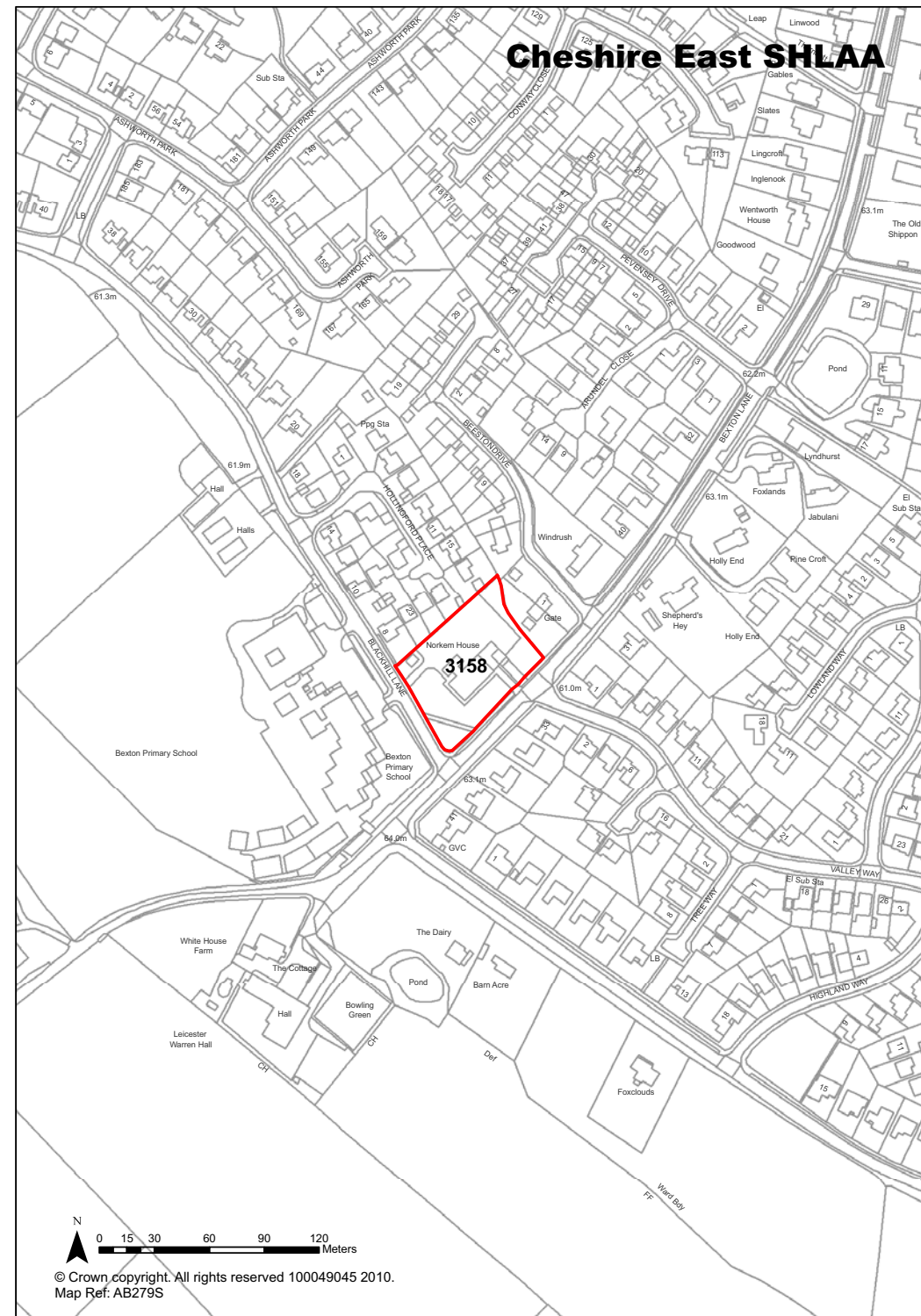


Ref	3156	Site Address	Redesmere Day Centre, Redesmere Road, Handforth			
Town / Rural	Handforth		Easting	385789	Northing	384155
Site Description	Former school - CCC property review.		Site Size Net (Ha)		0.7	
Character of Area	Residential.		Potential Capacity		28	
Surrounding Land Uses	Residential.		Potential Net Capacity		28	
Physical Constraints	Flood zone 1 - little or no risk. Former infant school converted to day centre. Part of CCC property review. Located on potential contaminated site. Trees to boundary. Site appears flat. Building on site.					
Policy Restrictions	Within the settlement boundary of Handforth. Site identified as open space. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		Potential Density		40	
Managing Constraints	Consultation with Contaminated Land Officer. 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 130m. Post office within 760m. Medical facilities within 515m. Primary school within 780m. Open space within 250m.		Losses Completed		0	
Brownfield / Greenfield	Mixed		Remaining Losses		0	
Suitability	Suitable					
Availability	Available		Current Year		0	
Achievability	Achievable		Years 1-5		0	
Deliverability	Developable		Years 6-10		28	
Development Progress	SHLAA Site		Years 11-15		0	
Application Number:						

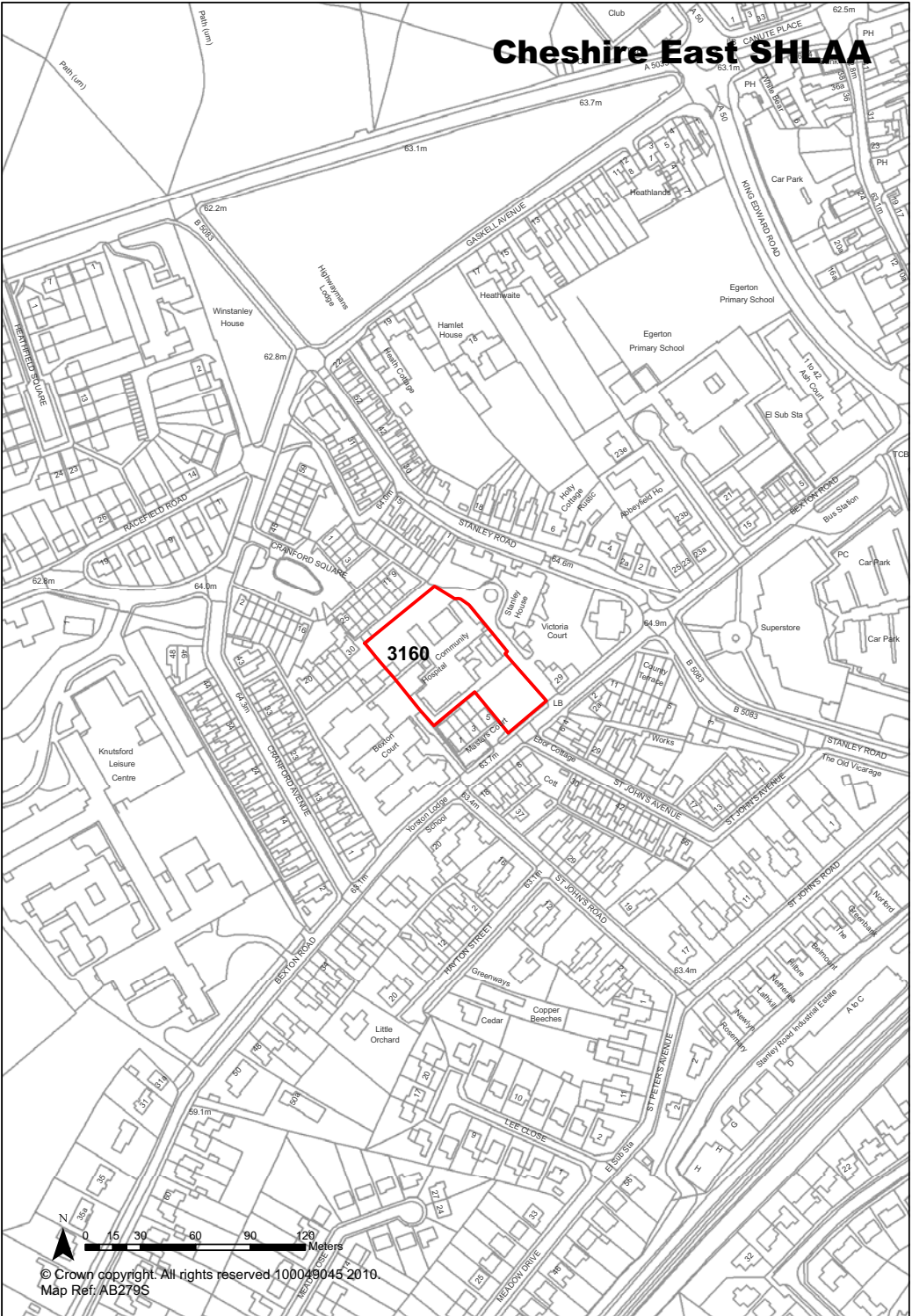


Ref 3158 Site Address Norkem House, Bexton Lane, Knutsford

Town / Rural	Knutsford	Easting	375062	Northing	377470
Site Description	Employment site in use.		Site Size Net (Ha)	0.37	
Character of Area	Open countryside and residential		Potential Capacity	12	
Surrounding Land Uses	Predominantly residential and school.		Potential Net Capacity	12	
Physical Constraints	Flood zone 1 - little or no risk. Mature trees along road frontage - two with TPO, plus another TPO within site. Relationship to two storey adj houses. Slightly sloping site. In use. MBC maintaining landscaping to Blackhill Lane/Bexton Lane corner. Located on potential contaminated site.				
Policy Restrictions	Identified as predominantly residential. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		Potential Density	32.43	
Managing Constraints	Retain trees. Design to ensure no overlooking issues. Consultation with Contaminated Land Officer. 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 80m. Post office within 1300m. Medical facilities within 1000m. Primary school within 100m. 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	3160	Site Address	Rest of Cranford Hospital Site, Bexton Road, Knutsford	
Town / Rural	Knutsford	Easting	374857	Northing 378401
Site Description	Part of Cranford Hospital Site		Site Size Net (Ha)	0.5
Character of Area	Residential - single, two and 3 storey, community care uses - day facilities.		Potential Capacity	20
Surrounding Land Uses	Predominantly Residential, Existing Open Space, Shopping Area, Existing Car Park, Conservation Area		Potential Net Capacity	20
Physical Constraints	Flood zone 1 - little or no risk. Relationship to adjoining community care and residential uses. Access to Stanley House. Located on potential contaminated site. Potential air quality issues. Trees and shrubs on site. Levels appear generally flat.			
Policy Restrictions	Site identified as Predominantly Residential, and adjacent to a Conservation Area.		Potential Density	40
Managing Constraints	Sympathetic design to complement the character of area. 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 200m, Post Office within 380m, medical facilities within 550m, Primary School within 330m, Open Space within 420m		Losses Completed	0
Brownfield / Greenfield	Brownfield		Remaining Losses	0
Suitability	Suitable			
Availability	Marginal / Uncertain			
Achievability	Achievable			
Deliverability	Developable			
Development Progress	SHLAA Site			
Application Number:				



Ref

3162

Site Address

Stanley Road Trading Estate, Stanley Road, Knutsford

Town / Rural

Knutsford

Easting

375080

Northing

378202

Site Description

In use employment site.

Site Size Net (Ha)

0.57

Character of Area

Generally residential.

Potential Capacity

23

Surrounding Land Uses

Generally residential.

Potential Net Capacity

23

Physical Constraints

Flood zone 1 - little or no risk. Well used industrial estate, poor environment, narrow site. Located on potential contaminated site. Potential air quality and noise issues. Trees on site. Levels appear flat.

Policy Restrictions

Within the settlement boundary of Knutsford. Site identified as existing employment.

Potential Density

40.35

Managing Constraints

Landscaping utilised to improve surrounding area. Noise mitigation incorporated into the design. Consultation with Contaminated Land Officer. Air quality assessment may be required (proximity to AQMA). PPG24 noise assessment required (rail noise). 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 230m. Post office within 450m. Medical facilities within 300m. Primary school within 550m. Open space within 450m.

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

23

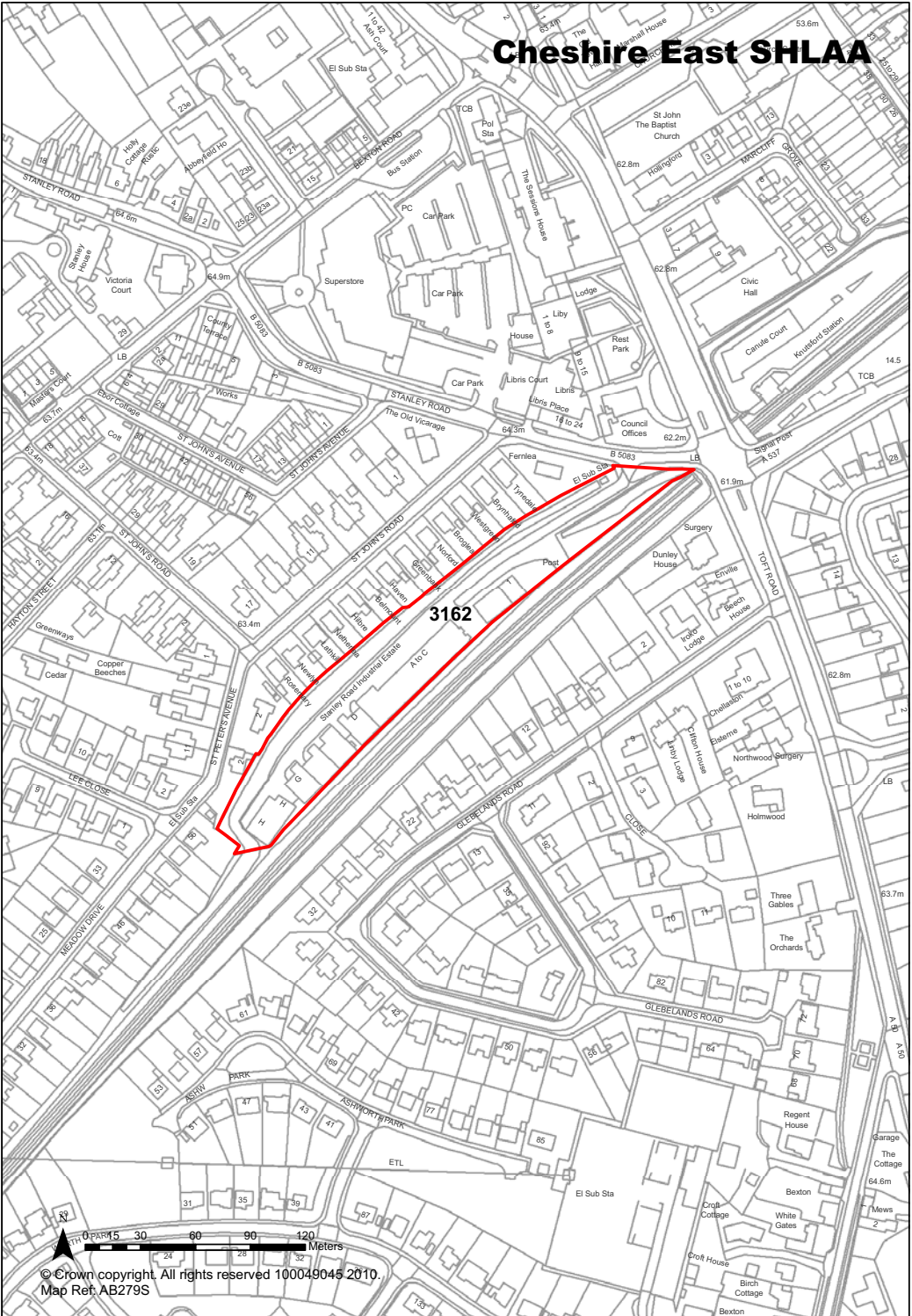
Development Progress

SHLAA Site

Years 11-15

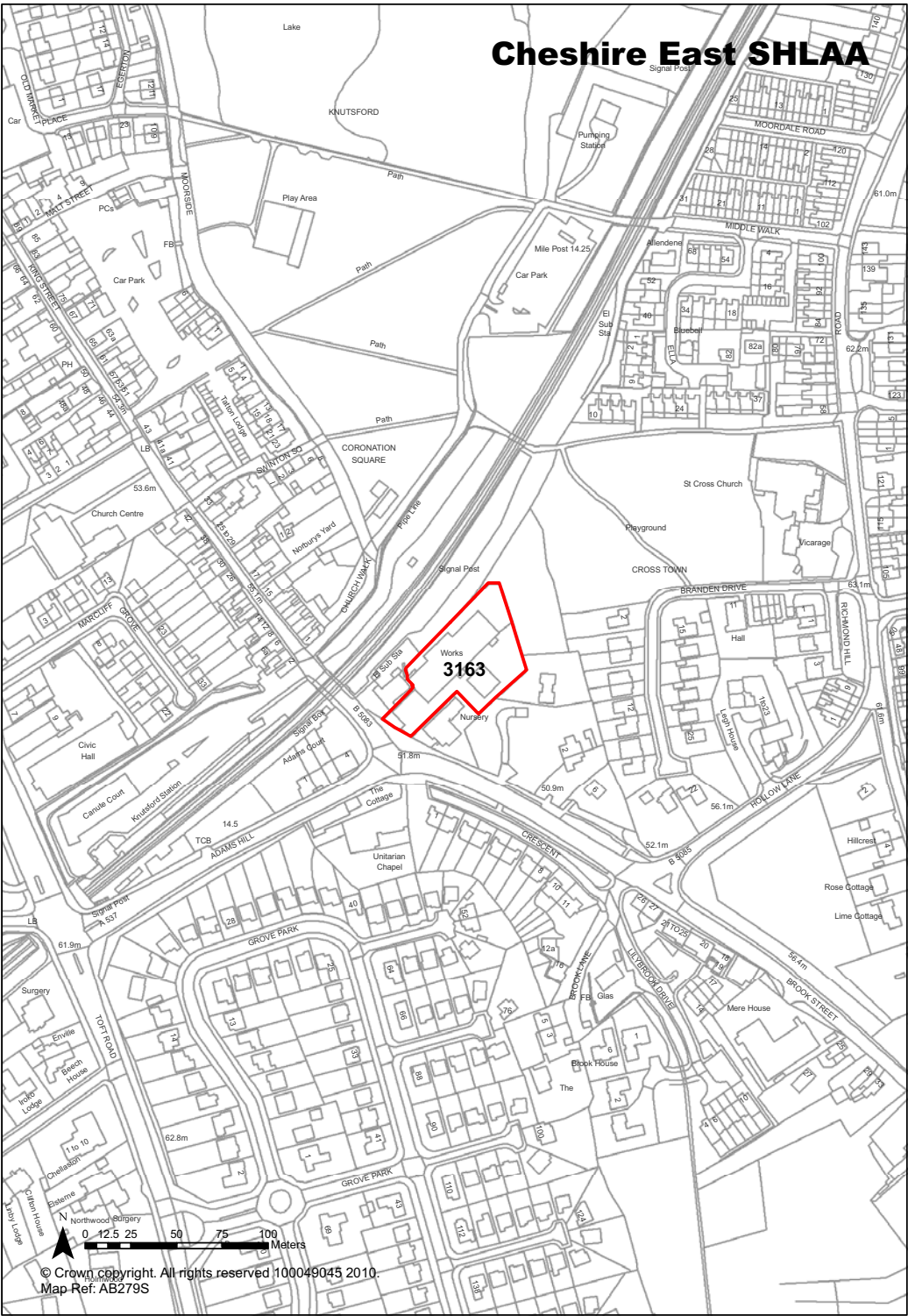
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Application Number:

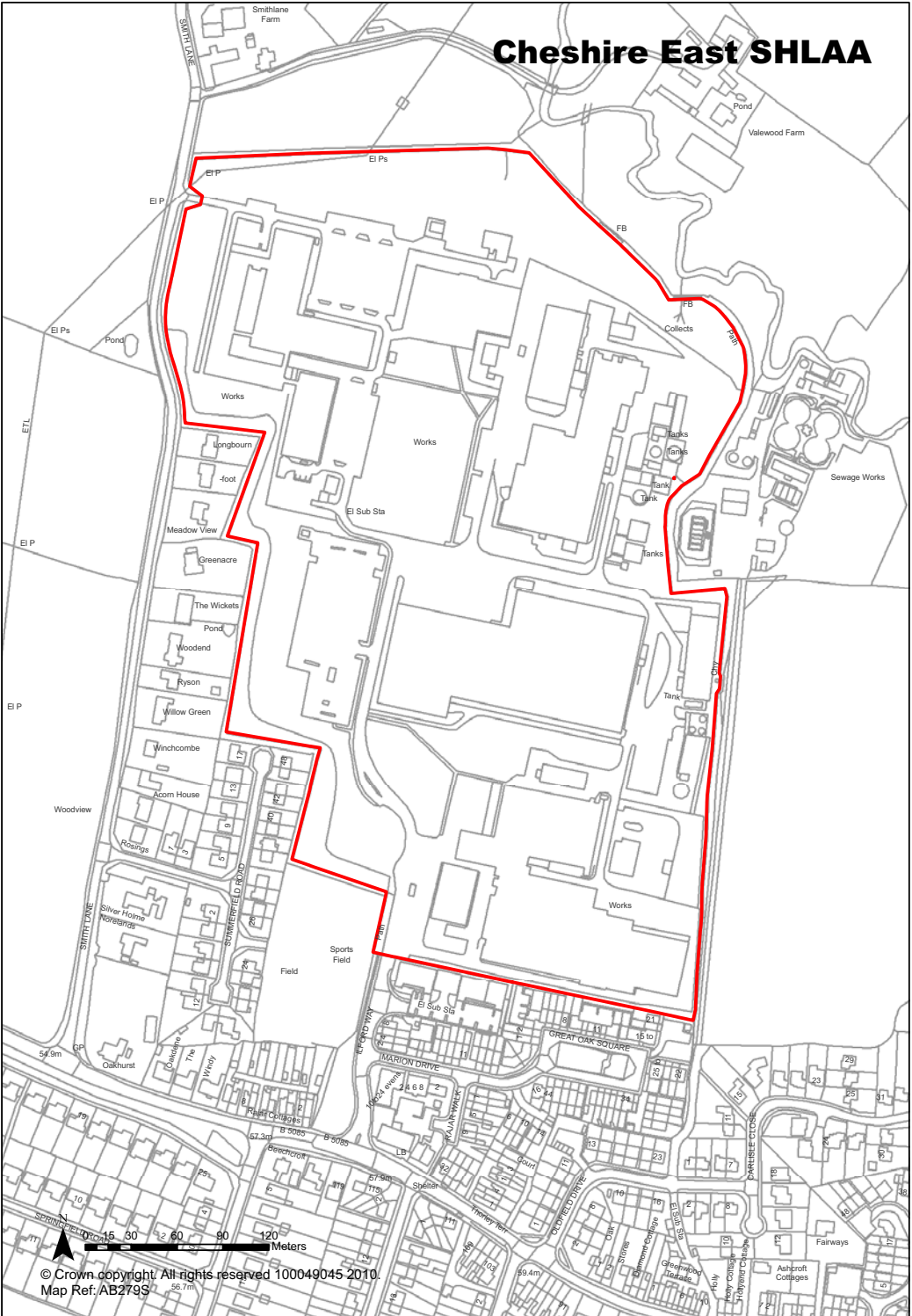


Ref 3163 Site Address Larmuth Works, Brook Street, Knutsford

Town / Rural	Knutsford	Easting	375456	Northing	378458
Site Description	In use as an existing Employment Area	Site Size Net (Ha)	.31		
Character of Area	Road junction, railway line, commercial/employment. Conservation area	Potential Capacity	13		
Surrounding Land Uses	Mixed use, open space, residential	Potential Net Capacity	13		
Physical Constraints	Flood zone 1 - little or no risk. Listed building immediately adj to south east - currently a childrens nursery. Car shop to immediate nw. Railway line at higher level to north west. Access/ junction issues. Sloping site. Located on potential contaminated site. Potential air quality and noise issues. Trees to boundary.				
Policy Restrictions	Within the settlement boundary of Knutsford. Identified as an existing employment area.	Potential Density	41.94		
Managing Constraints	Conversion emphasised. Land assembly. Landscaping to create visual barrier. Access issues managed through consultation with Highway Agency. Noise mitigation incorporated into design. Consultation with Contaminated Land Officer. Air quality assessment may be required (proximity to AQMA). PPG24 noise assessment required (rail noise). 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 130m. Post office within 380m. Medical facilities within 340m. Primary school within 630m. Open space within 100m.	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	13		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:					



Ref	3166	Site Address	Ilfords, Ilford Way, Mobberley	
Town / Rural	Mobberley	Easting	378089	Northing 380232
Site Description	Industrial site in use, part vacant and part under utilised.	Site Size Net (Ha)	7.9	
Character of Area	Residential and open countryside.	Potential Capacity	237	
Surrounding Land Uses	Residential, sports ground and open countryside.	Potential Net Capacity	237	
Physical Constraints	Part of site within flood zone 2 - medium risk. Buildings on site. Site partially in use. Located within 250m of landfill. Potential air quality issues. Footpaths through site. Trees to boundary. Slightly sloping site. Proximity to Wastewater Treatment Plant.			
Policy Restrictions	Within the settlement boundary of Mobberley. Identified as an existing employment area. Site is adjacent to a conservation area.	Potential Density	30	
Managing Constraints	Removal of existing employment uses and existing buildings. Consultation with Contaminated Land Officer. Draft TA with full accessibility study and travel plan framework likely to be required prior to application process. Air quality assessment may be required (size of development). Consideration of Conservation Area setting and accommodation or relocation of footpaths. Consideration of flood risk and production of a Flood Risk Assessment. Likely to require a buffer between site and Wastewater Treatment plant. Main incoming sewer to the Wasterwater Treatment plant runs through the site and has an easement.	Determination of Capacity	Density multiplier	
Sustainability	Site is within walking distance of bus stops.			
Accessibility	Access is possible. The Highways Agency may require assessment of traffic generation and impact on trunk road network.	Total Completions	0	
Other Information		Losses Completed	0	
Brownfield / Greenfield	Brownfield	Remaining Losses	0	
Suitability	Suitable			
Availability	Available	Current Year	0	



Ref3166

Site Address

Ilfords, Illford Way, Mobberley

Achievability	Achievable	Years 1-5	125
Deliverability	Deliverable	Years 6-10	112
Development Progress	SHLAA Site	Years 11-15	0
Application Number:			

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Ref 3170 Site Address Vernon Lodge, Weller Avenue, Poynton

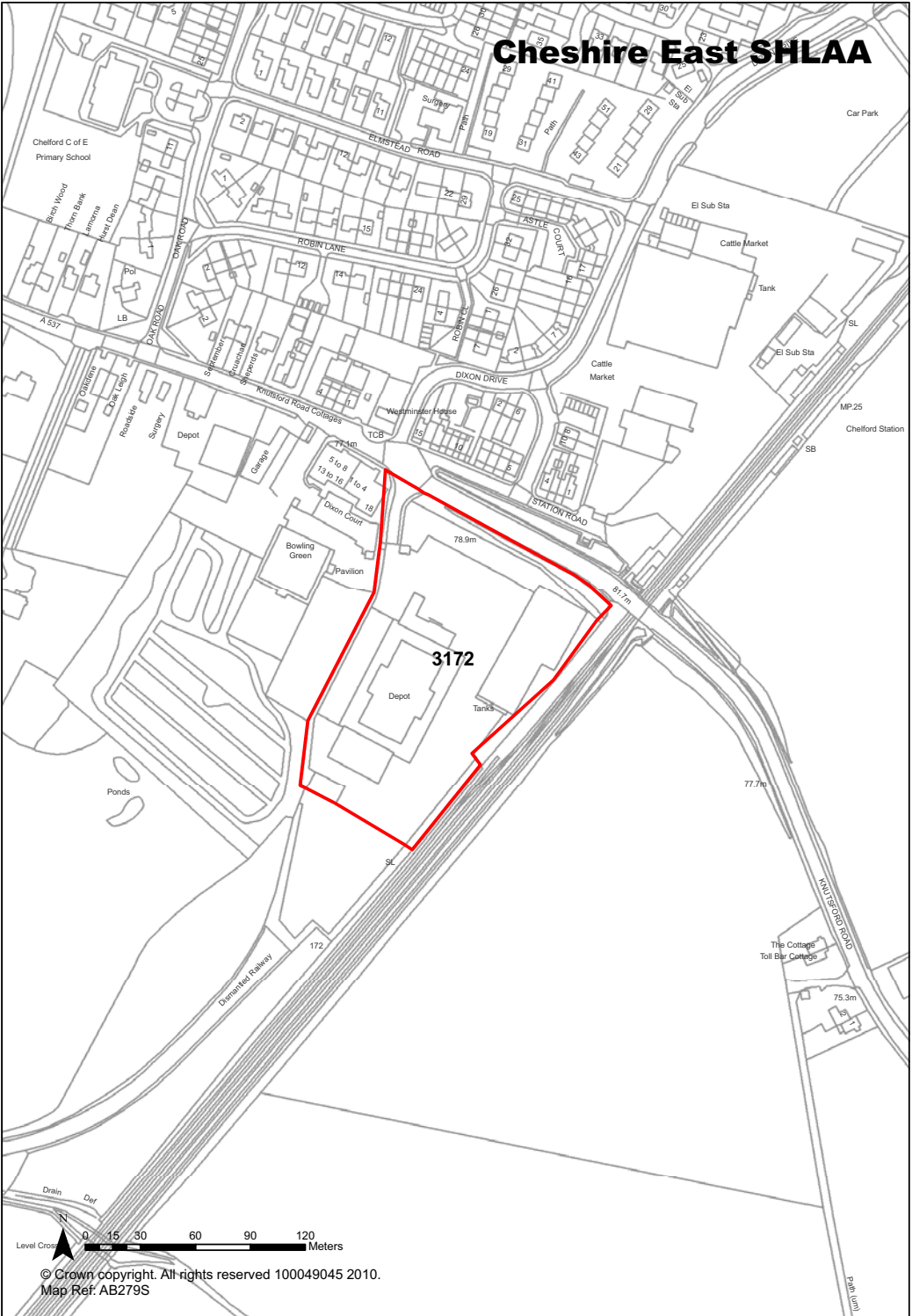
Town / Rural	Poynton	Easting	391918	Northing	382776
Site Description	Sheltered accommodation for the elderly that no longer meets current requirements and is to be demolished.	Site Size Net (Ha)	0.37		
Character of Area	Generally residential.	Potential Capacity	30		
Surrounding Land Uses	Residential	Potential Net Capacity	-7		
Physical Constraints	Flood zone 1 - little or no risk. Buildings and trees on site. Levels appear generally flat.	Potential Density	81.08		
Policy Restrictions	Site is within the settlement boundary of Poynton. Predominantly residential.	Determination of Capacity	Current permission		
Managing Constraints	Removal of current use and related buildings. Consideration of biodiversity.	Total Completions	0		
Sustainability	Site is considered sustainable.	Losses Completed	37		
Accessibility	Access is possible.	Remaining Losses	0		
Other Information	Site owned by Cheshire Peaks and Plains	Current Year	15		
Brownfield / Greenfield	Brownfield	Years 1-5	15		
Suitability	Suitable	Years 6-10	0		
Availability	Available	Years 11-15	0		
Achievability	Achievable				
Deliverability	Deliverable				
Development Progress	Under Construction				
Application Number:	10/2589M				



