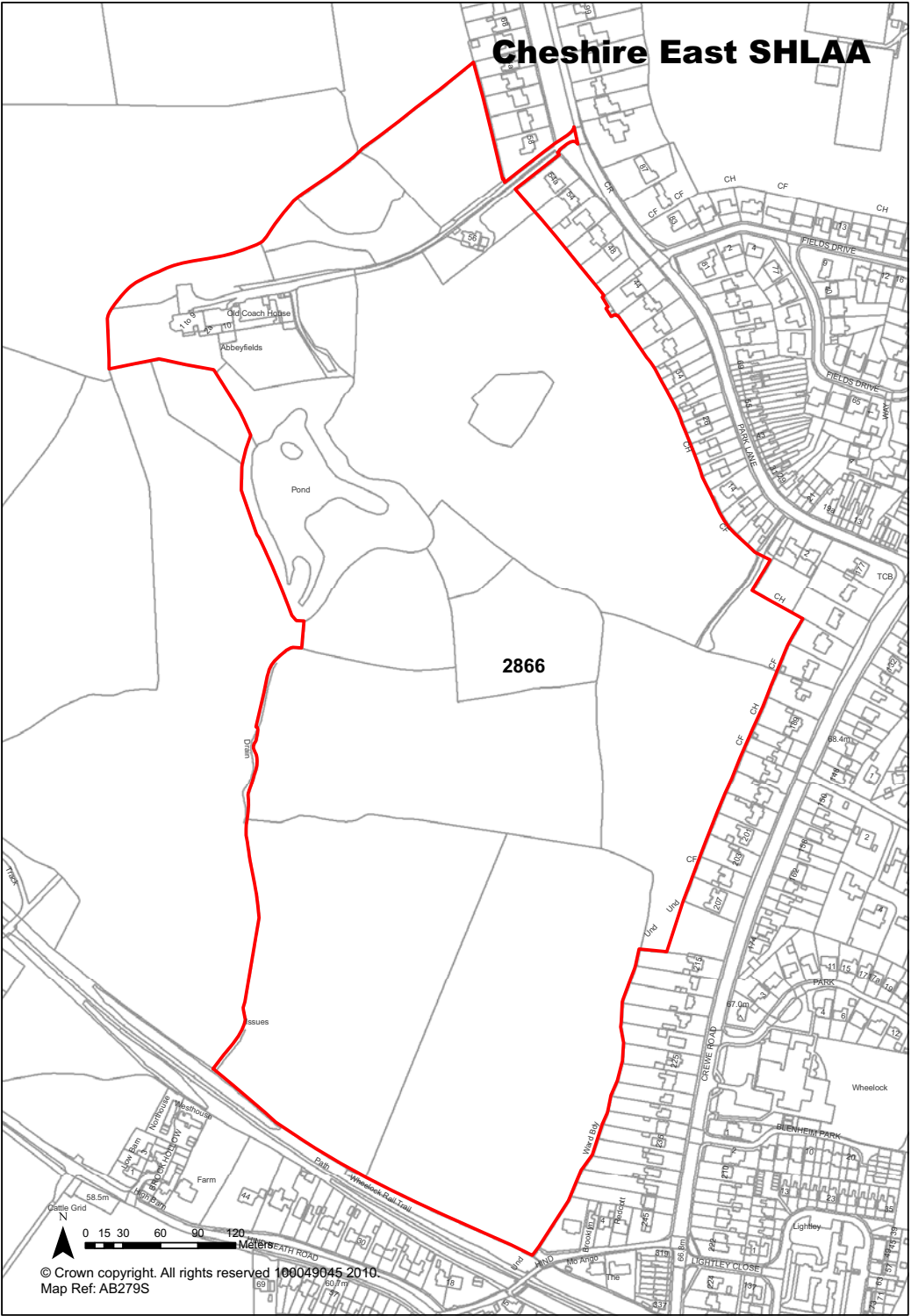


Town / Rural	Sandbach - Edge / Extension	Easting	374313	Northing	360024
Site Description	Open countryside	Site Size Net (Ha)	3.02		
Character of Area	Generally open countryside with some residential.	Potential Capacity	91		
Surrounding Land Uses	Generally open countryside with some residential.	Potential Net Capacity	91		
Physical Constraints	Trees and hedge to boundary. Wheelock Rail Trail runs across site, along with associated SBI. Loacted on potential contaminated site.				
Policy Restrictions	Site within the Open Countryside. SBI runs across site.	Potential Density	30.13		
Managing Constraints	Consideration of biodiversity in the area. 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	Site is not considered sustainably located.				
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/on market	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 2866 Site Address Land to the rear of Park Lane and Crewe Road, Sandbach

Town / Rural	Sandbach - Edge / Extension	Easting	374836	Northing	360151
Site Description	Agricultural Land	Site Size Net (Ha)	28.56		
Character of Area	Open Countryside and residential.	Potential Capacity	857		
Surrounding Land Uses	Open Countryside and residential.	Potential Net Capacity	857		
Physical Constraints	Significant trees on site surrounding a lake, Trees include TPO areas. Listed Building on site. Located on potential contaminated site. Potential air quality issues.	Potential Density	30.01		
Policy Restrictions	Open countryside.	Determination of Capacity	Density multiplier		
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.	Total Completions	0		
Sustainability	Bus route and primary school on Crewe Road.	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	Suitable - with policy change	Years 6-10	125		
Availability	Available/on market	Years 11-15	250		
Achievability	Achievable				
Deliverability	Developable				
Development Progress	SHLAA Site				
Application Number:					



Ref	2868	Site Address	Land off Houndings Lane, Sandbach
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<b>Town / Rural</b>	Sandbach - Edge / Extension	<b>Easting</b>	375899	<b>Northing</b>	360293
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Site Description	Agricultural Land	Site Size Net (Ha)	2.92
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<b>Character of Area</b>	Residential and Open Countryside.	<b>Potential Capacity</b>	95
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<b>Surrounding Land Uses</b>	Residential and Open Countryside.	<b>Potential Net</b>	95
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<b>Physical Constraints</b>	Located on potential contaminated site.	<b>Capacity</b>
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Policy Restrictions	Open Countryside. Wildlife Corridor.	Potential Density	30.27
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Managing Constraints	Consultation with Contaminated Land Officer. Surface water runoff should be calculated in accordance with	Determination of Capacity	Density multiplier
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<b>Sustainability</b>	Northern part of site is within close proximity of the town centre.
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<b>Accessibility</b>	Access to be discussed with Highways.	<b>Total Completions</b>	0
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Other Information	Losses Completed	0
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<b>Brownfield / Greenfield</b>	Greenfield	<b>Remaining Losses</b>	0
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**Suitability**                      Suitable - with policy change

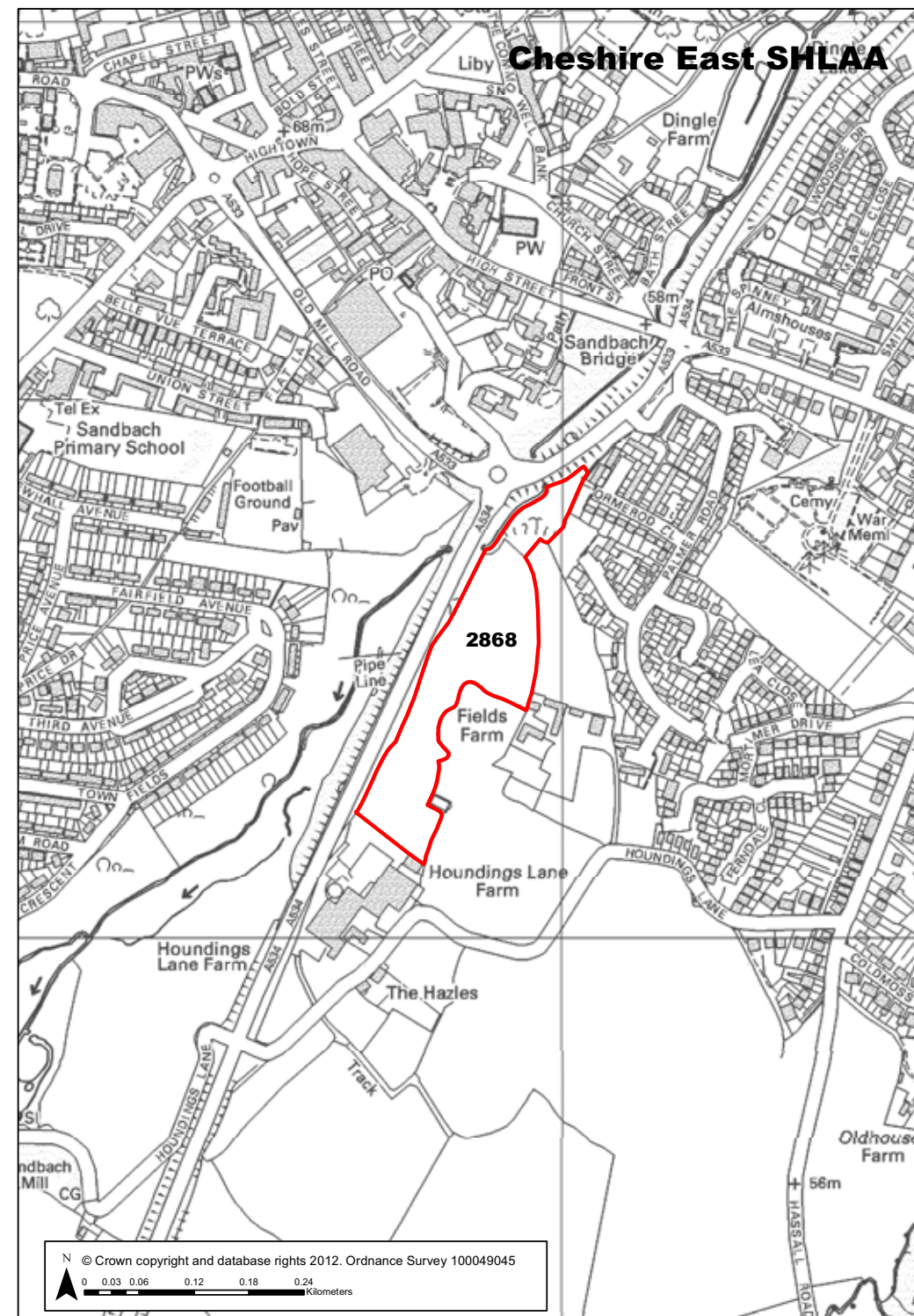
Availability	Available - site owned by developer	Current Year	0
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Achievability	Achievable	Years 1-5	0
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<b>Deliverability</b>	Developable	<b>Years 6-10</b>	90
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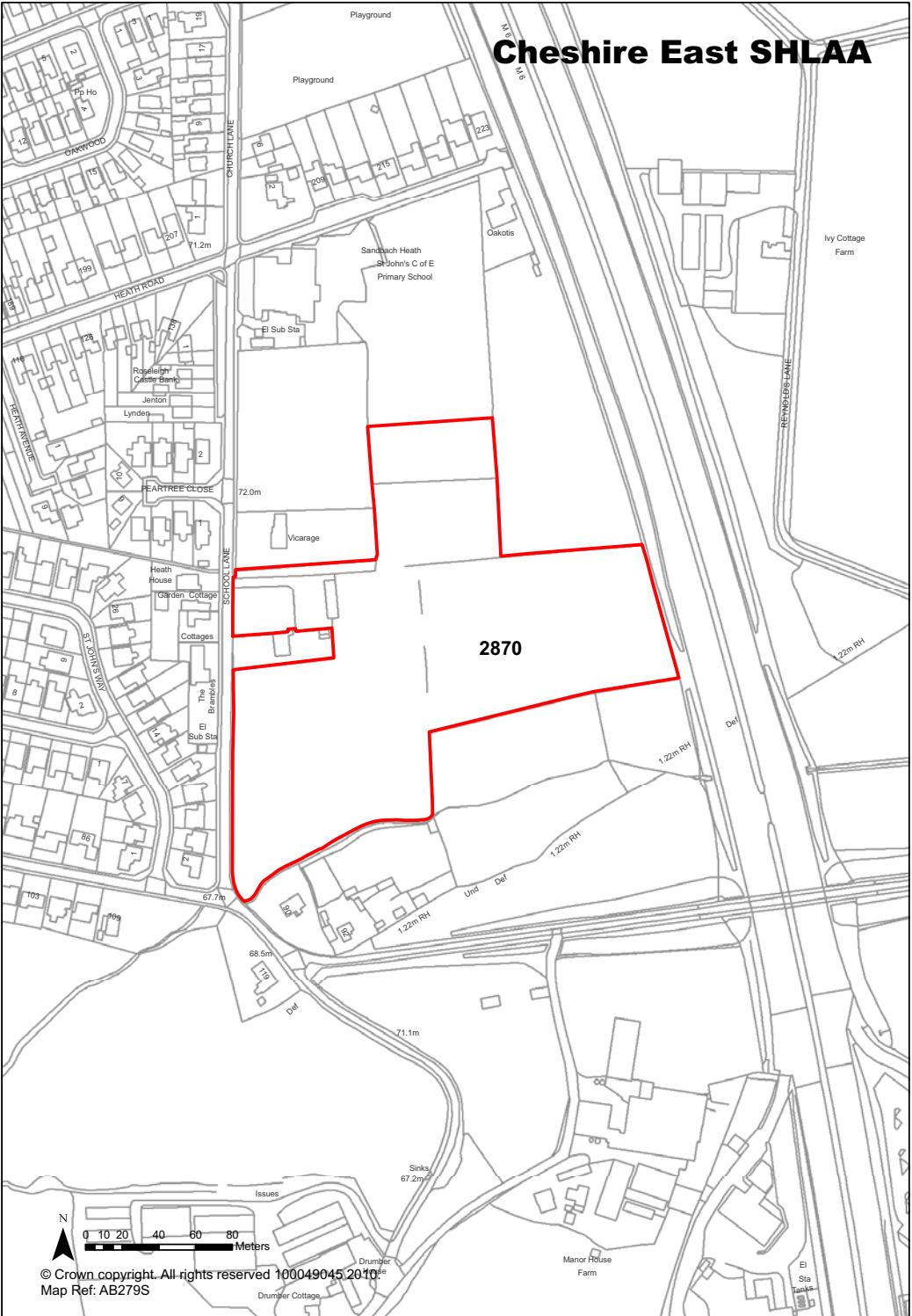
Development Progress	SHLAA Site	Years 11-15	5
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Application Number:



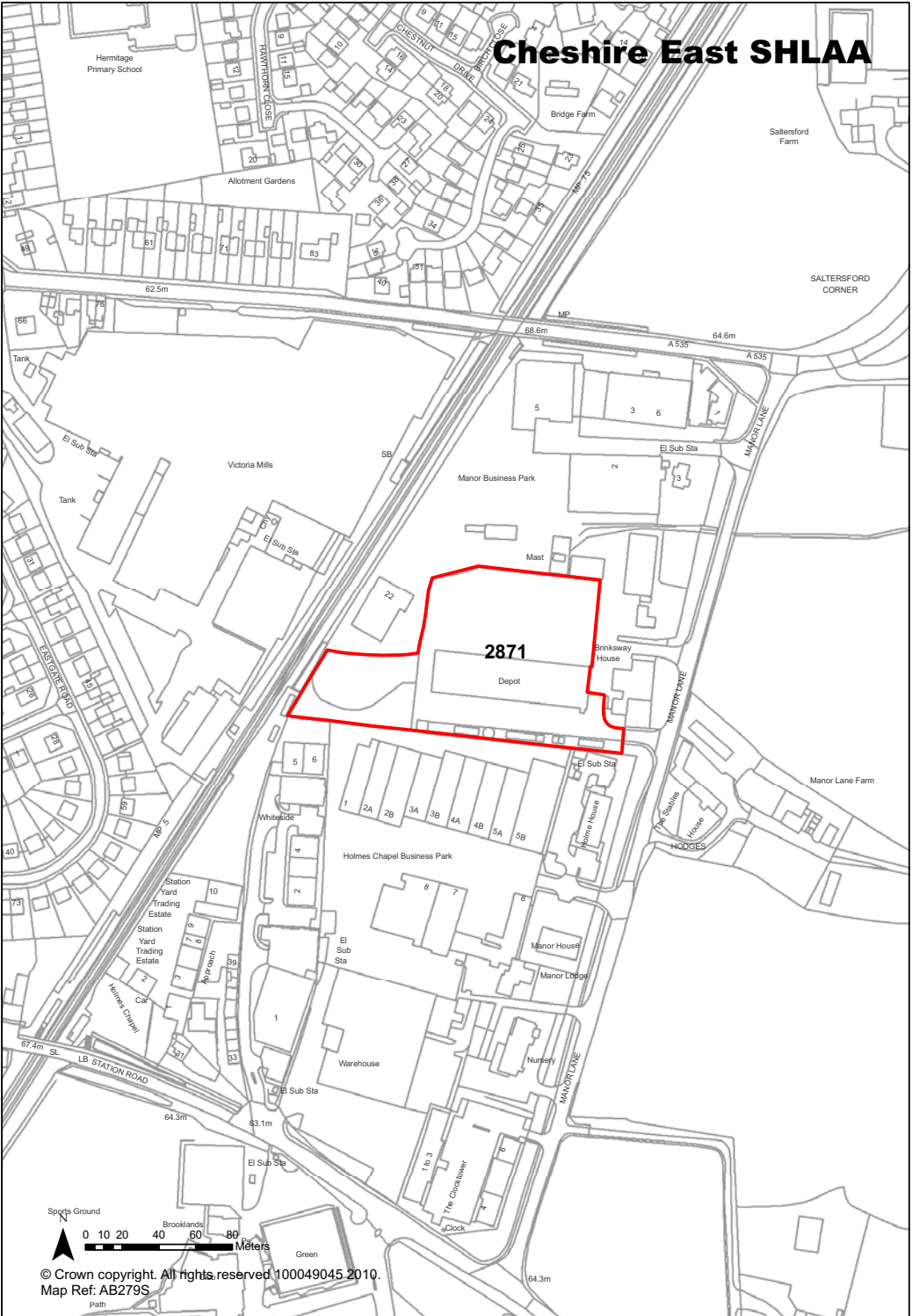


Ref	2870	Site Address	Land off School Lane, Sandbach	
Town / Rural	Sandbach - Edge / Extension	Easting	377337	Northing 360669
Site Description	Grazing land	Site Size Net (Ha)	3.13	
Character of Area	Open countryside, education and residential.	Potential Capacity	94	
Surrounding Land Uses	Open countryside, education and residential.	Potential Net Capacity	94	
Physical Constraints	Trees and hedges to site and field boundaries.	Potential Density	30.03	
Policy Restrictions	Open Countryside.	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	Bus route on Heath Road and School Lane	Losses Completed	0	
Accessibility	Access to be discussed with Highways.	Remaining Losses	0	
Other Information	Site outside of current settlement boundary, and not considered appropriate for housing at present.	Current Year	0	
Brownfield / Greenfield	Greenfield	Years 1-5	0	
Suitability	Not Suitable	Years 6-10	0	
Availability	Marginal / Uncertain	Years 11-15	0	
Achievability	Not Achievable			
Deliverability	Not currently developable			
Development Progress	SHLAA Site			
Application Number:				



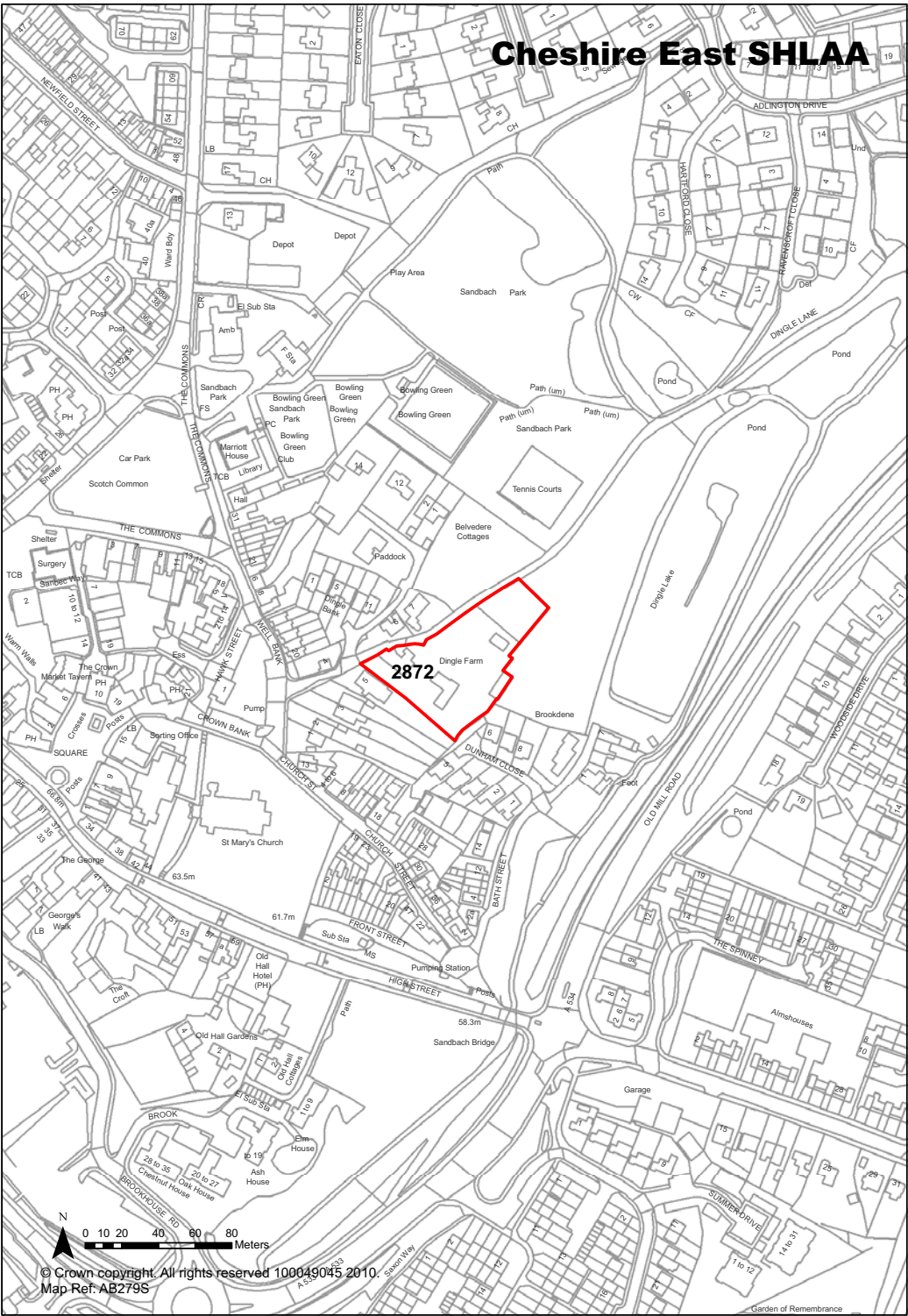


Town / Rural	Holmes Chapel	Easting	376858	Northing	367137
Site Description	Depot	Site Size Net (Ha)	1.13		
Character of Area	Generally Employment	Potential Capacity	34		
Surrounding Land Uses	Generally Employment	Potential Net Capacity	34		
Physical Constraints	Adjacent to railway and other employment uses. Located on potential contaminated site.				
Policy Restrictions	Within Holmes Chapel SZL. Within Jodrell Bank Consultation Zone.	Potential Density	30.09		
Managing Constraints	Consultation with Contaminated Land Officer.	Determination of Capacity	Density multiplier		
Sustainability	Close to Rail Station 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:					



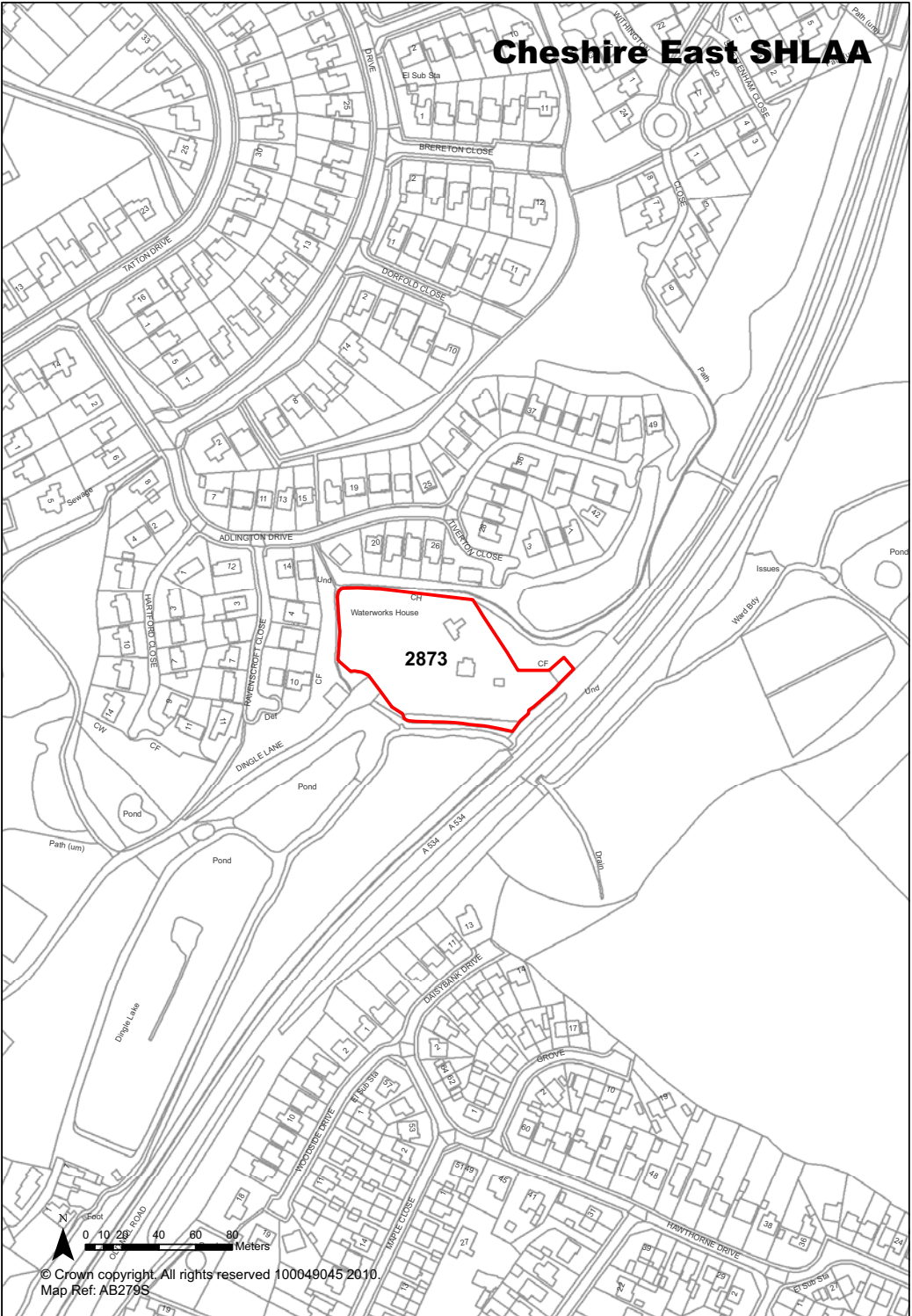
Ref 2872 Site Address Dingle Farm, Dingle Lane, Sandbach

Town / Rural	Sandbach	Easting	376078	Northing	360859
Site Description	Farm house, buildings and curtilage	Site Size Net (Ha)	0.38		
Character of Area	Residential and Open countryside	Potential Capacity	12		
Surrounding Land Uses	Residential and Open countryside	Potential Net Capacity	12		
Physical Constraints	Loacted on potential contaminated land.				
Policy Restrictions	Within Sandbach SZL. Part of site within Conservation Area. Adjacent to an area of Protected Open Space.	Potential Density	31.58		
Managing Constraints	Consultation with Contaminated Land Officer.	Determination of Capacity	Density multiplier		
Sustainability	Is considered to be sustainably located, it is within close proximity to the town centre.				
Accessibility	Access to be discussed with Highways.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Mixed	Remaining Losses	0		
Suitability	Suitable				
Availability	Available - site on the market	Current Year	0		
Achievability	Achievable	Years 1-5	12		
Deliverability	Deliverable	Years 6-10	0		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:					



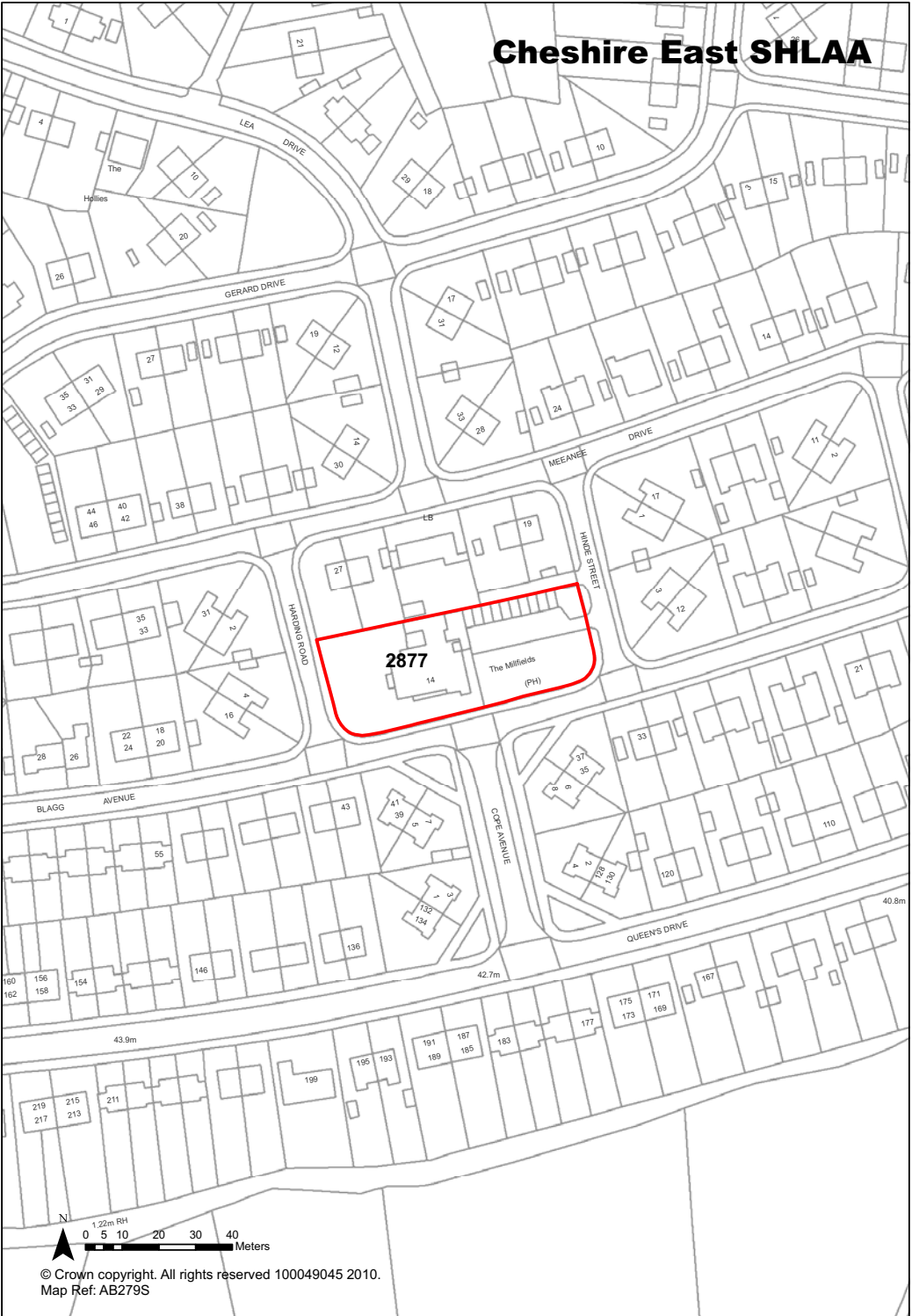


Ref	2873	Site Address	Waterworks Farm, Dingle Lane, Sandbach	
Town / Rural	Sandbach	Easting	376356	Northing 361096
Site Description	Farm	Site Size Net (Ha)	0.61	
Character of Area	Residential and Open Countryside.	Potential Capacity	19	
Surrounding Land Uses	Residential and Open Countryside.	Potential Net Capacity	19	
Physical Constraints	Trees on site. Located within 250m of landfill.	Potential Density	31.15	
Policy Restrictions	Within Sandbach SZL. Within Area of Protected Open Space. Within Wildlife Corridor.	Determination of Capacity	Density multiplier	
Managing Constraints	Consultation with Contaminated Land Officer.	Total Completions	0	
Sustainability	Is not considered to be sustainably located.	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	Available - site on the market	Years 11-15	0	
Achievability	Not Achievable			
Deliverability	Not currently developable			
Development Progress	SHLAA Site			
Application Number:				

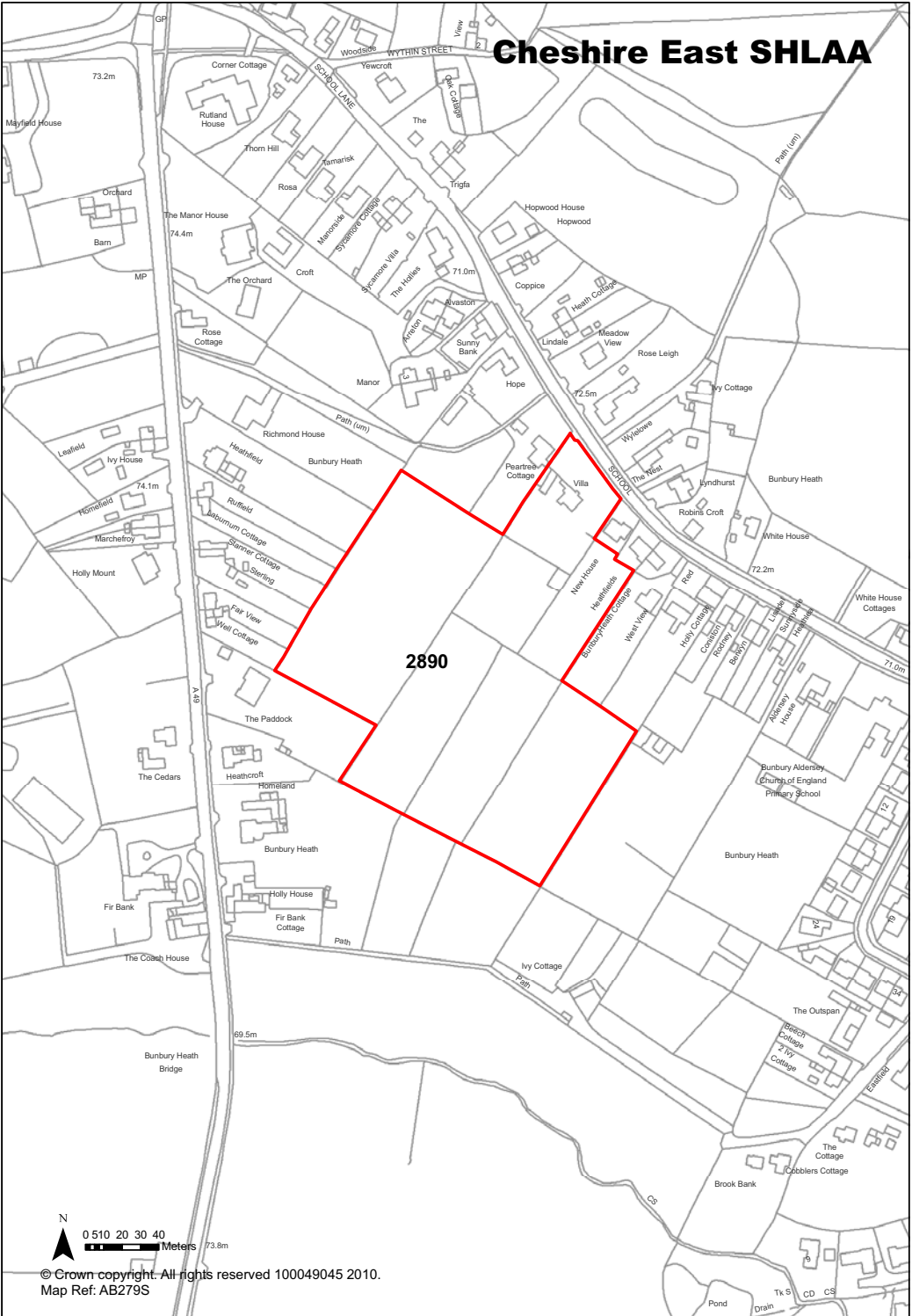




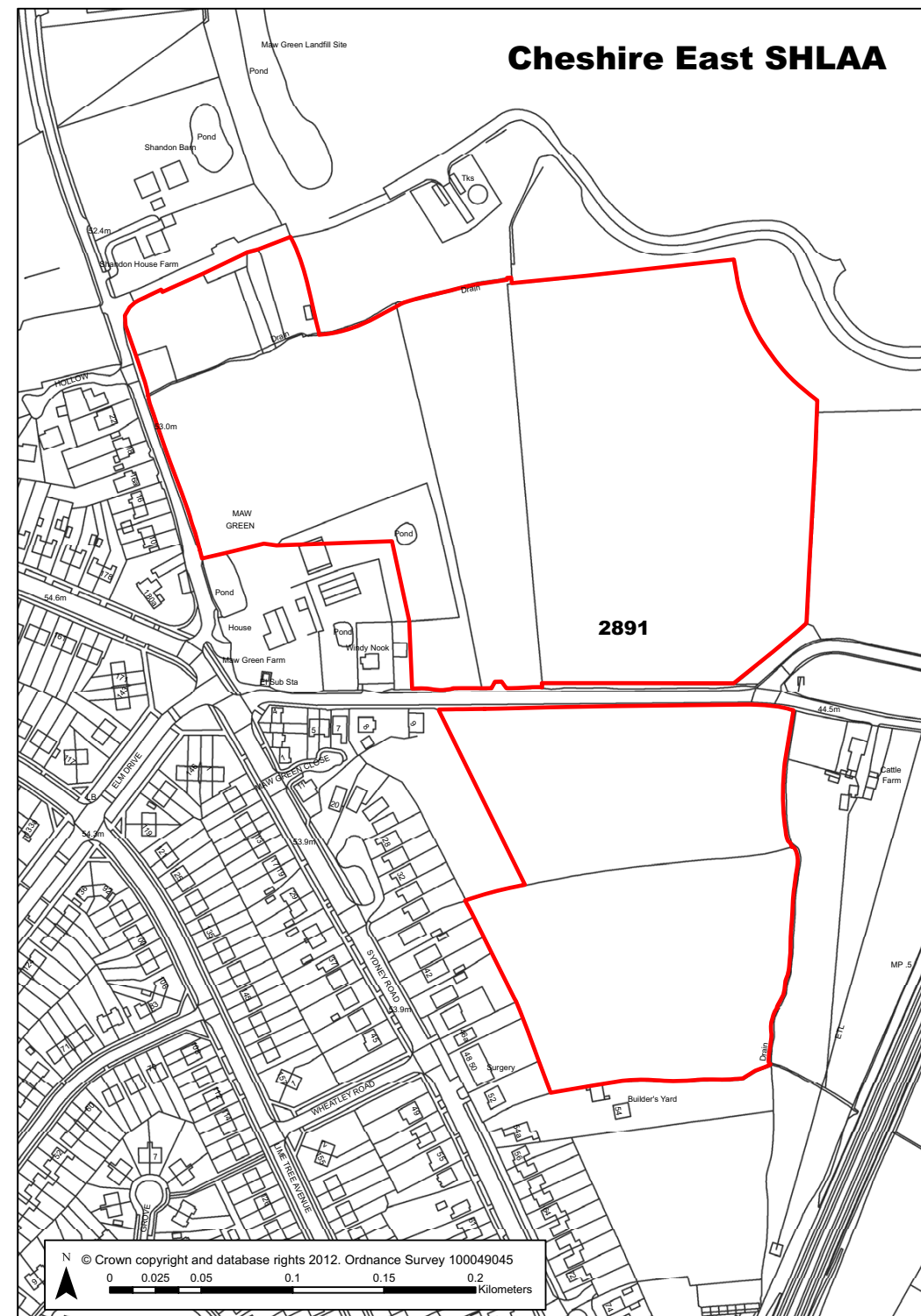
Ref	2877	Site Address	The Millfield Hotel, Blagg Avenue, Nantwich		
Town / Rural	Nantwich	Easting	364514	Northing	351769
Site Description	Public House	Site Size Net (Ha)	0.2		
Character of Area	Residential	Potential Capacity	14		
Surrounding Land Uses	Generally residential	Potential Net Capacity	14		
Physical Constraints	Building and hardstanding on site.	Potential Density	71.79		
Policy Restrictions	Within Nantwich SZL	Determination of Capacity	Based on current permission		
Managing Constraints	Removal of existing buildings.				
Sustainability	Bus route on Queens Drive.				
Accessibility	Access is possible.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Brownfield	Remaining Losses	0		
Suitability	Suitable				
Availability	Available	Current Year	14		
Achievability	Achievable	Years 1-5	0		
Deliverability	Deliverable	Years 6-10	0		
Development Progress	Under Construction	Years 11-15	0		
Application Number:	12/0392N				



