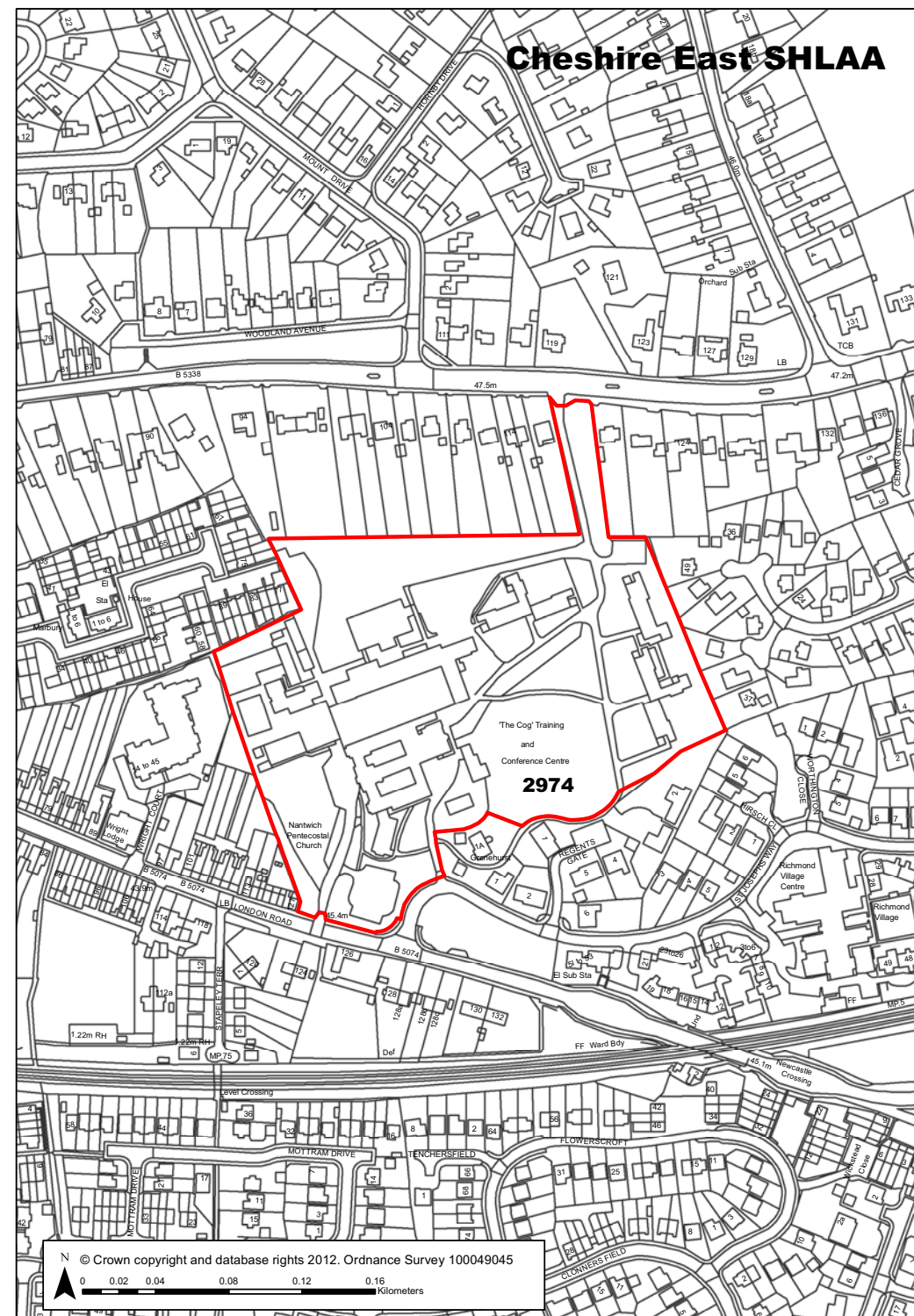
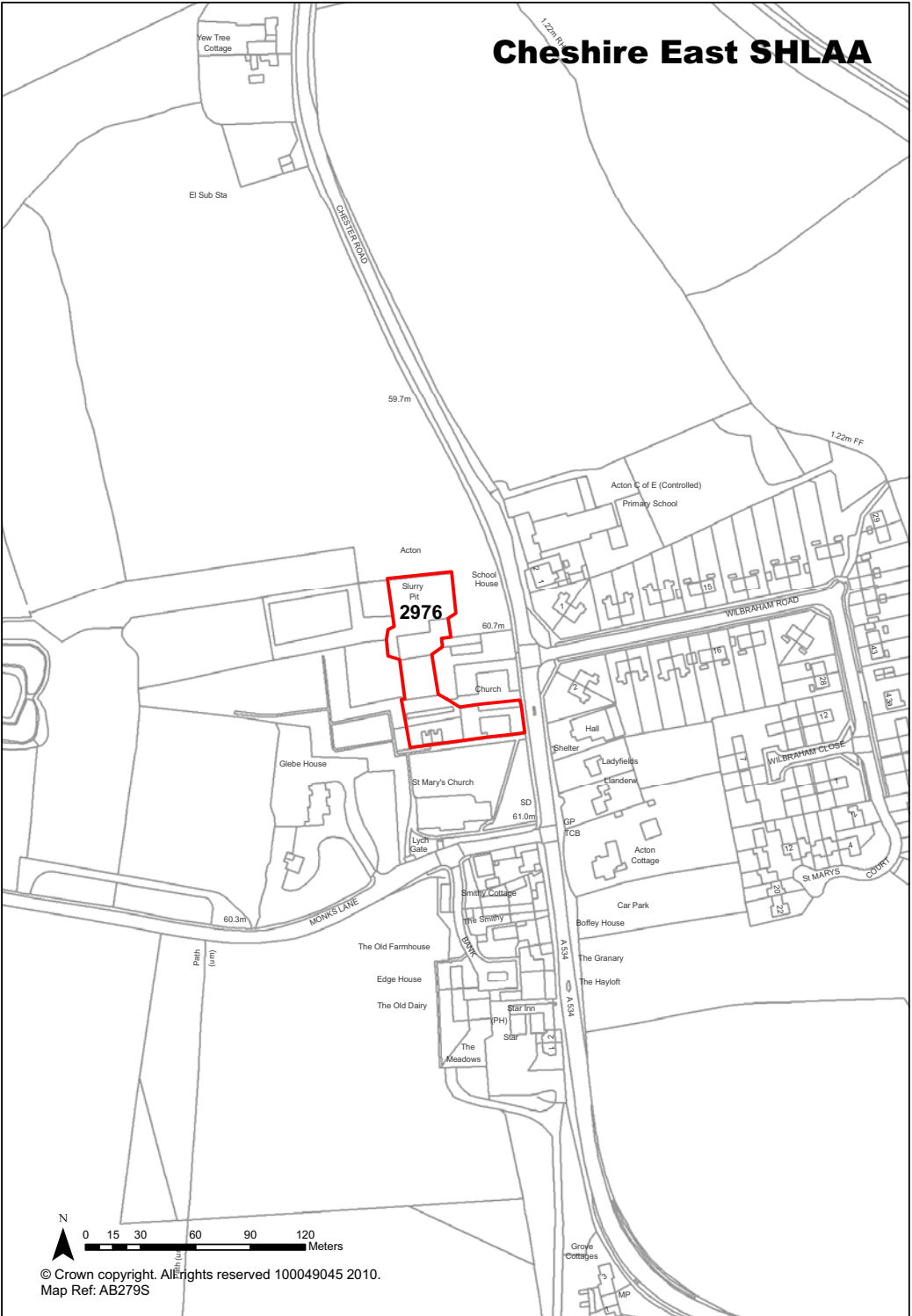


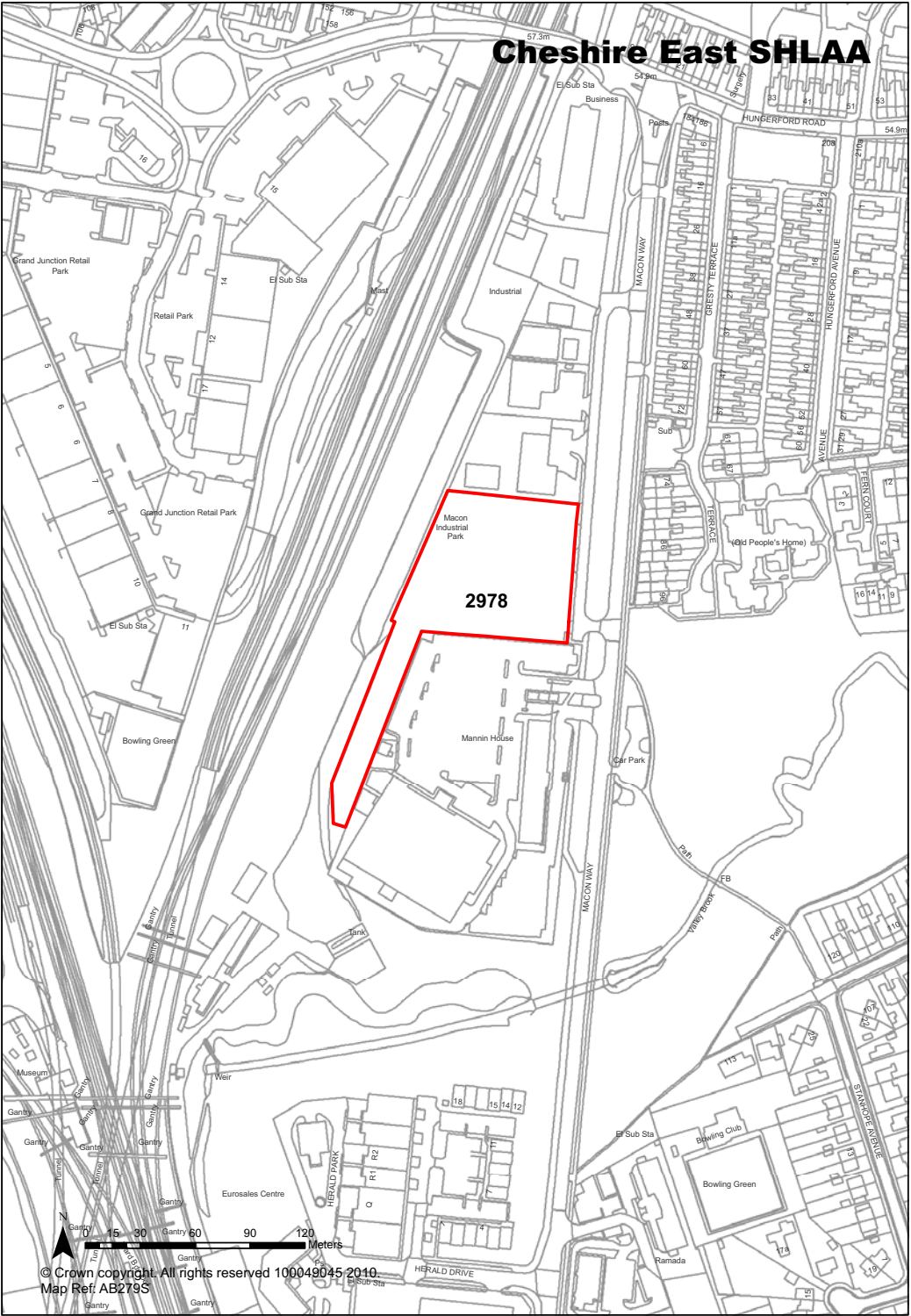
Ref	2974	Site Address	Regents College, Nantwich			
Town / Rural	Nantwich		Easting	366156	Northing	352138
Site Description	College Site			Site Size Net (Ha)	4.11	
Character of Area	Institution in landscaped grounds			Potential Capacity	126	
Surrounding Land Uses	Residential			Potential Net Capacity	126	
Physical Constraints	School, Chapel and Grove House are now on the Local List. There are also several TPOs present on the site. Reaseheath currently using this land, only short term arrangement. Located on potential contaminated site. Potential air quality issues.					
Policy Restrictions	Within Nantwich SZL.			Potential Density	30.07	
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.			Determination of Capacity	Density multiplier.	
Sustainability	Bus route on London Road.					
Accessibility	Access to be discussed with Highways.			Total Completions	0	
Other Information				Losses Completed	0	
Brownfield / Greenfield	Mixed			Remaining Losses	0	
Suitability	Suitable					
Availability	Marginal / Uncertain			Current Year	0	
Achievability	Achievable			Years 1-5	0	
Deliverability	Developable			Years 6-10	90	
Development Progress	SHLAA Site			Years 11-15	36	
Application Number:						



Ref	2976	Site Address	Church Farm, Chester Road, Acton		
Town / Rural	Smaller Villages	Easting	363164	Northing	353166
Site Description	Agricultural - working farm		Site Size Net (Ha)	0.32	
Character of Area	Open Countryside and residential.		Potential Capacity	10	
Surrounding Land Uses	Open Countryside to North and West, Church adjacent to the site (Grade 1), residential (cul de sac) over the road to the East of the site		Potential Net Capacity	10	
Physical Constraints	Power Lines / Grade II Listed Farmhouse / Prominent trees and hedges to the rear and adjacent to a Church / within a Conservation Area. Located on potential contaminated site.				
Policy Restrictions	Conservation Area. Open Countryside.		Potential Density	31.25	
Managing Constraints	Consideration of historic environment. Consultation with Contaminated Land Officer.		Determination of Capacity	Density multiplier	
Sustainability	Bus route on Chester Road				
Accessibility	Access to be discussed with Highways.		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	10	
Development Progress	SHLAA Site		Years 11-15	0	
Application Number:					

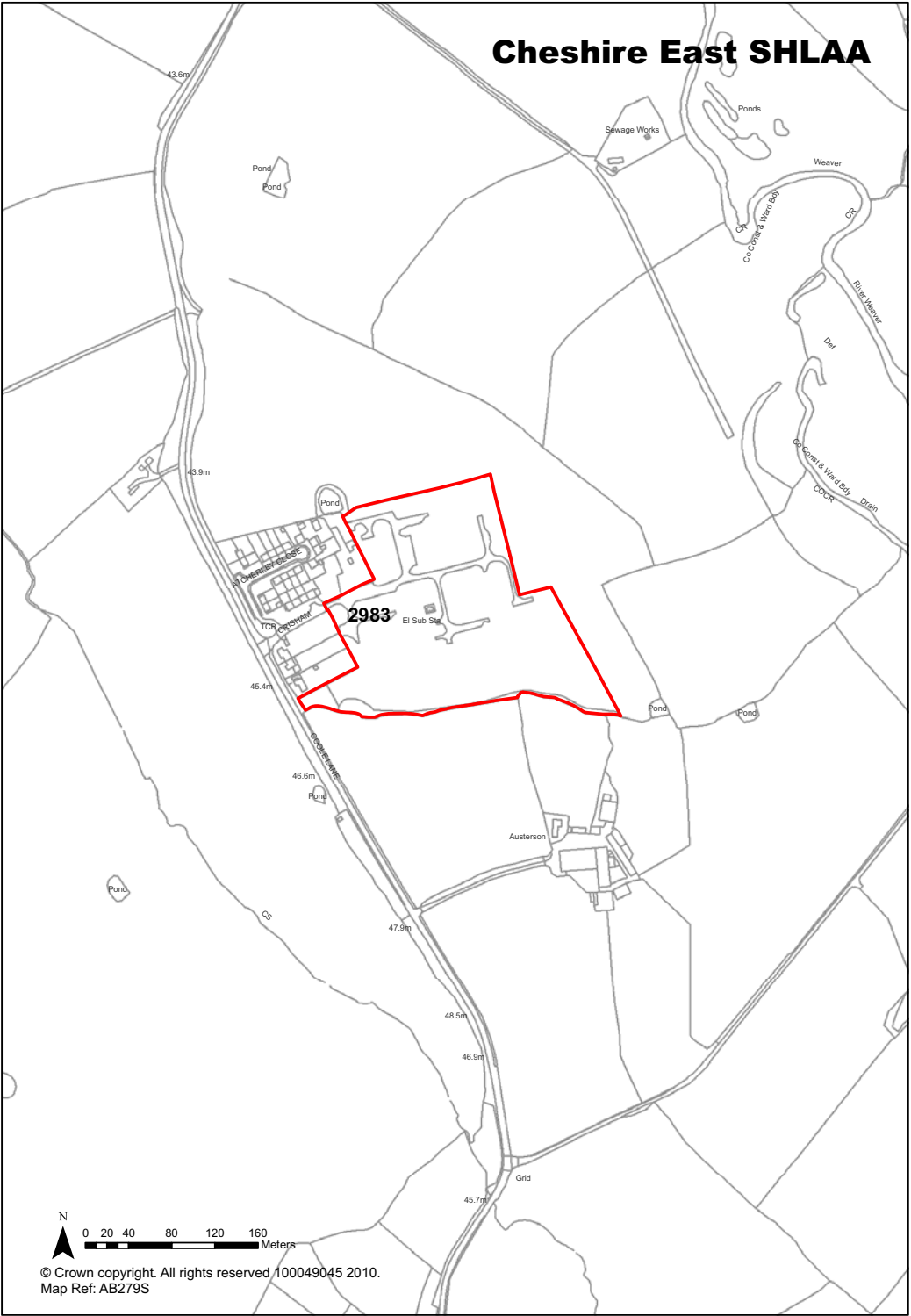


Ref	2978	Site Address	Former Ford Garage, Macon Way, Crewe			
Town / Rural	Crewe		Easting	371190	Northing	355403
Site Description	Vacant site was formerly Ford Car Garage. Site has now been cleared.		Site Size Net (Ha)	0.81		
Character of Area	Predominantly industrial area, some residential properties lie opposite the site.		Potential Capacity	25		
Surrounding Land Uses	Gym on south side of site, industrial unit on North. Railway lines directly behind site. Grand Junction Retail Park also lies to rear of site.		Potential Net Capacity	25		
Physical Constraints	Site has now been cleared. Located within 250m of landfill. Potential air quality issues.					
Policy Restrictions	Within Crewe SZL.		Potential Density	30.86		
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development).		Determination of Capacity	Density multiplier		
Sustainability	Bus route on Macon Way					
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	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:						

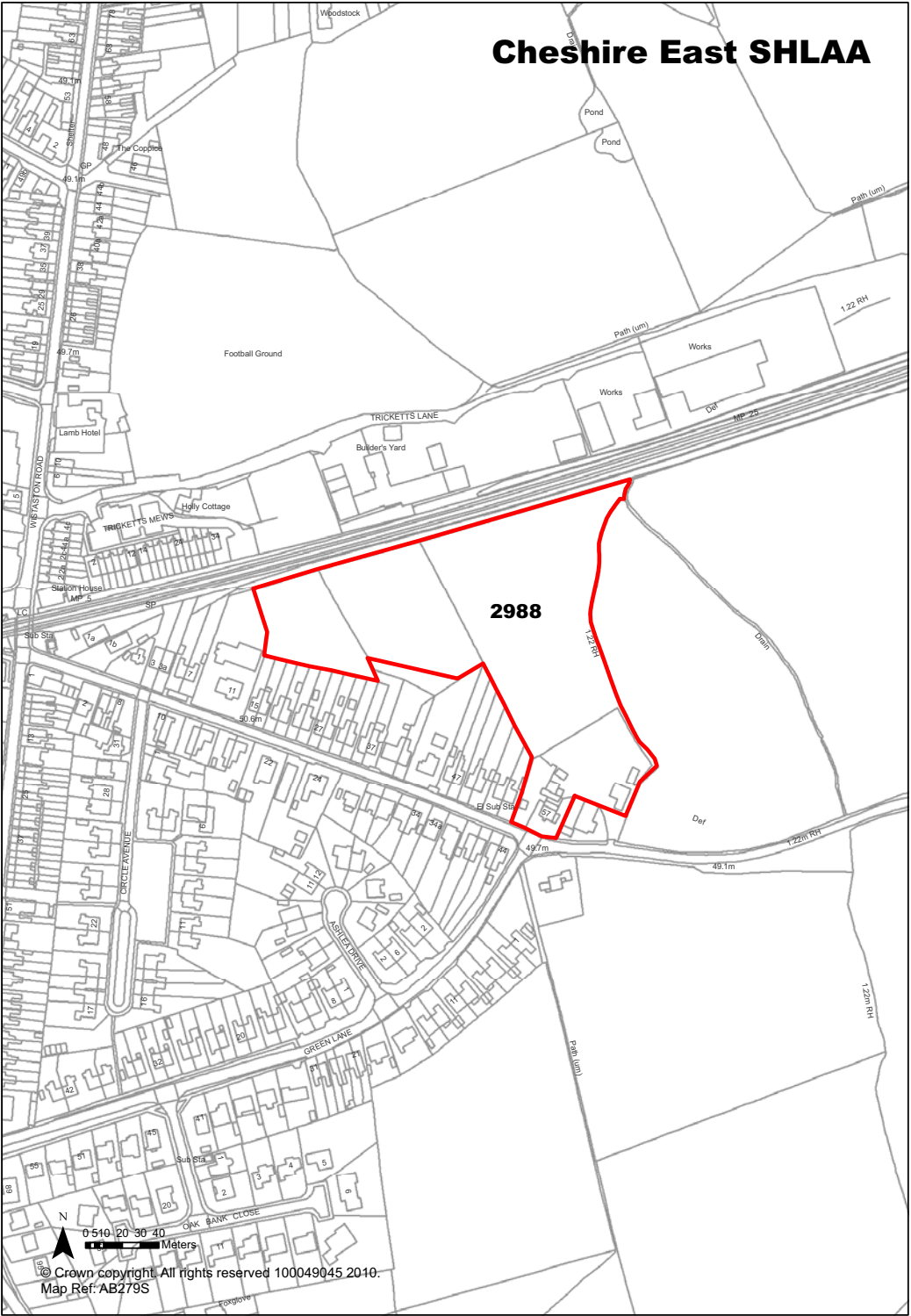


Ref 2983 Site Address Hack Green, Coole Lane, Hack Green

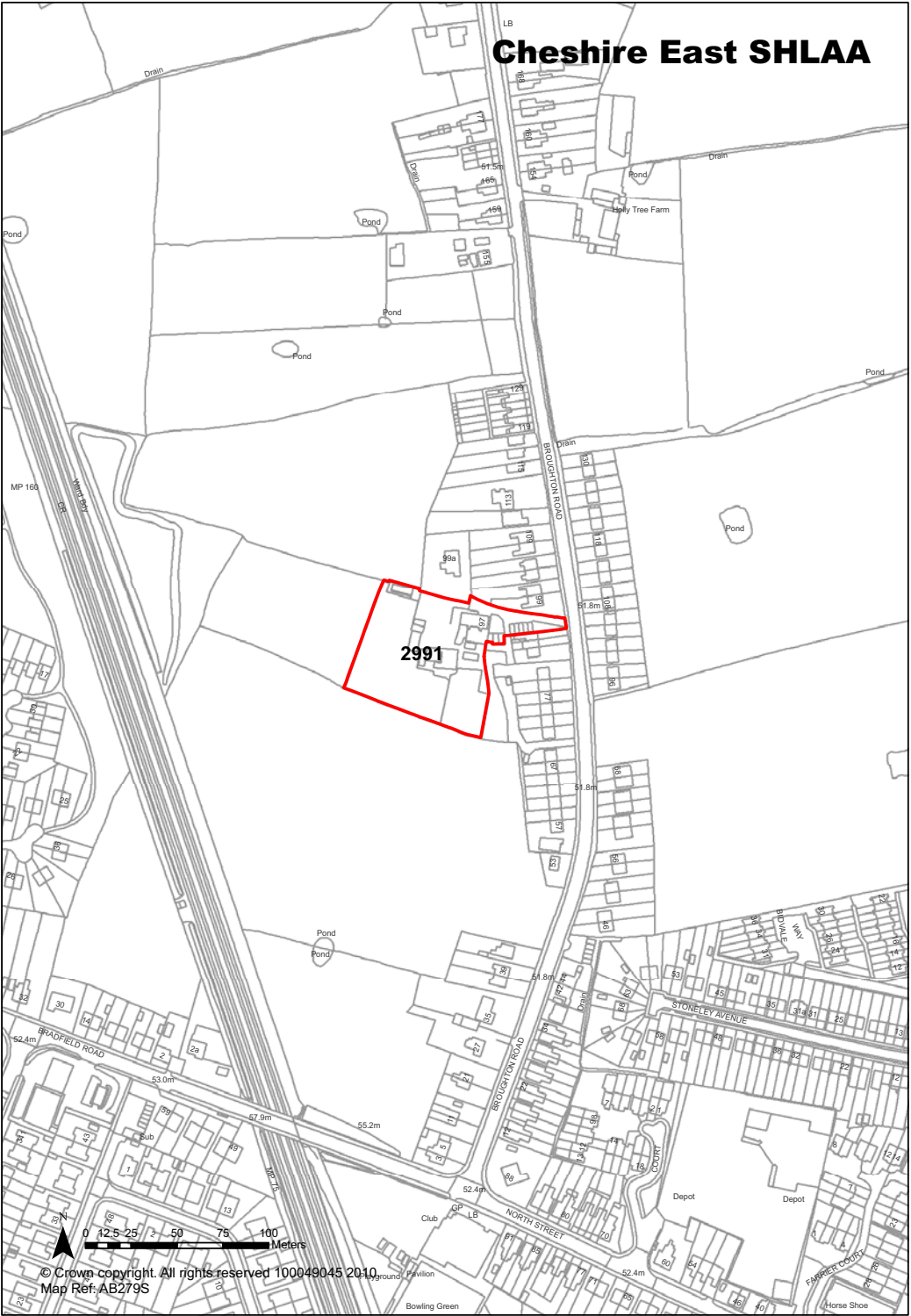
Town / Rural	Rural	Easting	365459	Northing	349594
Site Description	Vacant former RAF camp.	Site Size Net (Ha)	3.79		
Character of Area	Open countryside and farmland.	Potential Capacity	114		
Surrounding Land Uses	Small number of residential properties, open countryside and farmland.	Potential Net Capacity	114		
Physical Constraints	Location, no services close by etc. Located on potential contaminated site.				
Policy Restrictions	Open countryside	Potential Density	30.08		
Managing Constraints	Consultation with Contaminated Land Officer. Transport Assessment likely to be required.	Determination of Capacity	Density multiplier		
Sustainability	Site is not considered sustainable.				
Accessibility	Access to be discussed with Highways.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Brownfield	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:					



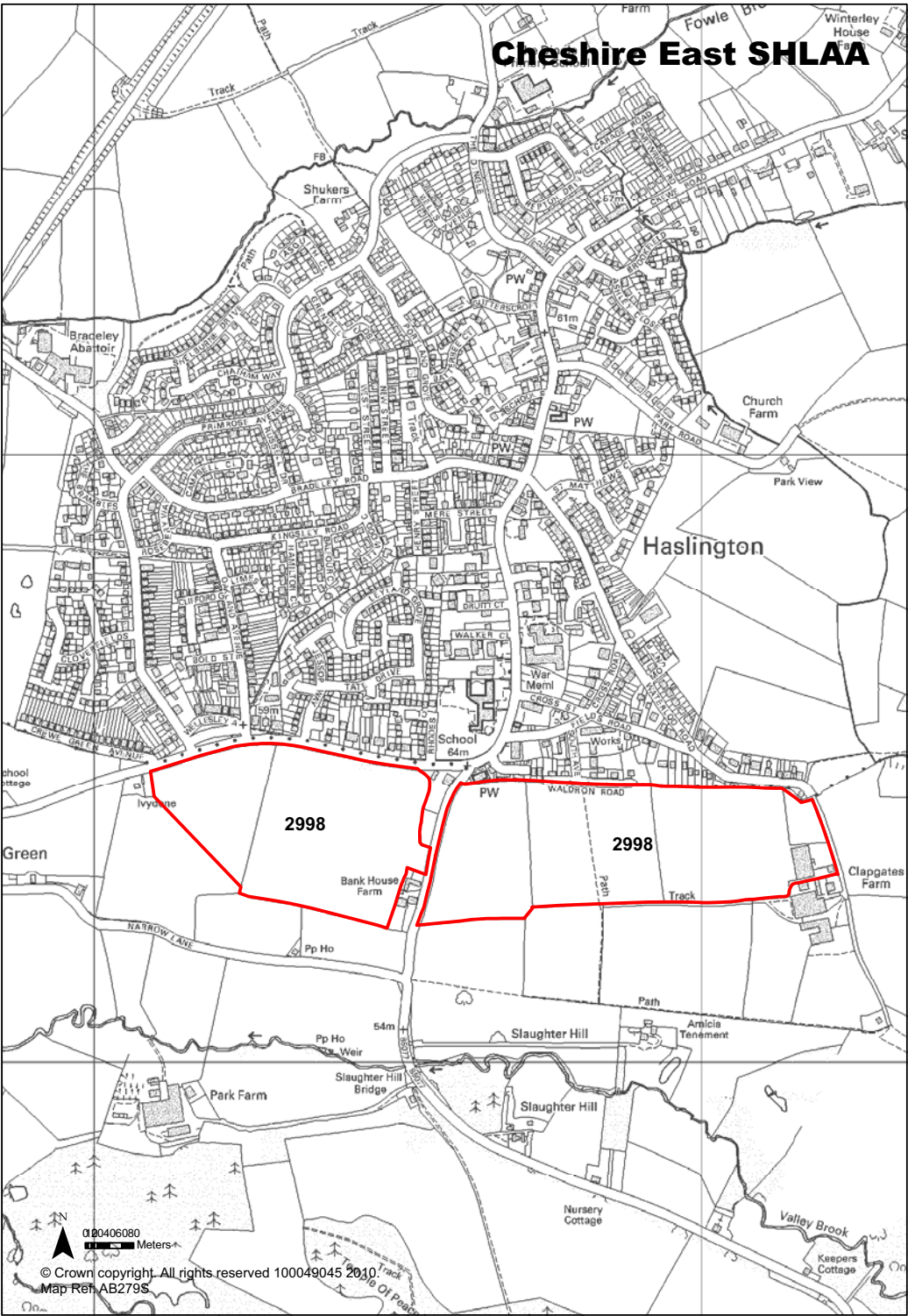
Ref	2988	Site Address	Eastern Road, Willaston			
Town / Rural	Crewe - Edge / Extension		Easting	368237	Northing	352289
Site Description	Farm land		Site Size Net (Ha)	1.86		
Character of Area	The site comprises an old farmhouse, its curtilage and outbuildings, at number 57 Eastern Road, along with three grassed fields to the rear. The open fields appear to be used mainly for grazing.		Potential Capacity	56		
Surrounding Land Uses	Residential, open countryside and railway.		Potential Net Capacity	56		
Physical Constraints	Buildings on site. Located on potential contaminated site. Potential noise issues.					
Policy Restrictions	Open countryside - Green Gap		Potential Density	30.11		
Managing Constraints	Consultation with Contaminated Land Officer. 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	Bus route on eastern 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	56		
Development Progress	SHLAA Site		Years 11-15	0		
Application Number:						



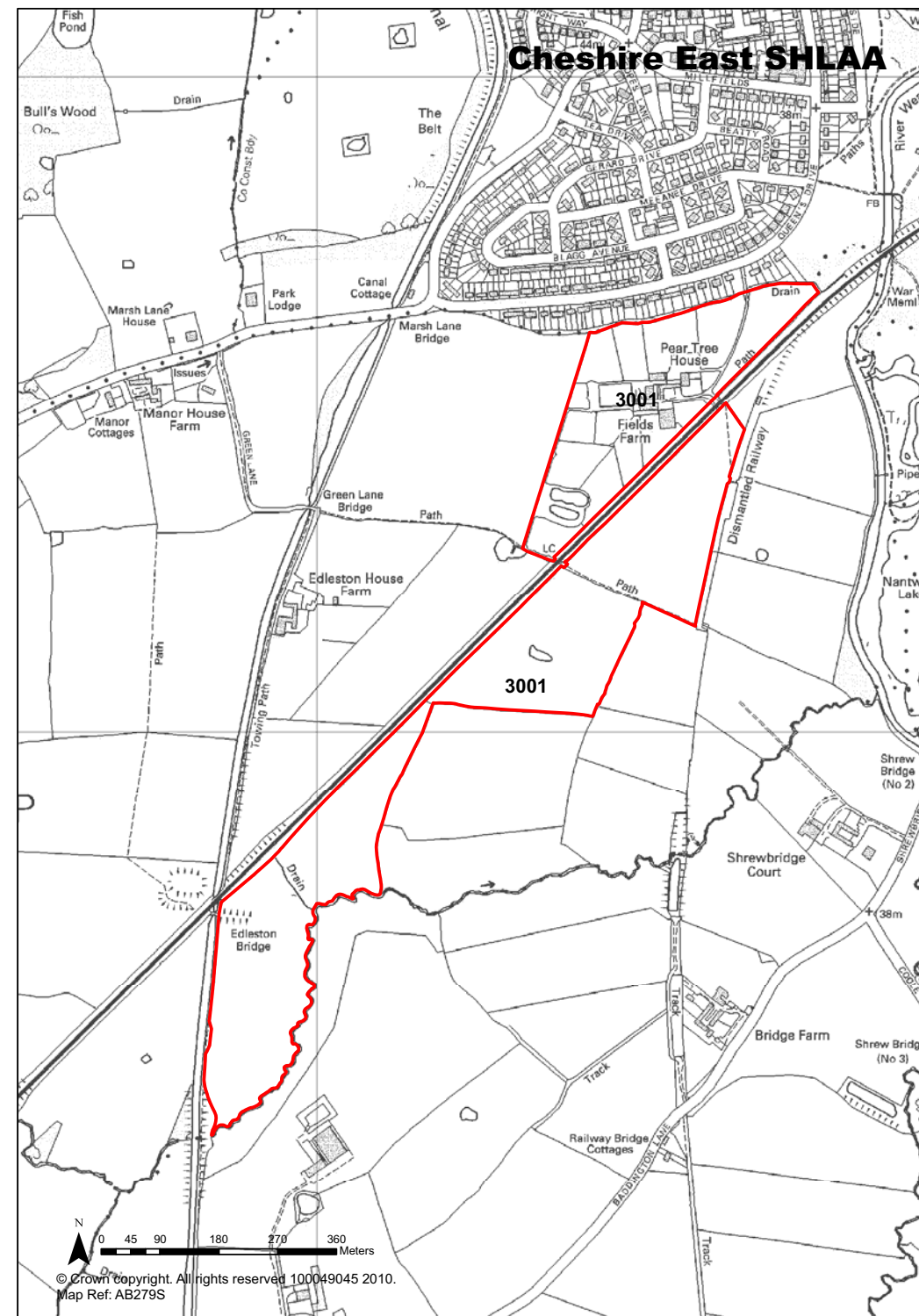
Ref	2991	Site Address	LAND ADJACENT TO 97, BROUGHTON ROAD, CREWE		
Town / Rural	Crewe	Easting	370333	Northing	357654
Site Description	Crewe saddlery	Site Size Net (Ha)	0.52		
Character of Area	Residential ribbon development	Potential Capacity	11		
Surrounding Land Uses	Residential	Potential Net Capacity	11		
Physical Constraints	Located on potential contaminated site.	Potential Density	21.15		
Policy Restrictions	Part open countryside.	Determination of Capacity	Based on planning permission		
Managing Constraints	Consultation with Contaminated Land Officer.				
Sustainability	Bus route on Broughton Road				
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	Current Year	0		
Achievability	Achievable	Years 1-5	11		
Deliverability	Deliverable	Years 6-10	0		
Development Progress	Full Permission	Years 11-15	0		
Application Number:	10/3262N				



Ref	2998	Site Address	Haslington 'South', Clapgates Farm, Haslington			
Town / Rural	Haslington - Edge / Extension		Easting	373640	Northing	355369
Site Description	Agricultural land		Site Size Net (Ha)		22.07	
Character of Area	Open countryside		Potential Capacity		662	
Surrounding Land Uses	The southern edge of Haslington forms the northern boundary of the site, which is in open countryside.		Potential Net Capacity		662	
Physical Constraints	Highway access. Scale of development proposed. Infrastructure to accommodate up to 750 dwellings. Located within 250m of landfill. TPO 35 on edge of site. Western part of site is within Green Gap. Potential air quality issues.					
Policy Restrictions	Open Countryside		Potential Density		30	
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		Determination of Capacity		Density multiplier	
Sustainability	Bus route on Slaughter Hill and Crewe Road. Haslington Primary School is nearby.					
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:						

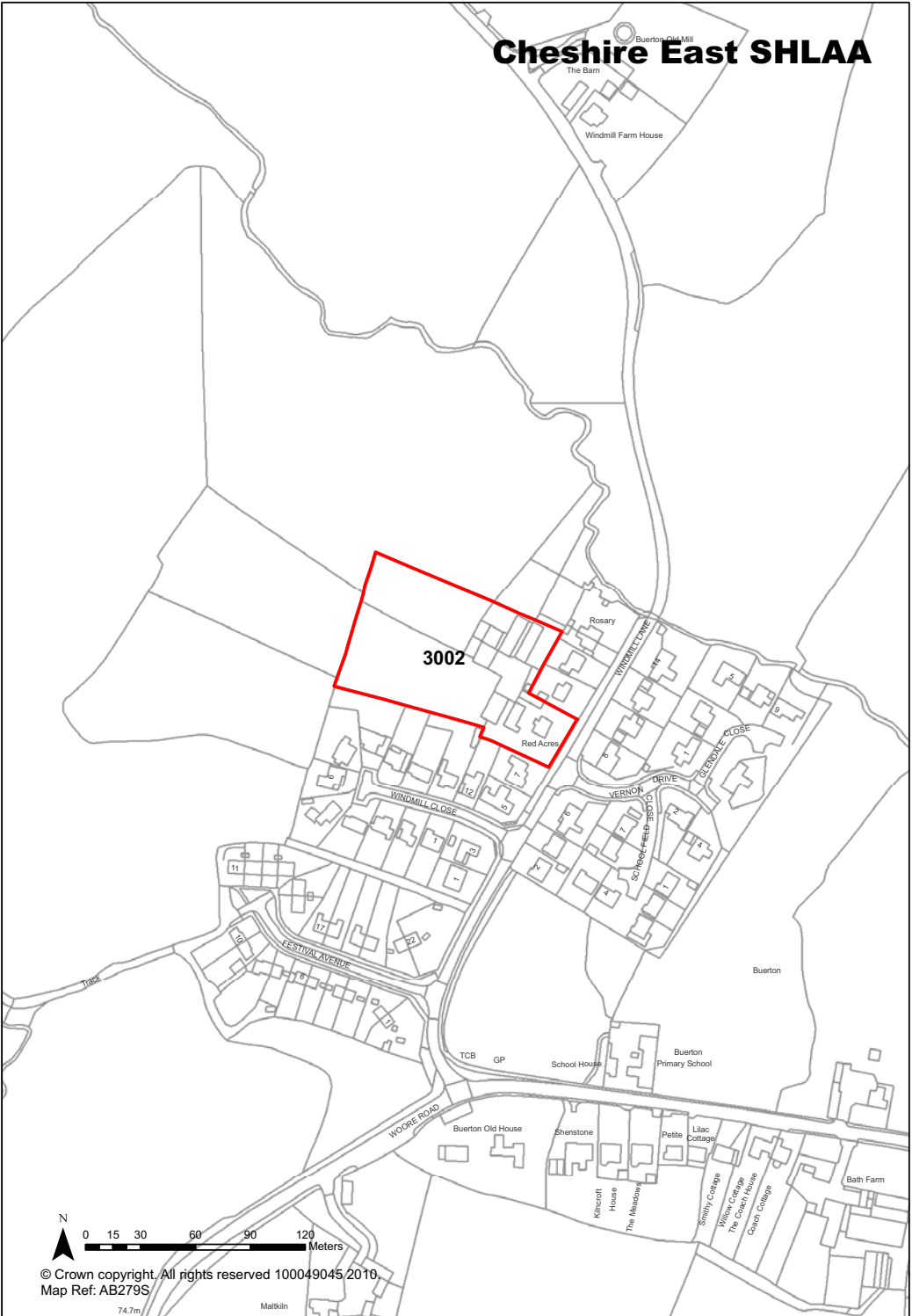


Ref	3001	Site Address	Land at Fields Farm, Queens Drive, Edleston, Nantwich			
Town / Rural	Nantwich - Edge / Extension		Easting	364307	Northing	351138
Site Description	Agricultural land		Site Size Net (Ha)		23.02	
Character of Area	Rural open countryside		Potential Capacity		691	
Surrounding Land Uses	Queens Drive lies to the north. This is the southern edge of Nantwich. The Crewe-Cardiff Railway bisects the larger site		Potential Net Capacity		691	
Physical Constraints	Access to the southern area is impossible. Access to the northern area off Queens Drive would be problematic. Located on potential contaminated site. Potential air quality and noise issues.					
Policy Restrictions	Open countryside		Potential Density		30.02	
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). PPG24 noise assessment required (rail noise). 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 Queens Drive					
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:						