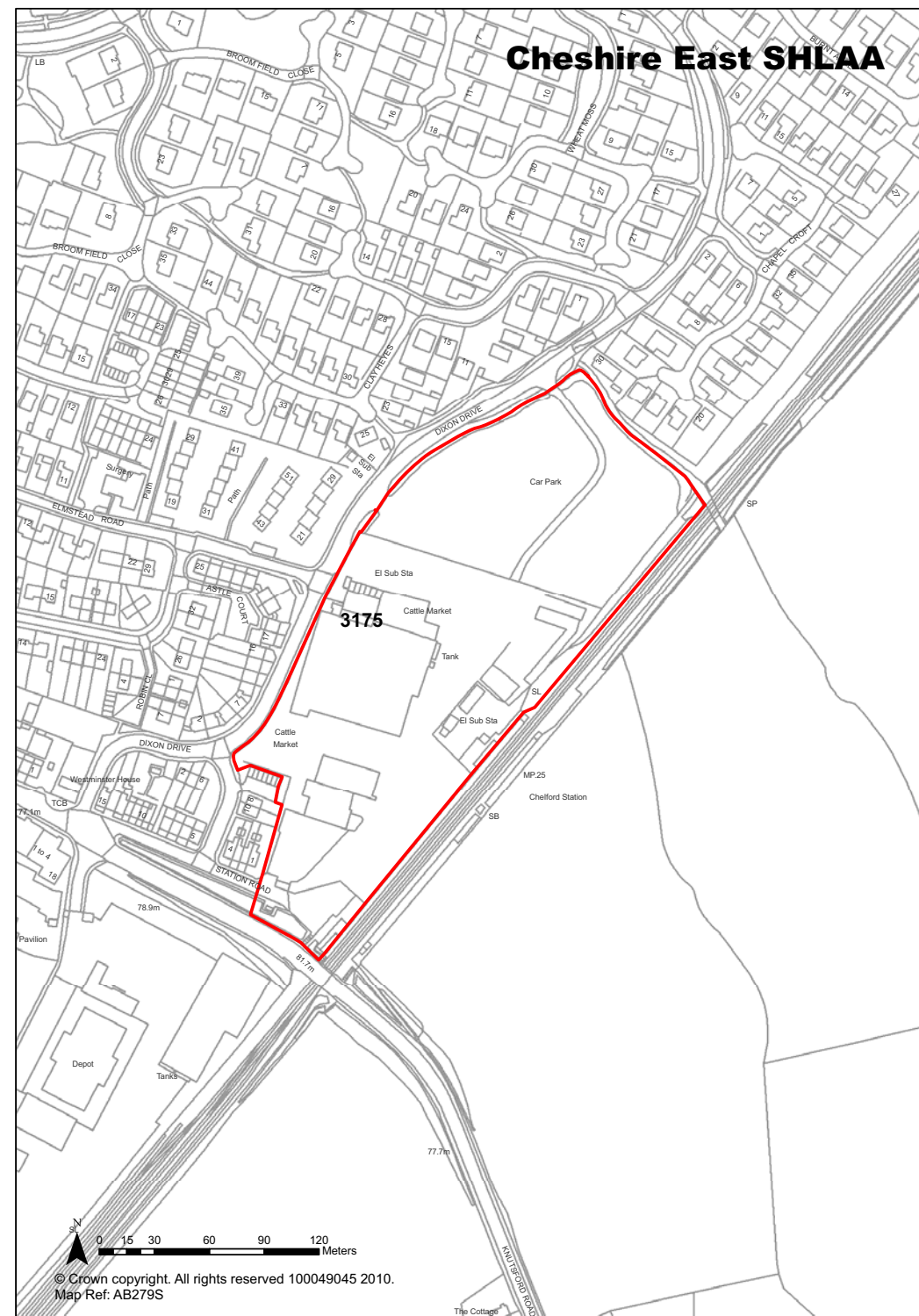
Ref	3171	Site Address	Chelford Farm Supplies, Knutsford Road, Chelford	
Town / Rural	Chelford	Easting	381147	Northing 374925
Site Description	Farm supplies shop.	Site Size Net (Ha)	0.32	
Character of Area	Residential and open countryside.	Potential Capacity	21	
Surrounding Land Uses	Predominantly residential, open countryside, existing employment area.	Potential Net Capacity	21	
Physical Constraints	Flood zone 1 - little or no risk. Access ok but off busy road, new housing adjacent, various buildings on site. Located on potential contaminated site. Potential air quality issues. Trees to boundary. Site appears generally flat.			
Policy Restrictions	Identified as predominantly residential within the Local Plan and is within the settlement boundary of Chelford.	Potential Density	41.26	
Managing Constraints	Noise mitigation to reduce impact of surrounding employment usage. Resolve access issues through consultation with Highways Agency. Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Consideration of biodiversity.	Determination of Capacity	Density multiplier - Sustainable location	
Sustainability	Site is considered sustainable.			
Accessibility	Access is possible.	Total Completions	0	
Other Information	Bus stop within 110m. Shops within 100m. Post office within 300m. Medical facilities within 300m. Primary school within 200m. Open space within 300m.	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	Developable	Years 6-10	21	
Development Progress	SHLAA Site	Years 11-15	0	
Application Number:				



Ref	3172	Site Address	Irlams / Stobarts, Knutsford Road, Chelford	
Town / Rural	Chelford	Easting	381276	Northing 374813
Site Description	In use for distribution centre.	Site Size Net (Ha)	1.7	
Character of Area	Residential & commercial, open countryside to south	Potential Capacity	50	
Surrounding Land Uses	Open countryside, residential, employment	Potential Net Capacity	50	
Physical Constraints	Flood zone 1 - little or no risk. Access probably ok but off busy road but active haulage company at moment (James Irlam), modern industrial buildings & large areas for parking of vehicles and containers. Located on potential contaminated site. Potential air quality and noise issues. Trees to boundary. Site appears generally flat.	Potential Density	30	
Policy Restrictions	Currently identified as an existing employment area within the settlement boundary of Chelford.	Determination of Capacity	Density multiplier	
Managing Constraints	Noise mitigation incorporated into design if required. Site Contamination Assessment to identify extent of contamination and remediation required. Transport Assessment with full accessibility study and travel plan framework likely to be required prior to application process. Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). PPG24 noise assessment required (rail noise). Consideration of biodiversity.			
Sustainability	Site is considered sustainable.			
Accessibility	Access is possible.	Total Completions	0	
Other Information	Bus stop within 90m. Post office within 70m. Medical facilities within 310m. Primary school within 400m. Open space	Losses Completed	0	
Brownfield / Greenfield	Brownfield	Remaining Losses	0	
Suitability	Suitable	Current Year	0	
Availability	Available	Years 1-5	50	
Achievability	Achievable	Years 6-10	0	
Deliverability	Deliverable	Years 11-15	0	
Development Progress	Awaiting S106			
Application Number:	10/3239M			

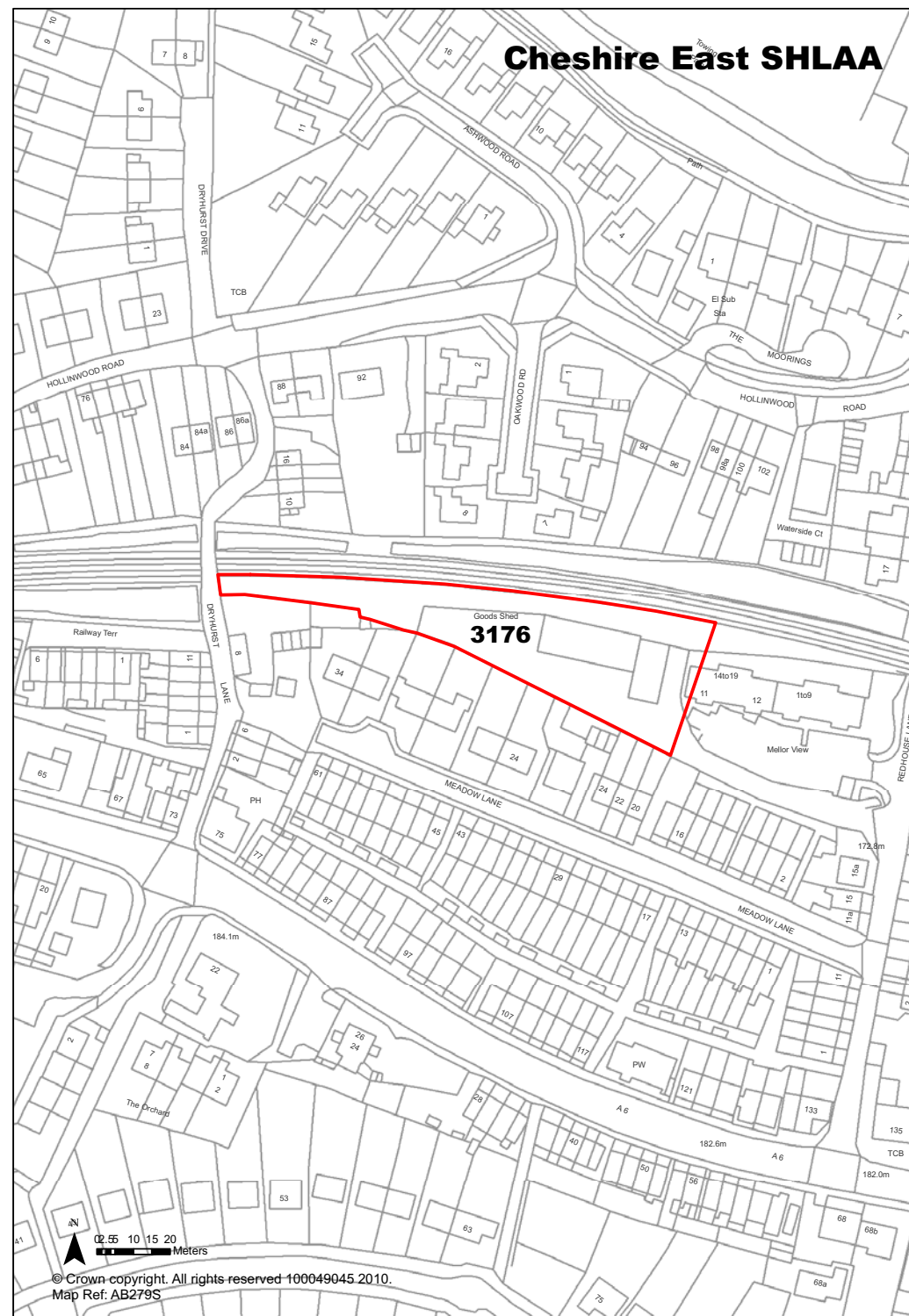


Ref 3175	Site Address Chelford Cattle Market & Car Park, Dixon Drive, Chelford	Easting 381450	Northing 375040
Town / Rural Chelford			
Site Description	Cattlemarket. Employment Area and Car Park	Site Size Net (Ha)	3.7
Character of Area	Residential to west, railway and open countryside to east	Potential Capacity	86
Surrounding Land Uses	Residential, open countryside, employment.	Potential Net Capacity	86
Physical Constraints	Flood zone 1 - little or no risk. Existing cattle market and car park would need to be relocated - existing valuable resource for the agricultural community. Located on potential contaminated site. Potential air quality issues. Trees on site. Levels appear generally flat.		
Policy Restrictions	Currently identified as an existing employment area within the settlement boundary of Chelford.	Potential Density	23.24
Managing Constraints	Provision of alternative employment land within the locality. Consultation with Contaminated Land Officer. Transport Assessment required with full accessibility study and travel plan framework prior to application process. Air quality assessment may be required (size of development). Consideration of biodiversity.	Determination of Capacity	Based on current application.
Sustainability	Site is considered sustainable.		
Accessibility	Access is possible.	Total Completions	0
Other Information	Site in use but owners wish to relocate	Losses Completed	0
Brownfield / Greenfield	Brownfield	Remaining Losses	0
Suitability	Suitable		
Availability	Available	Current Year	0
Achievability	Achievable	Years 1-5	86
Deliverability	Deliverable	Years 6-10	0
Development Progress	Awaiting S106	Years 11-15	0
Application Number:	10/3448M		

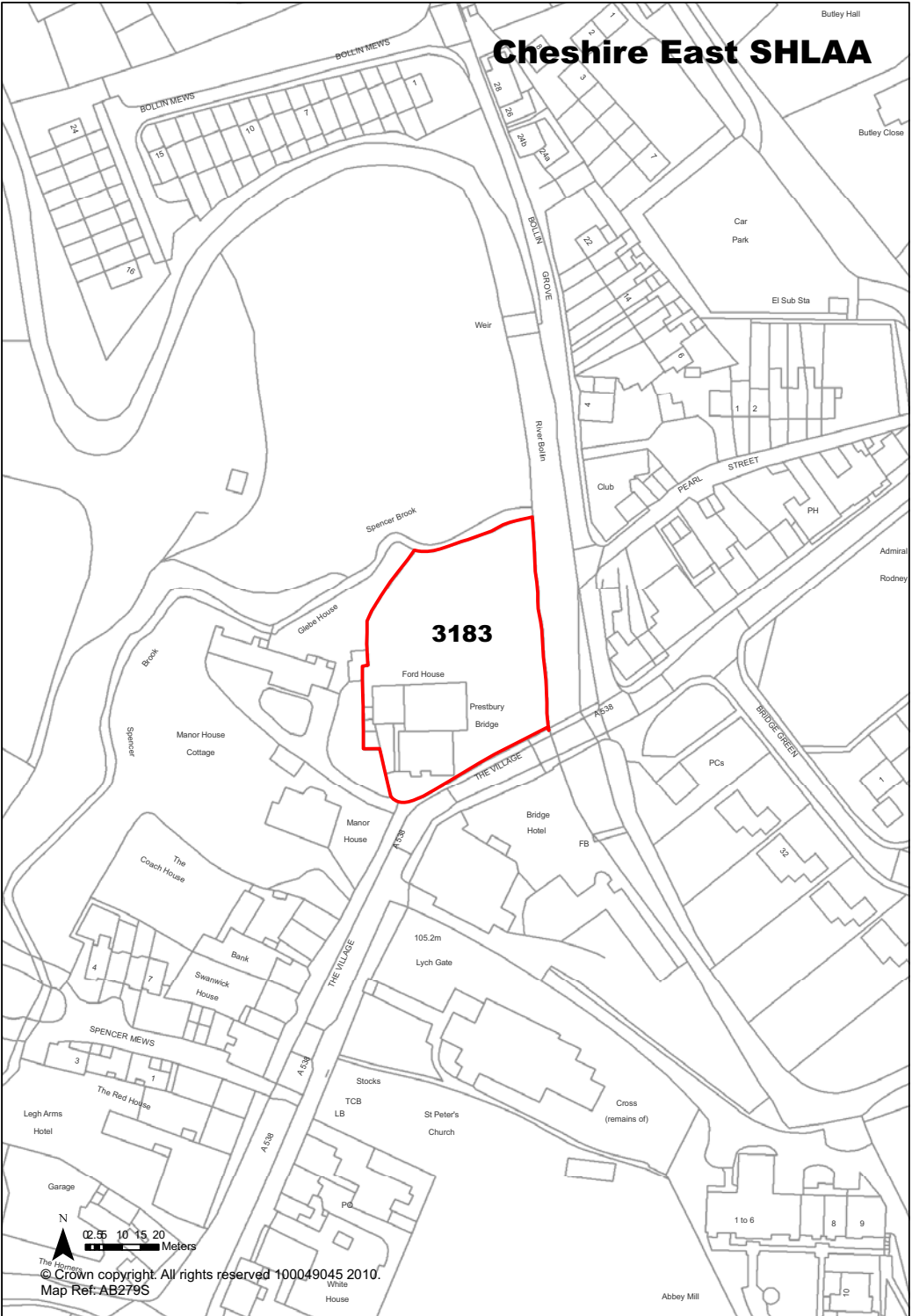


Ref 3176 Site Address Moortop Garage, Redhouse Lane, Disley

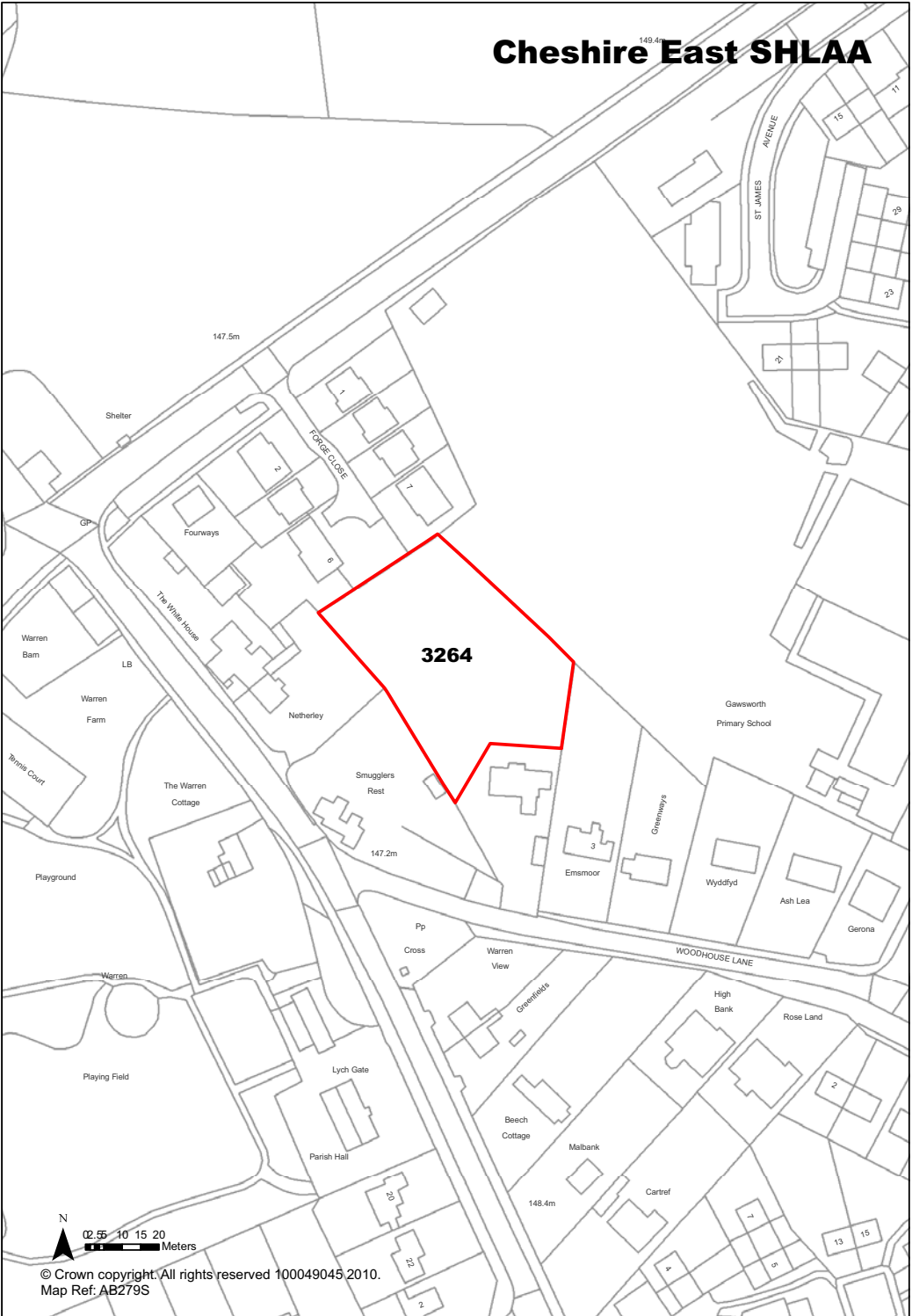
Town / Rural	Disley	Easting	398023	Northing	384829
Site Description	Garage - In use, RSL interest	Site Size Net (Ha)	0.25		
Character of Area	Residential to N; railway line to S; recent residential flats devt to E	Potential Capacity	10		
Surrounding Land Uses	Predominantly Residential, Existing Employment Area, Existing Open Space, Green Belt	Potential Net Capacity	10		
Physical Constraints	Part sloping site, part level with railway line and lower than bungalows to south. Garage still in use utilising stone and brick buildings. Narrow access to site off Redhouse Lane. Trees along boundaries. Located on potential contaminated site. Potential air quality issues.				
Policy Restrictions	x	Potential Density	40		
Managing Constraints	Noise mitigation incorporated into housing design: empolyment and railway. Levelling of site. Access issues resolved. Consultation with Contaminated Land Officer. Air quality assessment may be required (proximity to AQMA).	Determination of Capacity	Density multiplier - Sustainable location		
Sustainability	x				
Accessibility	x	Total Completions	0		
Other Information	Bus stop within 180m. Post office within 520m. Medical facilities within 720m. Primary school within 400m. Open space within 250m.	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:					



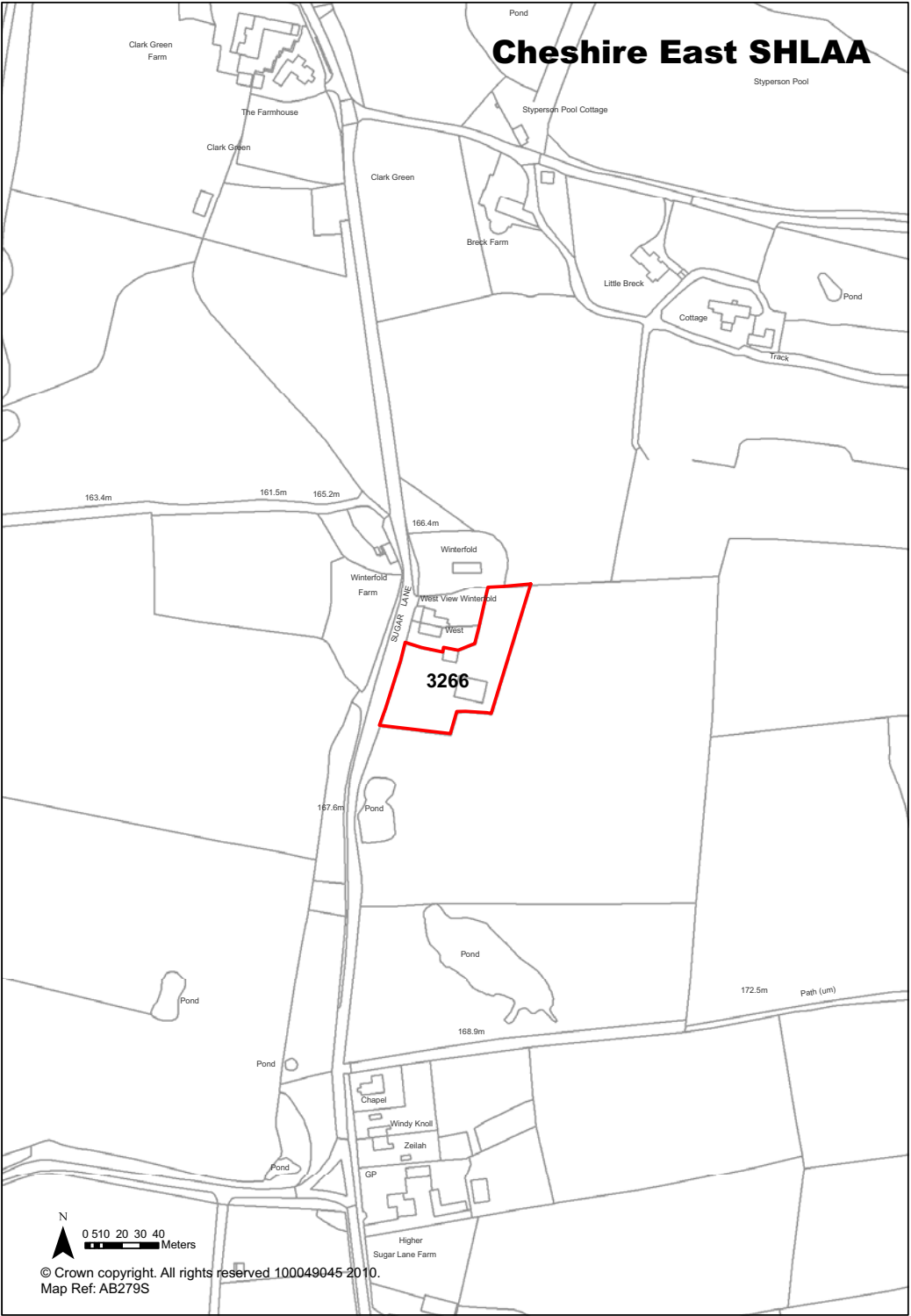
Ref	3183	Site Address	Ford House, The Village, Prestbury, Macclesfield	
Town / Rural	Prestbury	Easting	390045	Northing 377019
Site Description	Va - structural problems		Site Size Net (Ha)	0.28
Character of Area	Residential, OS, commercial		Potential Capacity	11
Surrounding Land Uses	Residential, open space, flood risk		Potential Net Capacity	11
Physical Constraints	Flood plain issues, highway access problems, trees on site, extensive curtilage, pleasant bdg, sustainable location			
Policy Restrictions			Potential Density	39.29
Managing Constraints	Flood Risk Assessment - Flood Alleviation if required. Access issues addressed through consultation with the Highways Agency. Retain trees.		Determination of Capacity	Based on current permission
Sustainability	Site is considered sustainable.			
Accessibility	Access issues to be overcome.		Total Completions	0
Other Information	Bus stop within 80m. Post office within 140m. Medical facilities within 420m. 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	11
Deliverability	Deliverable		Years 6-10	0
Development Progress	Full Permission		Years 11-15	0
Application Number:	11/0107M			