Ref	2890	Site Address	Heath Villa, School Lane, Bunbury		
Town / Rural	Bunbury - Edge / Extension	Easting	355993	Northing	358009
Site Description	6 grassed fields to the rear of Heath Villa	Site Size Net (Ha)	2.77		
Character of Area	Countryside on the edge of Bunbury, known as Bunbury Heath	Potential Capacity	84		
Surrounding Land Uses	Residential and open space	Potential Net Capacity	84		
Physical Constraints	Trees and hedges to field boundaries. Residential property on site.	Potential Density	30.32		
Policy Restrictions	The majority of the site is Open Countryside. Only the residential property and garden is within the SZL for Bunbury.	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	Bus route on School Lane.	Losses Completed	0		
Accessibility	Access to be discussed with Highways.	Remaining Losses	0		
Other Information	There is a planning history linked to this site.	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:					



Town / Rural	Crewe - Edge / Extension	Eastng	371553	Northng	357133
Site Description	Old farm buildings, rough pasture land		Site Size Net (Ha)	10.01	
Character of Area	Rural edge of Crewe built up area. Adjacent to Maw Green landfill site.		Potential Capacity	165	
Surrounding Land Uses	Maw Green Landfill site. Residential. Open countryside.		Potential Net Capacity	165	
Physical Constraints	Located directly on landfill. The Strategic Highways Manager expresses concern that the immediate highway network comprises narrow rural roads which are constrained by local feature and alignment. Traffic capacity on Maw Green Lane is also a concern. Potential air quality issues.				
Policy Restrictions	Policy Change Required		Potential Density	16.48	
Managing Constraints	This junction would require significant improvement to manage the traffic generation from this site. Any application would need its Transport Assessment to be judged against the Crewe Area Traffic Model held by CEC. 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.		Determination of Capacity	Based on current planning application	
Sustainability	In a sustainable location within easy reach of Crewe town centre and the employment areas to the south east of the town.				
Accessibility	Significant Highways Issues to be discussed with Highways. Section 106, S278 and S38 agreements required.		Total Completions	0	
Other Information			Losses Completed	0	
Brownfield / Greenfield	Greenfield		Remaining Losses	0	
Suitability	Suitable - if can meet policy requireme				
Availability	Available		Current Year	0	
Achievability	Achievable		Years 1-5	90	
Deliverability	Deliverable		Years 6-10	75	
Development Progress	Awaiting S106		Years 11-15	0	
Application Number:	12/0831N				





Ref 2892

Site Address

Broughton Road, Crewe

<b>Town / Rural</b>	Crewe - Edge / Extension	<b>Easting</b>	370507	<b>Northing</b>	357808
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<b>Site Description</b>	Grassed farmland	<b>Site Size Net (Ha)</b>	6.61
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Character of Area	A greenfield site on the northern edge of Crewe.	Potential Capacity	199
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<b>Surrounding Land Uses</b>	Residential and open countryside.	<b>Potential Net</b>	199
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<b>Physical Constraints</b>	Located on potential contaminated site. Potential air quality issues.	<b>Capacity</b>
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<b>Policy Restrictions</b>	Open countryside.	<b>Potential Density</b>	30.11
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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 Broughton Road.

<b>Accessibility</b>	Access to be discussed with Highways.	<b>Total Completions</b>	0
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Other Information	Losses Completed	0
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<b>Brownfield / Greenfield</b>	Greenfield	<b>Remaining Losses</b>	0
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**Suitability**                      Suitable - with policy change

Availability	Available	Current Year	0
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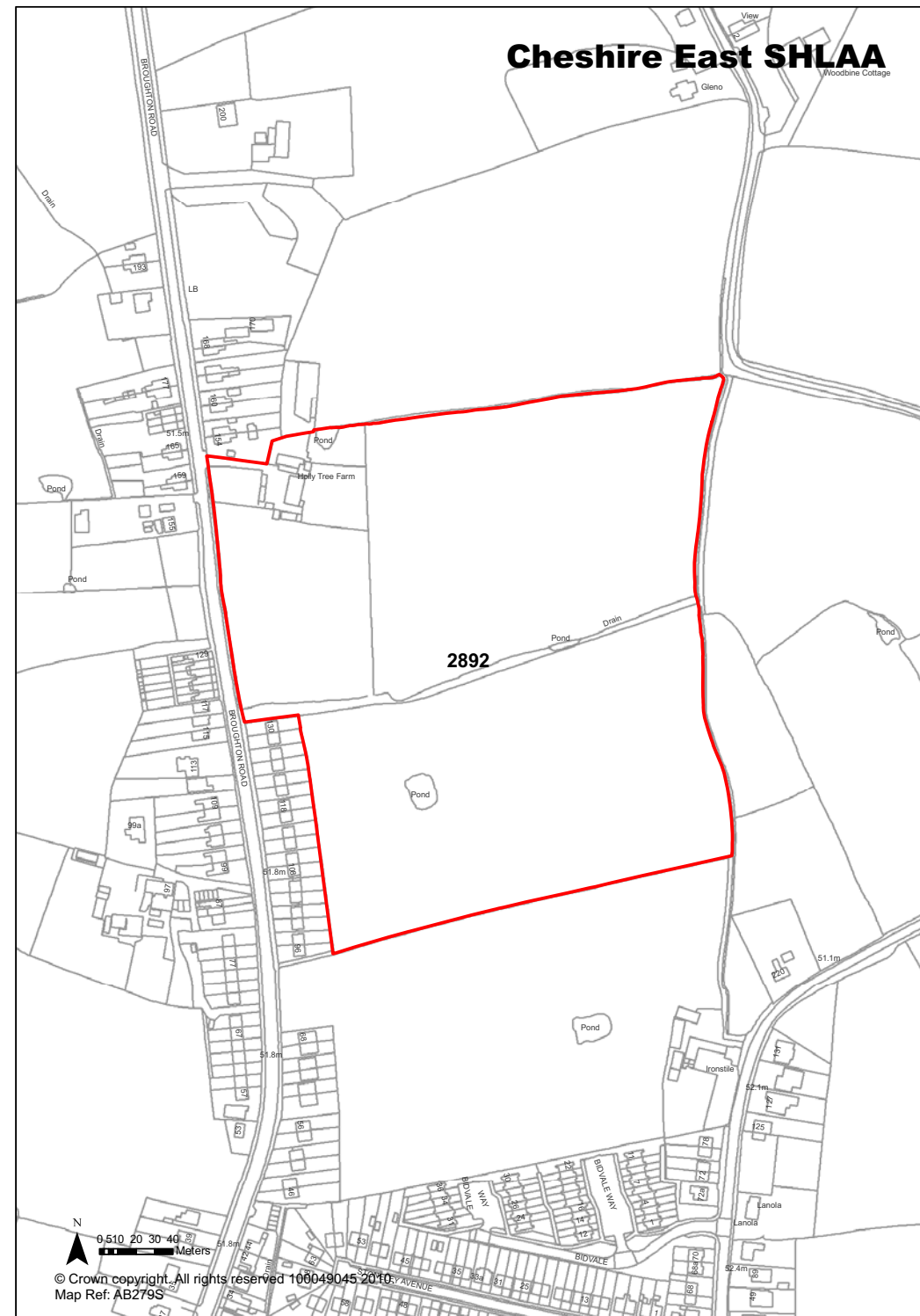
Achievability	Achievable	Years 1-5	0
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Deliverability	Developable	Years 6-10	90
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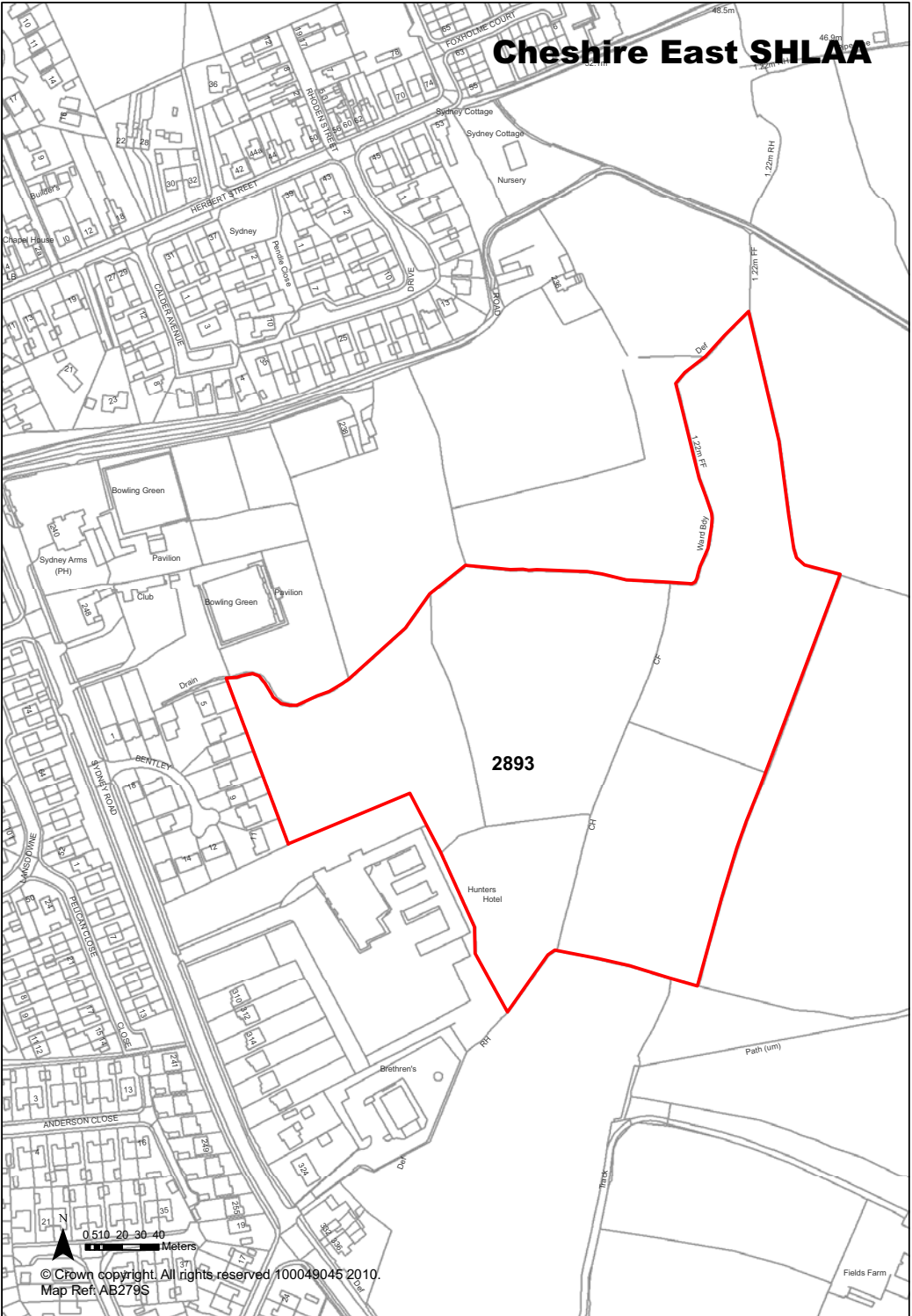
Development Progress	SHLAA Site	Years 11-15	109
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Application Number:

Cheshire East SHLAA - Update January 2013



Ref	2893	Site Address	Sydney Road, east of Hunters Lodge, Crewe		
Town / Rural	Crewe - Edge / Extension	Easting	372308	Northing	356165
Site Description	Farmland. Several small fields	Site Size Net (Ha)	5.23		
Character of Area	Green field site on the eastern edge of the Crewe urban area.	Potential Capacity	157		
Surrounding Land Uses	Edge of settlement	Potential Net Capacity	157		
Physical Constraints	Wider transport congestion issues. Located directly on landfill. Potential air quality issues.	Potential Density	30.02		
Policy Restrictions	Currently included within the Green Gap between eastern Crewe and Haslington.	Determination of Capacity	Density multiplier		
Managing Constraints	Some upgrade to sustainable links would be required from this development. Crewe Green roundabout is heavily congested and other local highway concerns would require a draft TA pre-application. Significant analysis would need to be undertaken for the route to J16 M6 and more locally on the major distributor routes in the Crewe area. 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.				
Sustainability	Site is considered sustainably located.				
Accessibility	Section 106, S278 and S38 agreements required.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Suitable - with policy change	Current Year	0		
Availability	Marginal / Uncertain	Years 1-5	0		
Achievability	Achievable	Years 6-10	90		
Deliverability	Developable	Years 11-15	67		
Development Progress	SHLAA Site				
Application Number:					



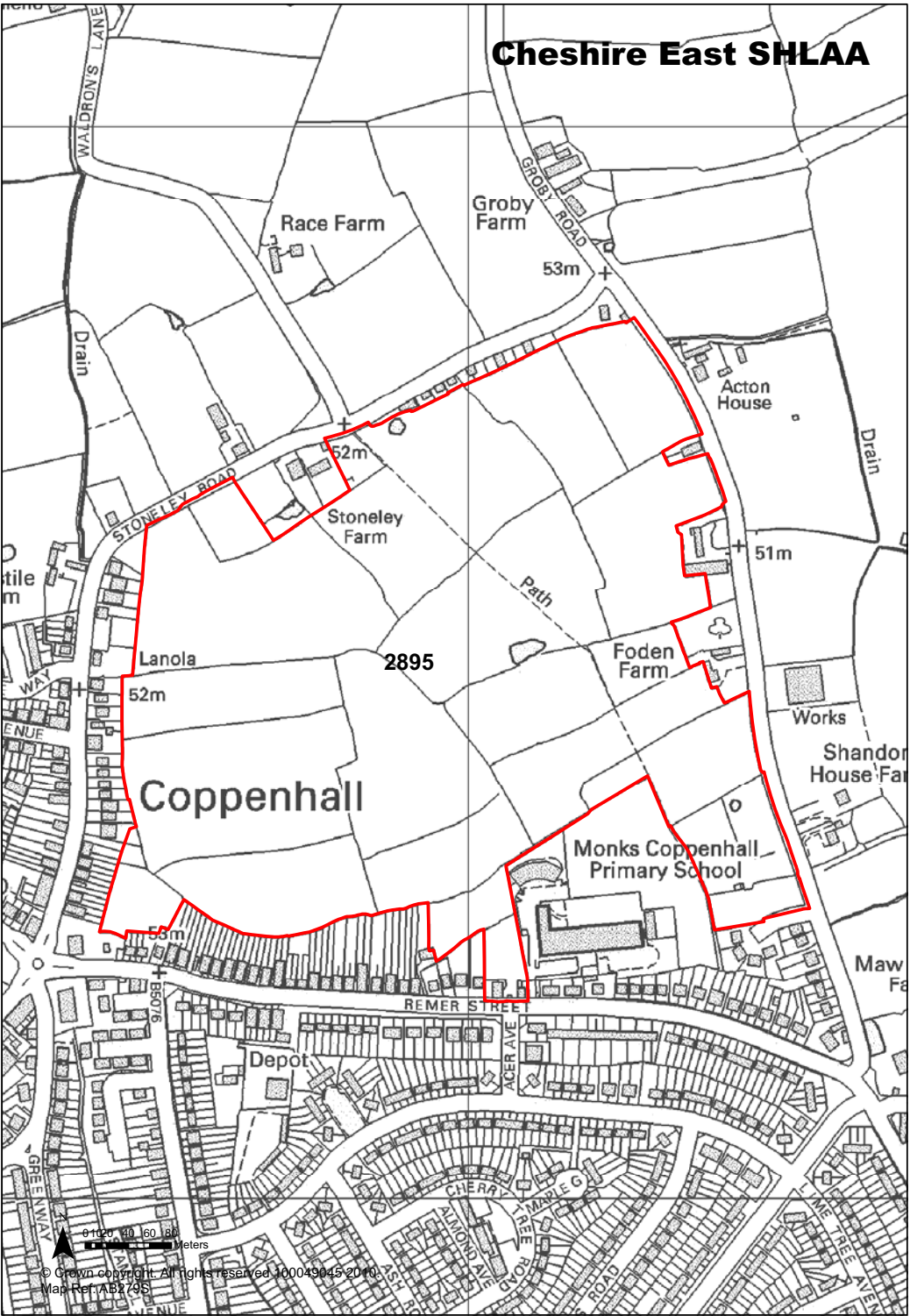
Ref	2894	Site Address	Dodds Green Lane, Burleydam		
Town / Rural	Rural	Easting	360505	Northing	342825
Site Description	Farmland - one grass field	Site Size Net (Ha)	1.22		
Character of Area	Open countryside on the edge of Burleydam	Potential Capacity	37		
Surrounding Land Uses	Open countryside and residential	Potential Net Capacity	37		
Physical Constraints	Trees and hedges to boundary. Site appears generally flat. Overhead lines to edge of site.	Potential Density	30.33		
Policy Restrictions	Open Countryside	Determination of Capacity	Density multiplier		
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Overhead line may need to be moved.	Total Completions	0		
Sustainability	Bus route on Whitchurch Road,	Losses Completed	0		
Accessibility	Access to be discussed with Highways.				
Other Information	Under current policy it could be possible to allow development for affordable housing (as an "exceptions site") See DM15 Lodmore Lane Burleydam, pre applications discussions taking place in relation to rural exceptions site. There is a housing need in the ward but the scale would be unacceptable. There are also concerns on visual grounds.				
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Suitable - with policy change	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 2895 Site Address Coppenhall East, Remer Street, Crewe

Town / Rural	Crewe - Edge / Extension	Easting	370975	Northing	357492
Site Description	Open countryside, fields/ well established hedgerows	Site Size Net (Ha)	24.94		
Character of Area	Countryside, bounded by Residential properties along Stoneley Road and Remer Street to the west and south.	Potential Capacity	650		
Surrounding Land Uses	Open countryside	Potential Net Capacity	650		
Physical Constraints	No protected trees. An Ecological Assessment has been undertaken which has identified no ecological constraints preventing the site coming forward. Developers highways consultants are in ongoing discussions with Cheshire East Highways in relation to known highways issues. Located within 250m of landfill. Potential air quality issues.				
Policy Restrictions	Open countryside	Potential Density	26.06		
Managing Constraints	Consideration of recommendations in ecological assessment as required. A draft Transport Assessment would be required pre-application and significant analysis would need to be undertaken for the route to J16 M6 and more locally on the major distributor routes in the Crewe area. 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.	Determination of Capacity	Based on current application.		
Sustainability	Site is considered sustainably located.				
Accessibility	Access discussion to continue with highways. Section 106, S278 and S38 agreements required.	Total Completions	0		
Other Information	The scheme was recommended for development by the Inspector at the 2003 Public Local Inquiry. In 2004 the Borough Council had accepted that recommendation and it would have been allocated for housing. The intervention of the Deputy Prime Minister (John Prescott) directed the Council to delete the allocation.	Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Suitable				



Ref2895

Site Address

Coppenhall East, Remer Street, Crewe

Availability	Available	Current Year	0
Achievability	Achievable	Years 1-5	125
Deliverability	Deliverable	Years 6-10	250
Development Progress	Awaiting S106	Years 11-15	250
Application Number:	11/1643N		

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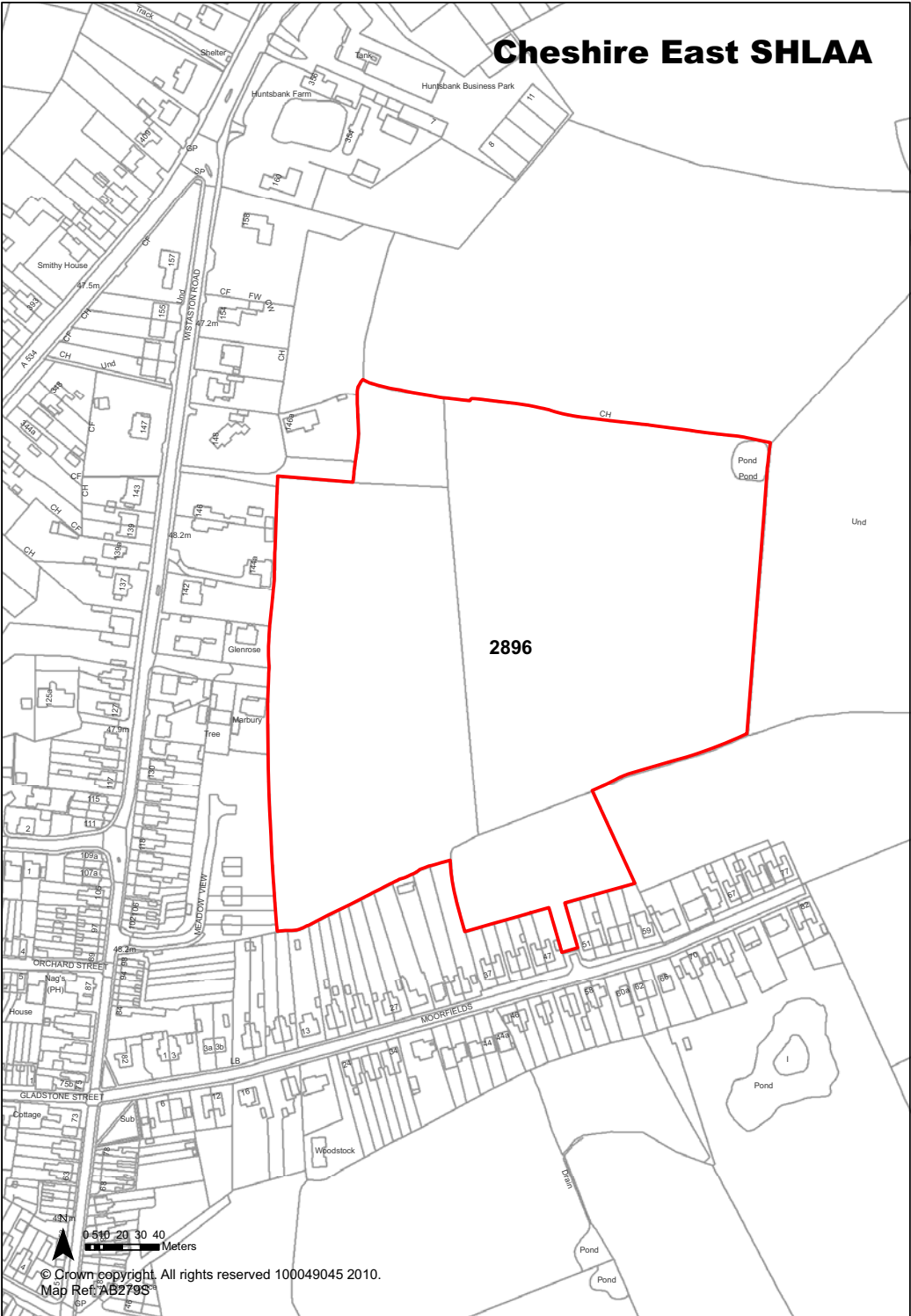
Ref

2896

Site Address

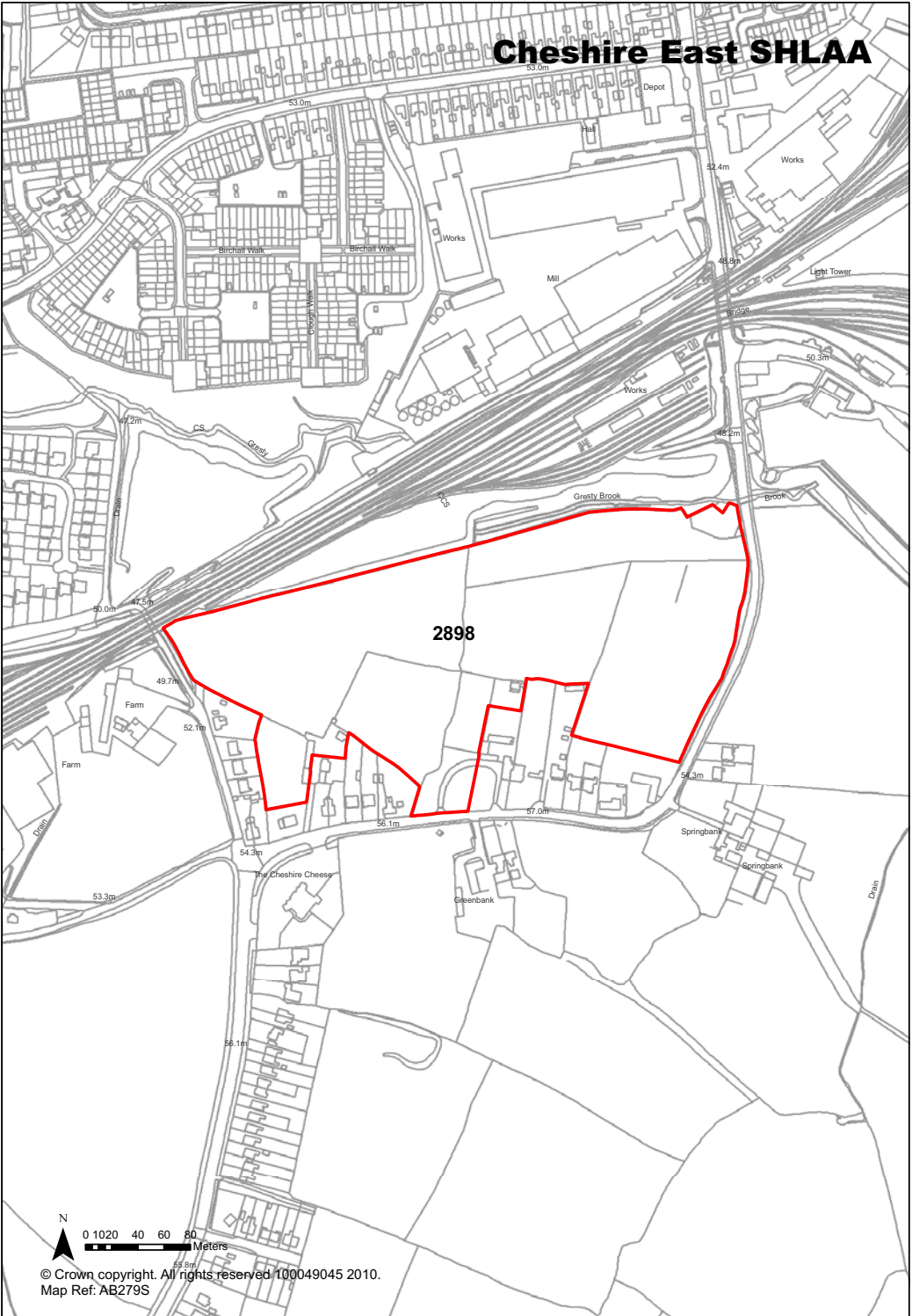
Wistaston Road, Willaston (part of the Broughton Farm site)

Town / Rural	Crewe - Edge / Extension	Easting	368246	Northing	352906
Site Description	Farmland - pasture	Site Size Net (Ha)	6.31		
Character of Area	Open countryside separating Willaston from Rope Lane.	Potential Capacity	190		
Surrounding Land Uses	Residential and open countryside.	Potential Net Capacity	190		
Physical Constraints	TPOs on boundary of site (TPO 210A). Green Gap between Willaston and Rope Lane. There remain major highway access issues. Located on potential contaminated site. Potential air quality issues.				
Policy Restrictions	Open countryside.	Potential Density	30.11		
Managing Constraints	Highways issues will need to be addressed. 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.	Determination of Capacity	Density multiplier		
Sustainability	Bus route on Wistaston Road.				
Accessibility	Access to be discussed with Highways.	Total Completions	0		
Other Information	Additional information submitted through Call for Sites Consultation.	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	100		
Application Number:					

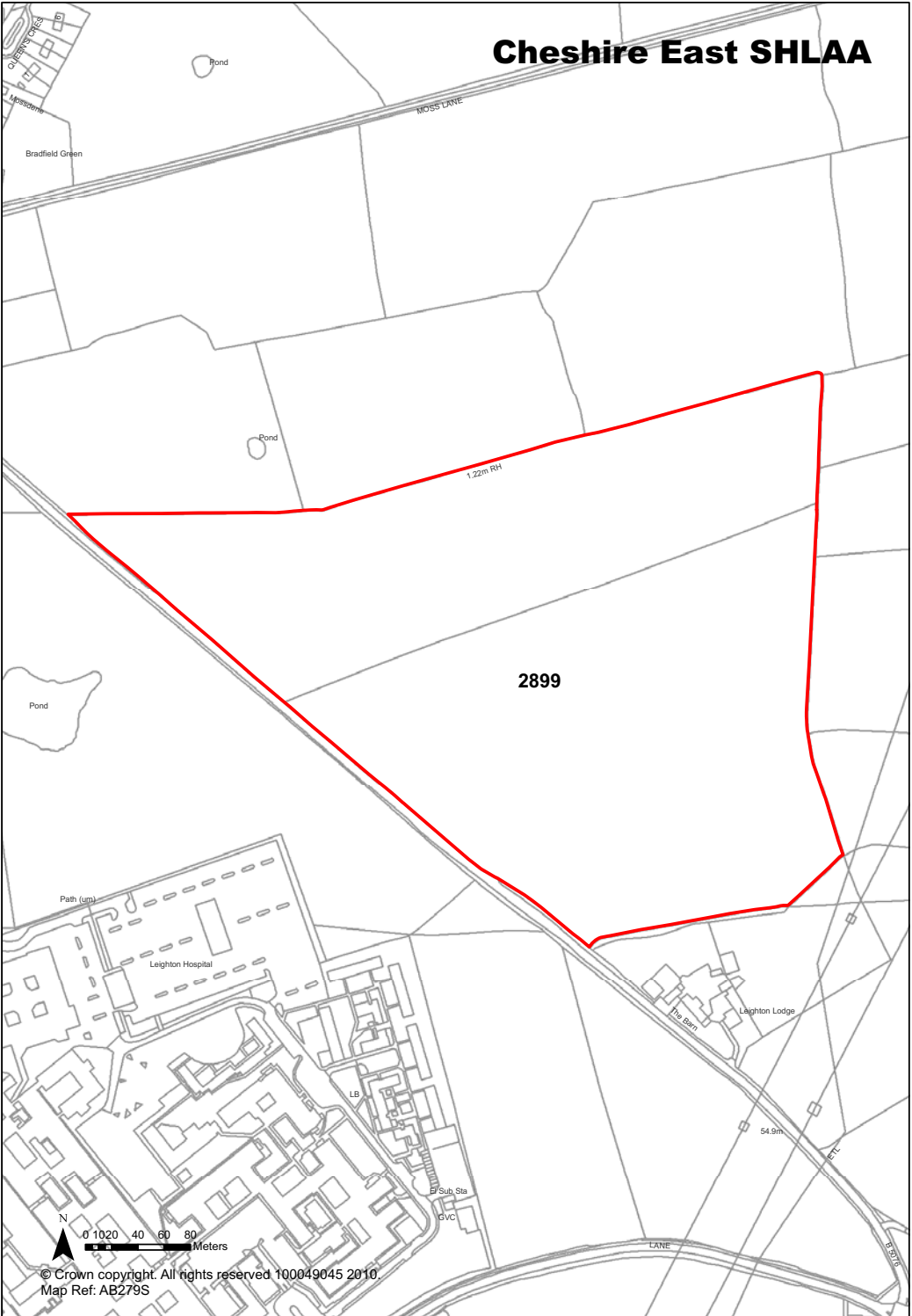




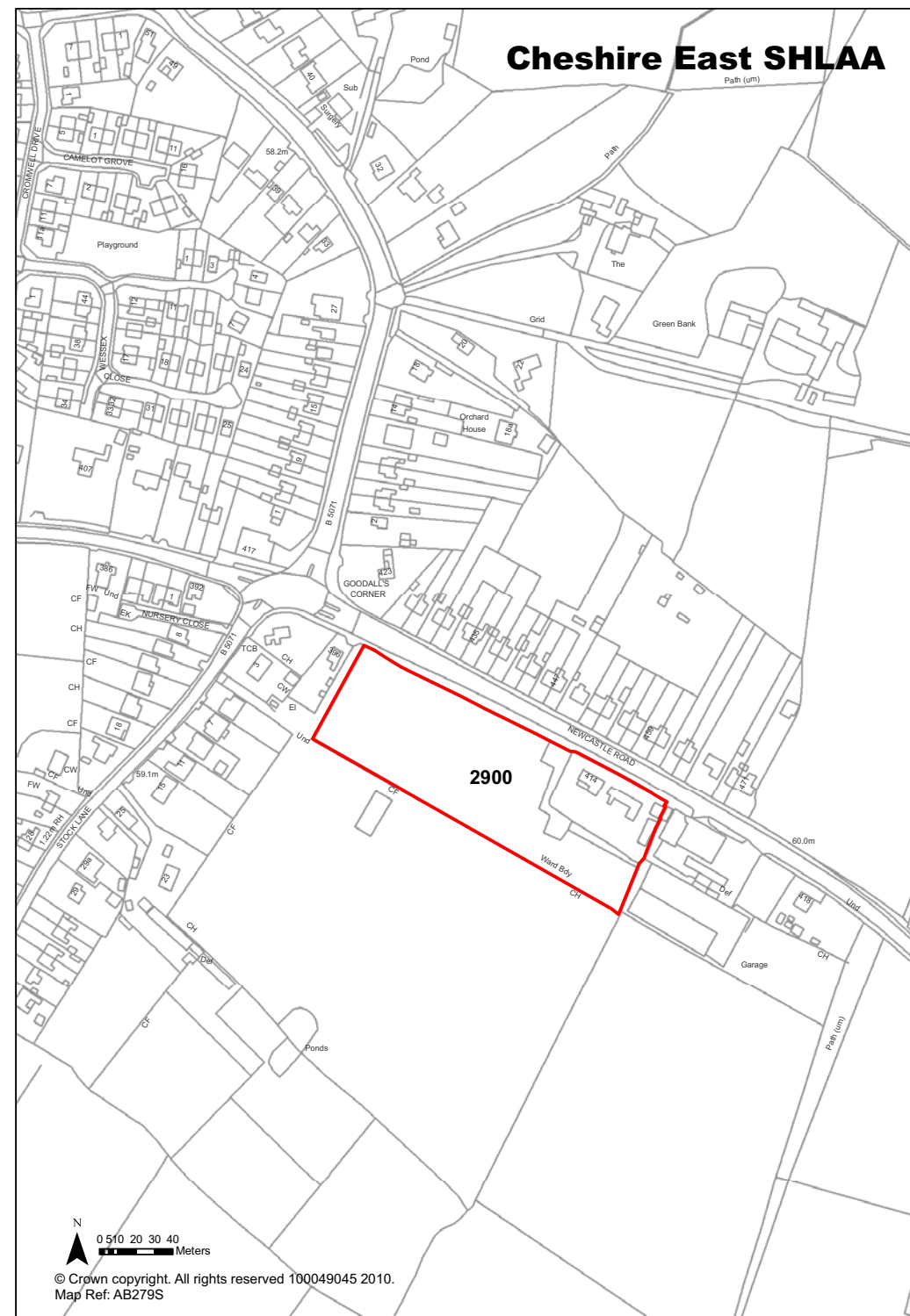
Ref	2898	Site Address	Gresty Green, Crewe			
Town / Rural	Crewe - Edge / Extension		Easting	370794	Northing	353530
Site Description	Farmland, grassed area, agricultural grazing land		Site Size Net (Ha)		6.16	
Character of Area	Bounded by residential development to the south, the railway to the north. Southern edge of Crewe / open countryside.		Potential Capacity		120	
Surrounding Land Uses	Residential development, railway and open countryside.		Potential Net Capacity		120	
Physical Constraints	Proximity of railway line, significant issues of noise and disturbance etc from railway and nearby industry. Located on potential contaminated site. Potential air quality issues.					
Policy Restrictions	Open countryside		Potential Density		19.48	
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 based on 4 of the site being used for housing.	
Sustainability	Bus route on Crewe Road.					
Accessibility	Access to be discussed with Highways.		Total Completions		0	
Other Information	Current appeal. Additional information submitted through Call for Sites Consultation. This site was allocated for residential development in last local plan. It was removed by the Inspector following the public local inquiry in 2003:as it would extend the built-up area of Crewe south of the railway.		Losses Completed		0	
Brownfield / Greenfield	Greenfield		Remaining Losses		0	
Suitability	Not Suitable					
Availability	Available - site owned by developer		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:	11/3171N					