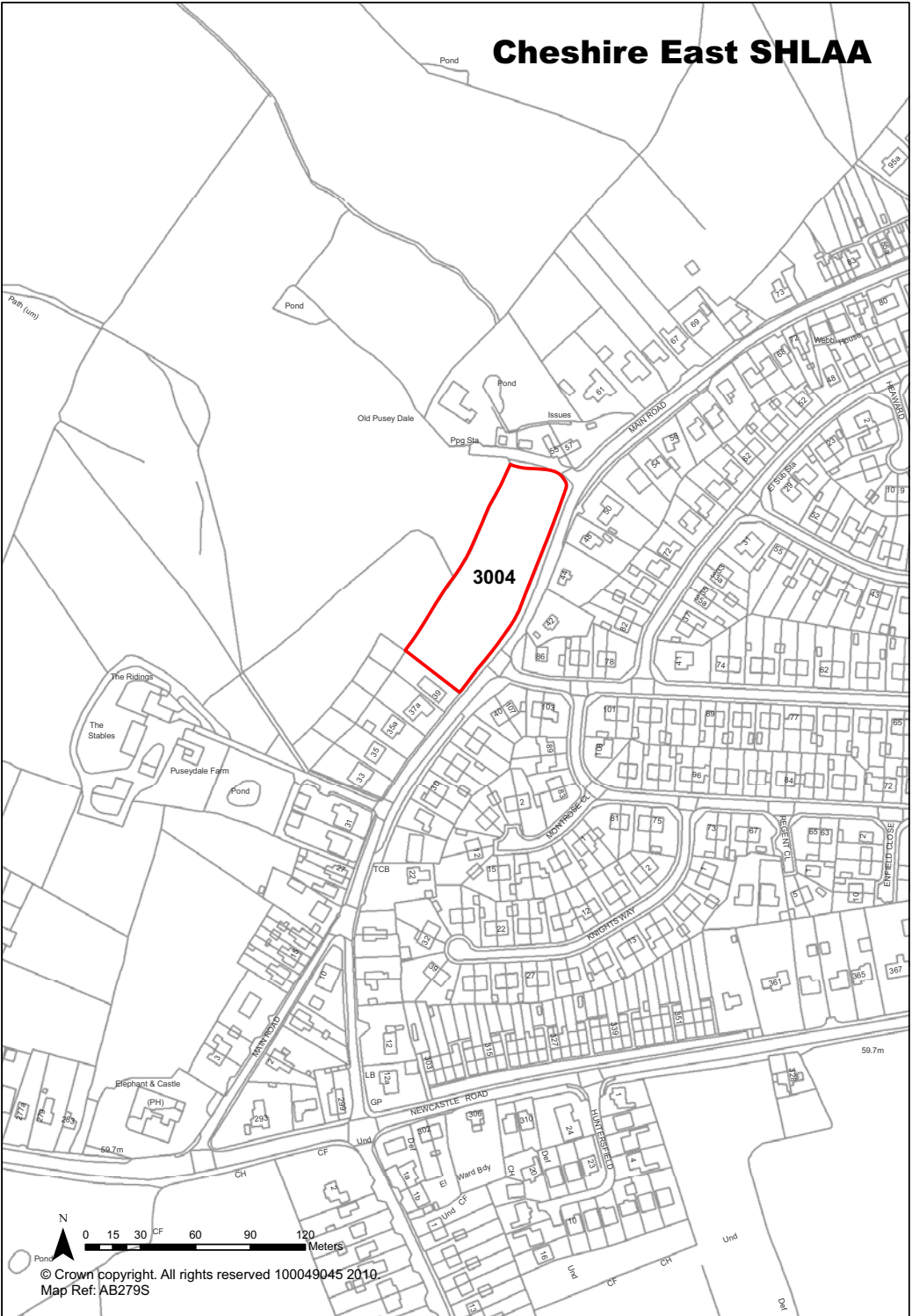


Ref 3002 Site Address Redacres Farm, Windmill Lane, Buerton

Town / Rural	Rural	Easting	368470	Northing	343643
Site Description	Domestic use and grazing of horses.	Site Size Net (Ha)	0.79		
Character of Area	Rural village	Potential Capacity	25		
Surrounding Land Uses	Residential development to the north, south and east. Open countryside to the west.	Potential Net Capacity	25		
Physical Constraints	Buildings on site. Overhead lines to edge of site.				
Policy Restrictions	Open countryside.	Potential Density	30.86		
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 Windmill Lane.				
Accessibility	Access to be discussed with Highways.	Total Completions	0		
Other Information	Brownfield development on site frontage would be acceptable. Development of the rear would mirror two similar schemes immediately to the south. P07/0909 - Outline application for house or bungalow A.C 03/07/07. P07/1055 - Change of use of outbuildings to office A.C 08/08/07.	Losses Completed	0		
Brownfield / Greenfield	Mixed	Remaining Losses	0		
Suitability	Suitable - with policy change				
Availability	Available	Current Year	0		
Achievability	Achievable	Years 1-5	0		
Deliverability	Developable	Years 6-10	25		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:					



Ref	3004	Site Address	Site at Main Road, Shavington		
Town / Rural	Shavington - Edge / Extension		Easting	369499	Northing 351581
Site Description	Undeveloped land		Site Size Net (Ha)	0.46	
Character of Area	Grassed area, with some shrubs and mature tree.		Potential Capacity	14	
Surrounding Land Uses	Residential and open countryside		Potential Net Capacity	14	
Physical Constraints	TPO 101 on the site. Located on potential contaminated site.		Potential Density	30.43	
Policy Restrictions	Outside Settlement Boundary within Green Gap (NE.4)		Determination of Capacity	Density multiplier	
Managing Constraints	Retention of trees. Consultation with Contaminated Land Officer. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.				
Sustainability	Site is considered sustainable.				
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		Current Year	0	
Availability	Available		Years 1-5	0	
Achievability	Achievable		Years 6-10	14	
Deliverability	Developable		Years 11-15	0	
Development Progress	SHLAA Site				
Application Number:					



Wrenbury Heath

Town / Rural Rural

Easting 360664 **Northing** 348325

Site Description Agriculture

Site Size Net (Ha) 1.23

Character of Area	Open countryside
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Potential Capacity 37

Surrounding Land Uses Open countryside and some residential

Potential Net Capacity 37

Physical Constraints Trees and hedges to boundaries.
Overhead lines across site.

Potential Density 30.08

Policy Restrictions	Open countryside.
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Managing Constraints Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Overhead lines may need to be moved.

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

Sustainability	Site is not considered sustainable.
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Accessibility Access to be discussed with Highways.

Total Completions 0

Other Information X

Losses Completed 0

Brownfield / Greenfield Greenfield

Remaining Losses 0

Suitability Not Suitable

Availability	Marginal / Uncertain
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Current Year 0

Achievability Not Achievable

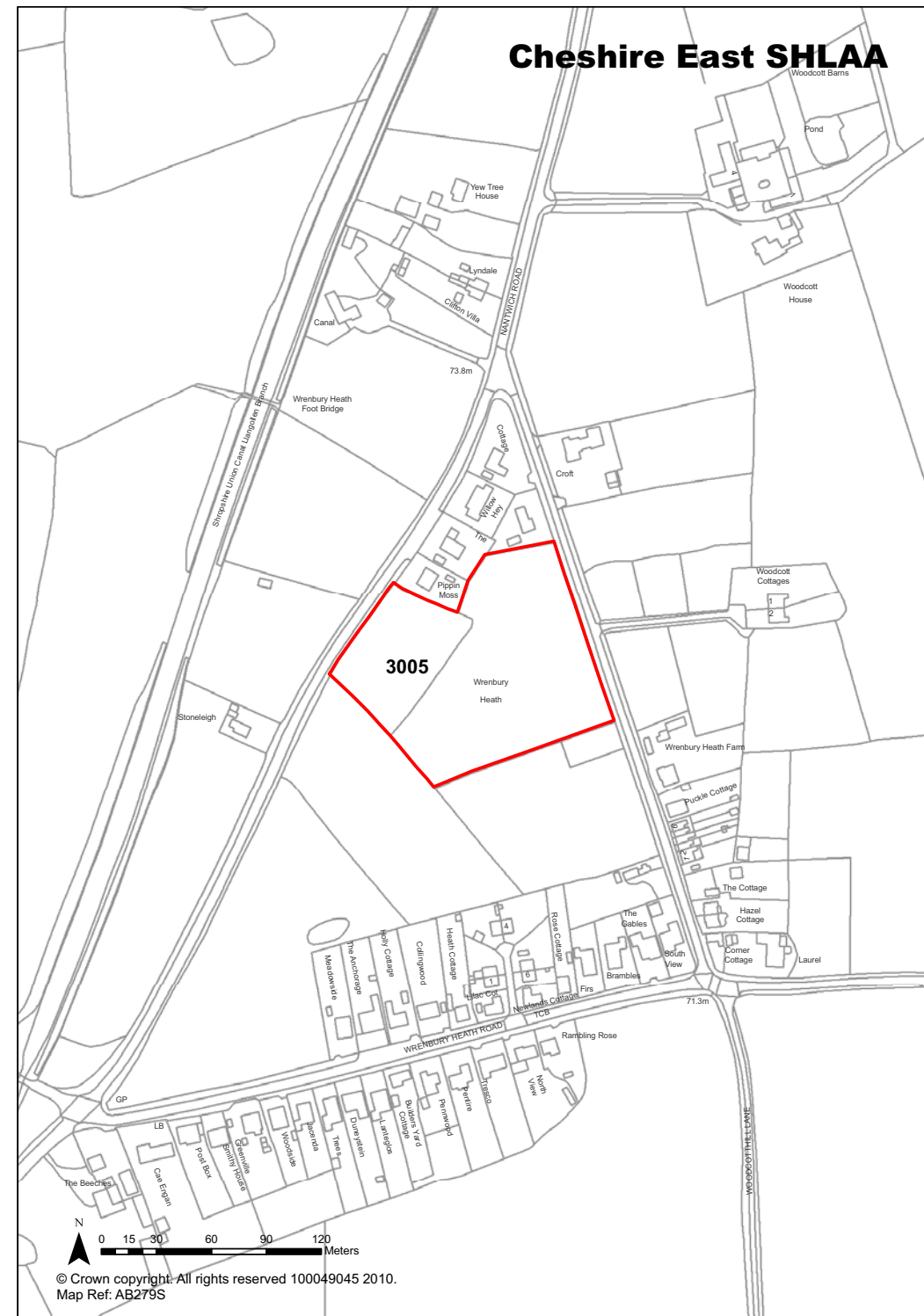
Years 1-5 0

Deliverability	Not currently developable
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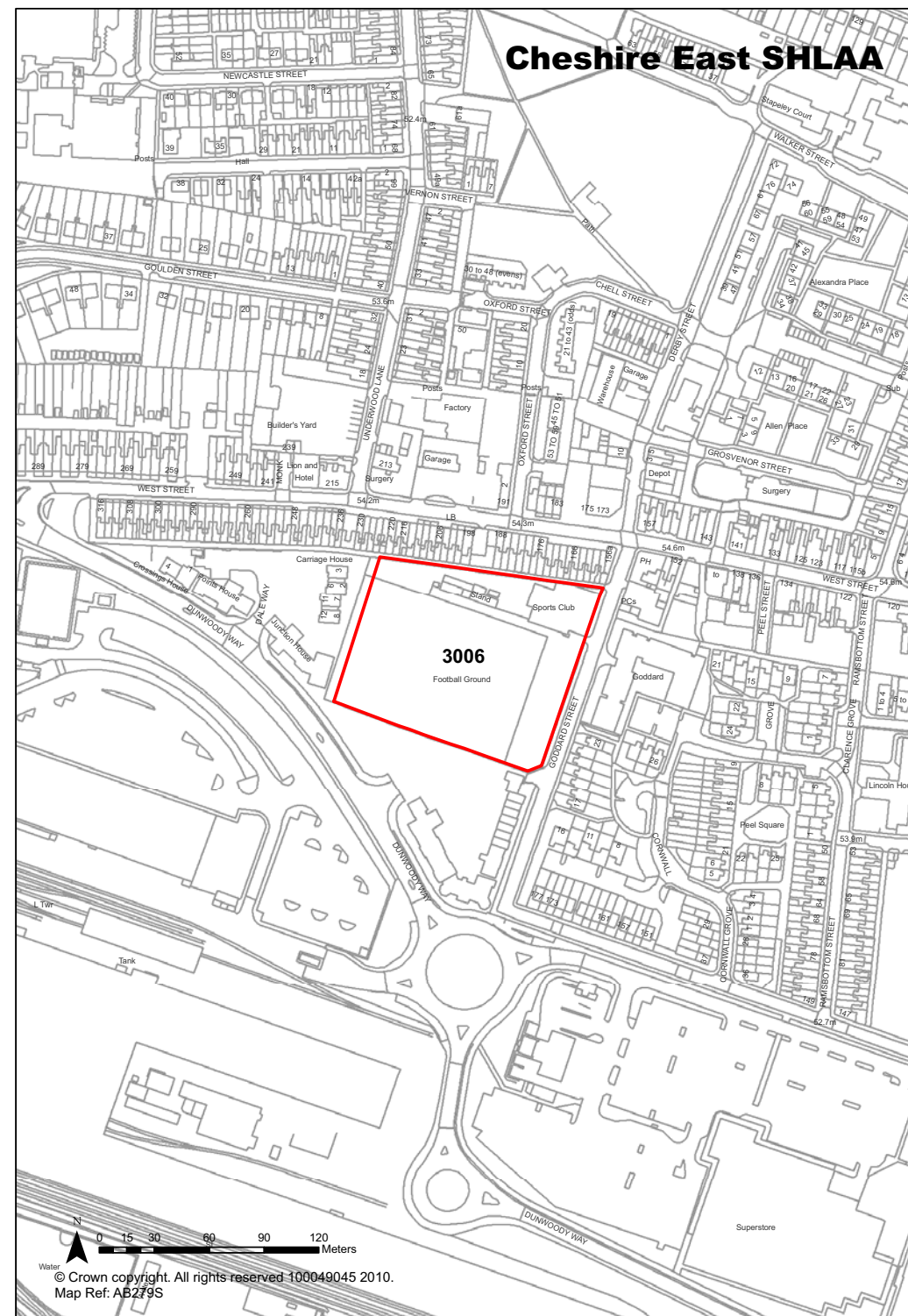
Years 6-10	0
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Development Progress

Application Number:

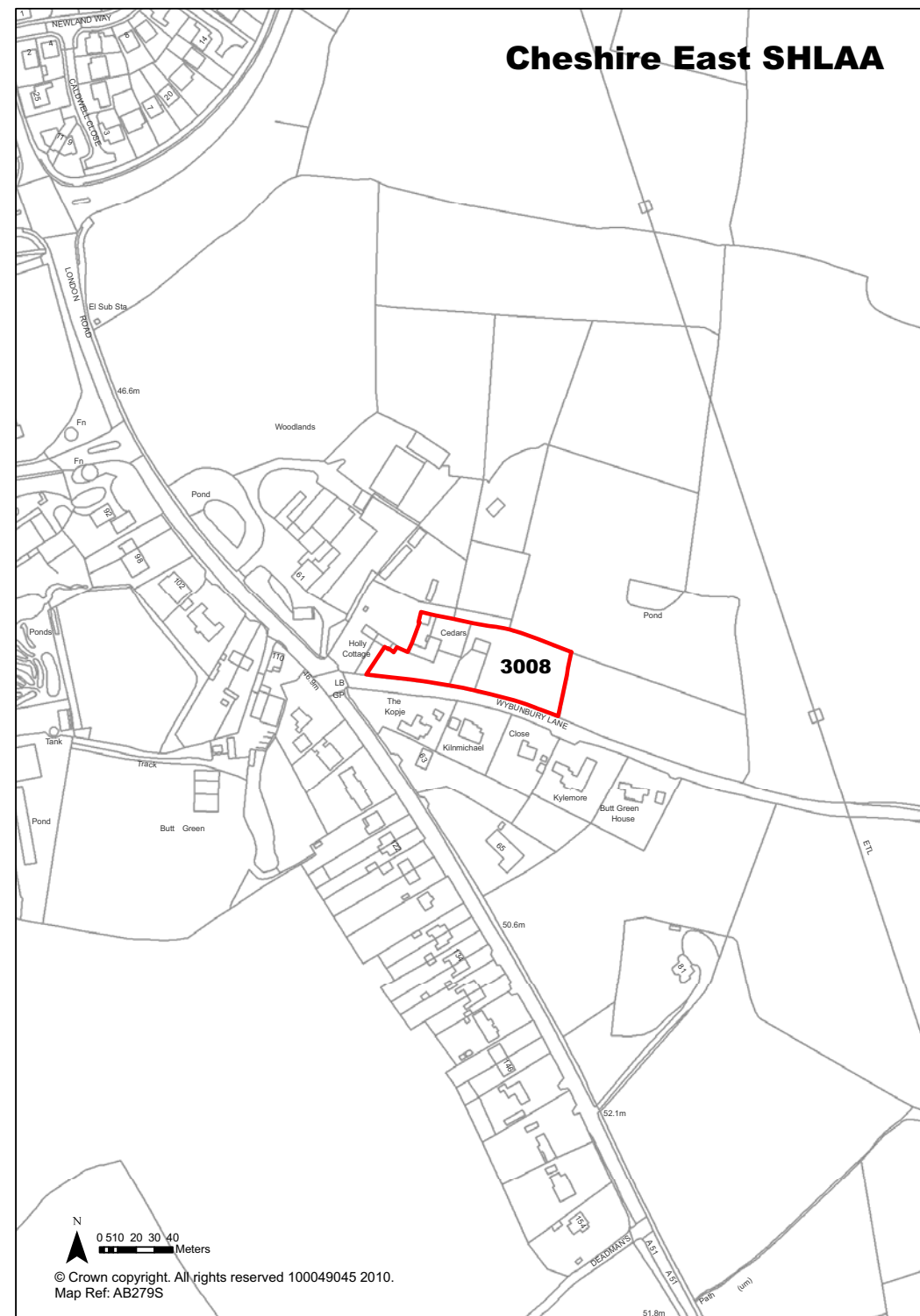


Ref	3006	Site Address	Goddard Street, Crewe	
Town / Rural	Crewe	Easting	369538	Northing 356137
Site Description	Disused football pitch, very overgrown, fenced off. Associated with LMR sports and social club.		Site Size Net (Ha)	1.14
Character of Area	Predominantly residential area, close to West Street.		Potential Capacity	35
Surrounding Land Uses	Some terraced properties and some industrial / retail etc. Adj. to new housing.		Potential Net Capacity	35
Physical Constraints	Located on potential contaminated site. Potential air quality issues.			
Policy Restrictions	Football pitch is protected under RT.1		Potential Density	30.7
Managing Constraints	Suitable if pitches are provided as substitute and if affordable housing provision met. 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 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	35
Development Progress	SHLAA Site		Years 11-15	0
Application Number:				

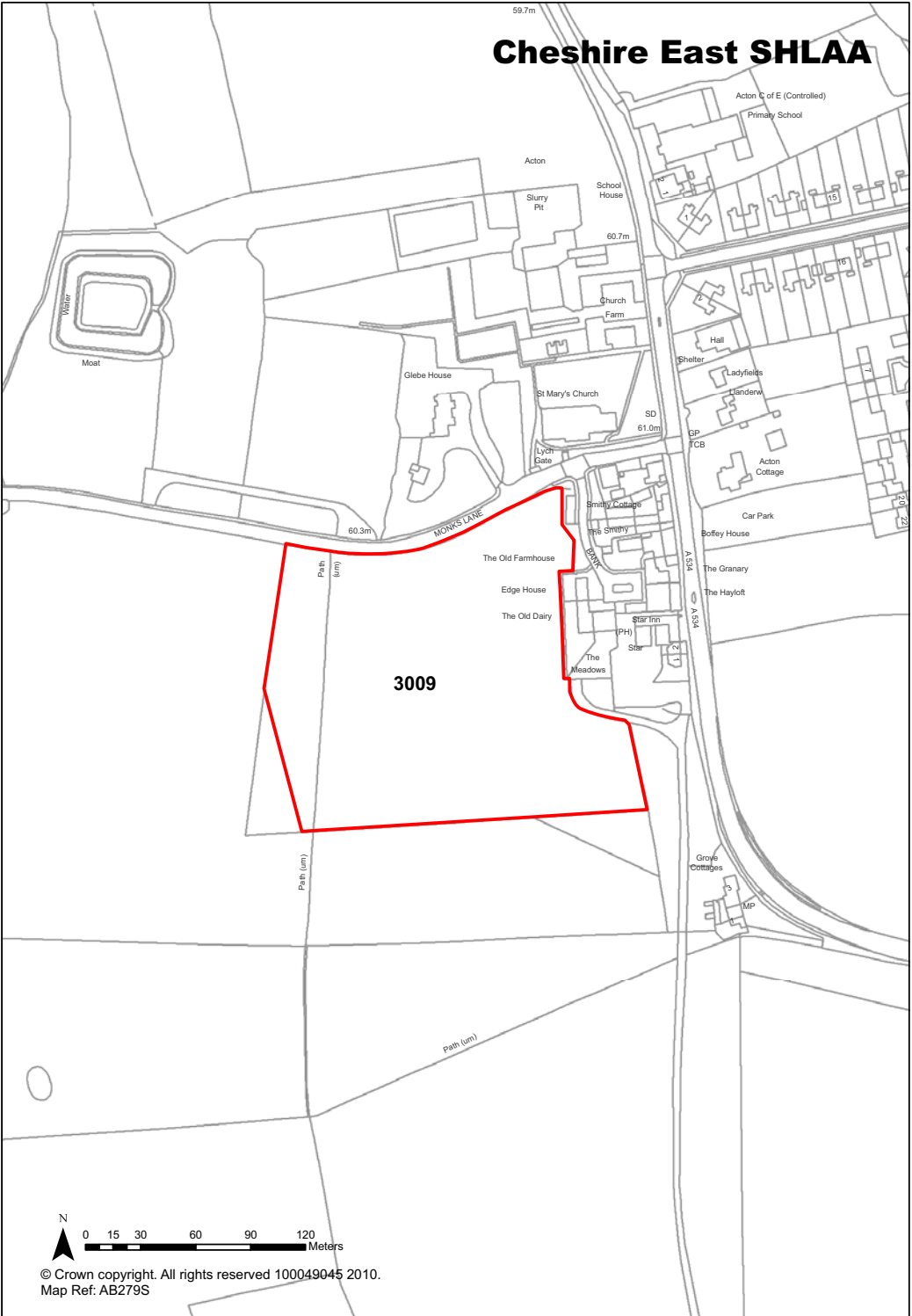


Ref	3008	Site Address	The Cedars, Wybunbury Lane, Nantwich
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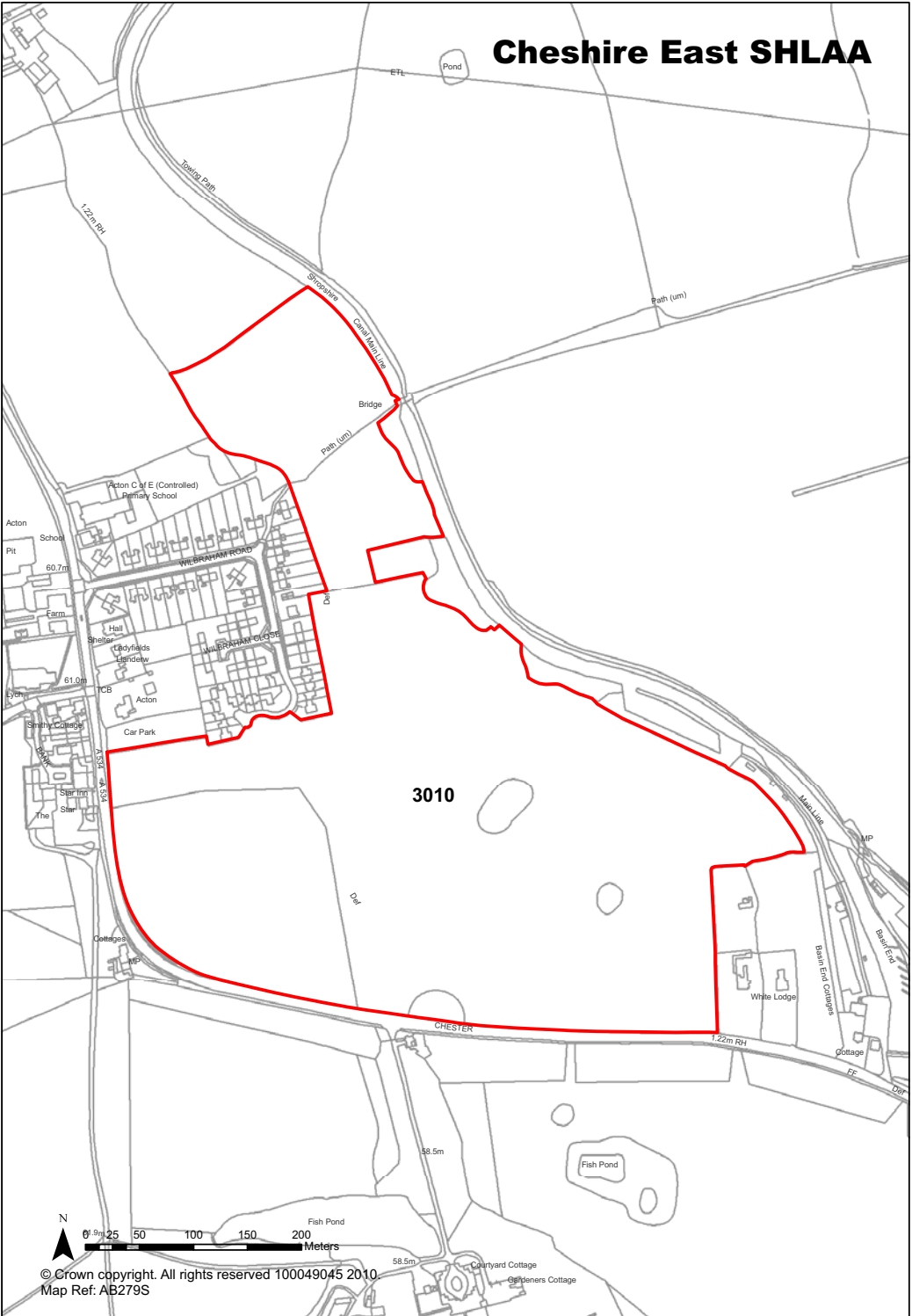
Town / Rural	Nantwich - Edge / Extension	Easting	366866	Northing	351331
Site Description	Domestic garden / Paddock		Site Size Net (Ha)		0.34
Character of Area	Low density rural fringe. Ribbon of housing extends further east to the south of Wybunbury Lane.		Potential Capacity		10
Surrounding Land Uses	Adjacent to the settlement boundary. Outside Green Gap.		Potential Net Capacity		10
Physical Constraints	Well defined hedge line would need to be retained. Potential air quality issues.				
Policy Restrictions	Open countryside.		Potential Density		30.3
Managing Constraints	Air quality assessment may be required (size of development and proximity to AQMA). Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		Determination of Capacity		Density multiplier
Sustainability	Bus route on London 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		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:					



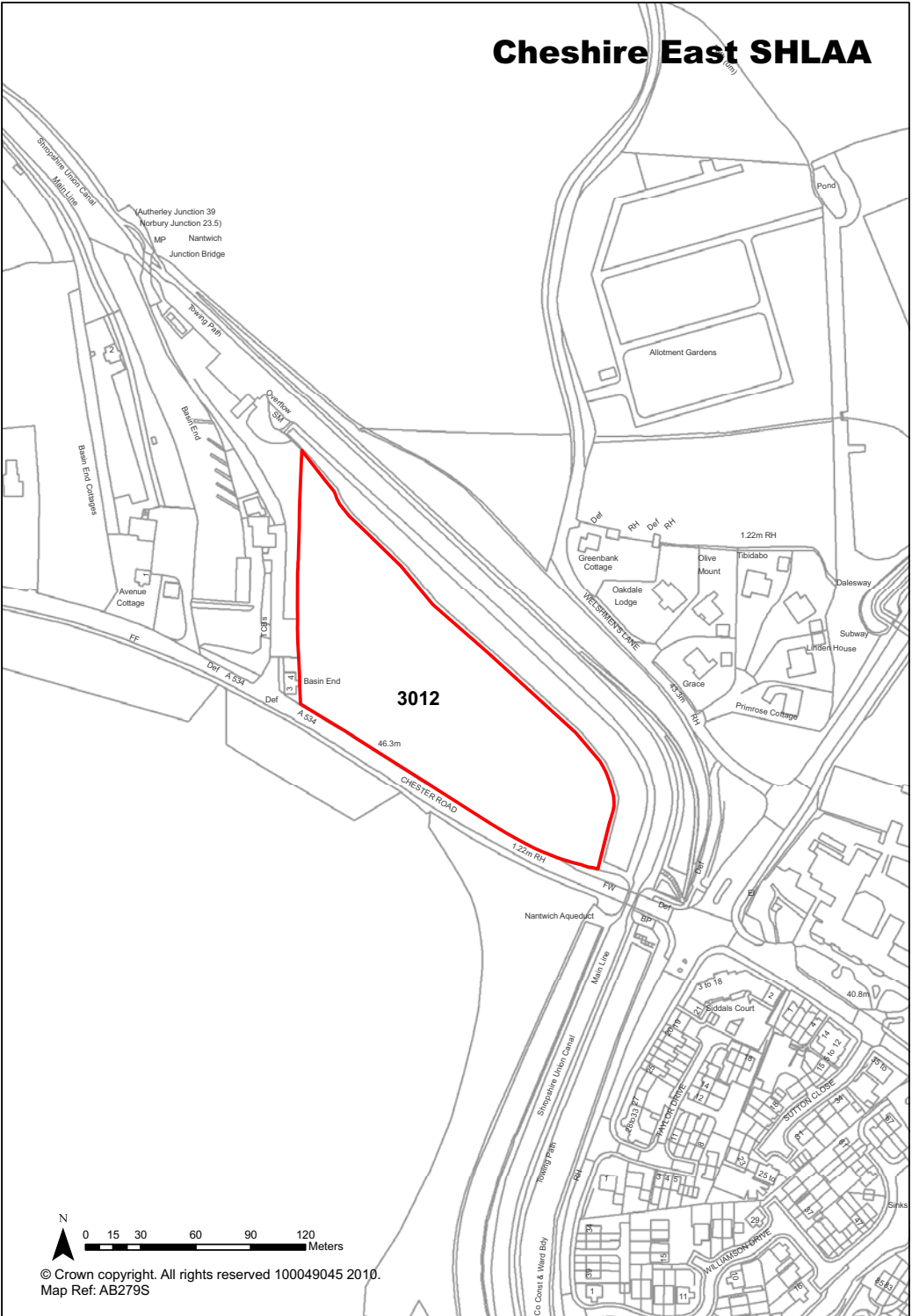
Town / Rural	Rural	Easting	363098	Northing	352945
Site Description	Agriculture	Site Size Net (Ha)	2.68		
Character of Area	Open countryside - forming the setting to the village.	Potential Capacity	95		
Surrounding Land Uses	Acton village lies to the north and east.	Potential Net Capacity	95		
Physical Constraints	Size of development suggested, highway access, conservation area issues. Located on potential contaminated site.				
Policy Restrictions	Open Countryside	Potential Density	35.32		
Managing Constraints	Consultation with Contaminated Land Officer. Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Determination of Capacity	Density multiplier		
Sustainability	Bus route on Chester Road.				
Accessibility	Access to be discussed with Highways.	Total Completions	0		
Other Information	The eastern part of the site has been rejected at 2 previous PLI's.	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:					



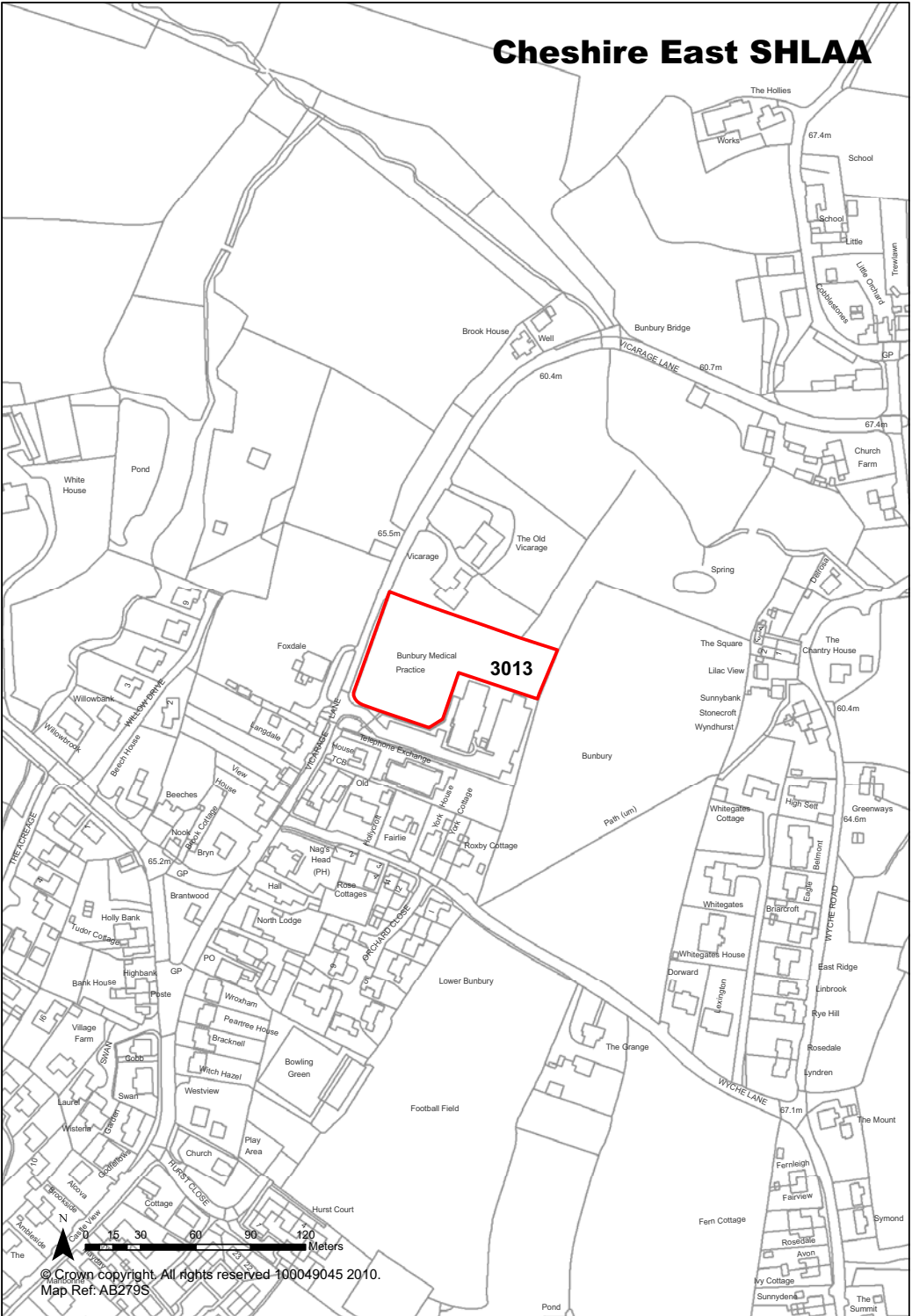
Ref	3010	Site Address	Parcel 2 - Land between canal and Chester Road, Acton		
Town / Rural	Rural	Easting	363533	Northing	352999
Site Description	Agriculture	Site Size Net (Ha)	20.72		
Character of Area	Open countryside, virtually parkland.	Potential Capacity	622		
Surrounding Land Uses	The village of Acton to the north west. The Shropshire Union canal to the east.	Potential Net Capacity	622		
Physical Constraints	Scale of proposed development. Part of the historic battle of Nantwich sites, Local Plan policy BE.17. Located on potential contaminated site. Potential air quality issues.				
Policy Restrictions	BE.17	Potential Density	30.02		
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	Bus route on Chester Road.				
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	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:					



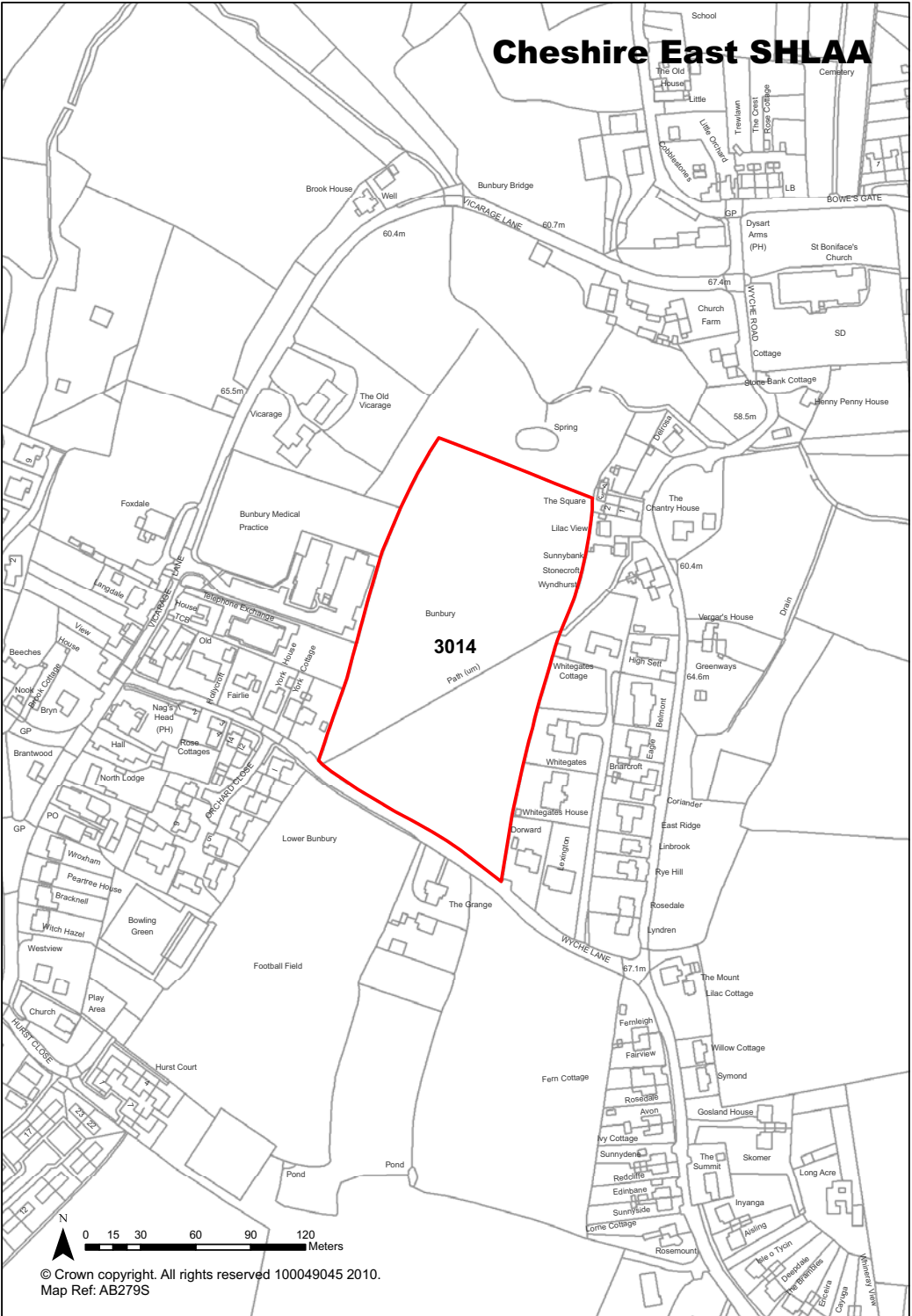
Town / Rural	Rural	Easting	364096	Northing	352691
Site Description	Agriculture	Site Size Net (Ha)	1.65		
Character of Area	Rural	Potential Capacity	50		
Surrounding Land Uses	Shropshire Union canal to the north, Marina to the west, Chester Road to the south.	Potential Net Capacity	50		
Physical Constraints	Trees and hedges to boundary.				
Policy Restrictions	Subject to policy NE.4 - the land is allocated for recreation / tourism in connection with the Nantwich Canal Basin.	Potential Density	30.3		
Managing Constraints	Greenfield part of site - surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consideration of biodiversity value of the site.	Determination of Capacity	Density multiplier		
Sustainability	Bus route on Chester Road.				
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	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:					