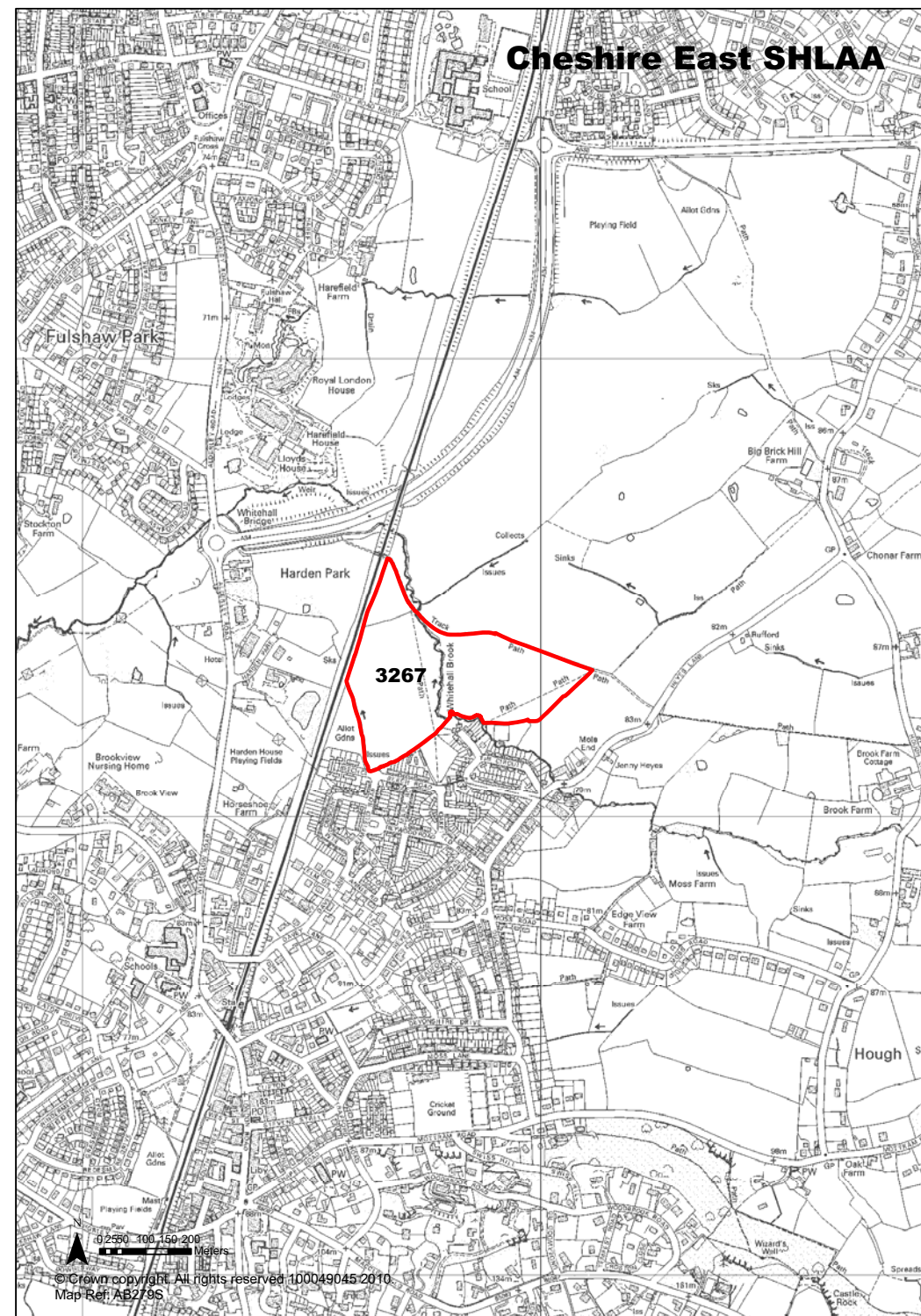
Ref	3264	Site Address	Remainder of Smithy Garage Site, Macclesfield		
Town / Rural	Rural	Easting	388852	Northing	370509
Site Description	x	Site Size Net (Ha)	0.26		
Character of Area	Residential and open countryside uses	Potential Capacity	11		
Surrounding Land Uses	Open countryside and Area of Special County Value	Potential Net Capacity	11		
Physical Constraints	Access may be a problem				
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Potential Density	42.47		
Managing Constraints	x	Determination of Capacity	Density multiplier - Sustainable location		
Sustainability	Green Belt site, but considered to be sustainably located.				
Accessibility		Total Completions	0		
Other Information	Bus stop within 280m. Post office within 250m. Medical facilities within 200m. Primary school within 300m. Open space within 200m.	Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Suitable - with policy change				
Availability	Marginal / Uncertain	Current Year	0		
Achievability	Achievable	Years 1-5	0		
Deliverability	Developable	Years 6-10	11		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:					



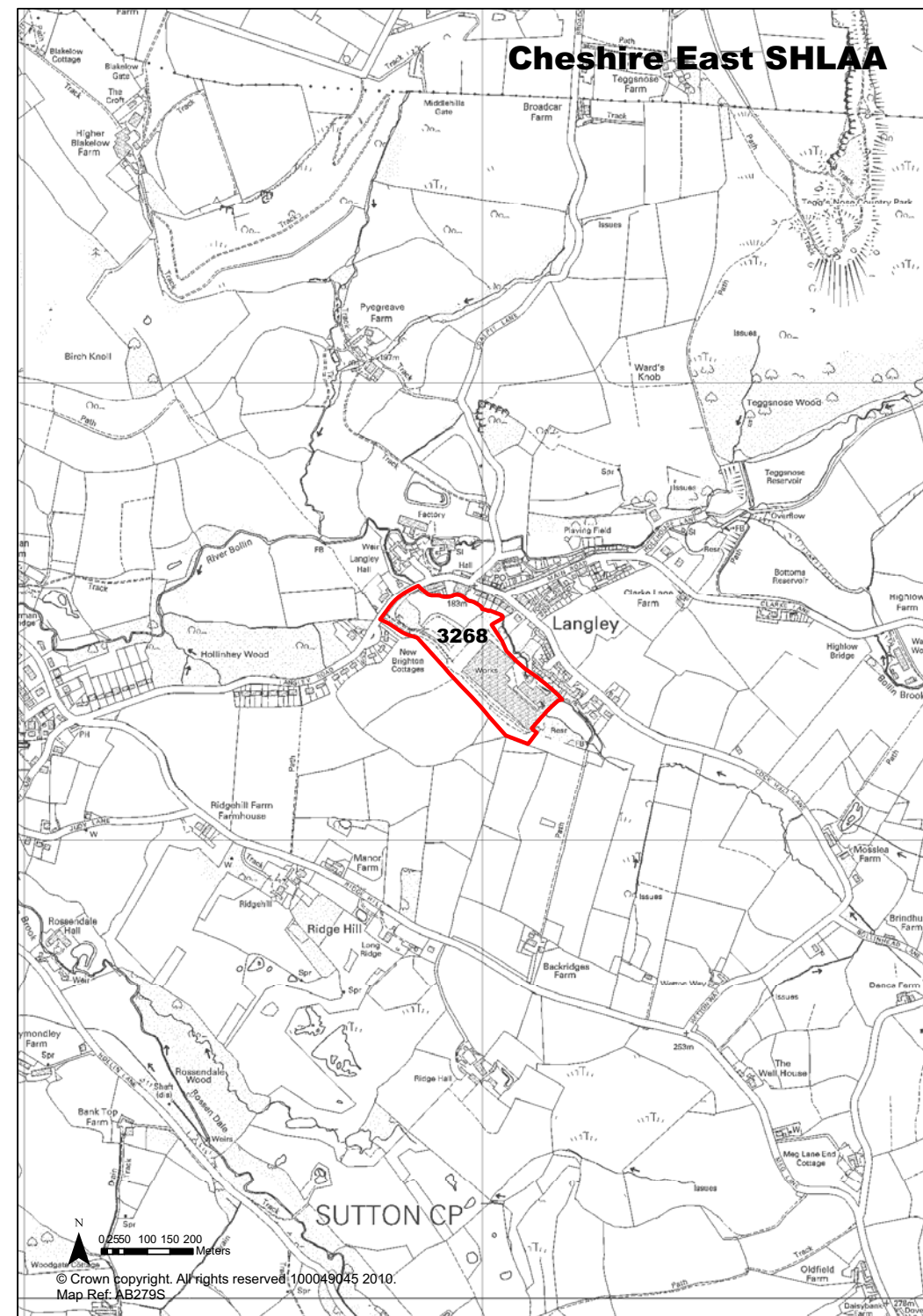
Ref	3266	Site Address	Sugar Lane, Adlington	
Town / Rural	Rural	Easting	393083	Northing 379246
Site Description	Hardstanding and storage building.	Site Size Net (Ha)	0.31	
Character of Area	Open countryside.	Potential Capacity	10	
Surrounding Land Uses	Open countryside.	Potential Net Capacity	10	
Physical Constraints	Flood zone 1 - little or no risk. Building on site. Hardstanding and storage of vehicles. Site appears generally flat. Overhead lines. Site appears to be in commercial use. Located on potential contaminated site. Ponds in close proximity to site. Trees to boundary.	Potential Density	30.3	
Policy Restrictions	Area of Special County Value, Green Belt, Conservation Area adjacent to site.	Determination of Capacity	Density multiplier	
Managing Constraints	Consideration of landscape value. Consideration of historic environment. Consultation with Contaminated Land Officer. Consideration of biodiversity with production of a Protected Species survey.	Total Completions	0	
Sustainability	Site is not considered sustainable.	Losses Completed	0	
Accessibility	Access is possible.	Remaining Losses	0	
Other Information	Bus stop within 360m. Post office within 710m. Medical facilities within 1100m. Primary school within 1050m. Open space within 70m.	Current Year	0	
Brownfield / Greenfield	Brownfield	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	3267	Site Address	Land North of Beech Road, Alderley Edge			
Town / Rural	Alderley Edge - Edge / Extension		Easting	384785	Northing	379303
Site Description	Grassland.		Site Size Net (Ha)		10.88	
Character of Area	Open countryside and residential.		Potential Capacity		327	
Surrounding Land Uses	Residential, railway and open countryside.		Potential Net Capacity		327	
Physical Constraints	Part of site within flood zones 2 and 3 - medium to high risk. Water course to western edge. Trees on site. Trees and hedges to boundaries. Located within 250m of landfill. Potential air quality and noise issues. Footpaths crossing site and along part of site boundary. Whitehall Brook crosses site. Leve;ls appear generally flat.					
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Small part of site is an existing playing field.		Potential Density		30.01	
Managing Constraints	Consideration of biodiversity value of site in relation to trees, hedges and watercourse. Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). PPG24 noise assessment required (rail noise). Consideration of flood risk and production of a Flood Risk Assessment. Consideration of accommodation or relocation of footpath.		Determination of Capacity		Density multiplier	
Sustainability	Site is considered sustainably located.					
Accessibility	Access is possible.		Total Completions		0	
Other Information	Bus stop within 230m. Post office within 710m. Medical facilities within 1100m. Primary school within 700m. Open space within 210m.		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		125	
Development Progress	SHLAA Site		Years 11-15		202	
Application Number:						
Cheshire East SHLAA - Update January 2013						

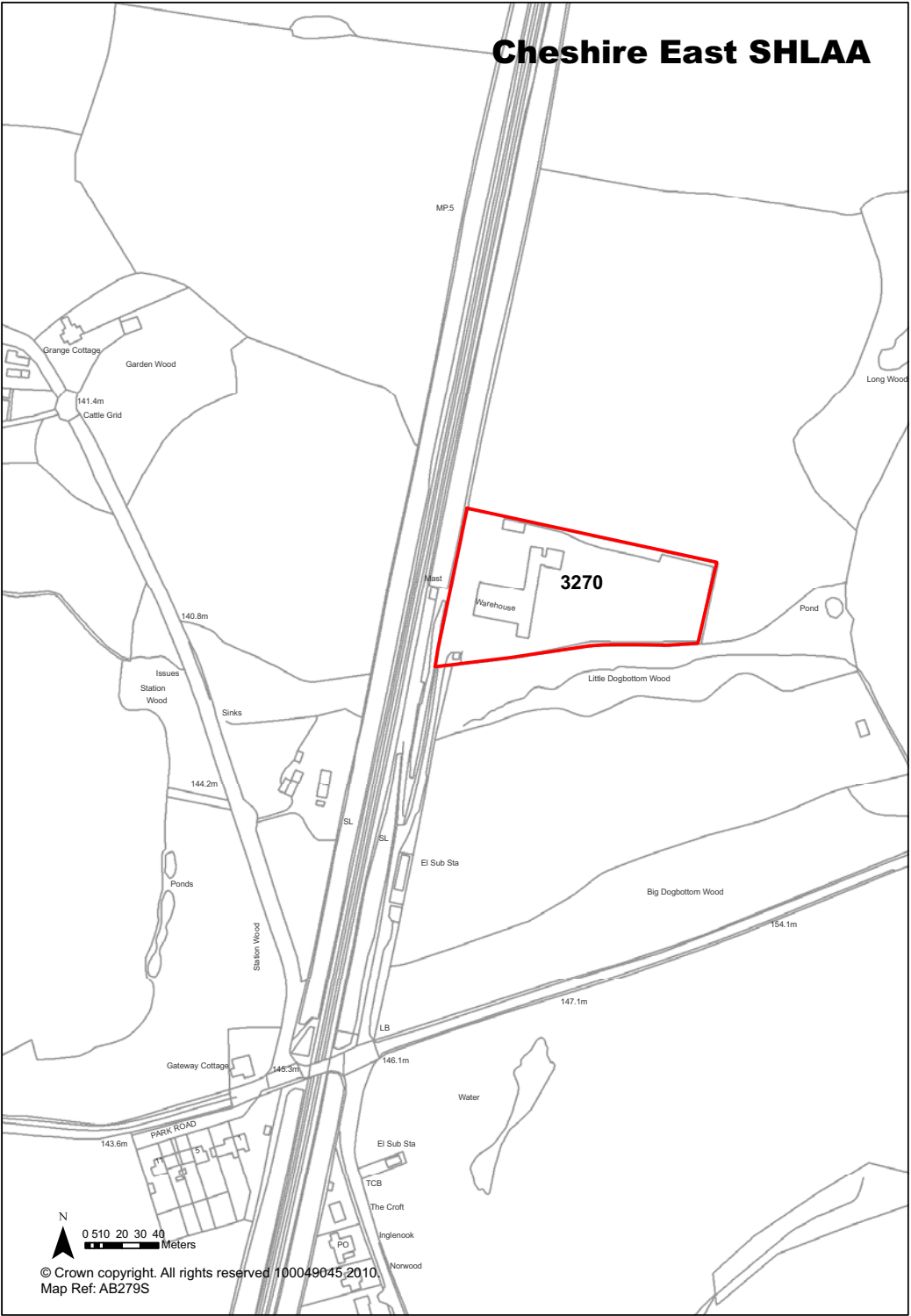


Ref	3268	Site Address	Langley Works, Cock Hall Lane, Langley (Reiter Scraggs part 2)			
Town / Rural	Rural		Easting	393984	Northing	371397
Site Description	Commercial and industrial building.		Site Size Net (Ha)		5.39	
Character of Area	Open countryside and residential.		Potential Capacity		77	
Surrounding Land Uses	Open countryside, reservoir and residential.		Potential Net Capacity		77	
Physical Constraints	Flood zone 1 - little or no risk. Langley Works F. Harding Site - Buildings on site. Located within 250m of landfill. Trees to boundary. Site levels appear generally flat.					
Policy Restrictions	Green Belt. Site is a major developed site in the Green Belt.		Potential Density		14.29	
Managing Constraints	Consultation with Contaminated Land Officer. Consideration of biodiversity.		Determination of Capacity		Mixed use development therefore lower density of residential development proposed.	
Sustainability	Site is within walking distance of bus stops.					
Accessibility	Access should be possible.		Total Completions		0	
Other Information	Bus stop within 230m. Post office within 2100m. Medical facilities within 4000m. Primary school within 1900m. Open space within 150m.		Losses Completed		0	
Brownfield / Greenfield	Brownfield		Remaining Losses		0	
Suitability	Suitable					
Availability	Available		Current Year		0	
Achievability	Achievable		Years 1-5		77	
Deliverability	Deliverable		Years 6-10		0	
Development Progress	Awaiting S106		Years 11-15		0	
Application Number:	11/2340M					

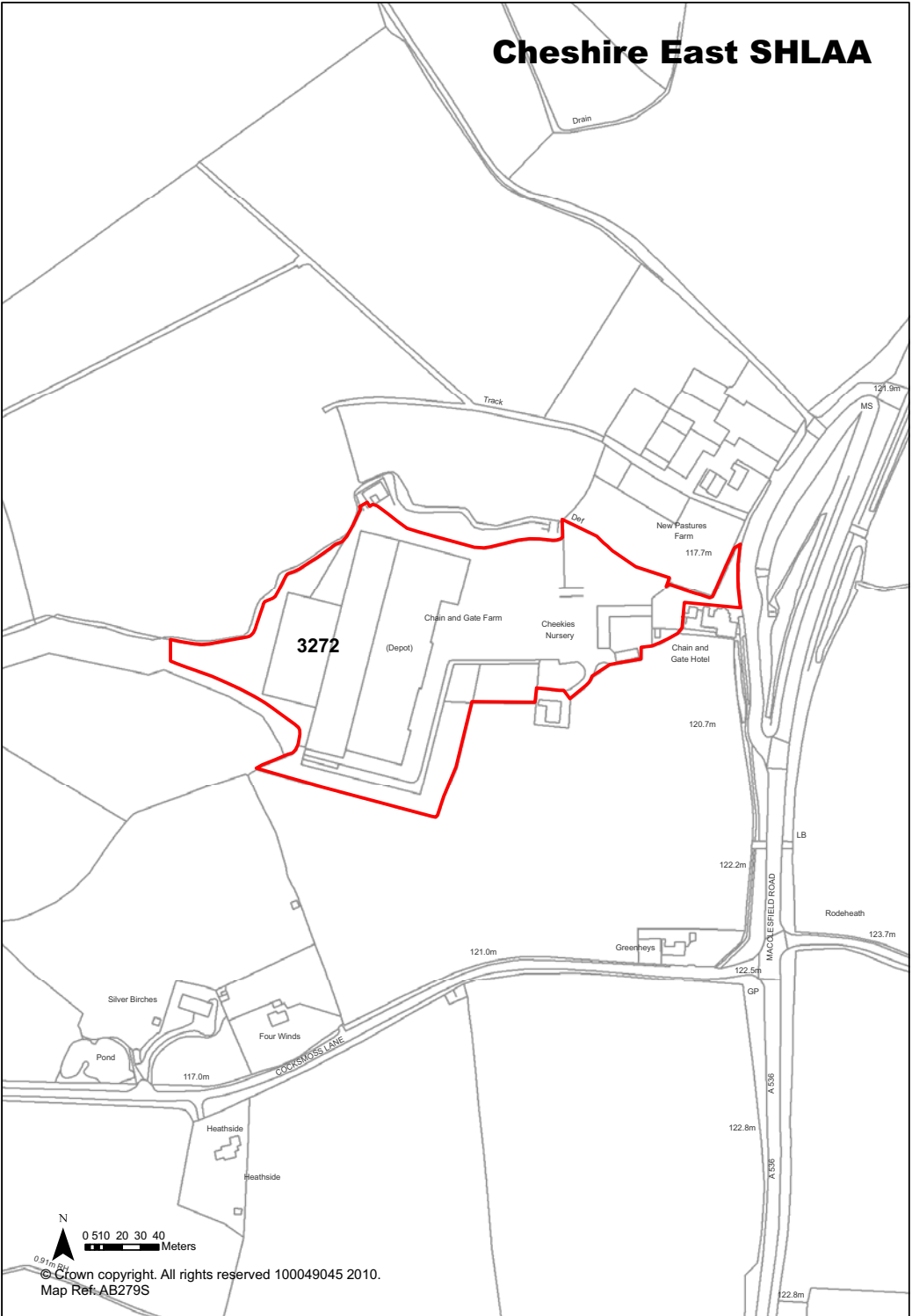


Ref 3270 Site Address The Tileries, Station Road, North Rode

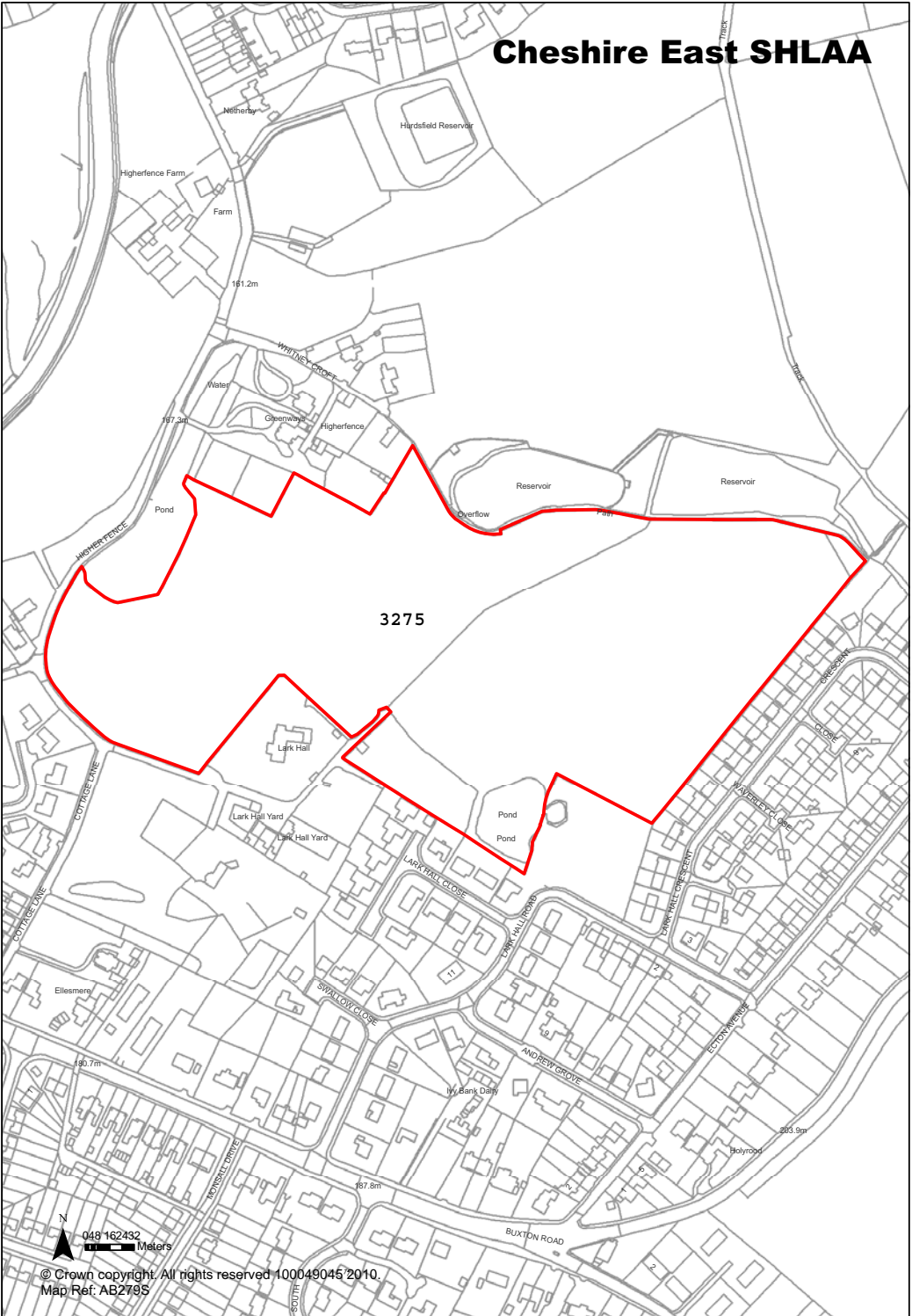
Town / Rural	Rural	Easting	390172	Northing	367086
Site Description	Industrial - haulage company.	Site Size Net (Ha)	0.9		
Character of Area	Open countryside.	Potential Capacity	27		
Surrounding Land Uses	Open countryside and railway.	Potential Net Capacity	27		
Physical Constraints	Flood zone 1 - little or no risk. Access along narrow track. Located on potential contaminated site. Potential noise issues. Trees to boundary.				
Policy Restrictions	Open Countryside.	Potential Density	30		
Managing Constraints	Consultation with Contaminated Land Officer. PP24 noise assessment required (rail noise). Consultation with Highways to address access issues. Consideration of biodiversity.	Determination of Capacity	Density multiplier		
Sustainability	Site is not considered sustainable.				
Accessibility	Access would need to be addressed through discussions with highways.	Total Completions	0		
Other Information	Bus stop within 1400m. Post office within 1200m. Medical facilities within 7500m. Primary school within 3100m. Open space within 150m.	Losses Completed	0		
Brownfield / Greenfield	Brownfield	Remaining Losses	0		
Suitability	Not Suitable				
Availability	Marginal / Uncertain	Current Year	0		
Achievability	Not Achievable	Years 1-5	0		
Deliverability	Not currently developable	Years 6-10	0		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:					



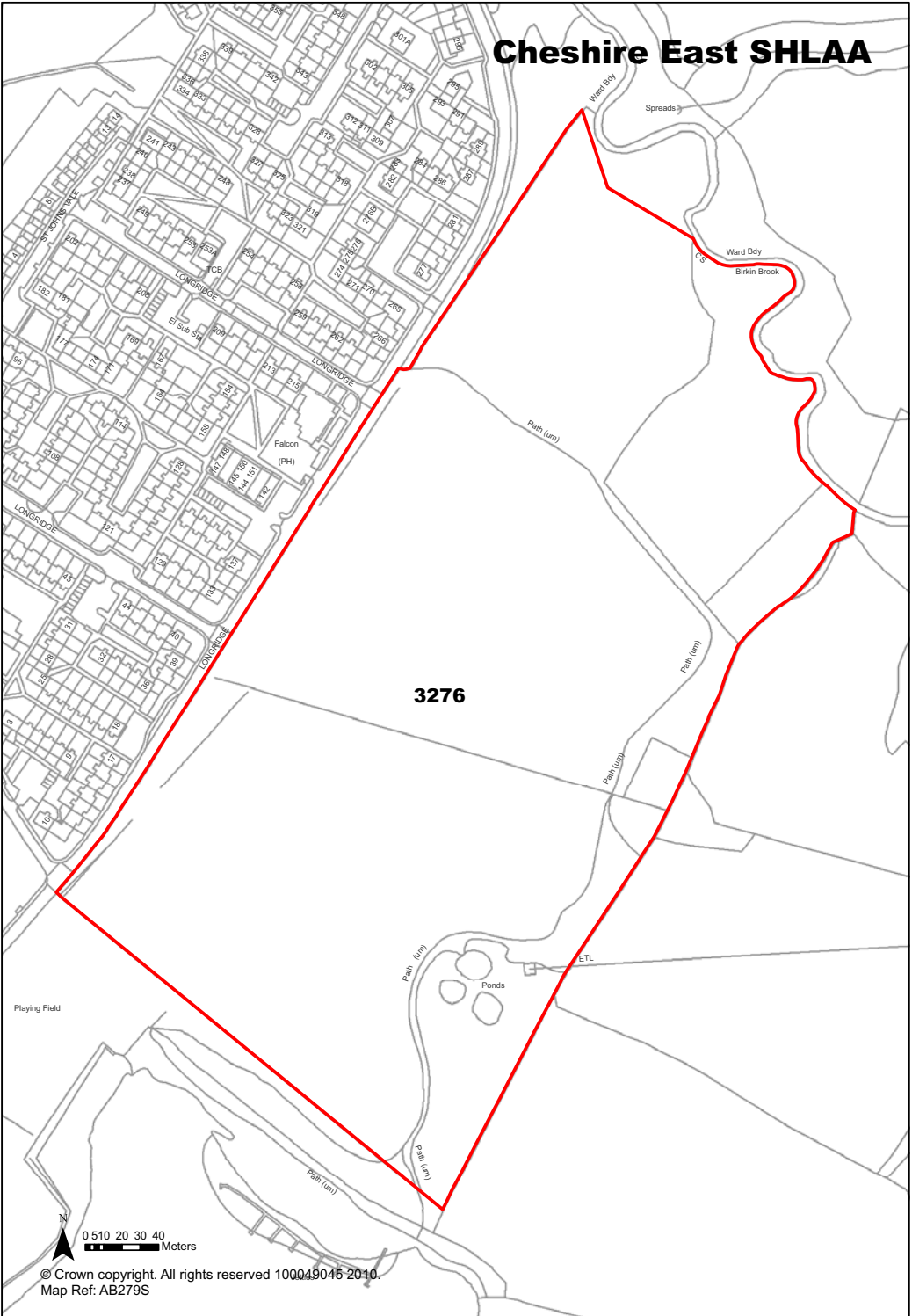
Ref	3272	Site Address	Chain & Gate Estate, Macclesfield Road, Gawsorth	
Town / Rural	Rural	Easting	387346	Northing 367275
Site Description	Industrial and nursery.		Site Size Net (Ha)	2.44
Character of Area	Open Countryside.		Potential Capacity	74
Surrounding Land Uses	Open countryside and public house.		Potential Net Capacity	74
Physical Constraints	Flood zone 1 - little or no risk. Buildings on site. Hardstanding and car park on site. Trees to the boundary. Site is generally flat. Located on potential contaminated site. Within Jodrell Bank consultation zone.			
Policy Restrictions	Open Countryside.		Potential Density	30.33
Managing Constraints	Removal of existing buildings. Consultation with Contaminated Land Officer and Jodrell Bank. Consideration of biodiversity.		Determination of Capacity	Density multiplier
Sustainability	Site is not considered sustainable.			
Accessibility	Access is possible.		Total Completions	0
Other Information	Bus stop within 400m. Post office within 4300m. Medical facilities within 4800m. Primary school within 4100m. Open space within 180m.		Losses Completed	0
Brownfield / Greenfield	Brownfield		Remaining Losses	0
Suitability	Not Suitable		Current Year	0
Availability	Marginal / Uncertain		Years 1-5	0
Achievability	Not Achievable		Years 6-10	0
Deliverability	Not currently developable		Years 11-15	0
Development Progress	SHLAA Site			
Application Number:				



Town / Rural	Macclesfield - Edge / Extension	Easting	393163	Northing	373620
Site Description	Grassland.	Site Size Net (Ha)	7.89		
Character of Area	Residential and open countryside.	Potential Capacity	237		
Surrounding Land Uses	Residential and open countryside.	Potential Net Capacity	237		
Physical Constraints	Flood zone 1 - little or no risk. Trees on site and to boundary. Several large ponds / resevoirs adjacent to the site. Pond on site to south of site. Undulating site. Located within 250m of landfill. Potential air quality issues. Footpath along part of site boundary.				
Policy Restrictions	Green Belt and within an area of special county value. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Potential Density	30.05		
Managing Constraints	Consideration of biodiversity value of the site, particularly due to trees and ponds and production of a Protected Species survey. Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development or proximity to AQMA). Consideration of footpath.	Determination of Capacity	Density multiplier		
Sustainability	Greenfield site is sustainably located.				
Accessibility	Access is possible.	Total Completions	0		
Other Information	Site put forward at Issues & Options Stage	Losses Completed	0		
	Bus stop within 400m. Post office within 1700m. Medical facilities within 2000m. Primary school within 600m. Open space within 180m.				
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	125		
Deliverability	Developable	Years 11-15	112		
Development Progress	SHLAA Site				
Application Number:					