Ref	2899	Site Address	Leighton West (north east)		
Town / Rural	Crewe - Edge / Extension	Easting	368511	Northing	358474
Site Description	Farmland	Site Size Net (Ha)	14.37		
Character of Area	North western edge of urban Crewe	Potential Capacity	430		
Surrounding Land Uses	Open countryside and hospital	Potential Net Capacity	430		
Physical Constraints	High voltage electricity pylons bisect the site. Located 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). Transport Assessment likely to be required.	Determination of Capacity	Density multiplier		
Sustainability	Site is not considered sustainabe but scale of development within the area could make for a sustainable development.				
Accessibility	Access to be discussed with Highways.	Total Completions	0		
Other Information	Following the public local inquiry in 2003 some 500 dwellings were allocated on the area between the Pylons and Minshull New Road, the area to the west of the pylons was deleted by the Inspector. Part of the northern half is allocated for Leighton Hospital's expansion.	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	Not currently developable	Years 6-10	0		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:					

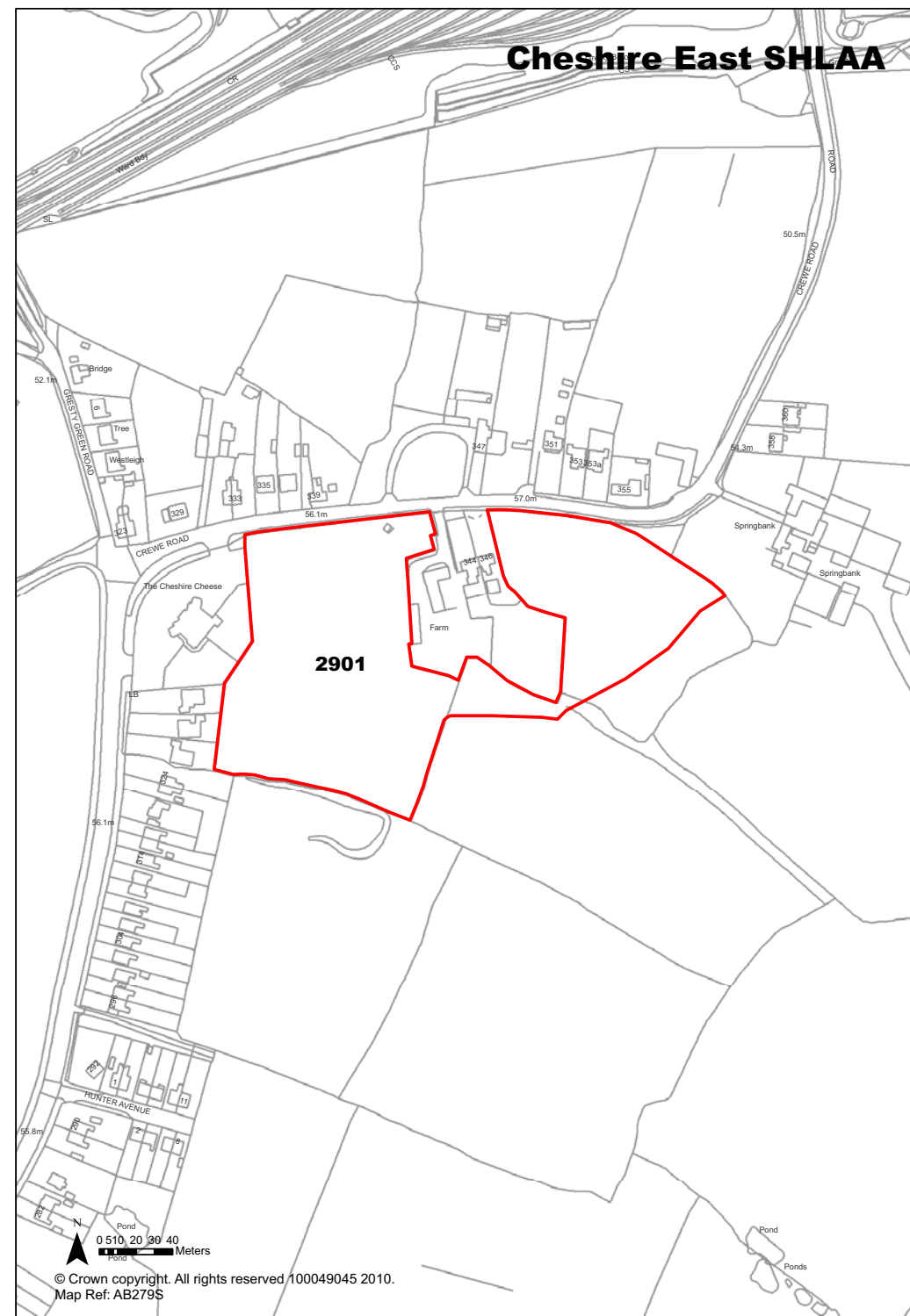


Ref	2900	Site Address	Hill House Farm, Newcastle Road, Shavington			
Town / Rural	Shavington - Edge / Extension		Easting	370321	Northing	351215
Site Description	Overgrown grassland, partial hedgerow to front of site (Newcastle Road)		Site Size Net (Ha)		1.17	
Character of Area	Residential and open countryside		Potential Capacity		36	
Surrounding Land Uses	Residential to the north and west, petrol station to the east and pasture land to the south.		Potential Net Capacity		36	
Physical Constraints	Access, proximity to traffic lights and petrol filling station to the east. Located on potential contaminated site.					
Policy Restrictions	Open Countryside, not Green Gap		Potential Density		30.77	
Managing Constraints	Access issues addressed through consultation with the Highways. 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 Crewe Road.					
Accessibility	Access issues addressed through consultation with the Highways		Total Completions		0	
Other Information	Additional information submitted through Call for Sites Consultation.		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		36	
Development Progress	SHLAA Site		Years 11-15		0	
Application Number:						





Ref	2901	Site Address	Land at Crewe Road, Gresty, Crewe			
Town / Rural	Crewe - Edge / Extension		Easting	370793	Northing	353323
Site Description	Overgrown grassland, farmland, presence of fences.		Site Size Net (Ha)	2.39		
Character of Area	Open Countryside and public house. Site is fenced within existing boundaries and has a small new building on site. Adjacent to a busy road.		Potential Capacity	72		
Surrounding Land Uses	Open Countryside, public house and residential.		Potential Net Capacity	72		
Physical Constraints	There are electricity pylons across the south eastern corner of the site. There are a number of large trees on site, some of which are protected (TPO 213). Ponds present on site, great crested newts have been identified nearby. An ecological survey would be required. Located on potential contaminated site. Potential air quality issues.					
Policy Restrictions	Open Countryside. Currently allocated in the local plan for woodland planting on the northern edge of the Basford West employment area.		Potential Density	30.19		
Managing Constraints	Developer to undertake an Ecological Assessment. 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.		Determination of Capacity	Density multiplier		
Sustainability	Bus route on Crewe Road.					
Accessibility	Access to be discussed with Highways.		Total Completions	0		
Other Information	Site subject to an appeal.		Losses Completed	0		
	Additional information submitted through Call for Sites Consultation.					
	Part of site with ecological mitigation area for Basford West.					
Brownfield / Greenfield	Greenfield		Remaining Losses	0		
Suitability	Suitable - with policy change					
Availability	Available		Current Year	0		
Achievability	Achievable		Years 1-5	0		



Ref2901

Site Address

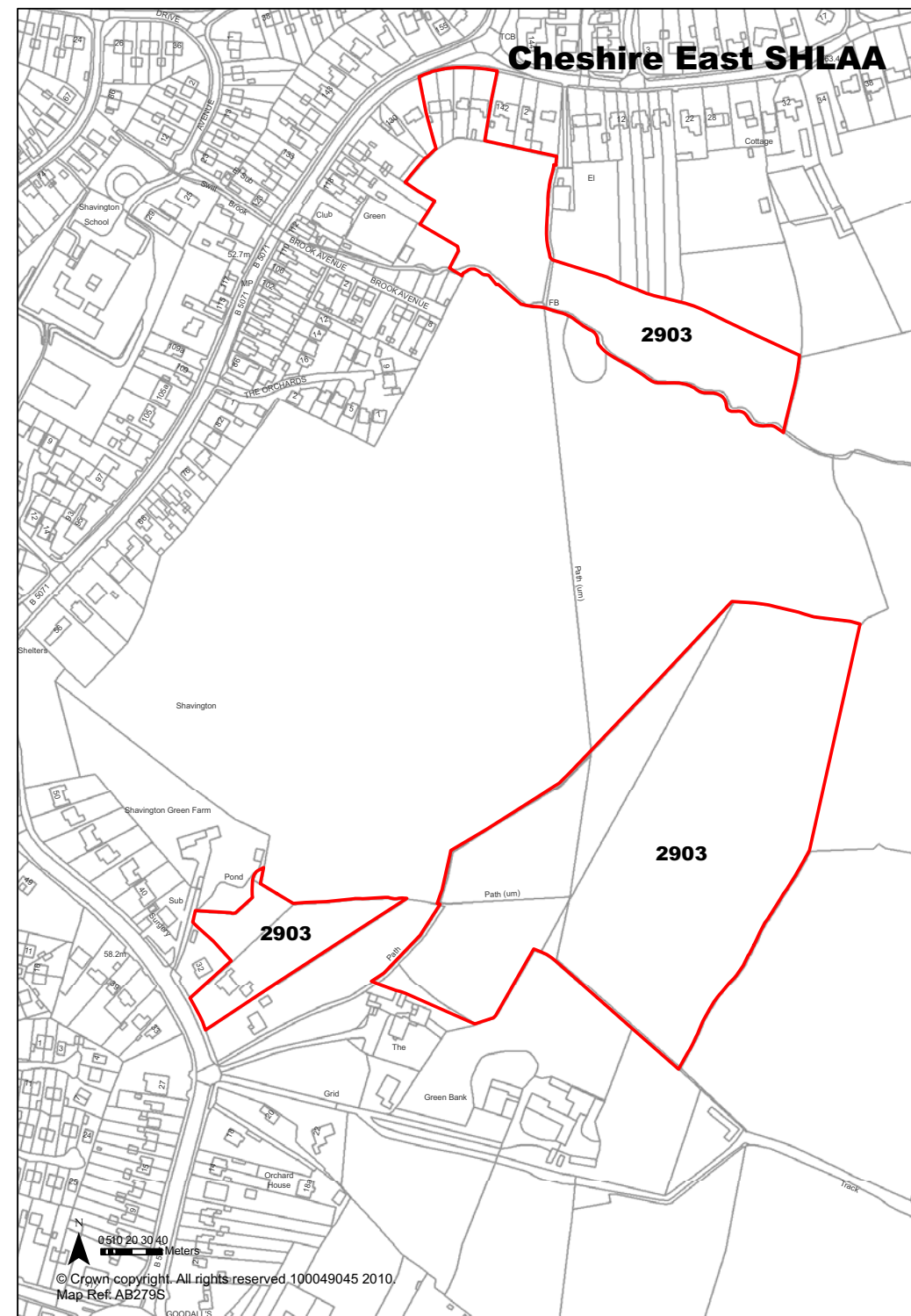
Land at Crewe Road, Gresty, Crewe

Deliverability	Developable	Years 6-10	72
Development Progress	SHLAA Site - Awaiting Appeal Decision	Years 11-15	0
Application Number:	11/3010N		

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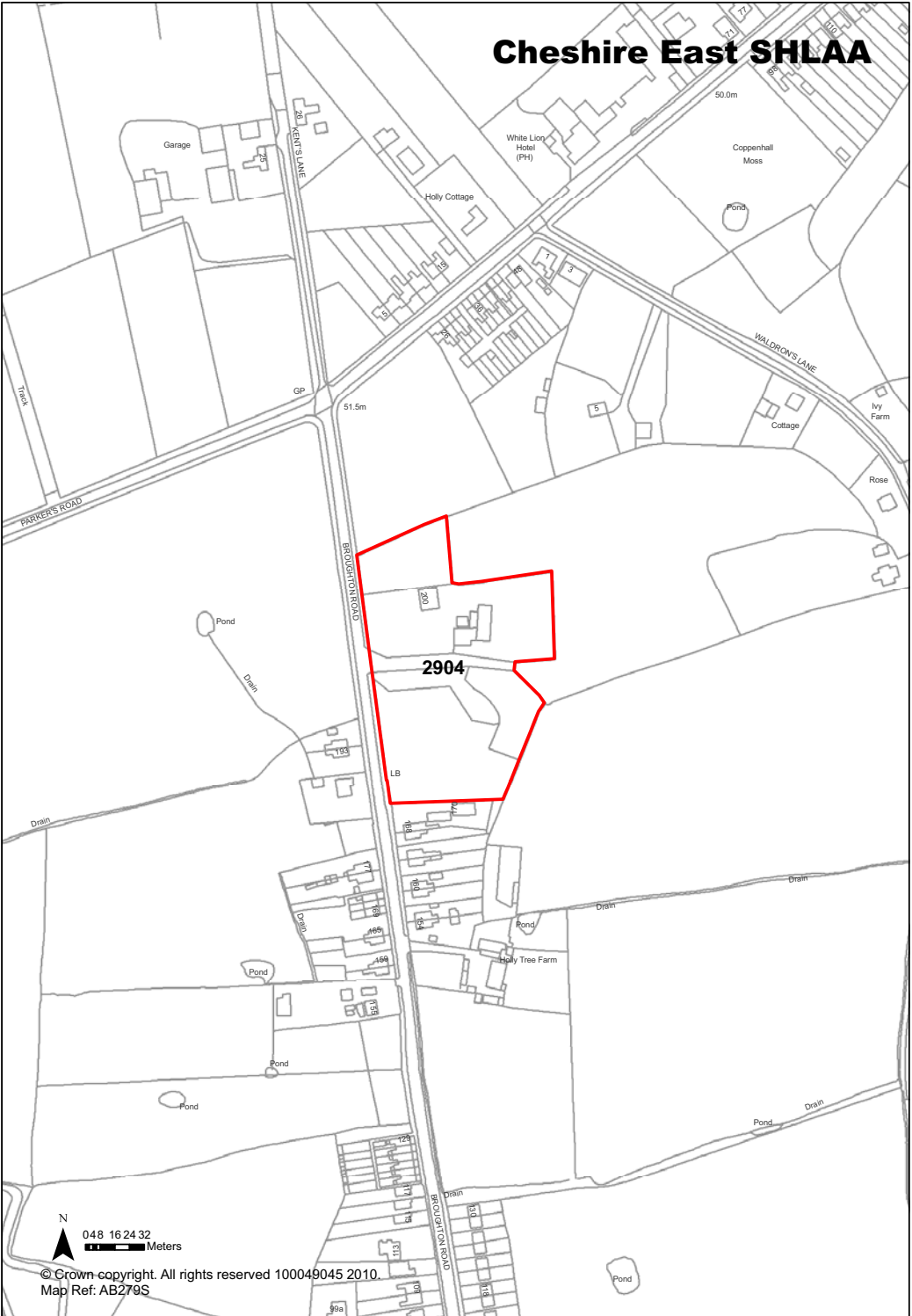


Ref	2903	Site Address	East Shavington - Large Site			
Town / Rural	Shavington - Edge / Extension		Easting	370524	Northing	351720
Site Description	Grassland - part of site fronts onto Crewe Road.		Site Size Net (Ha)	6.97		
Character of Area	Open countryside to the east of the site and residential development to north, south and west.		Potential Capacity	210		
Surrounding Land Uses	Open countryside to the east of the site and residential development to north, south and west.		Potential Net Capacity	210		
Physical Constraints	Undulating site. Footpaths across site. Overhead lines.Two no. TPOs cross the site (TPO 121 & TPO 42). Narrow corridor of land adjacent to Swill Brook lies within areas designated as Flood Risk Zones 2 and 3. PROW across the site. Water vole likely to be present along Swill Brook. This site would have an impact on the local and strategic highway infrastructure. Located on potential contaminated site. Potential air quality issues.					
Policy Restrictions	Open countryside		Potential Density	30.13		
Managing Constraints	Transport Assessment required. The development is likely to need to provide a financial contribution to the A500 link improvements to the M6. 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.		Determination of Capacity	Density multiplier		
Sustainability	Bus route on Crewe Road					
Accessibility	Section 106, S278 and S38 agreements may be required.		Total Completions	0		
Other Information	Additional information submitted through Call for Sites Consultation.		Losses Completed	0		
Brownfield / Greenfield	Greenfield		Remaining Losses	0		
Suitability	Suitable - with policy change					
Availability	Available		Current Year	0		
Achievability	Achievable		Years 1-5	0		
Deliverability	Developable		Years 6-10	125		
Development Progress	SHLAA Site		Years 11-15	85		

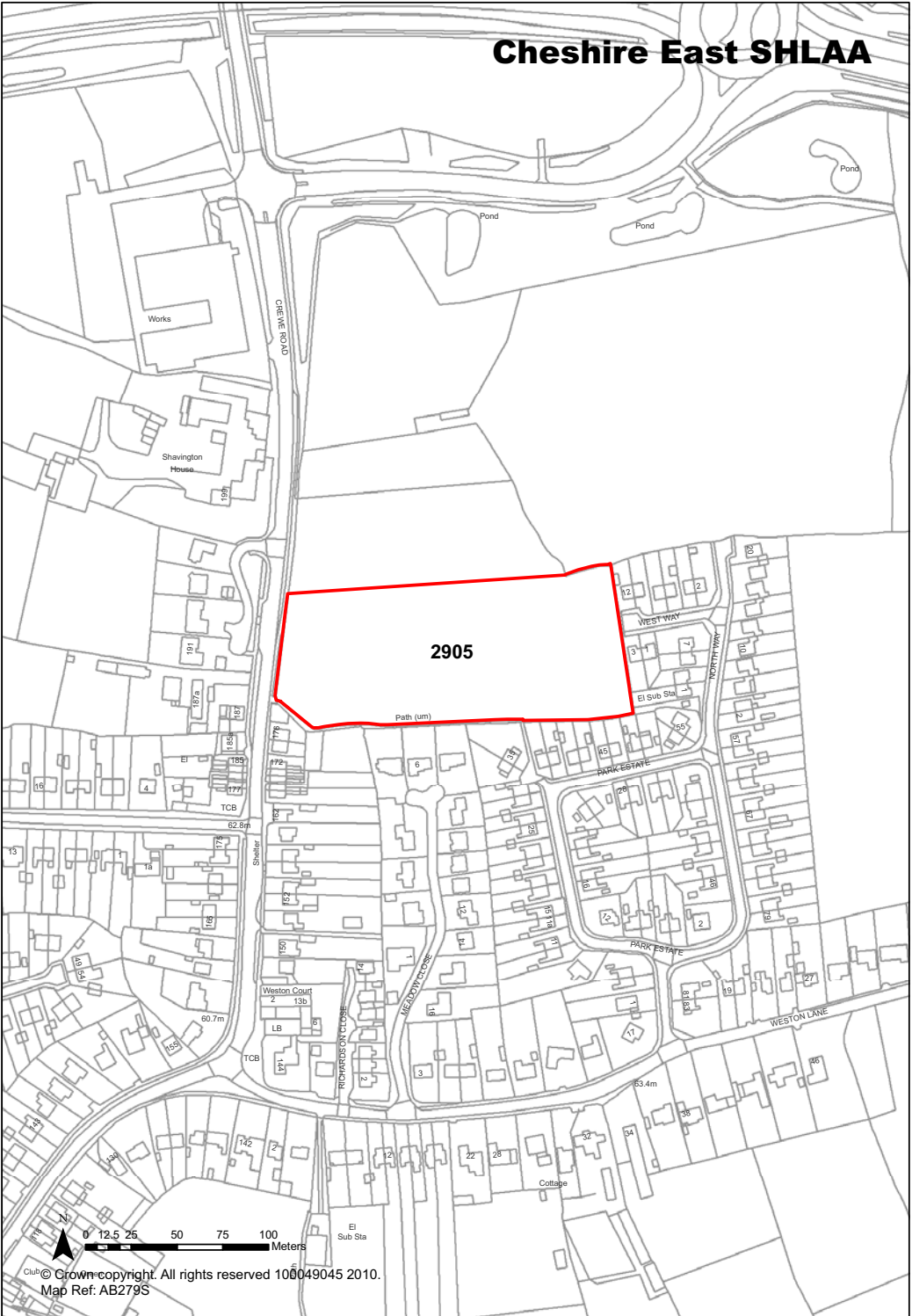




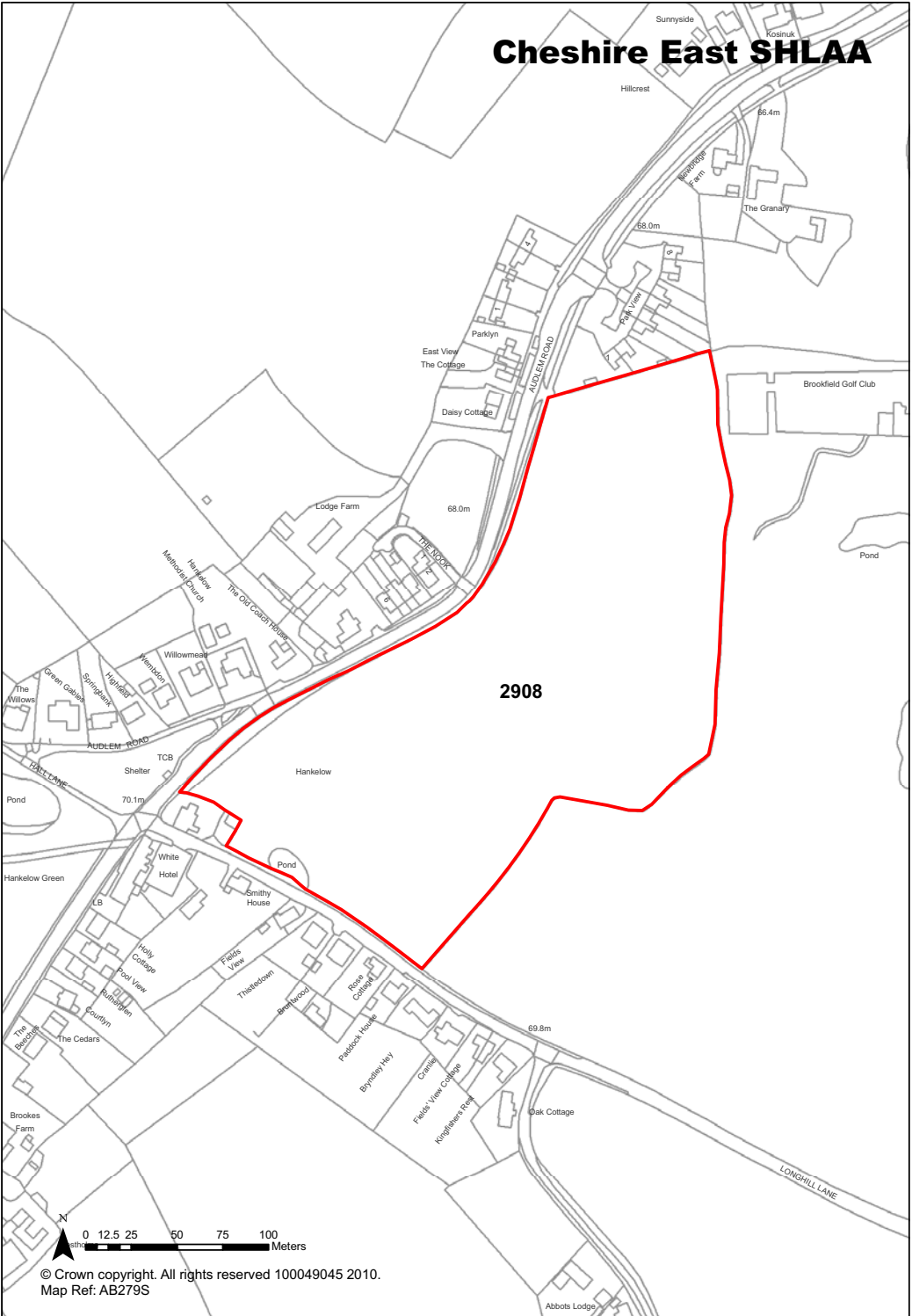
Ref	2904	Site Address	200 Broughton Road, Crewe			
Town / Rural	Crewe - Edge / Extension		Easting	370379	Northing	358061
Site Description	Part Brownfield, part Greenfield site		Site Size Net (Ha)	1.18		
Character of Area	Open countryside to near the northern edge of urban Crewe		Potential Capacity	36		
Surrounding Land Uses	Open countryside and some residential		Potential Net Capacity	36		
Physical Constraints	Located on potential contaminated site.		Potential Density	30.51		
Policy Restrictions	Open countryside		Determination of Capacity	Density multiplier		
Managing Constraints	Consultation with Contaminated Land Officer. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.					
Sustainability	Bus route on Broughton Road.					
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	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	2905	Site Address	Crewe Road, Shavington			
Town / Rural	Shavington - Edge / Extension		Easting	370572	Northing	352378
Site Description	Grassed fields		Site Size Net (Ha)		1.41	
Character of Area	Open countryside on the northern edge of Shavington		Potential Capacity		43	
Surrounding Land Uses	Residential and Open Countryside		Potential Net Capacity		43	
Physical Constraints	Located on potential contaminated site.		Potential Density		30.5	
Policy Restrictions	Currently within the Green Gap.		Determination of Capacity		Density multiplier	
Managing Constraints	Consultation with Contaminated Land Officer. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.					
Sustainability	Bus route on Crewe Road					
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		43	
Development Progress	SHLAA Site		Years 11-15		0	
Application Number:						

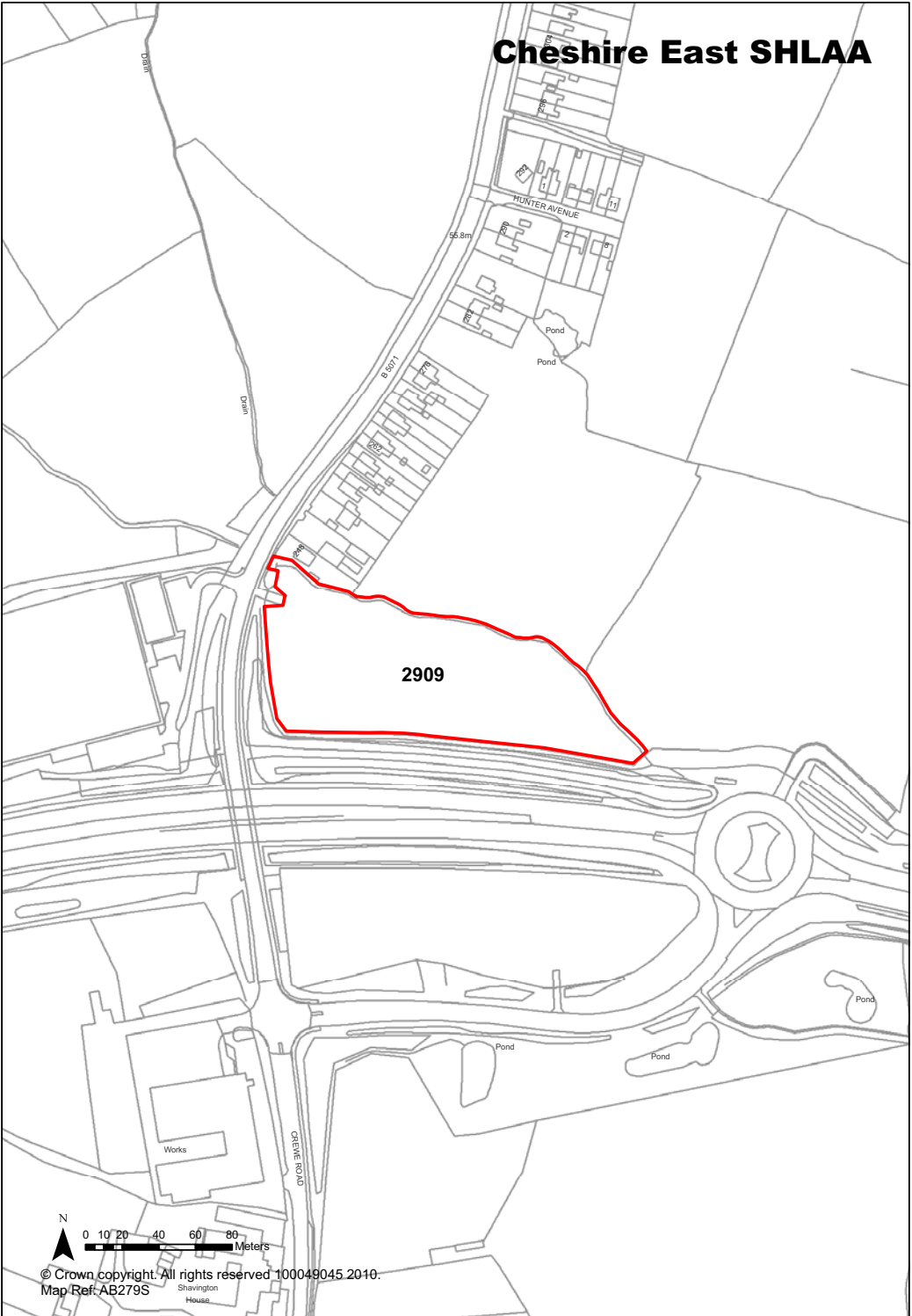


Ref	2908	Site Address	Audlem Road, Hankelow	
Town / Rural	Rural	Easting	367298	Northing 345495
Site Description	Farmland	Site Size Net (Ha)	4.72	
Character of Area	Prominent site on the northern approach to Hankelow	Potential Capacity	142	
Surrounding Land Uses	Open countryside and some residential.	Potential Net Capacity	142	
Physical Constraints	Trees and hedges to boundary. Overhead lines to edge of site. Very slight undulation of site.	Potential Density	30.08	
Policy Restrictions	Open countryside.	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	Bus route on Audlem Road.	Losses Completed	0	
Accessibility	Access to be discussed with Highways.	Remaining Losses	0	
Other Information	Concerns over scale of development and visual impact	Current Year	0	
Brownfield / Greenfield	Greenfield	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:				





Ref	2909	Site Address	Crewe Road, Shavington.		
Town / Rural	Rural	Easting	370703	Northing	352553
Site Description	Farmland	Site Size Net (Ha)	13.4		
Character of Area	Lies between northern edge of Shavington and the A500 bypass	Potential Capacity	402		
Surrounding Land Uses	Open Countryside, A500, sports pitches and some residential	Potential Net Capacity	402		
Physical Constraints	Trees and hedges to boundary. Overhead line to edge of site.	Potential Density	30		
Policy Restrictions	Open countryside	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	Bus route on Crewe Road	Losses Completed	0		
Accessibility	Access to be discussed with Highways.	Remaining Losses	0		
Other Information	Site CS15 above is in the same ownership. This is a larger area, all of which is currently subject to green gap policy. The representation also includes land parcels of land further to the north, which are linked to the bypass and Basford West	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:					



Ref2911

Site Address

Land between Crewe Road and South of Weston Lane, Shavington

Town / Rural

Shavington - Edge / Extension

Easting

370760

Northing

352527

Site Description

Farmland

Site Size Net (Ha)

9.51

Character of Area

Open countryside between northern edge of Shavington and the A500

Potential Capacity

369

Surrounding Land Uses

Open countryside and residential

Potential Net Capacity

369

Physical Constraints

Land is Grade 2. This site would have an impact on the local and strategic highway infrastructure. Located on potential contaminated site. Potential air quality issues.Trees and hedges to field boundaries.

Policy Restrictions

Policy Change Required - Green Gap

Potential Density

30.07

Managing Constraints

Transport Assessment required. The development is likely to need to provide financial contribution to the A500 link improvements to the M6. 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.

Determination of Capacity

Density multiplier

Sustainability

Bus route on Crewe Road

Accessibility

Section 106, S278 and S38 agreements may be required.