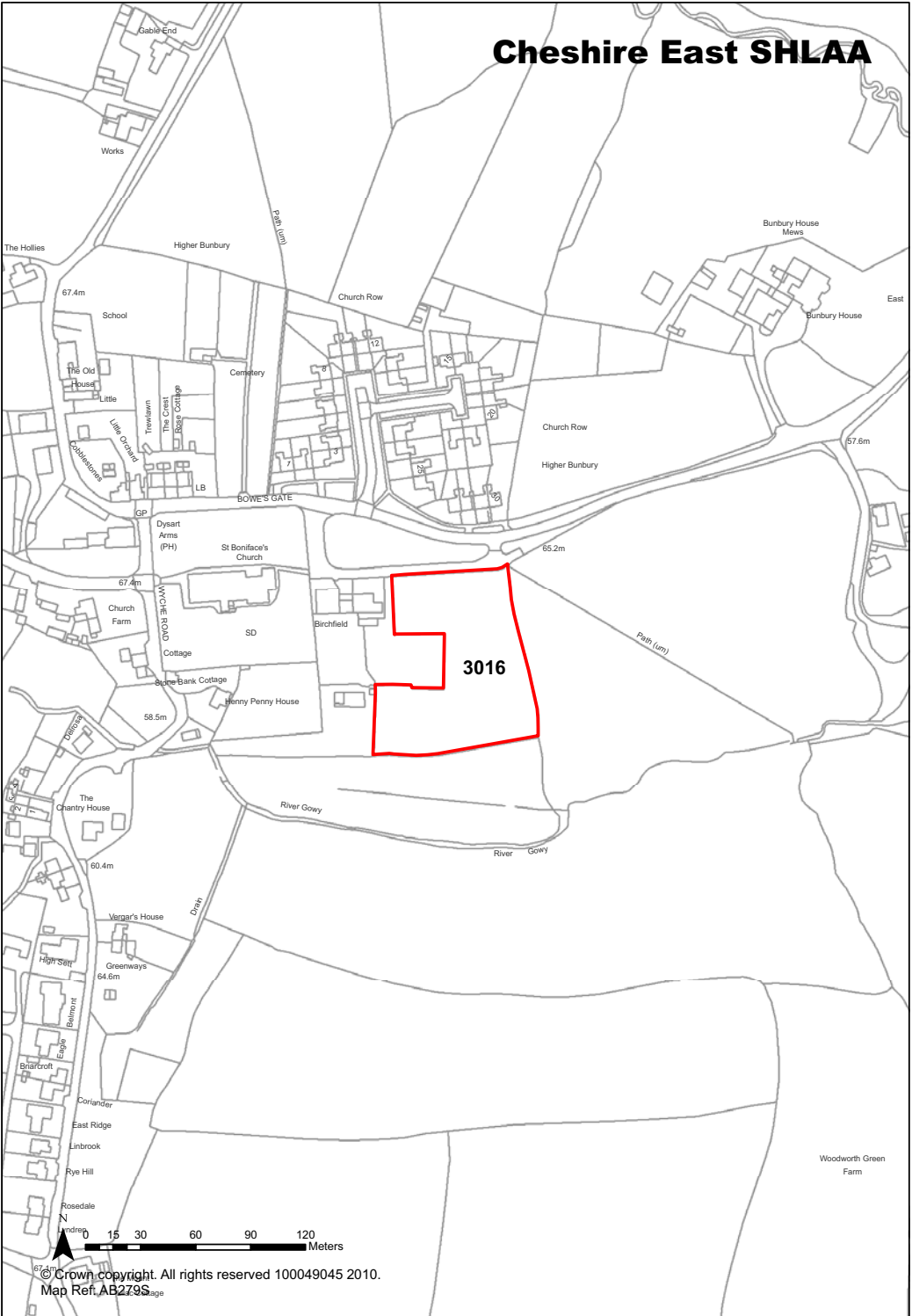
Ref	3013	Site Address	Parcel 1 - Higher Bunbury, Vicarage Lane, Bunbury		
Town / Rural	Bunbury - Edge / Extension	Easting	356619	Northing	357965
Site Description	Pasture in front of and between the new health centre and the Vicarage.	Site Size Net (Ha)	0.44		
Character of Area	Rural village edge	Potential Capacity	14		
Surrounding Land Uses	Residential (Vicarage in its own grounds). New Health Centre to the rear of the site.	Potential Net Capacity	14		
Physical Constraints	Highway access. Views out towards the Church would be affected.				
Policy Restrictions	Open Countryside	Potential Density	31.82		
Managing Constraints	Access issues to be discussed with Highways. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Determination of Capacity	Density multiplier		
Sustainability	Close proximity to new health centre.				
Accessibility	Access to be discussed with Highways.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Not Suitable	Current Year	0		
Availability	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:					



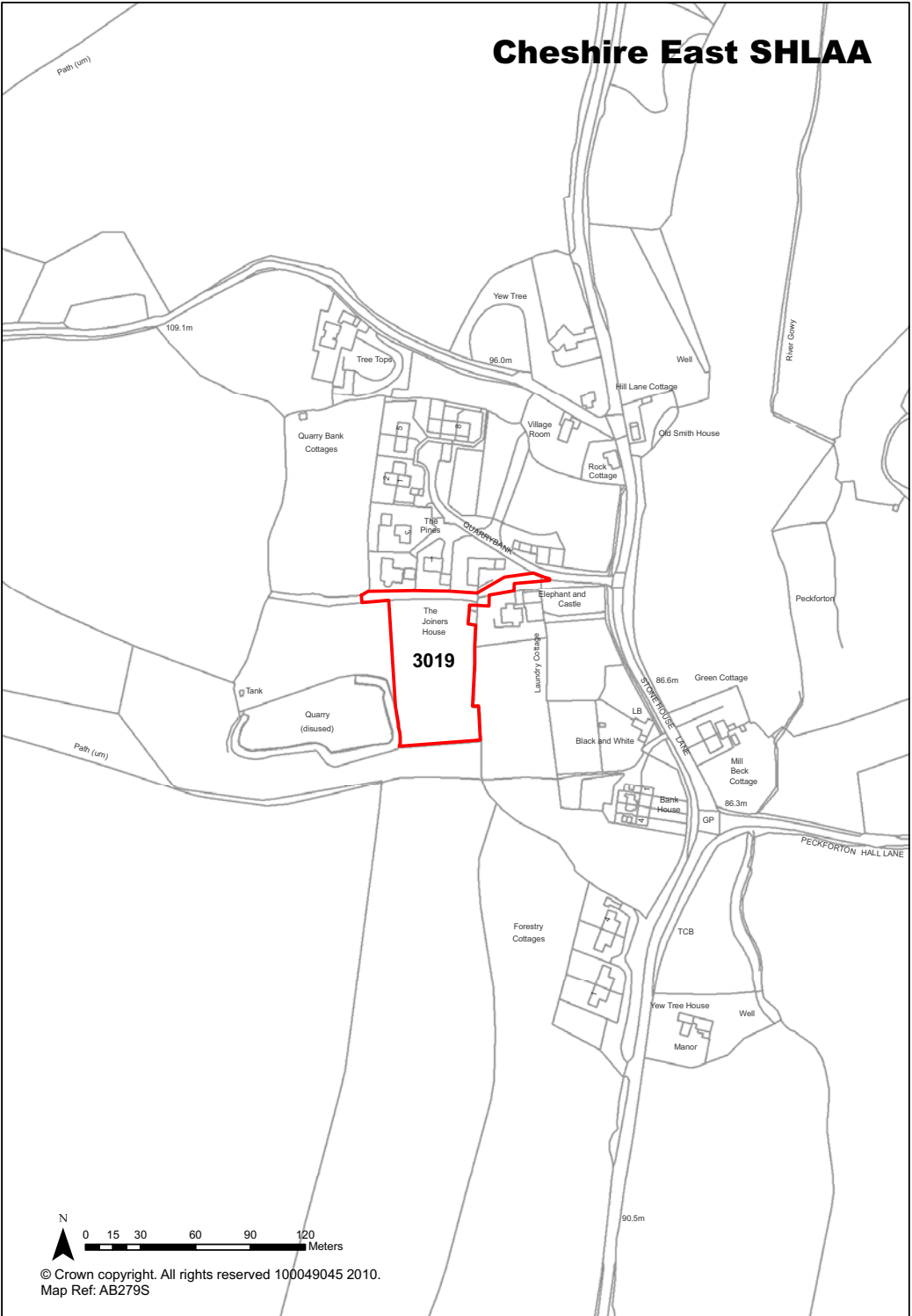
Ref	3014	Site Address	Parcel 2 - Higher Bunbury. Wyche Lane, Bunbury		
Town / Rural	Bunbury - Edge / Extension		Easting	356715	Northing 357895
Site Description	Agricultural pasture		Site Size Net (Ha)		2.1
Character of Area	Open land. Long views out towards Bunbury Church. Recreation ground to the south.		Potential Capacity		63
Surrounding Land Uses	This is an important open space, separating Upper and Lower Bunbury. Residential use marks the eastern boundary.		Potential Net Capacity		63
Physical Constraints	Access would be problematic				
Policy Restrictions	Open Countryside		Potential Density		30
Managing Constraints	Access issues to be discussed with Highways. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		Determination of Capacity		Density multiplier
Sustainability	Close proximity to new health centre.+				
Accessibility	Access to be discussed with Highways.		Total Completions		0
Other Information	The Bunbury Village Design Statement aims to retain this side as open land.		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:					



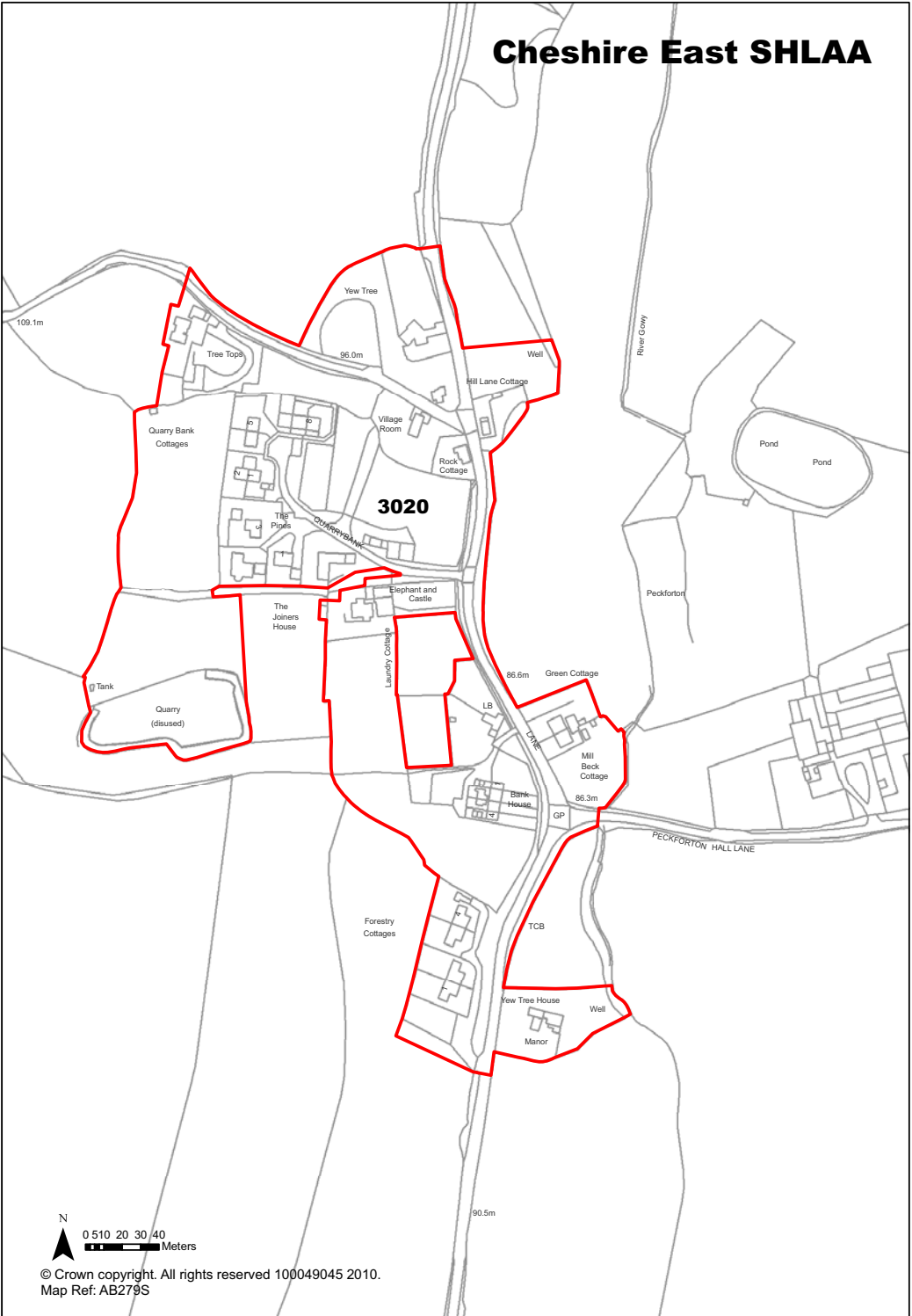
Ref	3016	Site Address	Parcel 4 - Higher Bunbury, Bowes Gate Road		
Town / Rural	Bunbury - Edge / Extension		Easting	357036	Northing 358047
Site Description	Agricultural		Site Size Net (Ha)		0.65
Character of Area	Village edge - long views out to the south east.		Potential Capacity		20
Surrounding Land Uses	Residential to the north. The former Doctors Surgery to the west. Open countryside to the south and east.		Potential Net Capacity		20
Physical Constraints	Prominent site, currently well screened hedge / mature trees on the northern boundary. Access would be via a lay by.				
Policy Restrictions	Open countryside		Potential Density		30.77
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			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:					



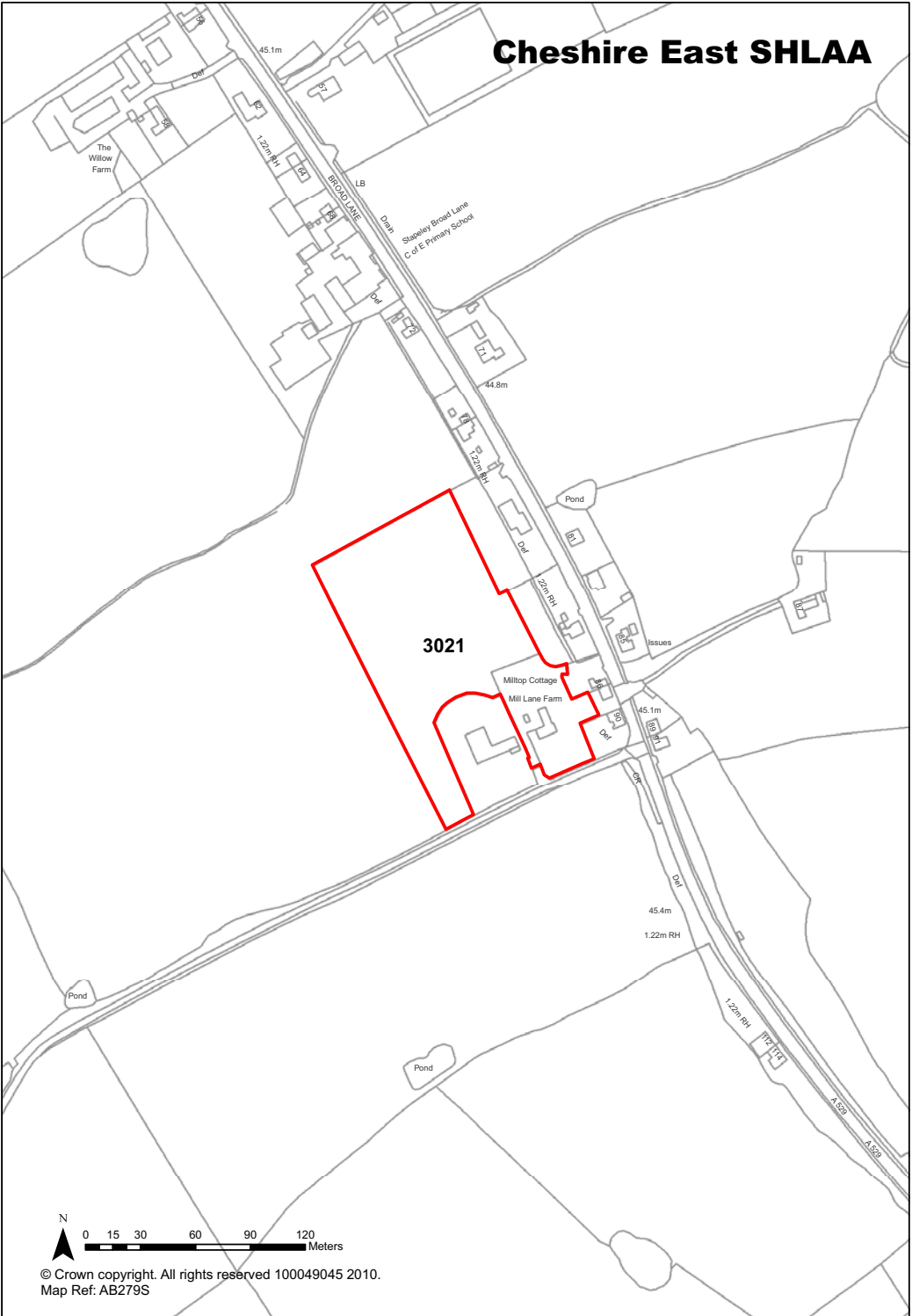
Ref	3019	Site Address	Parcel 3 - Peckforton Village		
Town / Rural	Rural	Easting	353723	Northing	356556
Site Description	Agriculture	Site Size Net (Ha)	0.39		
Character of Area	Open countryside	Potential Capacity	12		
Surrounding Land Uses	Open countryside and some residential	Potential Net Capacity	12		
Physical Constraints	Located on potential contaminated site. Trees to edges of site. Areas of woodland adjacent.	Potential Density	30.77		
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. Consideration of potential biodiversity value of site.	Total Completions	0		
Sustainability	Site is not considered sustainable.	Losses Completed	0		
Accessibility	Access to be discussed with Highways.	Remaining Losses	0		
Other Information	x	Current Year	0		
Brownfield / Greenfield	Greenfield	Years 1-5	0		
Suitability	Not Suitable	Years 6-10	0		
Availability	Available	Years 11-15	0		
Achievability	Not Achievable				
Deliverability	Not currently developable				
Development Progress	SHLAA Site				
Application Number:					



Ref	3020	Site Address	Parcel 4 - Peckforton Village	
Town / Rural	Rural	Easting	353768	Northing 356571
Site Description	Open countryside and residential properties	Site Size Net (Ha)	7.15	
Character of Area	Open countryside	Potential Capacity	215	
Surrounding Land Uses	Open countryside	Potential Net Capacity	215	
Physical Constraints	Located on potential contaminated site.	Potential Density	30.13	
Policy Restrictions	Open countryside	Determination of Capacity	Density multiplier	
Managing Constraints	Consultation with Contaminated Land Officer. Transport Assessment likely to be required.			
Sustainability	Bus route on Stone House Lane and Peckforton Hall Lane			
Accessibility	Access to be discussed with Highways.	Total Completions	0	
Other Information		Losses Completed	0	
Brownfield / Greenfield	Mixed	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	3021	Site Address	Land off A529 Audlem Road, Stapeley (Mill Lane Farm)		
Town / Rural	Rural	Easting	366473	Northing	350266
Site Description	Agricultural fields surrounding farm	Site Size Net (Ha)	1.22		
Character of Area	Open countryside	Potential Capacity	37		
Surrounding Land Uses	Open countryside and some residential	Potential Net Capacity	37		
Physical Constraints	Located on potential contaminated site. Buildings on site.	Potential Density	30.33		
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 Broad Lane, Primary School on Broad 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	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:					

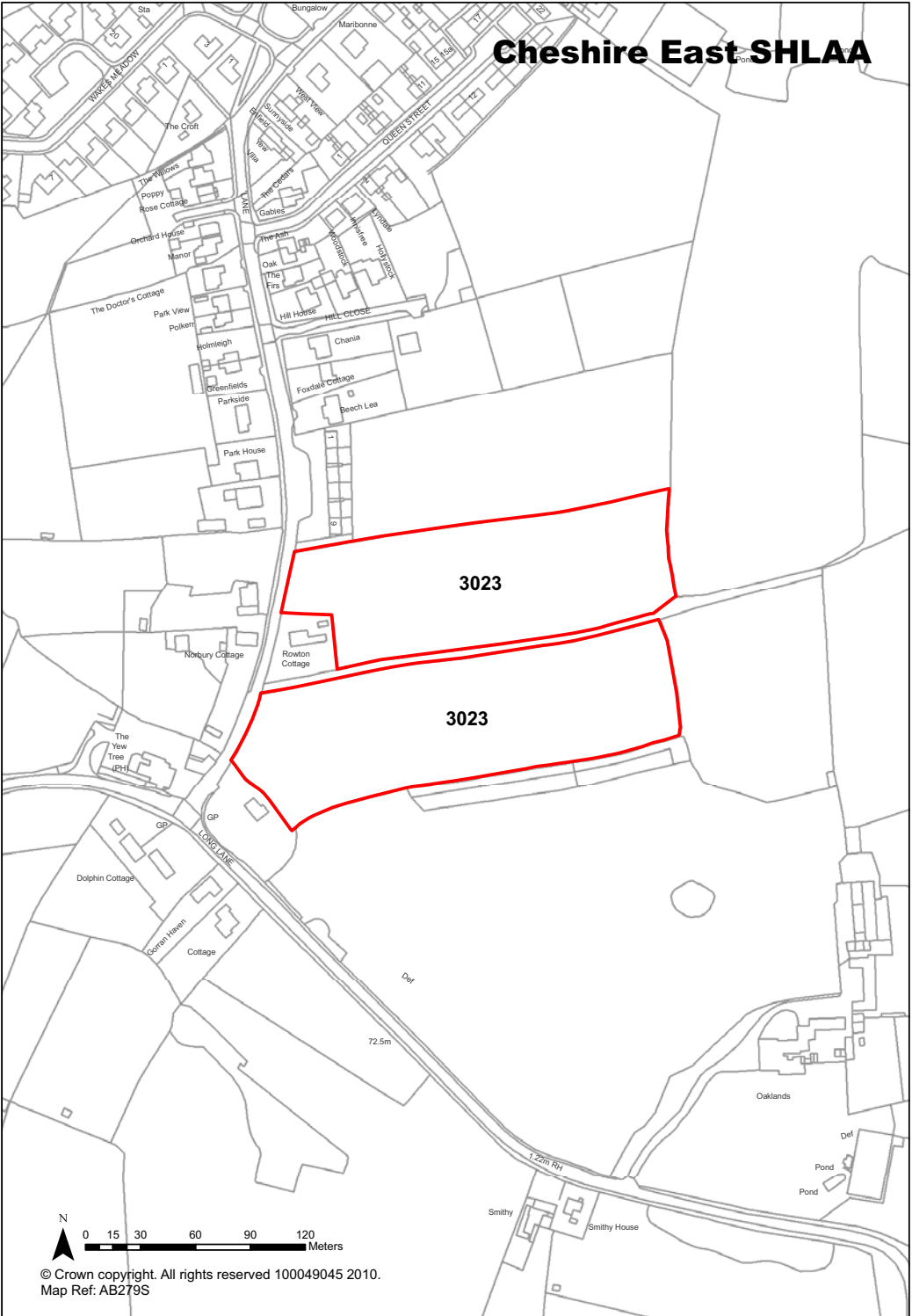


Ref3023

Site Address

Land at Oaklands House, Bunbury Lane,
Bunbury

Town / Rural	Bunbury - Edge / Extension	Easting	356477	Northing	357282
Site Description	Agricultural grazing land	Site Size Net (Ha)	2.87		
Character of Area	Rural, edge of village	Potential Capacity	87		
Surrounding Land Uses	Open countryside to all sides apart from ribbon of development to the west.	Potential Net Capacity	87		
Physical Constraints	Scale of development. Question of future of the field to the immediate north.				
Policy Restrictions	Open Countryside	Potential Density	30.31		
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 Bunbury 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	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

3024

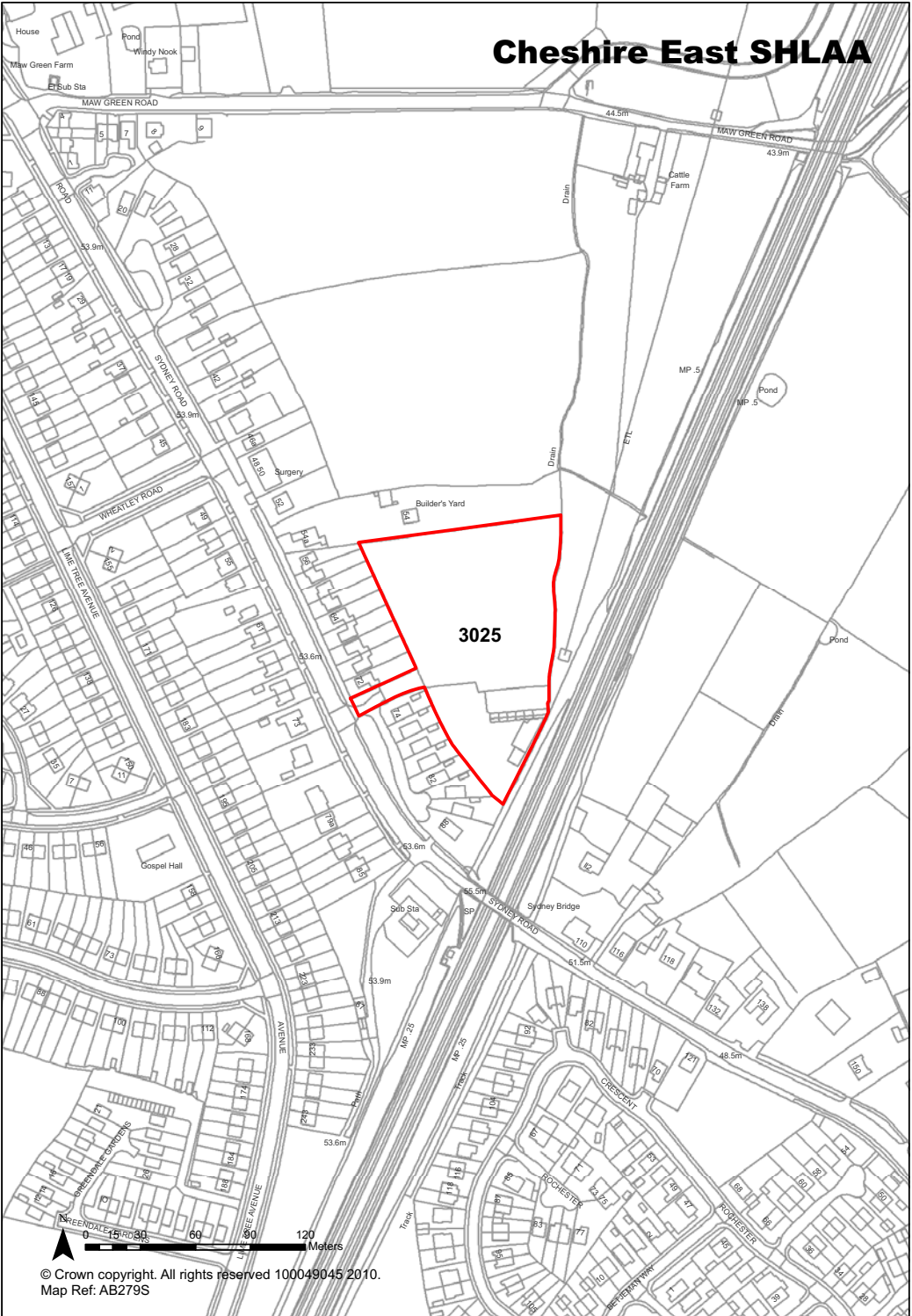
Site Address

Land at Holly Berry House, 95D Main Road, Shavington

Town / Rural	Shavington - Edge / Extension	Easting	369798	Northing	351872
Site Description	Paddock, grazing land	Site Size Net (Ha)	0.97		
Character of Area	Edge of Shavington, very open feeling within the site.	Potential Capacity	30		
Surrounding Land Uses	Open countryside, existing housing and gardens back onto the area.	Potential Net Capacity	30		
Physical Constraints	Access, TPOs adjacent to the site. Narrow roads in proximity to the site.				
Policy Restrictions	NE.4 Green Gap, outside settlement boundary, TPOs on adjacent site.	Potential Density	30.93		
Managing Constraints	Retention of trees. 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 to be discussed with Highways.	Total Completions	0		
Other Information	NE.4 Green Gap	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	30		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:					



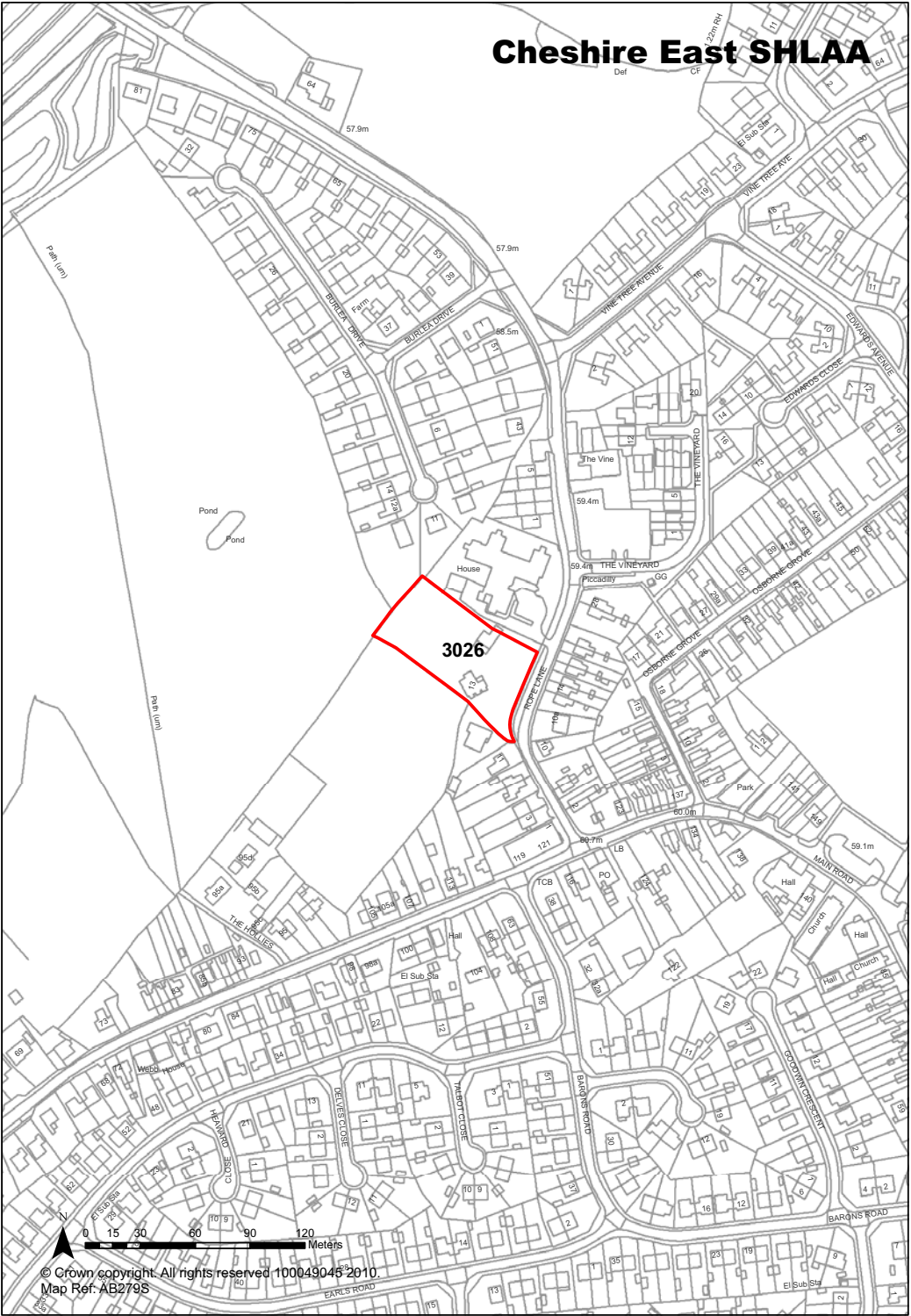
Town / Rural	Crewe - Edge / Extension	Easting	371628	Northing	356797
Site Description	Vacant, formerly agricultural	Site Size Net (Ha)	1.07		
Character of Area	Edge of settlement	Potential Capacity	35		
Surrounding Land Uses	Residential, railway and builders yard	Potential Net Capacity	35		
Physical Constraints	Trees and hedges to boundary. Railway adjacent. Located within 250m of landfill.				
Policy Restrictions	Part open countryside.	Potential Density	32.71		
Managing Constraints	Traffic Statement required for this development and any application may need its TS to be judged against the Crewe Area Traffic Model held by CEC. Consultation with Contaminated Land Officer. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Determination of Capacity	Based on Developer Information.		
Sustainability	Sustainable location with reasonable accessibility				
Accessibility	Some upgrade to sustainable links would be required from this development. 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	35		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:					



Ref3026

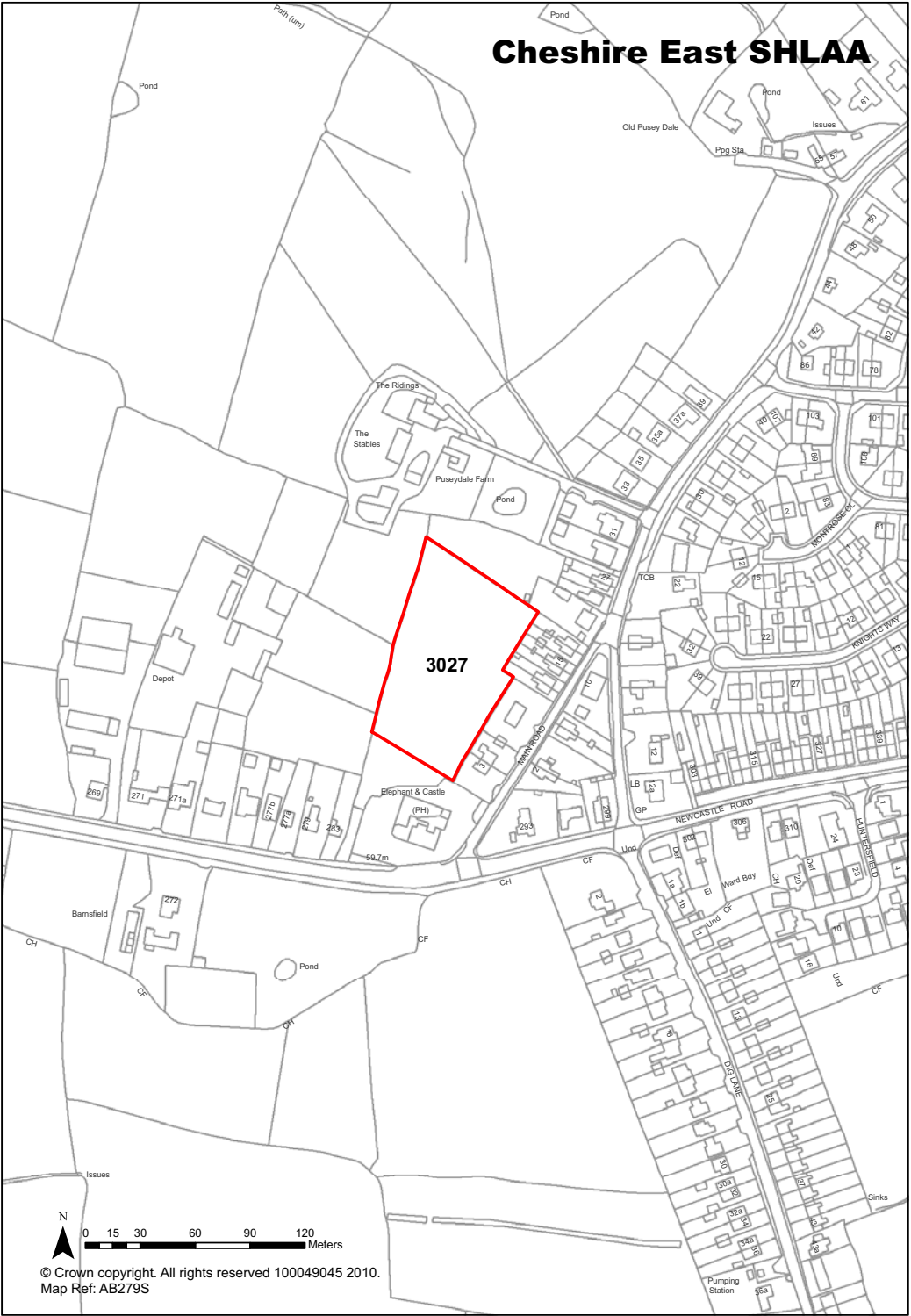
Site AddressShavington Villa, Rope Lane, Shavington

Town / Rural	Shavington	Easting	369851	Northing	351938
Site Description	House and garden.	Site Size Net (Ha)	0.34		
Character of Area	Generally residential.	Potential Capacity	11		
Surrounding Land Uses	Generally residential, some grassland to south west.	Potential Net Capacity	11		
Physical Constraints	TPO 101-223				
Policy Restrictions	With the settlement zone line.	Potential Density	32.35		
Managing Constraints	Retention of trees.	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	Mixed	Remaining Losses	0		
Suitability	Suitable - with policy change				
Availability	Available	Current Year	0		
Achievability	Achievable	Years 1-5	11		
Deliverability	Deliverable	Years 6-10	0		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:					



Ref 3027 Site Address Land at The Elephant & Castle Public House, 289 Newcastle Road, Shavington

Town / Rural	Shavington - Edge / Extension	Easting	369331	Northing	351376
Site Description	Field adj. to Pub	Site Size Net (Ha)	0.66		
Character of Area	Residential and countryside	Potential Capacity	20		
Surrounding Land Uses	Residential, Public House and agricultural land	Potential Net Capacity	20		
Physical Constraints	None known.				
Policy Restrictions	Outside Settlement Boundary within Green Gap (NE.4)	Potential Density	30.3		
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 Newcastle 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	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	3028	Site Address	Land adjoining The View, Haslington
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Town / Rural	Haslington - Edge / Extension	Easting	373746	Northing	356701
Site Description	Agricultural		Site Size Net (Ha)	1.28	
Character of Area	Open countryside		Potential Capacity	39	
Surrounding Land Uses	Primary school to the south, cricket club to the north. Edge of settlement location.		Potential Net Capacity	39	
Physical Constraints	Proximity of school and the cricket club. Located within 250m of landfill.				
Policy Restrictions	Open Countryside		Potential Density	30.47	
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	Adjacent to the Dingle Primary School.				
Accessibility	Access is possible.		Total Completions	0	
Other Information			Losses Completed	0	
Brownfield / Greenfield	Greenfield		Remaining Losses	0	
Suitability	Suitable - with policy change				
Availability	Available		Current Year	0	
Achievability	Achievable		Years 1-5	0	
Deliverability	Developable		Years 6-10	39	
Development Progress	SHLAA Site		Years 11-15	0	
Application Number:					



Ref

3029

Site Address

Land off the A534, North of Crewe
Green roundabout.