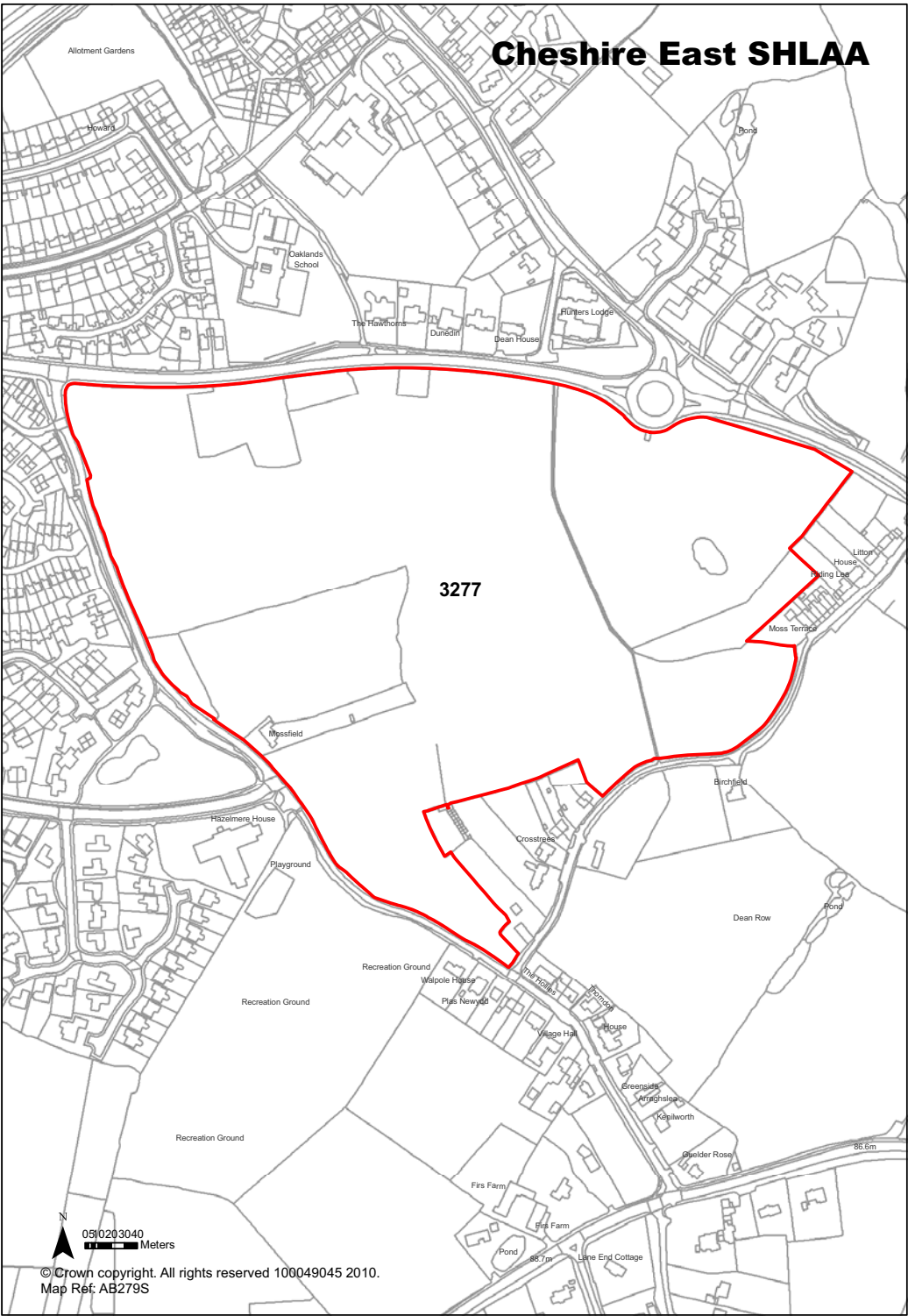
Ref	3276	Site Address	Land east of Longridge (Parcel 1), Knutsford			
Town / Rural	Knutsford - Edge / Extension	Easting	376983	Northing	378814	
Site Description	Grassland.	Site Size Net (Ha)	11			
Character of Area	Residential and open countryside.	Potential Capacity	330			
Surrounding Land Uses	Open countryside.	Potential Net Capacity	330			
Physical Constraints	Part of site within flood zones 2 and 3 - medium to high risk. Ponds on site. Path through site. Adjacent to a brook. Trees on site. Located within 250m of landfill. Potential air quality issues. Undulating site.					
Policy Restrictions	Green Belt. Contains a Nature Conservation Priority Area and a proposed site for a playing field. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Potential Density	30			
Managing Constraints	Consultation with Contaminated Land Officer. Consideration of biodiversity value of site and production of a Protected Species survey. Air quality assessment may be required (size of development). Consideration of accommodation/relocation of footpath. Consideration of flood risk and production of a Flood Risk Assessment.	Determination of Capacity	Density multiplier			
Sustainability	Site could access services from Longridge.					
Accessibility	Access is possible.	Total Completions	0			
Other Information	Site put forward at Issues & Options Stage.	Losses Completed	0			
	Bus stop within 400m. Post office within 720m. Medical facilities within 690m. Primary school within 1700m. Open space within 180m.					
Brownfield / Greenfield	Greenfield	Remaining Losses	0			
Suitability	Suitable - with policy change					
Availability	Available	Current Year	0			
Achievability	Achievable	Years 1-5	0			
Deliverability	Developable	Years 6-10	125			
Development Progress	SHLAA Site	Years 11-15	205			
Application Number:						



Ref 3277 Site Address Land to the east of Wilmslow (off Dean Row Road)

Town / Rural	Wilmslow - Edge / Extension	Easting	386565	Northing	381884
Site Description	Open countryside / agricultural, grazing land.	Site Size Net (Ha)	15.87		
Character of Area	Residential and countryside.	Potential Capacity	476		
Surrounding Land Uses	Residential and open countryside.	Potential Net Capacity	476		
Physical Constraints	Flood zone 1 - little or no risk. Trees and hedges on site. Pond on site. Located on potential contaminated site. Potential air quality issues. Building on site and footpath crossing site. Levels appear generally flat.				
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Potential Density	30		
Managing Constraints	Consultation with Contaminated Land Officer. Draft TA with full accessibility study and travel plan framework is likely to be required prior to application process. Air quality assessment may be required (size of development). Consideration of biodiversity and production of a Protected Species survey. Consideration of accommodation/relocation of footpath.	Determination of Capacity	Density multiplier		
Sustainability	x				
Accessibility	Access is possible. The Highways Agency may ask for an assessment of their strategic road network.	Total Completions	0		
Other Information	Site put forward at Issues & Options Stage.	Losses Completed	0		
	Bus stop within 140m. Post office within 2400m. Medical facilities within 2500m. Primary school within 400m. Open space within 240m.				
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Suitable - with policy change				
Availability	Available	Current Year	0		
Achievability	Achievable	Years 1-5	0		
Deliverability	Developable	Years 6-10	125		
Development Progress	SHLAA Site	Years 11-15	250		
Application Number:					

Cheshire East SHLAA - Update January 2013

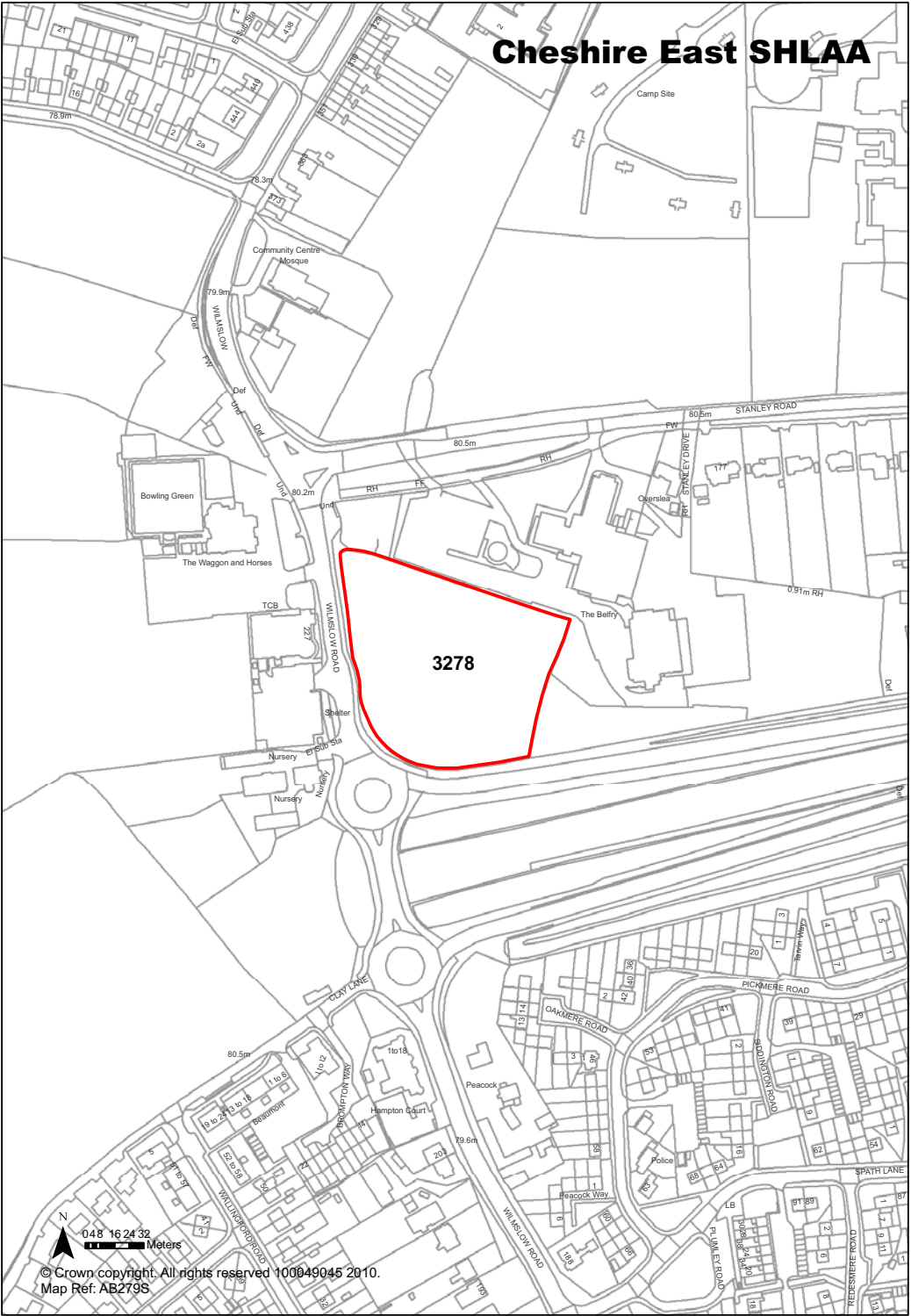


Ref3278

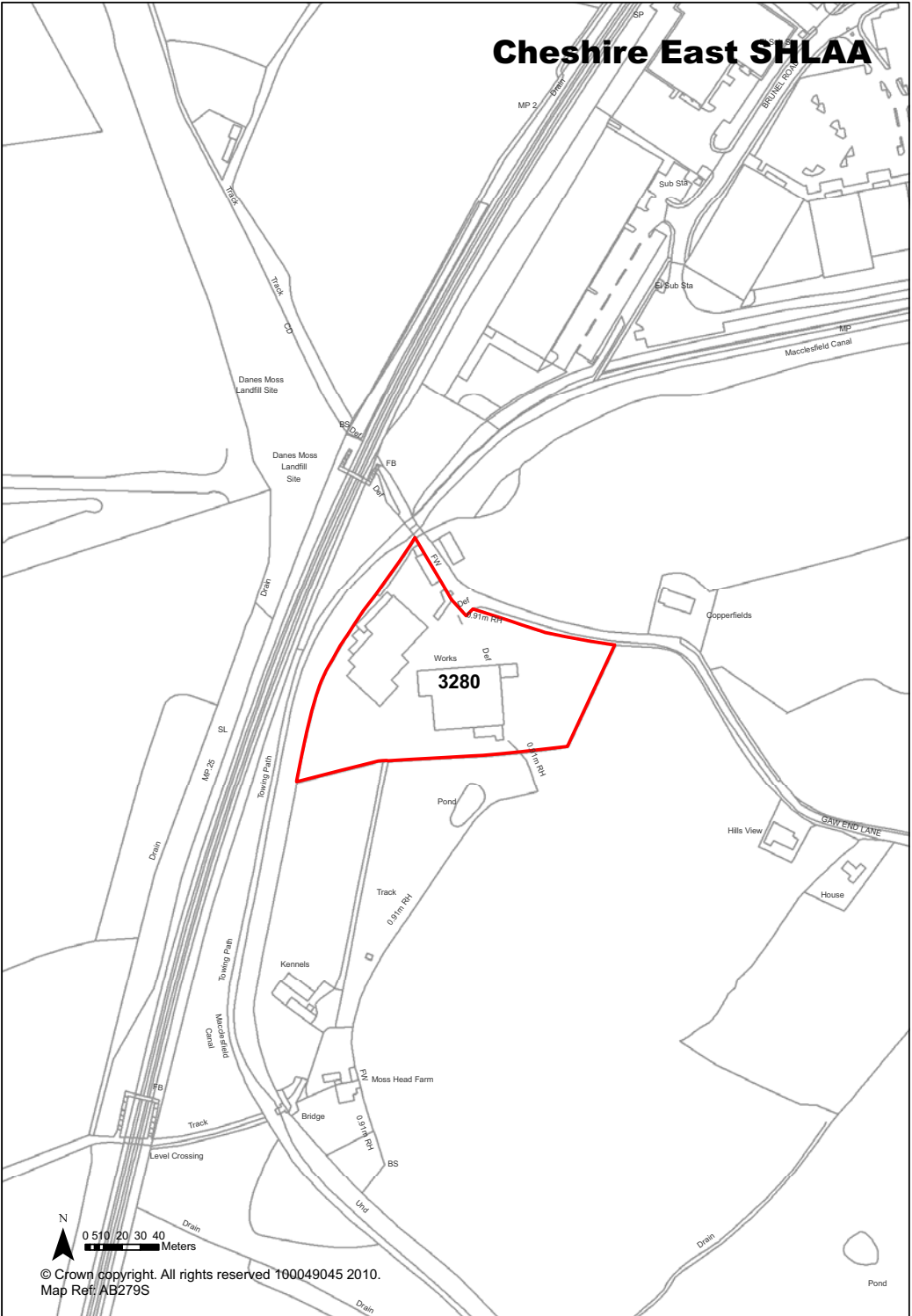
Site Address

Land to the east of Wilmslow Road,
Handforth (junction of A555 & B5358)

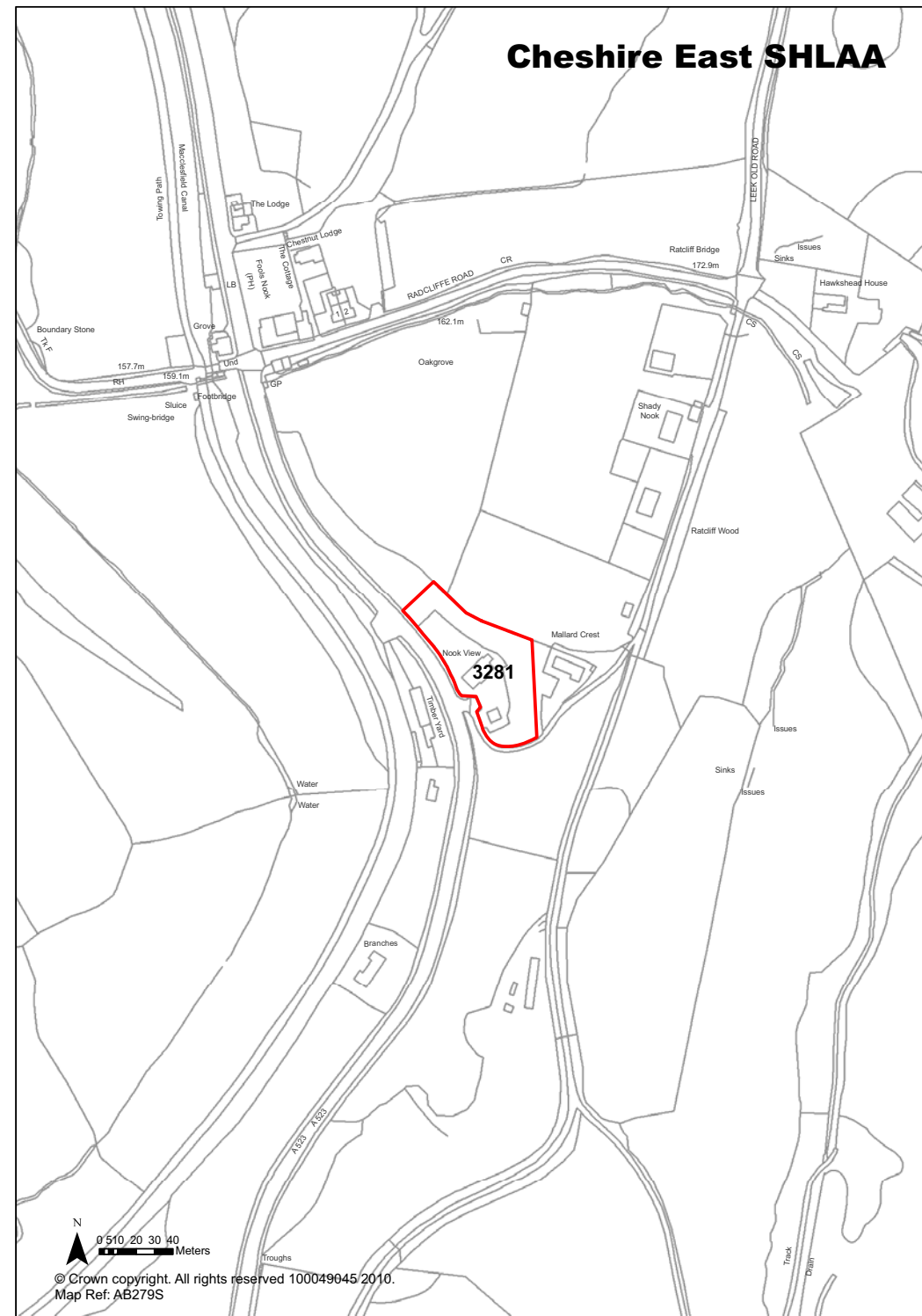
Town / Rural	Handforth - Edge / Extension	Easting	385573	Northing	384558
Site Description	Grassland.	Site Size Net (Ha)	1.02		
Character of Area	Edge of town.	Potential Capacity	31		
Surrounding Land Uses	Open countryside / pub / hotel / road network.	Potential Net Capacity	31		
Physical Constraints	Flood zone 1 - little or no risk. Trees and hedges to boundary. Site appears generally flat.				
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Potential Density	30.39		
Managing Constraints	Access to be discussed with highways. Consideration of biodiversity.	Determination of Capacity	Density multiplier		
Sustainability	Green Belt, considered to be sustainably located.				
Accessibility	Access to be discussed with highways.	Total Completions	0		
Other Information	Site put forward at Issues & Options Stage	Losses Completed	0		
	Bus stop within 140m. Post office within 1100m. Medical facilities within 730m. Primary school within 730m. Open space within 260m.				
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	31		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:					



Ref	3280	Site Address	Land to south of Gaw End Lane, Macclesfield		
Town / Rural	Macclesfield - Edge / Extension		Easting	391108	Northing 370869
Site Description	Commercial uses.		Site Size Net (Ha)		1.22
Character of Area	Open countryside, industrial to north.		Potential Capacity		37
Surrounding Land Uses	Open countryside.		Potential Net Capacity		37
Physical Constraints	Flood zone 1 - little or no risk. Adjacent to canal and railway. Located within 250m of landfill. Footpath through site. Levels appear generally flat. Site is generally at a lower level than the road. Trees to boundaries.				
Policy Restrictions	Green Belt. Within an area of special county value. Adjacent to macclesfield canal and part of site is within the Macclesfield Canal Conservation Area.		Potential Density		30.4
Managing Constraints	Consultation with Contaminated Land Officer. PPG24 noise assessment required (rail noise). Consideration of accommodation/relocation of footpath and the setting of the Conservation Area.		Determination of Capacity		Density multiplier
Sustainability	Site is not considered sustainable.				
Accessibility	Access is possible.		Total Completions		0
Other Information	Bus stop within 580m. Post office within 1700m. Medical facilities within 6400m. Primary school within 1600m. Open space within 190m.		Losses Completed		0
Brownfield / Greenfield	Brownfield		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	Macclesfield - Edge / Extension	Easting	391844	Northing	369254
Site Description	Residential dwelling and garden.		Site Size	Net (Ha)	0.32
Character of Area	Open countryside.		Potential Capacity		10
Surrounding Land Uses	Open countryside.		Potential Net Capacity		10
Physical Constraints	Flood zone 1 - little or no risk. Located within 250m of landfill. Buildings and hardstanding on site. Trees and shrubs on site. Steep change in levels.				
Policy Restrictions	Open countryside, area of special county value and within the Macclesfield Canal Conservation Area. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		Potential Density		31.5
Managing Constraints	Consultation with Contaminated Land Officer. Consideration of Conservation Area		Determination of Capacity		Density multiplier
Sustainability	Site is not considered sustainable.				
Accessibility	Access is potentially problematic.		Total Completions		0
Other Information	Bus stop within 250m. Post office within 2670m. Medical facilities within 3500m. Primary school within 2700m. Open space within 300m.		Losses Completed		0
Brownfield / Greenfield	Mixed		Remaining Losses		0
Suitability	Not Suitable				
Availability	Available		Current Year		0
Achievability	Achievable		Years 1-5		0
Deliverability	Not currently developable		Years 6-10		0
Development Progress	SHLAA Site		Years 11-15		0
Application Number:					



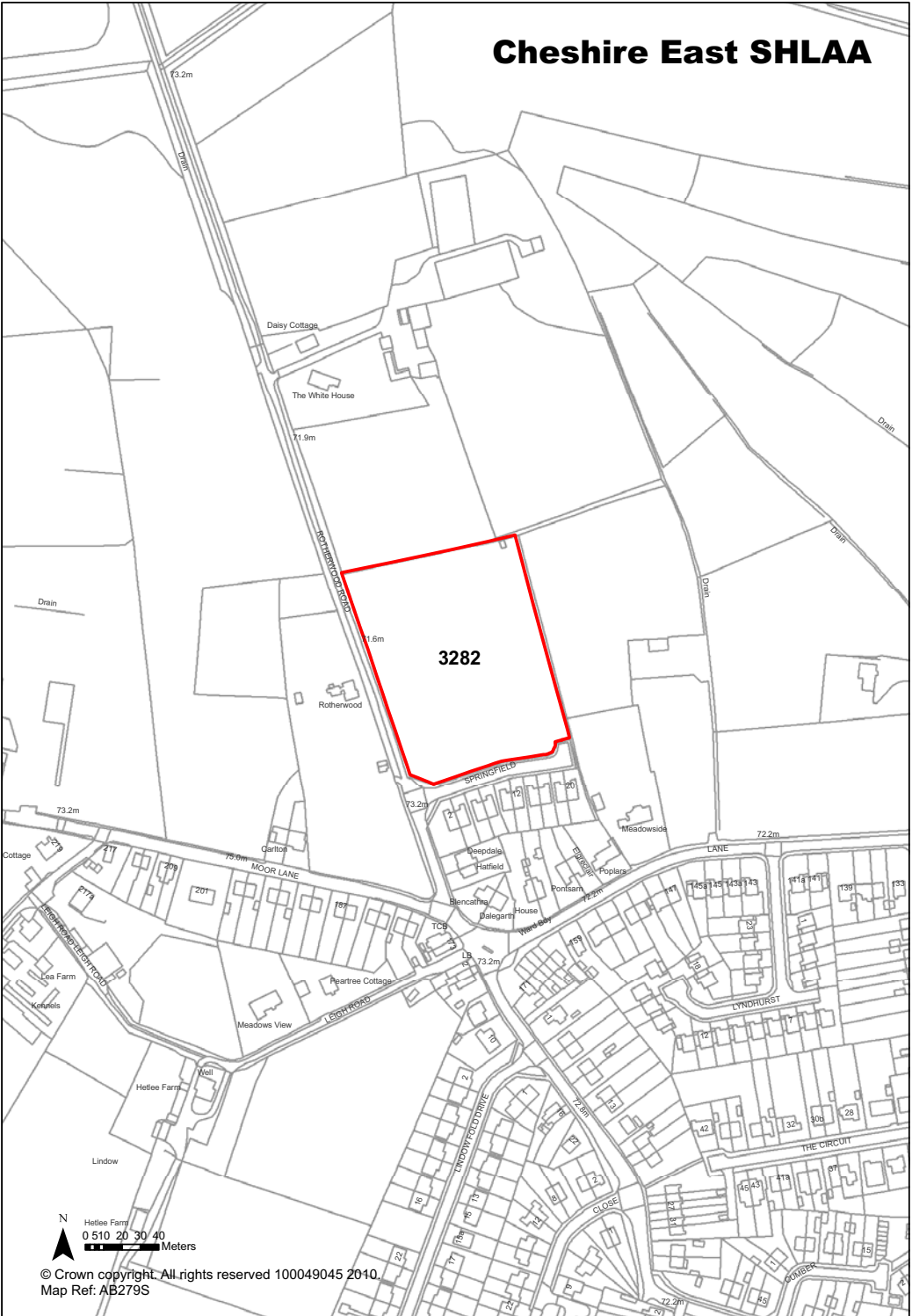
Ref

3282

Site Address

Land at Rotherwood Road, Moor Lane, Wilmslow

Town / Rural	Wilmslow - Edge / Extension	Easting	382708	Northing	380302
Site Description	Grassland.	Site Size Net (Ha)	1.1		
Character of Area	Open countryside, residential	Potential Capacity	30		
Surrounding Land Uses	Open countryside.	Potential Net Capacity	30		
Physical Constraints	Flood zone 1 - little or no risk. Located within 250m of landfill. Trees and shrubs on site and to boundaries. Site levels appear generally flat. Restricted byway adjacent to part of site boundary.				
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Potential Density	30		
Managing Constraints	Consultation with Contaminated Land Officer. Consideration of biodiversity.	Determination of Capacity	Density multiplier		
Sustainability	Site is within walking distance of bus stops.				
Accessibility	Access is possible.	Total Completions	0		
Other Information	Bus stop within 120m. Post office within 1400m. Medical facilities within 1800m. Primary school within 1200m. Open space within 540m.	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:					