Total Completions

0

Other Information

Losses Completed

0

Brownfield / Greenfield

Greenfield

Remaining Losses

0

Suitability

Suitable - with policy change

Availability

Available

Current Year

0

Achievability

Achievable

Years 1-5

0

Deliverability

Developable

Years 6-10

125

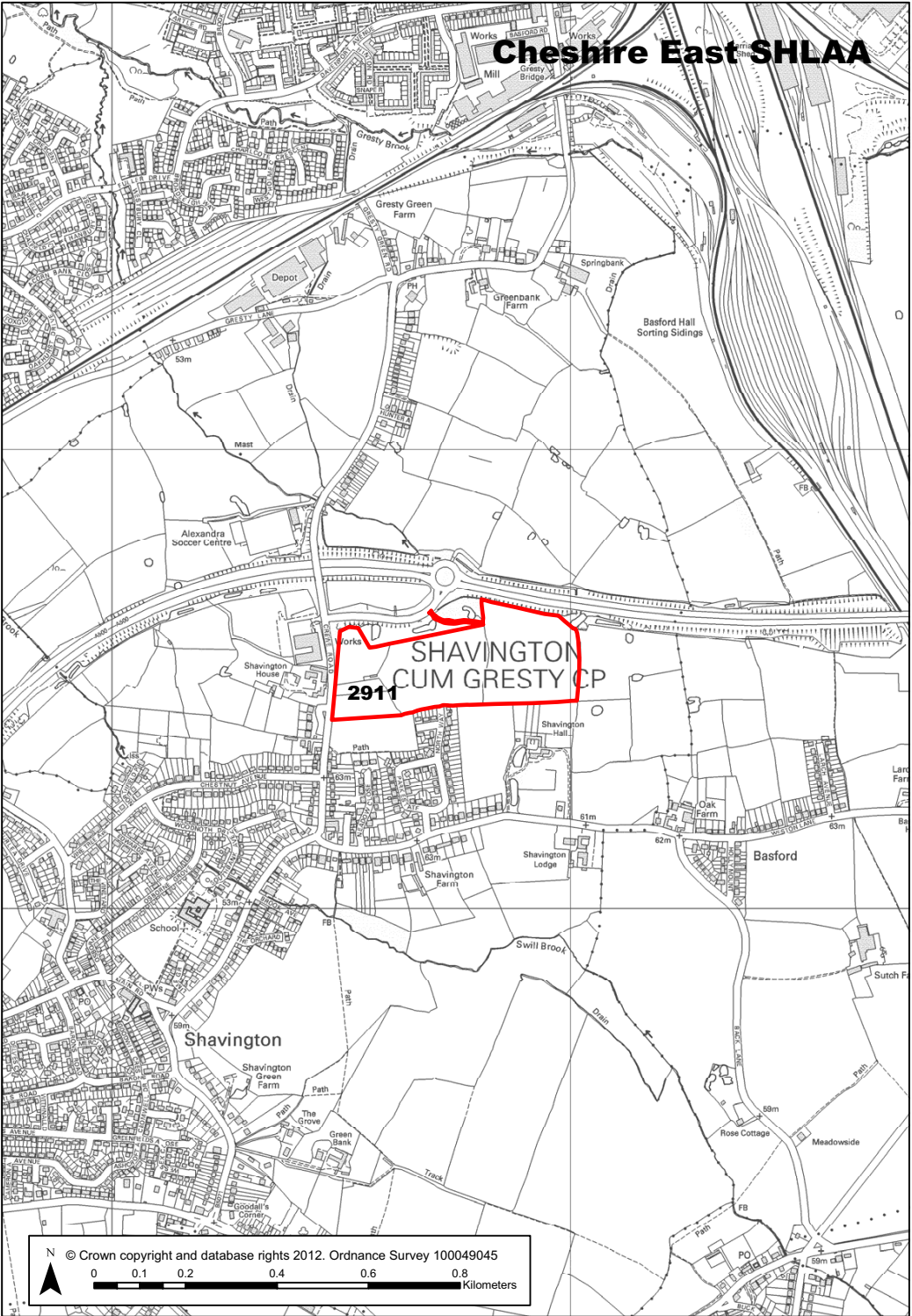
Development Progress

SHLAA Site

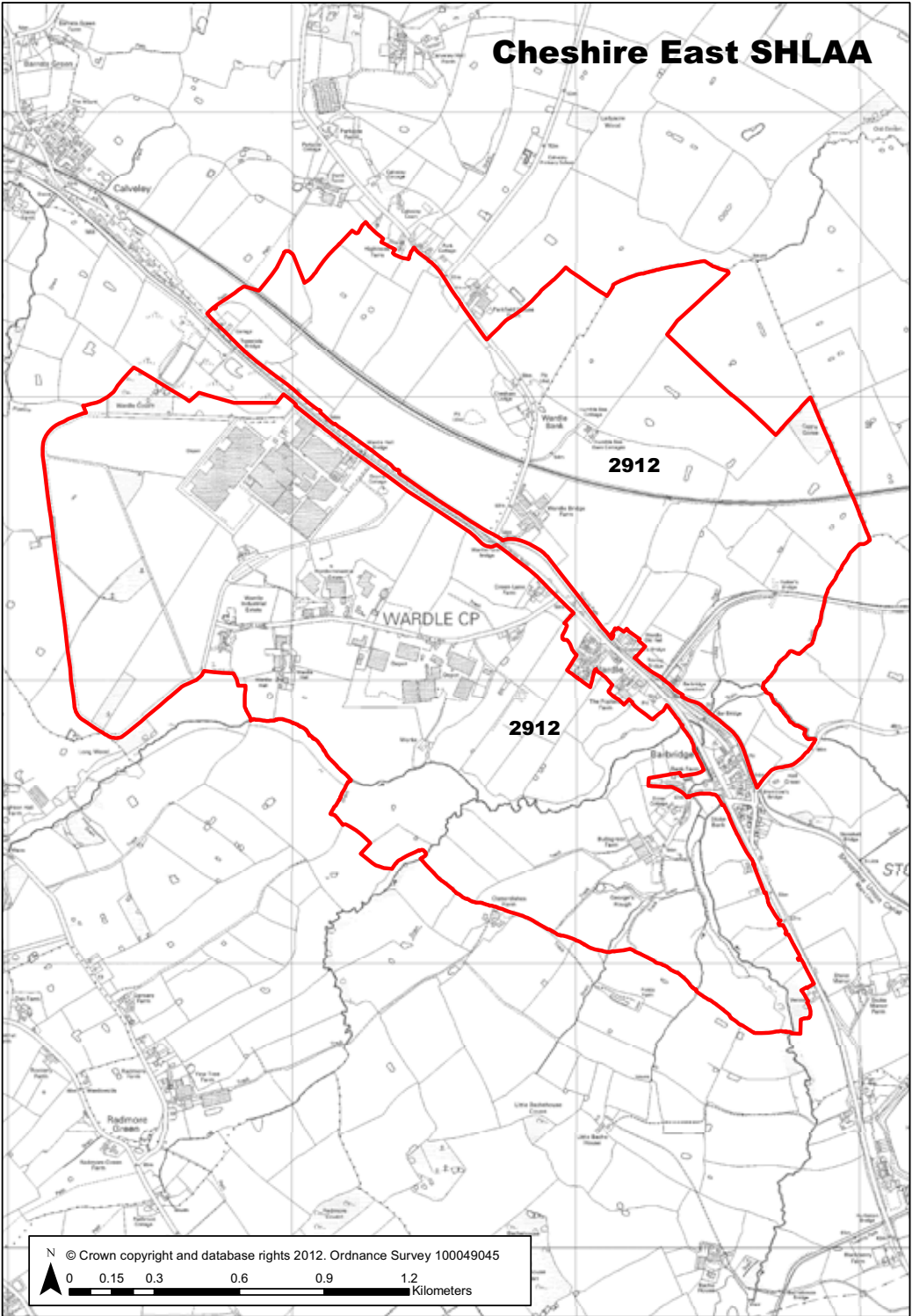
Years 11-15

244

Application Number:

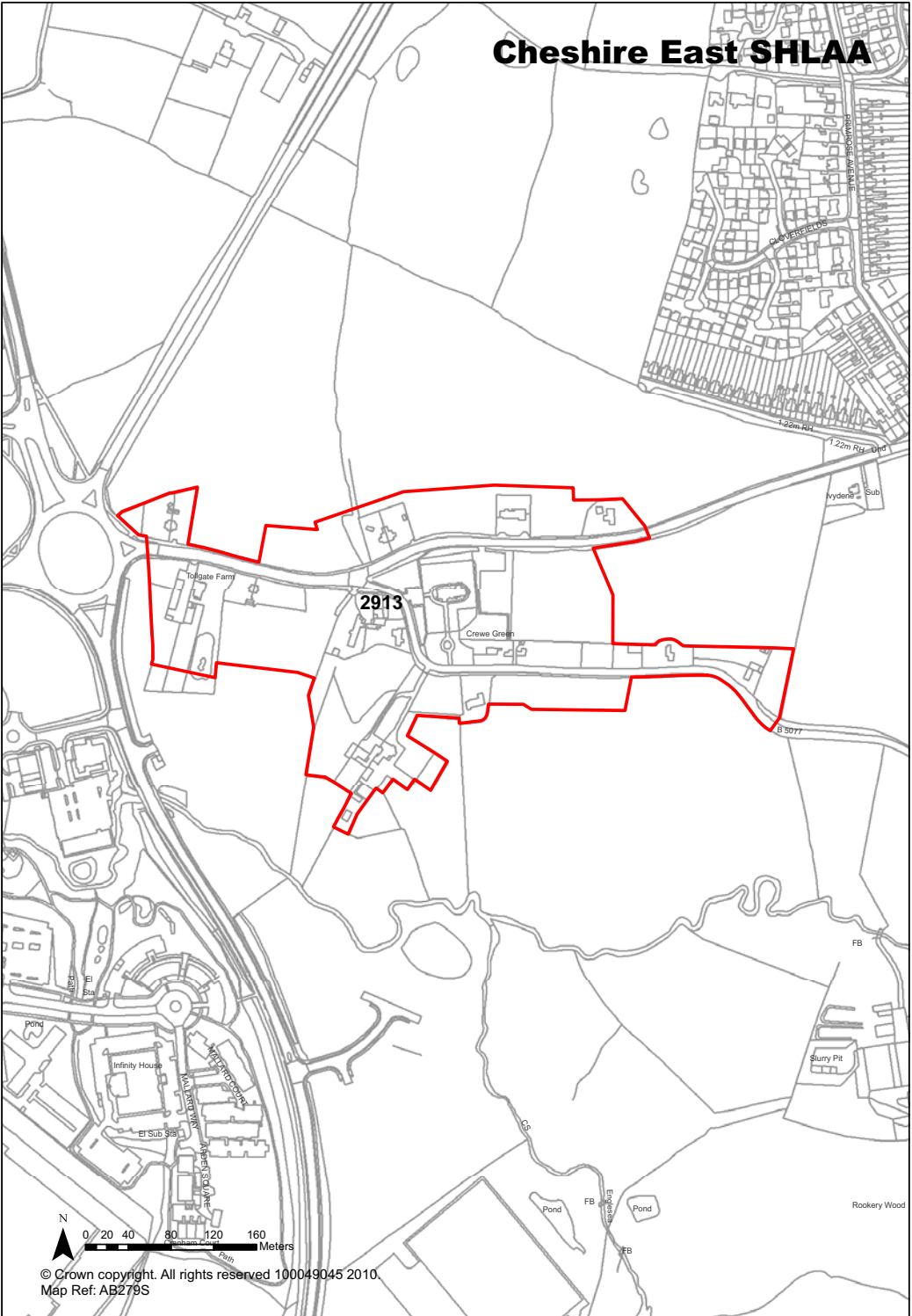


Ref	2912	Site Address	Wardle - Eco town proposal	
Town / Rural	Rural	Easting	360659	Northing 357319
Site Description	Farmland	Site Size Net (Ha)	467.2	
Character of Area	Open countryside	Potential Capacity	13890	
Surrounding Land Uses	Open countryside	Potential Net Capacity	13890	
Physical Constraints	Located within 250m of landfill. Potential air quality and noise issues. Trees and hedges to field boundaries. Number of buildings and properties within site.			
Policy Restrictions	Open countryside	Potential Density	30	
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). PPG24 noise assessment required (rail noise). Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		Determination of Capacity	Density multiplier
Sustainability	Site is not currently sustainable, however, scale and mix of development could potentially create a sustainable community.			
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:				

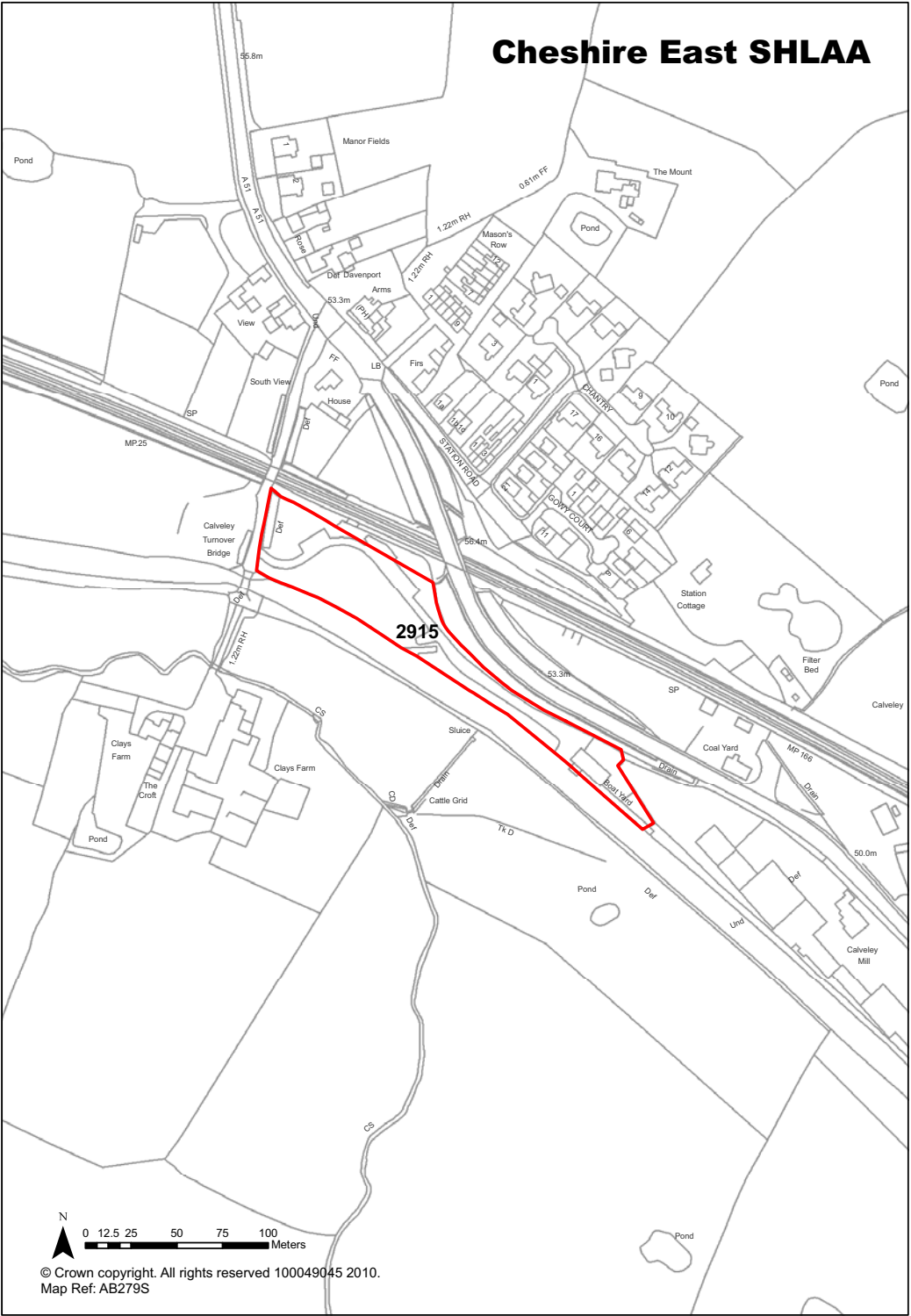




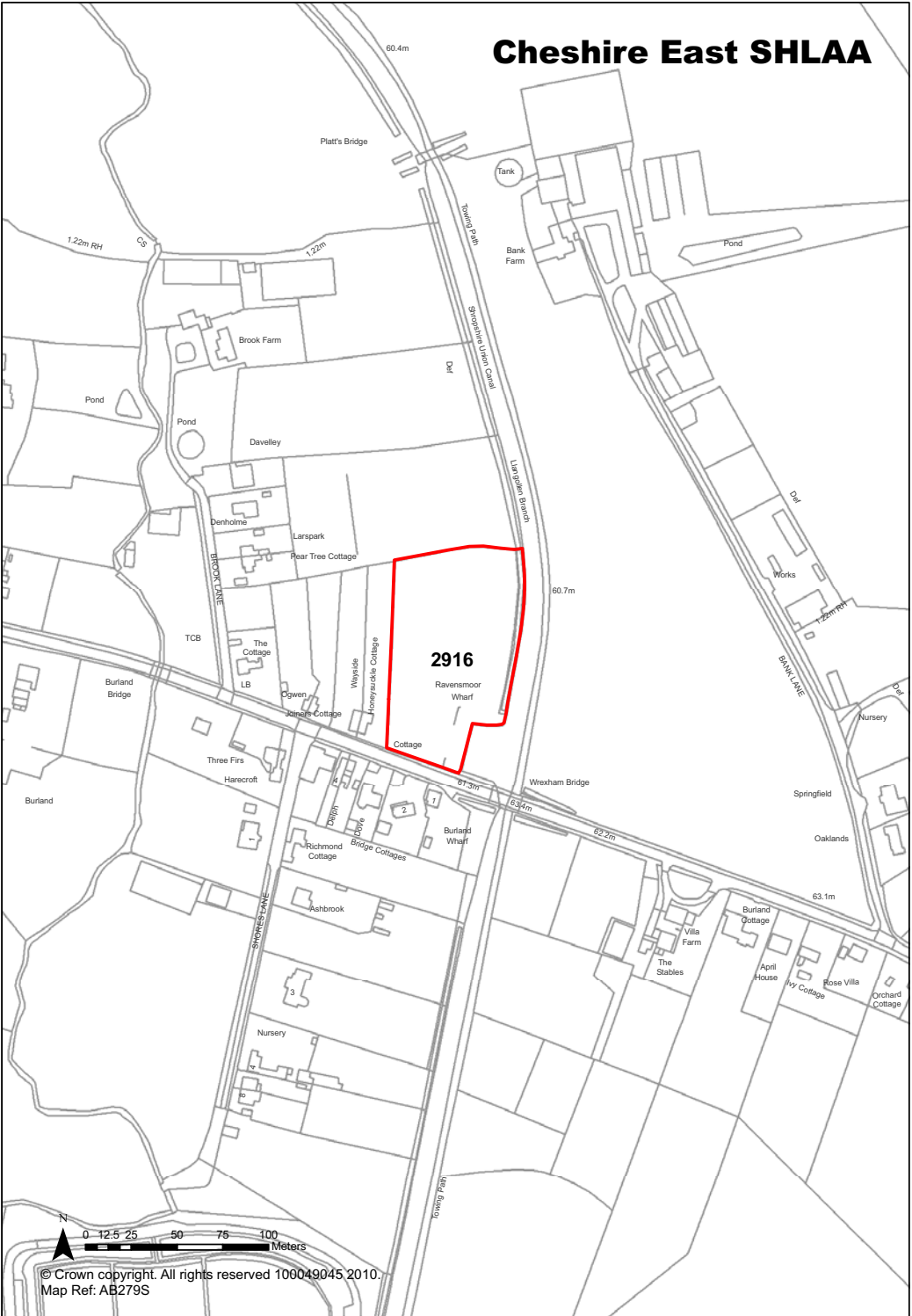
Ref	2913	Site Address	Crewe Green			
Town / Rural	Crewe - Edge / Extension		Easting	372669	Northing	355333
Site Description	Open countryside between the edge of Crewe and Crewe Green		Site Size Net (Ha)		9.3	
Character of Area	Scattered development around the Crewe green Conservation area		Potential Capacity		279	
Surrounding Land Uses	Open countryside		Potential Net Capacity		279	
Physical Constraints	Several TPOs and listed buildings. Conservation Area and Highway issues. Located on potential contaminated site.					
Policy Restrictions	Conservation Area. Open Countryside.		Potential Density		30	
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 Crewe 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	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	2915	Site Address	British Waterways Board land at Calveley		
Town / Rural	Rural	Easting	359131	Northing	358767
Site Description	Land between the canal and the railway		Site Size Net (Ha)	0.67	
Character of Area	Land on the southern edge of Calveley		Potential Capacity	21	
Surrounding Land Uses	Canal, railway and open countryside		Potential Net Capacity	21	
Physical Constraints	Highway access. Located on potential contaminated site.		Potential Density	31.34	
Policy Restrictions	Open countryside		Determination of Capacity	Density multiplier	
Managing Constraints	Consultation with Contaminated Land Officer. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.				
Sustainability	Bus route on A51.				
Accessibility	Access to be discussed with Highways.		Total Completions	0	
Other Information	Suggested as a "rural exceptions" site if there is an identified need in the locality.		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:					

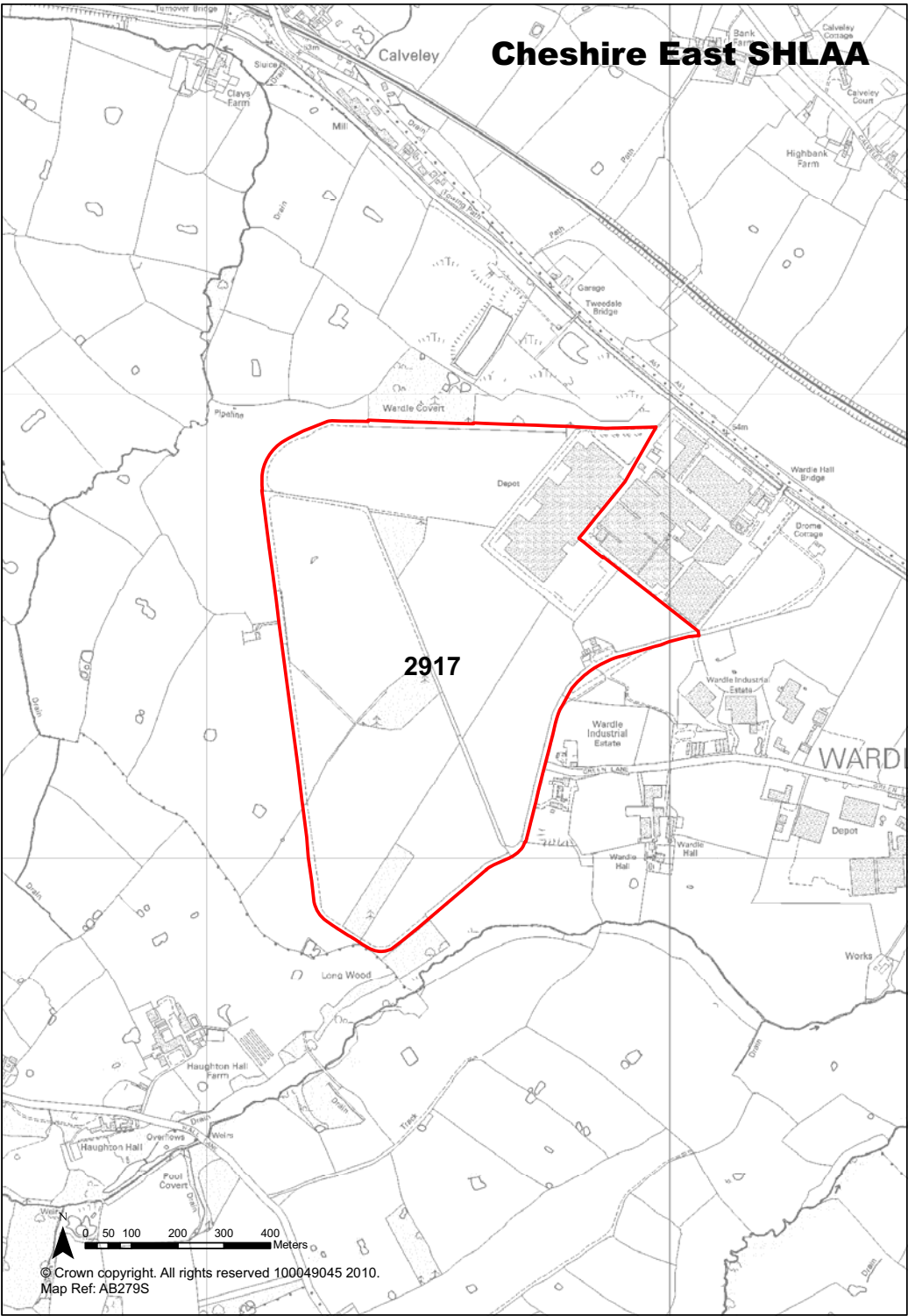


Town / Rural	Rural	Easting	361738	Northing	353493
Site Description	Former wharf area	Site Size Net (Ha)	0.73		
Character of Area	Land on the eastern edge of Burland	Potential Capacity	22		
Surrounding Land Uses	Canal and residential	Potential Net Capacity	22		
Physical Constraints	Highway access. Trees on site. Overhead lines.				
Policy Restrictions	Open countryside	Potential Density	30.14		
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 Wrexham road.				
Accessibility	Access to be discussed with Highways.	Total Completions	0		
Other Information	Suggested as a "rural exceptions" site if there is an identified need in the locality.	Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Suitable - with policy change				
Availability	Not Available	Current Year	0		
Achievability	Not Achievable	Years 1-5	0		
Deliverability	Not currently developable	Years 6-10	0		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:					

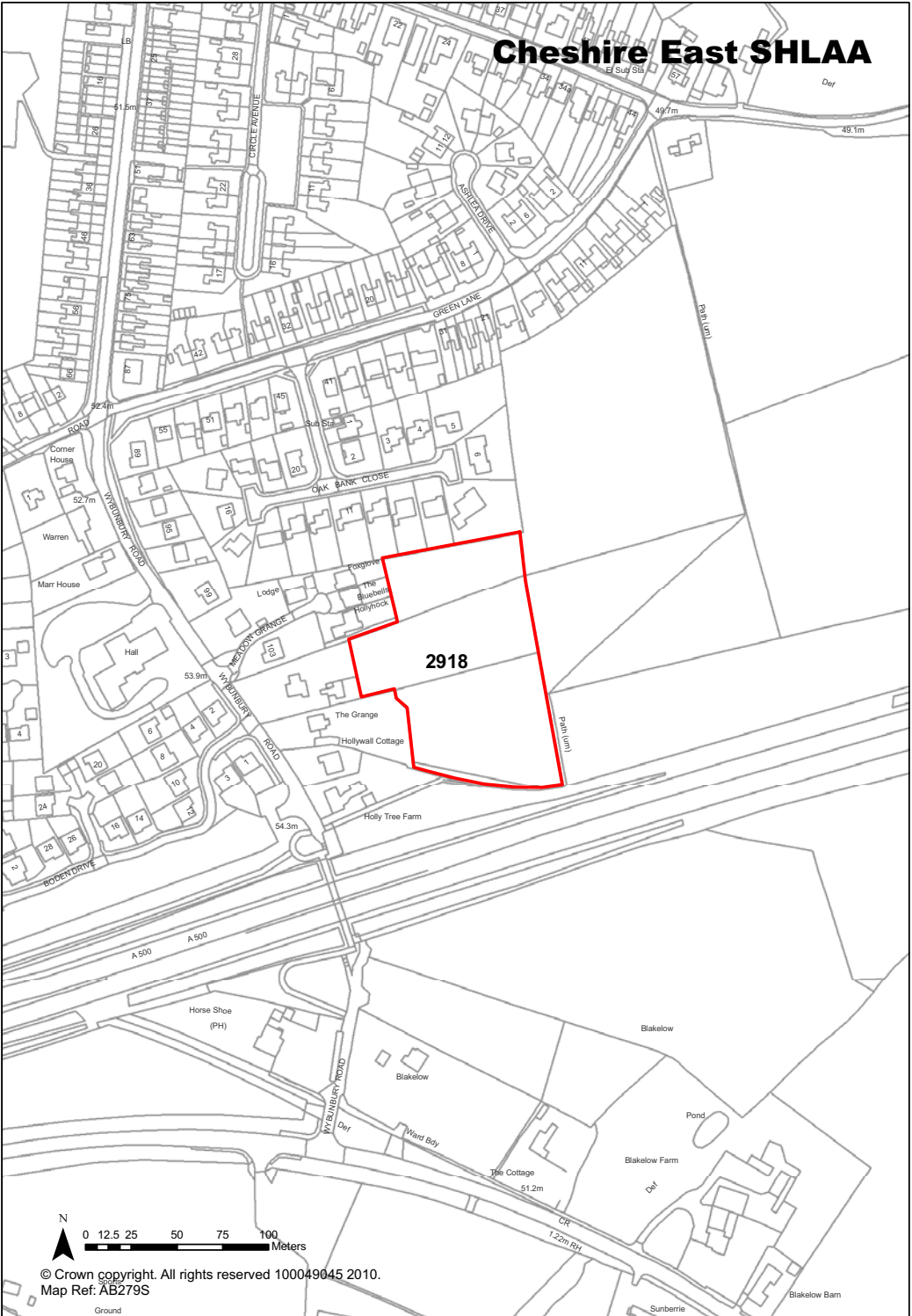




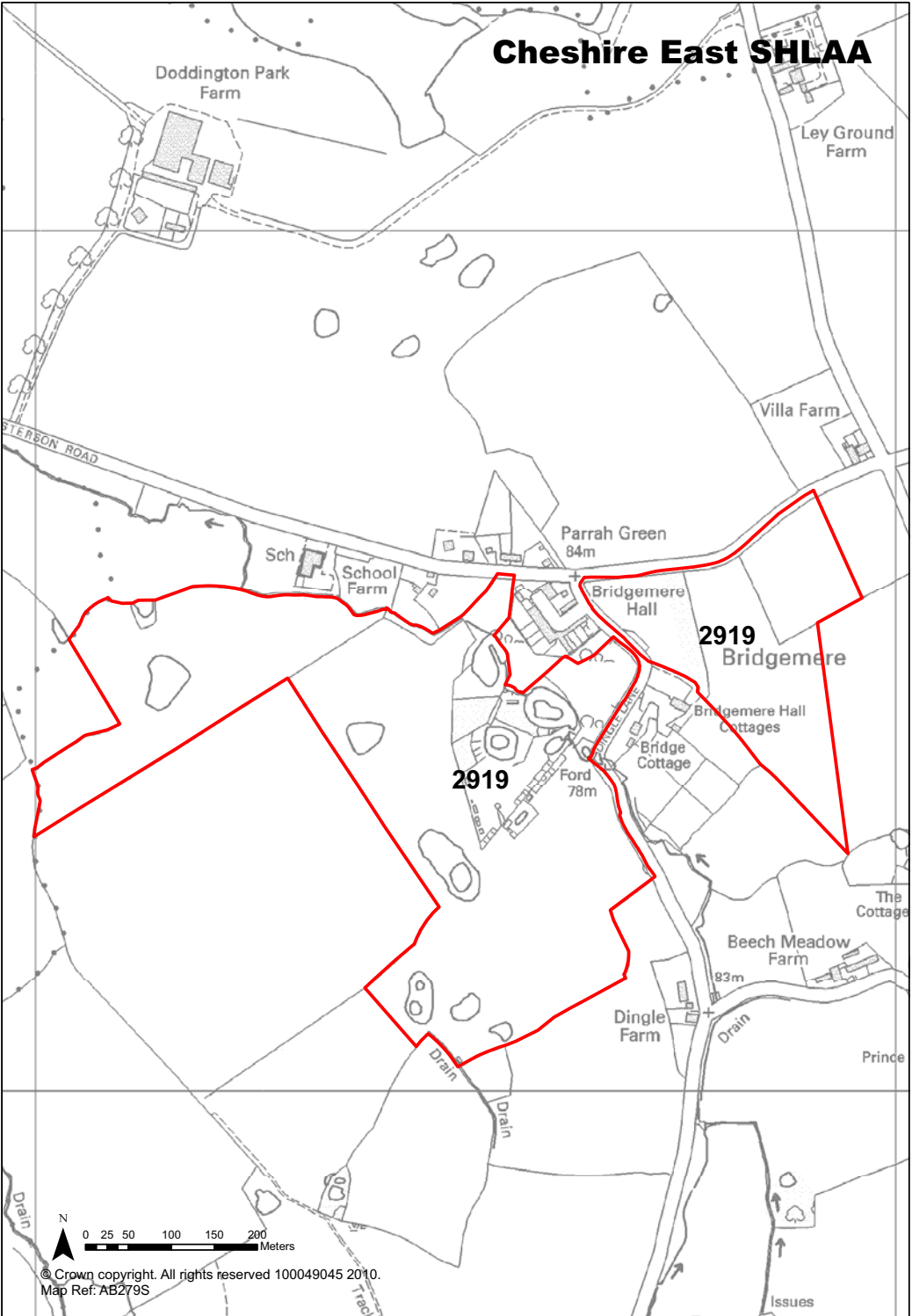
Ref	2917	Site Address	Calveley airfield		
Town / Rural	Rural	Easting	359501	Northing	357464
Site Description	Farmland	Site Size Net (Ha)	68.12		
Character of Area	Open countryside	Potential Capacity	2044		
Surrounding Land Uses	Open countryside and commercial buildings.	Potential Net Capacity	2044		
Physical Constraints	Located within 250m of landfill. Potential air quality issues.				
Policy Restrictions	Open countryside.	Potential Density	30.01		
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.	Determination of Capacity	Density multiplier		
Sustainability	Site is note currently considered sustainable. However, scale and mix of development could potentially create a sustainable community.				
Accessibility	Access to be discussed with Highways.	Total Completions	0		
Other Information	Site was put forward linked to the Wardle Eco Town proposal.	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	2918	Site Address	Wybunbury Road, Willaston		
Town / Rural	Crewe - Edge / Extension	Easting	368155	Northing	351874
Site Description	Farmland	Site Size Net (Ha)	1.07		
Character of Area	The site is adjacent to the Willaston settlement boundary	Potential Capacity	33		
Surrounding Land Uses	Residential and open countryside	Potential Net Capacity	33		
Physical Constraints	Backland - highway access. Located on potential contaminated site.	Potential Density	30.84		
Policy Restrictions	Open countryside	Determination of Capacity	Density multiplier		
Managing Constraints	Consultation with Contaminated Land Officer. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.				
Sustainability	Bus route on Green Lane	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	Suitable - with policy change	Years 1-5	0		
Availability	Marginal / Uncertain	Years 6-10	33		
Achievability	Achievable	Years 11-15	0		
Deliverability	Developable				
Development Progress	SHLAA Site				
Application Number:					

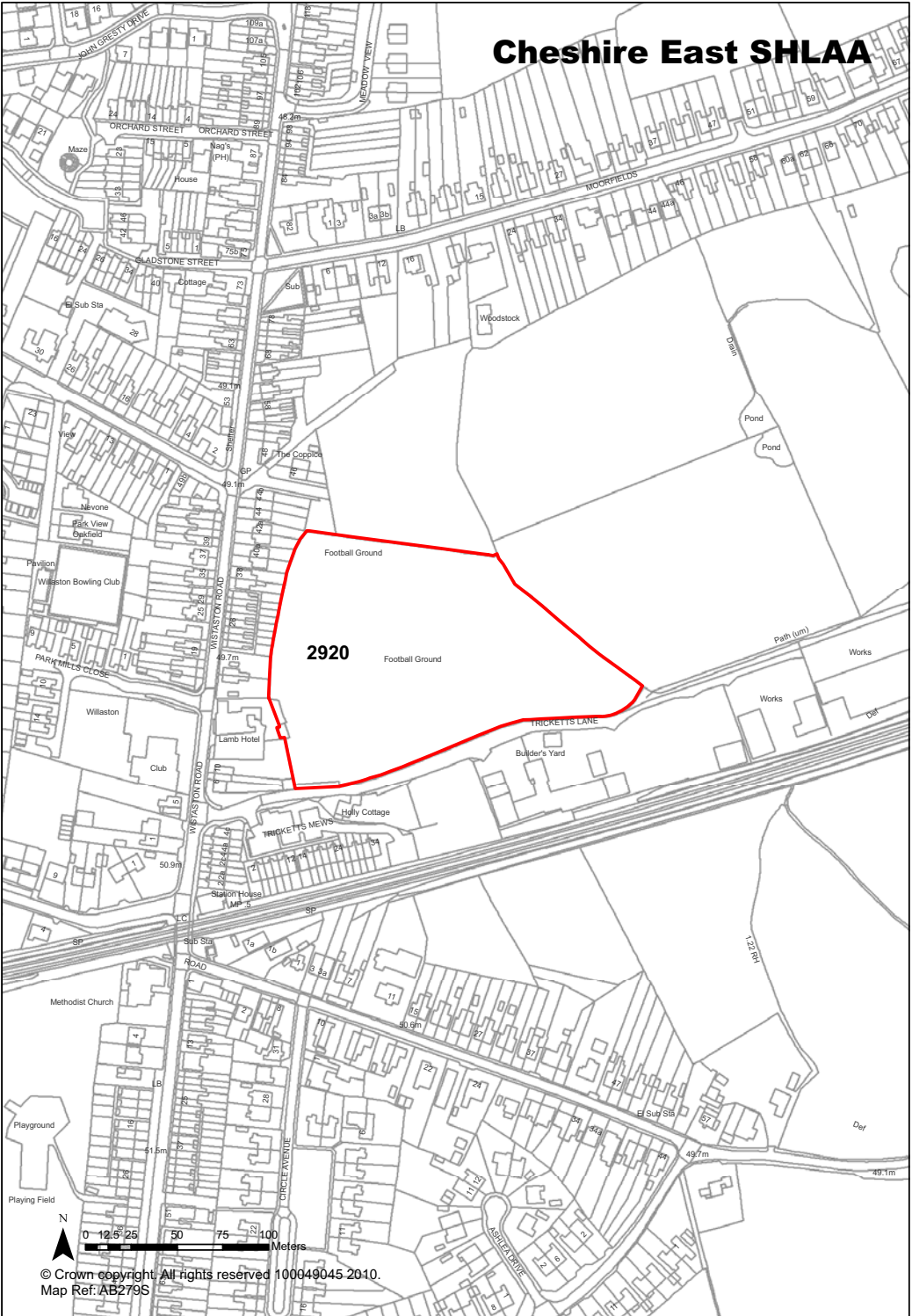


<b>Ref</b>	2919	<b>Site Address</b>	Former Bridgemere Wildlife Park, Bridgemere Hall	
<b>Town / Rural</b>	Rural	<b>Easting</b>	371524	<b>Northing</b> 345397
<b>Site Description</b>	Open countryside, woodland and some rural buildings.		<b>Site Size Net (Ha)</b>	24.06
<b>Character of Area</b>	Open countryside		<b>Potential Capacity</b>	722
<b>Surrounding Land Uses</b>	Open countryside		<b>Potential Net Capacity</b>	722
<b>Physical Constraints</b>	Ponds on site. Area of woodland and other trees on site. Highway issues. Located on potential contaminated site. Potential air quality issues.			
<b>Policy Restrictions</b>	Open countryside		<b>Potential Density</b>	30.01
<b>Managing Constraints</b>	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.		<b>Determination of Capacity</b>	Density multiplier.
<b>Sustainability</b>	Site not considered sustainable.			
<b>Accessibility</b>	Access could be problematic, to be discussed with Highways.		<b>Total Completions</b>	0
<b>Other Information</b>			<b>Losses Completed</b>	0
<b>Brownfield / Greenfield</b>	Greenfield		<b>Remaining Losses</b>	0
<b>Suitability</b>	Not Suitable		<b>Current Year</b>	0
<b>Availability</b>	Not Available		<b>Years 1-5</b>	0
<b>Achievability</b>	Not Achievable		<b>Years 6-10</b>	0
<b>Deliverability</b>	Not currently developable		<b>Years 11-15</b>	0
<b>Development Progress</b>	SHLAA Site			
<b>Application Number:</b>				





Town / Rural	Crewe - Edge / Extension	Easting	368112	Northing	352446
Site Description	Football ground	Site Size Net (Ha)	1.82		
Character of Area	Edge of settlement	Potential Capacity	55		
Surrounding Land Uses	Residential, commercial / industrial and open countryside	Potential Net Capacity	55		
Physical Constraints	Loss of protected recreational open space. Trees to boundary.				
Policy Restrictions	Policy Change Required Green Gap. Adjacent to the Willaston settlement boundary. Protected under RT.1 formal open space.	Potential Density	30.22		
Managing Constraints	Replacement of Open Space. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Determination of Capacity	Density multiplier		
Sustainability	Site has access to public transport				
Accessibility	Access to be discussed with highways	Total Completions	0		
Other Information	Part of the Broughton Farm green gap.  Landowners have a private arrangement with Willaston Football Club and the lease is temporary and could be terminated at short notice.	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	55		
Deliverability	Developable	Years 11-15	0		
Development Progress	SHLAA Site				
Application Number:					