Town / Rural

Crewe - Edge / Extension

Easting

372366

Northing

355671

Site Description

Agricultural pasture

Site Size Net (Ha)

4.64

Character of Area

Rural, edge of settlement

Potential Capacity

140

Surrounding Land Uses

Residential to the west, employment and major roundabout to the south. Haslington Bypass forms the eastern boundary.

Potential Net Capacity

140

Physical Constraints

Located within 250m of landfill. Potential air quality issues.

Policy Restrictions

NE.4 Green Gap.

Potential Density

30.17

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. 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

Greenfield site, but considered to be sustainably located.

Accessibility

Access is possible. Section 106, S278 and S38 agreements required.

Total Completions

0

Other Information

PLI objection in 2002.

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

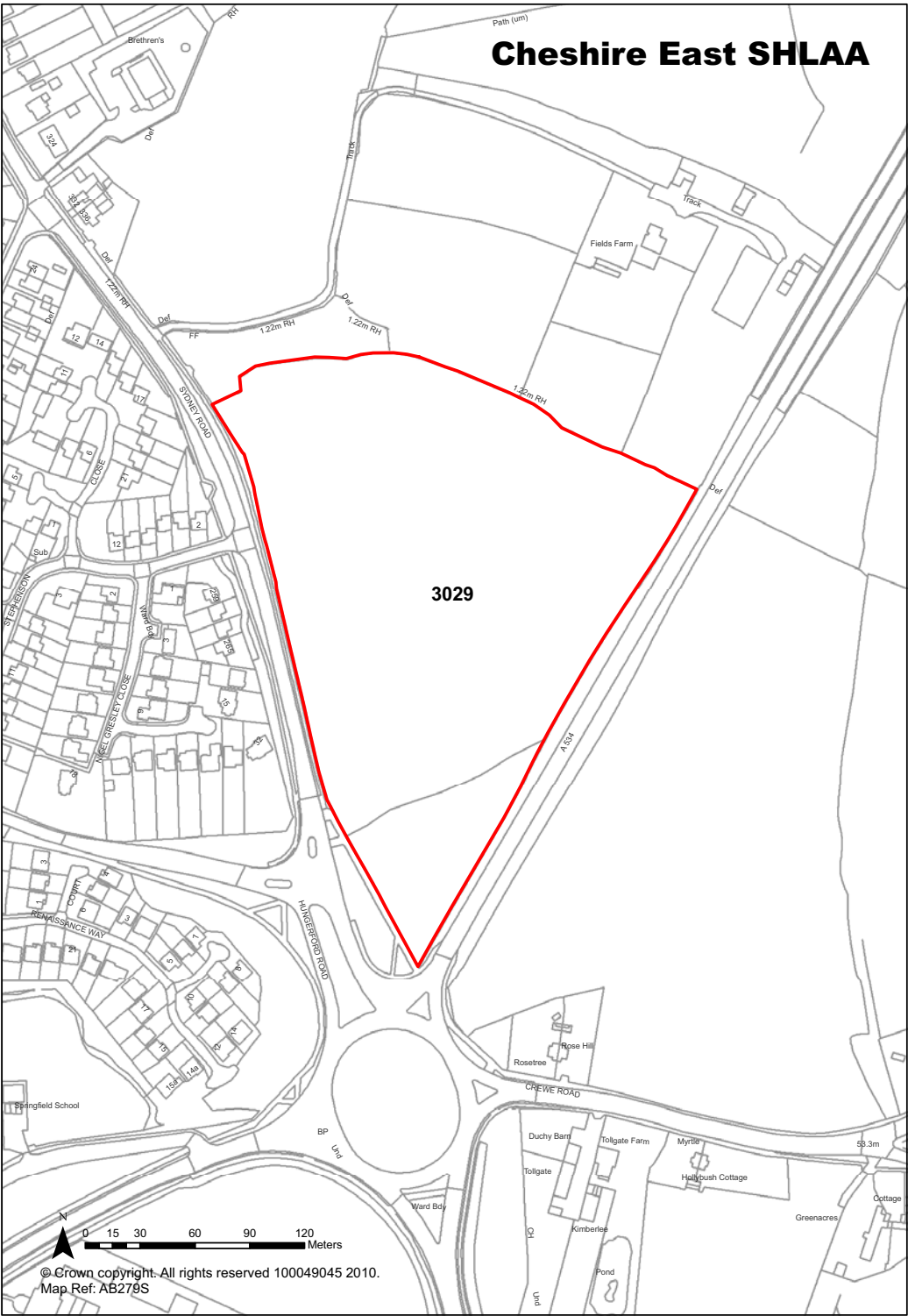
Development Progress

SHLAA Site

Years 11-15

50

Application Number:



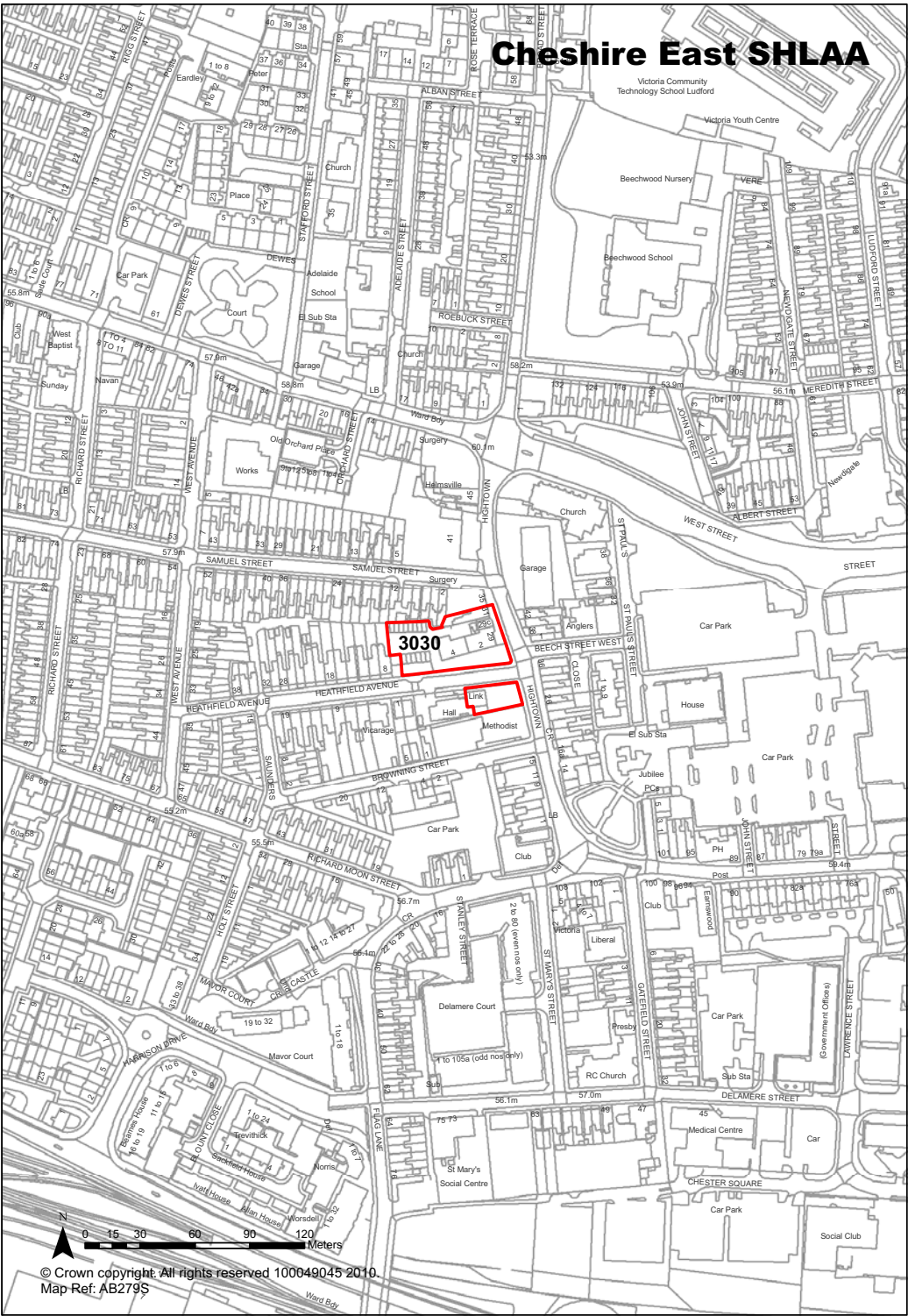
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3030

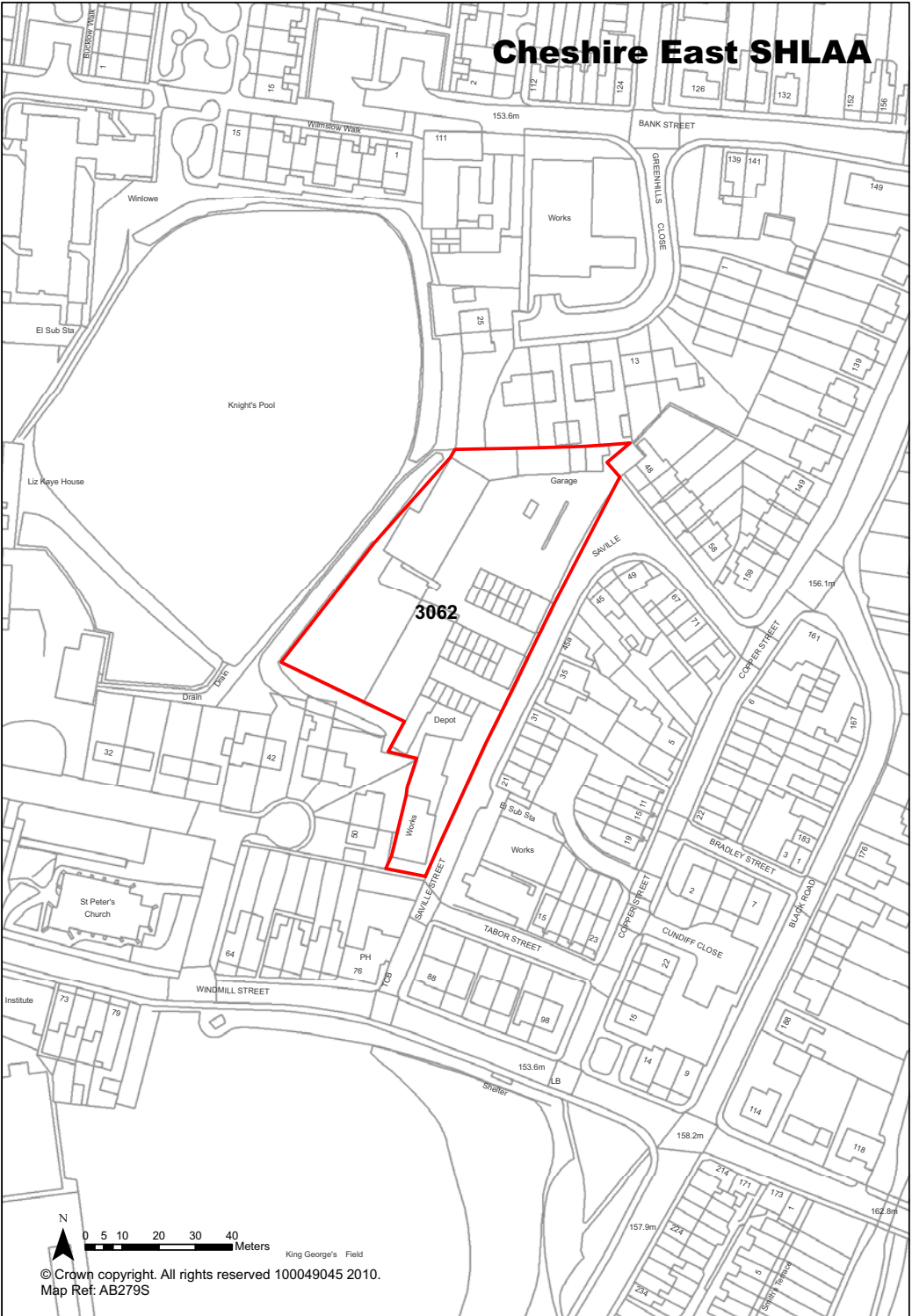
Site Address

Land at 2 & 4 Heathfield Avenue & 29, 29A & 31 Hightown, Crewe

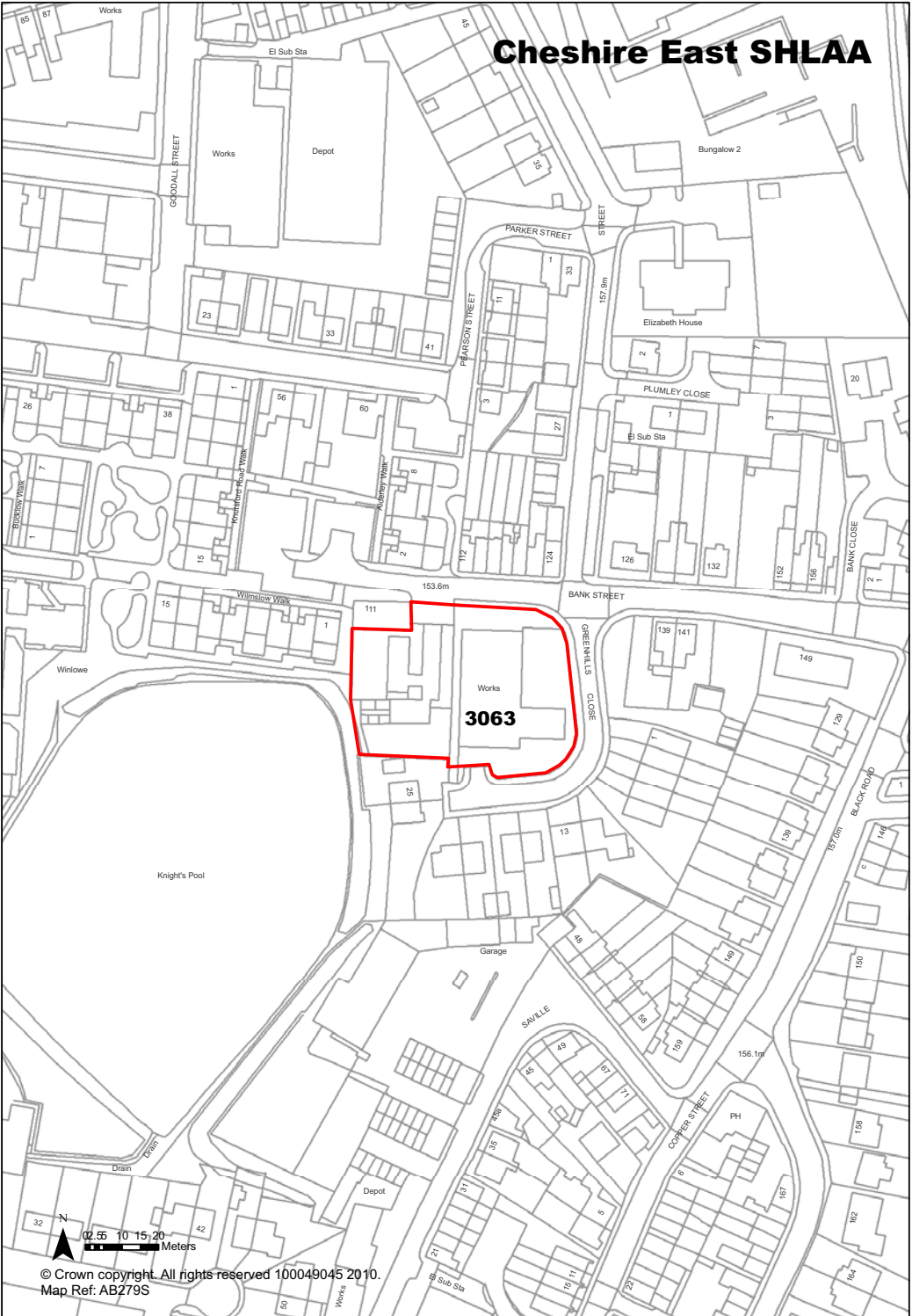
Town / Rural	Crewe	Easting	370113	Northing	355956
Site Description	Underused land		Site Size Net (Ha)	0.21	
Character of Area	Generally residential		Potential Capacity	35	
Surrounding Land Uses	Residential and Church		Potential Net Capacity	35	
Physical Constraints	Buildings on site. Parking area on site.				
Policy Restrictions	Within Crewe SZL.		Potential Density	166.7	
Managing Constraints	Consideration of existing buildings when redeveloping site.		Determination of Capacity		Based on current planning application
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	35	
Deliverability	Deliverable		Years 6-10	0	
Development Progress	Awaiting S106		Years 11-15	0	
Application Number:	P09/0014				



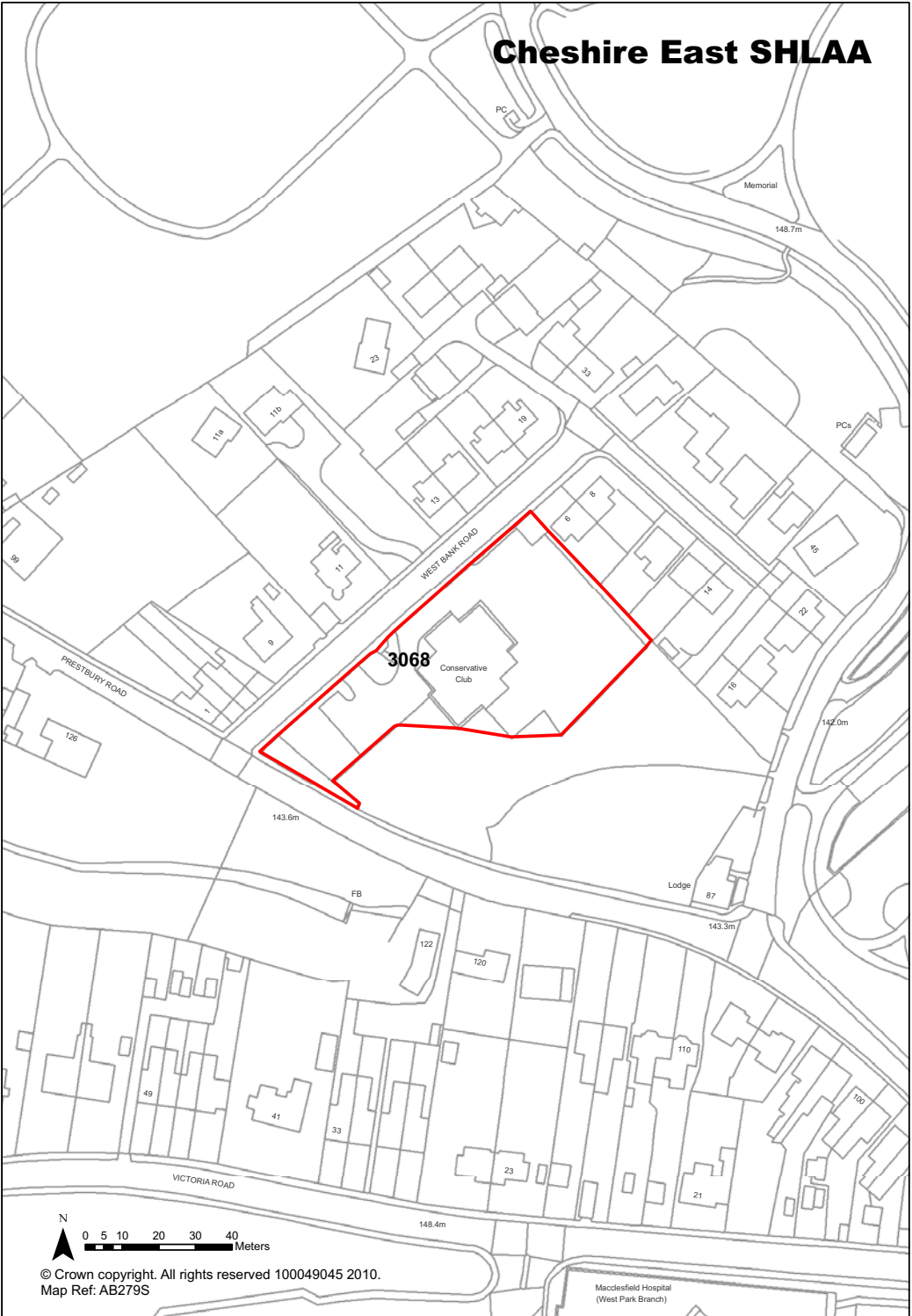
Ref	3062	Site Address	Saville St Garage & Workshop, Macclesfield	
Town / Rural	Macclesfield	Easting	392333	Northing 373034
Site Description	In active use, garage part may become available sooner than the rest of the site	Site Size Net (Ha)	0.5	
Character of Area	Predominantly Residential	Potential Capacity	20	
Surrounding Land Uses	Predominantly Residential, Existing Open Space, Existing Employment Area	Potential Net Capacity	20	
Physical Constraints	Actively used - Cornerstone garages, Autospeed, BK forklifts, well-used locked garages, access ok, site overlooks Knights Pool, potential contamination and air quality issues. Access ok			
Policy Restrictions	Predominantly Residential	Potential Density	40	
Managing Constraints	Noise mitigation to reduce impact of surrounding employment usage. Site Contamination Assessment to identify extent of contamination and remediation required. Consultation with Contaminated Land Officer. Air quality assessment may be required (proximity to AQMA).	Determination of Capacity	Density multiplier - Sustainable location	
Sustainability	Site is considered sustainable			
Accessibility	Access is possible	Total Completions	0	
Other Information	Part of site available.	Losses Completed	0	
Brownfield / Greenfield	Brownfield	Remaining Losses	0	
Suitability	Suitable			
Availability	Available - Medium Term	Current Year	0	
Achievability	Achievable	Years 1-5	0	
Deliverability	Developable	Years 6-10	20	
Development Progress	SHLAA Site	Years 11-15	0	
Application Number:				



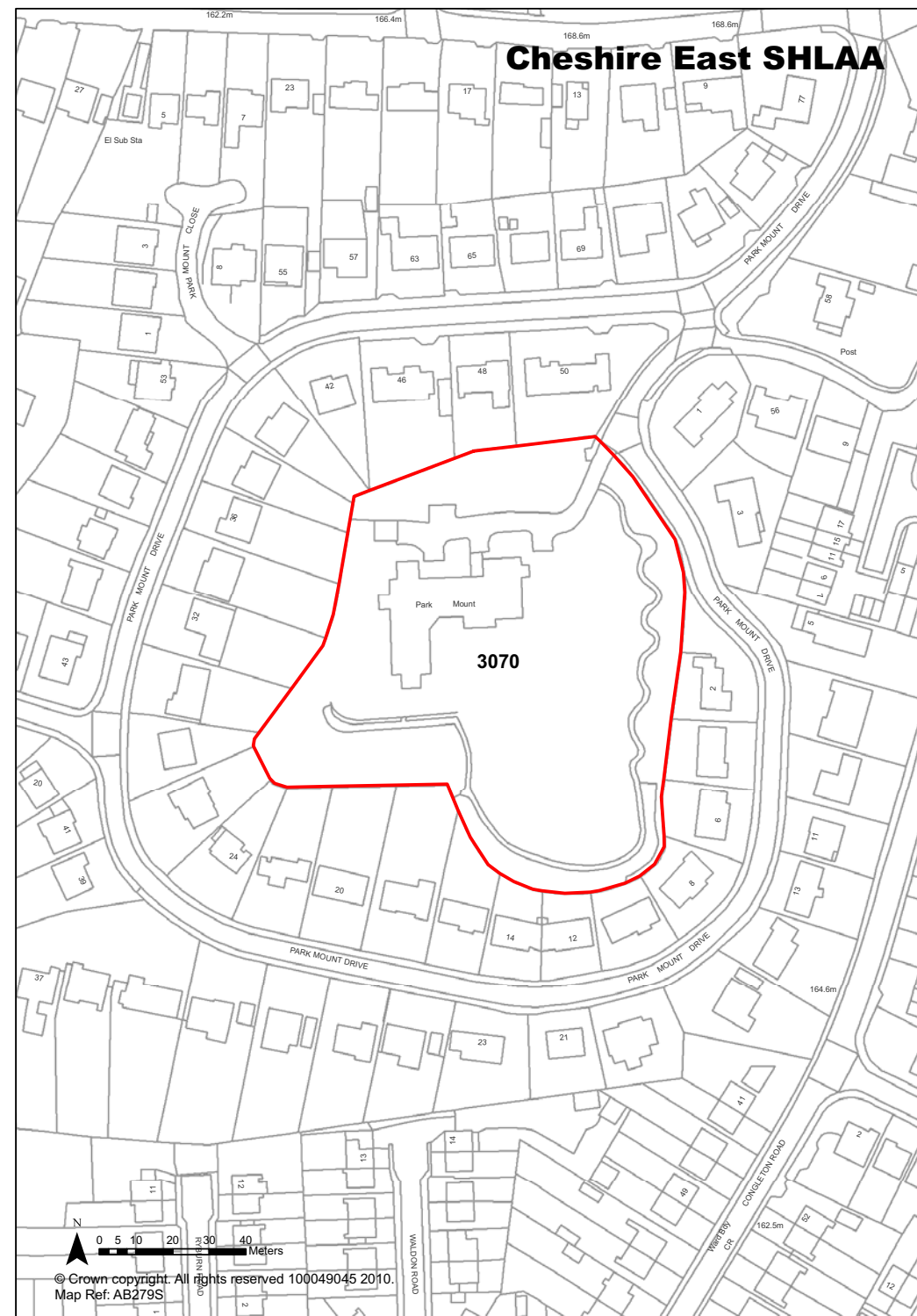
Ref	3063	Site Address	Bank Street Works, Grenhills Close, Macclesfield	
Town / Rural	Macclesfield	Easting	392361	Northing 373129
Site Description	Vacant buildings - to let, RSL interest		Site Size Net (Ha)	0.24
Character of Area	Predominantly Residential		Potential Capacity	10
Surrounding Land Uses	Predominantly Residential, Existing Open Space		Potential Net Capacity	10
Physical Constraints	Former Stanley Press Holdings Ltd - now for let Greenhams Commercial Western bdg; DTZ Debenham Tie Leung Eastern premises, modern bdgs, 2 storey in height terms, Greenhills Close is at a slightly lower level. Located on potential contaminated site. Potential air quality issues.			
Policy Restrictions	Within Macclesfield		Potential Density	41.67
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (proximity to AQMA).		Determination of Capacity	Density multiplier - Sustainable location
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		Current Year	0
Availability	Available		Years 1-5	10
Achievability	Achievable		Years 6-10	0
Deliverability	Deliverable		Years 11-15	0
Development Progress	SHLAA Site			
Application Number:				



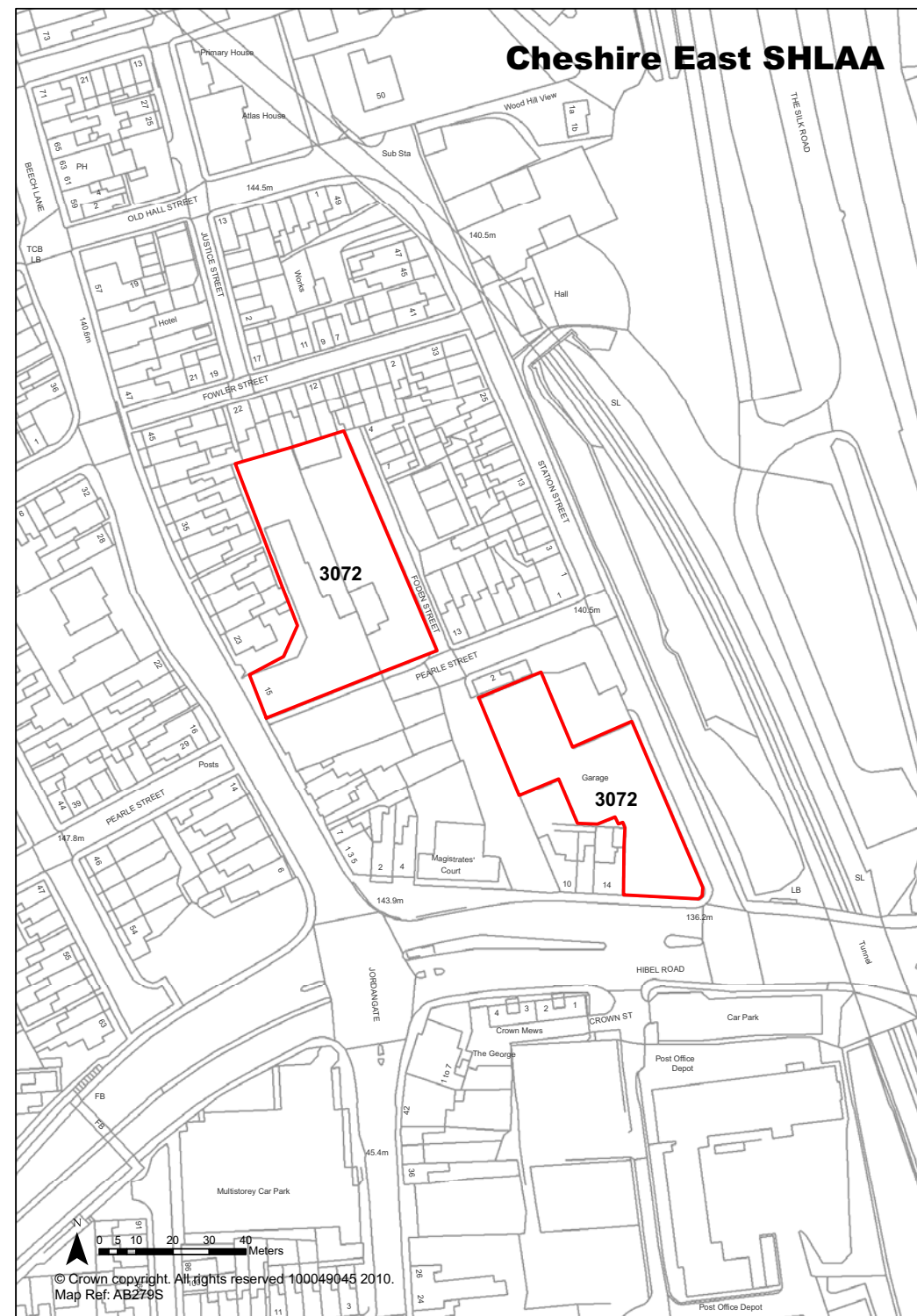
Ref	3068	Site Address	Conservative Club, West Bank Road, Macclesfield	
Town / Rural	Macclesfield	Easting	390794	Northing 374180
Site Description	Conservative Club	Site Size Net (Ha)	0.36	
Character of Area	Residential	Potential Capacity	10	
Surrounding Land Uses	Predominantly Residential, Existing Open space, Conservation Area	Potential Net Capacity	10	
Physical Constraints	Site in use, 1-2 storey bdg, 2 car parks either side, extensive land, good access, minimal overlooking, Trees (TPO) adj			
Policy Restrictions	Identified as Predominantly Residential	Potential Density	30.56	
Managing Constraints	Sympathetic design to character of area: natural and human.	Determination of Capacity	Density multiplier	
Sustainability				
Accessibility	Access is possible.	Total Completions	0	
Other Information	Bus stop within 300m. Post office within 1000m. Medical facilities within 650m. Primary school within 1400m. Open space within 100m.	Losses Completed	0	
Brownfield / Greenfield	Brownfield	Remaining Losses	0	
Suitability	Suitable			
Availability	Available	Current Year	0	
Achievability	Achievable	Years 1-5	10	
Deliverability	Deliverable	Years 6-10	0	
Development Progress	SHLAA Site	Years 11-15	0	
Application Number:				



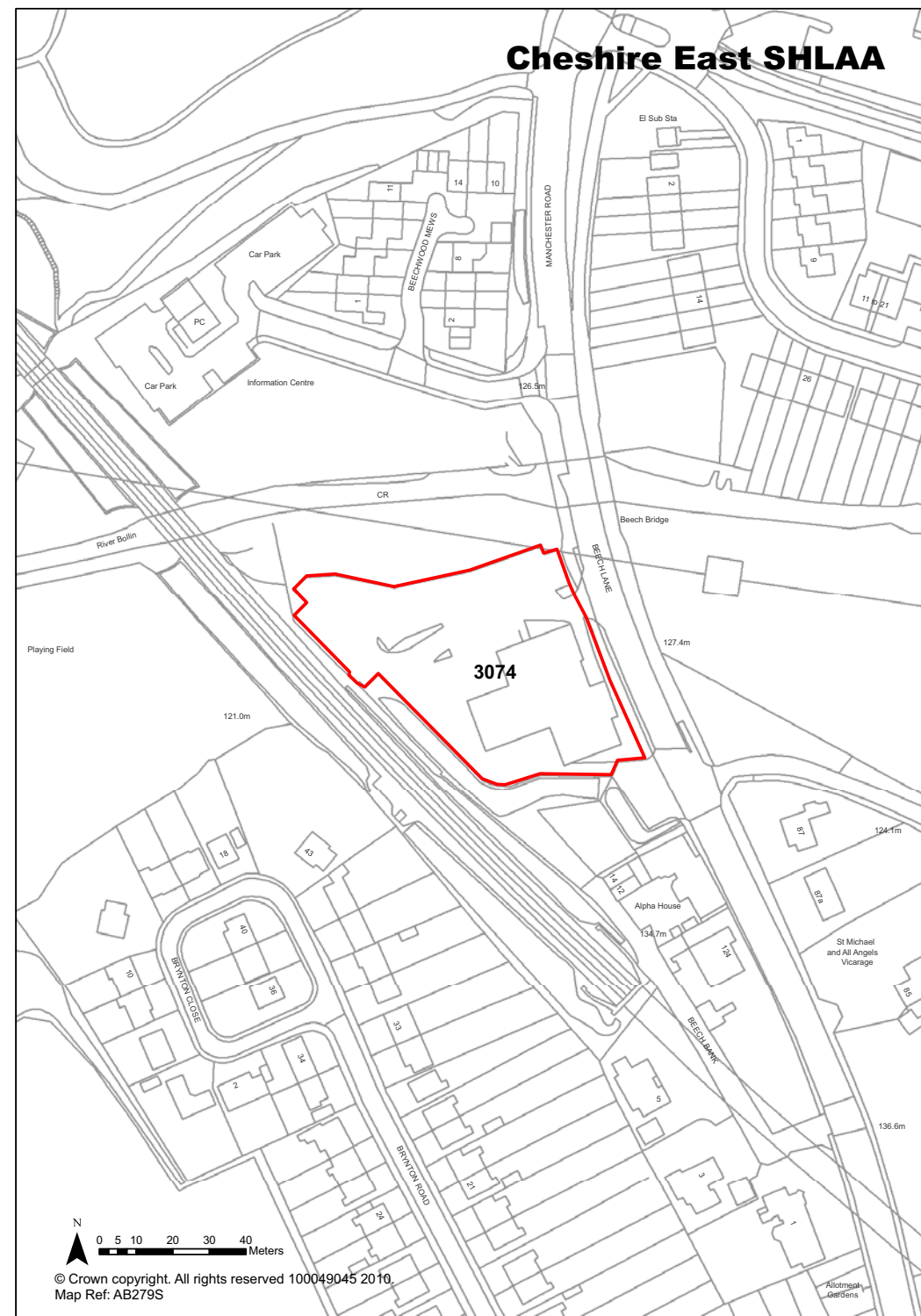
Ref	3070	Site Address	Park Mount Nursing Home, Park Mount Drive, Macclesfield		
Town / Rural	Macclesfield	Easting	390487	Northing	372573
Site Description	In use - Nursing home		Site Size Net (Ha)		1.0
Character of Area	Residential		Potential Capacity		30
Surrounding Land Uses	Predominantly Residential, Existing Open Space		Potential Net Capacity		30
Physical Constraints	Large treed area (TPOs), 2 storey bdg, extensive gardens, bdg in use, flat land, potential access issues (1 lane entry into the property, surrounded by 1 & 2 storey bdgs. Potential air quality issues.				
Policy Restrictions	Identified as Predominantly Residential		Potential Density		30
Managing Constraints	Resolve access issues: Highways Agency. Consider conversion of existing building. Sympathetic design to natural environment. Air quality assessment may be required (proximity to AQMA).		Determination of Capacity		Density multiplier
Sustainability	Bus route on Congleton Road and Ivy Lane but not adjacent to site.				
Accessibility	Access issues to be resolved through consultation with the Highway Agency		Total Completions		0
Other Information	Bus stop within 220m. Post office within 1200m. Medical facilities within 1000m. Primary school within 700m. Open space within 650m.		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:					