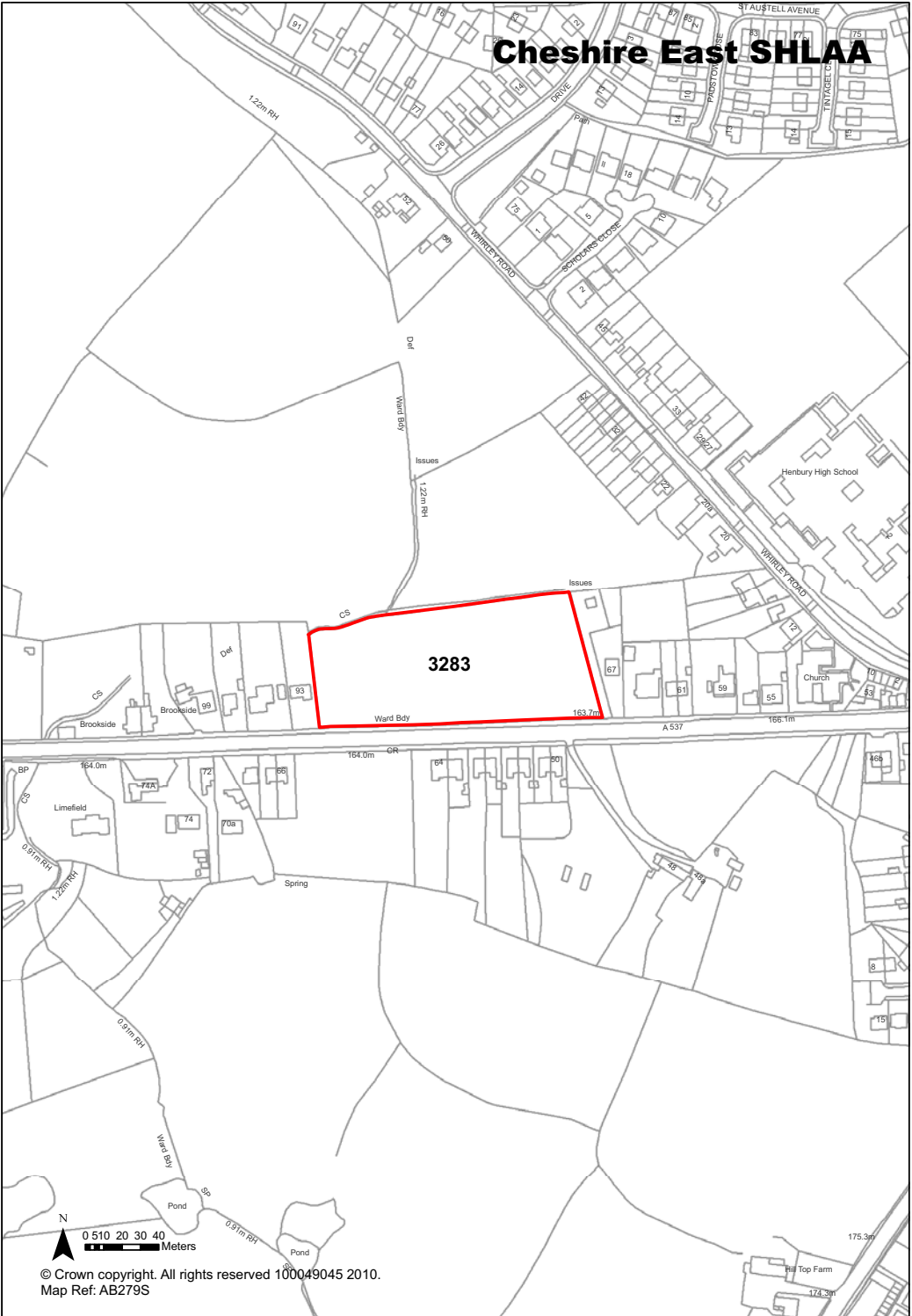
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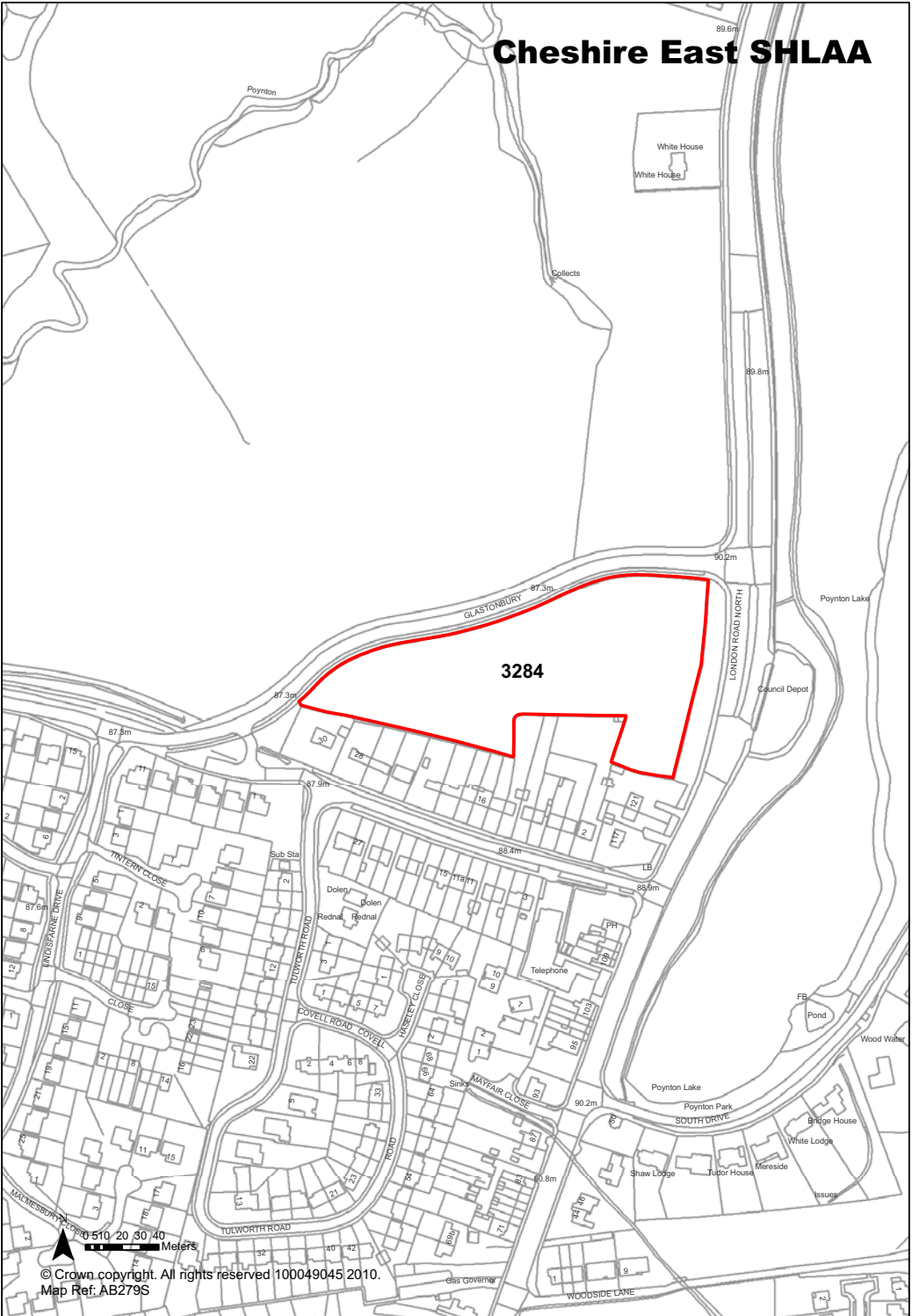
Site Address

Land off Chelford Road, Broken Cross, Macclesfield

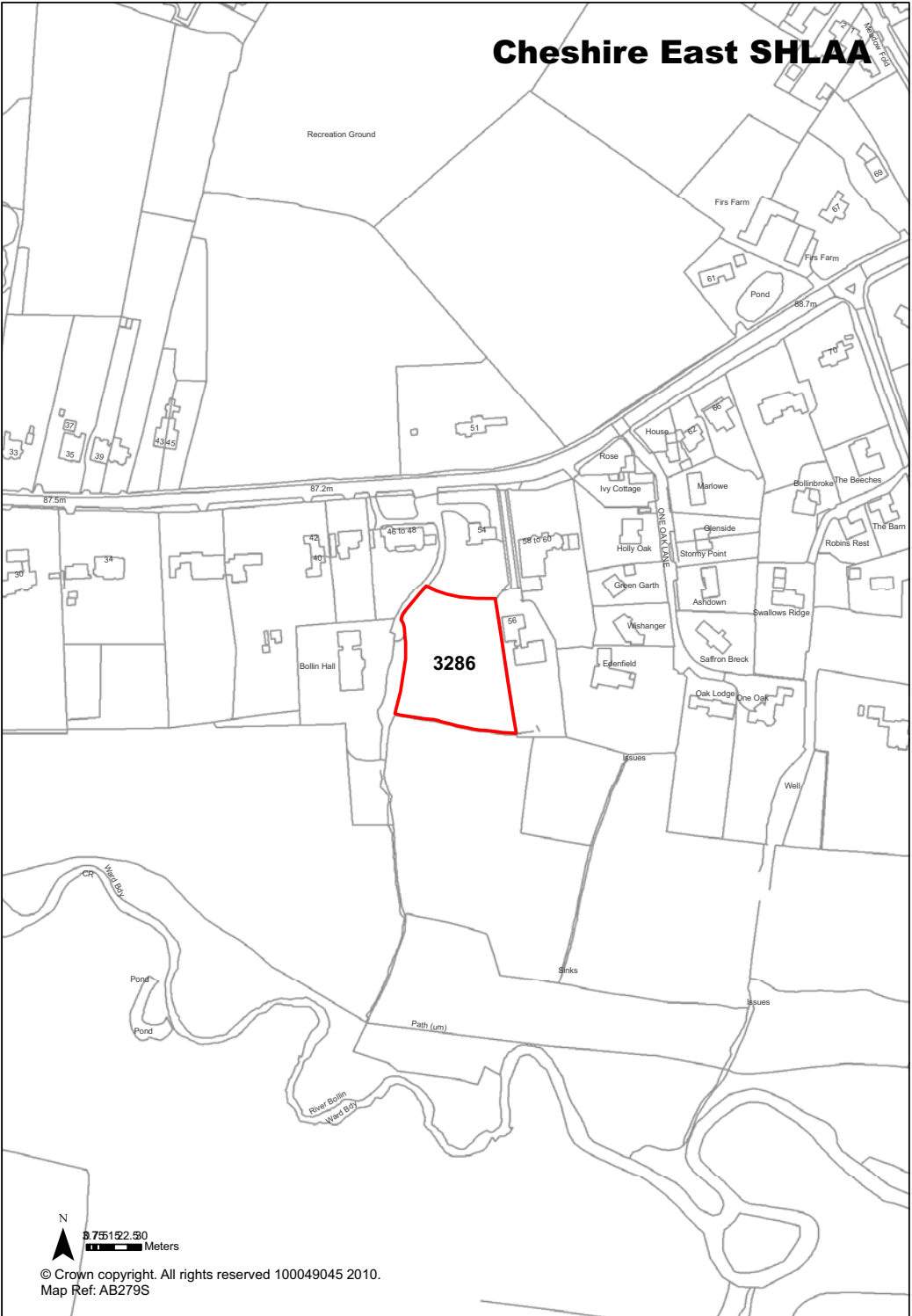
Town / Rural	Macclesfield - Edge / Extension	Easting	388870	Northing	373639
Site Description	Grassland.	Site Size Net (Ha)	0.93		
Character of Area	Open countryside, residential.	Potential Capacity	28		
Surrounding Land Uses	Residential and open countryside.	Potential Net Capacity	28		
Physical Constraints	Flood zone 1 - Little or no risk. Trees on site. Trees and hedges to boundary. Levels appear generally flat.	Potential Density	30.1		
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Determination of Capacity	Density multiplier		
Managing Constraints	Consideration of biodiversity.	Total Completions	0		
Sustainability	Site is considered sustainably located.	Losses Completed	0		
Accessibility	Access is possible.	Remaining Losses	0		
Other Information	Bus stop within 170m. Post office within 470m. Medical facilities within 700m. Primary school within 750m. Open space within 400m.	Current Year	0		
Brownfield / Greenfield	Greenfield	Years 1-5	0		
Suitability	Suitable - with policy change	Years 6-10	30		
Availability	Available	Years 11-15	0		
Achievability	Achievable				
Deliverability	Developable				
Development Progress	SHLAA Site				
Application Number:					



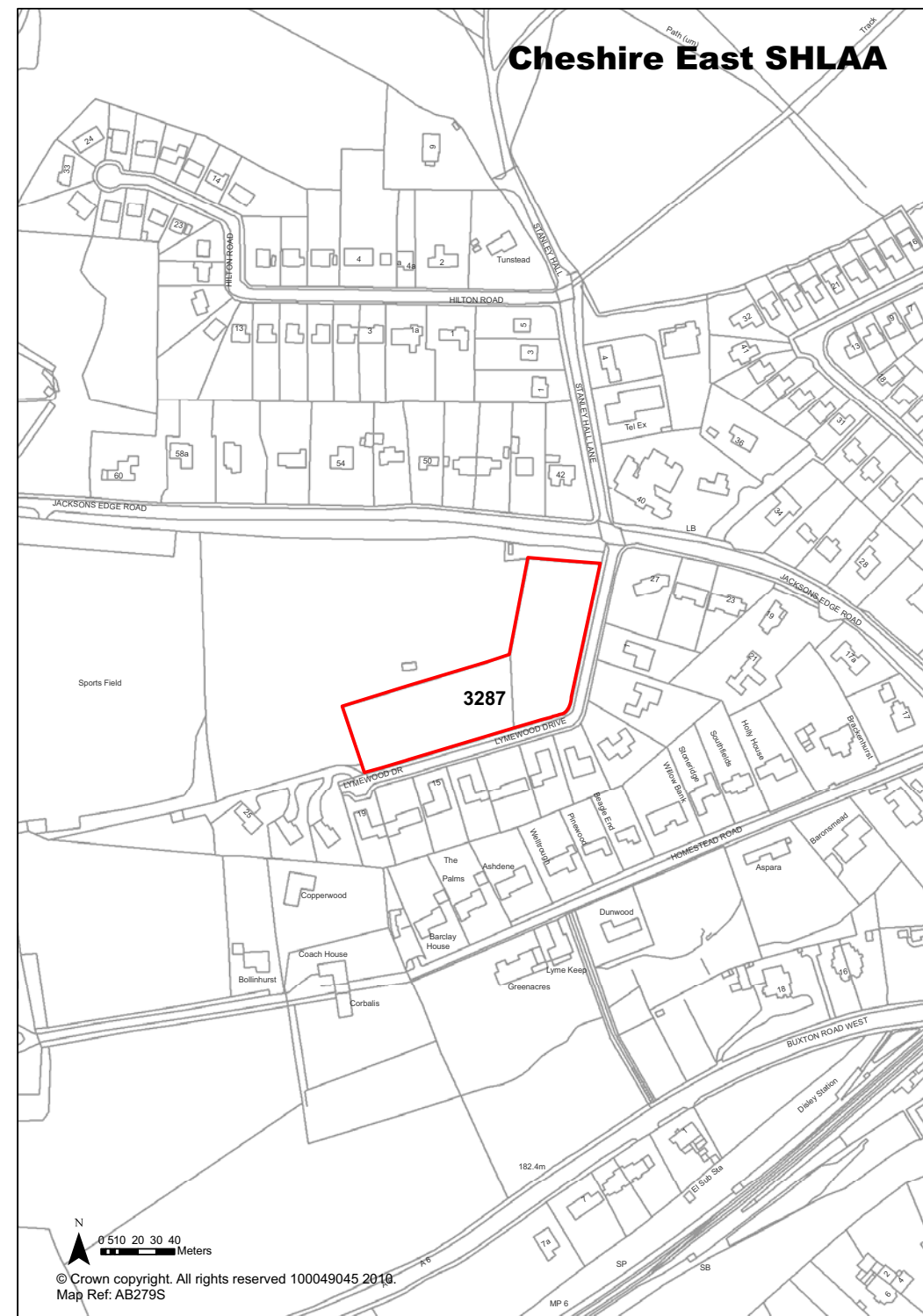
Town / Rural	Poynton - Edge / Extension	Easting	392109	Northing	384222
Site Description	Grassland.	Site Size Net (Ha)	1.35		
Character of Area	Open countryside, residential.	Potential Capacity	30		
Surrounding Land Uses	Open countryside (proposed playing field) and residential.	Potential Net Capacity	30		
Physical Constraints	Flood zone 1 - little or no risk. Trees on site. Overgrown scrub. Site appears generally flat.				
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Potential Density	30		
Managing Constraints	Consideration of biodiversity.	Determination of Capacity	Density multiplier		
Sustainability	Site is considered sustainably located.				
Accessibility	Access should be possible.	Total Completions	0		
Other Information	Bus stop within 410m. Post office within 1000m. Medical facilities within 1200m. Primary school within 900m. Open space within 200m.	Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Suitable - with policy change				
Availability	Marginal / Uncertain	Current Year	0		
Achievability	Achievable	Years 1-5	0		
Deliverability	Developable	Years 6-10	30		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:					



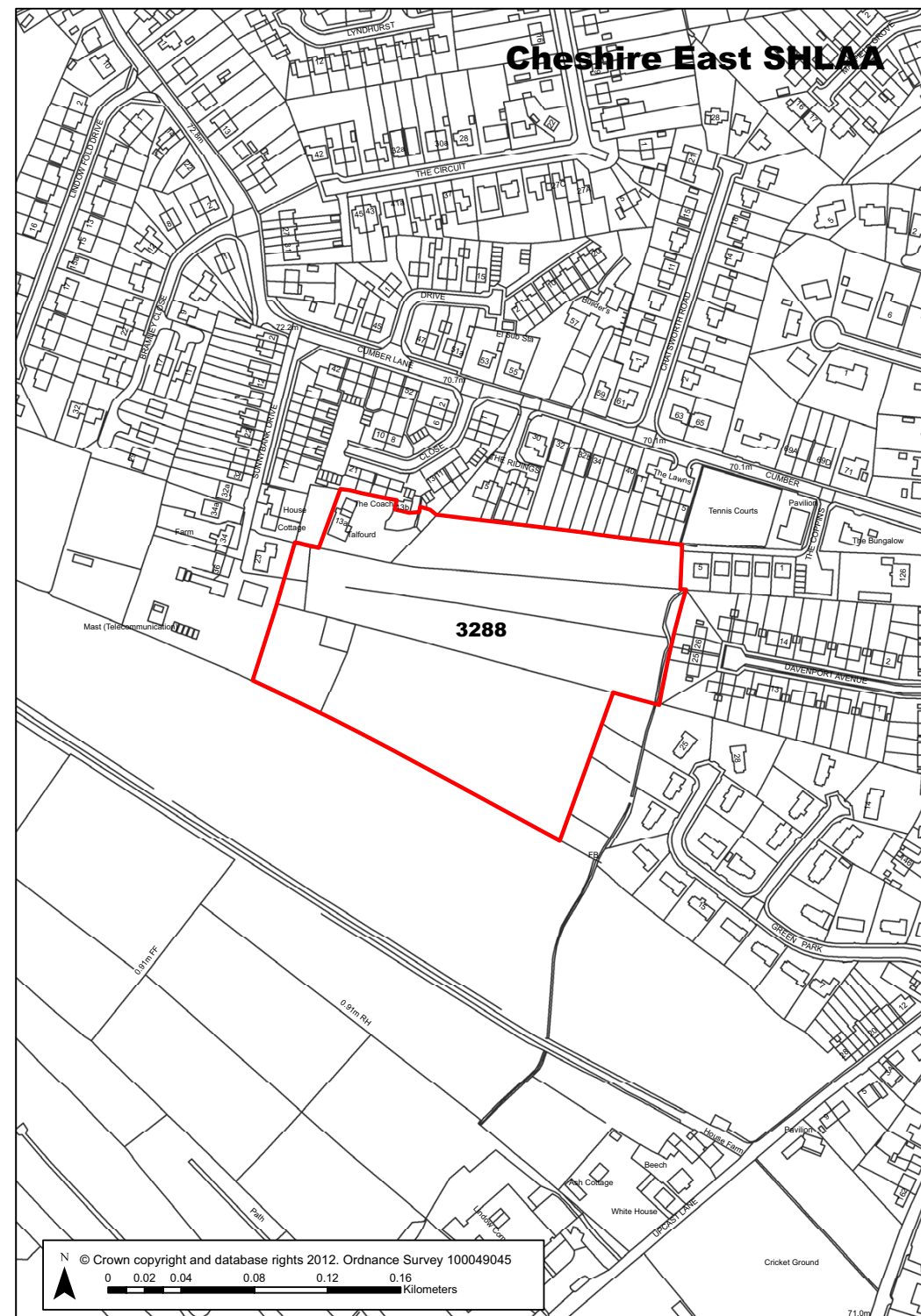
Ref	3286	Site Address	Land at Ferring Lodge, Adlington Road, Wilmslow	
Town / Rural	Wilmslow - Edge / Extension	Easting	386445	Northing 381176
Site Description	Residential garden.	Site Size Net (Ha)	0.39	
Character of Area	Open countryside, residential.	Potential Capacity	12	
Surrounding Land Uses	Open space and residential.	Potential Net Capacity	12	
Physical Constraints	Flood zone 1 - little or no risk. Woodland on site. Access issues. Slightly sloping site.	Potential Density	30.77	
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Determination of Capacity	Density multiplier	
Managing Constraints	Consideratyon of biodiversity. Consultation with Highways to address access issues.	Total Completions	0	
Sustainability	Site is not considered sustainable.	Losses Completed	0	
Accessibility	Access to be discussed with Highways.	Remaining Losses	0	
Other Information	Bus stop within 1350m. Post office within 2500m. Medical facilities within 2900m. Primary school within 1500m. Open space within 410m.	Current Year	0	
Brownfield / Greenfield	Greenfield	Years 1-5	0	
Suitability	Not Suitable	Years 6-10	0	
Availability	Marginal / Uncertain	Years 11-15	0	
Achievability	Not Achievable			
Deliverability	Not currently developable			
Development Progress	SHLAA Site			
Application Number:				



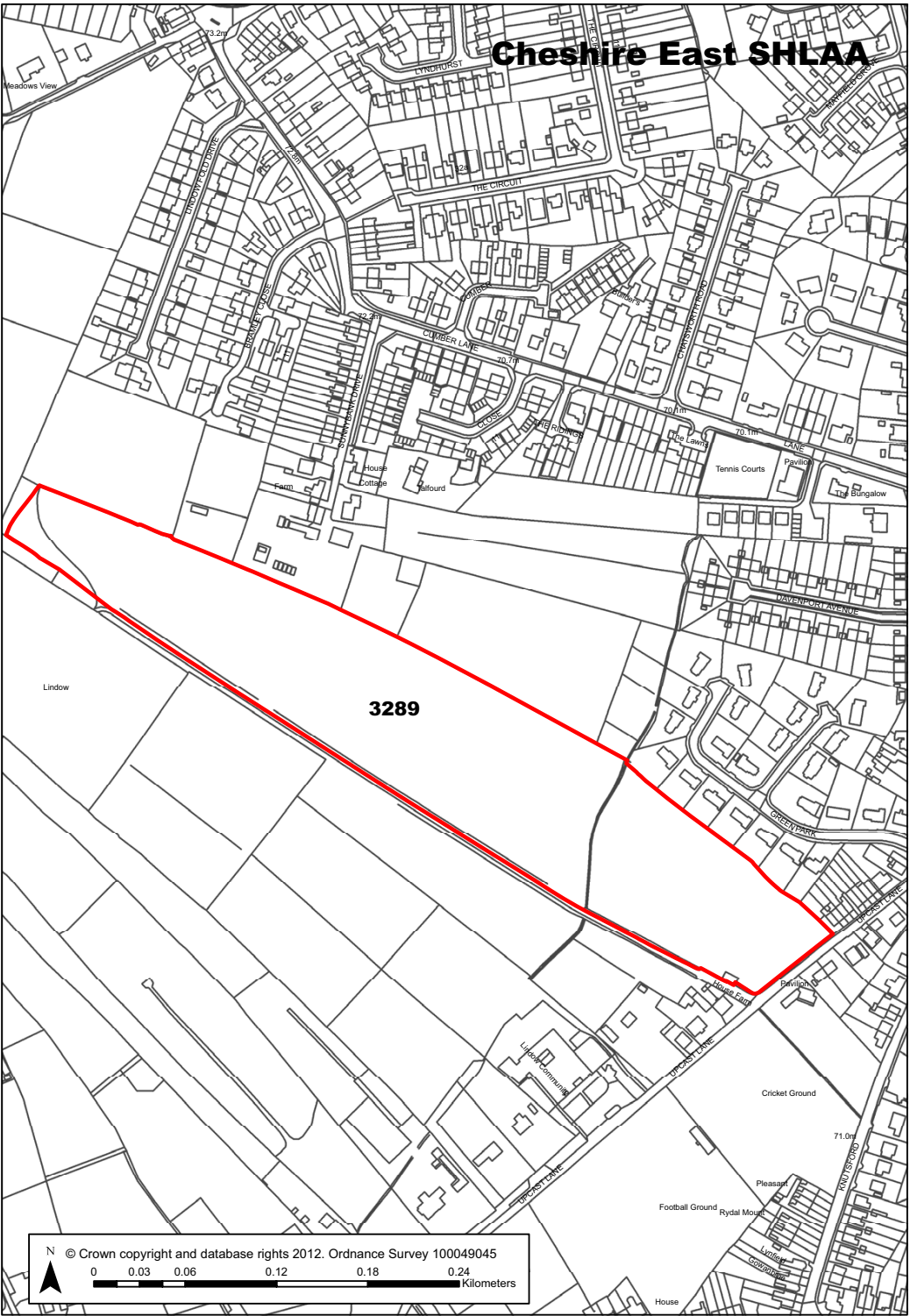
Ref	3287	Site Address	Land off Lymewood Drive, Disley	
Town / Rural	Disley - Edge / Extension	Easting	397044	Northing 384814
Site Description	Grassland.	Site Size Net (Ha)	0.67	
Character of Area	Open countryside, residential	Potential Capacity	21	
Surrounding Land Uses	Open countryside and residential.	Potential Net Capacity	21	
Physical Constraints	Flood zone 1 - little or no risk. Site appears generally flat. Potential air quality issues. Trees on site and to boundary.	Potential Density	30	
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Determination of Capacity	Density multiplier	
Managing Constraints	Air quality assessment may be required (proximity to AQMA). Consideration of biodiversity.	Total Completions	0	
Sustainability	Green Belt site, considered to be sustainably located.	Losses Completed	0	
Accessibility	Access is possible.	Remaining Losses	0	
Other Information	Bus stop within 650m. Post office within 790m. Medical facilities within 790m. Primary school within 1000m. Open space within 200m.	Current Year	0	
Brownfield / Greenfield	Greenfield	Years 1-5	0	
Suitability	Suitable - with policy change	Years 6-10	21	
Availability	Available	Years 11-15	0	
Achievability	Achievable			
Deliverability	Developable			
Development Progress	SHLAA Site			
Application Number:				



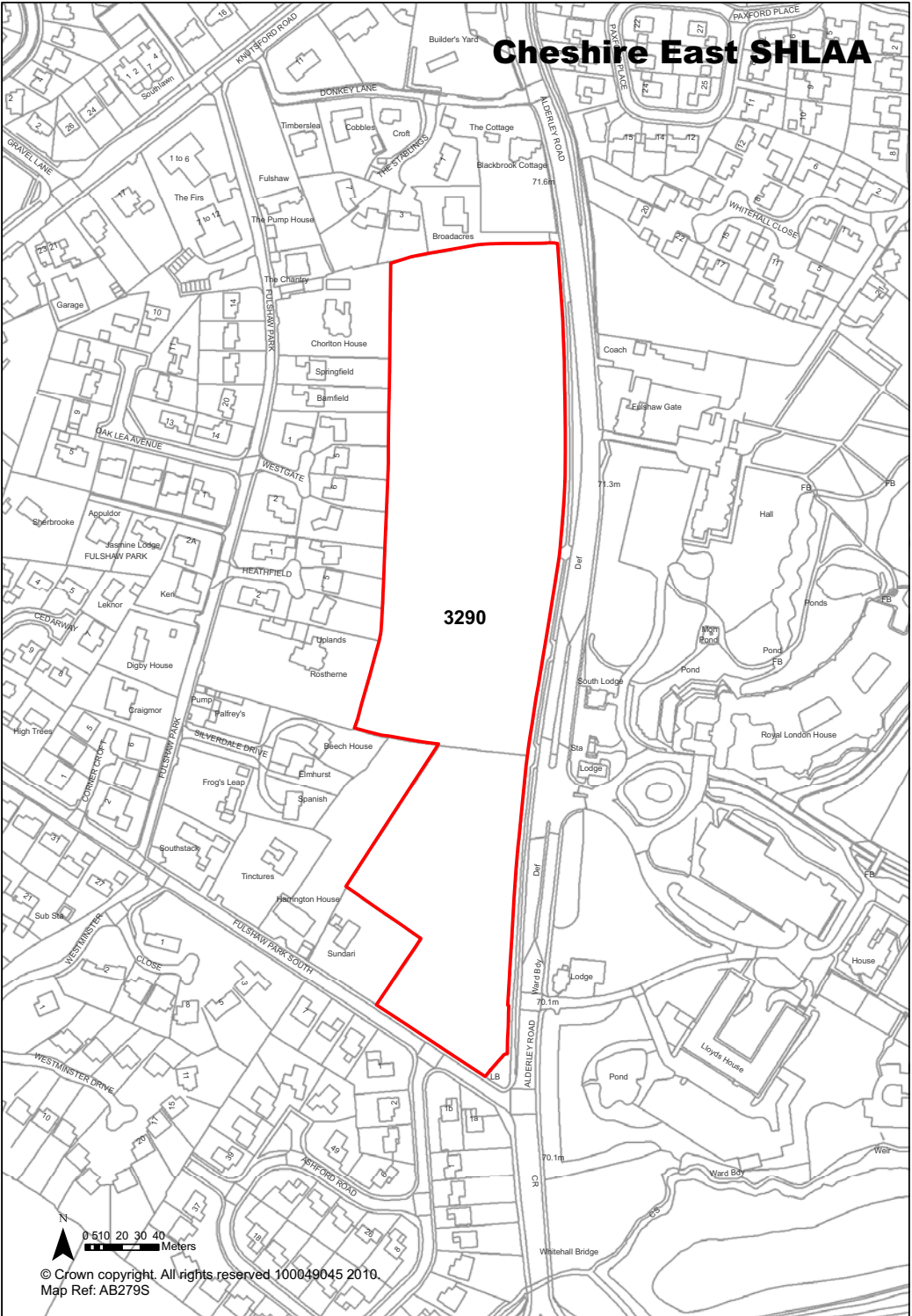
Ref	3288	Site Address	Land to the rear of Cumber Lane, Wilmslow		
Town / Rural	Wilmslow - Edge / Extension	Easting	382930	Northing	379795
Site Description	Grassland.	Site Size Net (Ha)	2.60		
Character of Area	Opne countryside, residential	Potential Capacity	79		
Surrounding Land Uses	Open countryside.	Potential Net Capacity	79		
Physical Constraints	Site is predominantly flat. Flood Zone 1 - little or no risk. Trees and hedges to field boundaries within the site. Access issues. Potential air quality issues.	Potential Density	30.31		
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Determination of Capacity	Density multiplier		
Managing Constraints	Consideration of biodiversity value of trees and hedges on site. Access issues to be discussed with highways. Air quality assessment may be required (size of development).	Total Completions	0		
Sustainability	Site is considered sustainably located.	Losses Completed	0		
Accessibility	Access issues to be discussed with highways. Access may need to be taken through site 3289.	Remaining Losses	0		
Other Information	Bus stop within 290m. Post office within 1600m. Medical facilities within 2100m. Primary school within 850m. Open space within 120m.	Current Year	0		
Brownfield / Greenfield	Greenfield	Years 1-5	0		
Suitability	Suitable - with policy change	Years 6-10	79		
Availability	Available	Years 11-15	0		
Achievability	Achievable				
Deliverability	Developable				
Development Progress	SHLAA Site				
Application Number:					