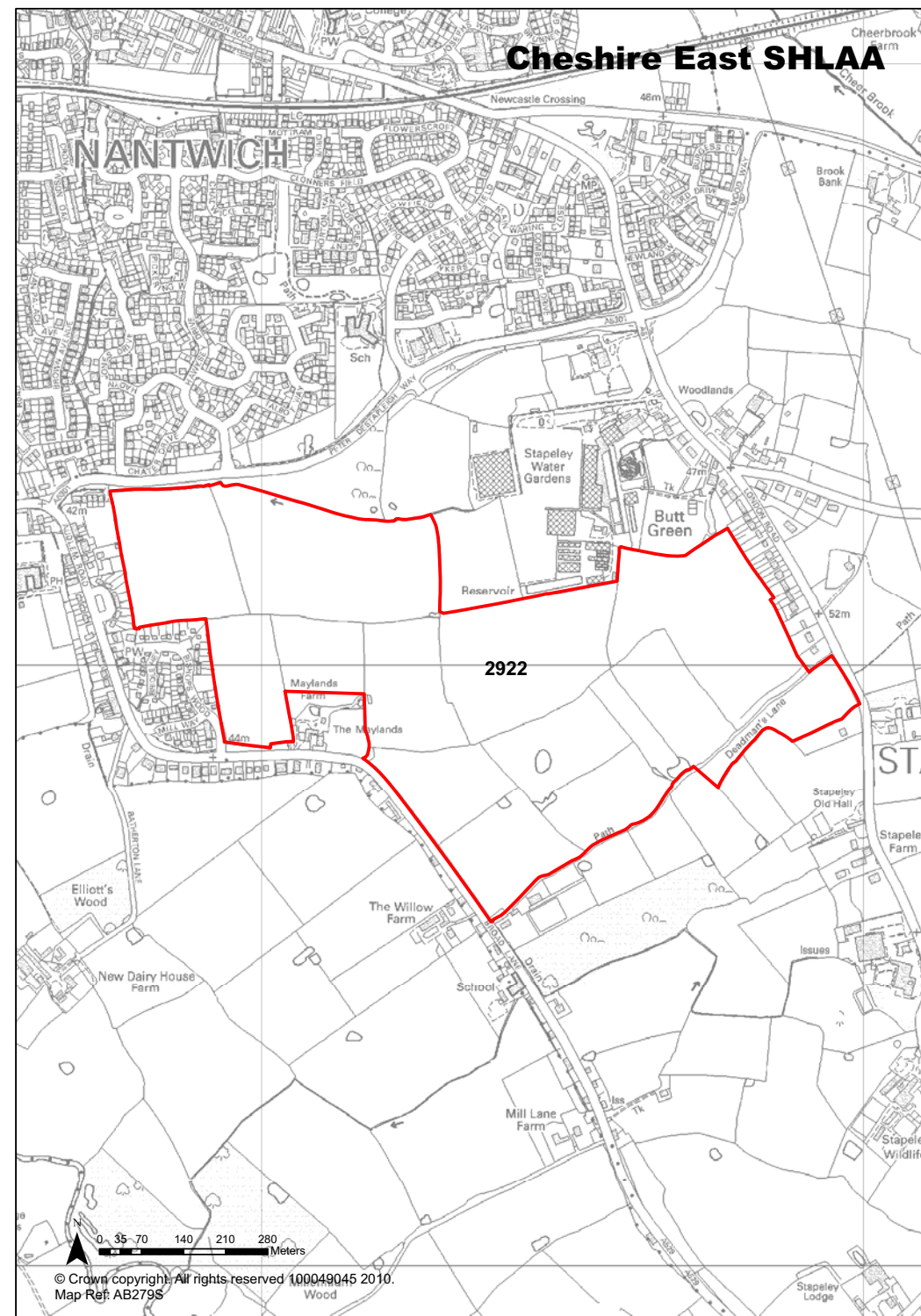
Ref 2921 Site Address Gresty Green Farm, Gresty Green Road

Town / Rural	Crewe - Edge / Extension	Easting	370520	Northing	353424
Site Description	Farm house and various farm buildings, mainly grassland, adjacent to railway line and industrial units.		Site Size Net (Ha)	2.05	
Character of Area	Adjacent to railway line and industrial unit, next to a narrow lane.		Potential Capacity	51	
Surrounding Land Uses	Adjacent to railway line and industrial unit, next to a narrow lane.		Potential Net Capacity	51	
Physical Constraints	Proximity of railway line. Located on potential contaminated site. Potential air quality issues. Buildings on site. Trees to the boundary.				
Policy Restrictions	Open Countryside		Potential Density	24.88	
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Consideration of noise issues. Surface water runoff should be calculated in accordance with Environment Agency guidelines.		Determination of Capacity	Based on current application	
Sustainability	Site does have access to bus route on Crewe Road.				
Accessibility	Access is possible.		Total Completions	0	
Other Information	Additional information submitted through Call for Sites Consultation.		Losses Completed	0	
Brownfield / Greenfield	Greenfield		Remaining Losses	0	
Suitability	Suitable				
Availability	Available		Current Year	0	
Achievability	Achievable		Years 1-5	51	
Deliverability	Deliverable		Years 6-10	0	
Development Progress	Awaiting S106		Years 11-15	0	
Application Number:	11/2212N				



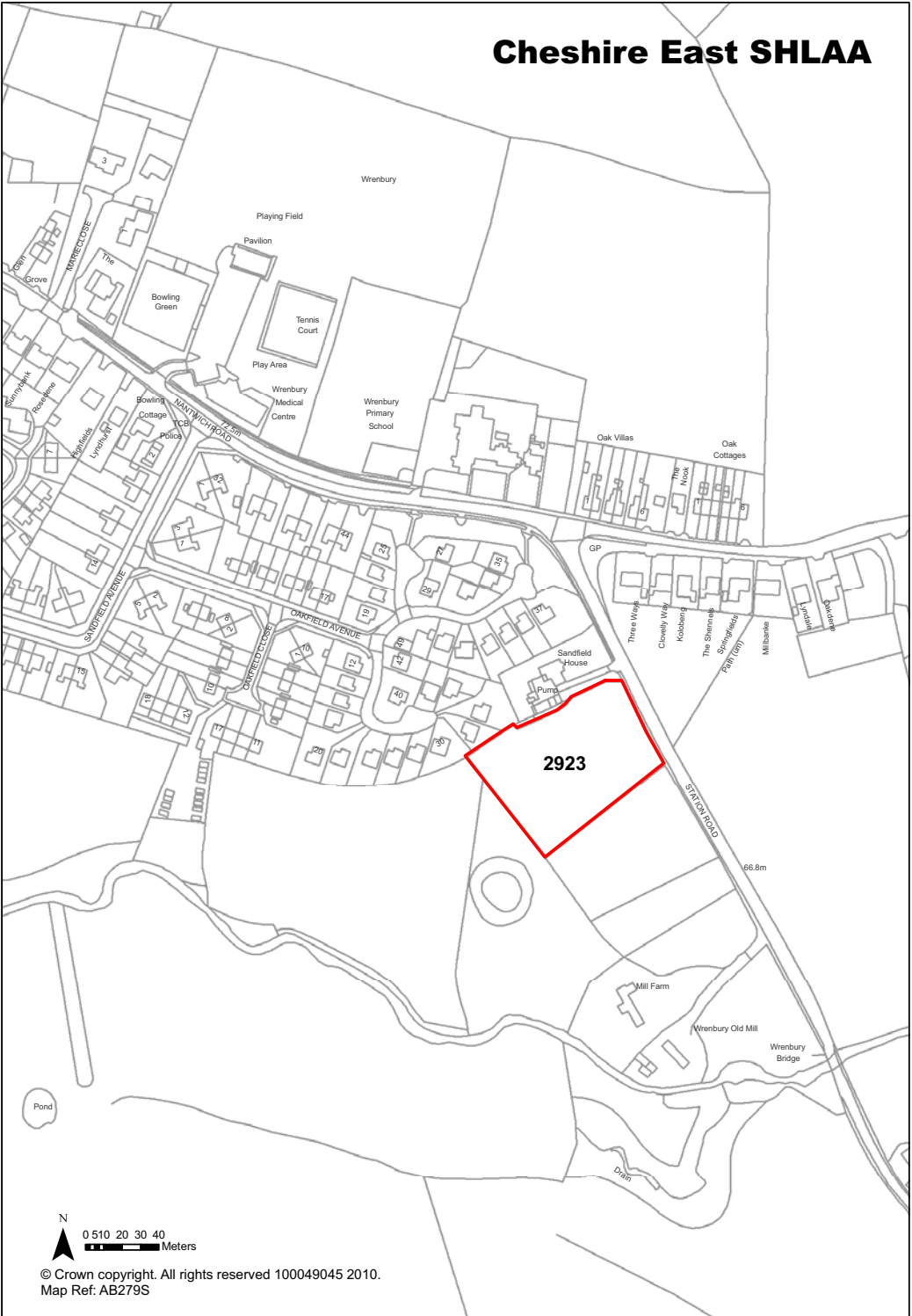


Ref	2922	Site Address	Land south of Nantwich			
Town / Rural	Nantwich - Edge / Extension		Easting	366361	Northing	350992
Site Description	Open countryside		Site Size Net (Ha)		43.52	
Character of Area	Greenfield site to the south of the Nantwich urban area, and west of the Stapeley Water gardens		Potential Capacity		1306	
Surrounding Land Uses	Open countryside, Stapeley Water Gardens and residential		Potential Net Capacity		1306	
Physical Constraints	Trees and hedges to field boundaries. Ponds on site. Great Crested Newts are likely to be present on site. Located on potential contaminated site. Potential iar quality issues.					
Policy Restrictions	Open countryside		Potential Density		30.01	
Managing Constraints	Consideration of biodiversity value of ponds, trees and hedges. 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. Transport Assessment likely to be required.		Determination of Capacity		Density multiplier	
Sustainability	Site does have access to bus route on Broad Lane					
Accessibility	Access to be discussed with Highways. Potential for S106 and other contributions to be required.		Total Completions		0	
Other Information			Losses Completed		0	
Brownfield / Greenfield	Greenfield		Remaining Losses		0	
Suitability	Suitable - with policy change					
Availability	Available		Current Year		0	
Achievability	Achievable		Years 1-5		0	
Deliverability	Developable		Years 6-10		125	
Development Progress	SHLAA Site		Years 11-15		250	
Application Number:						

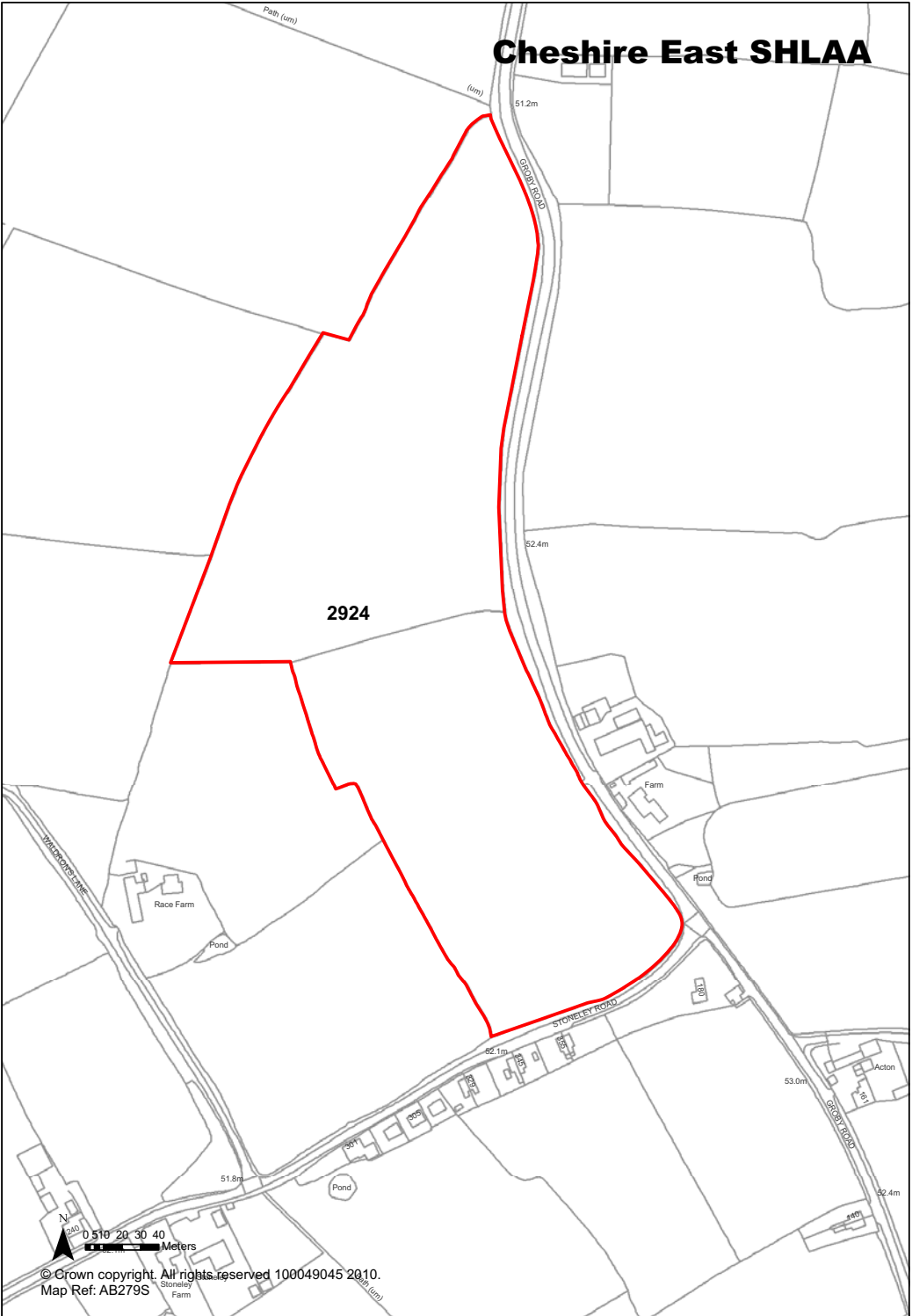




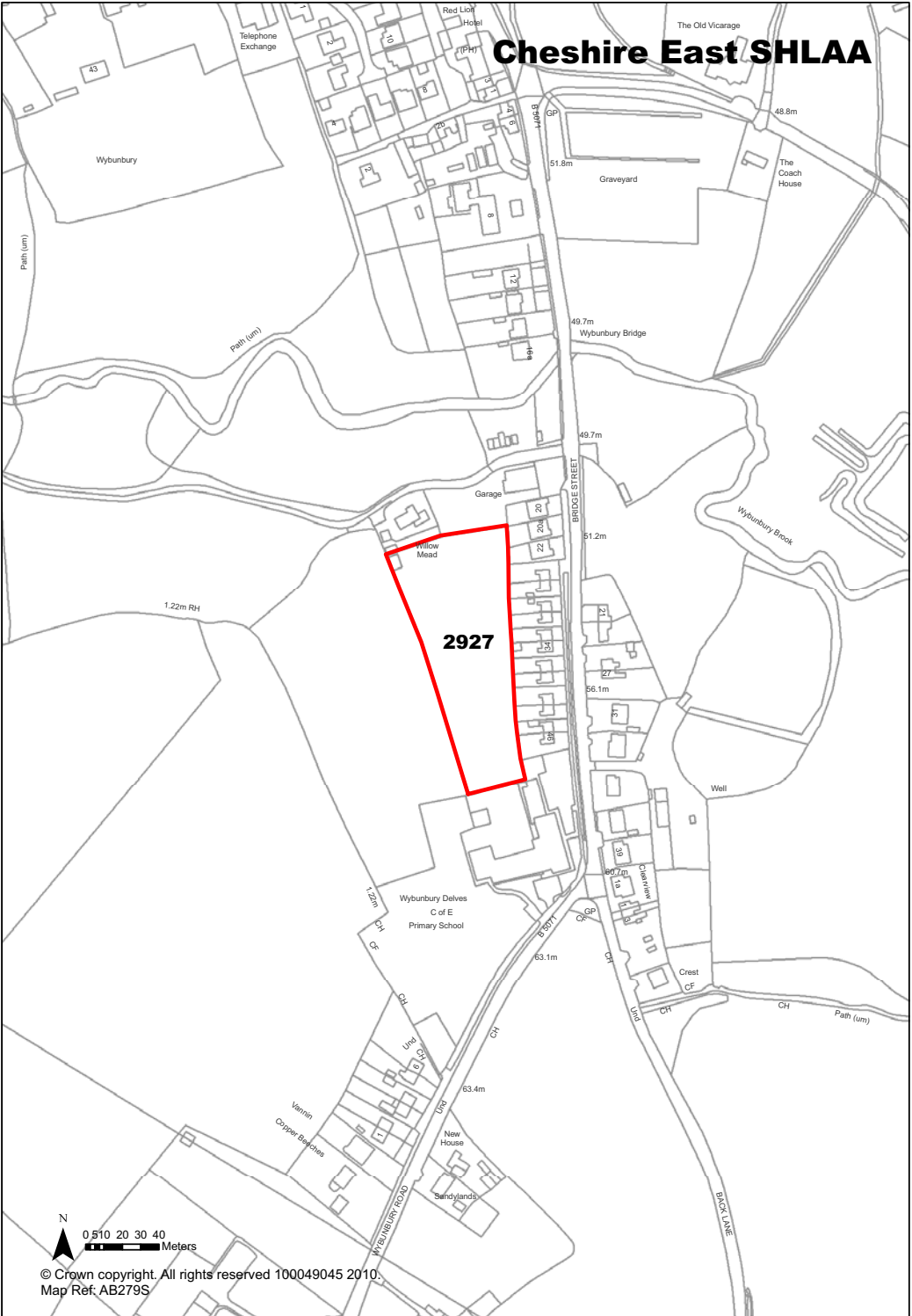
Ref	2923	Site Address	Station Road, Wrenbury		
Town / Rural	Wrenbury - Edge / Extension		Easting	359849	Northing 347369
Site Description	Open countryside		Site Size Net (Ha)		0.55
Character of Area	Edge of the village		Potential Capacity		17
Surrounding Land Uses	Residential and open countryside		Potential Net Capacity		17
Physical Constraints	Trees and hedges to boundary. Overhead lines to edge of site. Slight slope to site.				
Policy Restrictions	Open countryside.		Potential Density		30.91
Managing Constraints	Policy change required. Surface water runoff should be calculated in accordance with Environment Agency guidelines.		Determination of Capacity		Density multiplier
Sustainability	Bus route on both Nantwich Road and Wrnebury Road, close proximity to Wrenbury Rail Station.				
Accessibility	Access to be discussed with Highways.		Total Completions		0
Other Information	Abuts the current Wrenbury settlement boundary.		Losses Completed		0
Brownfield / Greenfield	Greenfield		Remaining Losses		0
Suitability	Suitable - with policy change				
Availability	Not Available		Current Year		0
Achievability	Not Achievable		Years 1-5		0
Deliverability	Not currently developable		Years 6-10		0
Development Progress	SHLAA Site		Years 11-15		0
Application Number:					



Ref	2924	Site Address	Groby Road, Crewe		
Town / Rural	Rural	Easting	370982	Northing	358031
Site Description	Open countryside / Agricultural land	Site Size Net (Ha)	5.74		
Character of Area	Open countryside	Potential Capacity	173		
Surrounding Land Uses	Open countryside	Potential Net Capacity	173		
Physical Constraints	Located within 250m of landfill. Potential air quality issues. Trees and hedges to boundary.	Potential Density	30.14		
Policy Restrictions	Open Countryside	Determination of Capacity	Density multiplier		
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.	Total Completions	0		
Sustainability	Access to bus route on Groby Road.	Losses Completed	0		
Accessibility	Access to be discussed with Highways.	Remaining Losses	0		
Other Information	Additional information provided during the Call for Sites consultation. Part of the greater Coppenhall East site. Application for Academy recently refused.	Current Year	0		
Brownfield / Greenfield	Greenfield	Years 1-5	0		
Suitability	Suitable - with policy change	Years 6-10	90		
Availability	Available	Years 11-15	83		
Achievability	Achievable				
Deliverability	Developable				
Development Progress	SHLAA Site				
Application Number:					

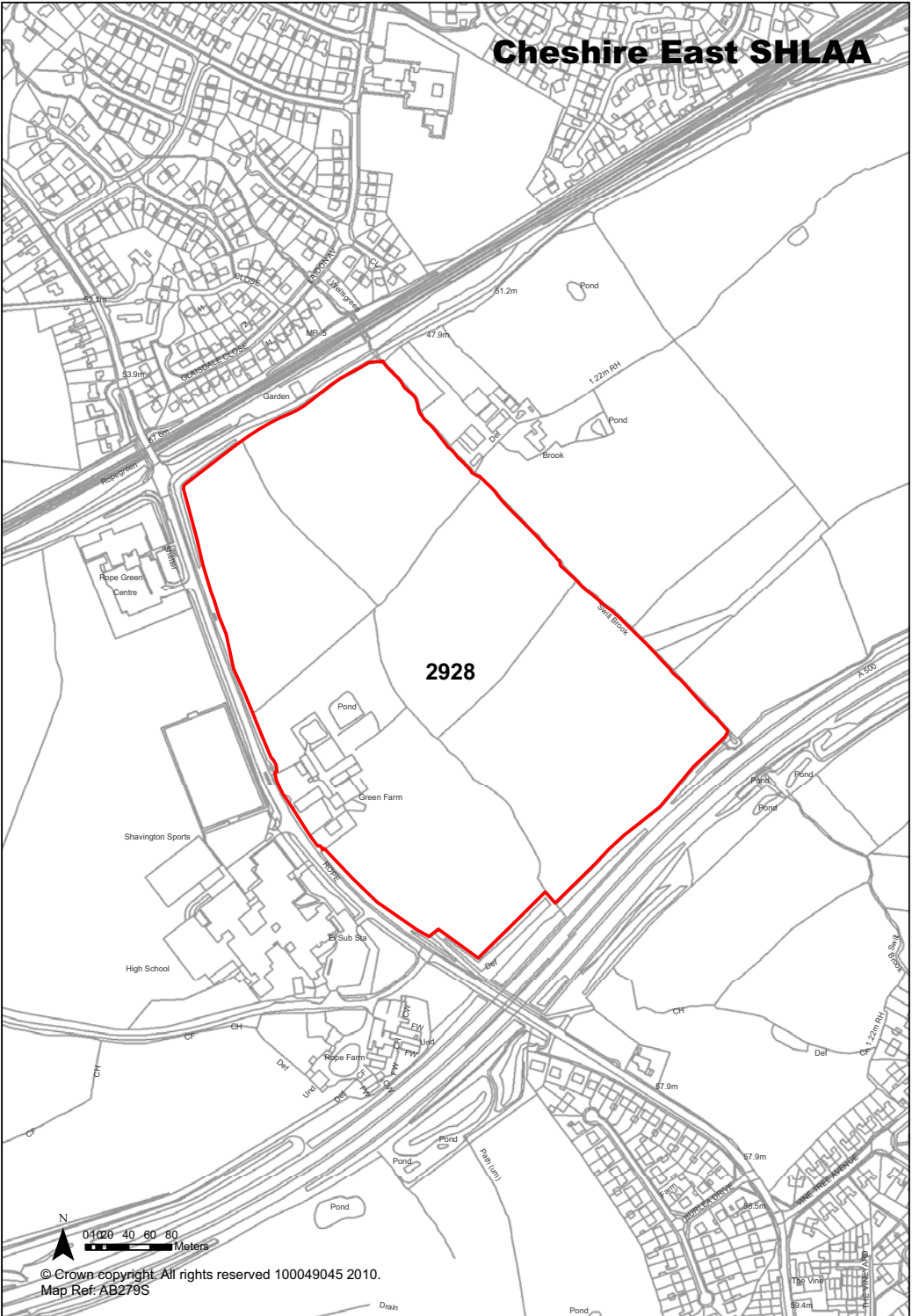


Ref	2927	Site Address	Land off Bridge Street, Wyburnury	
Town / Rural	Rural	Easting	369969	Northing 349487
Site Description	Open countryside	Site Size Net (Ha)	0.65	
Character of Area	Adjacent to the edge of the Wyburnury settlement boundary.	Potential Capacity	20	
Surrounding Land Uses	Open countryside and some residential	Potential Net Capacity	20	
Physical Constraints	Highway access. Trees and hedges to field boundaries.	Potential Density	30.77	
Policy Restrictions	Open countryside	Determination of Capacity	Density multiplier	
Managing Constraints	Access issues to be discussed with Highways. Surface water runoff should be calculated in accordance with Environment Agency guidelines.			
Sustainability	Access to bus route on Wyburnury Lane.			
Accessibility	Access issues to be discussed with Highways.	Total Completions	0	
Other Information	Previous public local inquiry rejections	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	20	
Deliverability	Developable	Years 11-15	0	
Development Progress	SHLAA Site			
Application Number:				

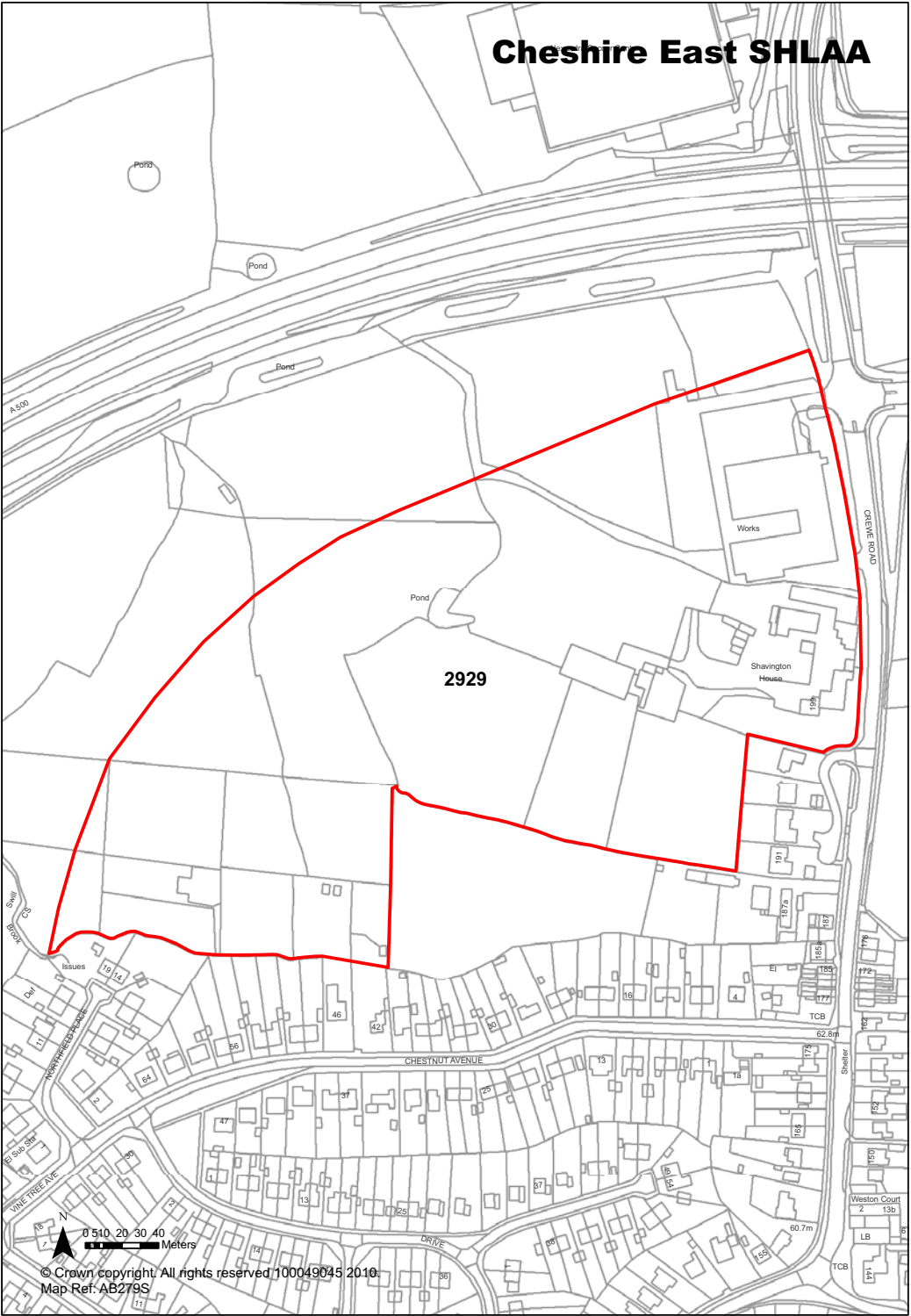




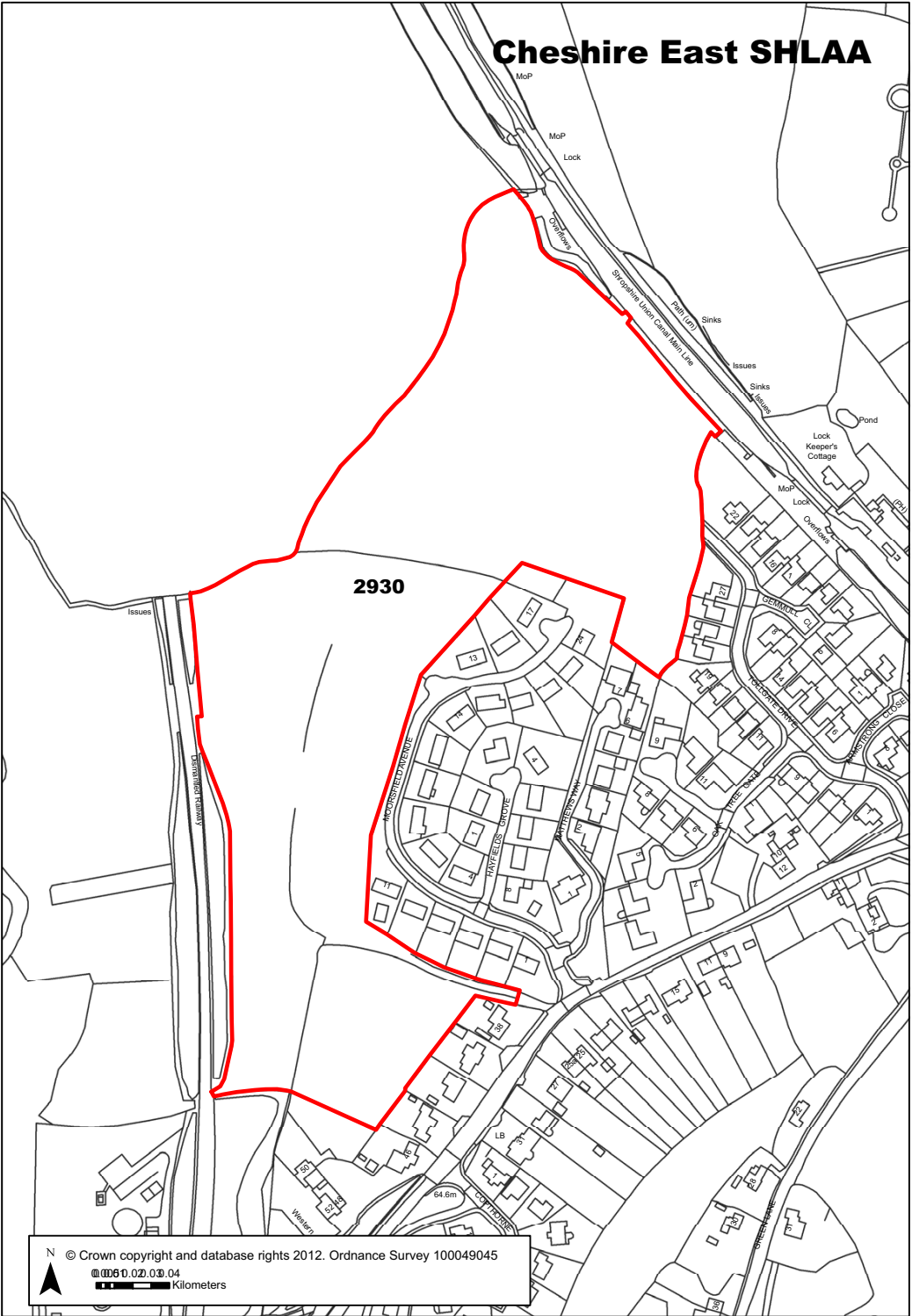
Ref	2928	Site Address	Rope Green Farm			
Town / Rural	Crewe - Edge / Extension		Easting	369667	Northing	352523
Site Description	Agricultural land		Site Size Net (Ha)	22.33		
Character of Area	The area lies between the Crewe urban area to the north and Shavington to the south		Potential Capacity	350		
Surrounding Land Uses	Open countryside		Potential Net Capacity	350		
Physical Constraints	Located on potential contaminated site. Potential air quality and noise issues.		Potential Density	15.67		
Policy Restrictions	Open countryside.		Determination of Capacity	Density multiplier		
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). PPG24 noise assessment required (road noise). Surface water runoff should be calculated in accordance with Environment Agency guidelines. Transport Assessment likely to be required.					
Sustainability	Access to bus route on Rope 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	125		
Development Progress	SHLAA Site		Years 11-15	225		
Application Number:						



Town / Rural	Shavington - Edge / Extension	Easting	370272	Northing	352478
Site Description	Farmland		Site Size Net (Ha)	8.35	
Character of Area	Edge of settlement		Potential Capacity	251	
Surrounding Land Uses	Residential and countryside, and to the wider extent the bypass.		Potential Net Capacity	251	
Physical Constraints	Buildings on site. Trees and hedges to field boundaries. Pond within site. Located on potential contaminated site. Potential air quality issues.				
Policy Restrictions	Currently Green Gap.		Potential Density	30.06	
Managing Constraints	Transport Assessment required. The development is likely to need to provide a financial contribution to the A500 link improvements to the M6. Section 106, S278 and S38 agreements may be required. 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.		Determination of Capacity	Density multiplier	
Sustainability	Access to bus routes on both Crewe Road and Chestnut Avenue				
Accessibility	This site would have an impact on the local and strategic highway infrastructure.		Total Completions	0	
Other Information			Losses Completed	0	
Brownfield / Greenfield	Greenfield		Remaining Losses	0	
Suitability	Suitable - with policy change				
Availability	Available		Current Year	0	
Achievability	Achievable		Years 1-5	0	
Deliverability	Developable		Years 6-10	125	
Development Progress	SHLAA Site		Years 11-15	126	
Application Number:					

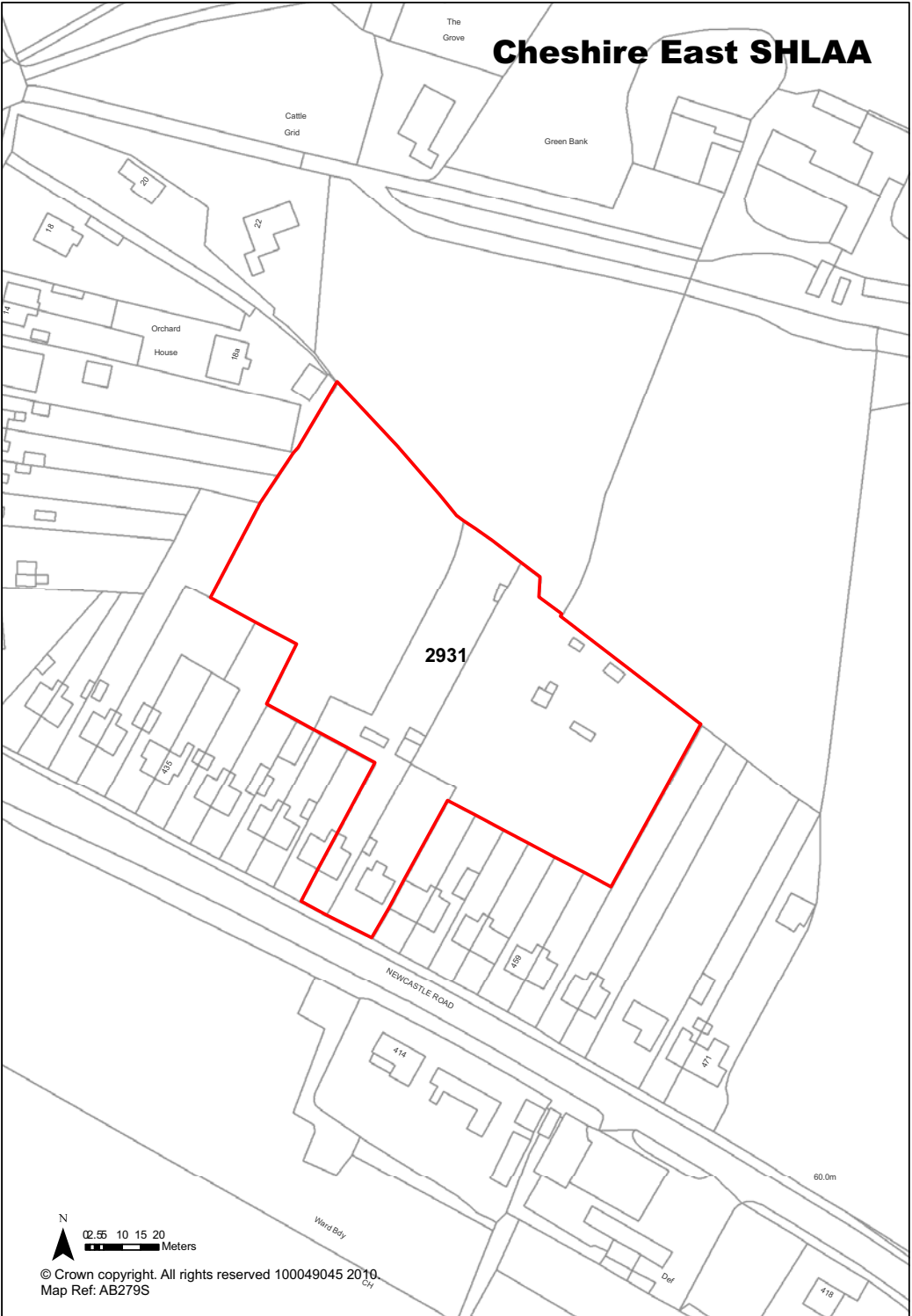


Ref	2930	Site Address	Moorsfield Avenue, Audlem			
Town / Rural	Audlem - Edge / Extension		Easting	365529	Northing	343558
Site Description	Farmland		Site Size Net (Ha)		6.03	
Character of Area	Prominent site on the western edge of the Audlem settlement boundary		Potential Capacity		181	
Surrounding Land Uses	Open countryside and residential		Potential Net Capacity		181	
Physical Constraints	Trees on site. Hedges and trees to boundary. Adjacent to canal to the north and former railway to the west. Located on potential contaminated site.					
Policy Restrictions	Open countryside.		Potential Density		30.02	
Managing Constraints	Consideration of biodiversity value of site. 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						
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	Not Achievable		Years 1-5		0	
Deliverability	Not currently developable		Years 6-10		0	
Development Progress	SHLAA Site		Years 11-15		0	
Application Number:						