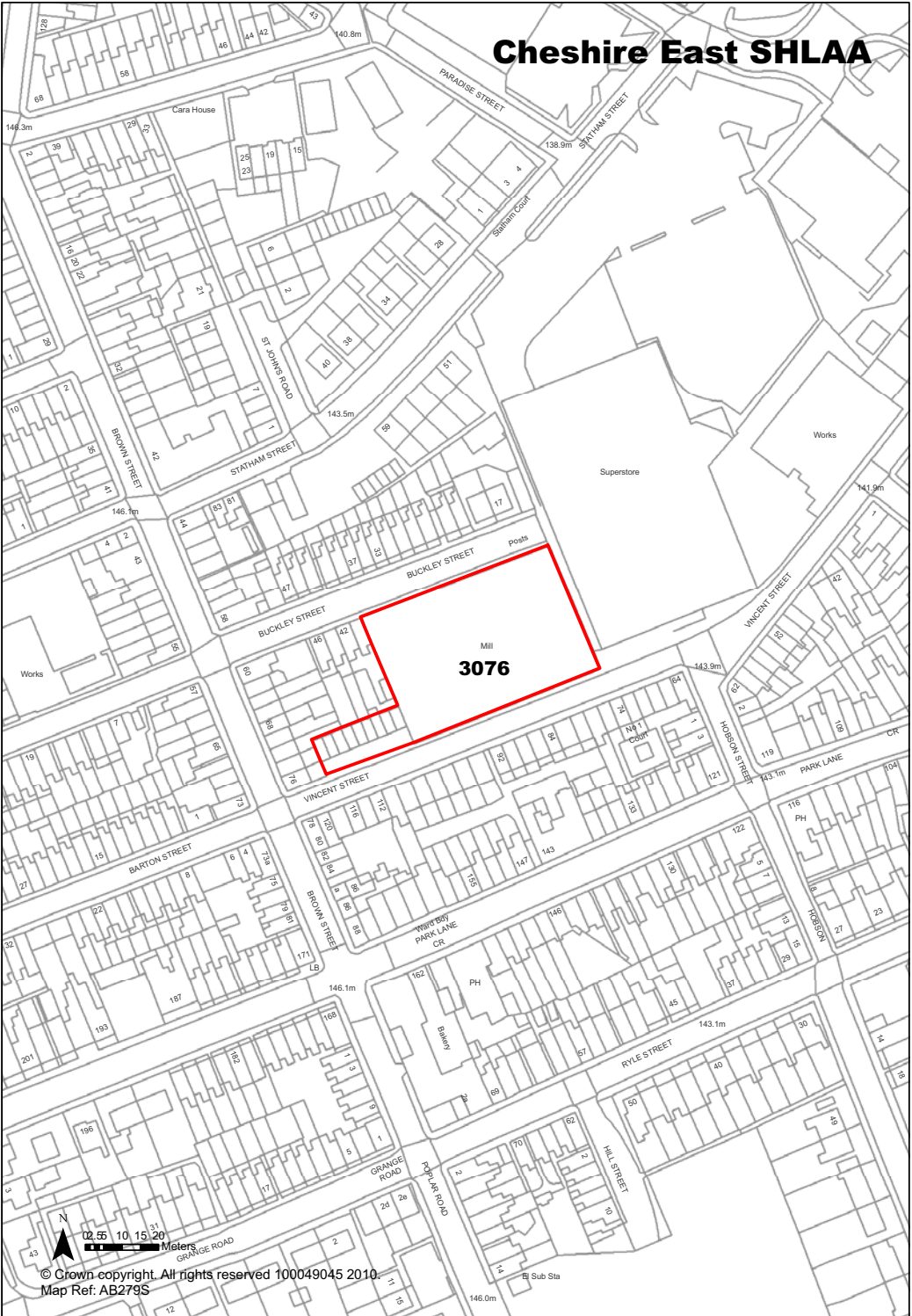
Ref	3072	Site Address	Culvers Garage, Hibel Road, Macclesfield	
Town / Rural	Macclesfield	Easting	391719	Northing 374122
Site Description	Site in active use as a car garage/showroom. Pearle St - Cyprotex & Station St - RRG Macclesfield Toyota Group and Residential		Site Size Net (Ha)	0.38
Character of Area	Residential & commercial uses.		Potential Capacity	12
Surrounding Land Uses	Predominantly Residential and railway.		Potential Net Capacity	12
Physical Constraints	Pearle St - Cyprotex - modern building - carparking to S & E - access from Pearle St; levels change sloping downhill towards Station St; Station st site - modern buildings, access ok, car park to N. Located within 250m of landfill.		Potential Density	31.58
Policy Restrictions	Within the settlement boundary of Macclesfield and a predominantly residential area.		Determination of Capacity	Density multiplier
Managing Constraints	Flood Risk Assessment - Flood Alleviation if required. Levelling of site. Consultation with Contaminated Land Officer.		Total Completions	0
Sustainability	Access is possible		Losses Completed	0
Accessibility	Bus stop within 110m. Post office within 1500m. Medical facilities within 250m. Primary school within 1400m. Open space within 220m.		Remaining Losses	0
Other Information			Current Year	0
Brownfield / Greenfield	Brownfield		Years 1-5	0
Suitability	Suitable		Years 6-10	12
Availability	Marginal / Uncertain		Years 11-15	0
Achievability	Achievable			
Deliverability	Developable			
Development Progress	SHLAA Site			
Application Number:				



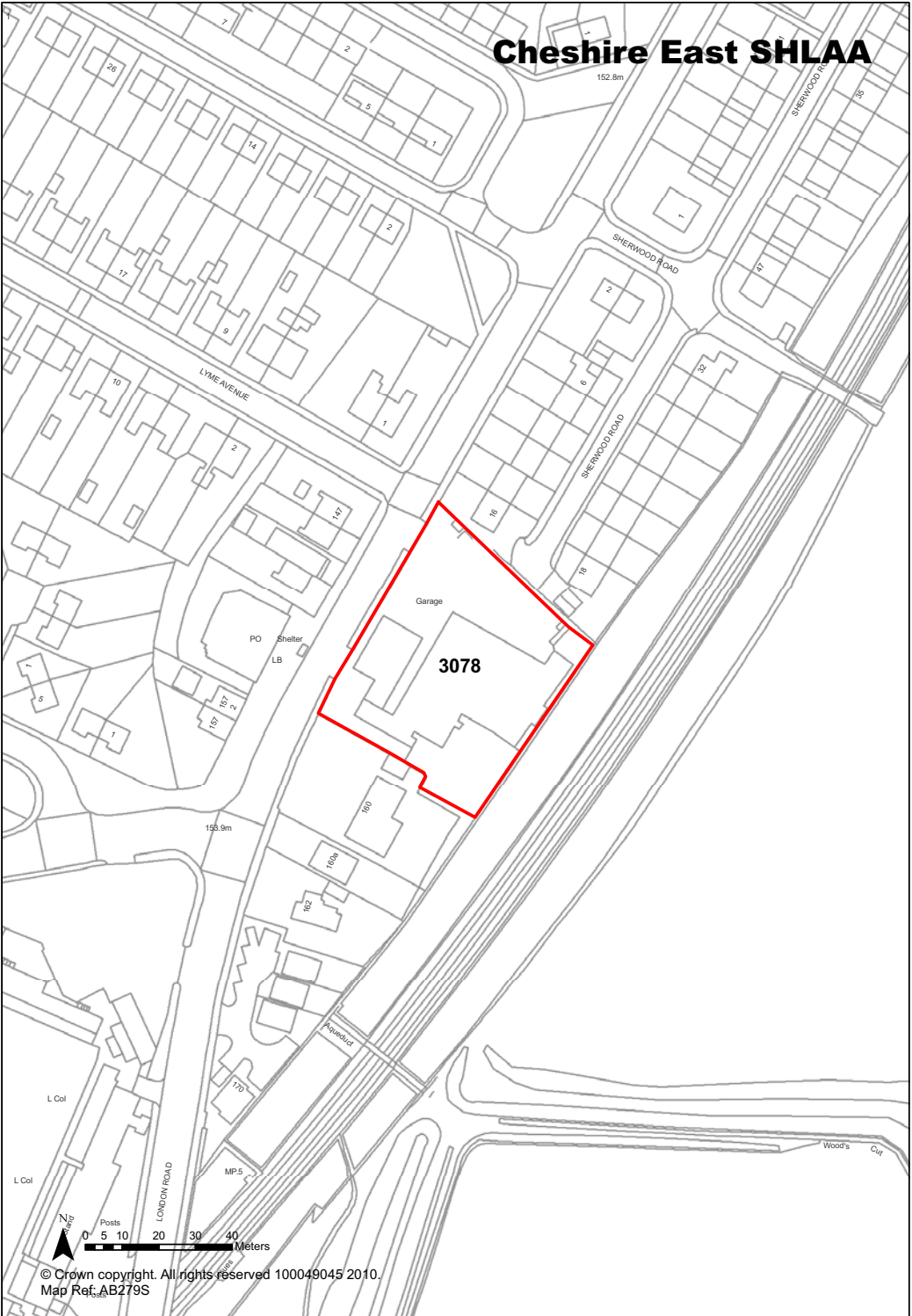
Ref	3074	Site Address	Former Links Garage, Beech Lane, Macclesfield		
Town / Rural	Macclesfield	Easting	391485	Northing	374496
Site Description	Vacant car showroom and land.		Site Size Net (Ha)	0.38	
Character of Area	Residential, open space.		Potential Capacity	12	
Surrounding Land Uses	Residential, existing open space and railway.		Potential Net Capacity	12	
Physical Constraints	Flood zone 1 - little or no risk. 1-2 storey bdg, 1 storey equiv in height to 2 storey bdg, several outbdgs, site vacant, car parking area, access off Beech Lane - fast moving traffic, minimal risk of overlooking, fairly large plot, Riverside Park to N, railway to W in cutting. Located on potential contaminated site. Potential noise issues. Trees and hedges to boundary. Site appears generally flat.				
Policy Restrictions	Within the settlement boundary of Macclesfield. Identified as Predominantly Residential.		Potential Density	31.58	
Managing Constraints	Flood Risk Assessment - Flood Alleviation if required. Sympathetic design to respect the character of the area, both human and natural. Ensure design causes no overlooking issues. Contact highways agency regarding access issues. Consultation with Contaminated Land Officer. PPG24 noise assessment required (rail noise). Consideration of biodiversity.		Determination of Capacity	Density multiplier	
Sustainability	Site is within walking distance of bus stops and open space.				
Accessibility	Access issues to be resolved through consultation with the Highway Agency.		Total Completions	0	
Other Information	Bus stop within 50m. Post office within 1400m. Medical facilities within 700m. Primary school within 1400m. Open space within 60m.		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	12	
Development Progress	SHLAA Site		Years 11-15	0	
Application Number:					
Cheshire East SHLAA - Update January 2013					



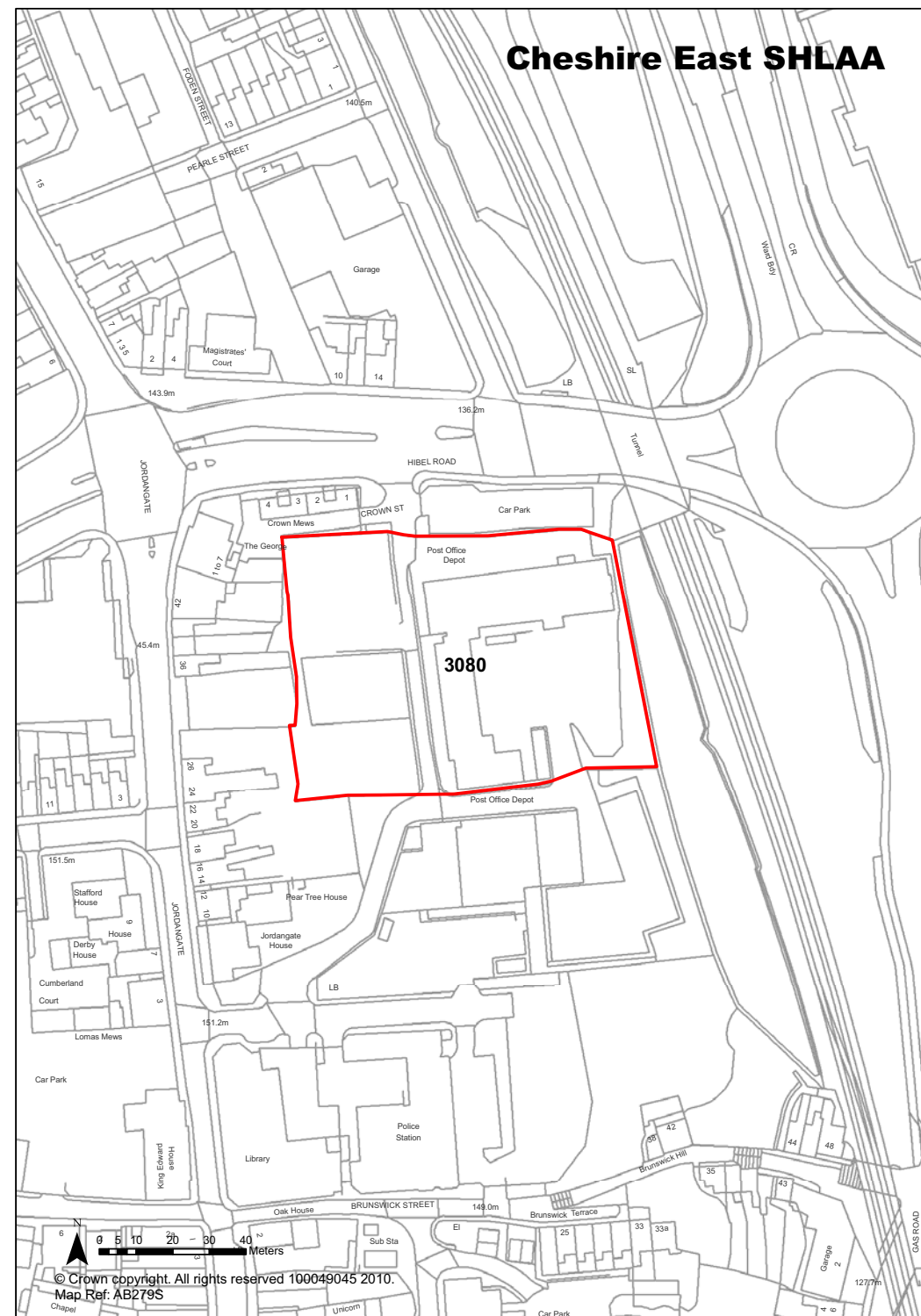
Ref	3076	Site Address	Augustus Mill, Buckley Street, Macclesfield	
Town / Rural	Macclesfield	Easting	391529	Northing 373069
Site Description	In use for industrial/commercial.	Site Size Net (Ha)	0.23	
Character of Area	Mixed use.	Potential Capacity	10	
Surrounding Land Uses	Commercial and residential.	Potential Net Capacity	10	
Physical Constraints	Flood zone 1 - little or no risk. Buildings on site. Located on potential contaminated site. Potential air quality issues. Tree on site. Levels appear flat.	Potential Density	43.48	
Policy Restrictions	Within Macclesfield settlement boundary and partially an area of archaeological potential.	Determination of Capacity	Density multiplier - Sustainable location	
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (proximity to AQMA). Consideration of biodiversity and historic environment.	Total Completions	0	
Sustainability	Sustainable location.	Losses Completed	0	
Accessibility	Access is possible.	Remaining Losses	0	
Other Information		Current Year	0	
Brownfield / Greenfield	Brownfield	Years 1-5	0	
Suitability	Suitable	Years 6-10	10	
Availability	Marginal / Uncertain	Years 11-15	0	
Achievability	Achievable			
Deliverability	Developable			
Development Progress	SHLAA Site			
Application Number:				



Ref	3078	Site Address	Garage, London Road, Macclesfield		
Town / Rural	Macclesfield	Easting	391762	Northing	371900
Site Description	Vehicle repairs garage with car parking.	Site Size Net (Ha)	0.33		
Character of Area	Residential.	Potential Capacity	10		
Surrounding Land Uses	Predominantly residential and railway.	Potential Net Capacity	10		
Physical Constraints	Flood zone 1 - little or no risk. Railway to rear, 2 storey residential adj, views to hills. Located on potential contaminated site. Potential air quality issues. Site appears flat. Trees and shrubs to boundary. Buildings and hardstanding on site.				
Policy Restrictions	Within the settlement boundary of Macclesfield.	Potential Density	30.58		
Managing Constraints	Design sympathetic to surrounding natural environment. Noise mitigation incorporated into housing design. Consultation with Contaminated Land Officer. Air quality assessment may be required (proximity to AQMA). Consideration of biodiversity.	Determination of Capacity	Density multiplier		
Sustainability	Site is considered sustainable.				
Accessibility	Access is possible.	Total Completions	0		
Other Information	Bus stop within 60m. Post office within 60m. Medical facilities within 1600m. Primary school within 630m. Open space within 500m.	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	3080	Site Address	British Telecom Centre, Jordangate, Macclesfield		
Town / Rural	Macclesfield	Easting	391799	Northing	373999
Site Description	In use as offices.	Site Size Net (Ha)	0.65		
Character of Area	Commercial and new housing adjacent.	Potential Capacity	20		
Surrounding Land Uses	Predominantly Residential, Existing Car Park, Existing Open Space.	Potential Net Capacity	20		
Physical Constraints	Flood zone 1 - little or no risk. Busy road, tall 4 storey building, very prominent site with views to the hills, level changes - goes uphill from Hibel road to Jordangate and towards the P.O.; car park on frontage to Hibel Road. Located within 250m of landfill. Trees to boundary. Adjacent to a Conservation Area.				
Policy Restrictions	Within the settlement boundary of Macclesfield and a mixed use area.	Potential Density	30.77		
Managing Constraints	Flood Risk Assessment - Flood Alleviation if required. Sympathetic design to complement and enhance the character of the area. Consultation with Contaminated Land Officer. Consideration of the setting of the Conservation Area and of biodiversity.	Determination of Capacity	Density multiplier		
Sustainability	Site is considered sustainable.				
Accessibility	Access is possible.	Total Completions	0		
Other Information	Bus stop within 90m. Post office within 500m. Medical facilities within 180m. Primary school within 1200m. Open space within 200m.	Losses Completed	0		
Brownfield / Greenfield	Brownfield	Remaining Losses	0		
Suitability	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:					



Ref3081

Site Address

Post Office Depot, Jordangate, Macclesfield

Town / RuralMacclesfield

Easting391799

Northing373926

Site Description

In use as offices.

Site Size Net (Ha)0.51

Character of Area

Commercial.

Potential Capacity16

Surrounding Land Uses

Residential, existing car park, existing open space, railway.

Potential Net Capacity16

Physical Constraints

Flood zone 1 - little or no risk. Fairly level site but slopes down to N, surrounded by car parking, good views to hills, access OK, prominent site Located on potential contaminated site. Located adjacent to a Conservation Area and an area of archaeological potential. Trees to boundary.

Policy Restrictions

Within the settlement boundary of Macclesfield and a mixed use area.

Potential Density31.56

Managing Constraints

Flood Risk Assessment - Flood Alleviation if required. Levelling of site required. Consultation with Contaminated Land Officer. Consideration of setting of Conservation Area and of biodiversity.

Determination of Capacity

Density multiplier

Sustainability

Site is considered sustainable.

Accessibility

Access is possible.

Total Completions0

Other Information

Bus stop within 140m. Post office within 500m. Medical facilities within 130m. Primary school within 1100m. Open space within 60m.

Losses Completed0

Brownfield / Greenfield

Brownfield

Remaining Losses0

Suitability

Suitable

Availability

Not Available

Current Year0

Achievability

Achievable

Years 1-50

Deliverability

Not currently developable

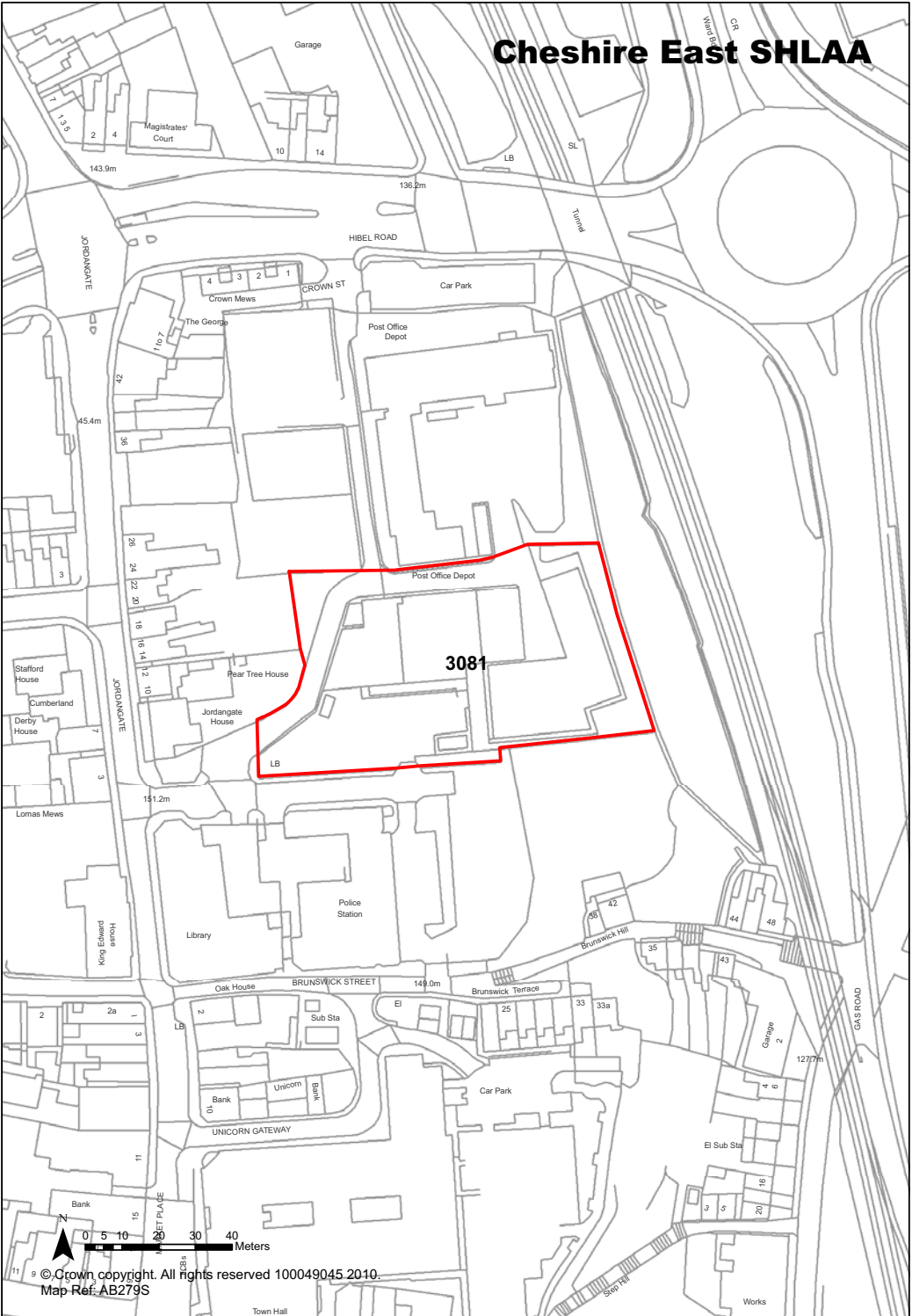
Years 6-100

Development Progress

SHLAA Site

Years 11-150

Application Number:



Ref	3082	Site Address	Warehouse, Samuel Street, Macclesfield
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Town / Rural	Macclesfield	Easting	391712	Northing	373235
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Site Description	In use as a storage warehouse.	Site Size Net (Ha)	0.51
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Character of Area	Commercial with silk museums opposite.	Potential Capacity	16
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Surrounding Land Uses	Existing Open Space, Redevelopment Site, Secondary Shopping Area, Conservation Area. Mixed Use Area, Predominantly Residential, Mixed Use Regeneration Area.	Potential Net Capacity	16
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Physical Constraints	Flood zone 1 - little or no risk. None in particular but part of comprehensive town centre redevelopment for department store etc. Located on potential contaminated site. Potential air quality issues. Site is of no apparent biodiversity value. Site appears flat. Buildings on site.		
Policy Restrictions	Within the settlement boundary of Macclesfield, an area of archaeological potential and a redevelopment site.	Potential Density	31.13
Managing Constraints	Flood Risk Assessment - Flood Alleviation if required. Sympathetic design to complement and enhance	Determination of Capacity	Density multiplier

existing character. Consultation with Contaminated Land Officer. Air quality assessment may be required (proximity to AQMA).

Sustainability	Site is considered sustainable.		
Accessibility	Access is possible.	Total Completions	0

Other Information	Bus stop within 140m. Post office within 500m. Medical facilities within 130m. Primary school within 1100m. Open space within 60m.	Losses Completed	0
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Brownfield / Greenfield	Brownfield	Remaining Losses	0
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Suitability Not Suitable

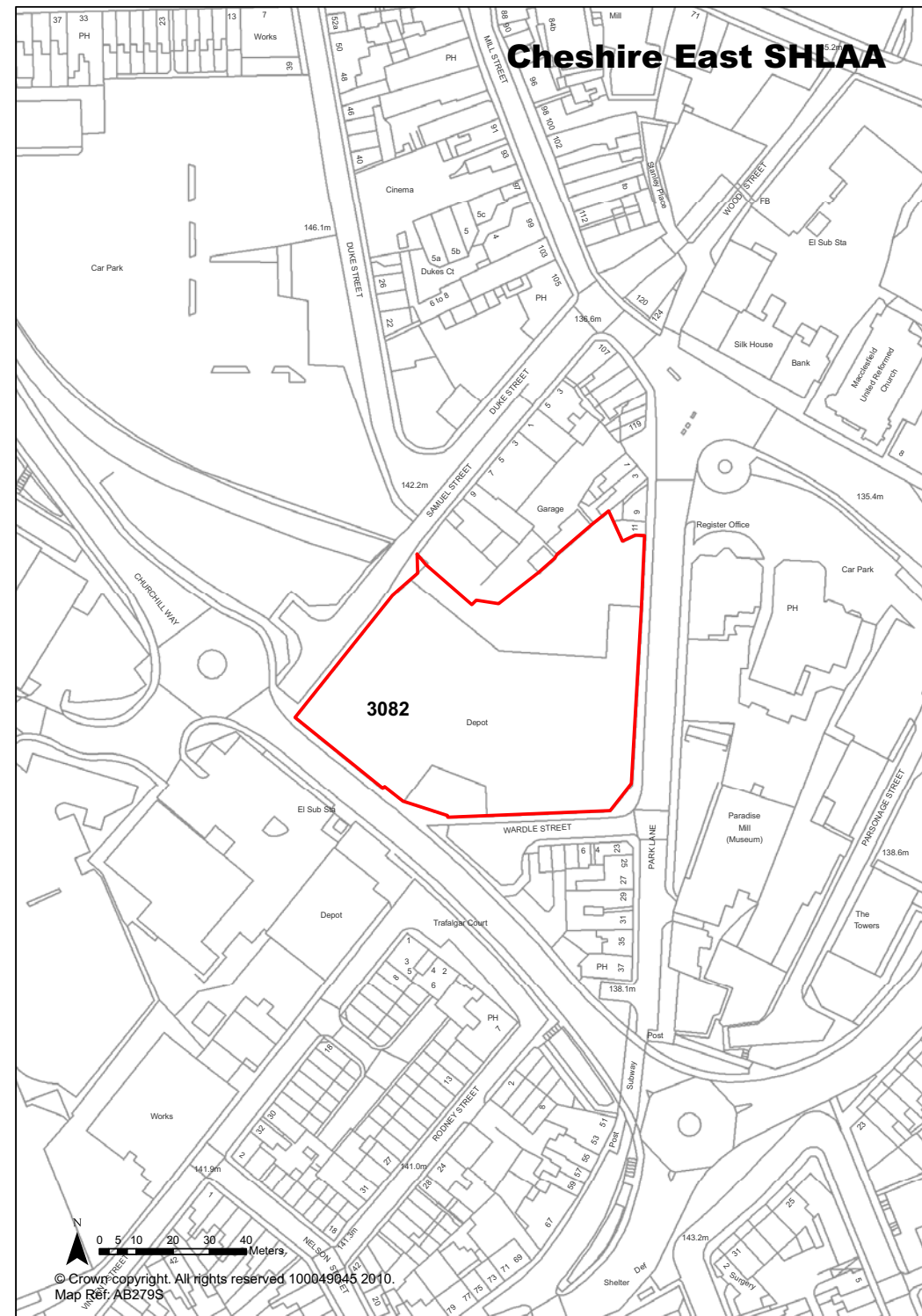
Availability	Not Available	Current Year	0
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Achievability	Not Achievable	Years 1-5	0
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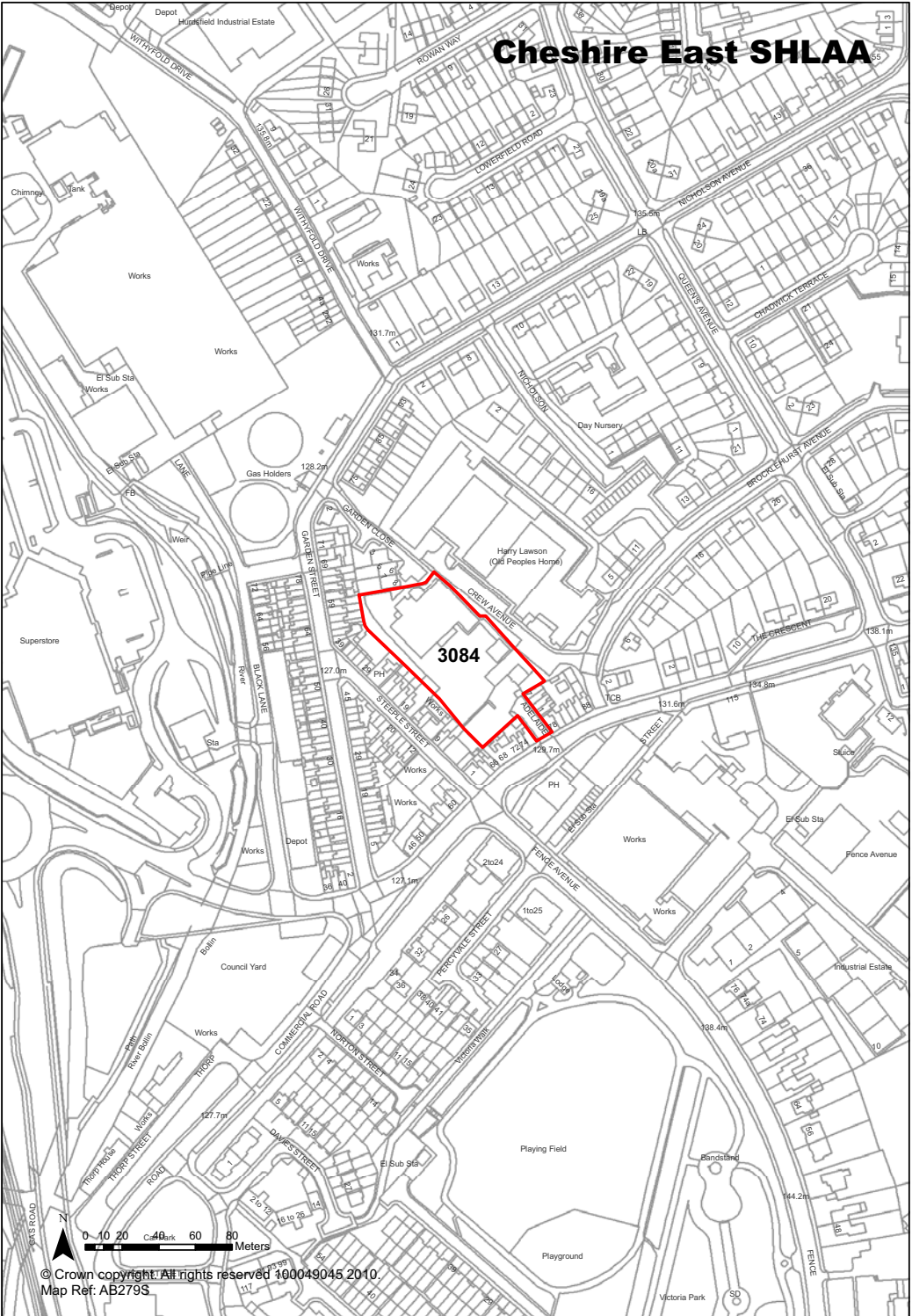
Deliverability	Not currently developable	Years 6-10	0
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Development Progress	SHLAA Site	Years 11-15	0
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Application Number:

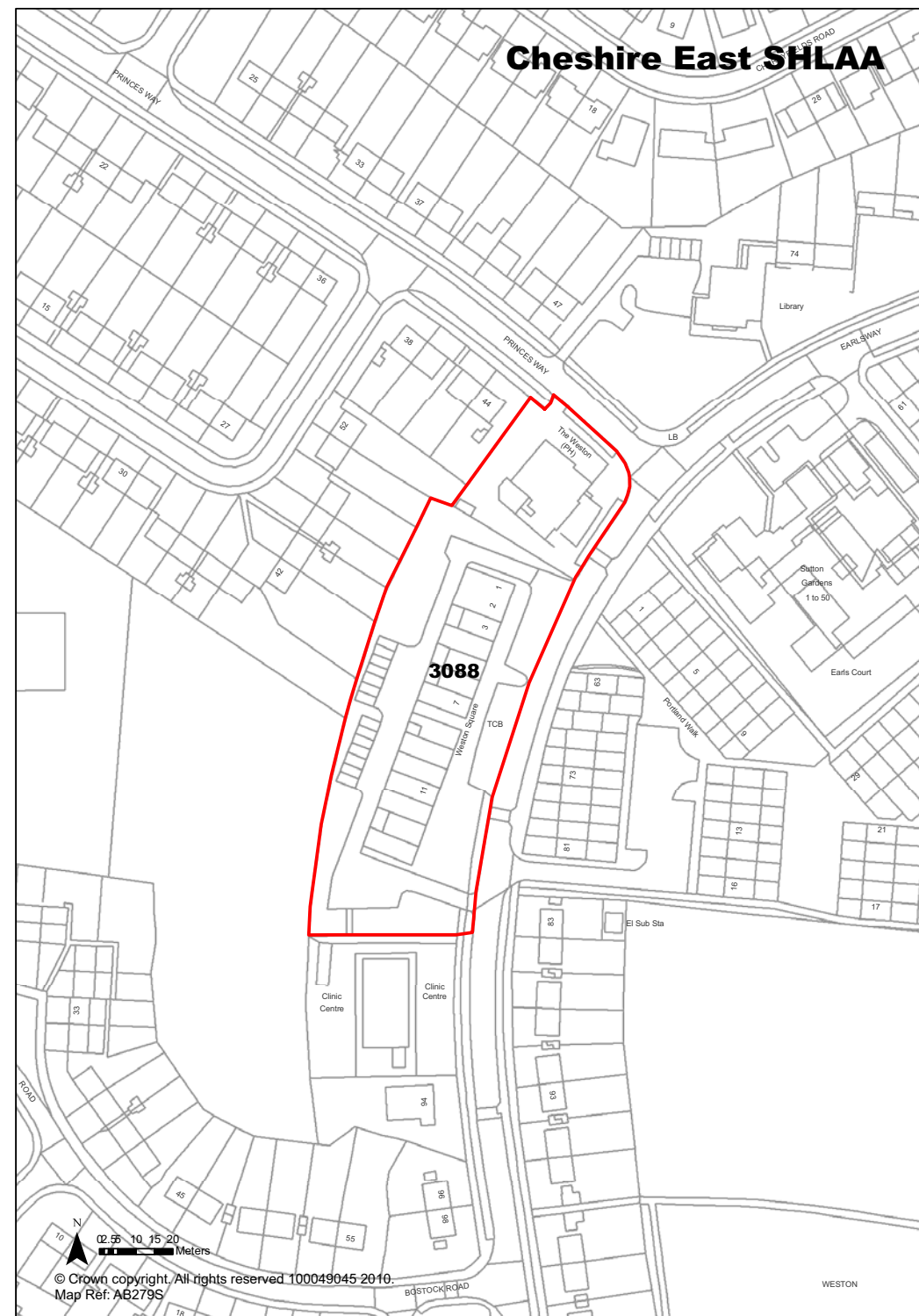


Ref	3084	Site Address	Brake Brothers, off Hurdfield Road, Macclesfield			
Town / Rural	Macclesfield		Easting	392130	Northing	374149
Site Description	Employment - Brake Brothers.		Site Size Net (Ha)		0.48	
Character of Area	Residential.		Potential Capacity		20	
Surrounding Land Uses	Predominantly Residential, Employment Area.		Potential Net Capacity		20	
Physical Constraints	Flood zone 2 - medium risk. Brakes Catering & Howden joinery, modern buildings, access from rear rather than off main road, bollards across Brocklehurst Ave, Harry Lawson Court adj. Located on potential contaminated site. Trees on site. Site appears generally flat.					
Policy Restrictions	Within the settlement boundary of Macclesfield. Predominantly Residential.		Potential Density		41.67	
Managing Constraints	Consultation with Contaminated Land Officer. Consideration of biodiversity and flood risk with the production of a Flood Risk Assessment.		Determination of Capacity		Density multiplier - sustainable development	
Sustainability	Site is considered sustainable.					
Accessibility	Access is possible.		Total Completions		0	
Other Information	Bus Stop within 160m, Post Office within 810m, medical facilities within 800m, Primary School within 800m, Open Space within 350m		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:						