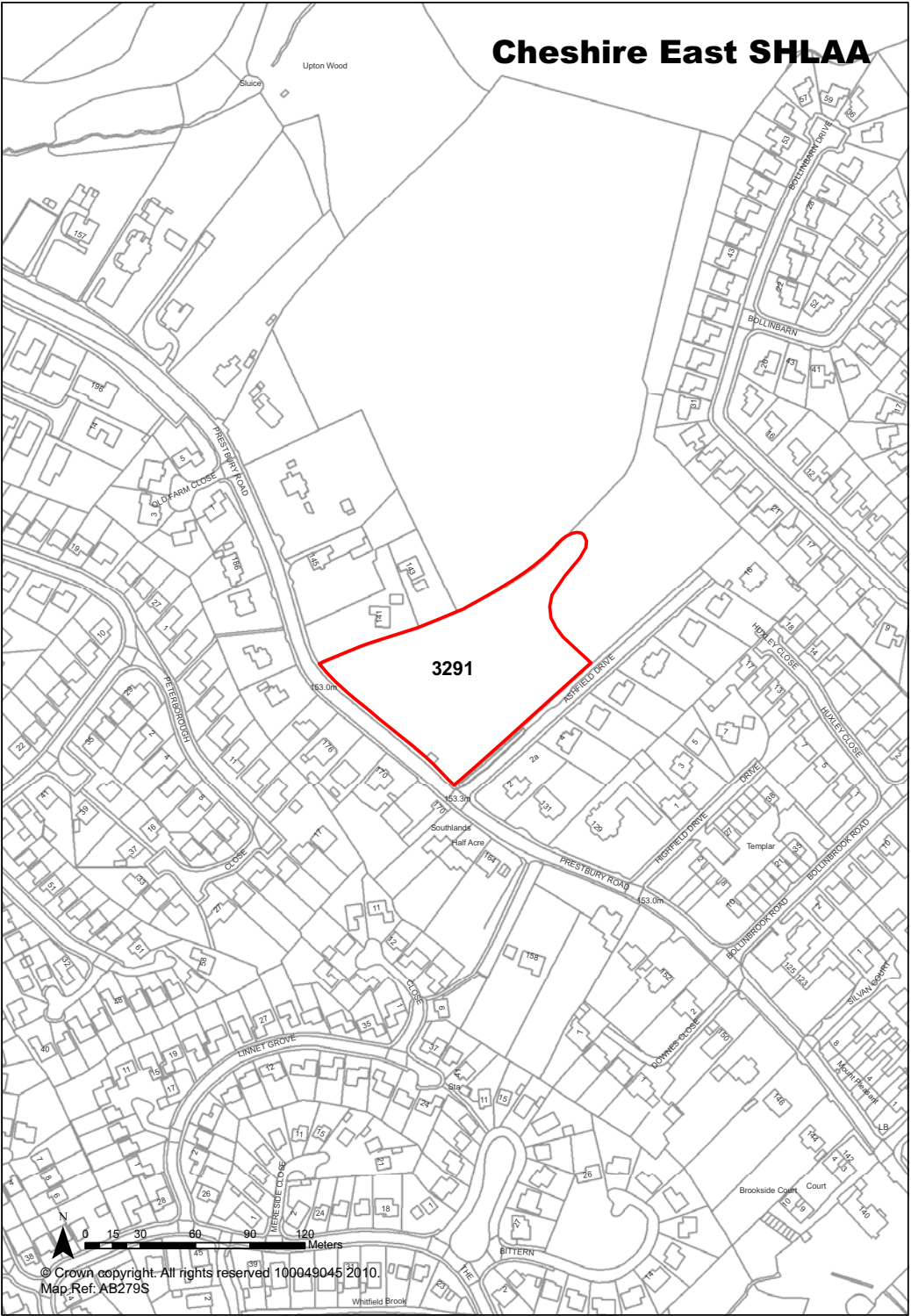
Ref	3289	Site Address	Land off Upcast Lane, Wilmslow		
Town / Rural	Wilmslow - Edge / Extension		Easting	382872	Northing 379670
Site Description	Agricultural / Grassland.		Site Size Net (Ha)	4.6	
Character of Area	Open countryside, residential		Potential Capacity	163	
Surrounding Land Uses	Open countryside.		Potential Net Capacity	163	
Physical Constraints	Flood zone 1 - little or no risk. Trees and hedges on field boundaries. Site appears generally flat. Located within 250m of landfill. Potential air quality issues. Footpath adjacent to part of site boundary.				
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		Potential Density	30.02	
Managing Constraints	Consultation with Contaminated Land Officer. Draft TA with full accessibility stidy and travel plan framework likely to be required prior to application process. Air quality assessment may be required (size of development). Consideration of biodiversity.		Determination of Capacity	Density multiplier	
Sustainability	Site is considered to be sustainably located.				
Accessibility	Access to be discussed with highways. Significant traffic generation and impact at the M56 motorway unlikely, however, all sites coming forward through the LDF will need to be tested together at a strategic level.		Total Completions	0	
Other Information	Bus stop within 290m. Post office within 1600m. Medical facilities within 2100m. Primary school within 850m. Open space within 120m.		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	73	
Application Number:					



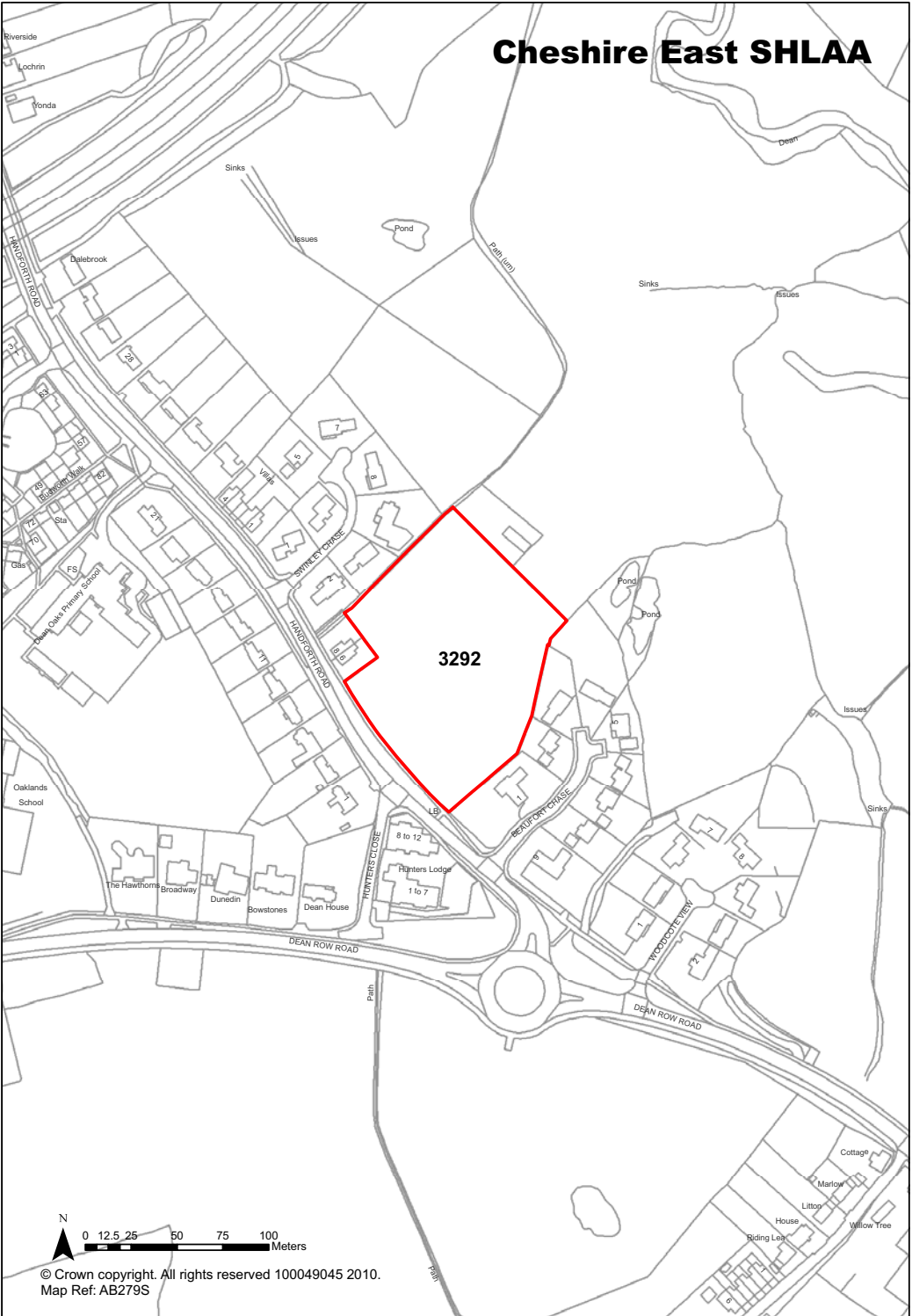
Ref	3290	Site Address	Land off Alderley Road, Wilmslow		
Town / Rural	Wilmslow - Edge / Extension		Easting	384245	Northing 380015
Site Description	Grassland site.		Site Size Net (Ha)	3.65	
Character of Area	Residential, employment.		Potential Capacity	110	
Surrounding Land Uses	Residential, highway, commercial.		Potential Net Capacity	110	
Physical Constraints	Flood zone 1 - little or no risk. Trees on site. Trees and hedges to boundary. Site is generally flat with a very slight undulation to the south. Located within 250m of landfill.				
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		Potential Density	30.07	
Managing Constraints	Consultation with Contaminated Land Officer. Draft TA with full accessibility study and travel plan framework prior to application process. Consideration of biodiversity.		Determination of Capacity	Density multiplier	
Sustainability	Site is considered to be sustainably located.				
Accessibility	Access is possible. Significant traffic generation and impact on the M56 motorway is unlikely, however, all sites coming forward through the LDF process will need to be tested together at a strategic level.		Total Completions	0	
Other Information	Bus stop within 210m. Post office within 1100m. Medical facilities within 900m. Primary school within 900m. Open space within 800m.		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	20	
Application Number:					



Ref	3291	Site Address	Land north of Prestbury Road, Macclesfield		
Town / Rural	Macclesfield - Edge / Extension	Easting	390323	Northing	374561
Site Description	Grassland.	Site Size Net (Ha)	0.88		
Character of Area	Residential and open countryside.	Potential Capacity	27		
Surrounding Land Uses	Residential and open countryside.	Potential Net Capacity	27		
Physical Constraints	Flood zone 1 - little or no risk. Trees and hedges on boundary. Pond on site. Levels appear generally flat.	Potential Density	30.64		
Policy Restrictions	Green Belt and area of special county value. Adjacent to a Conservation Area. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Determination of Capacity	Density multiplier		
Managing Constraints	Consideration of biodiversity and production of a Protected Species survey. Consideration of the setting of the Conservation Area.	Total Completions	0		
Sustainability	Site is within walking distance of bus stops.	Losses Completed	0		
Accessibility	Access is possible.	Remaining Losses	0		
Other Information		Current Year	0		
Brownfield / Greenfield	Greenfield	Years 1-5	0		
Suitability	Suitable - with policy change	Years 6-10	27		
Availability	Available	Years 11-15	0		
Achievability	Achievable				
Deliverability	Developable				
Development Progress	SHLAA Site				
Application Number:					

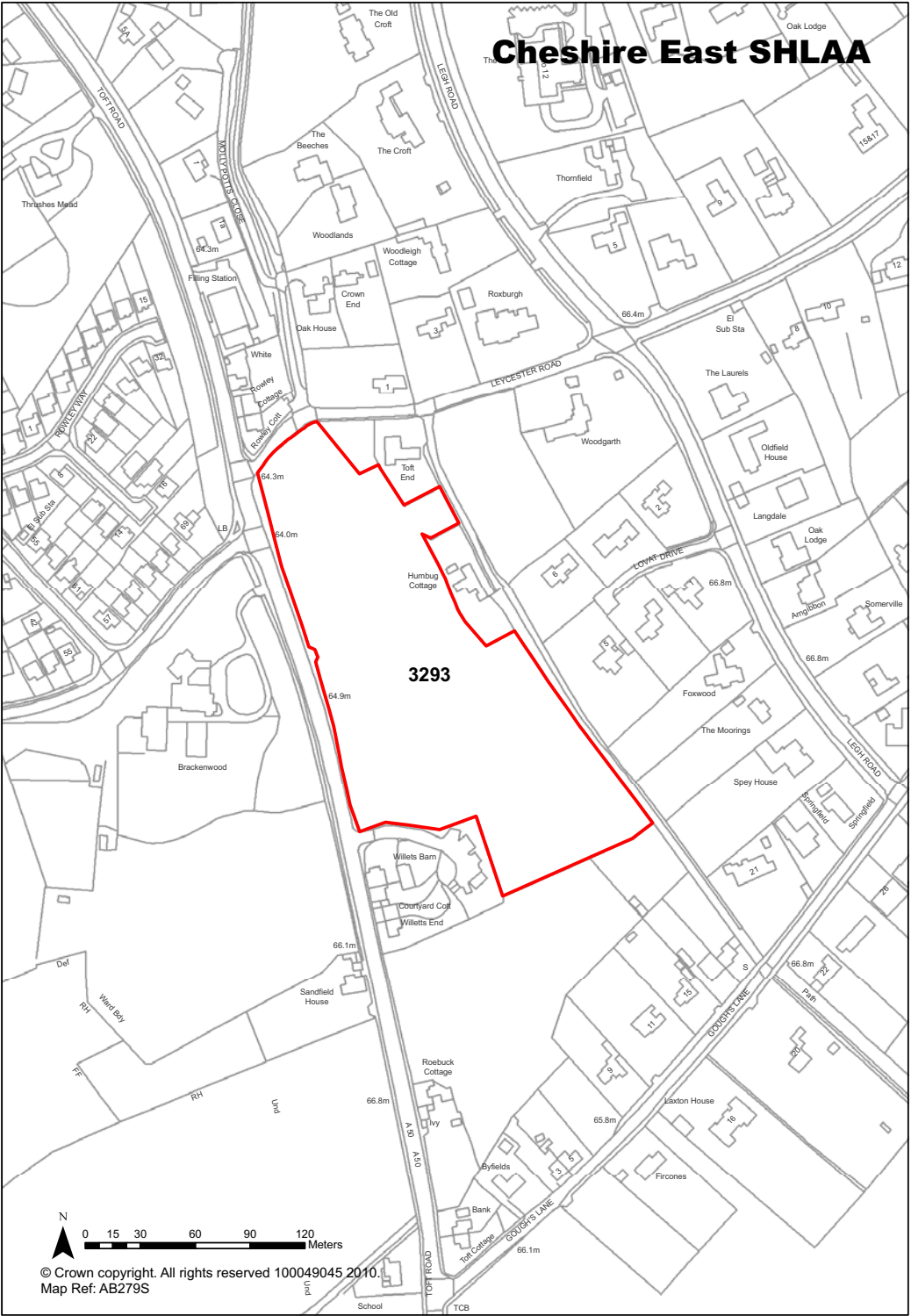


Ref	3292	Site Address	Land east of 6 Handforth Road, Wilmslow		
Town / Rural	Wilmslow - Edge / Extension	Easting	386686	Northing	382211
Site Description	Grassland site	Site Size Net (Ha)	1.18		
Character of Area	Residential and open countryside	Potential Capacity	36		
Surrounding Land Uses	Residential and open countryside	Potential Net Capacity	36		
Physical Constraints	Access / Footpath through site. Located within 250m of landfill. Site appears generally flat. Trees and hedges to boundary.	Potential Density	30.53		
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Determination of Capacity	Density multiplier		
Managing Constraints	Consultation with Contaminated Land Officer. Consideration of biodiversity and footpath.	Total Completions	0		
Sustainability	Site is located within walkimng distance of bus stops and a primary school.	Losses Completed	0		
Accessibility	Access is possible.	Remaining Losses	0		
Other Information		Current Year	0		
Brownfield / Greenfield	Greenfield	Years 1-5	0		
Suitability	Suitable - with policy change	Years 6-10	36		
Availability	Not Available	Years 11-15	0		
Achievability	Achievable				
Deliverability	Not currently developable				
Development Progress	SHLAA Site				
Application Number:					

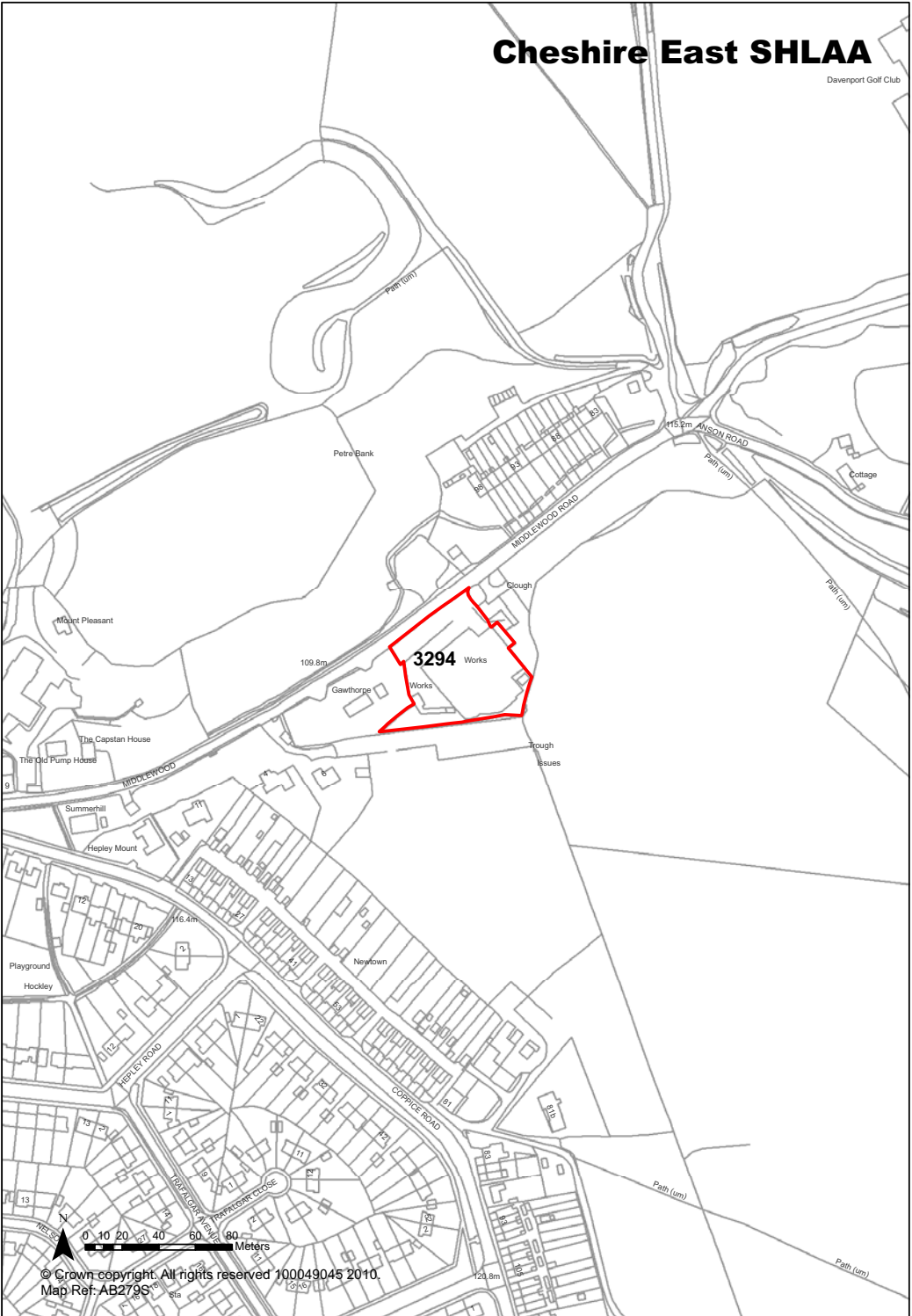


Ref 3293 Site Address Land north east of Toft Road, Knutsford

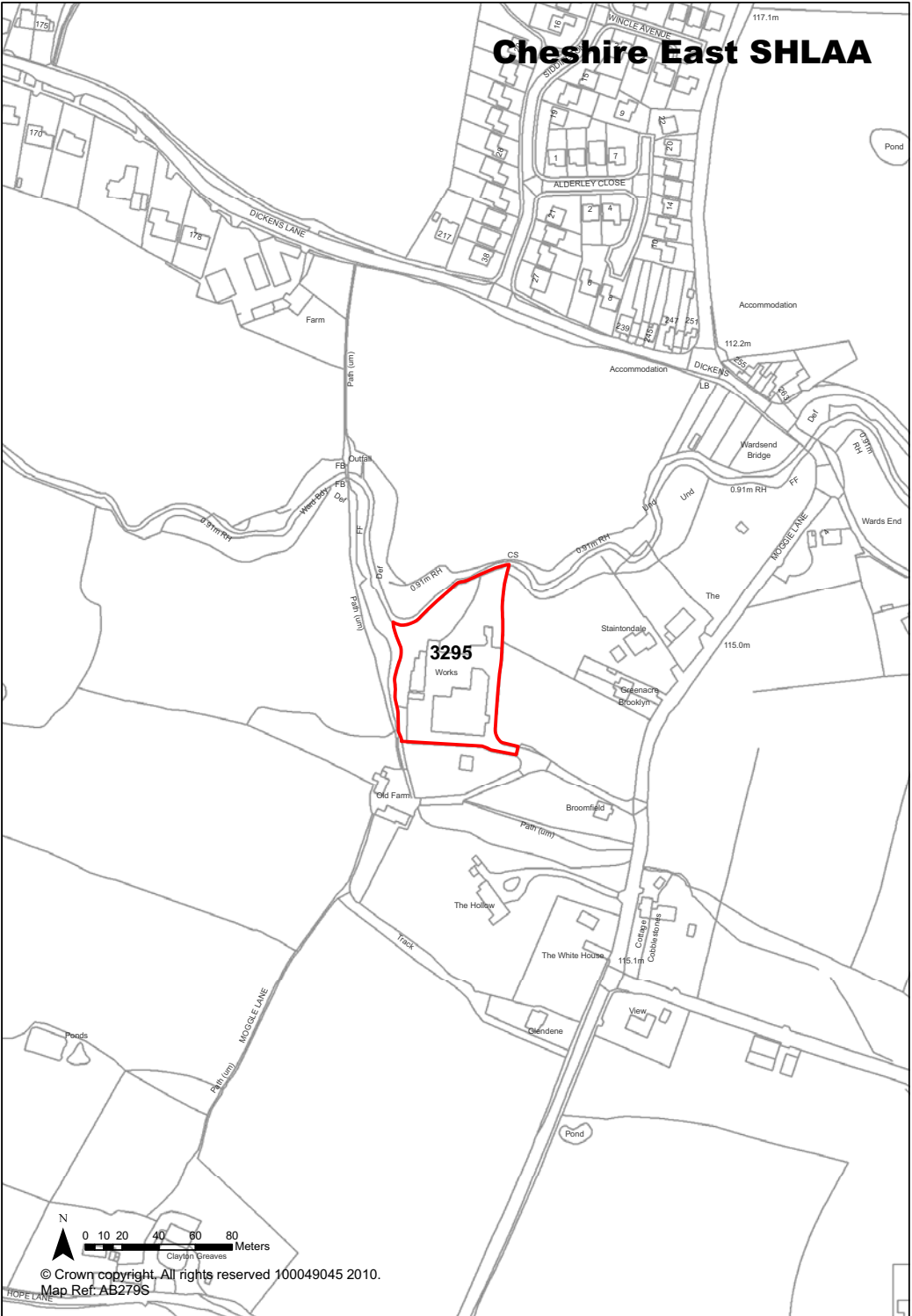
Town / Rural	Knutsford - Edge / Extension	Easting	375777	Northing	377254
Site Description	Grassland.	Site Size Net (Ha)	2.48		
Character of Area	Residential and open countryside.	Potential Capacity	75		
Surrounding Land Uses	Residential and open countryside.	Potential Net Capacity	75		
Physical Constraints	Flood zone 1 - little or no risk. Trees and hedges to boundary. Potential air quality issues. Footpath adjacent to part of site boundary. Site appears generally flat.				
Policy Restrictions	Green Belt and located within a Conservation Area. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Potential Density	30.28		
Managing Constraints	Air quality assessment may be required (size of development). Consideration of biodiversity, setting the Conservation Area and footpath.	Determination of Capacity	Density multiplier		
Sustainability	Greenfield site is not considered sustainable.				
Accessibility	Access is possible.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Suitable - with policy change	Current Year	0		
Availability	Available	Years 1-5	0		
Achievability	Achievable	Years 6-10	75		
Deliverability	Developable	Years 11-15	0		
Development Progress	SHLAA Site				
Application Number:					



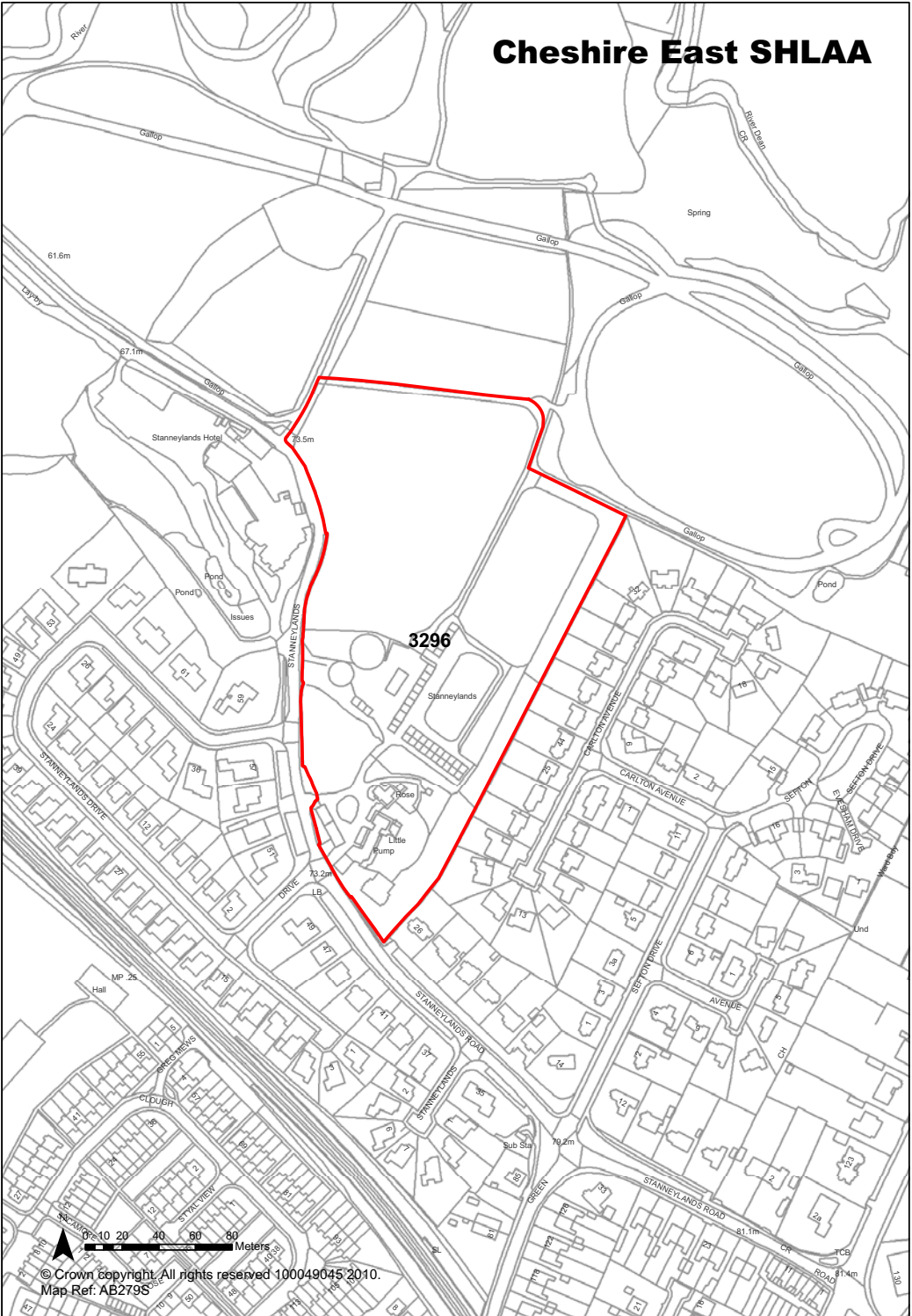
Ref	3294	Site Address	Clough Works, Middlewood Road, Poynton			
Town / Rural	Poynton - Edge / Extension		Easting	393346	Northing	383504
Site Description	Existing employment.		Site Size Net (Ha)		0.38	
Character of Area	Open countryside.		Potential Capacity		12	
Surrounding Land Uses	Open countryside.		Potential Net Capacity		12	
Physical Constraints	Flood zone 1 - little or no risk. Trees to boundary. Buildings on site. Located within 250m of landfill. Slightly sloping site.					
Policy Restrictions	Green Belt.		Potential Density		31.58	
Managing Constraints	Consultation with Contaminated Land Officer. Consideration of biodiversity.		Determination of Capacity		Density multiplier	
Sustainability	Site is within walking distance of bus stops.					
Accessibility	Access is possible.		Total Completions		0	
Other Information			Losses Completed		0	
Brownfield / Greenfield	Brownfield		Remaining Losses		0	
Suitability	Suitable - with policy change					
Availability	Available		Current Year		0	
Achievability	Achievable		Years 1-5		0	
Deliverability	Developable		Years 6-10		12	
Development Progress	SHLAA Site		Years 11-15		0	
Application Number:						