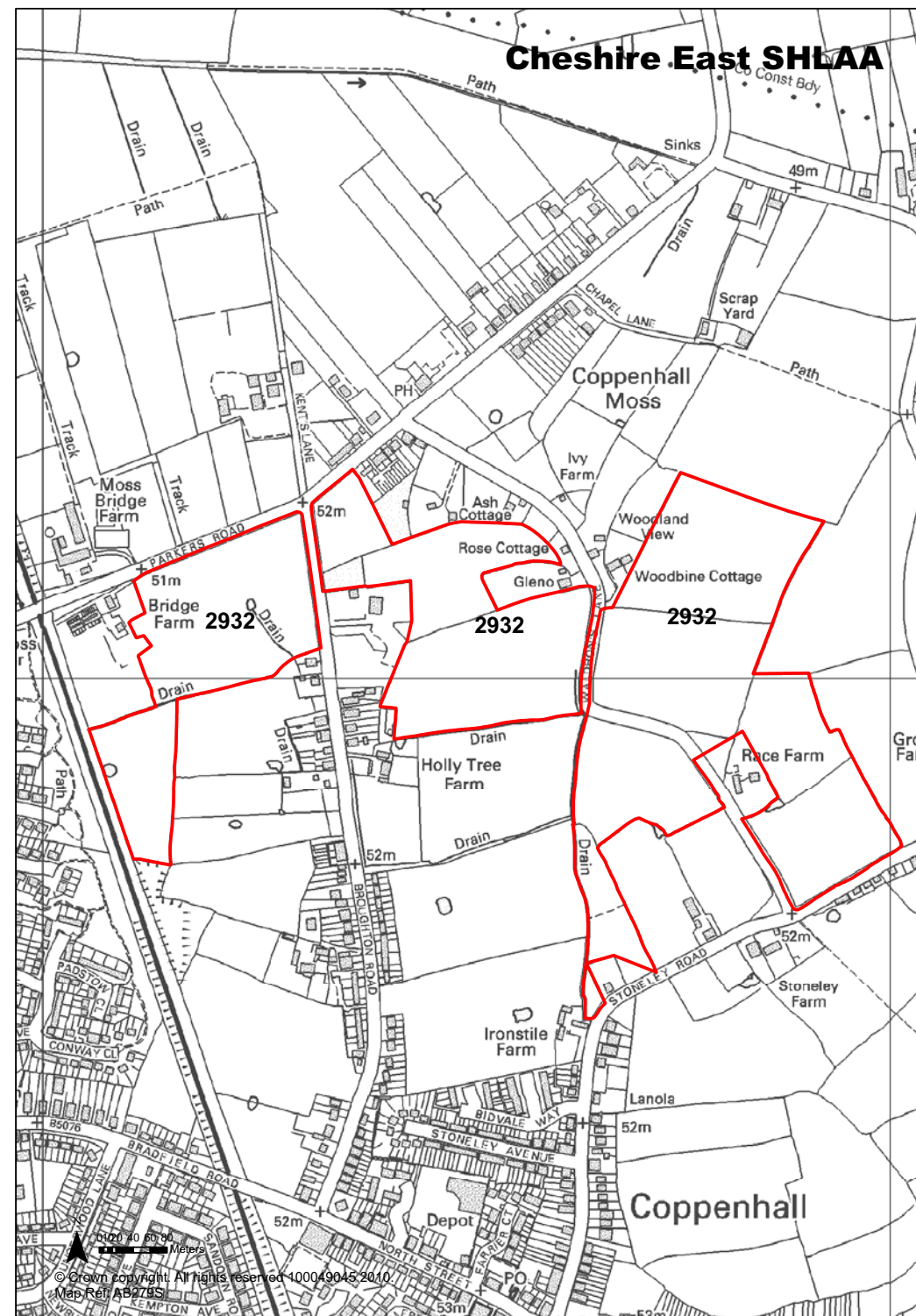




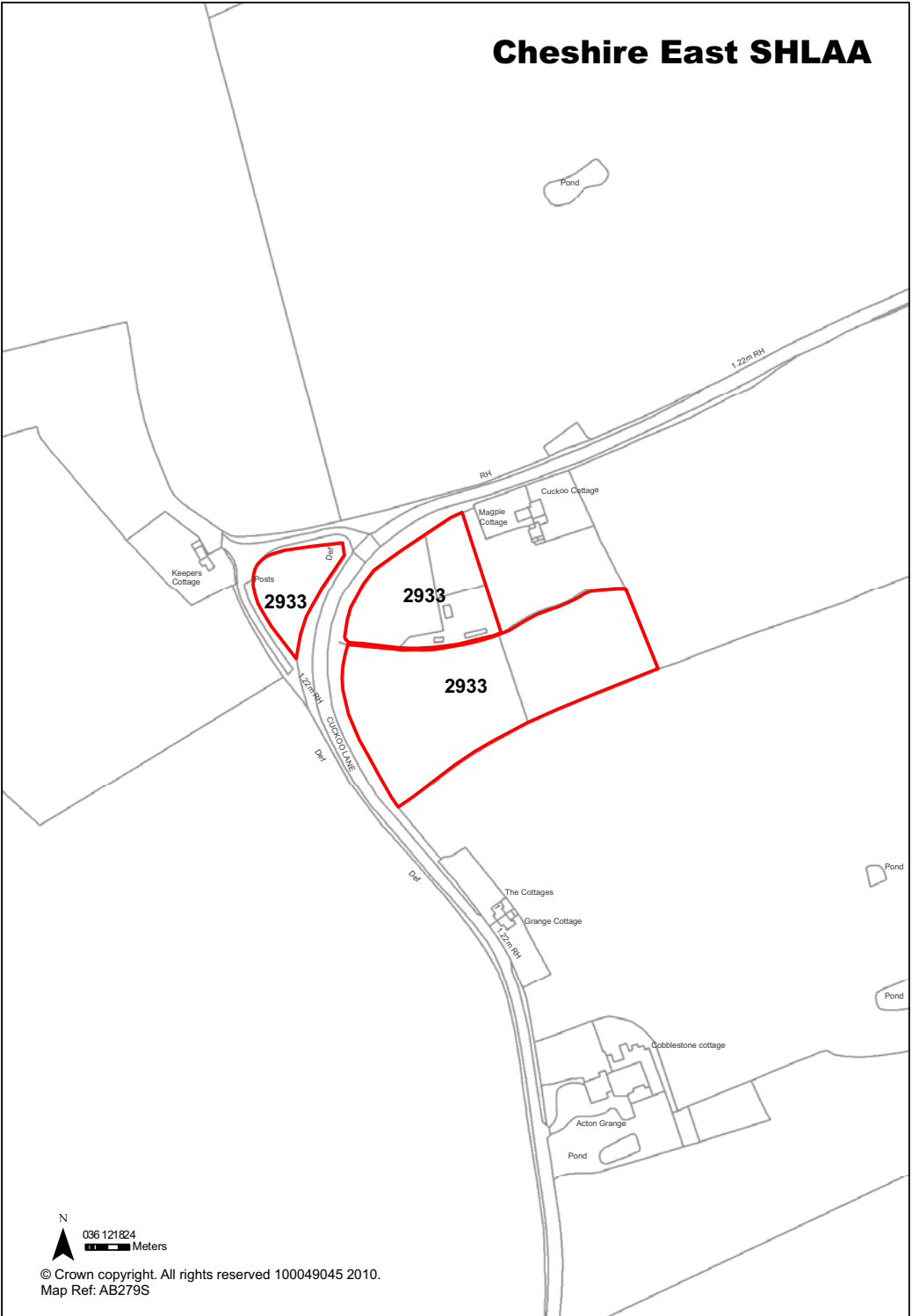
Town / Rural	Shavington - Edge / Extension	Easting	370385	Northing	351318
Site Description	Backland	Site Size Net (Ha)	0.93		
Character of Area	Lies on the edge of the settlement boundary, previously included within	Potential Capacity	28		
Surrounding Land Uses	Residential and open countryside.	Potential Net Capacity	28		
Physical Constraints	Trees on site. Located on potential contaminated site.				
Policy Restrictions	Open Countryside.	Potential Density	30.11		
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 Crewe Road.				
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	Achievable	Years 1-5	0		
Deliverability	Developable	Years 6-10	28		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:					



Ref	2932	Site Address	North of the Coppenhall East site		
Town / Rural	Crewe - Edge / Extension	Easting	370579	Northing	358002
Site Description	Open countryside	Site Size Net (Ha)	21.32		
Character of Area	Greenfield site divorced from the northern edge of urban Crewe	Potential Capacity	640		
Surrounding Land Uses	Open countryside and residential.	Potential Net Capacity	640		
Physical Constraints	Located on potential contaminated site. Potential air quality issues.	Potential Density	30.02		
Policy Restrictions	Open countryside.	Determination of Capacity	Density multiplier		
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.				
Sustainability	Bus route on Broughton Road and Warmingham Road.				
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	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:					

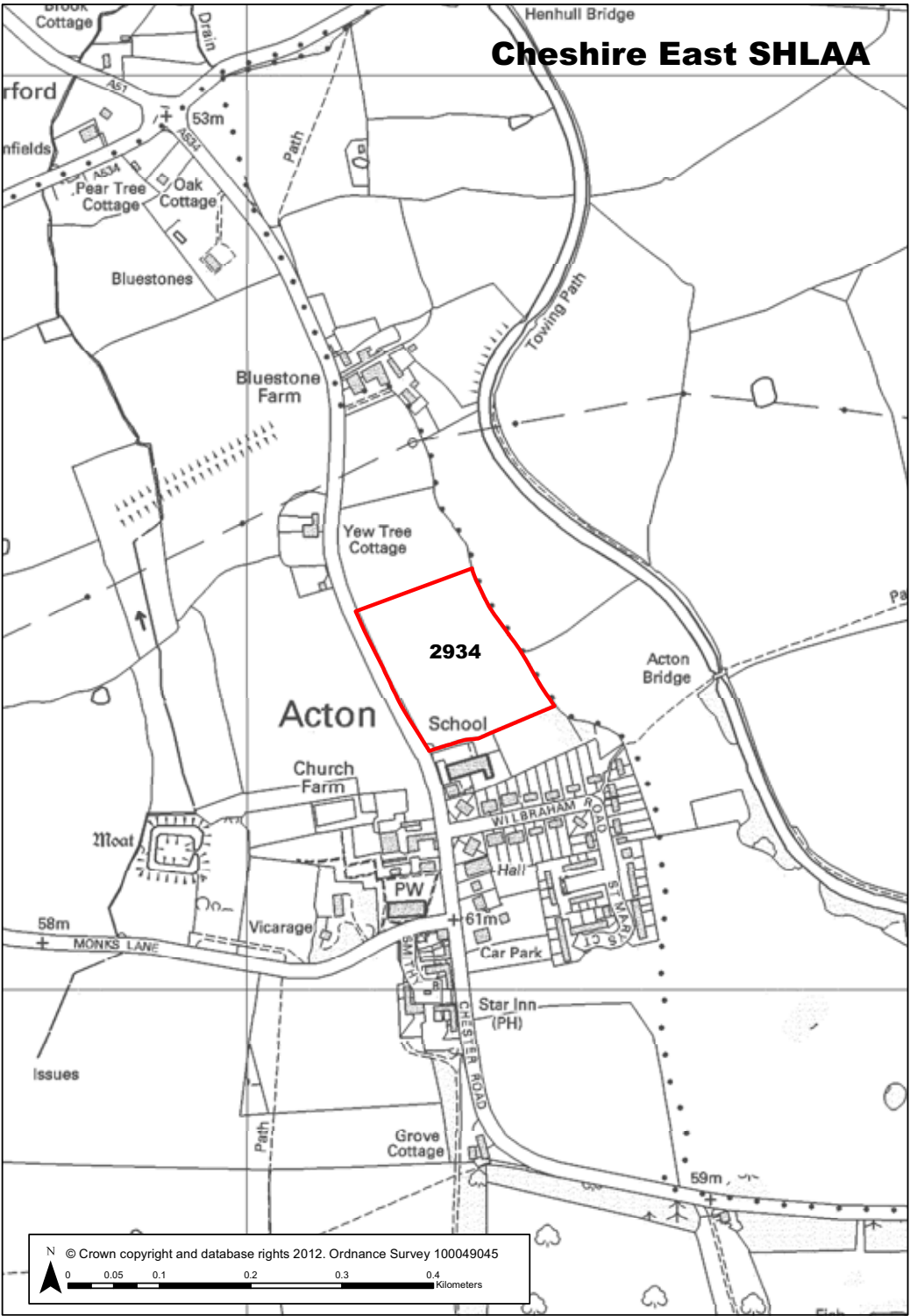


Ref	2933	Site Address	Land off Cuckoo Lane, Acton	
Town / Rural	Rural	Easting	362483	Northing 353670
Site Description	Open countryside	Site Size Net (Ha)	1.55	
Character of Area	Greenfield site in open countryside	Potential Capacity	47	
Surrounding Land Uses	Open countryside	Potential Net Capacity	47	
Physical Constraints	Highway access, Location. Trees and hedges to boundaries.			
Policy Restrictions	Open countryside	Potential Density	30.32	
Managing Constraints	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	Would also seek horse grazing paddock	Losses Completed	0	
Brownfield / Greenfield	Greenfield	Remaining Losses	0	
Suitability	Not Suitable	Current Year	0	
Availability	Not Available	Years 1-5	0	
Achievability	Not Achievable	Years 6-10	0	
Deliverability	Not currently developable	Years 11-15	0	
Development Progress	SHLAA Site			
Application Number:				





Ref	2934	Site Address	Chester Road, Acton		
Town / Rural	Rural	Easting	363224	Northing	353358
Site Description	Farmland	Site Size Net (Ha)	2.44		
Character of Area	Prominent site on the northern sedge of Acton, adjacent to the settlement boundary	Potential Capacity	38		
Surrounding Land Uses	Open countryside and residential	Potential Net Capacity	38		
Physical Constraints	Agricultural land quality - grade 2	Potential Density	30.4		
Policy Restrictions	Open countryside	Determination of Capacity	Density multiplier		
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.				
Sustainability	Bus route on Chester Road.				
Accessibility	Access to be discussed with Highways.	Total Completions	0		
Other Information	Market and affordable housing sought. Possibly other community uses	Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Suitable - with policy change				
Availability	Not Available	Current Year	0		
Achievability	Achievable	Years 1-5	0		
Deliverability	Not currently developable	Years 6-10	0		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:					

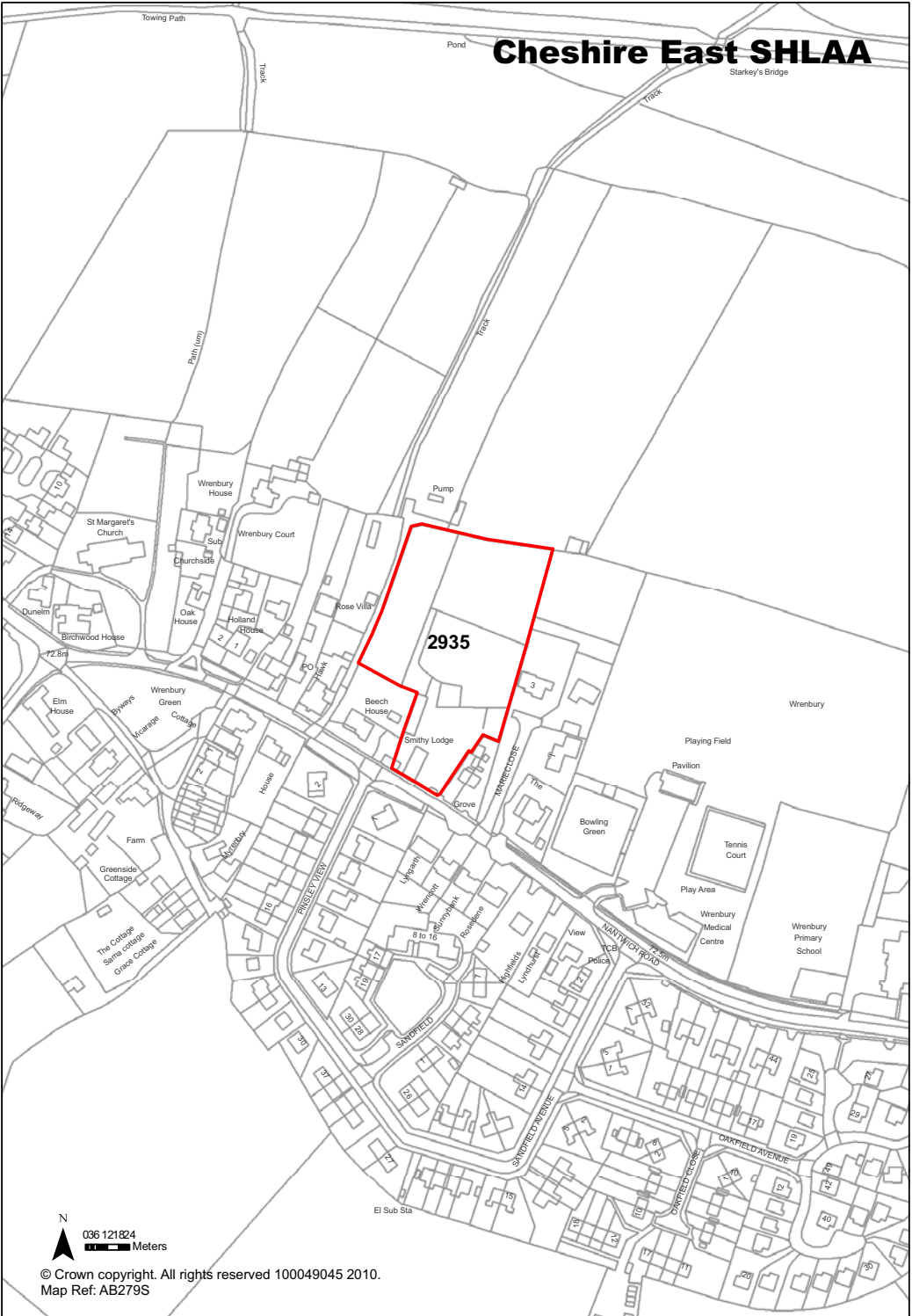


Ref2935

Site Address

Land at Smithy Lodge, Nantwich Road, Wrenbury

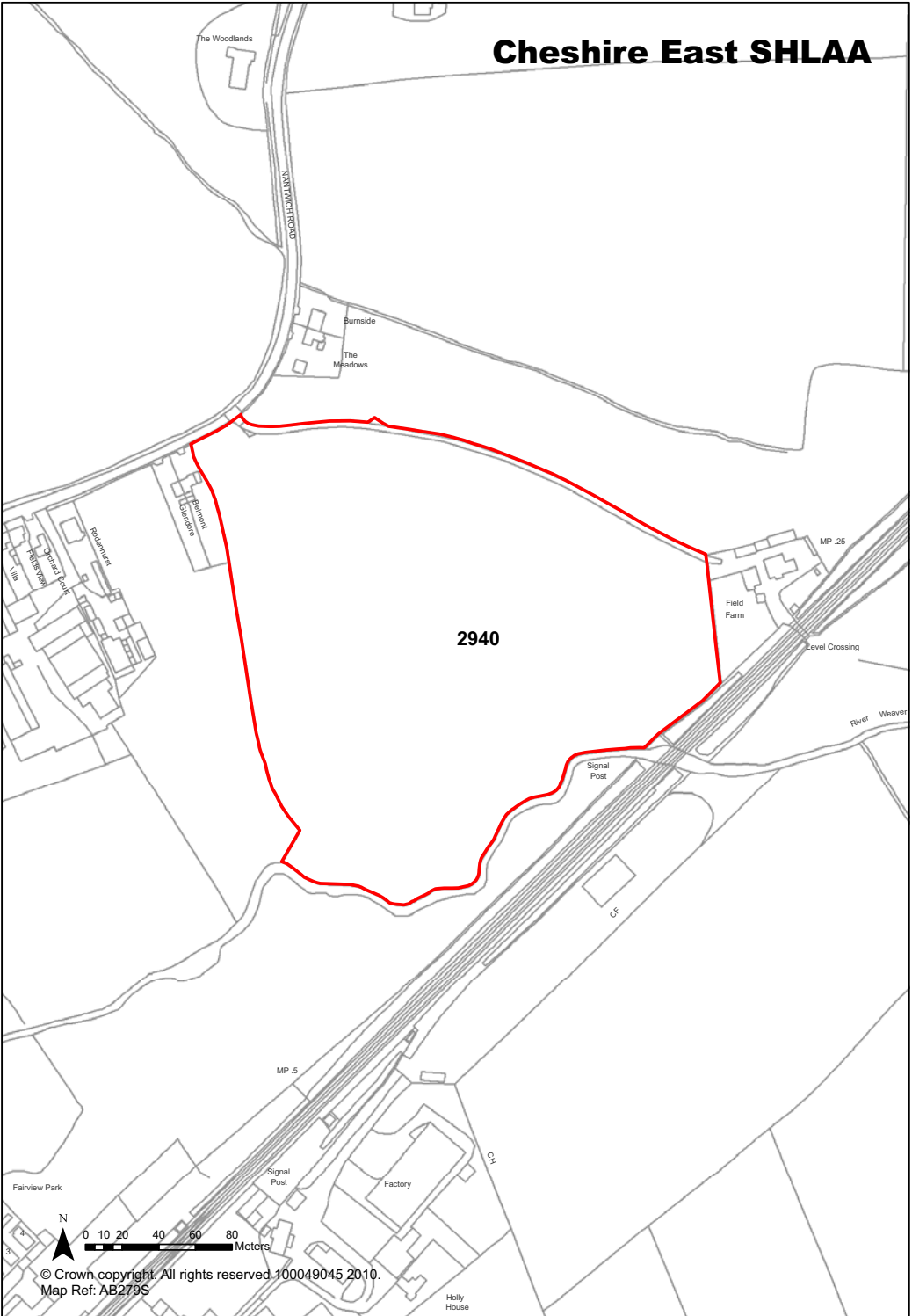
Town / Rural	Wrenbury - Edge / Extension	Easting	367728	Northing	351930
Site Description	Residential frontage - within local plan settlement boundary. Paddocks to the rear.	Site Size Net (Ha)	0.91		
Character of Area	Village conservation area. Some backland development in the vicinity.	Potential Capacity	28		
Surrounding Land Uses	Residential to East, South & West. Open Countryside to the North.	Potential Net Capacity	28		
Physical Constraints	Involves demolition of Smithy Lodge. Conservation area policies				
Policy Restrictions	Part of site within open countryside. Part of site within conservation area.	Potential Density	30.77		
Managing Constraints	Consideration of the historic environment. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Determination of Capacity	Density multiplier		
Sustainability	Site is 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	Available	Current Year	0		
Achievability	Achievable	Years 1-5	0		
Deliverability	Developable	Years 6-10	28		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:					



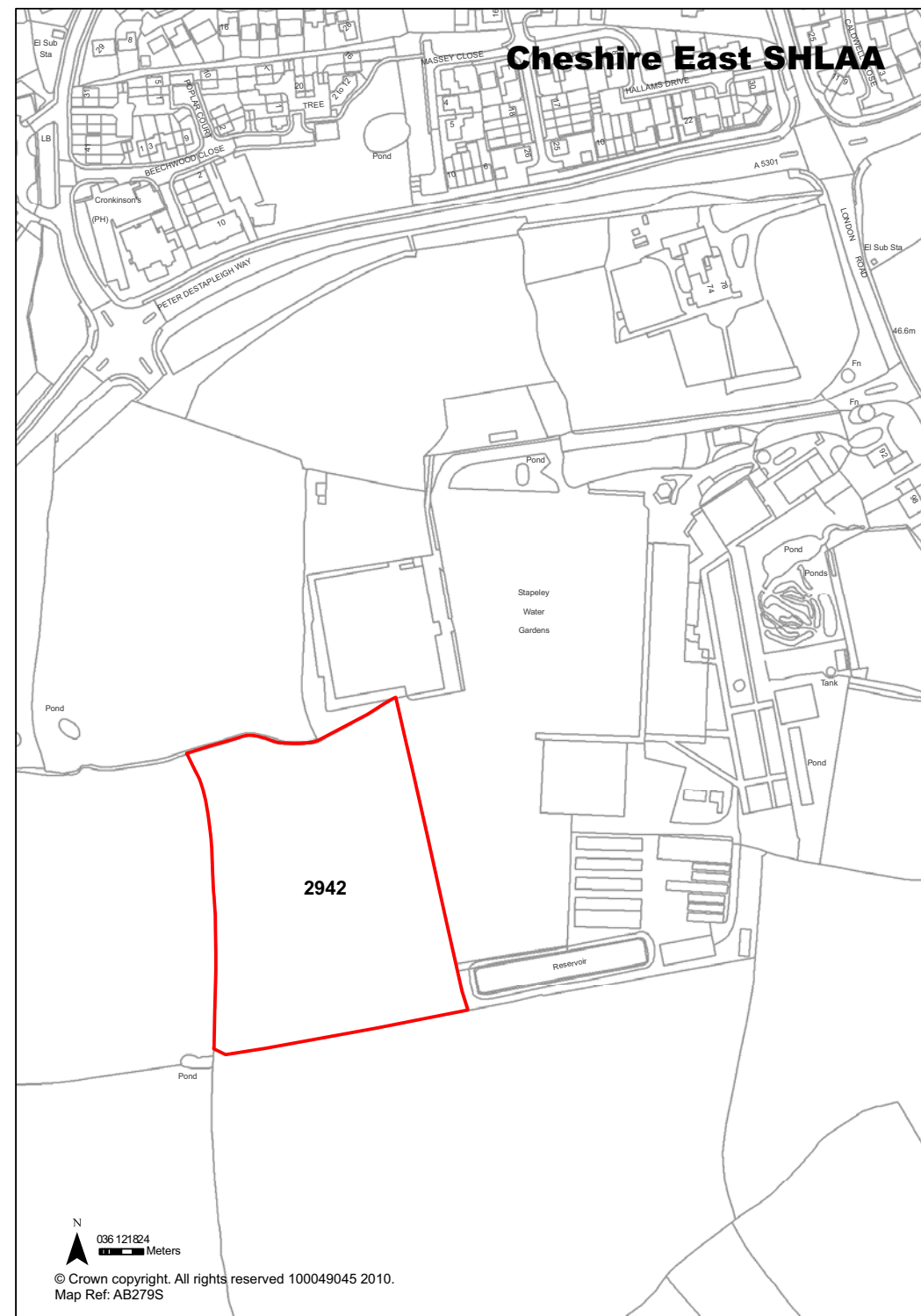




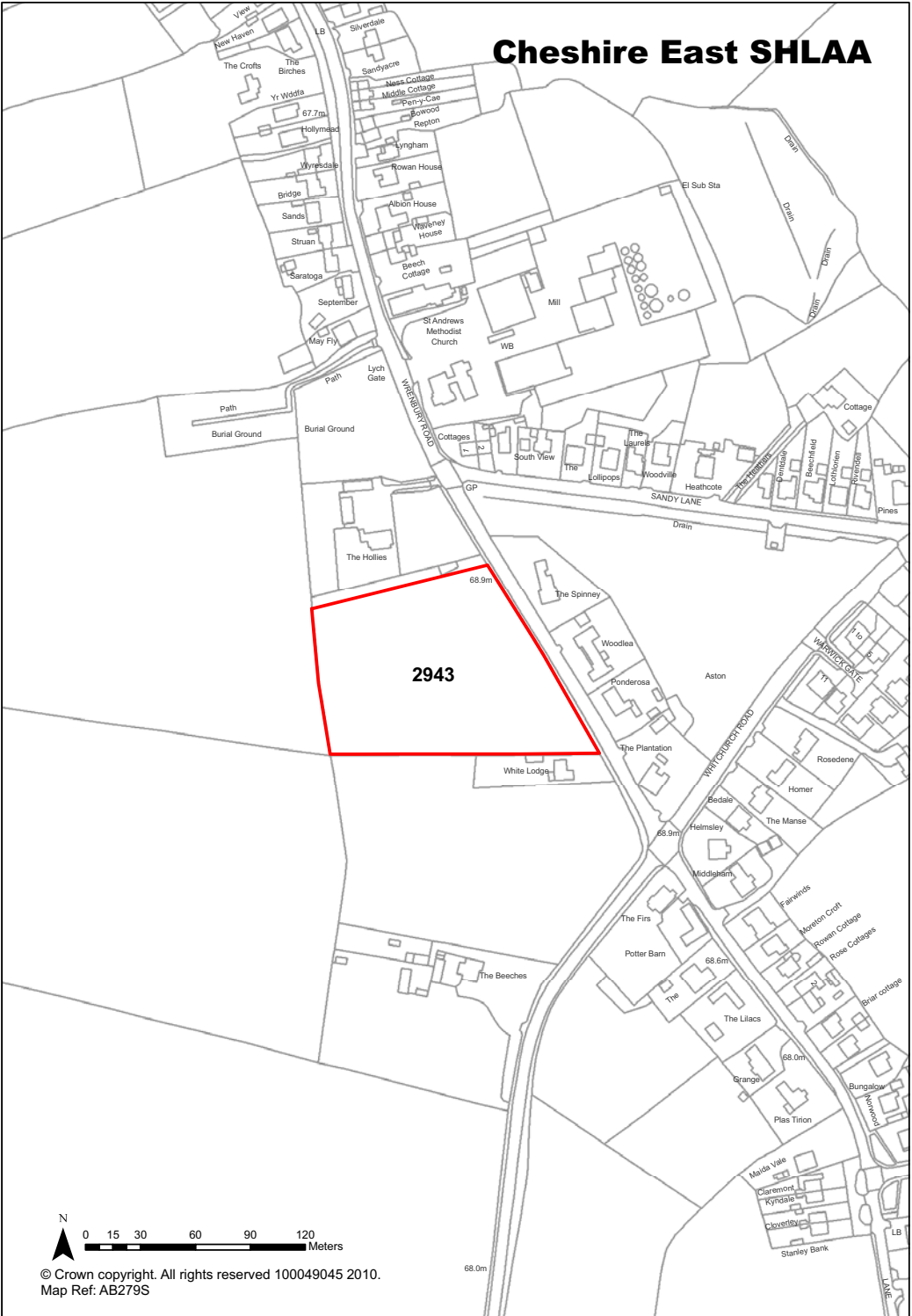
Ref	2940	Site Address	Nantwich Road, Wrenbury			
Town / Rural	Wrenbury - Edge / Extension		Easting	360323	Northing	347454
Site Description	Farmland - grassland, grazing.			Site Size Net (Ha)	5.04	
Character of Area	Flat rural landscape - divorced from Wrenbury Village			Potential Capacity	152	
Surrounding Land Uses	Open countryside, Long views to the South - Creamery Industrial Estate & railway visible. Flat rural landscape divorced from Wrenbury village.			Potential Net Capacity	152	
Physical Constraints	Highway access problematic. Sharp bend to the right. The scale of the proposed development would not fit with the existing area. Potential air quality issues. Railway noise.					
Policy Restrictions	Outside settlement boundary			Potential Density	30.16	
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	Bus route on Nantwich 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	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	2942	Site Address	Stapeley Water Gardens			
Town / Rural	Nantwich - Edge / Extension		Easting	366356	Northing	351176
Site Description	Overspill car park on south western edge of Stapeley Water Gardens.		Site Size Net (Ha)		2.05	
Character of Area	Open countryside.		Potential Capacity		62	
Surrounding Land Uses	Open countryside. Stapeley Water Gardens.		Potential Net Capacity		62	
Physical Constraints	Overspill car park. Hedges to boundary. Located on potential contaminated site. Potential air quaiuty issues.					
Policy Restrictions	Open countryside.		Potential Density		30.24	
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development and proximity to AQMA). 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	Scale of development in wider area could potentially create a sustainable development due to scale and potential for a mix of development.					
Accessibility	Access to be discussed with Highways.		Total Completions		0	
Other Information	Site has permission for newt mitigation ponds.		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		50	
Development Progress	SHLAA Site		Years 11-15		12	
Application Number:						

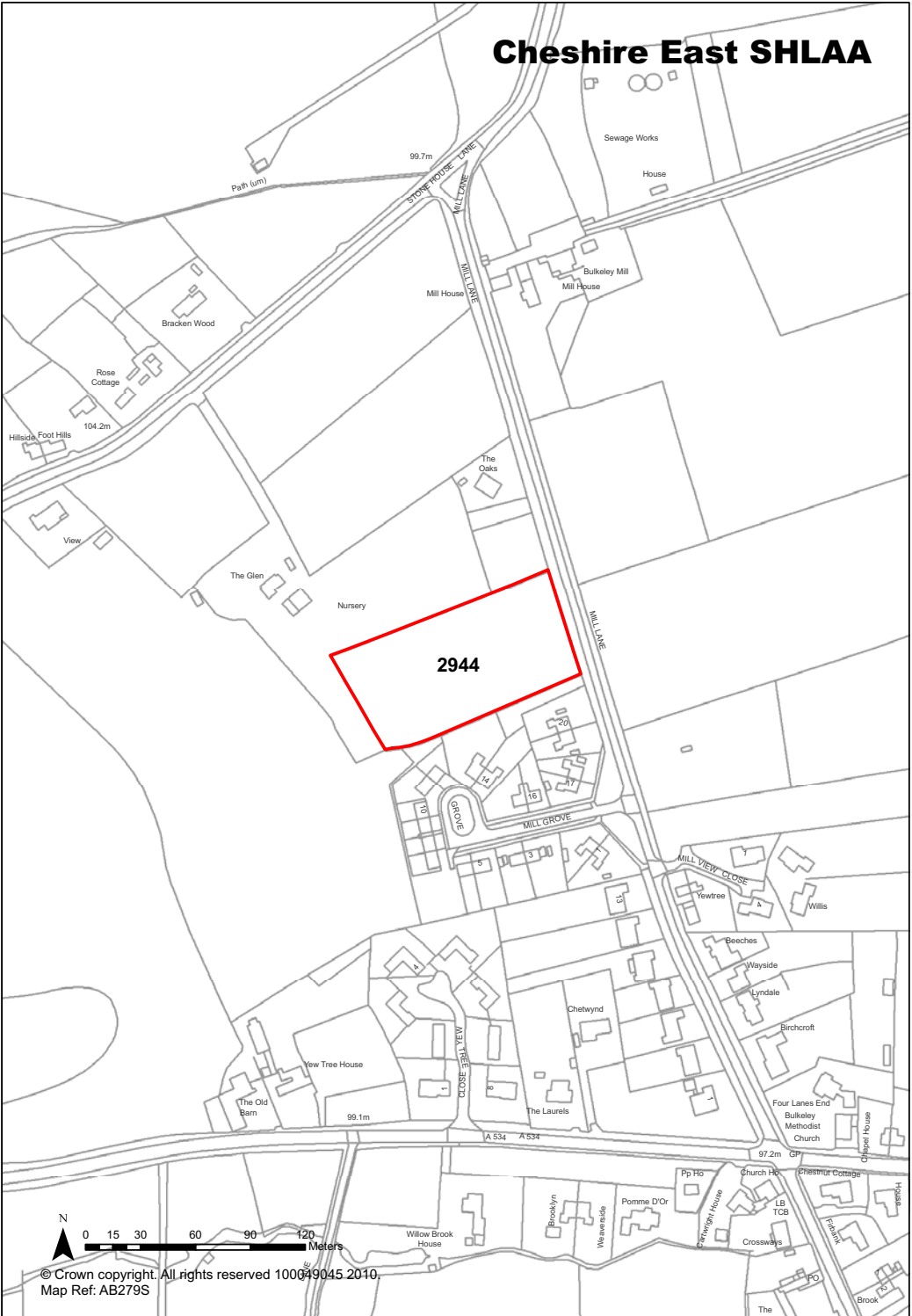


Ref	2943	Site Address	Land at Wrenbury Road, Aston	
Town / Rural	Rural	Easting	361094	Northing 346628
Site Description	Farmland - crop cleared - bare earth. Flat.	Site Size Net (Ha)	1.16	
Character of Area	Open countryside divorced from the village. Well defined northern boundary.	Potential Capacity	35	
Surrounding Land Uses	Aston Village to the north and east, farmland to west and south - well defined northern boundary.	Potential Net Capacity	35	
Physical Constraints	Trees and hedges to boundary.			
Policy Restrictions	Open countryside	Potential Density	30.17	
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 Whitchurch 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	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:				