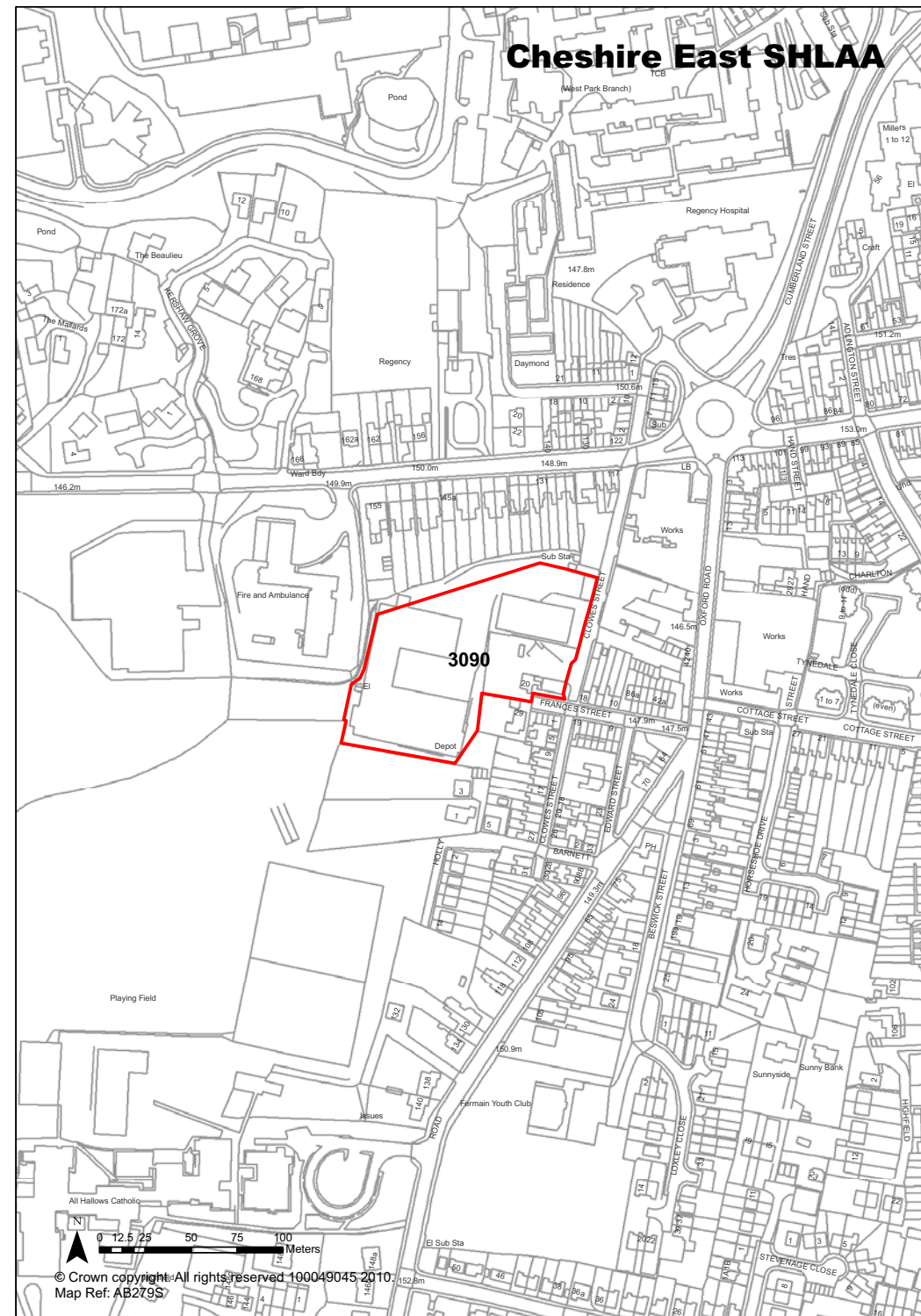


Ref 3088 Site Address Weston Square, Earlsway, Macclesfield

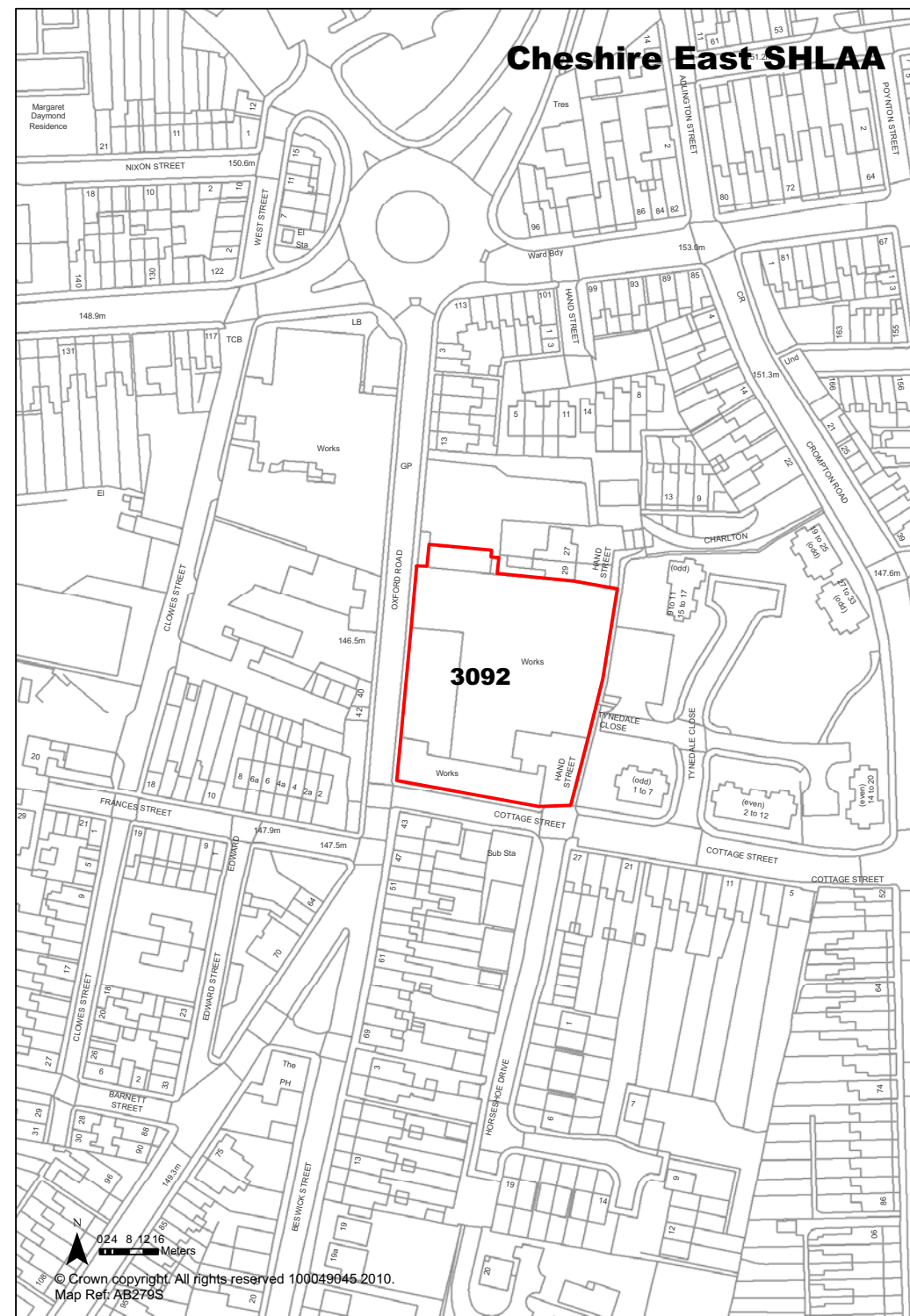
Town / Rural	Macclesfield	Easting	389518	Northing	373289
Site Description	In use for retail but some vacant shops.	Site Size Net (Ha)	0.3		
Character of Area	Residential, clinic adj and library nearby.	Potential Capacity	12		
Surrounding Land Uses	Predominantly Residential, Shopping Area, Existing Open Space.	Potential Net Capacity	12		
Physical Constraints	Flood zone 1 - little or no risk. Well used shops but some vacant premises; 2 storey - could take 3. Trees and shrubs to boundary.				
Policy Restrictions	Within the settlement boundary of Macclesfield. Existing Shopping Area.	Potential Density	40		
Managing Constraints	Consideration of biodiversity.	Determination of Capacity	Density multiplier - sustainable development		
Sustainability	Site is considered sustainable.				
Accessibility	Access is possible.	Total Completions	0		
Other Information	Bus Stop within 90m, Post Office within 660m, medical facilities within 800m, Primary School within 400m, Open Space within 160m	Losses Completed	0		
Brownfield / Greenfield	Brownfield	Remaining Losses	0		
Suitability	Suitable				
Availability	Marginal / Uncertain	Current Year	0		
Achievability	Achievable	Years 1-5	0		
Deliverability	Developable	Years 6-10	12		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:					



Ref	3090	Site Address	Clowes Street (Gradus), Macclesfield		
Town / Rural	Macclesfield	Easting	390777	Northing	373543
Site Description	In use for industrial/commercial.	Site Size Net (Ha)	1.08		
Character of Area	Fire & ambulance station adj, residential, commercial.	Potential Capacity	33		
Surrounding Land Uses	Mixed Use Area, Predominantly Residential, Existing Open Space	Potential Net Capacity	33		
Physical Constraints	Flood zone 1 - little or no risk. Severe level changes - stream/valley. Active use - Gradus Accessories; modern buildings and areas of OS/some trees & car parking; large site. Located on potential contaminated site. Potential air quality issues.				
Policy Restrictions	Within the settlement boundary of Macclesfield. A mixed use area in the Local Plan.	Potential Density	30.56		
Managing Constraints	Flood Risk Assessment - Flood Alleviation if required. Levelling of site. Consultation with Contaminated Land Officer. Air quality assessment may be required (close to area of concern). Consideration of biodiversity.	Determination of Capacity	Density multiplier		
Sustainability	Site is considered sustainable.				
Accessibility	Access is possible.	Total Completions	0		
Other Information	Bus stop within 150m. Post office within 1000m. Medical facilities within 700m. Primary school within 470m. Open space within 75m.	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	3092	Site Address	Oxford Road Mill, Oxford Road, Macclesfield		
Town / Rural	Macclesfield	Easting	390949	Northing	373560
Site Description	Vacant mill site - sold subj to contract.		Site Size Net (Ha)	0.3	
Character of Area	Residential, commercial.		Potential Capacity	12	
Surrounding Land Uses	Mixed Use Area, Predominantly Resdential.		Potential Net Capacity	12	
Physical Constraints	Flood zone 1 - little or no risk. Old 4 storey mill, Monk Furniture separate building on Cottage St. Located on potential contaminated site. Footpath to part of site boundary. Site levels appear flat. No apparent biodiversity value on site.				
Policy Restrictions	Within the settlement boundary of Macclesfield. Mixed Use Area.		Potential Density	40	
Managing Constraints	Consultation with Contaminated Land Officer. Consideration of footpath.		Determination of Capacity	Density multiplier - sustainable development	
Sustainability	Site is considered sustainable.				
Accessibility	Access is possible.		Total Completions	0	
Other Information	Bus Stop within 190m, Post Office within 750m, medical facilities within 740m, Primary School within 400m, Open Space within 290m		Losses Completed	0	
Brownfield / Greenfield	Brownfield		Remaining Losses	0	
Suitability	Suitable				
Availability	Available		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:					

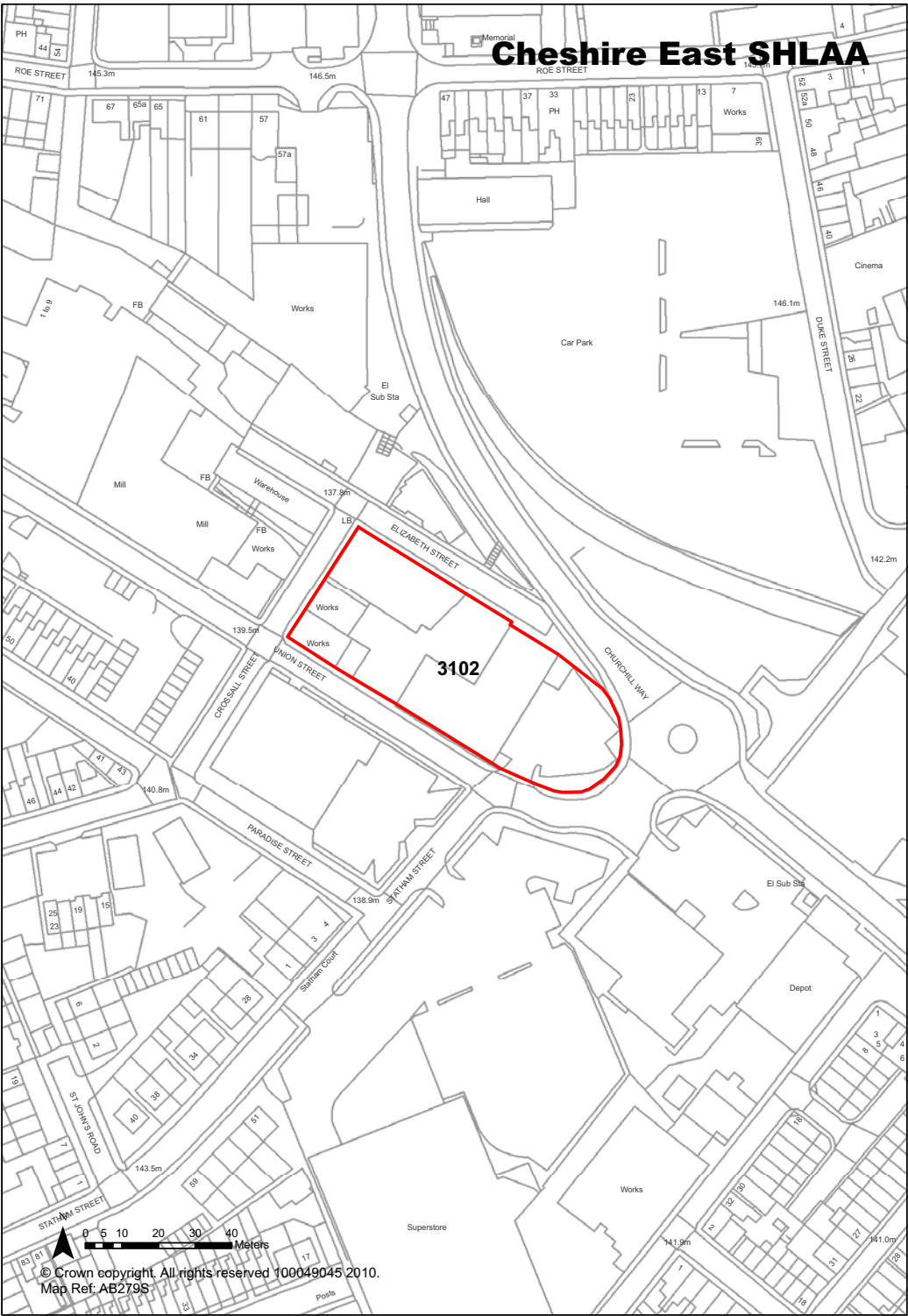


Ref3102

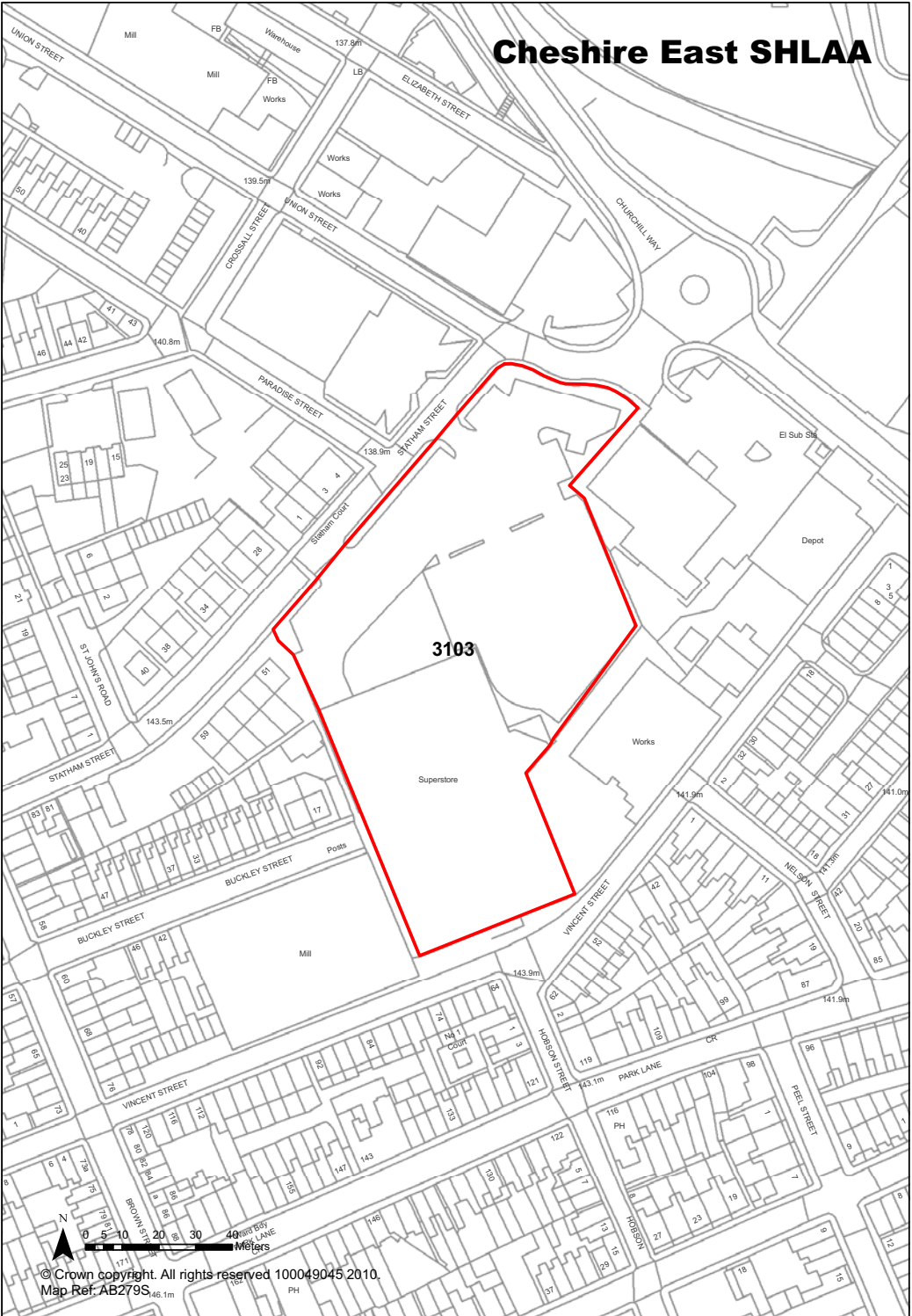
Site Address

Land at Union Street / Elizabeth Street,
Macclesfield

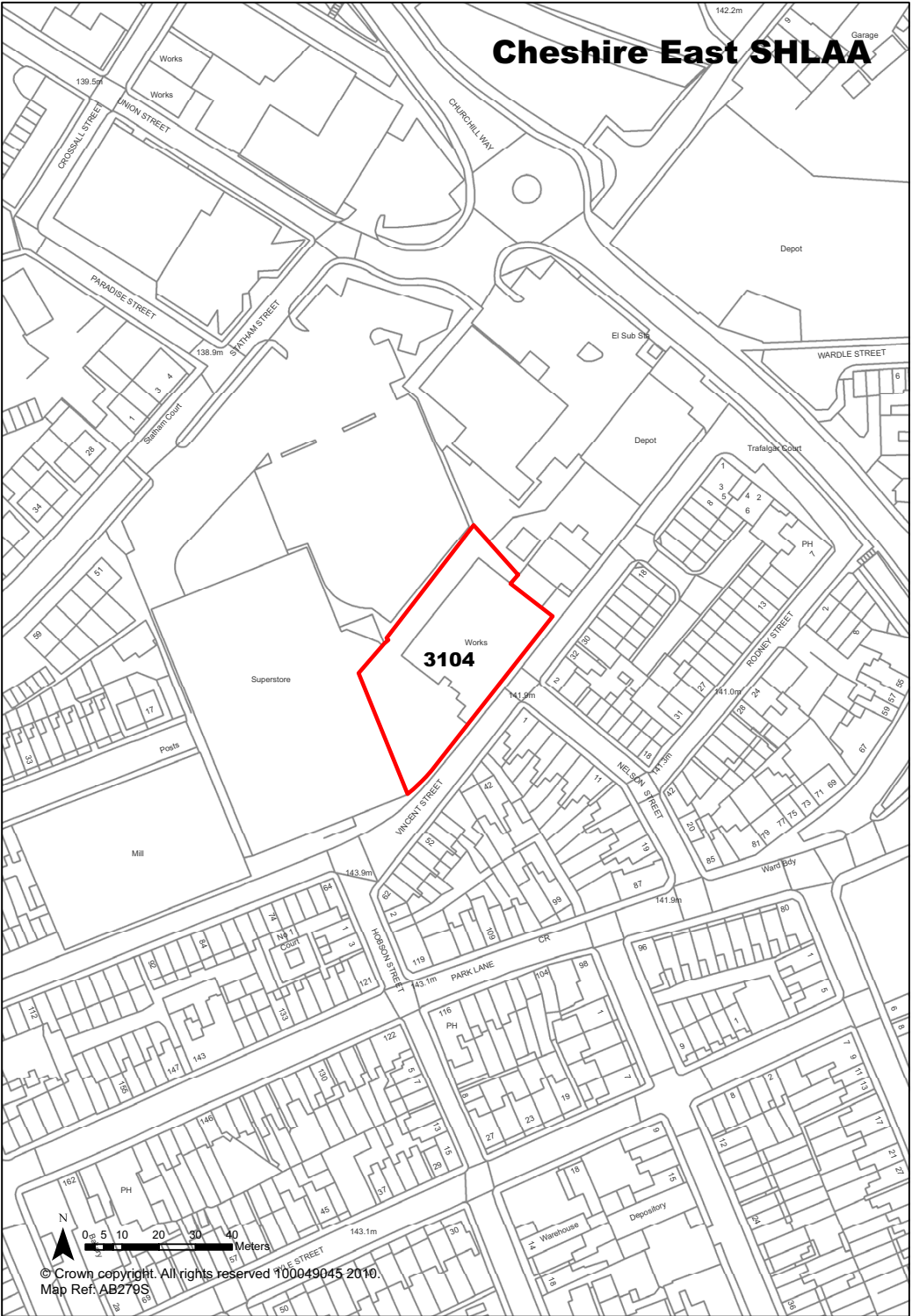
Town / Rural	Macclesfield	Easting	391584	Northing	373259
Site Description	In use for commercial.		Site Size Net (Ha)	0.32	
Character of Area	Commercial.		Potential Capacity	10	
Surrounding Land Uses	Mixed Use Area, Predominantly Residential, Existing Open Space.		Potential Net Capacity	10	
Physical Constraints	Flood zone 1 - little or no risk. Active use; new flats opposite, access ok. Located on potential contaminated site Potential air quality issues. Site appears flat. Shrubs on site.				
Policy Restrictions	Within the settlement boundary of Macclesfield and an area of archaeological potential. Identified as a Mixed Use Area.		Potential Density	31.25	
Managing Constraints	Sympathetic design to respect the character of the area. Consultation with Contaminated Land Officer. Air quality assessment may be required (proximity to AQMA). Consideration of biodiversity.		Determination of Capacity	Density multiplier	
Sustainability	Site is considered sustainable.				
Accessibility	Access is possible.		Total Completions	0	
Other Information	Bus stop within 180m. Post office within 360m. Medical facilities within 300m. Primary school within 560m. Open space within 65m.		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	3103	Site Address	B&Q, Statham Street, Macclesfield	
Town / Rural	Macclesfield	Easting	391568	Northing 373107
Site Description	In use as a DIY store.	Site Size Net (Ha)	0.92	
Character of Area	Residential and commercial.	Potential Capacity	28	
Surrounding Land Uses	Mixed Use Area, Predominantly Residential, Redevelopment Site, Existing Open Space.	Potential Net Capacity	28	
Physical Constraints	Flood zone 1 - little or no risk. Site had to be deep piled - sand; relocation of active use needed. Access ok. Located on potential contaminated site. Potential air quality issues. Sloping site. Trees and shrubs on site. Public footpath to rear of site.			
Policy Restrictions	Within the settlement boundary of Macclesfield and an area of archaeological potential. Identified as a Mixed Use Area	Potential Density	30.43	
Managing Constraints	Sympathetic design to respect the character of the area. Deep piled foundation may be required (utilise existing). Consultation with Contaminated Land Officer. Air quality assessment may be required (proximity to AQMA). Consideration of biodiversity and footpath.	Determination of Capacity	Density multiplier	
Sustainability	Site is considered sustainable.			
Accessibility	Access is possible.	Total Completions	0	
Other Information	Bus stop within 300m. Post office within 500m. Medical facilities within 360m. Primary school within 530m. Open space within 180m.	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	3104	Site Address	VINCENT MILL, VINCENT STREET, MACCLESFIELD		
Town / Rural	Macclesfield	Easting	391620	Northing	373122
Site Description	In use - Joinery workshop with both 1 and 2 storey buildings.		Site Size Net (Ha)	0.18	
Character of Area	Mixed use area including residential development.		Potential Capacity	17	
Surrounding Land Uses	Mixed use area including residential development.		Potential Net Capacity	17	
Physical Constraints	Located on potential contaminated site. Potential air quality issues. Slight drop in site from south to north. Buildings on site. Mobile phone mast on site. Culvert under site.				
Policy Restrictions	Mixed Use Area.		Potential Density	94.44	
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (proximity to AQMA). Removal / relocation of phone mast. Relocation of existing business. Consideration of nearby Listed Building.		Determination of Capacity	Based on current permission	
Sustainability	In close proximity to the town centre.				
Accessibility	Access to be discussed with Highways.		Total Completions	0	
Other Information	x		Losses Completed	0	
Brownfield / Greenfield	Brownfield		Remaining Losses	0	
Suitability	Suitable				
Availability	Available		Current Year	0	
Achievability	Achievable		Years 1-5	17	
Deliverability	Deliverable		Years 6-10	0	
Development Progress	Outline Permission		Years 11-15	0	
Application Number:	12/0290M				

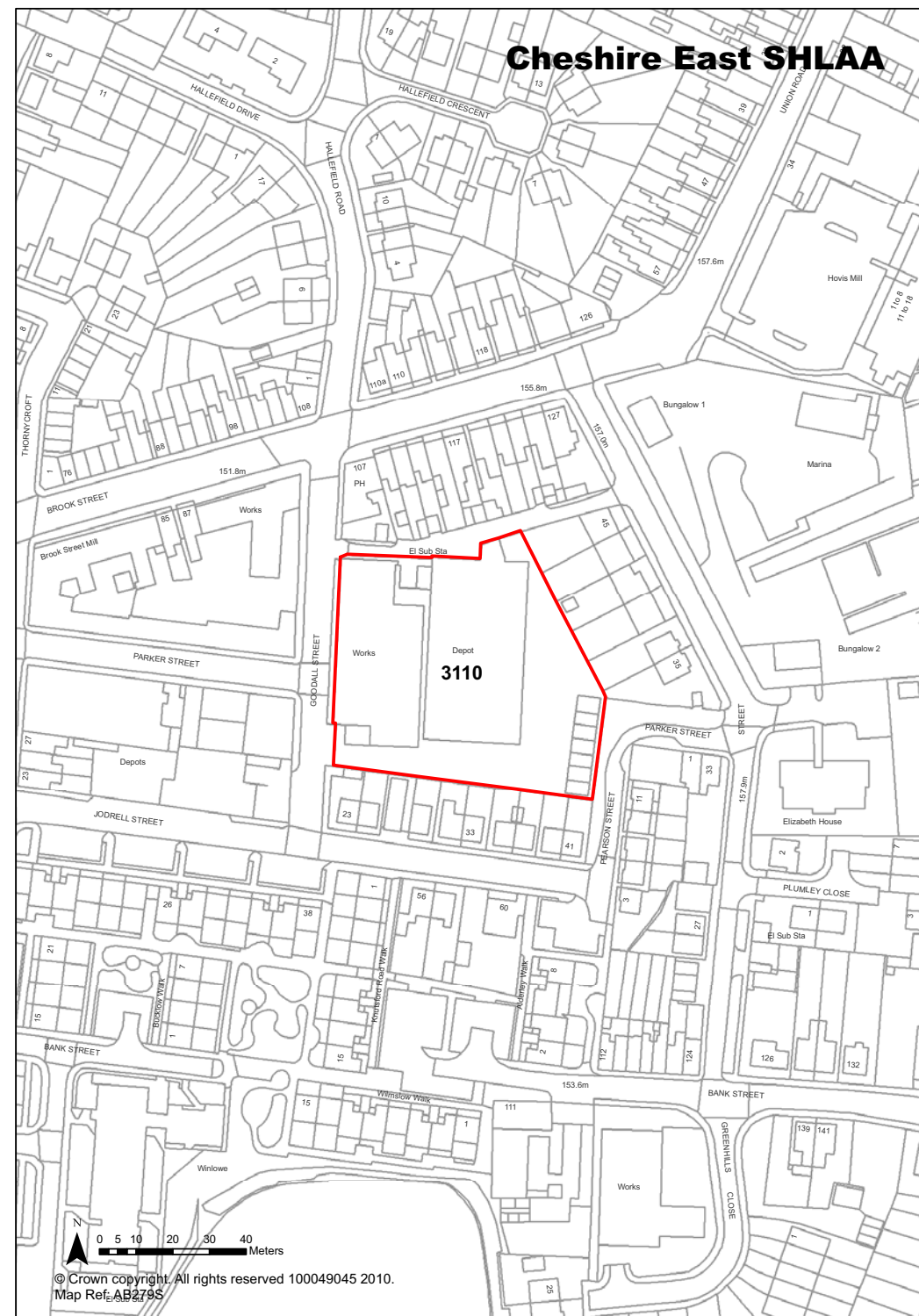


Ref	3109	Site Address	Land at Brook Street / Parker Street / Jodrell Street, Macclesfield	
Town / Rural	Macclesfield	Easting	392231	Northing 373285
Site Description	In use in part, vacant premises to rear - variety of uses - garages, scaffolding hire, Sign Co (Arrow), Brookside Engineering.		Site Size Net (Ha)	0.56
Character of Area	Residential and commercial.		Potential Capacity	17
Surrounding Land Uses	Mixed Use Area, Predominantly Residential, Existing Open Space.		Potential Net Capacity	17
Physical Constraints	Flood zone 1 - little or risk. Brook Street frontage - 3 storey brick mill to W, res in middle, garage to E - to rear of garage Mill - boarded up 2nd floor; southern part of site maj 2 storey brick bdgs - variety of uses - garages, scaffolding hire, Sign Co (Arrow), Brookside Engineering. Located on potential contaminated site. Potential air quality issues. Site appears generally flat. Site has no apparent biodiversity value. Building on site.			
Policy Restrictions	Within the settlement boundary of Macclesfield. Identified as a Mixed Use Area.		Potential Density	30.36
Managing Constraints	Conversion/Sympathetic design required. Consultation with Contaminated Land Officer. Air quality assessment may be required (proximity to AQMA).		Determination of Capacity	Density multiplier
Sustainability	Site is considered sustainable.			
Accessibility	Access is possible.		Total Completions	0
Other Information	x		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:				

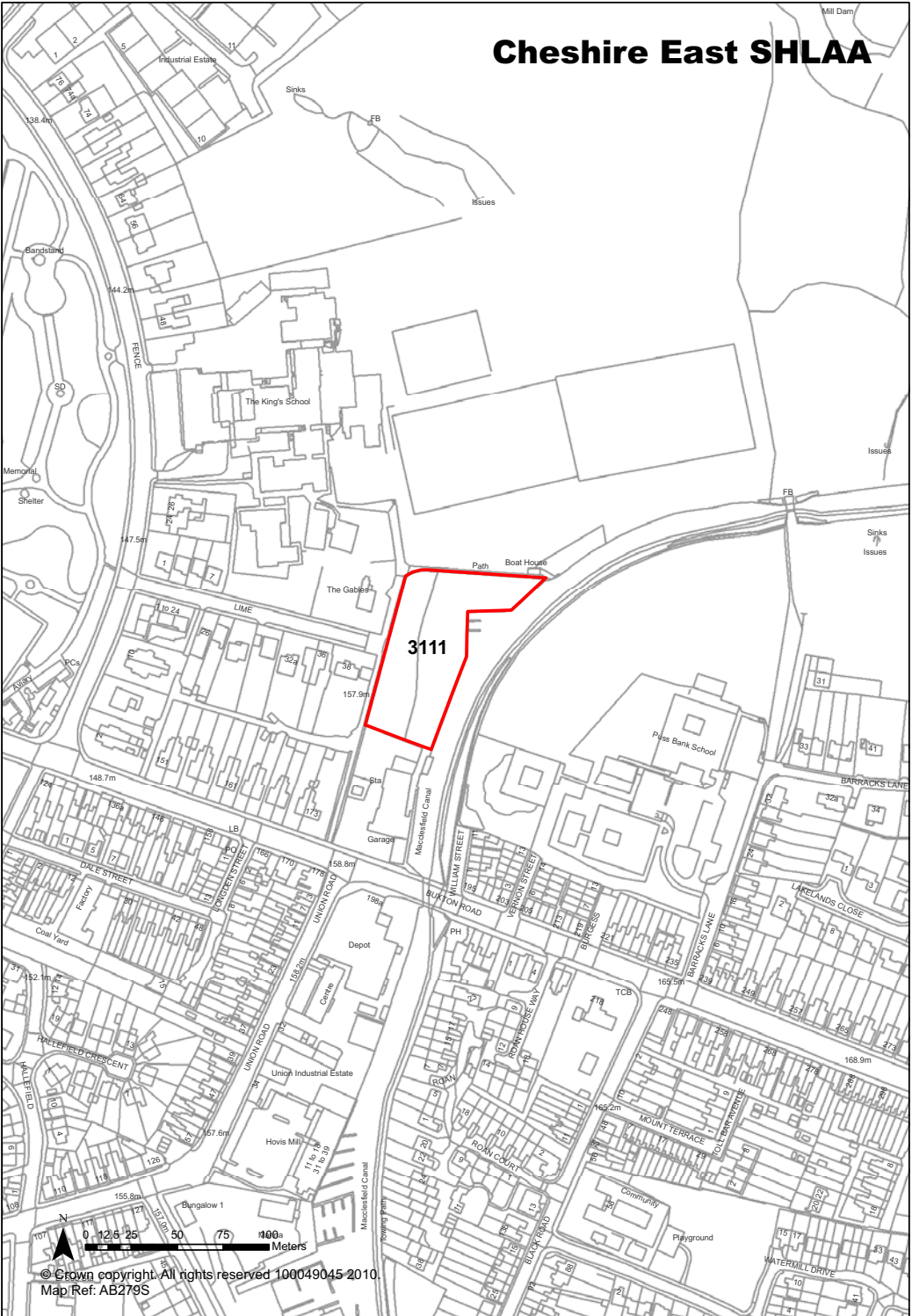


Ref 3110 Site Address Land at Goodall Street, Macclesfield

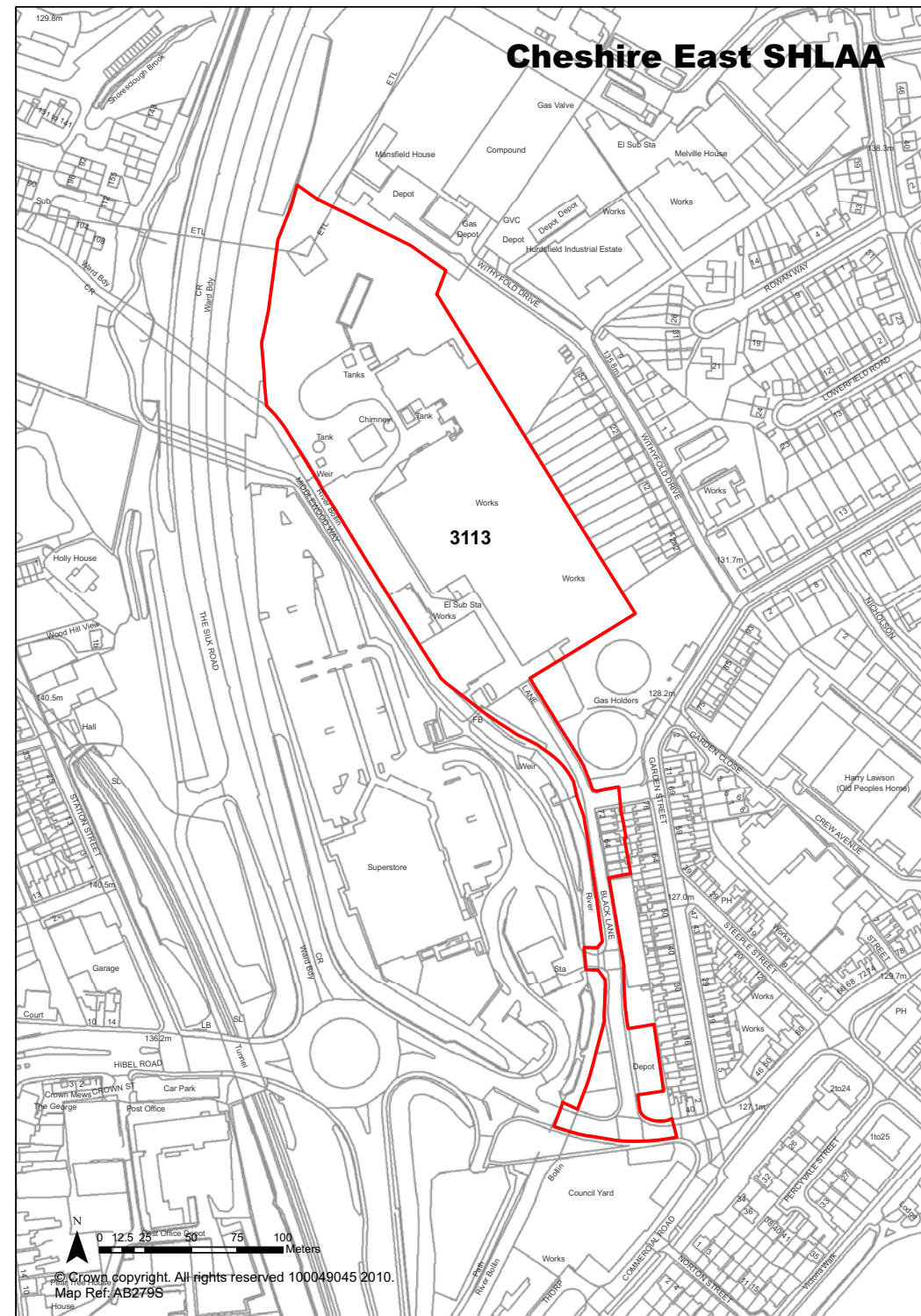
Town / Rural	Macclesfield	Easting	392301	Northing	373273
Site Description	In use for industrial and commercial.	Site Size Net (Ha)	0.42		
Character of Area	Residential and commercial.	Potential Capacity	13		
Surrounding Land Uses	Residential and commercial.	Potential Net Capacity	13		
Physical Constraints	Flood zone 1 - little or no risk. 2 storey brick building, JP exhausts, rear (N) access to houses, footpath from cul-de-sac to rear (E), overlooking could be an issue. Located on potential contaminated site. Potential air quality issues. Trees on site. Levels appear generally flat.				
Policy Restrictions	Within the settlement boundary of Macclesfield. Identified as a Mixed Use Area.	Potential Density	30.95		
Managing Constraints	Sympathetic design to respect the character of the area and to mitigate overlooking issue. Consultation with Contaminated Land Officer. Air quality assessment may be required (proximity to AQMA). Consideration of biodiversity.	Determination of Capacity	Density multiplier		
Sustainability	Site is considered sustainable.				
Accessibility	Access is possible.	Total Completions	0		
Other Information	Bus stop within 350m. Post office within 470m. Medical facilities within 470m. Primary school within 680m. Open space within 170m.	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	3111	Site Address	Land to rear of EARS Garage, Buxton Road, Macclesfield		
Town / Rural	Macclesfield	Easting	392499	Northing	373642
Site Description	In use as an informal car park.	Site Size Net (Ha)	0.5		
Character of Area	Residential & commercial.	Potential Capacity	20		
Surrounding Land Uses	Residential, commercial and canal.	Potential Net Capacity	20		
Physical Constraints	Flood zone 1 - little or no risk. Narrow boat hire for canal, access difficult need to go through EARS Garage site & off main road opposite junction, retaining wall to W, canal conservation area, adj EARS garage allocated site in LP. Located on potential contaminated site. Potential air quality issues. Trees and hedges to boundary. Site appears flat.				
Policy Restrictions	Within the settlement boundary of Macclesfield. Identified as a Mixed Use Area. Conservation Area. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Adjacent to a housing proposal.	Potential Density	40		
Managing Constraints	Site assembly. Sympathetic design to respect the character of the area. Assess access issues through consultation with Highway Agency. Consultation with Contaminated Land Officer. Air quality assessment may be required (proximity to AQMA). Consideration of Conservation Area setting. Consideration of biodiversity.	Determination of Capacity	Density multiplier - sustainable development		
Sustainability	Site is considered sustainable.				
Accessibility	Access issues to be resolved through consultation with the Highway Agency	Total Completions	0		
Other Information	Bus stop within 290m. Post office within 1200m. Medical facilities within 470m. Primary school within 460m. Open space within 170m.	Losses Completed	0		
Brownfield / Greenfield	Mixed	Remaining Losses	0		
Suitability	Suitable				
Availability	Available	Current Year	0		
Achievability	Achievable	Years 1-5	20		
Deliverability	Deliverable	Years 6-10	0		
Development Progress	SHLAA Site	Years 11-15	0		



Ref	3113	Site Address	Land at Black Lane, Macclesfield		
Town / Rural	Macclesfield	Easting	391962	Northing	374333
Site Description	Mainly vacant commercial site; part of site being cleared.		Site Size Net (Ha)	3.41	
Character of Area	Tescos to W &S, Residential to E		Potential Capacity	103	
Surrounding Land Uses	Predominantly Residential, Mixed Use Areas, Existing Open Space, Existing Employment Area.		Potential Net Capacity	103	
Physical Constraints	Part of site within flood zone 2 - medium risk. Gas Cooling towers to S, site partly derelict, located directly on landfill, old mill buildings in poor repair, adj River Bollin - flooding issues but opportunity for improvements along Bollin. Potential air quality issues. Trees to boundary and on site. Pylon on site. Levels appear generally flat.				
Policy Restrictions	Within the settlement boundary of Macclesfield. Identified as an Employment Area.		Potential Density	30.21	
Managing Constraints	Flood Risk Assessment - Flood Alleviation if required. Site Contamination Assessment to identify extent of contamination and remediation required. Consultation with Contaminated Land Officer. Draft TA with full accessibility study and travel plan framework prior to application process. Air quality assessment may be required (size of development). Consideration of biodiversity and pylon.		Determination of Capacity	Density multiplier	
Sustainability	Site is considered sustainable.				
Accessibility	Access is possible		Total Completions	0	
Other Information	Site is subject to a current application for retail development. (08/0409P)		Losses Completed	0	
	Bus stop within 430m. Post office within 1100m. Medical facilities within 650m. Primary school within 900m. Open space within 240m.				
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	