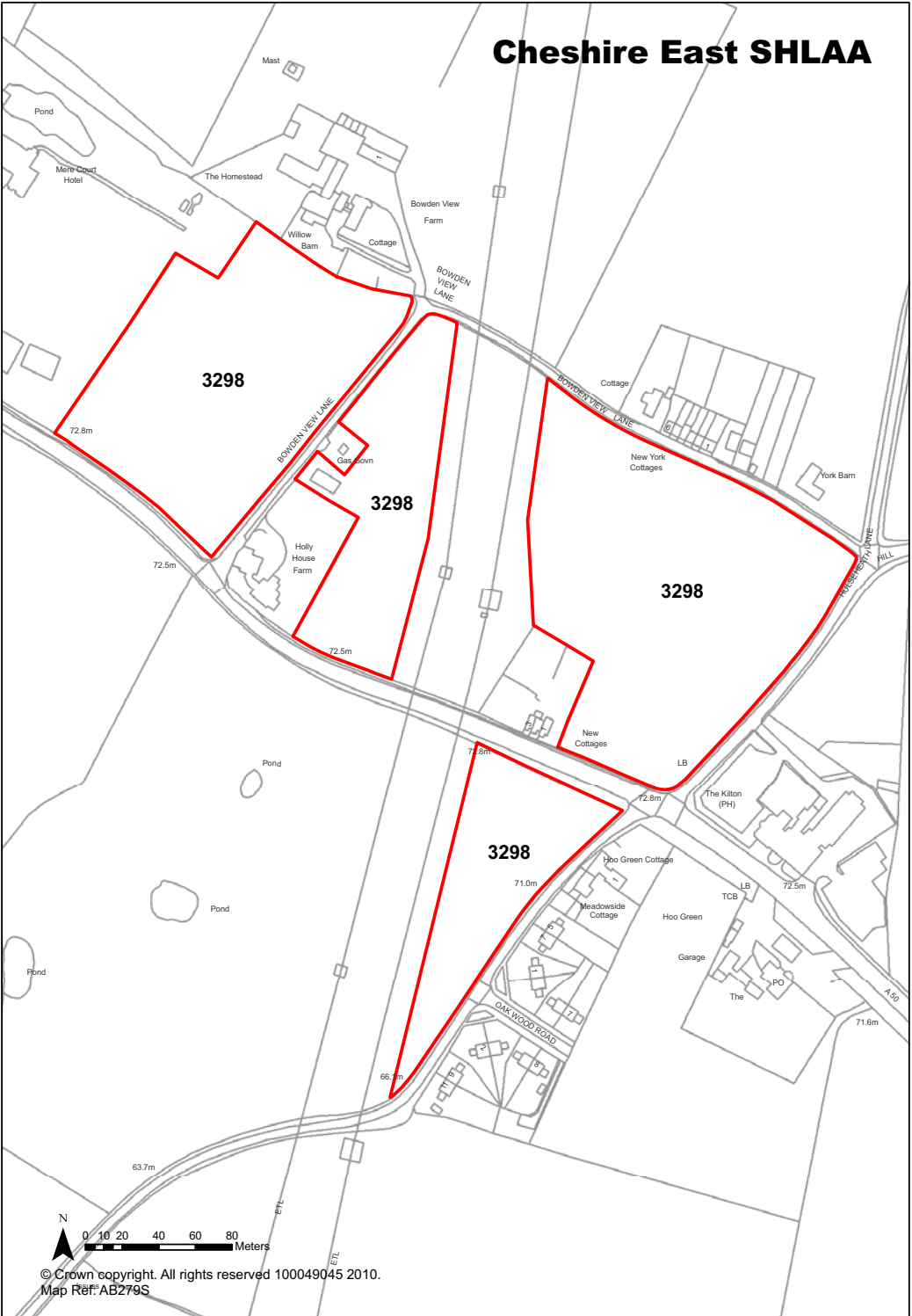
Ref	3295	Site Address	Garage, Moggie Lane, Adlington	
Town / Rural	Rural	Easting	392885	Northing 382393
Site Description	Former garage site.	Site Size Net (Ha)	0.47	
Character of Area	Open countryside.	Potential Capacity	14	
Surrounding Land Uses	Open countryside and Poynton Brook.	Potential Net Capacity	14	
Physical Constraints	Small part of site within flood zones 2 and 3 - medium to high risk. Buildings on site. Located within 250m of landfill. Trees on site. Slightly sloping site.	Potential Density	30.03	
Policy Restrictions	Green Belt.	Determination of Capacity	Density multiplier	
Managing Constraints	Consultation with Contaminated Land Officer. Consideration of biodiversity and flood risk with production of a Flood Risk Assessment.	Total Completions	0	
Sustainability	Site is not considered sustainable.	Losses Completed	0	
Accessibility	Access is possible.	Remaining Losses	0	
Other Information		Current Year	0	
Brownfield / Greenfield	Brownfield	Years 1-5	0	
Suitability	Not Suitable	Years 6-10	0	
Availability	Available	Years 11-15	0	
Achievability	Not Achievable			
Deliverability	Not currently developable			
Development Progress	SHLAA Site			
Application Number:				



Town / Rural	Wilmslow - Edge / Extension	Easting	385118	Northing	383031
Site Description	Residential and gardens.	Site Size Net (Ha)	16.97		
Character of Area	Residential and open countryside.	Potential Capacity	103		
Surrounding Land Uses	Residential and open countryside.	Potential Net Capacity	103		
Physical Constraints	Flood zone 1 - little or no risk. Buildings on site, trees and hedges on site. Potential air quality issues. Slight slope to site.				
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Potential Density	30.07		
Managing Constraints	Draft TA with full accessibility study and travel plan framework likely to be required prior to application process. Air quality assessment may be required (size of development). Consideration of biodiversity.	Determination of Capacity	Density multiplier		
Sustainability	Greenfield site is sustainably located.				
Accessibility	Access is possible. Significant traffic generation and impact at the M56 motorway is unlikely but all sites coming forward through the LDF will need to be tested together at a strategic level.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Mixed	Remaining Losses	0		
Suitability	Suitable - with policy change	Current Year	0		
Availability	Available	Years 1-5	0		
Achievability	Achievable	Years 6-10	90		
Deliverability	Developable	Years 11-15	13		
Development Progress	SHLAA Site				
Application Number:					



Ref	3298	Site Address	Land at Hoo Green, Mere	
Town / Rural	Rural	Easting	371750	Northing 382875
Site Description	Grassland. Site is split into several sections around the A50.		Site Size Net (Ha)	5.82
Character of Area	Open countryside.		Potential Capacity	175
Surrounding Land Uses	Open countryside and some residential		Potential Net Capacity	175
Physical Constraints	Flood zone 1 - little or no risk. Trees and field boundaries on edge of site, there are pylons splitting the site. Potential air quality and noise issues). Ponds in close proximity to site. Levels appear generally flat.		Potential Density	30.05
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		Determination of Capacity	Density multiplier
Managing Constraints	Air quality assessment may be required (size of development or proximity to AQMA). PPG24 noise assessment likely (road traffic noise). Consideration of pylons and biodiversity with production of a Protected Species survey.		Total Completions	0
Sustainability	Site is no considered sustainable.		Losses Completed	0
Accessibility	Access is possible.		Remaining Losses	0
Other Information			Current Year	0
Brownfield / Greenfield	Greenfield		Years 1-5	0
Suitability	Not Suitable		Years 6-10	0
Availability	Available		Years 11-15	0
Achievability	Not Achievable			
Deliverability	Not currently developable			
Development Progress	SHLAA Site			
Application Number:				

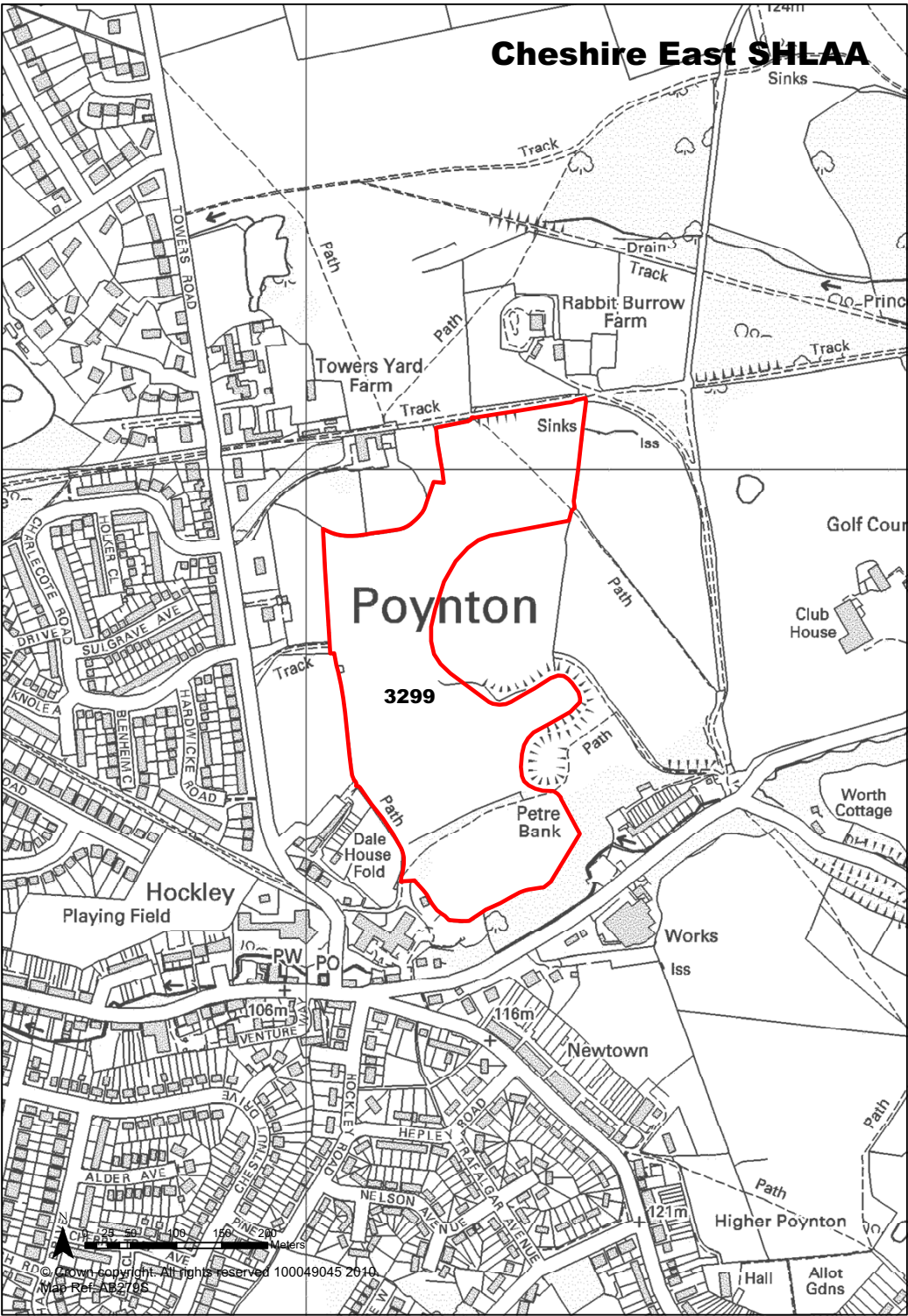


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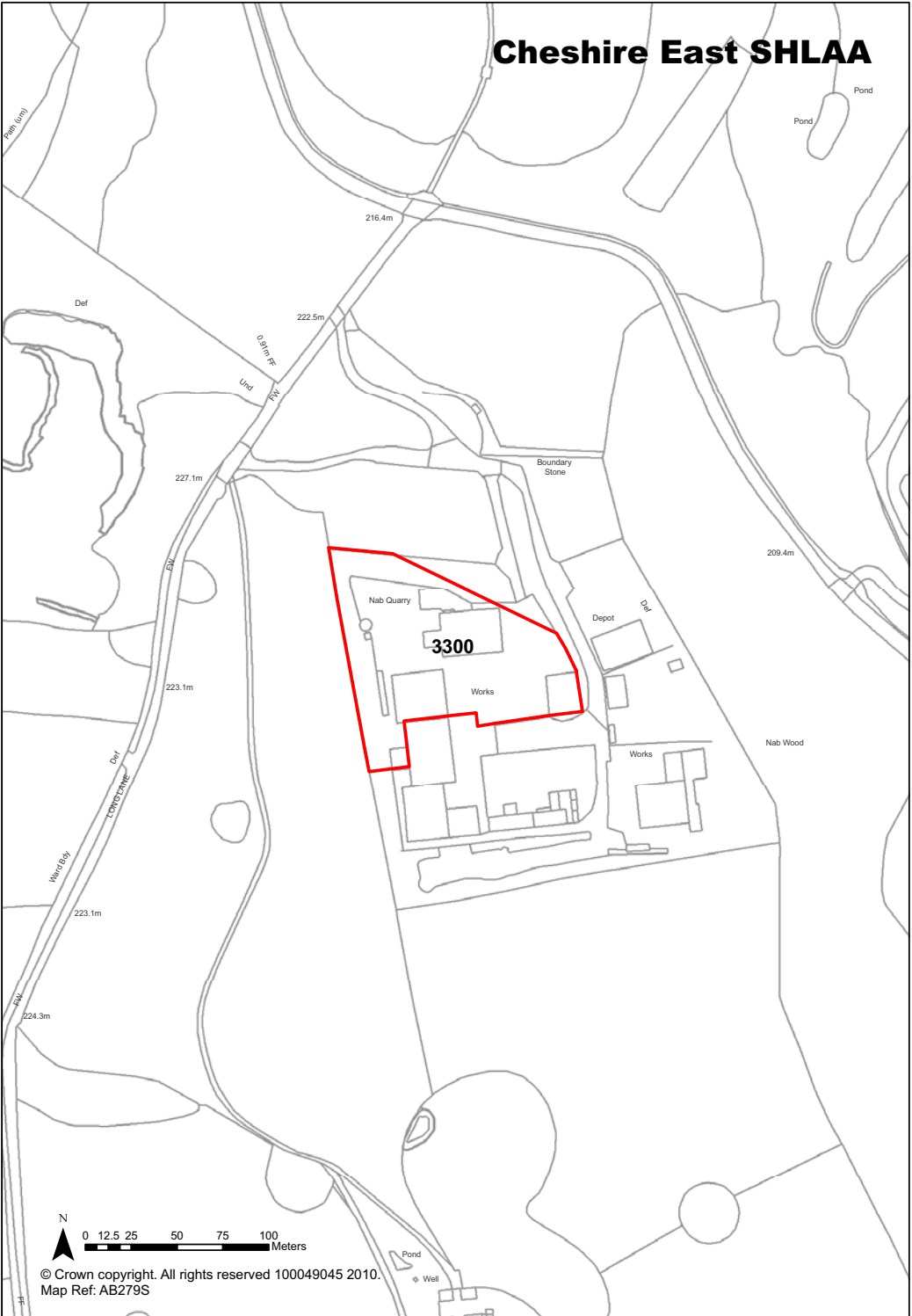
Site Address

Land at Towers Farm, Towers Road,
Poynton

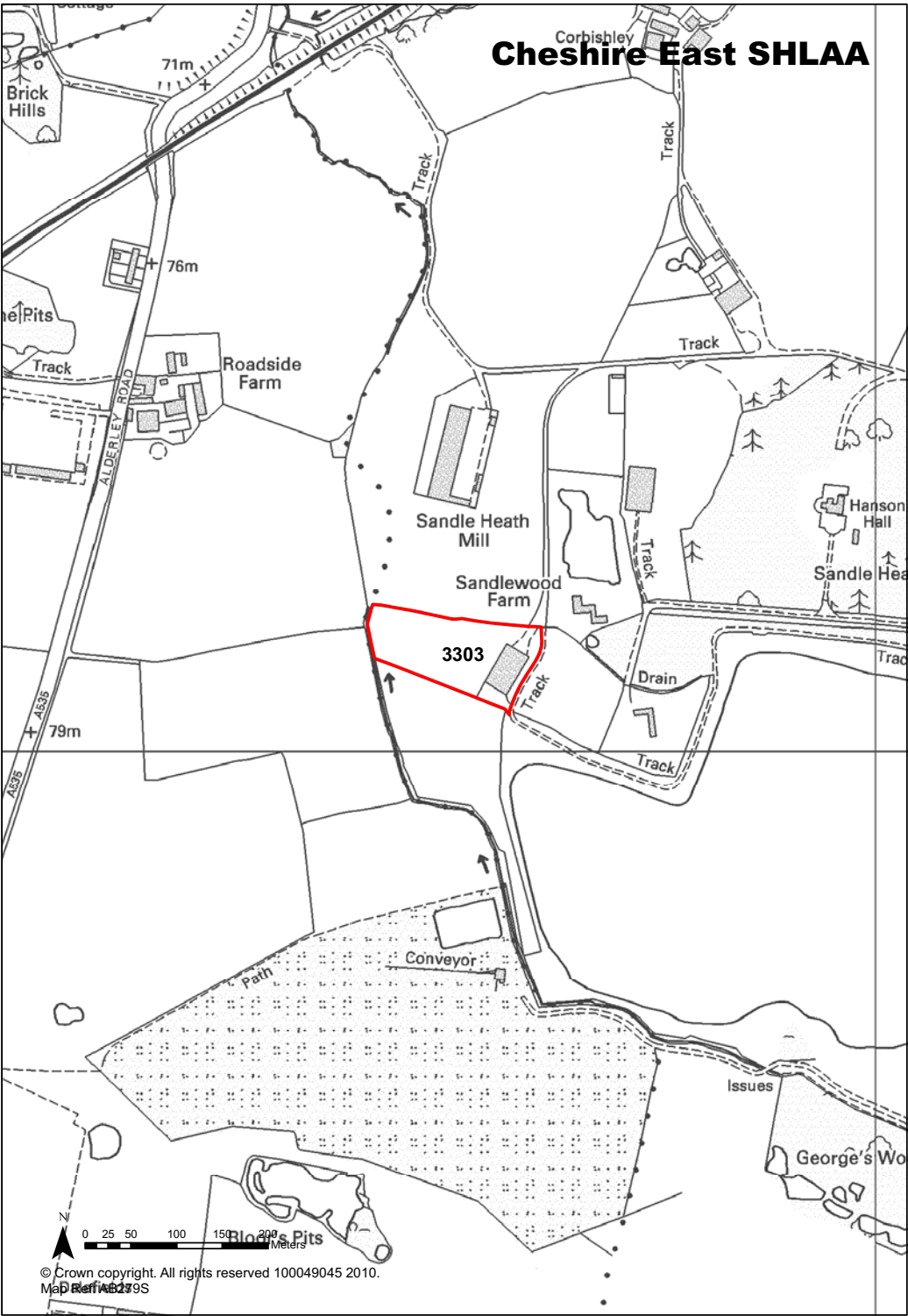
Town / Rural	Poynton - Edge / Extension	Easting	393162	Northing	383790
Site Description	Grassland.	Site Size Net (Ha)	8.85		
Character of Area	Residential and open countryside.	Potential Capacity	266		
Surrounding Land Uses	Residential and open countryside.	Potential Net Capacity	266		
Physical Constraints	Flood zone 1 - little or no risk. Land slopes upwards from west to east, with some more significant changes of level within site. Trees and hedges to some site boundaries. Located directly on landfill. Potential air quality issues. Footpath croosing part of site.				
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Potential Density	30.08		
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Consideration of biodiversity and accommodation/relocation of footpath.	Determination of Capacity	Density multiplier		
Sustainability	Bus route on Park Lane				
Accessibility	Access to be discussed with Highways.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Not Suitable				
Availability	Available	Current Year	0		
Achievability	Not Achievable	Years 1-5	0		
Deliverability	Not currently developable	Years 6-10	0		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:					



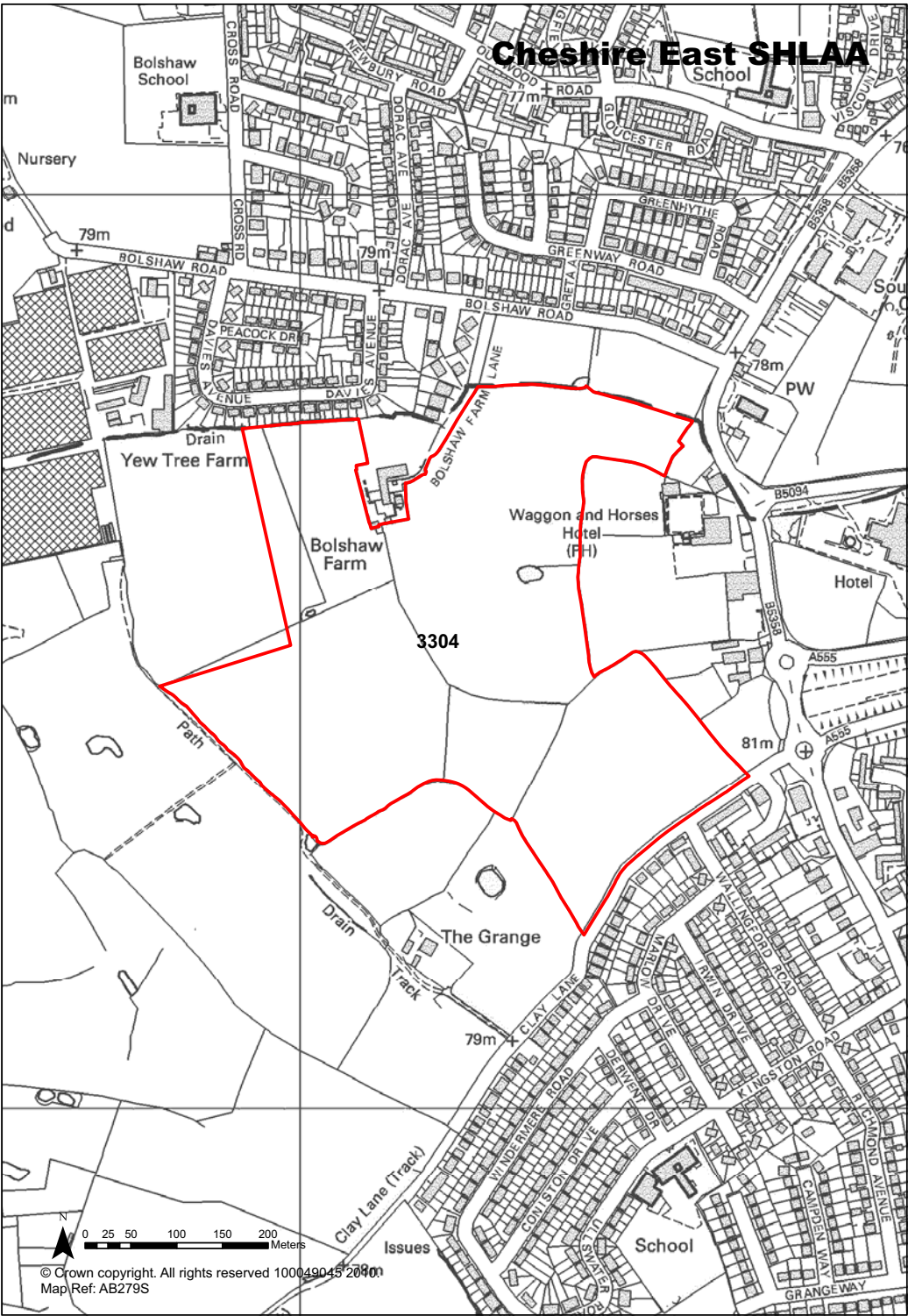
Ref	3300	Site Address	Nab Works, Long Lane, Pott Shrigley	
Town / Rural	Rural	Easting	393780	Northing 379367
Site Description	Industrial and Commercial		Site Size Net (Ha)	0.96
Character of Area	Quarry and open countryside.		Potential Capacity	29
Surrounding Land Uses	Quarry and open countryside.		Potential Net Capacity	29
Physical Constraints	Flood zone 1 - little or no risk. Potential contamination issues. Buildings and trees on site. Access issues. Site appears generally flat.		Potential Density	30.22
Policy Restrictions	Green Belt, Area of Special County Value for Landscape. Abutting the Peak District National Park and a Conservation Area.		Determination of Capacity	Density multiplier
Managing Constraints	Access issues addressed through consultation with Highways. Consultation with Contaminated Land Officer. Consideration of biodiversity.		Total Completions	0
Sustainability	Site is not considered sustainable.		Losses Completed	0
Accessibility	Access issues addressed through consultation with the Highways		Remaining Losses	0
Other Information			Current Year	0
Brownfield / Greenfield	Brownfield		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:				



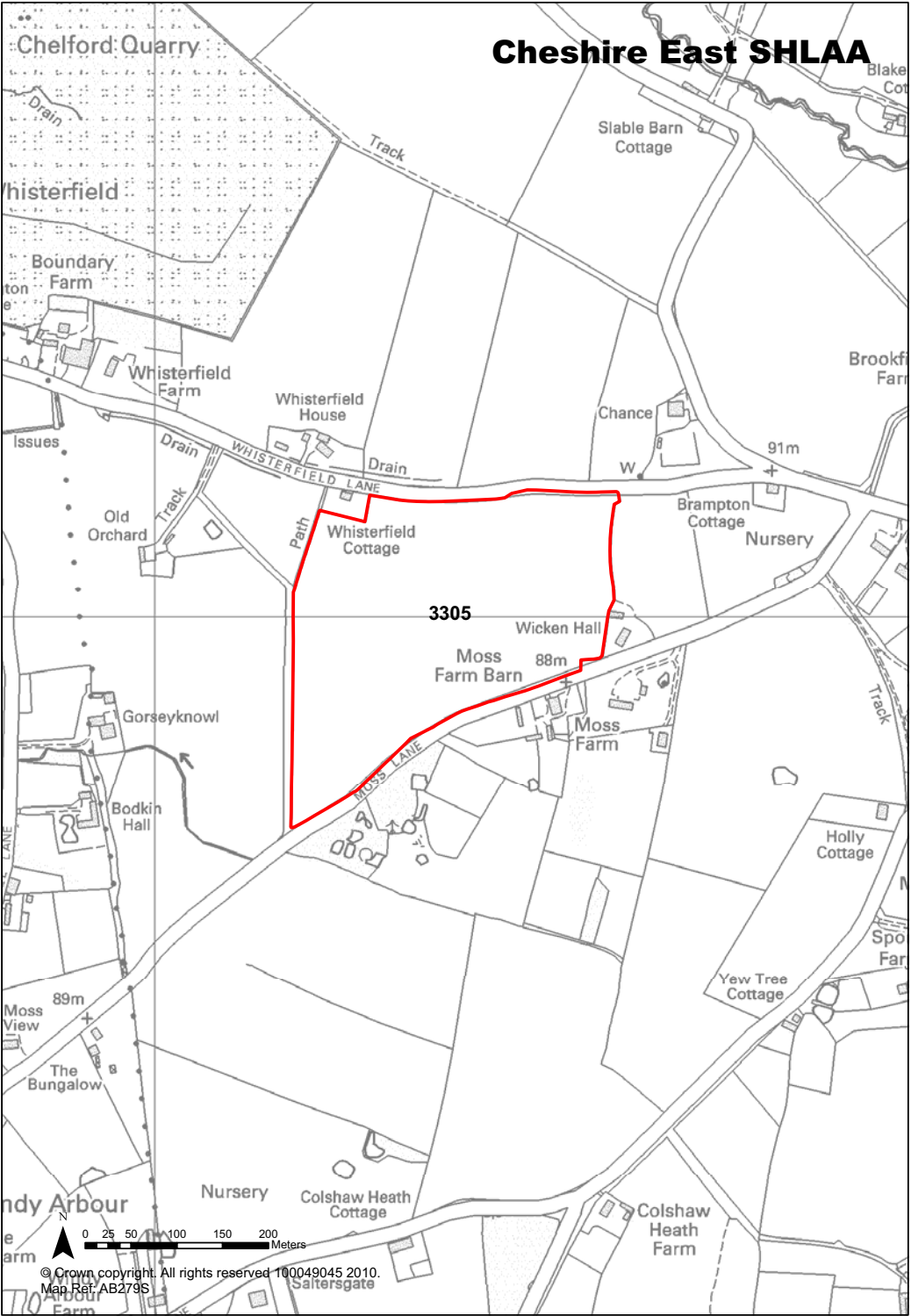
Ref	3303	Site Address	Land south of Sandle Heath Mill, Bollington Lane, Nether Alderley	
Town / Rural	Rural	Easting	382543	Northing 375108
Site Description	Former munitions sheds.	Site Size Net (Ha)	1.33	
Character of Area	Open countryside.	Potential Capacity	40	
Surrounding Land Uses	Open countryside.	Potential Net Capacity	40	
Physical Constraints	Flood zone 1 - little or no risk. Located on potential contaminated site. Potential air quality issues. Trees on site. Site appears generally flat.			
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Potential Density	30.01	
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Consideration of biodiversity. Consultation with Highways to address access issues.	Determination of Capacity	Density multiplier	
Sustainability	Greenfield site is not considered to be sustainable.			
Accessibility	Access is potentially problematic.	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:				