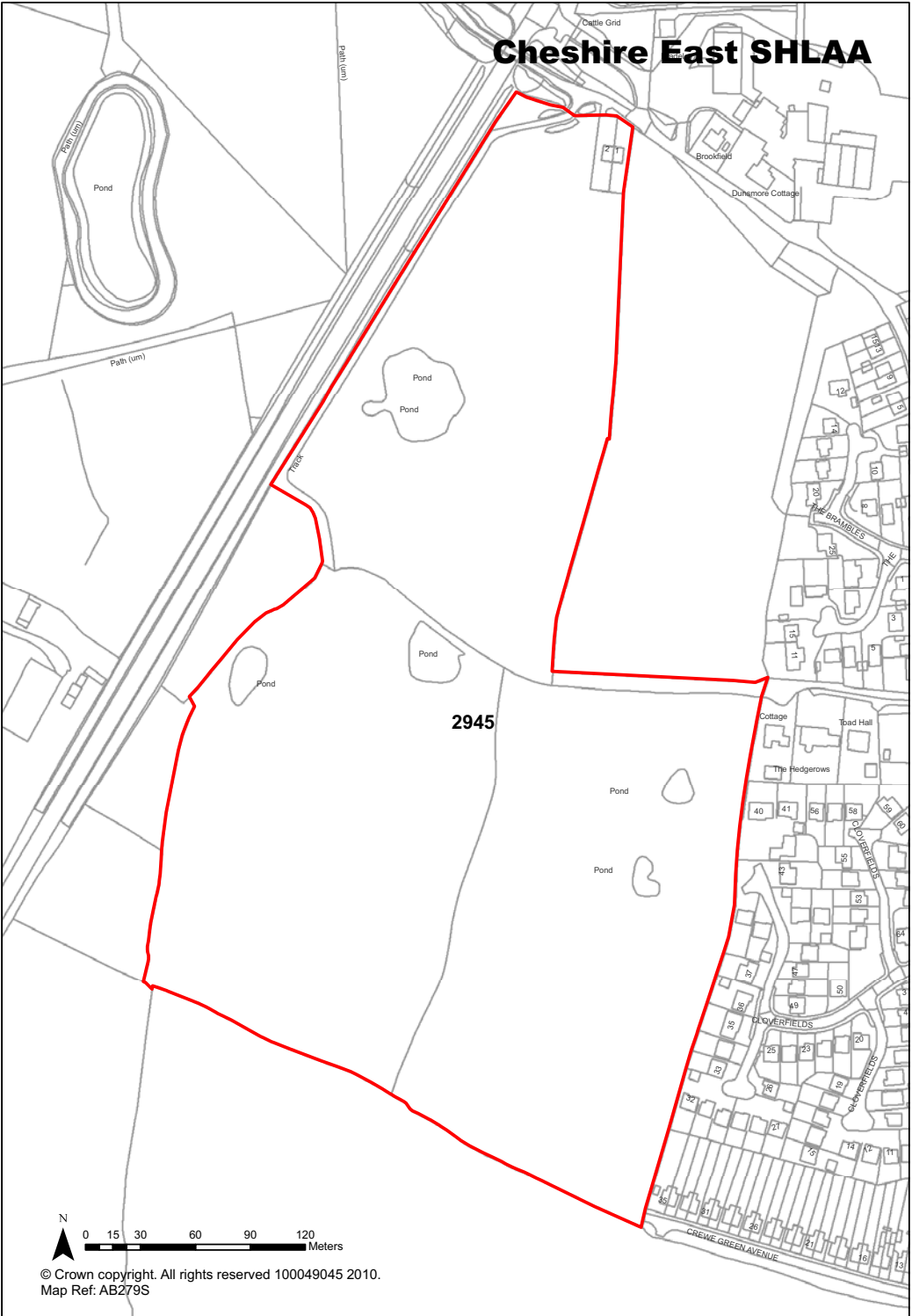




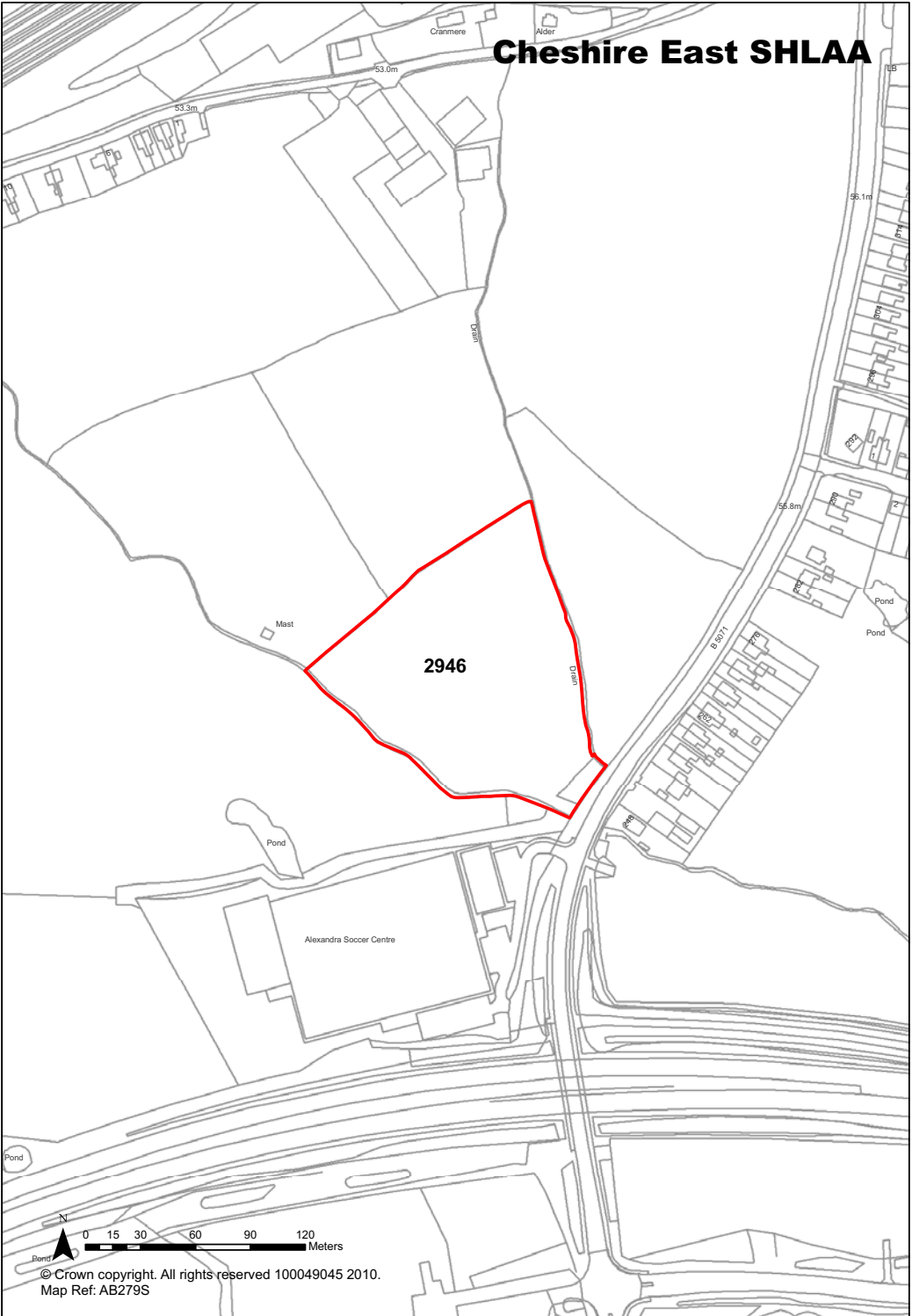
Ref	2944	Site Address	Land at Mill Lane, Bulkeley			
Town / Rural	Rural		Easting	352972	Northing	354762
Site Description	Open grassed area. Well defined Hedgerows.		Site Size Net (Ha)		0.72	
Character of Area	Outside edge of village, very open feel. Residential development closest to the site looks fairly low density.		Potential Capacity		22	
Surrounding Land Uses	Housing to one side of site, open countryside/fields on remaining 3 sides. Area surrounding the site has a very open feel. Outside edge of village, very open feel, residential development closest to site is fairly low density.		Potential Net Capacity		22	
Physical Constraints	Trees and hedges to the boundaries. Overhead lines to the boundary.					
Policy Restrictions	Within an Area of Special County Value (ASCV)		Potential Density		30.56	
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 Mill Lane					
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:						



Ref	2945	Site Address	Land off Bradeley Road, Haslington			
Town / Rural	Haslington - Edge / Extension		Easting	372774	Northing	355827
Site Description	Grassland / agricultural land. Hedgerow to front of site.		Site Size Net (Ha)	3.87		
Character of Area	Edge of well established residential settlement		Potential Capacity	117		
Surrounding Land Uses	Residential development on eastern boundary of site, agricultural land to western boundary. Located to the edge of residential settlement of Haslington.		Potential Net Capacity	117		
Physical Constraints	Access into the site. Located within 250m of landfill. Potential air quality issues.					
Policy Restrictions	This is part of the Green Gap between Haslington and urban Crewe.		Potential Density	30.23		
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Transport Assessment likely to be required. Ecological 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 Crewe Road and Primrose Avenue but not adjacent to the site.					
Accessibility	Access to be discussed with Highways.		Total Completions	0		
Other Information	The owner / agent is looking to put the site forward within housing allocations DPD for housing, playing fields and formal public park.		Losses Completed	0		
Brownfield / Greenfield	Greenfield		Remaining Losses	0		
Suitability	Not Suitable					
Availability	Available		Current Year	0		
Achievability	Not Achievable		Years 1-5	0		
Deliverability	Not currently developable		Years 6-10	0		
Development Progress	SHLAA Site		Years 11-15	0		
Application Number:						

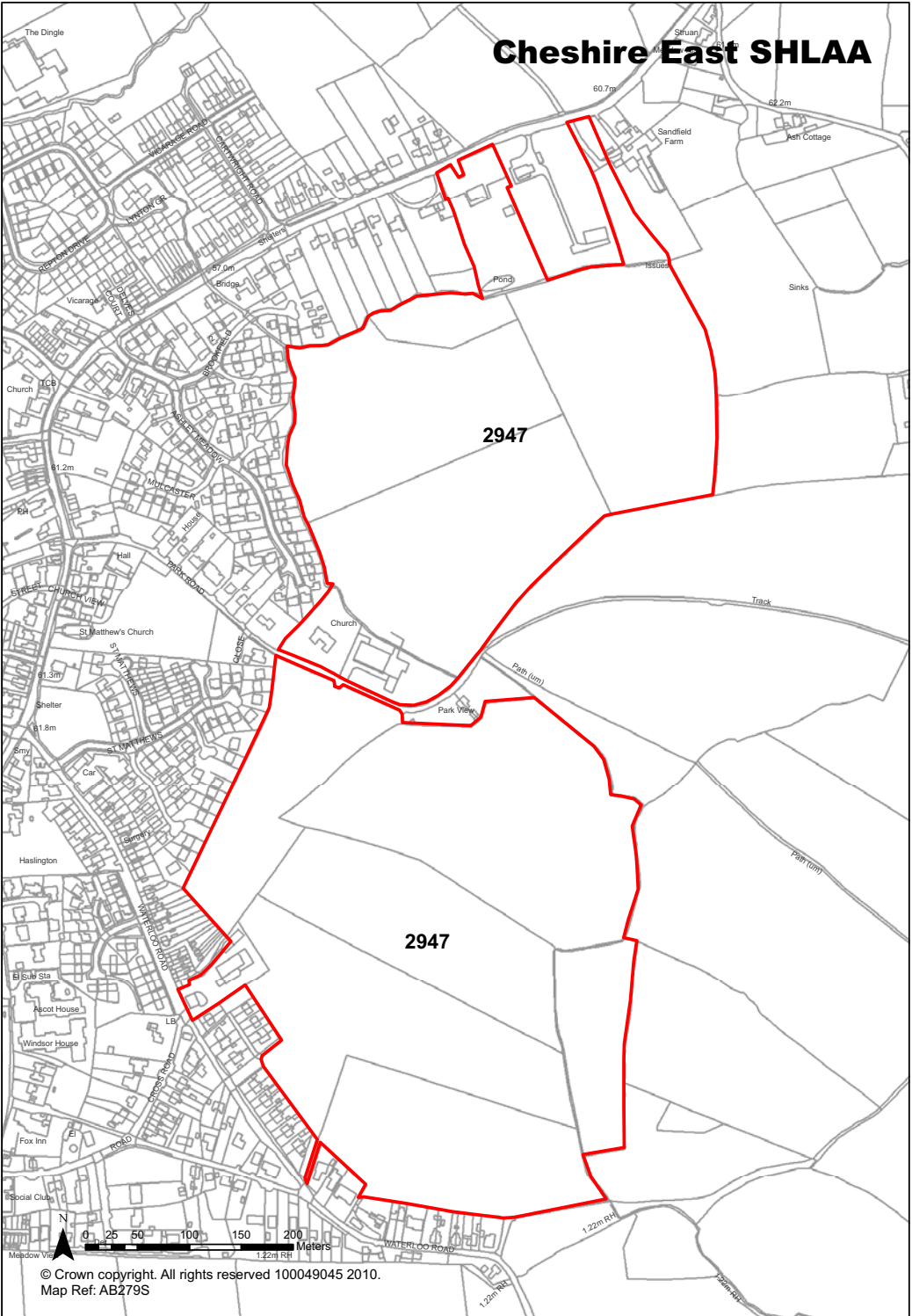


Ref	2946	Site Address	Land at Crewe Road, Gresty		
Town / Rural	Rural	Easting	370400	Northing	353000
Site Description	Christmas Tree growing and sales outlet. Existing access to the site established for the sale of Christmas trees.		Site Size Net (Ha)	1.55	
Character of Area	Predominantly open countryside with linear residential development.		Potential Capacity	25	
Surrounding Land Uses	Mainly surrounded by open countryside and adjacent to soccer centre. Ribbon residential development on eastern side of the road.		Potential Net Capacity	25	
Physical Constraints	Presence of trees on site and pylons				
Policy Restrictions	Open countryside		Potential Density	16.13	
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 Crewe Road.				
Accessibility	Access to be discussed with Highways.		Total Completions	0	
Other Information	Lies within the Green Gap between southern Crewe and the bypass.		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:					

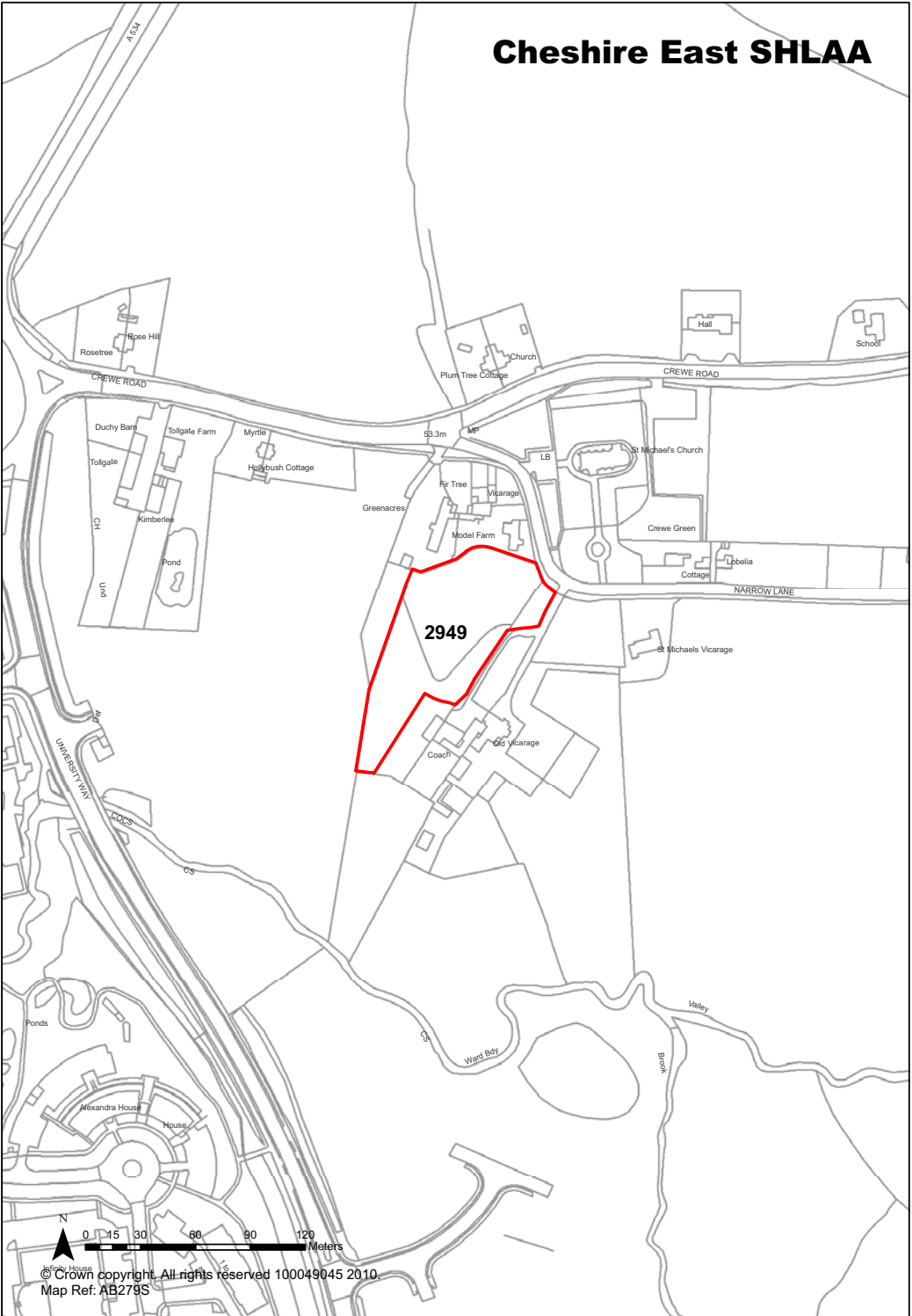




Ref	2947	Site Address	East of Haslington		
Town / Rural	Haslington - Edge / Extension	Easting	374130	Northing	355969
Site Description	Open countryside, fields.	Site Size Net (Ha)	30.25		
Character of Area	Edge of village location	Potential Capacity	908		
Surrounding Land Uses	Residential properties to south western boundary. Open countryside, edge of village location.	Potential Net Capacity	908		
Physical Constraints	TPOs to boundary of site. Highway issues. Located on potential contaminated site. Potential air quality issues.	Potential Density	30.02		
Policy Restrictions	Open Countryside	Determination of Capacity	Density multiplier		
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Transport Assessment likely to be required. Ecological Assessment may be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.				
Sustainability	Bus route on Crewe Road, but not adjacent to the site. However, scale of site and mix of development could potentially create a more sustainable community.				
Accessibility	Access to be discussed with Highways.	Total Completions	0		
Other Information	The site was considered at the last public local inquiry.	Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Not Suitable	Current Year	0		
Availability	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	2949	Site Address	Stable House, Narrow Lane, Crewe Green			
Town / Rural	Crewe - Edge / Extension		Easting	372609	Northing	355260
Site Description	Garden area to Stable House.		Site Size Net (Ha)		0.6	
Character of Area	Small settlement, surrounded by open countryside on the edge of Crewe.		Potential Capacity		18	
Surrounding Land Uses	Residential properties (some of which are listed), Church, open countryside.		Potential Net Capacity		18	
Physical Constraints	Access. TPO adjacent to site boundary. Conservation area. Model Farm, Vicarage Cottage, Old Vicarage & Fir Tree Cottage are listed buildings.					
Policy Restrictions	Open countryside		Potential Density		30	
Managing Constraints	Access issues to be discussed with Highways. Consideration of historic environment. Retention of TPO trees. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		Determination of Capacity		Density multiplier	
Sustainability	Bus route on Crewe 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	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:						

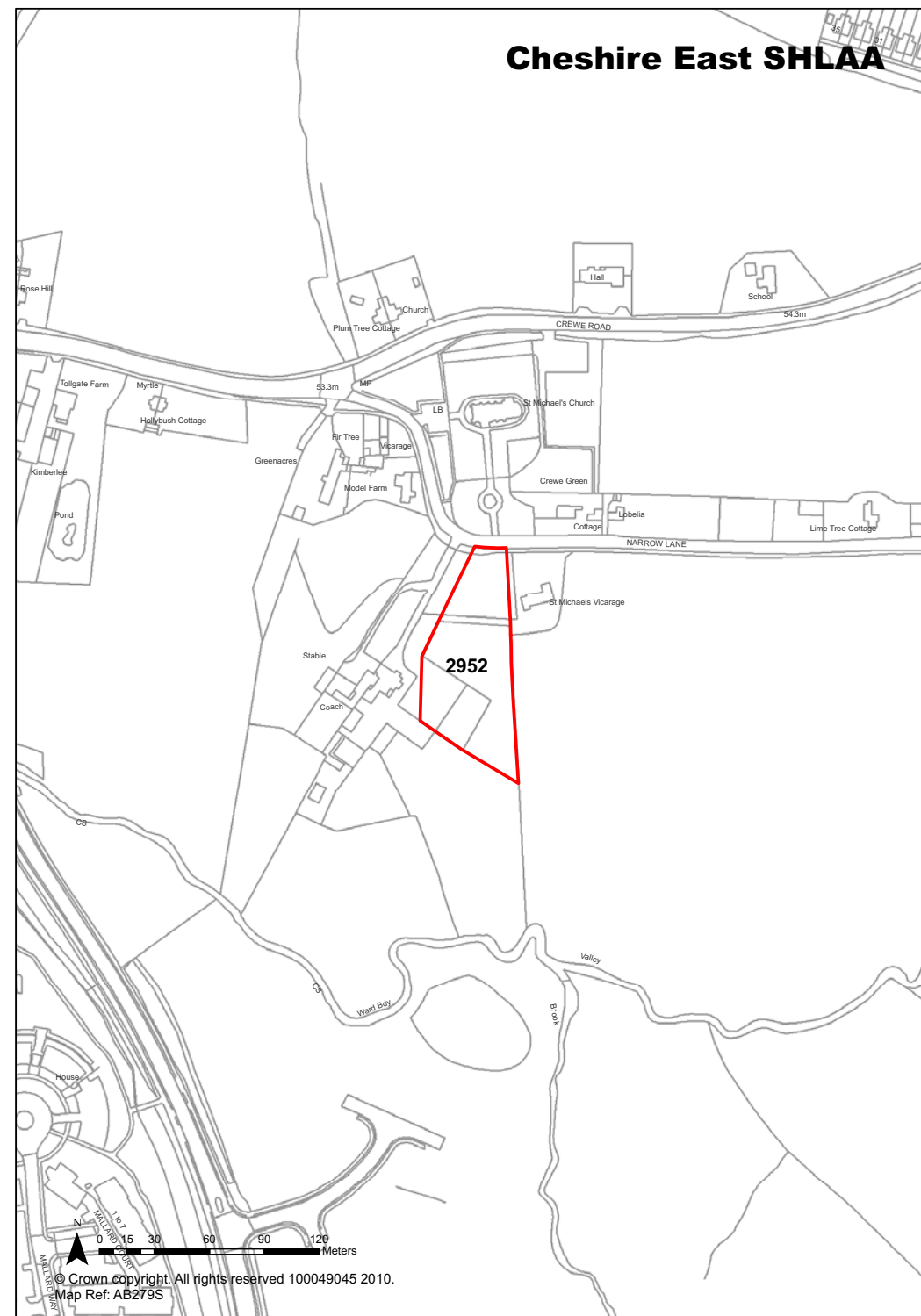


Town / Rural	Shavington - Edge / Extension	Easting	370836	Northing	352161
Site Description	Open countryside, fields.	Site Size Net (Ha)	0.44		
Character of Area	Edge of Shavington.	Potential Capacity	14		
Surrounding Land Uses	Residential and open countryside	Potential Net Capacity	14		
Physical Constraints	TPO 42. Brook to south of site flood risk issues?				
Policy Restrictions	Policy Change Required Settlement Boundary	Potential Density	31.82		
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 Weston Lane.				
Accessibility	Access to be discussed with Highways.	Total Completions	0		
Other Information	Development of the site rejected by the Inspector at the last public local inquiry.	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	14		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:					

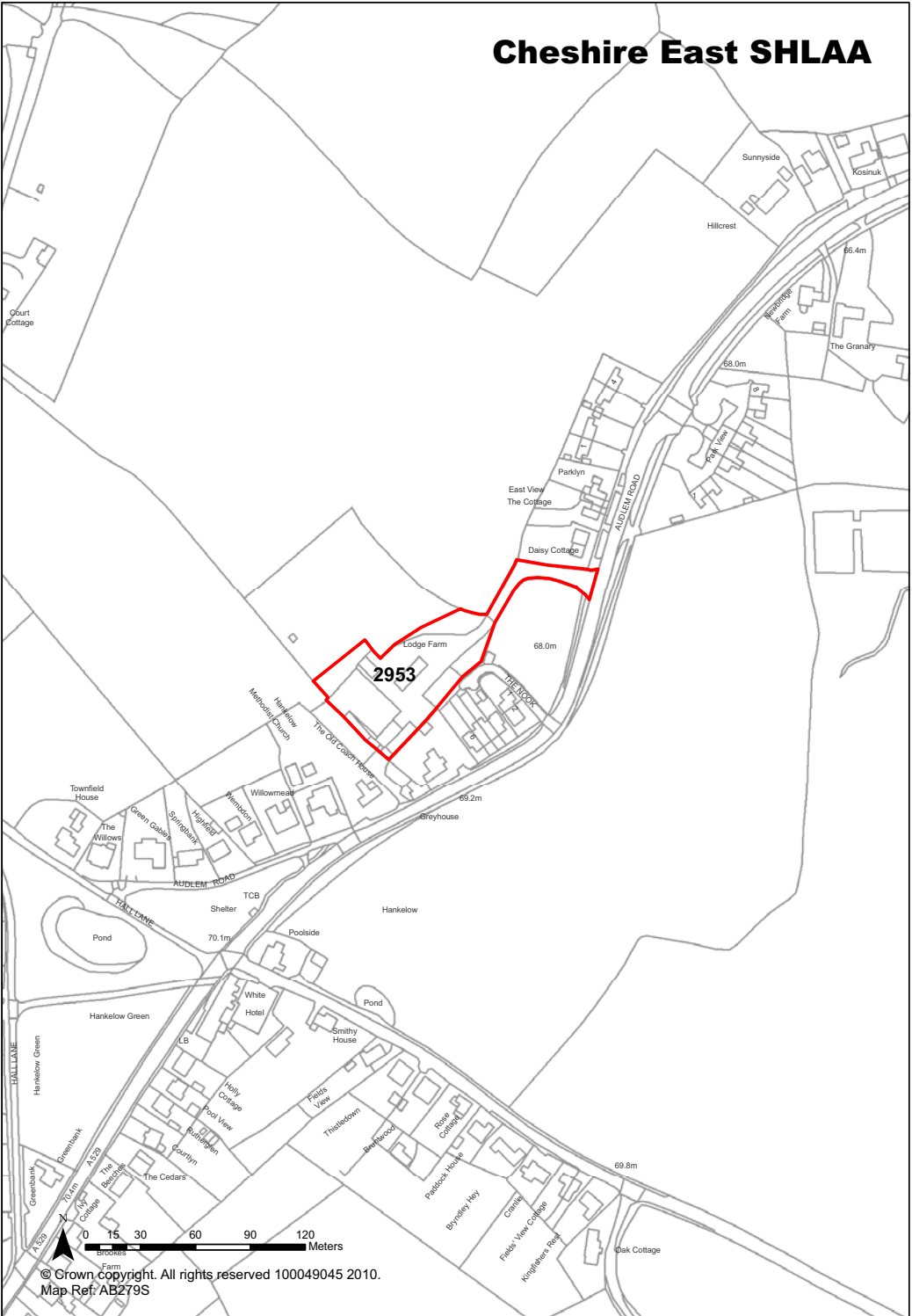




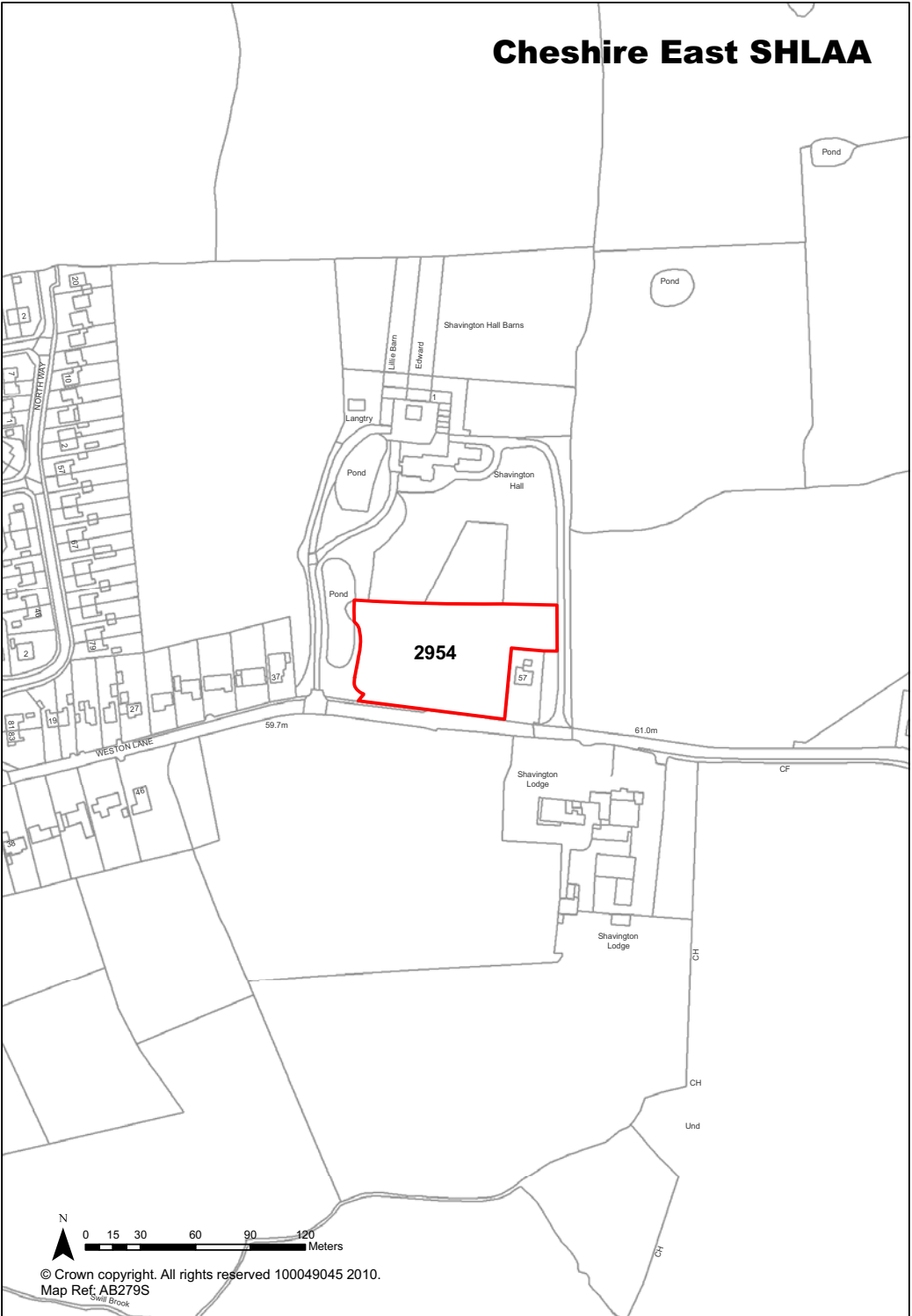
<b>Ref</b>	2952	<b>Site Address</b>	Land adjacent to The Old Vicarage, Narrow Lane, Crewe Green, Crewe		
<b>Town / Rural</b>	Crewe - Edge / Extension	<b>Easting</b>	372684	<b>Northing</b>	355229
<b>Site Description</b>	Vacant land	<b>Site Size Net (Ha)</b>	0.46		
<b>Character of Area</b>	Residential properties (some of which are listed), Church, open countryside.	<b>Potential Capacity</b>	14		
<b>Surrounding Land Uses</b>	Open countryside.	<b>Potential Net Capacity</b>	14		
<b>Physical Constraints</b>	TPO 35, Conservation Area. Several listed buildings within close proximity, including The Old Vicarage. Access into the site may also be a problem	<b>Potential Density</b>	30.43		
<b>Policy Restrictions</b>	Conservation Area. Open Countryside. TPOs.	<b>Determination of Capacity</b>	Density multiplier		
<b>Managing Constraints</b>	Consideration of historic environment. Retention of TPO trees. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	<b>Total Completions</b>	0		
<b>Sustainability</b>	Bus route on Crewe Road. Site is not considered sustainable.	<b>Losses Completed</b>	0		
<b>Accessibility</b>	Access to be discussed with Highways.	<b>Remaining Losses</b>	0		
<b>Other Information</b>	See also CFS14, 15 and CS23	<b>Current Year</b>	0		
<b>Brownfield / Greenfield</b>	Greenfield	<b>Years 1-5</b>	0		
<b>Suitability</b>	Not Suitable	<b>Years 6-10</b>	0		
<b>Availability</b>	Available	<b>Years 11-15</b>	0		
<b>Achievability</b>	Not Achievable				
<b>Deliverability</b>	Not currently developable				
<b>Development Progress</b>	SHLAA Site				
<b>Application Number:</b>					



Ref	2953	Site Address	Lodge Farm Industrial Estate, Audlem Road, Hankelow	
Town / Rural	Rural	Easting	367175	Northing 345548
Site Description	Double glazing manufacturing unit.	Site Size Net (Ha)	0.45	
Character of Area	On the edge of Hankelow. Open countryside to north.	Potential Capacity	14	
Surrounding Land Uses	Open countryside and some residential.	Potential Net Capacity	14	
Physical Constraints	May be drainage issues. Buildings on site. Hardstanding on site.	Potential Density	31.11	
Policy Restrictions	Open countryside	Determination of Capacity	Density multiplier	
Managing Constraints	Removal of existing use and existing buildings.	Total Completions	0	
Sustainability	Bus route on Audlem Road.	Losses Completed	0	
Accessibility	Access to be discussed with Highways.	Remaining Losses	0	
Other Information	Loss of employment land	Current Year	0	
Brownfield / Greenfield	Brownfield	Years 1-5	0	
Suitability	Suitable - with policy change	Years 6-10	14	
Availability	Available	Years 11-15	0	
Achievability	Achievable			
Deliverability	Developable			
Development Progress	SHLAA Site			
Application Number:				



Ref	2954	Site Address	Land off Weston Lane, fronting Shavington Hall, Shavington		
Town / Rural	Shavington - Edge / Extension		Easting	370817	Northing 352340
Site Description	Grassed area		Site Size Net (Ha)		0.54
Character of Area	Open countryside beyond the limits of Shavington		Potential Capacity		17
Surrounding Land Uses	Open countryside, residential and Shavington Hall.		Potential Net Capacity		17
Physical Constraints	TPO 42 adjacent to the site. Protected trees on both existing access points. Within curtilage of listed building. Ecological issues (ponds, trees etc). Located on potential contaminated site.				
Policy Restrictions	Green Gap		Potential Density		31.48
Managing Constraints	Ecological Assessment. 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 Weston 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		17
Development Progress	SHLAA Site		Years 11-15		0
Application Number:					







**Ref** 2956

Site Address

Vicarage Road, Haslington

<b>Town / Rural</b>	Haslington - Edge / Extension	<b>Easting</b>	373979	<b>Northing</b>	356606
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<b>Site Description</b>	Vacant open land.	<b>Site Size Net (Ha)</b>	1.78
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<b>Character of Area</b>	Site is located on northern boundary of Haslington. Within open countryside.	<b>Potential Capacity</b>	55
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<b>Surrounding Land Uses</b>	Open countryside and residential.	<b>Potential Net</b>	55
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<b>Physical Constraints</b>	Adjacent to area of flood plain. Access issues. Located within 250m of landfill.	<b>Capacity</b>
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<b>Policy Restrictions</b>	Open countryside.	<b>Potential Density</b>	30.05
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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
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**Sustainability** Bus route on Crewe Road

<b>Accessibility</b>	Access to be discussed with Highways.	<b>Total Completions</b>	0
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Other Information	Rejected at the last public local inquiry	Losses Completed	0
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<b>Brownfield / Greenfield</b>	Greenfield	<b>Remaining Losses</b>	0
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Suitability Not Suitable