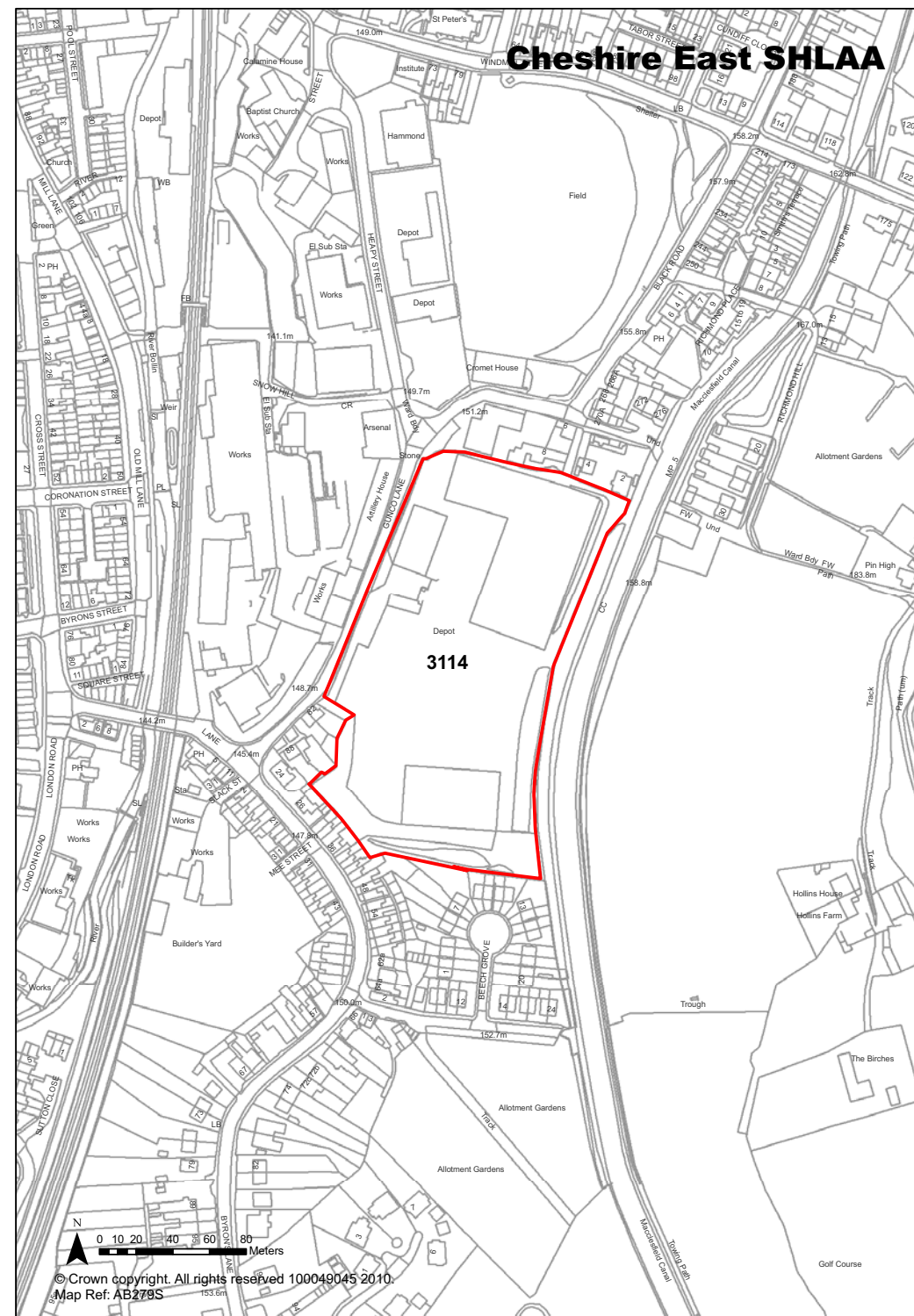
Ref 3113 Site Address Land at Black Lane, Macclesfield

Development Progress SHLAA Site Years 11-15 0

Application Number:

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Ref	3114	Site Address	Haulage Depot, Gunco Lane, Macclesfield		
Town / Rural	Macclesfield	Easting	392237	Northing	372606
Site Description	Haulage Depot.	Site Size Net (Ha)	2.45		
Character of Area	Commercial to W, residential to S, canal to E.	Potential Capacity	124		
Surrounding Land Uses	Existing employment Area, Existing Open Space, Macclesfield canal, Predominatly Residential and open countryside.	Potential Net Capacity	124		
Physical Constraints	Flood zone 1 - little or no risk. Site at a lower level than the canal- retaining wall issues. Large level site - container storage, vehicule storage & parking, some bdgs, access poor off Bryons Lane - on-street parking on corner - not so bad from N, careful design needed adj canal. Located on potential contaminated site. Potential air quality issues. Trees to boundary.				
Policy Restrictions	Within the settlement boundary of Macclesfield. Identified as an Existing Employment Area. Adjacent to Conservation Area.	Potential Density	50.61		
Managing Constraints	Flood Risk Assessment - Flood Alleviation if required. Access issues to be resolved through consultation with Highways. Drat TA with full accessibility study and travel plan framework prior to application process. Consultation with Contaminated Land Officer. Air quality assessment may be required (proximity to AQMA). Consideration of setting of Conservation Area. Consideration of biodiversity.	Determination of Capacity	Based on current application		
Sustainability	Site is considered sustainable.				
Accessibility	Access issues to be resolved through consultation with Highways. The Highways Agency may require an assessment of traffic generation and impact on trunk road network.	Total Completions	0		
Other Information	Bus stop within 300m. Post office within 850m. Medical facilities within 1200m. Primary school within 540m. Open space within 160m.	Losses Completed	0		
	Site has permission for the erection of 124 dwellings.				
Brownfield / Greenfield	Brownfield	Remaining Losses	0		



Ref	3114	Site Address	Haulage Depot, Gunco Lane, Macclesfield	
Suitability	Suitable			
Availability	Available	Current Year	30	
Achievability	Achievable	Years 1-5	94	
Deliverability	Deliverable	Years 6-10	0	
Development Progress	Under Construction	Years 11-15	0	
Application Number:	10/0832M			

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Ref 3115 Site Address BAS House, Gunco Lane / Byrons Lane Employment Area

Town / Rural Macclesfield Easting 392163 Northing 372679

Site Description Commercial. Site Size Net (Ha) 1.57

Character of Area Commercial, railway to W, Potential Capacity 48

Surrounding Land Uses Existing Employment Area. Potential Net Capacity 48

Physical Constraints Part of site within flood zone 2 - medium risk. Within inicative flood risk area. Adjacent to an area of archaeological potnetial. Levels change - sloping E to W, variety of commercial uses, 2 storey brick bdg Gunco Ln - TW Robinson wholesale, larger buildings to rear fronting railway, complex site, located on potential contaminated site. Accesss to E part of site from Byrons Lane; W access off Gunco lane. Potential air quality issues. Trees on site.

Policy Restrictions Within the settlement boundary of Macclesfield. Identified as an Existing Employment Area. Potential Density 30.57

Managing Constraints Flood Risk Assessment - Flood Alleviation if required. Incorporate noise mitigation into housing plans. Site Contamination Assessment to identify extent of contamination and remediation required. Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development and proximity to AQMA). Consideration of biodiversity. Determination of Capacity Density multiplier

Sustainability Site is considered sustainable.

Accessibility Access is possible. Total Completions 0

Other Information Bus stop within 300m. Post office within 850m. Medical facilities within 1200m. Primary school within 540m. Open space within 160m. Losses Completed 0

Brownfield / Greenfield Brownfield Remaining Losses 0

Suitability Suitable

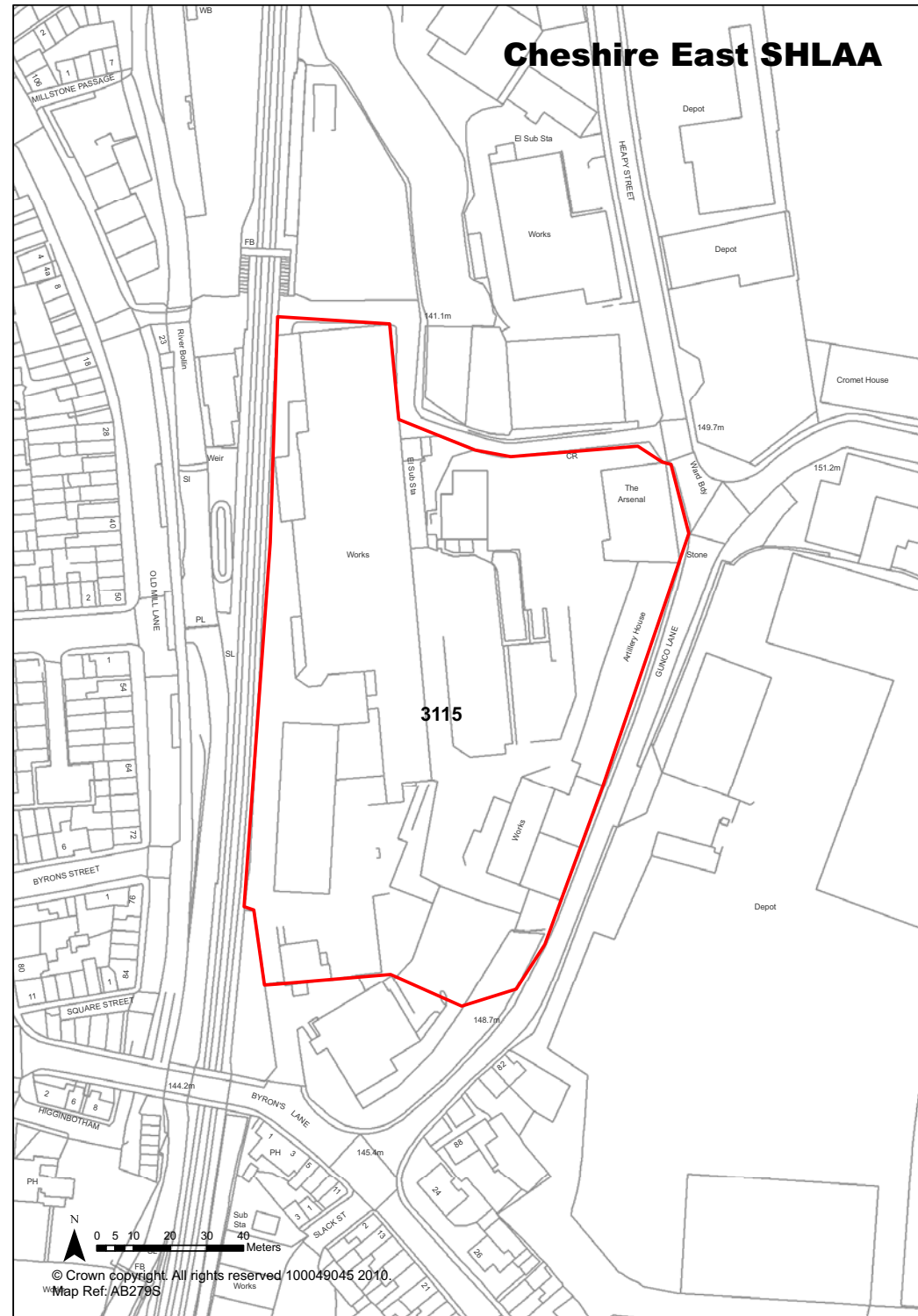
Availability Not Available Current Year 0

Achievability Achievable Years 1-5 0

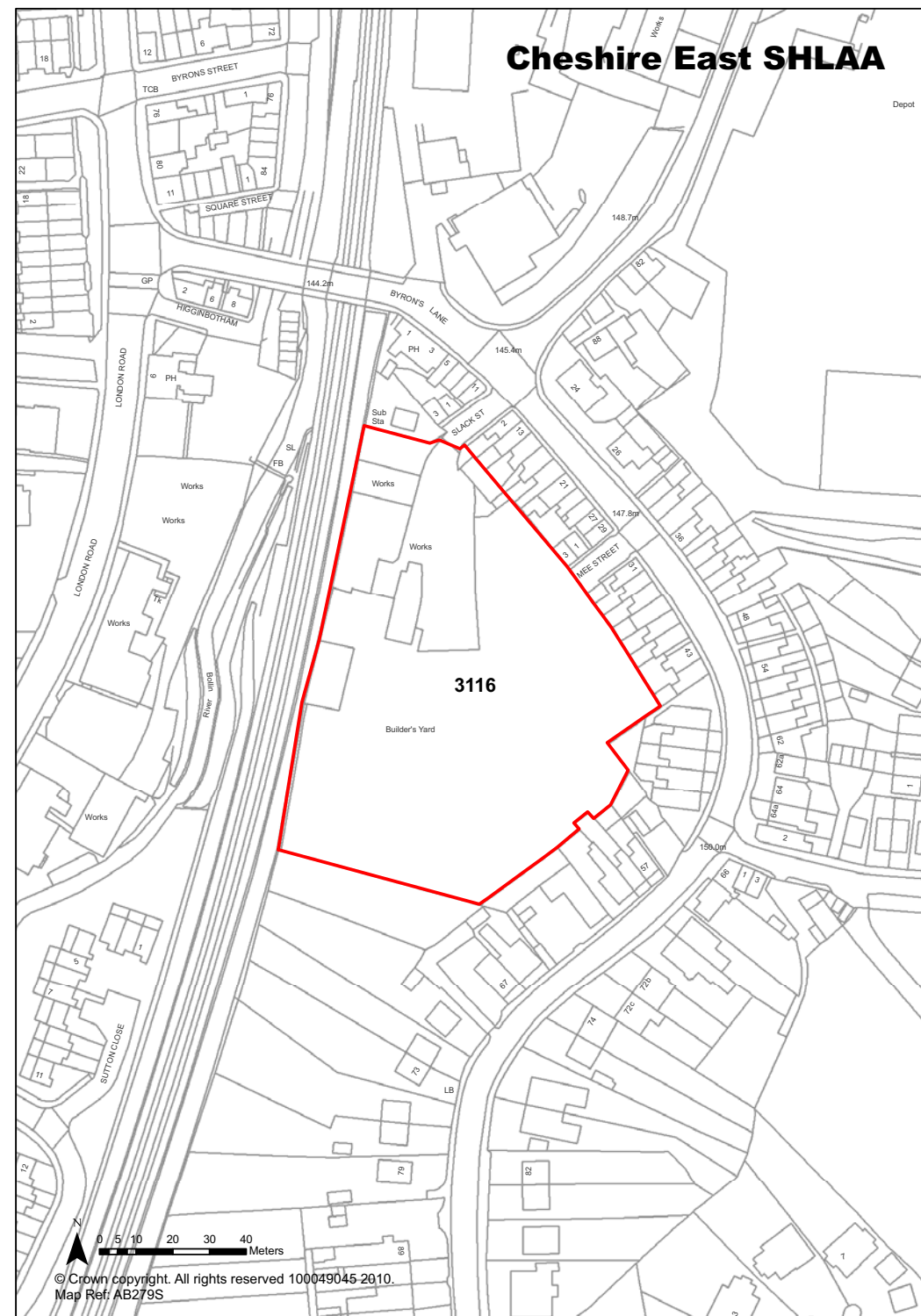
Deliverability Not currently developable Years 6-10 0

Development Progress SHLAA Site Years 11-15 0

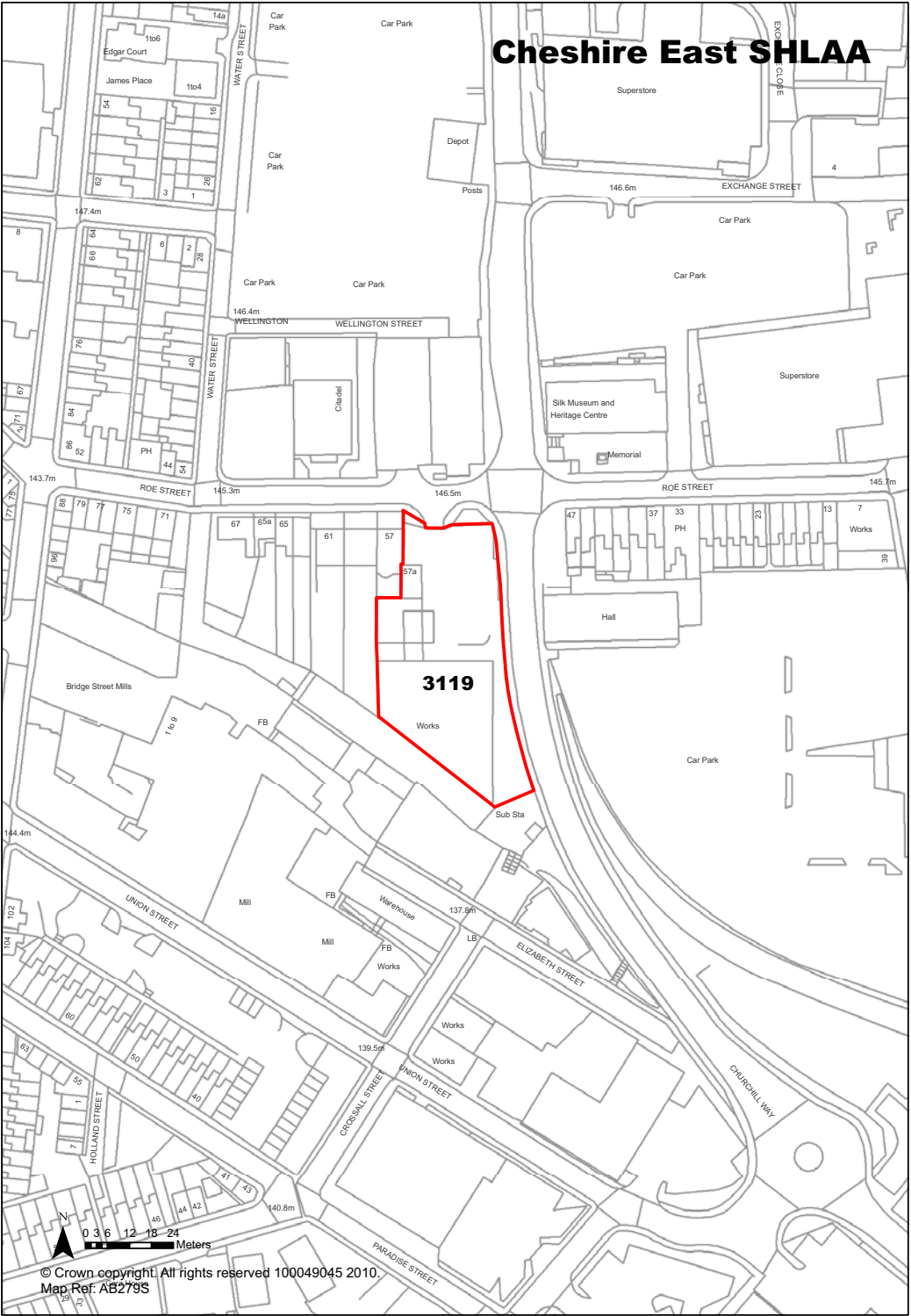
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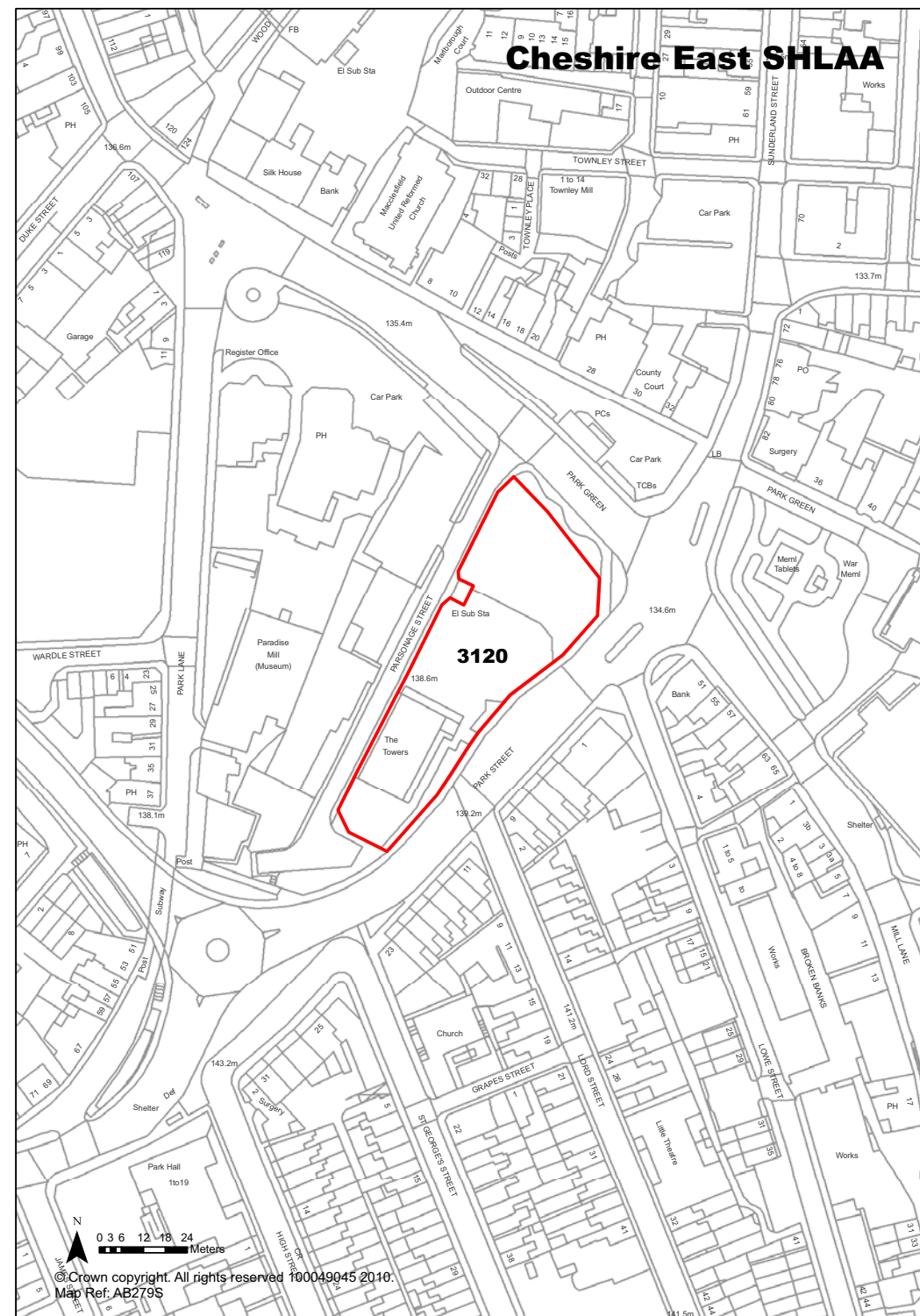
Ref	3116	Site Address	Slack Street Employment Area, Macclesfield		
Town / Rural	Macclesfield	Easting	392106	Northing	372468
Site Description	Commercial.		Site Size Net (Ha)	0.8	
Character of Area	Residential, railway in cutting to W.		Potential Capacity	24	
Surrounding Land Uses	Existing Employment Area, Predominantly Residential.		Potential Net Capacity	24	
Physical Constraints	Part of site within flood zone 2 - medium risk. Access poor, potential overlooking issues, close proximity to railway, large level site, currently in use - variety of industrial/commercial uses. Located on potential contaminated site. Potential air quality issues. Trees to boundary. Buildings on site. Levels are generally flat.				
Policy Restrictions	Within the settlement boundary of Macclesfield. Identified as an Existing Employment Area		Potential Density	30	
Managing Constraints	Flood Risk Assessment - Flood Alleviation if required. Incorporate noise mitigation into housing plans. Site Contamination Assessment to identify extent of contamination and remediation required. Consultation with Contaminated Land Officer. Air quality assessment may be required (proximity to AQMA). Consideration of biodiversity.		Determination of Capacity	Density multiplier	
Sustainability	Site is considered sustainable.				
Accessibility	Access is possible.		Total Completions	0	
Other Information	Bus stop within 70m. Post office within 1000m. Medical facilities within 1000m. Primary school within 450m. Open space within 110m.		Losses Completed	0	
Brownfield / Greenfield	Brownfield		Remaining Losses	0	
Suitability	Suitable				
Availability	Not Available - long term prospect		Current Year	0	
Achievability	Achievable		Years 1-5	0	
Deliverability	Not currently developable		Years 6-10	0	
Development Progress	SHLAA Site		Years 11-15	0	
Application Number:					



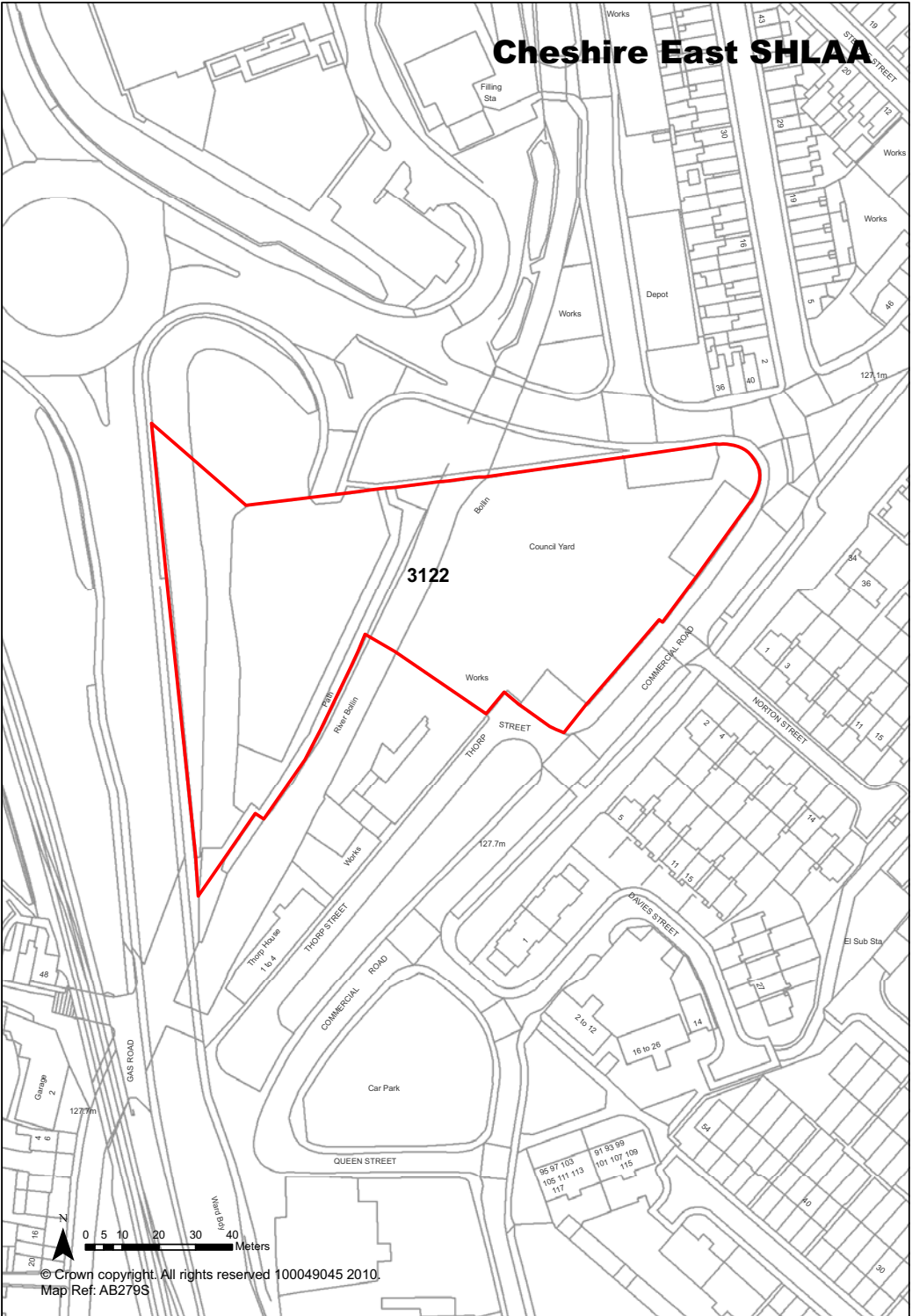
Ref	3119	Site Address	Sutton Castings, Roe Street, Macclesfield	
Town / Rural	Macclesfield	Easting	391544	Northing 373375
Site Description	Va buildings and land, RSL interest		Site Size Net (Ha)	0.28
Character of Area	Residential & commercial		Potential Capacity	12
Surrounding Land Uses	Archaeological Potential, Mixed Use Areas, Conservation Area, Existing Open Space, Predominantly Residential, Proposed Car Park, Shopping Redevelopment Area		Potential Net Capacity	12
Physical Constraints	Vacant premises - King Sturge agent, site slopes down to S, access off Roe St could be difficult nr junction. Located on potential contaminated site. Potential air quality issues.			
Policy Restrictions	Archaeological Potential, Mixed Use Areas, Conservation Area		Potential Density	42.86
Managing Constraints	Consideration of historic environment. Access issues to be discussed with highways. Consultation with Contaminated Land Officer. Air quality assessment may be required (proximity to AQMA).		Determination of Capacity	Density multiplier - sustainable development
Sustainability	Site is considered sustainable			
Accessibility	Access issues to be discussed with highways.		Total Completions	0
Other Information	Bus Stop within 110m, Post Office within 270m, medical facilities within 470m, Primary School within 920m, Open Space within 90m		Losses Completed	0
Brownfield / Greenfield	Brownfield		Remaining Losses	0
Suitability	Suitable			
Availability	Available		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:				



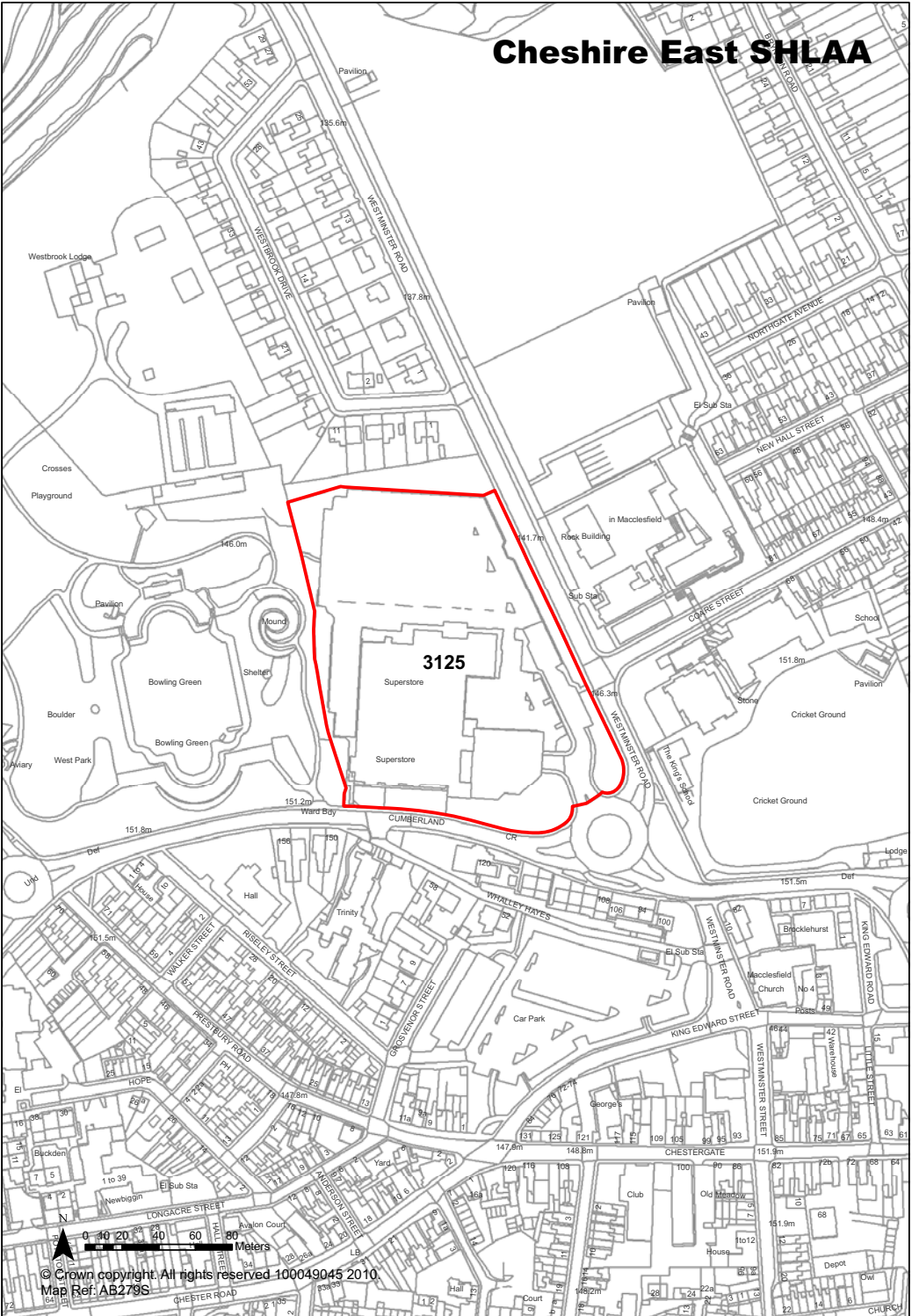
Ref	3120	Site Address	London & Manchester House, Macclesfield			
Town / Rural	Macclesfield		Easting	391821	Northing	373179
Site Description	In use			Site Size Net (Ha)	0.29	
Character of Area	Museums to W, residential to E, TC uses to N			Potential Capacity	12	
Surrounding Land Uses	Mixed use Regeneration area, residential			Potential Net Capacity	12	
Physical Constraints	Large area of OS overgrown, car park, modern 1960s building, site looking tatty, access ok near busy junction. Located on potential contaminated site. Potential air quality issues.					
Policy Restrictions	Mixed use Regeneration area.			Potential Density	41.38	
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (proximity to AQMA).			Determination of Capacity	Density multiplier - sustainable development	
Sustainability	Site is considered sustainable					
Accessibility	Access is possible			Total Completions	0	
Other Information	Bus Stop within 10m, Post Office within 130m, medical facilities within 130m, Primary School within 920m, Open Space within 90m			Losses Completed	0	
Brownfield / Greenfield	Brownfield			Remaining Losses	0	
Suitability	Suitable					
Availability	Marginal / Uncertain			Current Year	0	
Achievability	Achievable			Years 1-5	0	
Deliverability	Developable			Years 6-10	12	
Development Progress	SHLAA Site			Years 11-15	0	
Application Number:						



Ref	3122	Site Address	Council depot, Commercial Road, Macclesfield	
Town / Rural	Macclesfield	Easting	392017	Northing 373964
Site Description	In use - Council depot	Site Size Net (Ha)	0.46	
Character of Area	Commercial and residential	Potential Capacity	14	
Surrounding Land Uses	Existing Employment Area, Predominatly Residential, Mixed use	Potential Net Capacity	14	
Physical Constraints	Part of site is within flood zones 2 and 3 - medium to high risk. Bollin divides site, but river is in cutting, western part used for recycling, eastern part for vehicules, Located directly on landfill. Access ok. Greenway through site. Trees on site and to boundary. Site appears flat.			
Policy Restrictions	Within settlement boundary of Macclesfield. Mixed use area in the Local Plan.	Potential Density	30.43	
Managing Constraints	Flood Risk Assessment - Flood Alleviation if required. Site Contamination Assessment to identify extent of contamination and remediation required. Incorporate noise mitigation into design. Consultation with Contaminated Land Officer. Consideration of flood risk and production of a Flood Risk Assessment. Consideration of greenway.	Determination of Capacity	Density multiplier	
Sustainability	Site is considered sustainable.			
Accessibility	Access is possible.	Total Completions	0	
Other Information	Bus stop within 230m. Post office within 650m. Medical facilities within 440m. Primary school within 1000m. Open space within 150m.	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:				



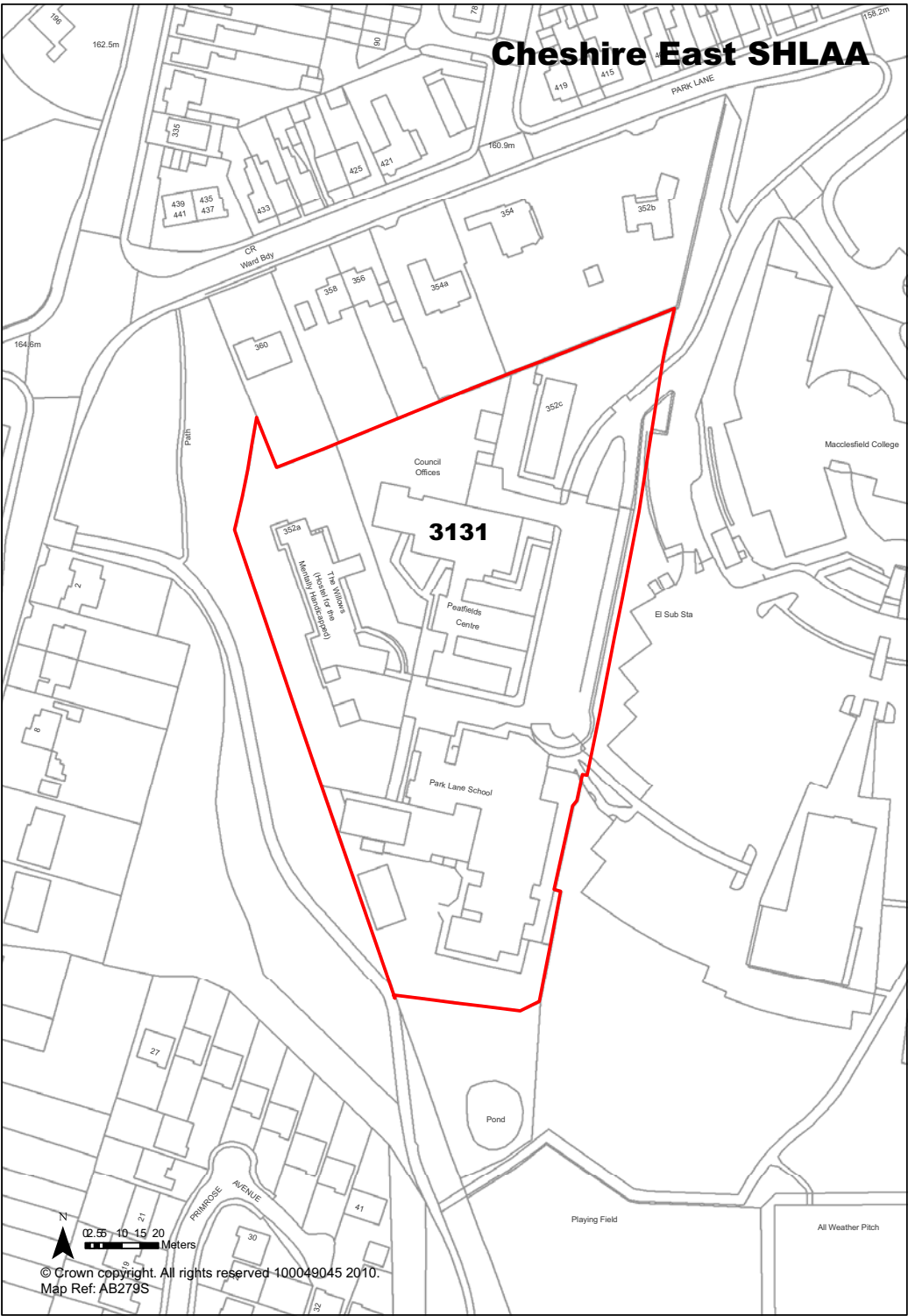
Ref	3125	Site Address	Sainsburys, Cumberland Street, Macclesfield			
Town / Rural	Macclesfield		Easting	391275	Northing	374038
Site Description	Superstore and car park.		Site Size Net (Ha)		2.42	
Character of Area	Generally residential.		Potential Capacity		73	
Surrounding Land Uses	West Park, residential, School.		Potential Net Capacity		73	
Physical Constraints	Flood zone 1 - little or no risk. Located on potential contaminated site. Potential air quality issues. Site is flat. Trees to boundary. Building and hardstanding on site.					
Policy Restrictions	Within Macclesfield settlement boundary.		Potential Density		30.17	
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development and close to area of concern). Consideration of biodiversity.		Determination of Capacity		Density multiplier	
Sustainability	Site is considered sustainable.					
Accessibility	Access is possible.		Total Completions		0	
Other Information	x		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:						



Ref3131

Site AddressThe Willows, Park Lane, Macclesfield

Town / Rural	Macclesfield	Easting	390738	Northing	372678
Site Description	Underused institutional.	Site Size Net (Ha)	0.3		
Character of Area	School/college adj, residential & open space	Potential Capacity	12		
Surrounding Land Uses	School Buildings - open space	Potential Net Capacity	12		
Physical Constraints	Flood zone 1 - little or no risk. Property adj linear park vacant & boarded up - the Willows, rest of site Park Lane Special School may become surplus to requirements - 60s/70s 2 storey buildings & car parking, access may be tricky along college site. Hedges and trees on site and to boundary. Site appears flat.				
Policy Restrictions	Within the settlement boundary of Macclesfield. Existing Open Space.	Potential Density	40		
Managing Constraints	Possible conversion. Sympathetic design to respect the rest of the area. Consideration of biodiversity.	Determination of Capacity	Density multiplier - sustainable development		
Sustainability	Site is considered sustainable				
Accessibility	Access is possible	Total Completions	0		
Other Information	Bus Stop within 110m, Post Office within 1100m, medical facilities within 810m, Primary School within 930m, Open Space within 650m	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	12		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:					



Ref3133

Site AddressWhittakers, Heapy Street, Macclesfield

Town / RuralMacclesfield

Easting392209

Northing372810

Site Description

In use for commercial.

Site Size Net (Ha)0.7

Character of Area

Commercial. Open space to E, residential to N.

Potential Capacity28

Surrounding Land Uses

Employment, open space, residential.

Potential Net Capacity28

Physical Constraints

Flood zone 1 - little or no risk. Proximity to King George's playing field, storage uses, garaging, modern building to W other side of the road - could be good mixed scheme - design imp close to park. Located on potential contaminated site. Potential air quality issues. Trees to part of boundary. Sloping site (part of site lower than the road).

Policy Restrictions

Within settlement boundary of Macclesfield. Identified as an Existing Employment Area and is within an area of archaeological potential.

Potential Density40

Managing Constraints

Sympthetic design to complement the existing character of the area: human and natural. Noise mitigation incorporated into design. Consultation with Contaminated Land Officer. Air quality assessment may be required (proximity to AQMA). Consideration of biodiversity.

Determination of Capacity

Density multiplier - sustainable development

Sustainability

Site is considered sustainable.

Accessibility

Access is possible.

Total Completions0

Other Information

Bus stop within 160m. Post office within 670m. Medical facilities within 670m. Primary school within 700m. Open space within 60m.

Losses Completed0

Brownfield / Greenfield

Brownfield

Remaining Losses0

Suitability

Suitable

Availability

Available

Current Year0

Achievability

Achievable

Years 1-528

Deliverability

Deliverable

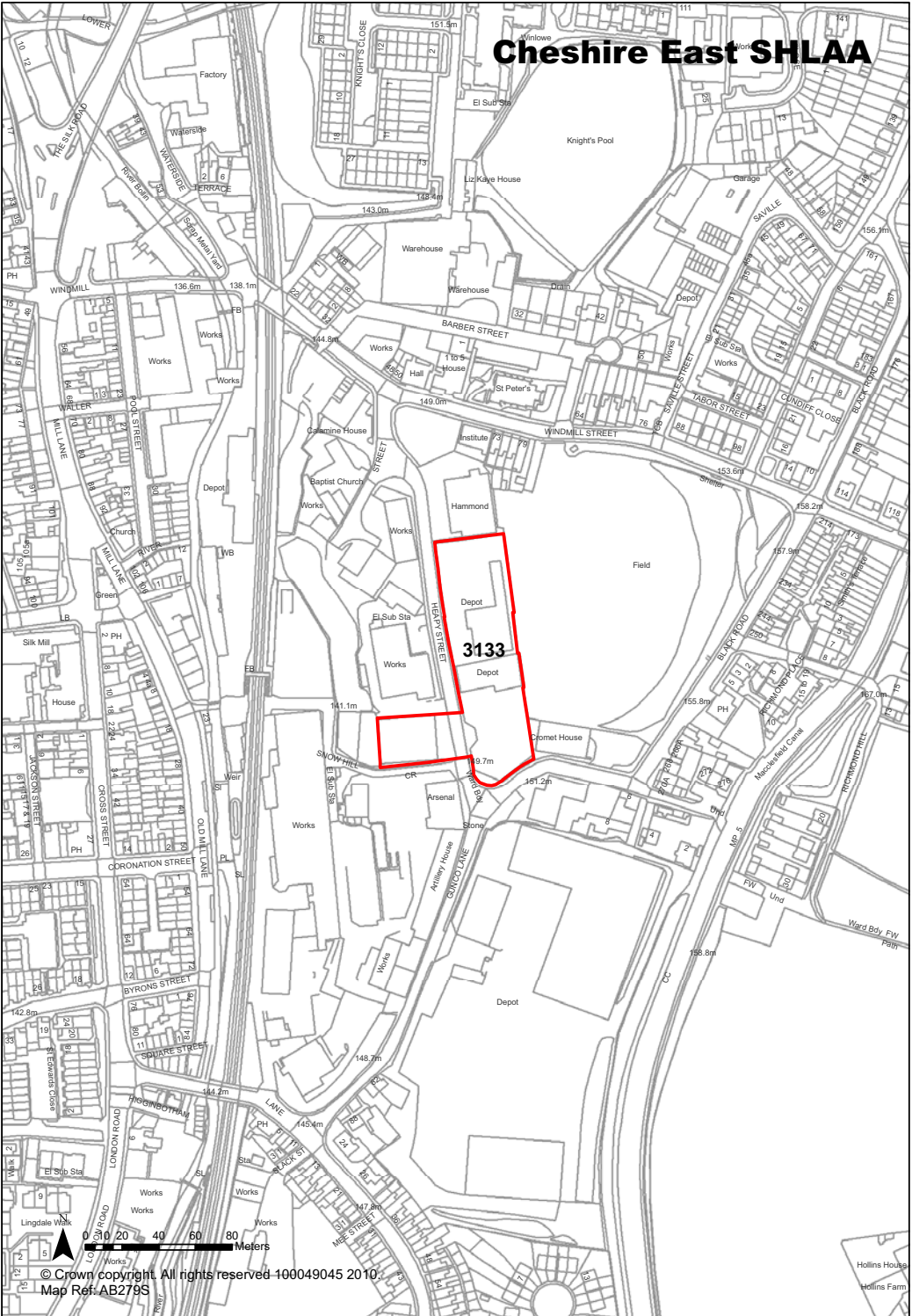
Years 6-100

Development Progress

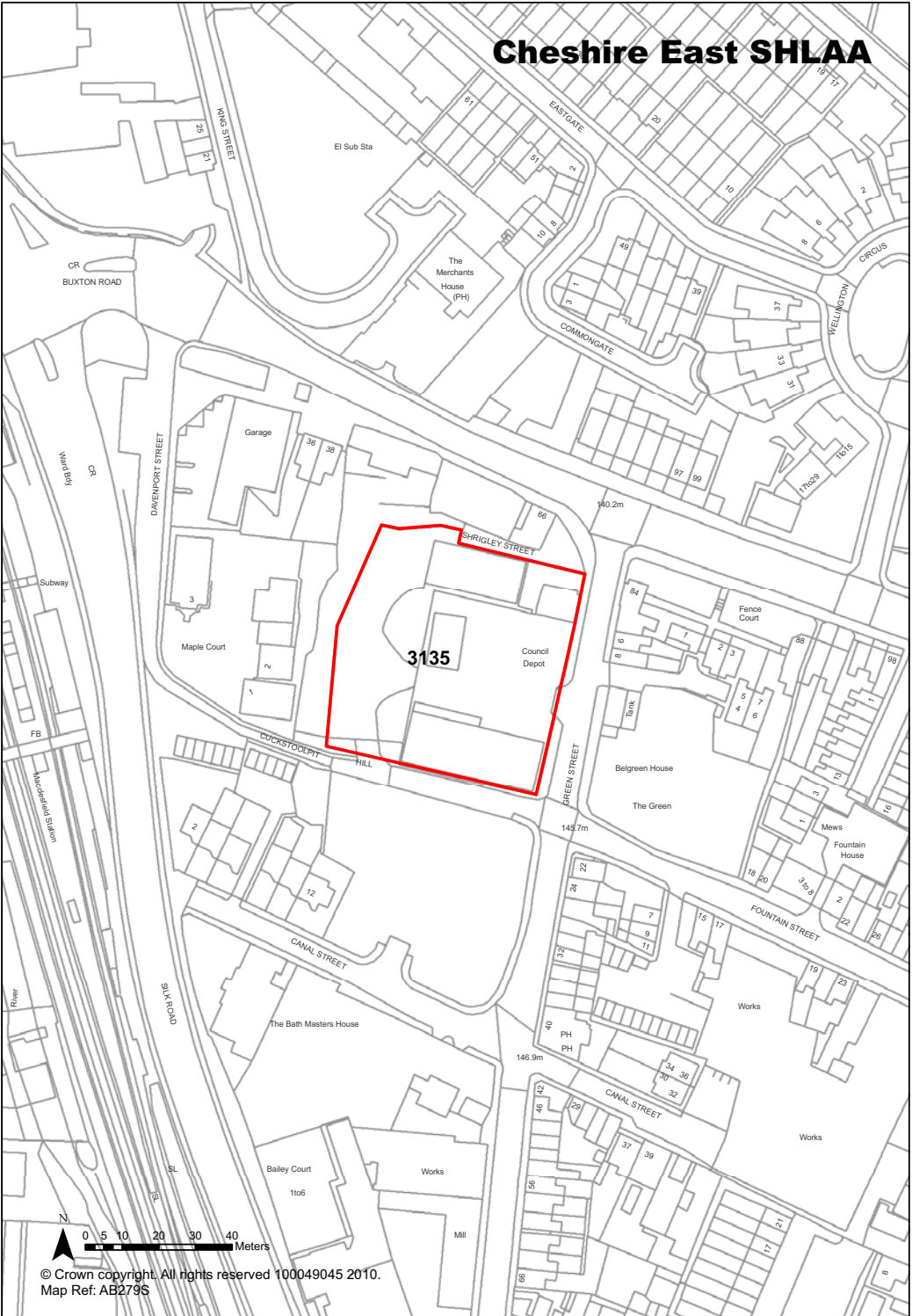
SHLAA Site

Years 11-150

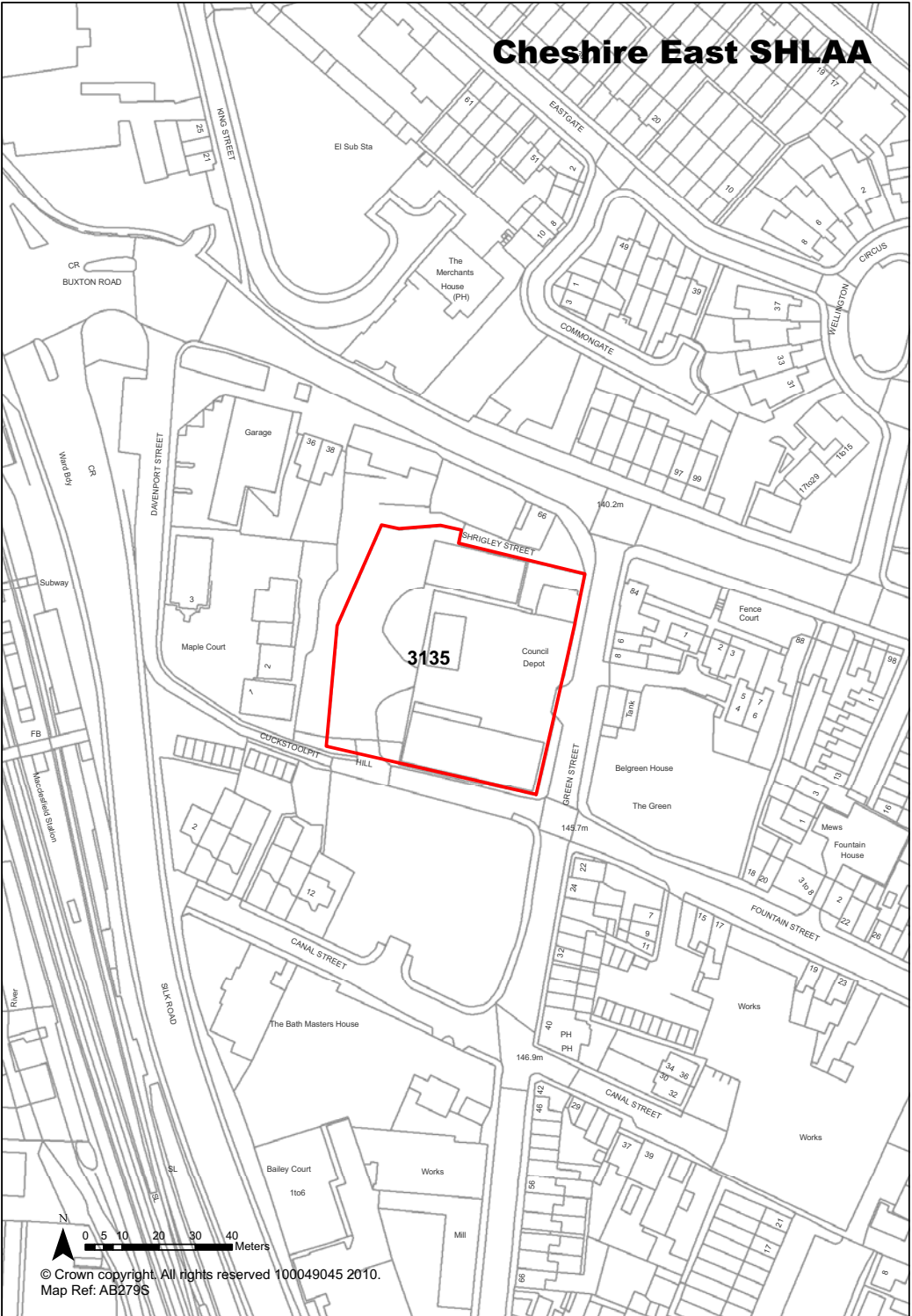
Application Number:



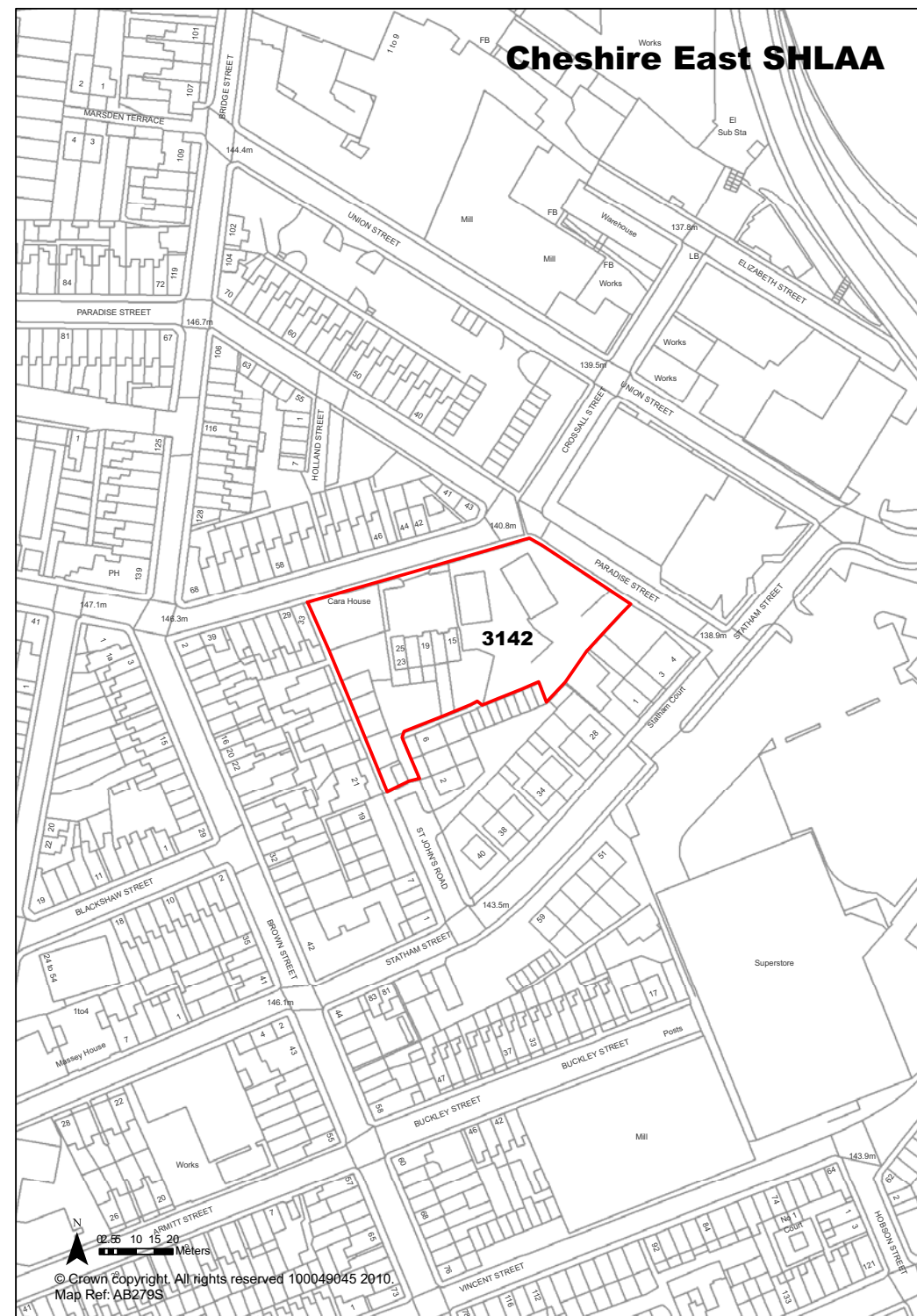
Town / Rural	Macclesfield	Easting	392085	Northing	373609
Site Description	Depot.	Site Size Net (Ha)	0.42		
Character of Area	Commercial, residential, open space to South.	Potential Capacity	17		
Surrounding Land Uses	Mixed use, residential, open space	Potential Net Capacity	17		
Physical Constraints	Flood zone 1 - little or no risk. New Towns Yard - Peaks & Plains Housing, Stone wall southern boundary/building, level changes to Buxton Road - slopes down, access off Green Street along Cuckstool Pit Hill, located on potential contaminated site. Potential air quality issues. Trees to part of boundary. Sloping site.				
Policy Restrictions	Within the settlement boundary of Macclesfield. Mixed use area in the Local Plan.	Potential Density	40.48		
Managing Constraints	Levelling of site. Site Contamination Assessment to identify extent of contamination and remediation required. Consultation with Contaminated Land Officer. Air quality assessment may be required (proximity to AQMA). Consideration of biodiversity.	Determination of Capacity	Density multiplier - sustainable development		
Sustainability	Site is considered sustainable.				
Accessibility	Access is possible.	Total Completions	0		
Other Information	Bus stop within 280m. Post office within 250m. Medical facilities within 250m. Primary school within 820m. Open space within 210m.	Losses Completed	0		
Brownfield / Greenfield	Brownfield	Remaining Losses	0		
Suitability	Suitable				
Availability	Available	Current Year	0		
Achievability	Achievable	Years 1-5	17		
Deliverability	Deliverable	Years 6-10	0		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:					



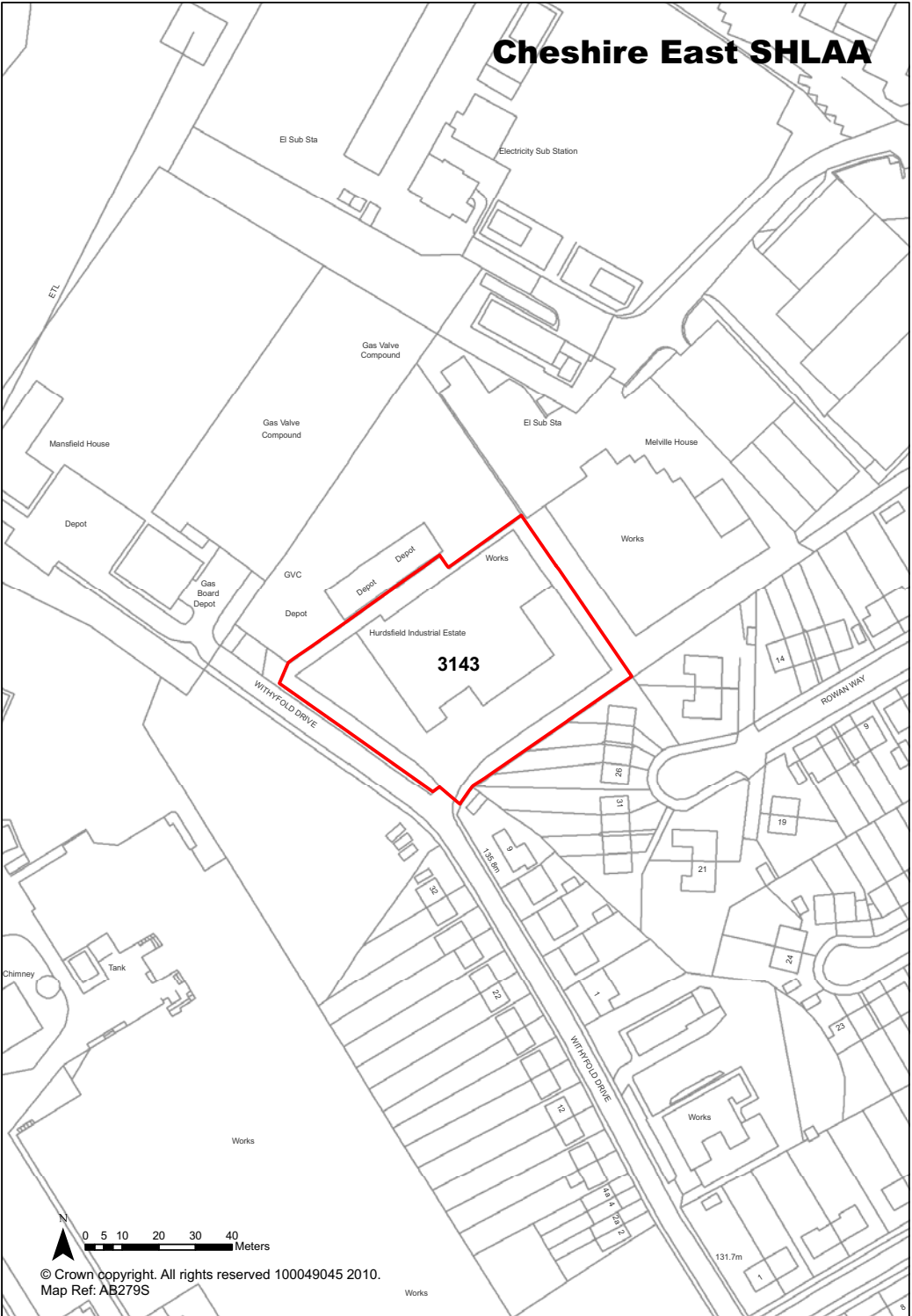
Ref	3136	Site Address	Priors Hill Children's Centre, Kennedy Avenue, Macclesfield		
Town / Rural	Macclesfield	Easting	389712	Northing	374451
Site Description	Childrens home (CCC property review).		Site Size Net (Ha)	0.77	
Character of Area	Residential, open space.		Potential Capacity	31	
Surrounding Land Uses	Residential, open space, local shopping.		Potential Net Capacity	31	
Physical Constraints	Flood zone 1 - little or no risk. Building on site. Trees to boundary. Site appears flat.				
Policy Restrictions	Within the settlement boundary of Macclesfield.		Potential Density	40.26	
Managing Constraints	Consideration of biodiversity.		Determination of Capacity	Density multiplier - sustainable developme	
Sustainability	Site is considered sustainable.				
Accessibility	Access is possible.		Total Completions	0	
Other Information	Bus stop within 210m. Post office within 175m. Medical facilities within 890m. Primary school within 240m. Open space within 210m.		Losses Completed	0	
Brownfield / Greenfield	Brownfield		Remaining Losses	0	
Suitability	Suitable				
Availability	Available		Current Year	0	
Achievability	Achievable		Years 1-5	31	
Deliverability	Deliverable		Years 6-10	0	
Development Progress	SHLAA Site		Years 11-15	0	
Application Number:					



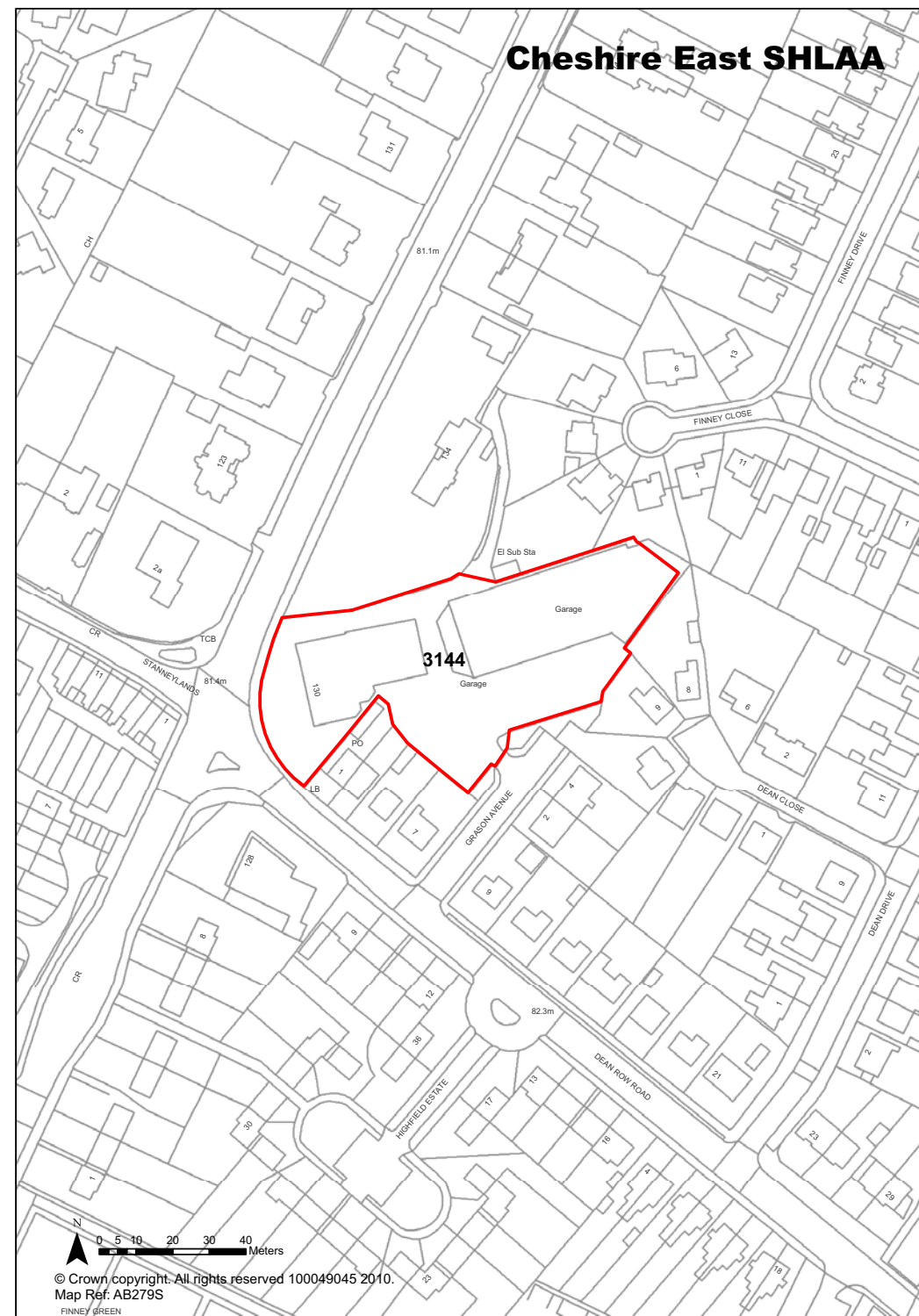
Ref	3142	Site Address	Land between Statham Street and Crossall Street, Macclesfield	
Town / Rural	Macclesfield	Easting	391505	Northing 373210
Site Description	B8 use currently	Site Size Net (Ha)	0.3	
Character of Area	Residential / commercial	Potential Capacity	12	
Surrounding Land Uses	Residential / commercial	Potential Net Capacity	12	
Physical Constraints	Design needs to respect surrounding uses. Located on potential contaminated site. Potential air quality issues.	Potential Density	40	
Policy Restrictions	x	Determination of Capacity	Density multiplier - sustainable development	
Managing Constraints	Design needs to respect surrounding uses. Consultation with Contaminated Land Officer. Air quality assessment may be required (proximity to AQMA).	Total Completions	0	
Sustainability	Site is considered sustainable	Losses Completed	0	
Accessibility		Remaining Losses	0	
Other Information	Bus stop within 380m, Post Office within 550m, medical facilities within 550m, Primary School within 600m, Open Space within 200m.	Current Year	0	
Brownfield / Greenfield	Brownfield	Years 1-5	0	
Suitability	Suitable	Years 6-10	0	
Availability	Not Available	Years 11-15	0	
Achievability	Achievable			
Deliverability	Not currently developable			
Development Progress	SHLAA Site			
Application Number:				



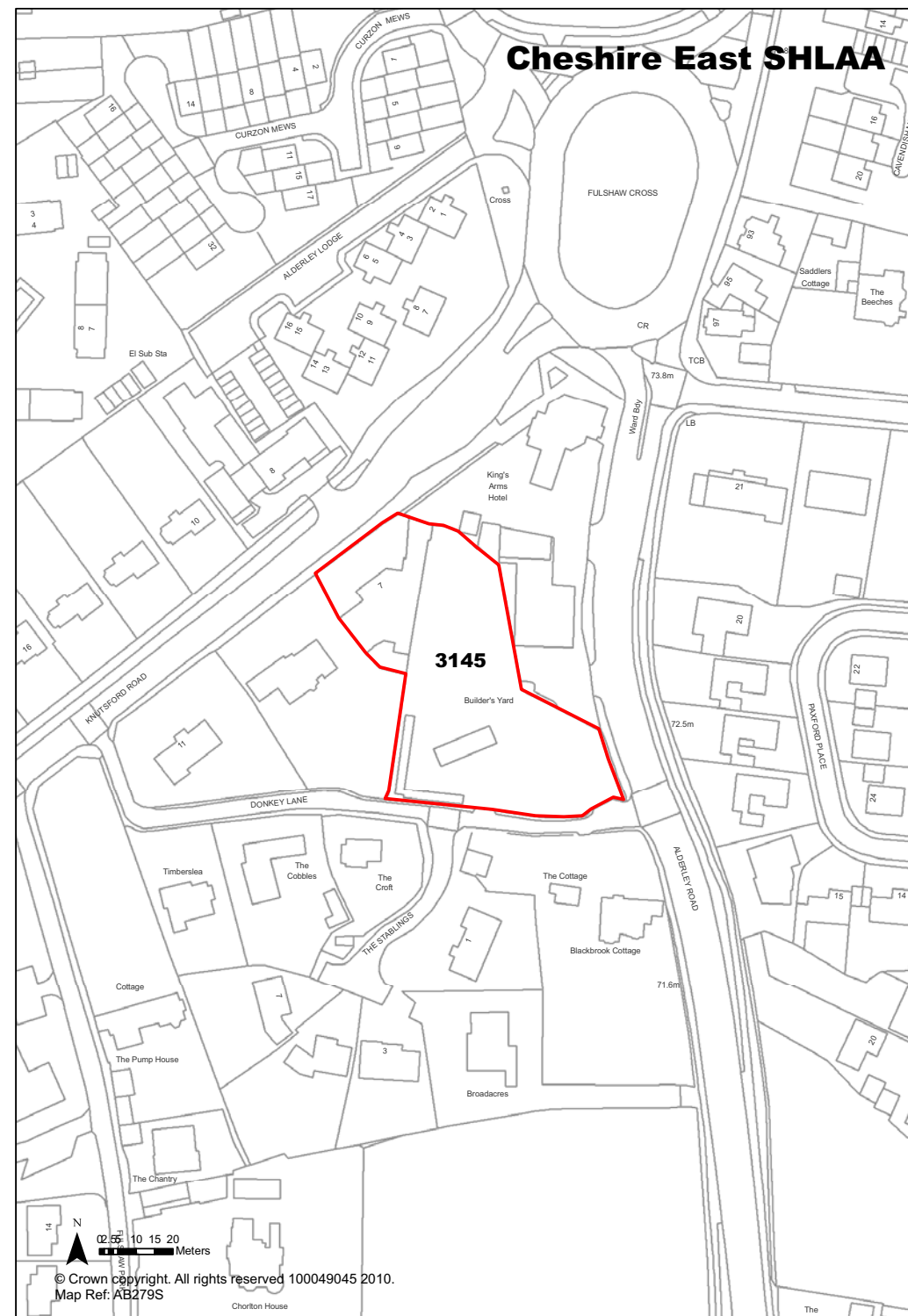
Ref	3143	Site Address	CFC House, Withyfold Drive, Macclesfield	
Town / Rural	Macclesfield	Easting	392030	Northing 374478
Site Description	Commercial.	Site Size Net (Ha)	0.39	
Character of Area	Commercial.	Potential Capacity	12	
Surrounding Land Uses	Commercial.	Potential Net Capacity	12	
Physical Constraints	Flood zone 1 - little or no risk. Access issues. Adjacent to employment area. Impact on adjacent residential area. Located within 250m of landfill. Trees to boundary. Site appears flat.			
Policy Restrictions	Within settlement boundary of Macclesfield.	Potential Density	30.77	
Managing Constraints	Access issues to be discussed with highways. Sympathetic design to respect existing housing development. Consultation with Contaminated Land Officer. Consideration of biodiversity.	Determination of Capacity	Density multiplier	
Sustainability	Site is considerd sustainable.			
Accessibility	Access issues to be discussed with highways.	Total Completions	0	
Other Information	Bus stop within 420m, Post Office within 1100m, medical facilities within 1000m, Primary School within 790m, Open Space within 580m.	Losses Completed	0	
Brownfield / Greenfield	Brownfield	Remaining Losses	0	
Suitability	Suitable			
Availability	Available - Medium Term	Current Year	0	
Achievability	Achievable	Years 1-5	0	
Deliverability	Developable	Years 6-10	12	
Development Progress	SHLAA Site	Years 11-15	0	
Application Number:				



Ref 3144	Site Address Manchester Road, Grason Avenue, Wilmslow		
Town / Rural Wilmslow	Easting 385317	Northing 382500	
Site Description	In use as a car showroom and garage.	Site Size Net (Ha)	0.5
Character of Area	Stone cottage adj to N & take-away adj to S; residential mainly, wine warehouse opp	Potential Capacity	15
Surrounding Land Uses	Predominantly Residential.	Potential Net Capacity	15
Physical Constraints	Flood zone 1 - little or no risk. Trees N boundary; access off main road or Grason Ave; located on potential contaminated site. Levels appear flat.		
Policy Restrictions	Within the settlement boundary of Wilmslow. Adjacent to a low density housing area.	Potential Density	30
Managing Constraints	Site Contamination Assessment to identify extent of contamination and remediation required. Consideration of biodiversity. Retain trees if possible. Consultation with Contaminated Land Officer.	Determination of Capacity	Density multiplier
Sustainability	Site is considered sustainable.		
Accessibility	Access is possible.	Total Completions	0
Other Information	Bus stop within 160m. Post office within 2000m. Medical facilities within 1200m. Primary school within 900m. Open space within 560m.	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	3145	Site Address	Donkey Lane, Wilmslow	
Town / Rural	Wilmslow	Easting	384231	Northing 380324
Site Description	In use - incr site to incl 2 adj houses Timber Yard & Royles Cycles/Predominantly Residential		Site Size Net (Ha)	0.35
Character of Area	Residential		Potential Capacity	14
Surrounding Land Uses	Predominantly Residential		Potential Net Capacity	14
Physical Constraints	Well used timber yard and local business/cycle shop; access off busy main roads. Located on potential contaminated site.			
Policy Restrictions			Potential Density	31.43
Managing Constraints	Site assembly (adjacent properties). Resolve access issues: Highways Agency. Design sympathetic to natural environment. Consultation with Contaminated Land Officer.		Determination of Capacity	Density multiplier - Sustainable location
Sustainability	Site is considered sustainable.			
Accessibility	Resolve access issues: Highways Agency		Total Completions	0
Other Information	Bus stop within 100m. Post office within 600m. Medical facilities within 420m. Primary school within 500m. Open space within 300m.		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	3146	Site Address	Peacock Farm, Wilmslow Road, Handforth	
Town / Rural	Handforth	Easting	385608	Northing 384311
Site Description	Vacant land. Site cleared and boarded		Site Size Net (Ha)	0.32
Character of Area	Residential.		Potential Capacity	13
Surrounding Land Uses	Predominantly Residential, Shopping Area, open countryside, Proposed Road.		Potential Net Capacity	13
Physical Constraints	Flood zone 1 - little or no risk. Access off busy main road; site cleared and boarded; surrounded by low rise housing, odd tree; high rise may not be appropriate. Site appears flat.			
Policy Restrictions	Within the settlement boundary of Handforth. Site is identified as predominantly residential.		Potential Density	40.63
Managing Constraints	Resolve access issues through consultation with Highways Agency. Sympathetic design to manage overlooking issues. Consideration of biodiversity.		Determination of Capacity	Based on current permission
Sustainability	Site is considered sustainable.			
Accessibility	Resolve access issues through consultation with Highways Agency.		Total Completions	0
Other Information	Bus stop within 230m. Post office within 740m. Medical facilities within 410m. Primary school within 760m. Open space within 190m.		Losses Completed	0
Brownfield / Greenfield	Brownfield		Remaining Losses	0
Suitability	Suitable			
Availability	Available		Current Year	0
Achievability	Achievable		Years 1-5	13
Deliverability	Deliverable		Years 6-10	0
Development Progress	Full Permission		Years 11-15	0
Application Number:	11/0770M			



Ref	3148	Site Address	Dean Row School, Tudor Road, Wilmslow (Wilmslow surplus school)	
Town / Rural	Wilmslow	Easting	386429	Northing 382120
Site Description	In use but surplus site. School Buildings and open space.		Site Size Net (Ha)	1.7
Character of Area	Residential.		Potential Capacity	21
Surrounding Land Uses	Residential and open countryside.		Potential Net Capacity	21
Physical Constraints	Flood zone 1 - little or no risk. Open space and building footprint issues, access ok, football pitch at Dean Row, trees to rear of Oaklands. Located within 250m of landfill. Site appears flat.		Potential Density	21
Policy Restrictions	Within settlement boundary of Wilmslow. Existing open space.		Determination of Capacity	Based on current permission.
Managing Constraints	Retain trees. Consideration of biodiversity. Consultation with Contaminated Land Officer. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		Total Completions	0
Sustainability	Site is considered sustainable.		Losses Completed	0
Accessibility	Access is possible.		Remaining Losses	0
Other Information	Bus stop within 170m. Post office within 2500m. Medical facilities within 2000m. Primary school within 100m. Open space within 80m.		Current Year	0
Brownfield / Greenfield	Mixed		Years 1-5	21
Suitability	Suitable		Years 6-10	0
Availability	Available		Years 11-15	0
Achievability	Achievable			
Deliverability	Deliverable			
Development Progress	SHLAA Site			
Application Number:				