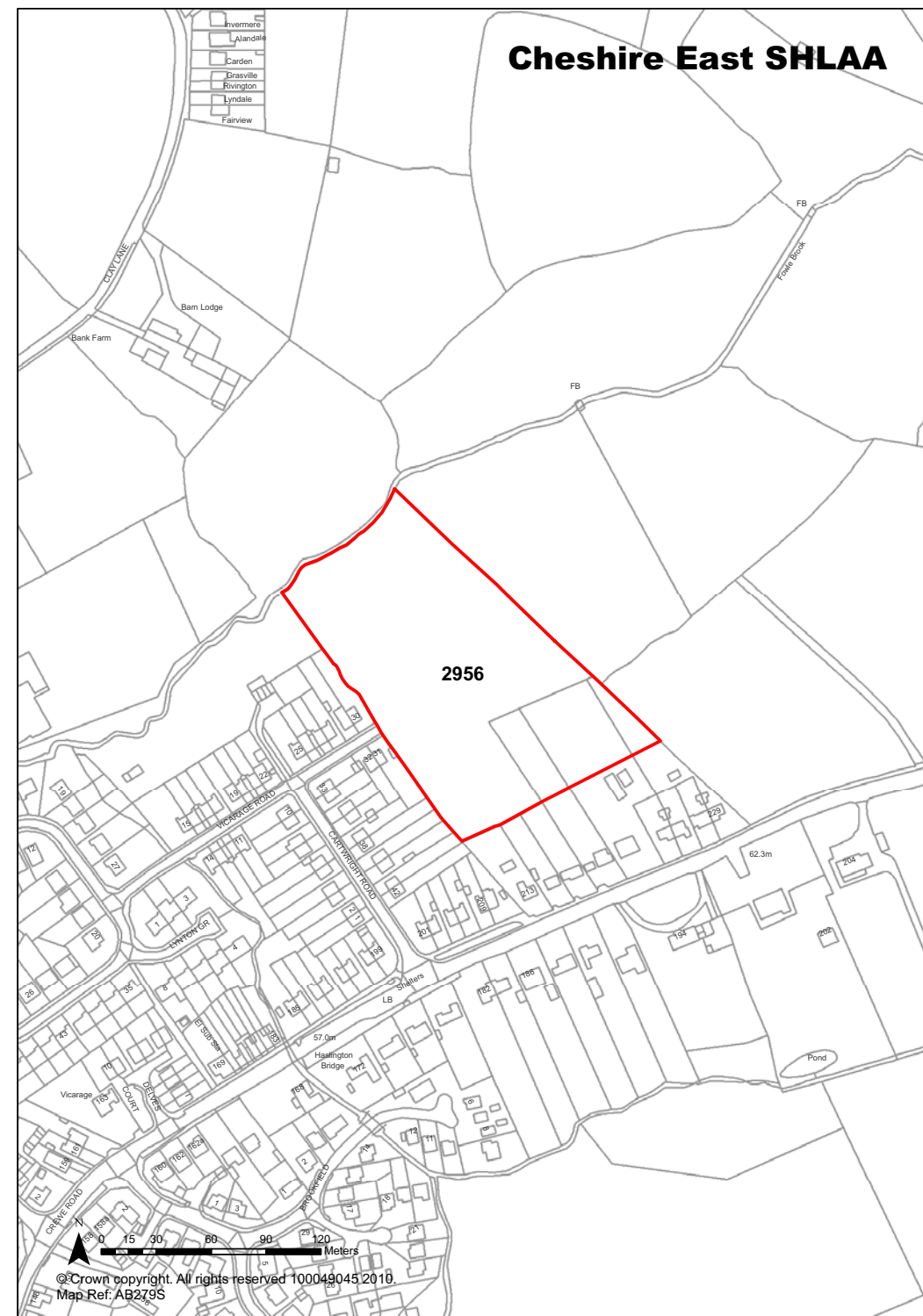
Availability	Available	Current Year	0
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Achievability	Achievable	Years 1-5	0
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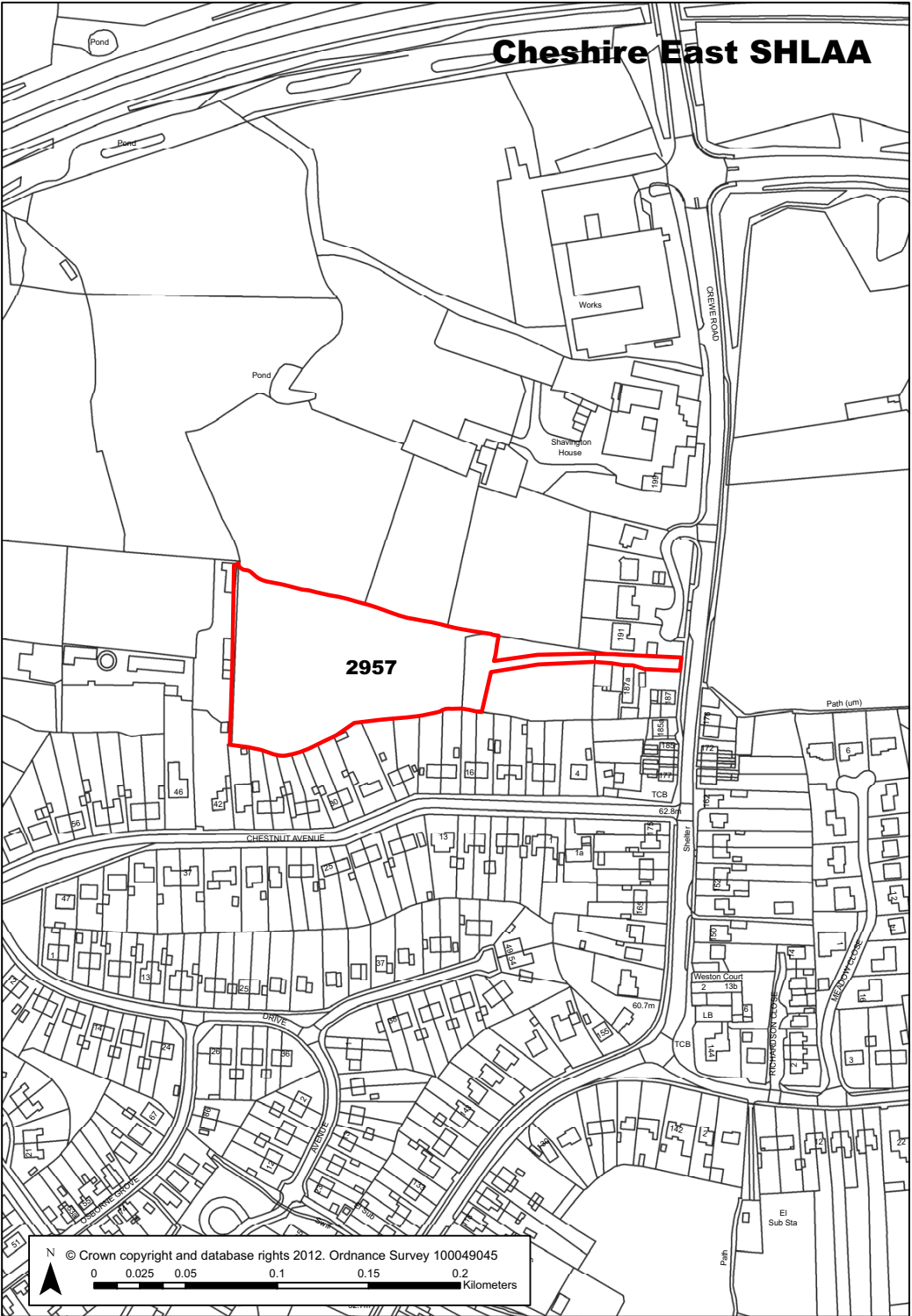
<b>Deliverability</b>	Not currently developable	<b>Years 6-10</b>	0
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Development Progress	SHLAA Site	Years 11-15	0
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Application Number:



Ref	2957	Site Address	Crewe Road, Shavington		
Town / Rural	Shavington - Edge / Extension		Easting	370281	Northing 352363
Site Description	Grazing land		Site Size Net (Ha)		1.03
Character of Area	Located on the northern edge of Shavington. Rounding off development?		Potential Capacity		39
Surrounding Land Uses	Residential and open countryside.		Potential Net Capacity		39
Physical Constraints	Loacted on potential contaminated site.		Potential Density		30
Policy Restrictions	Open countryside		Determination of Capacity		Density multiplier
Managing Constraints	Consultation with Contaminated Land Officer. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.				
Sustainability	Bus route on Crewe Road and Chestnut Avenue				
Accessibility	Access to be discussed with Highways.		Total Completions		0
Other Information	Rejected at last public local inquiry		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		39
Development Progress	SHLAA Site		Years 11-15		0
Application Number:					



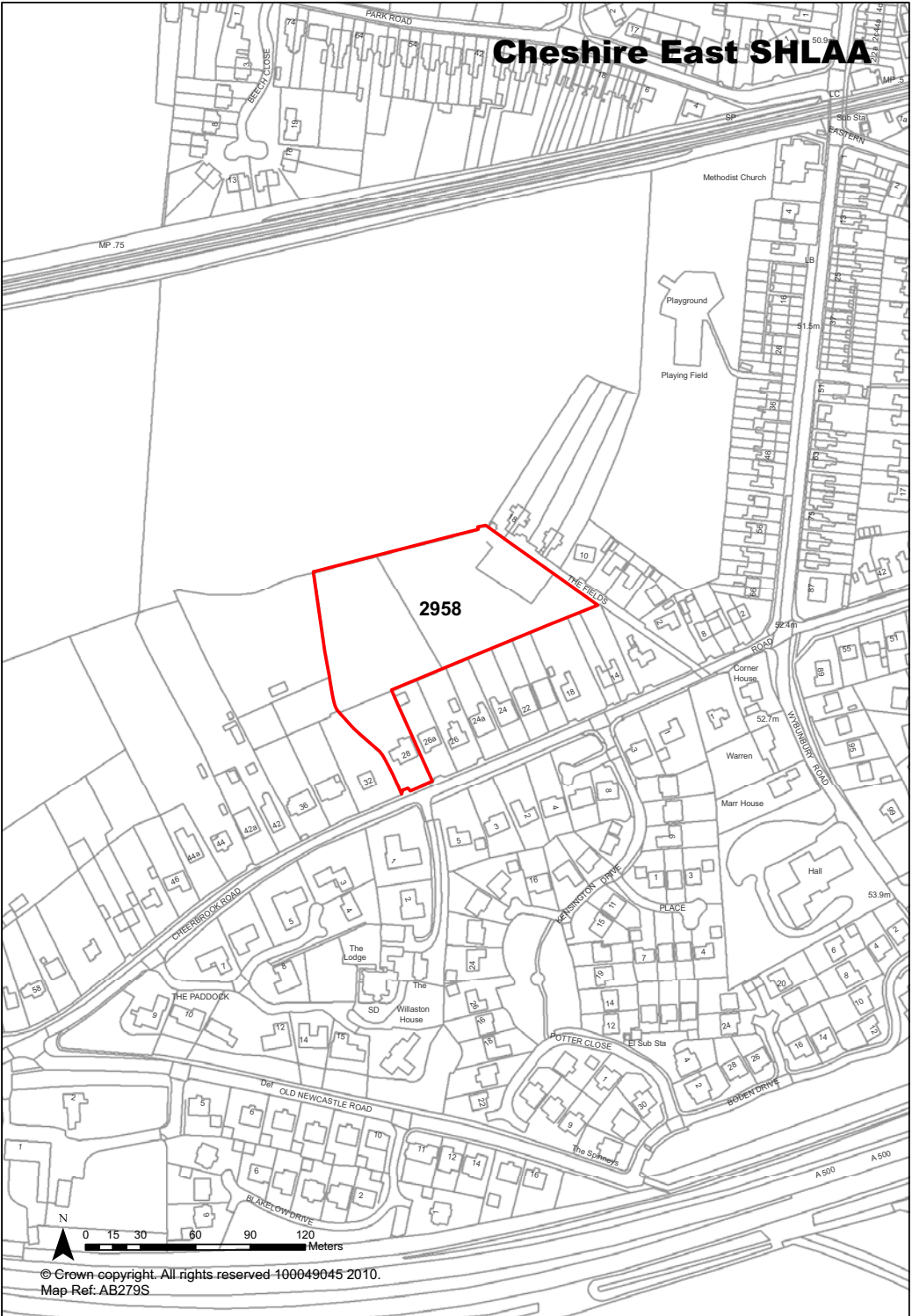


Ref2958

Site Address

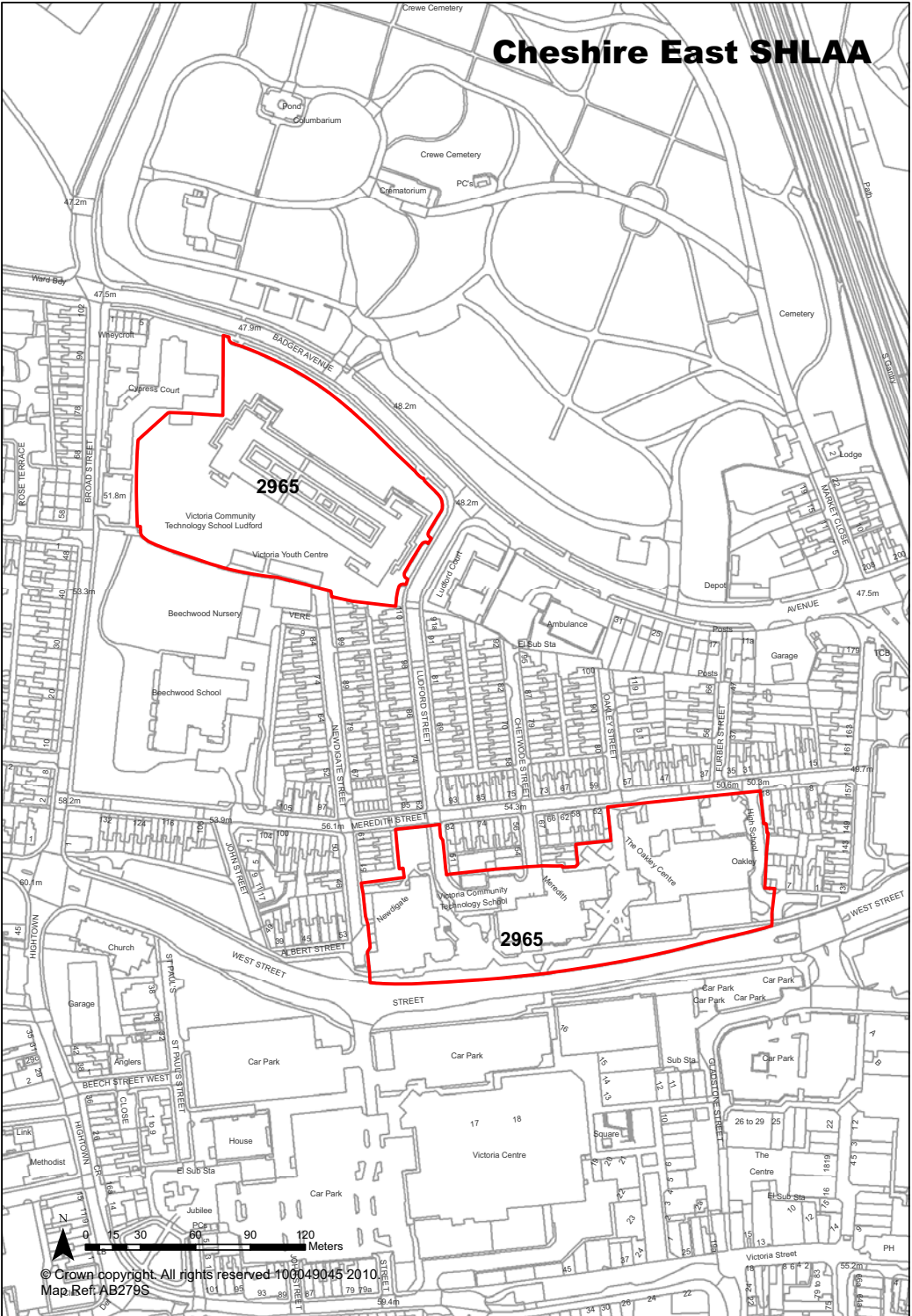
Land to the rear of 28 Cheerbrook Road,  
Willaston, Crewe

Town / Rural	Crewe - Edge / Extension	Easting	367761	Northing	352014
Site Description	Open land, edge of settlement boundary.	Site Size Net (Ha)	0.98		
Character of Area	The site lies to the rear of existing mature properties on Cheerbrook Road.	Potential Capacity	30		
Surrounding Land Uses	Residential and open countryside	Potential Net Capacity	30		
Physical Constraints	Access to the site. Trees and hedges to the boundary.	Potential Density	30.61		
Policy Restrictions	Open countryside.	Determination of Capacity	Density multiplier		
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.				
Sustainability					
Accessibility	Access to be discussed with Highways.	Total Completions	0		
Other Information	Green gap between Willaston and the Nantwich bypass	Losses Completed	0		
	Policy Change Required Green Gap				
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	30		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:					

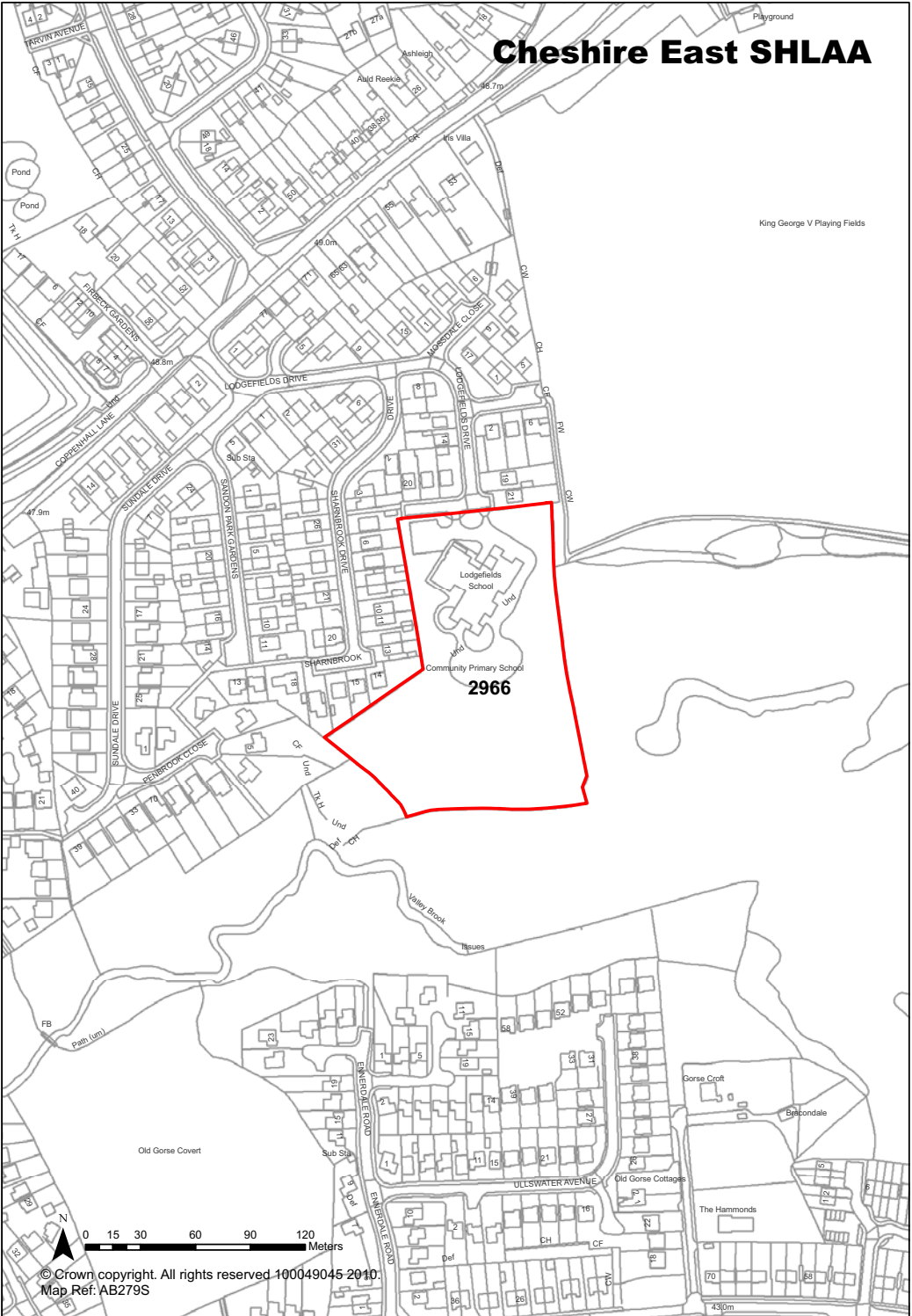




Ref	2965	Site Address	Victoria High School, Crewe	
Town / Rural	Crewe	Easting	370334	Northing 356162
Site Description	High School site, variety of buildings and tarmac playground areas.		Site Size Net (Ha)	3.04
Character of Area	Edge of town centre, residential area. Victoria Centre & Asda to south of site.		Potential Capacity	122
Surrounding Land Uses	Cemetery, residential and local school		Potential Net Capacity	122
Physical Constraints	Oakley centre to be retained on the current site. Located on potential contaminated site. Potential air quality issues.		Potential Density	40.2
Policy Restrictions	Within SZL		Determination of Capacity	Density multiplier - sustainable location
Managing Constraints	Relocation of school. Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Transport Assessment likely to be required.		Total Completions	0
Sustainability	Site is considered sustainable		Losses Completed	0
Accessibility	Access is possible		Remaining Losses	0
Other Information	Meredith & Newdigate buildings are surplus.Ludford will become surplus in April 2011. Oakley Centre likely to be replaced by a new Lifestyle Centre at Cumberland Sports Ground in the future (approx. 5 years from March 2011).		Current Year	0
Brownfield / Greenfield	Brownfield		Years 1-5	90
Suitability	Suitable		Years 6-10	32
Availability	Available		Years 11-15	0
Achievability	Achievable			
Deliverability	Deliverable			
Development Progress	SHLAA Site			
Application Number:				

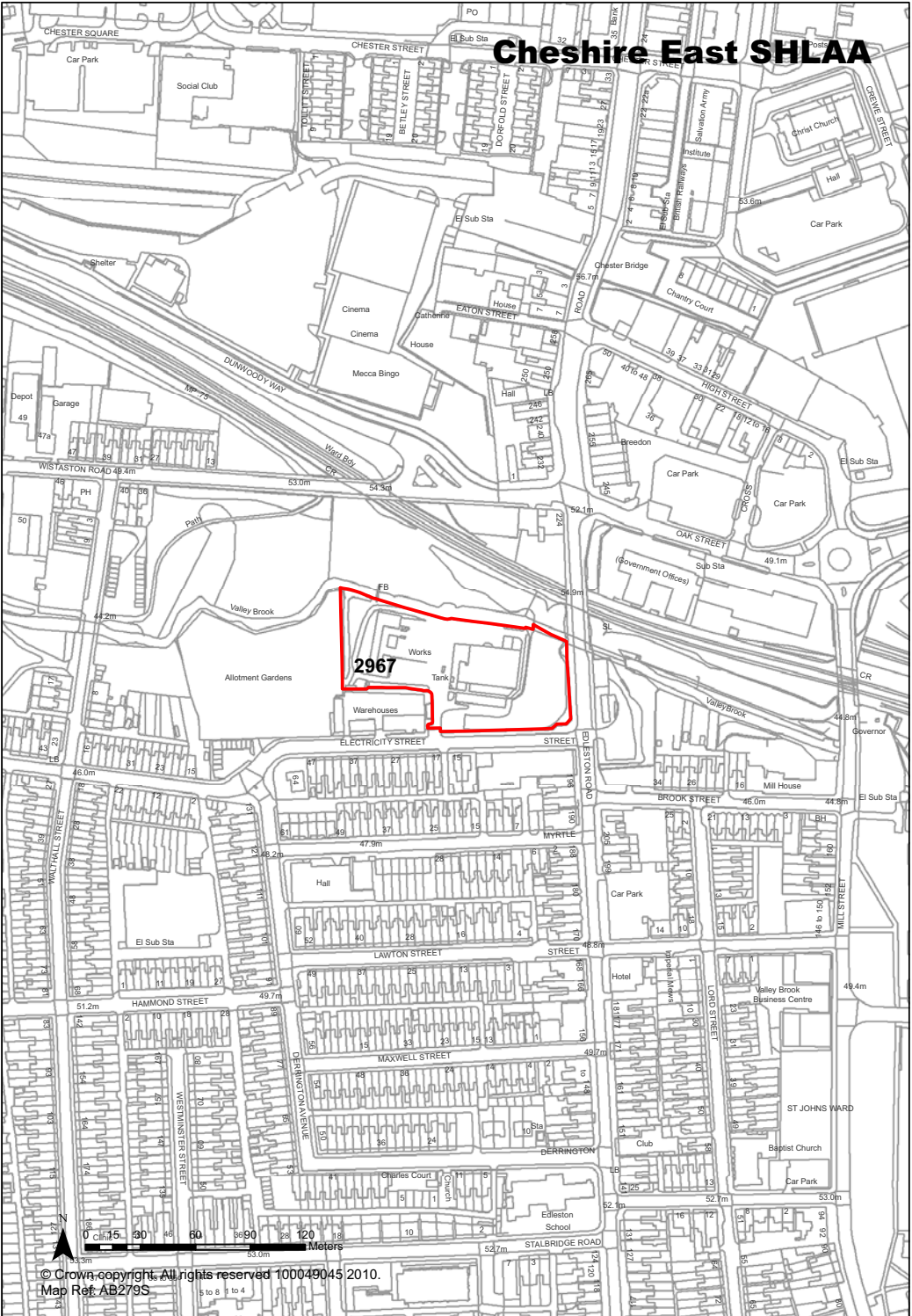


Ref	2966	Site Address	Lodgefields Primary School, Crewe		
Town / Rural	Crewe	Easting	368059	Northing	355477
Site Description	Within settlement boundary. Playing field protected under policy RT.1		Site Size Net (Ha)	1.56	
Character of Area	Residential to west and north. Valley Brook park to south and east. Residential area with ready access to the Crewe green space network.		Potential Capacity	20	
Surrounding Land Uses	Generally residential.		Potential Net Capacity	20	
Physical Constraints	School buildings cleared. Located directly on landfill.		Potential Density	12.82	
Policy Restrictions	Within settlement boundary. Playing field protected under policy RT.1		Determination of Capacity	The site capacity shown is based on the presumption that the existing school playing fields would be retained and remain as open space.	
Managing Constraints	Consultation with Contaminated Land Officer.				
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		Current Year	0	
Availability	Available		Years 1-5	20	
Achievability	Achievable		Years 6-10	0	
Deliverability	Deliverable		Years 11-15	0	
Development Progress	SHLAA Site				
Application Number:					

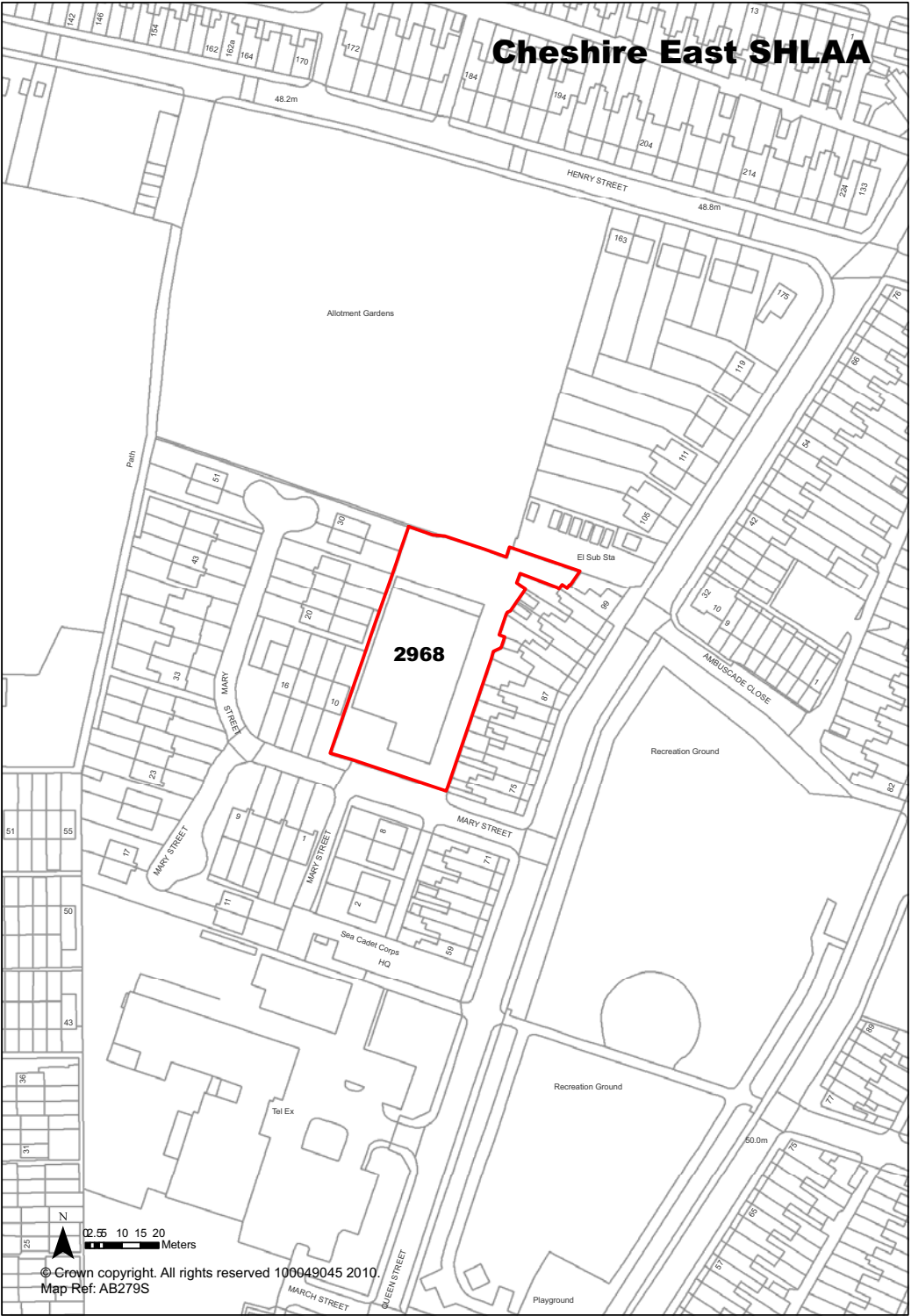




Ref	2967	Site Address	Electricity Street, Crewe		
Town / Rural	Crewe	Easting	370452	Northing	355313
Site Description	Underused and vacant industrial / warehouse units, adjacent to roofing contractors, unkempt and untidy site		Site Size Net (Ha)	0.655	
Character of Area	Residential urban area close to the town centre.		Potential Capacity	20	
Surrounding Land Uses	Residential units to the south of the site, adjacent to railway line and surrounded by industrial units. Urban area close to the town centre.		Potential Net Capacity	20	
Physical Constraints	Public sewer access runs along the site, proximity to substation / railway line (Crewe-Chester line), a number of trees are on site and the topography of the site slopes up to Edleston Road frontage and undulates throughout the site. Protected species are present on the site. Located on potential contaminated site. Potential air quality issues.				
Policy Restrictions	Within Crewe SZL		Potential Density	30.53	
Managing Constraints	Noise considerations due to rail line. Retention of access to public sewer. Protection of identified protected species. Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development).		Determination of Capacity	Density multiplier	
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	Available		Current Year	0	
Achievability	Achievable		Years 1-5	0	
Deliverability	Developable		Years 6-10	20	
Development Progress	SHLAA Site		Years 11-15	0	
Application Number:					

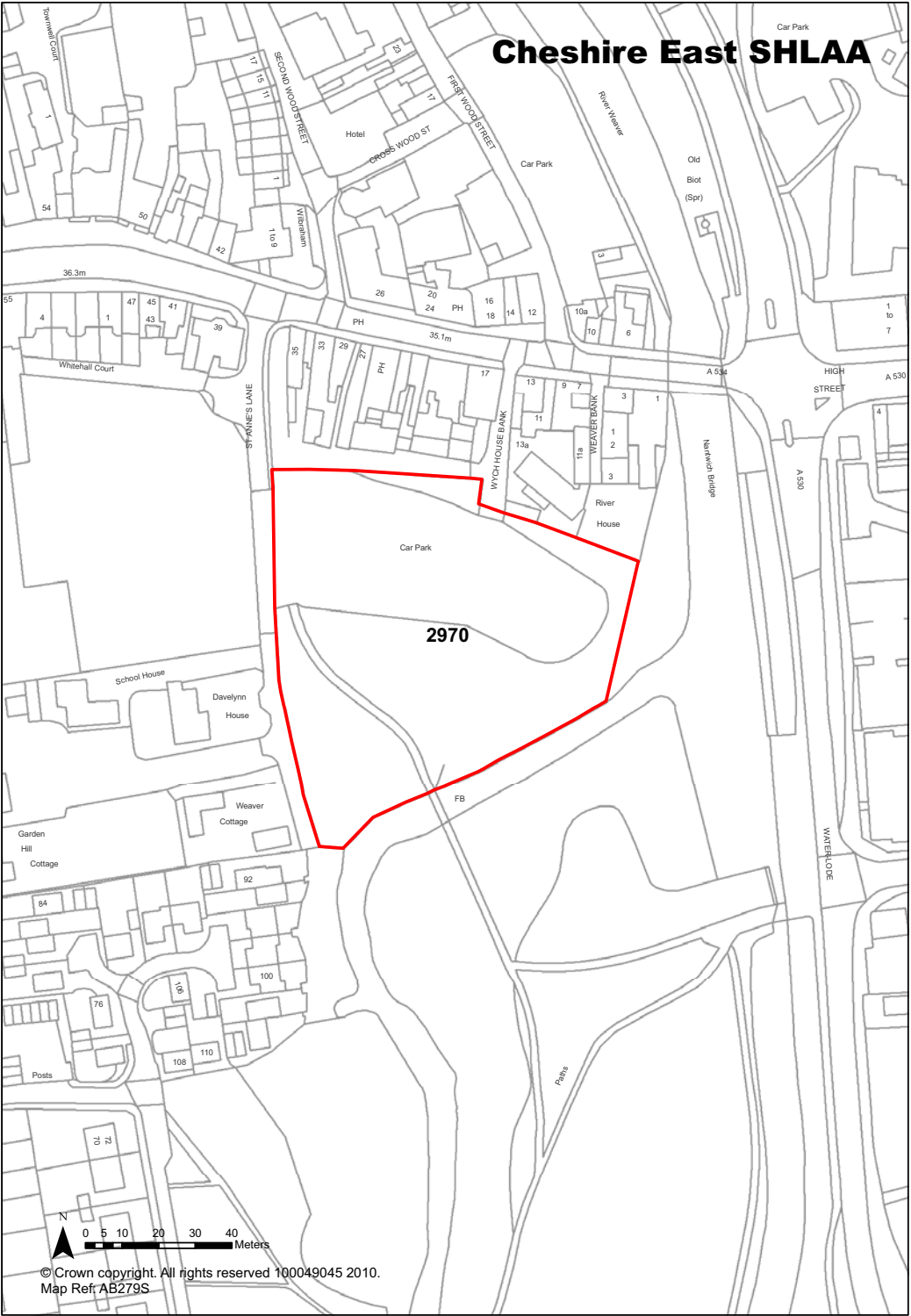


Ref	2968	Site Address	Former health & fitness centre, Mary Street, Crewe	
Town / Rural	Crewe	Easting	371094	Northing 356041
Site Description	Former health and fitness centre	Site Size Net (Ha)	0.23	
Character of Area	Residential, terraced units to the East of the site, part of a cul de sac and accessible to the town centre	Potential Capacity	10	
Surrounding Land Uses	Residential,	Potential Net Capacity	10	
Physical Constraints	Located on potential contaminated site. Potential air quality issues.	Potential Density	43.48	
Policy Restrictions	Within Crewe	Determination of Capacity	Density multiplier	
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development).	Total Completions	0	
Sustainability	Site is considered sustainable	Losses Completed	0	
Accessibility	Access is possible	Remaining Losses	0	
Other Information		Current Year	0	
Brownfield / Greenfield	Brownfield	Years 1-5	10	
Suitability	Suitable	Years 6-10	0	
Availability	Available - site on the market	Years 11-15	0	
Achievability	Achievable			
Deliverability	Deliverable			
Development Progress	SHLAA Site			
Application Number:				





Ref	2970	Site Address	Former Gasworks site, St. Anne’s Lane, Nantwich (Wyche House Bank,			
Town / Rural	Nantwich		Easting	364879	Northing	352318
Site Description	Car Parking			Site Size Net (Ha)	0.71	
Character of Area	Underused edge of town centre site.			Potential Capacity	22	
Surrounding Land Uses	Mixed, including retail and town centre uses.			Potential Net Capacity	22	
Physical Constraints	There are a number of contamination issues present on this site. There is a current short term proposal to surface and charge for car parking on this site therefore making it unavailable. Located on potential contaminated site. Potential air quality issues. Trees on site.					
Policy Restrictions	Part of Snow Hill area (DM/9).			Potential Density	30.99	
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development and proximity to AQMA).			Determination of Capacity	Density multiplier	
Sustainability	Site is considered sustainable.					
Accessibility	Access to be discussed with Highways.			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	2971	Site Address	Grenson Motors, Middlewich Road, Bradfield Green, Crewe	
Town / Rural	Crewe	Easting	368008	Northing 358866
Site Description	Petrol filling station / garage. Site now cleared.	Site Size Net (Ha)	0.375	
Character of Area	Lies within the hamlet of Bradfield Green.	Potential Capacity	11	
Surrounding Land Uses	Open Countryside to the West	Potential Net Capacity	11	
Physical Constraints	Contamination, there has been leakage from the petrol tanks in the past, development would be conditional on remediation. Located on potential contaminated site.	Potential Density	29.33	
Policy Restrictions	NE.2 (Open Countryside)	Determination of Capacity	Based on current permission	
Managing Constraints	Consultation with Contaminated Land Officer.	Total Completions	0	
Sustainability	Bus route on Middlewich Road	Losses Completed	0	
Accessibility	Access to be discussed with Highways.	Remaining Losses	0	
Other Information	Application P08/1311 for 15 dwellings was refused (05/02/09).	Current Year	0	
Brownfield / Greenfield	Brownfield	Years 1-5	11	
Suitability	Suitable	Years 6-10	0	
Availability	Available	Years 11-15	0	
Achievability	Achievable			
Deliverability	Deliverable			
Development Progress	Full Permission			
Application Number:	09/3251N			