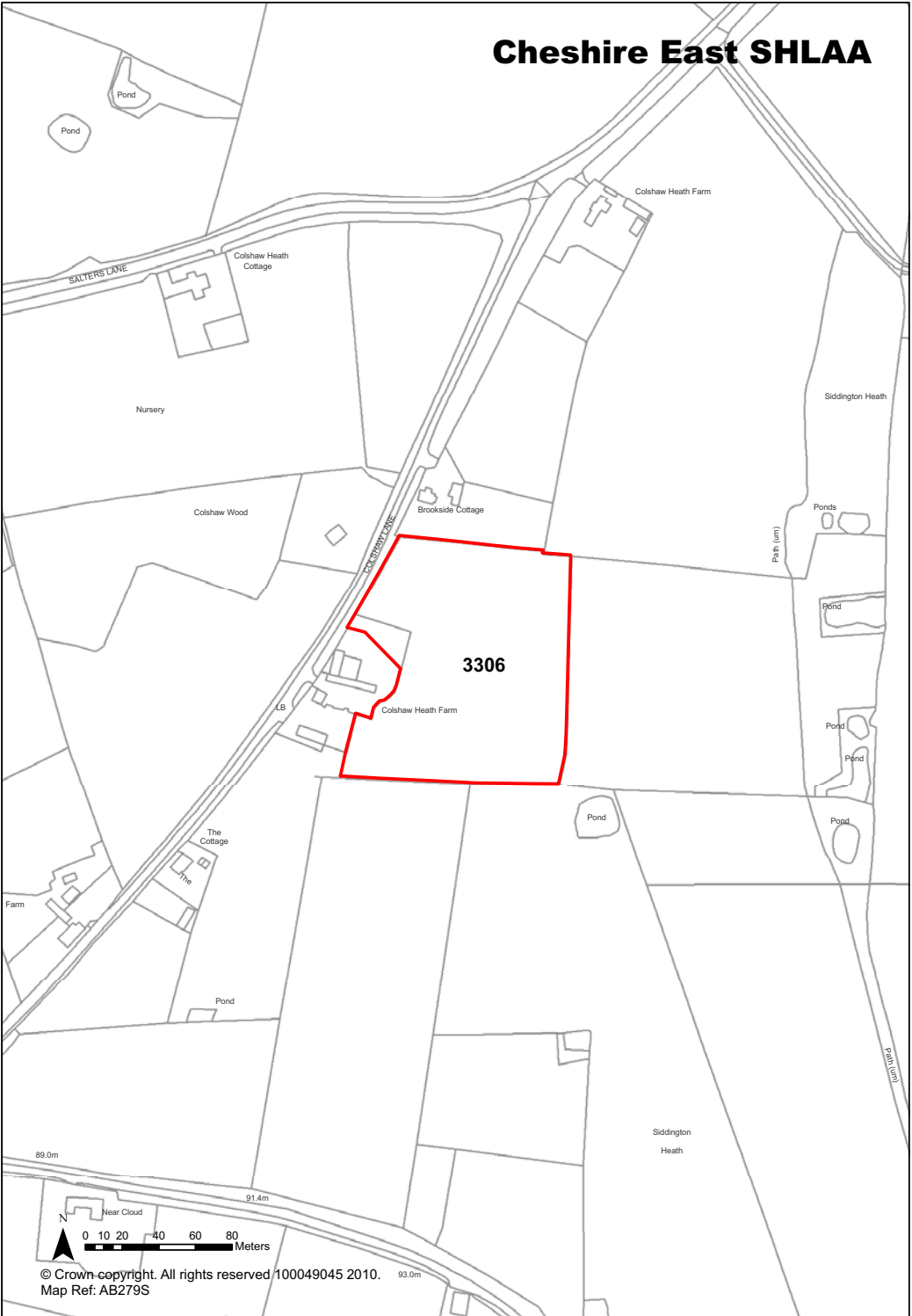
Town / Rural	Handforth - Edge / Extension	Easting	385177	Northing	384509
Site Description	Agricultural land	Site Size Net (Ha)	19.31		
Character of Area	Residential and open countryside.	Potential Capacity	580		
Surrounding Land Uses	Residential, golf club and open countryside.	Potential Net Capacity	580		
Physical Constraints	Flood zone 1 - little or no risk. Located on potential contaminated site. Potential air quality issues. Proposed road through the site. Ponds, trees and hedges on site. Undulating site.				
Policy Restrictions	Green Belt, part of site safeguarded for a new road development. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Potential Density	30.03		
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Consideration of biodiversity and production of a Protected Species survey.	Determination of Capacity	Density multiplier		
Sustainability	Site is within walking distance of bus stops, a primary school and medical centre.				
Accessibility	Access is possible.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Not Suitable	Current Year	0		
Availability	Available	Years 1-5	0		
Achievability	Achievable	Years 6-10	0		
Deliverability	Not currently developable	Years 11-15	0		
Development Progress	SHLAA Site				
Application Number:					



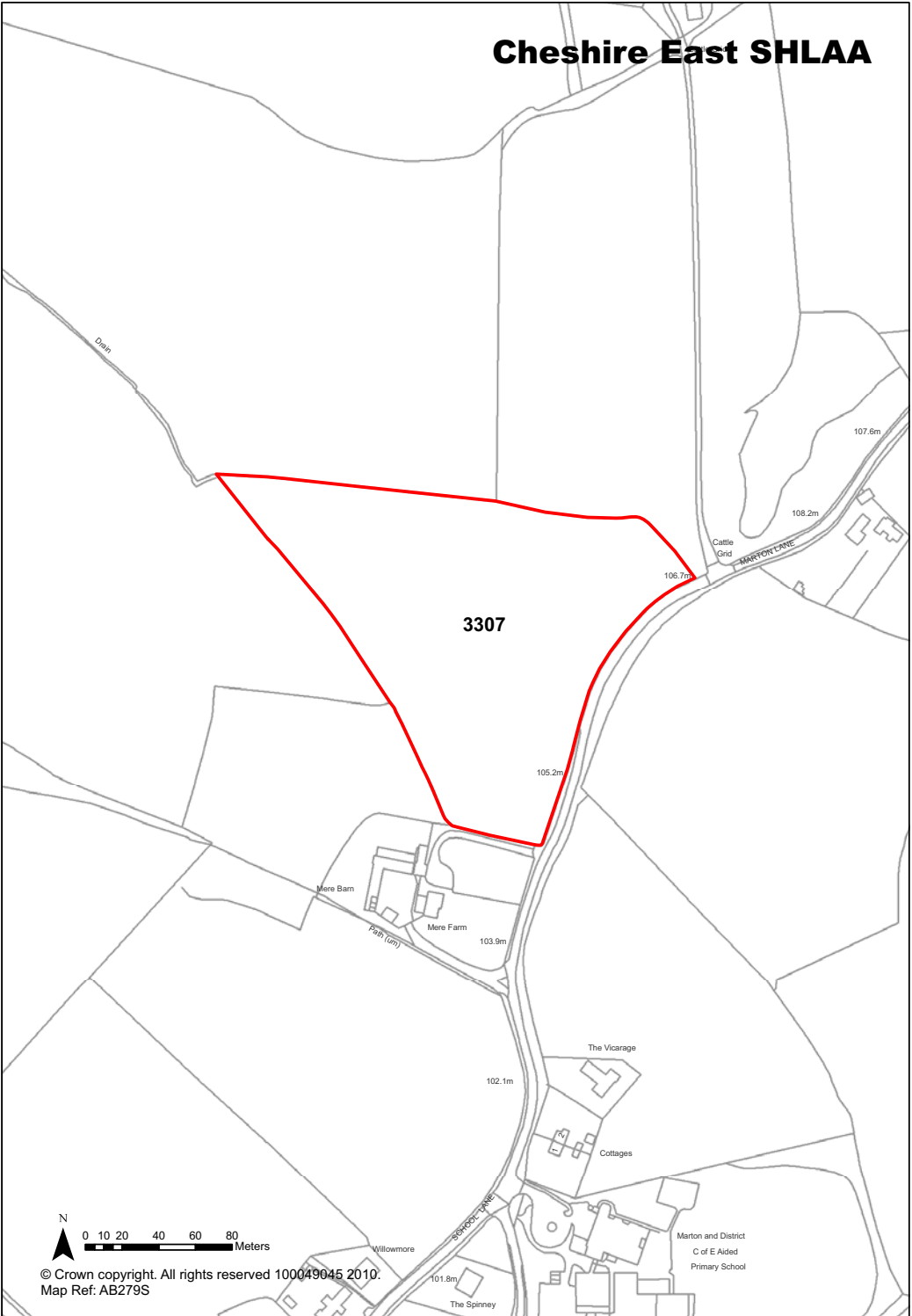
Ref	3305	Site Address	Land to south of Whisterfield Lane, Siddington	
Town / Rural	Rural	Easting	383307	Northing 370994
Site Description	Agricultural land.	Site Size Net (Ha)	8.57	
Character of Area	Open countryside.	Potential Capacity	258	
Surrounding Land Uses	Open countryside.	Potential Net Capacity	258	
Physical Constraints	Flood zone 1 - little or no risk. Trees and hedges to site boundary. Located on potential contaminated land. Potential air quality issues. Within Jodrell Bank consultation zone. Site levels appear generally flat.			
Policy Restrictions	Open Countryside. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Potential Density	30.1	
Managing Constraints	Consultation with Contaminated Land Officer and Jodrell Bank. Air quality assessment may be required (size of development). Consideration of biodiversity.	Determination of Capacity	Density multiplier	
Sustainability	Site is not considered sustainable.			
Accessibility	Access is possible.	Total Completions	0	
Other Information		Losses Completed	0	
Brownfield / Greenfield	Greenfield	Remaining Losses	0	
Suitability	Not Suitable	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	3306	Site Address	Land to east of Colshaw Lane, Siddington Heath		
Town / Rural	Rural	Easting	383422	Northing	370106
Site Description	Agricultural land.	Site Size Net (Ha)	1.39		
Character of Area	Open Countryside.	Potential Capacity	42		
Surrounding Land Uses	Open countryside and farm buildings.	Potential Net Capacity	42		
Physical Constraints	Flood zone 1 - little or no risk. Trees and hedges to site boundaries. Ponds in close proximity to site. Within Jodrell Bank consultation zone. Site appears generally flat.	Potential Density	30.11		
Policy Restrictions	Open Countryside. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Determination of Capacity	Density multiplier		
Managing Constraints	Consultation with Jodrell Bank. Consideration of biodiversity and production of a Protected Species survey.	Total Completions	0		
Sustainability	Greenfield site is not sustainable.	Losses Completed	0		
Accessibility	Access is possible.	Remaining Losses	0		
Other Information		Current Year	0		
Brownfield / Greenfield	Greenfield	Years 1-5	0		
Suitability	Not Suitable	Years 6-10	0		
Availability	Available	Years 11-15	0		
Achievability	Not Achievable				
Deliverability	Not currently developable				
Development Progress	SHLAA Site				
Application Number:					

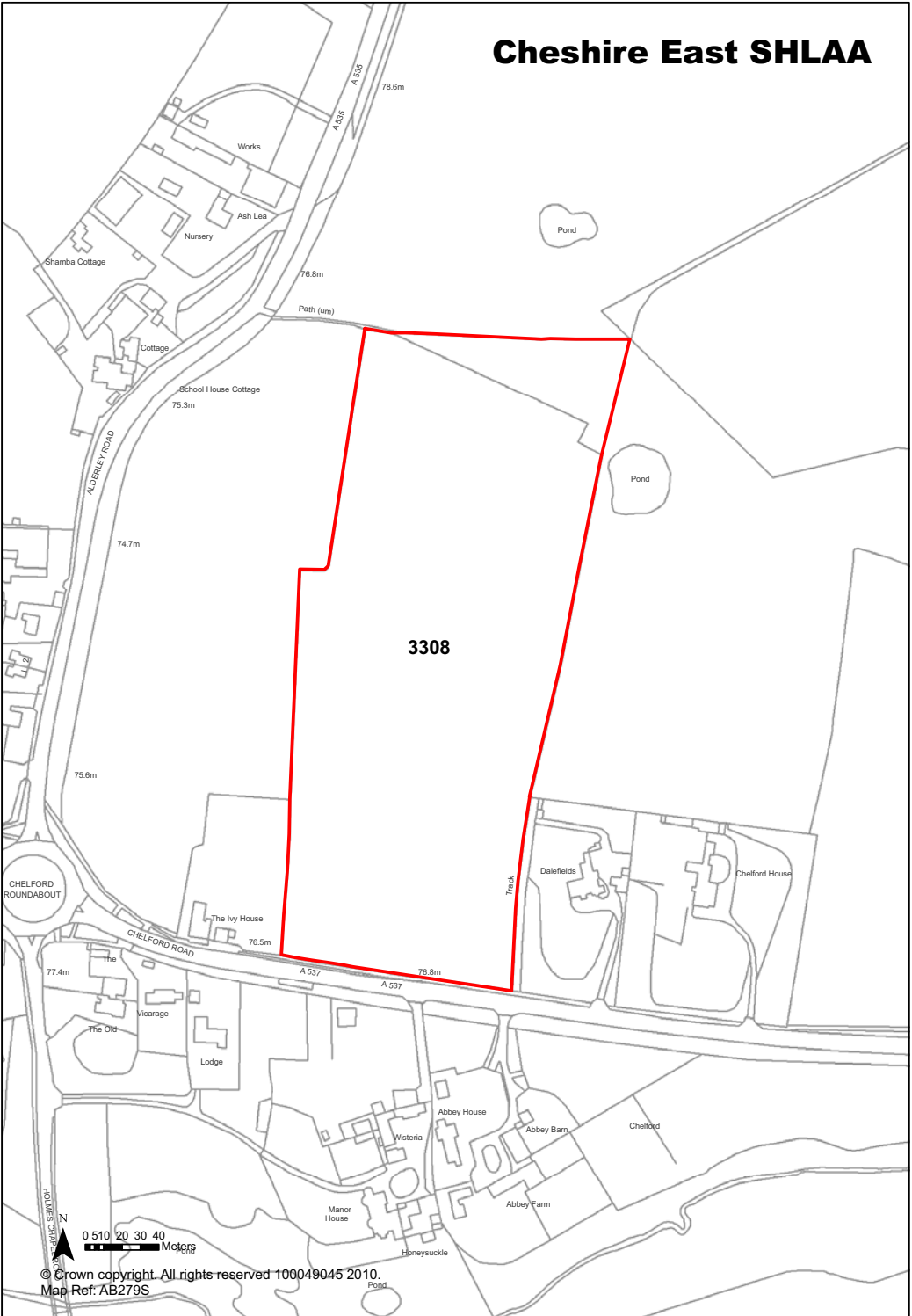


Ref	3307	Site Address	Land to west of Marton Lane, Marton	
Town / Rural	Rural	Easting	385112	Northing 368778
Site Description	Agricultural land	Site Size Net (Ha)	2.56	
Character of Area	Open countryside	Potential Capacity	77	
Surrounding Land Uses	Agricultural land / Open countryside	Potential Net Capacity	77	
Physical Constraints	Flood zone 1 - little or no risk. Within Jodrell Bank consultation zone. Slightly sloping site.	Potential Density	30.07	
Policy Restrictions	Open countryside. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Determination of Capacity	Density multiplier	
Managing Constraints	Consultation with Jodrell Bank. Consideration of biodiversity.	Total Completions	0	
Sustainability	Greenfield site is within walking distance of a primary school and bus stops.	Losses Completed	0	
Accessibility	Access is possible.	Remaining Losses	0	
Other Information		Current Year	0	
Brownfield / Greenfield	Greenfield	Years 1-5	0	
Suitability	Not Suitable	Years 6-10	0	
Availability	Available	Years 11-15	0	
Achievability	Not Achievable			
Deliverability	Not currently developable			
Development Progress	SHLAA Site			
Application Number:				

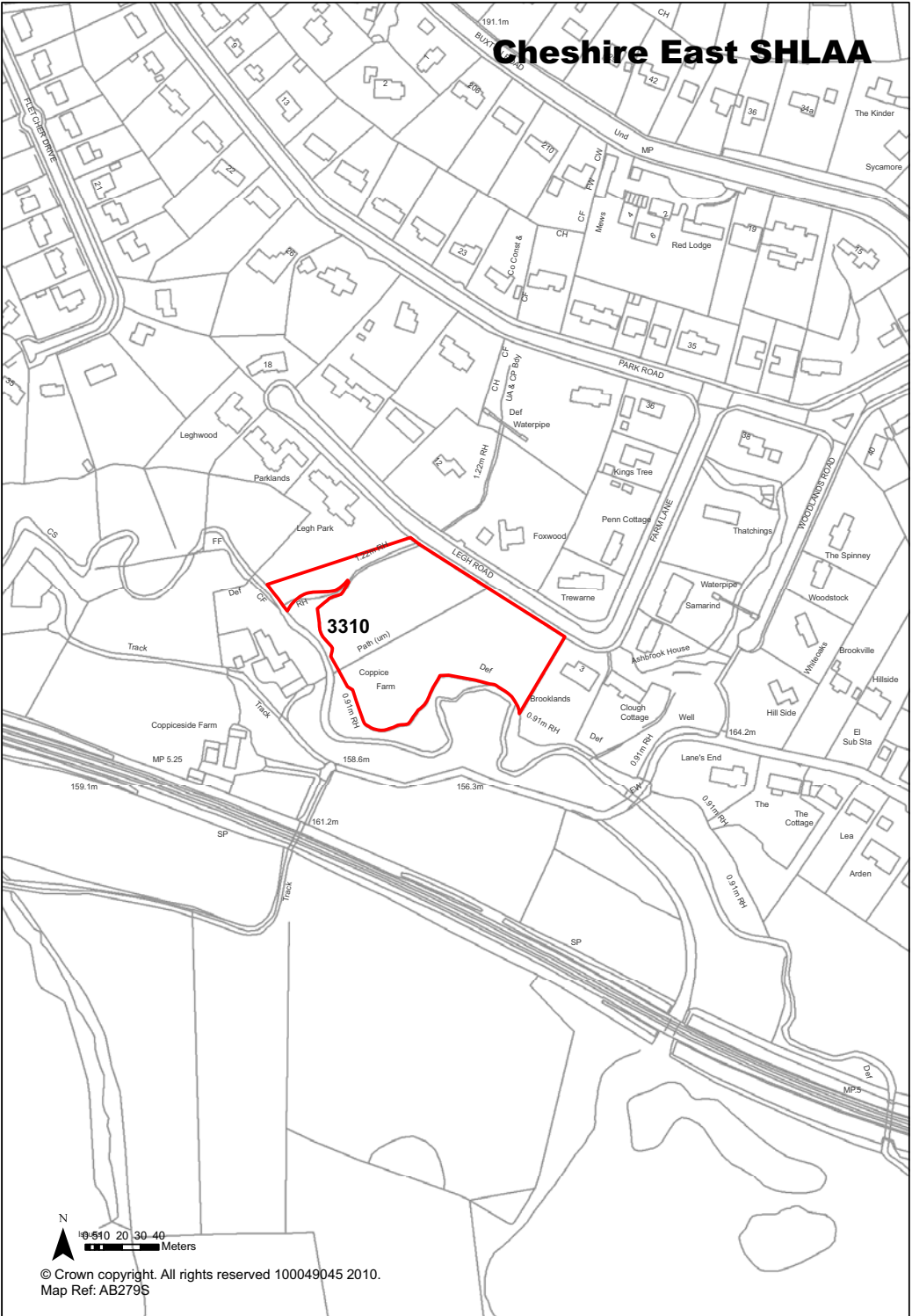


Ref 3308 Site Address Land to west of Dalefields, Astle Estate, Chelford Road, Chelford

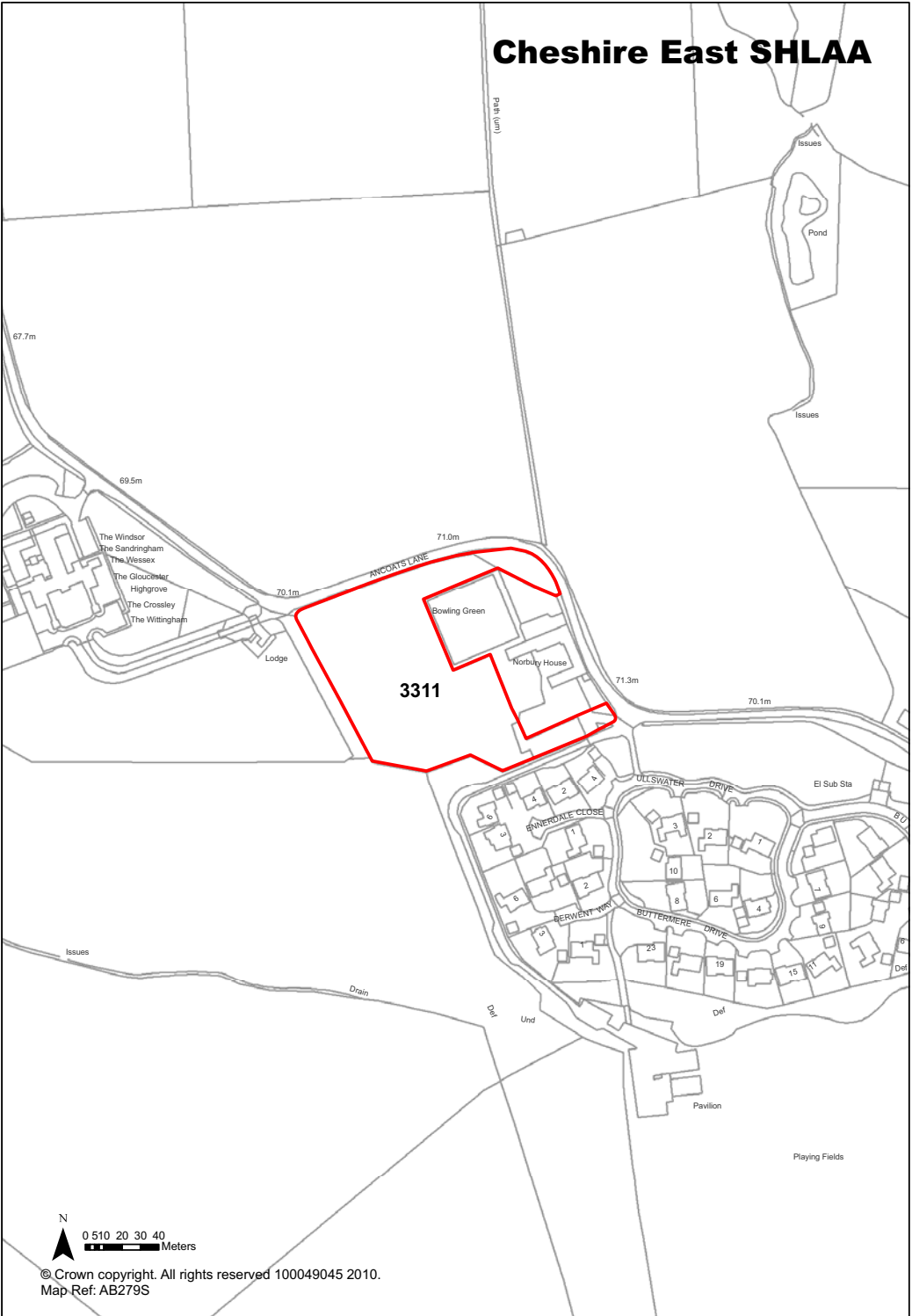
Town / Rural	Chelford - Edge / Extension	Easting	382048	Northing	374481
Site Description	Agricultural land.	Site Size Net (Ha)	4.77		
Character of Area	Open countryside.	Potential Capacity	144		
Surrounding Land Uses	Open countryside, but also some residential.	Potential Net Capacity	144		
Physical Constraints	Flood zone 1 - little or no risk. Trees and hedges to some boundaries. Located on potential contaminated site. Potential air quality issues. Ponds in close proximity to site. Overhead wires adjacent to boundary. Slightly sloping site.				
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Potential Density	30.16		
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Consideration of biodiversity and production of a Protected Species survey.	Determination of Capacity	Density multiplier		
Sustainability	Greenfield site is within walking distance of bus stops, local shop and post office.				
Accessibility	Access to be discussed with highways.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Not Suitable				
Availability	Available	Current Year	0		
Achievability	Achievable	Years 1-5	0		
Deliverability	Not currently developable	Years 6-10	0		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:					



Ref	3310	Site Address	Land at Legh Road, Disley	
Town / Rural	Rural	Easting	396093	Northing 384597
Site Description	Grassland.	Site Size Net (Ha)	0.87	
Character of Area	Residential and open countryside.	Potential Capacity	27	
Surrounding Land Uses	Residential and open countryside.	Potential Net Capacity	27	
Physical Constraints	Flood zones 2 and 3 - medium to high risk. Indicative flood risk area. Overhead lines. Site slopes away from road. Trees and woodland adjacent to / on boundary of the site. Path through site. Sloping site.			
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Potential Density	31.03	
Managing Constraints	Consideration to path through site. Consideration and appropriate action taken regarding overhead lines. Consideration of nature conservation issues in relation to surrounding woodland.	Determination of Capacity	Density multiplier	
Sustainability	Greenfield site is within walking distance of bus stops.			
Accessibility	Access to be discussed with highways.	Total Completions	0	
Other Information		Losses Completed	0	
Brownfield / Greenfield	Greenfield	Remaining Losses	0	
Suitability	Suitable - with policy change			
Availability	Available	Current Year	0	
Achievability	Achievable	Years 1-5	0	
Deliverability	Developable	Years 6-10	27	
Development Progress	SHLAA Site	Years 11-15	0	
Application Number:				



Ref	3311	Site Address	Land at former social club, Ancoats Road, Great Warford	
Town / Rural	Rural	Easting	380750	Northing 377451
Site Description	Former car parking and open space.		Site Size Net (Ha)	0.97
Character of Area	Residential and agricultural.		Potential Capacity	30
Surrounding Land Uses	Residential and agricultural.		Potential Net Capacity	30
Physical Constraints	Flood zone 1 - little or no risk. Site is generally flat. Hedges to boundary. Slightly narrow access road. Located on potential contaminated site.		Potential Density	30.98
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		Determination of Capacity	Density multiplier
Managing Constraints	Consultation with Contaminated Land Officer. Consideration of biodiversity.		Total Completions	0
Sustainability	Greenfield site is not considered sustainable.		Losses Completed	0
Accessibility	Access may require discussion with highways.		Remaining Losses	0
Other Information			Current Year	0
Brownfield / Greenfield	Greenfield		Years 1-5	0
Suitability	Suitable - with policy change		Years 6-10	30
Availability	Available		Years 11-15	0
Achievability	Achievable			
Deliverability	Developable			
Development Progress	SHLAA Site			
Application Number:				



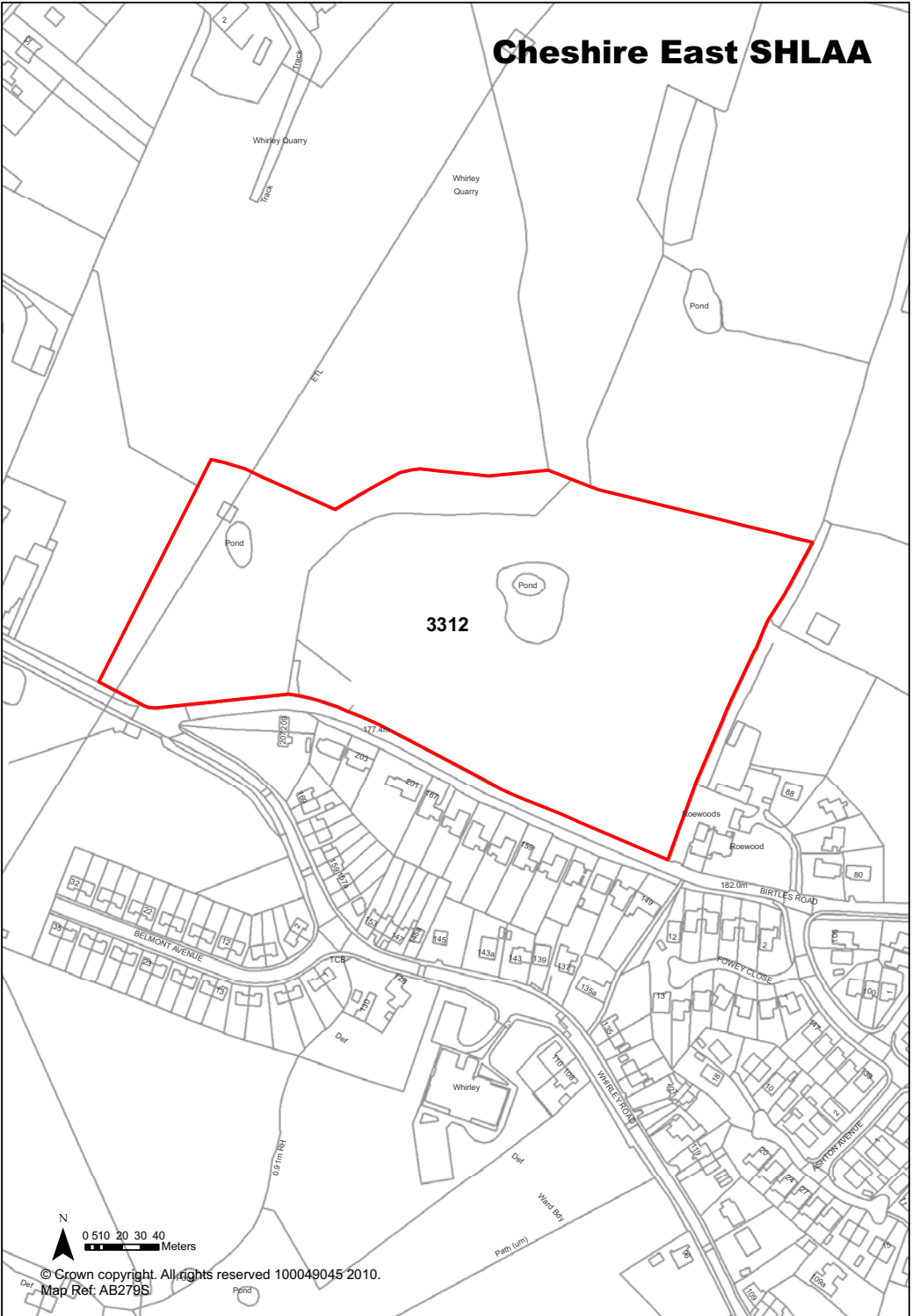
Ref

3312

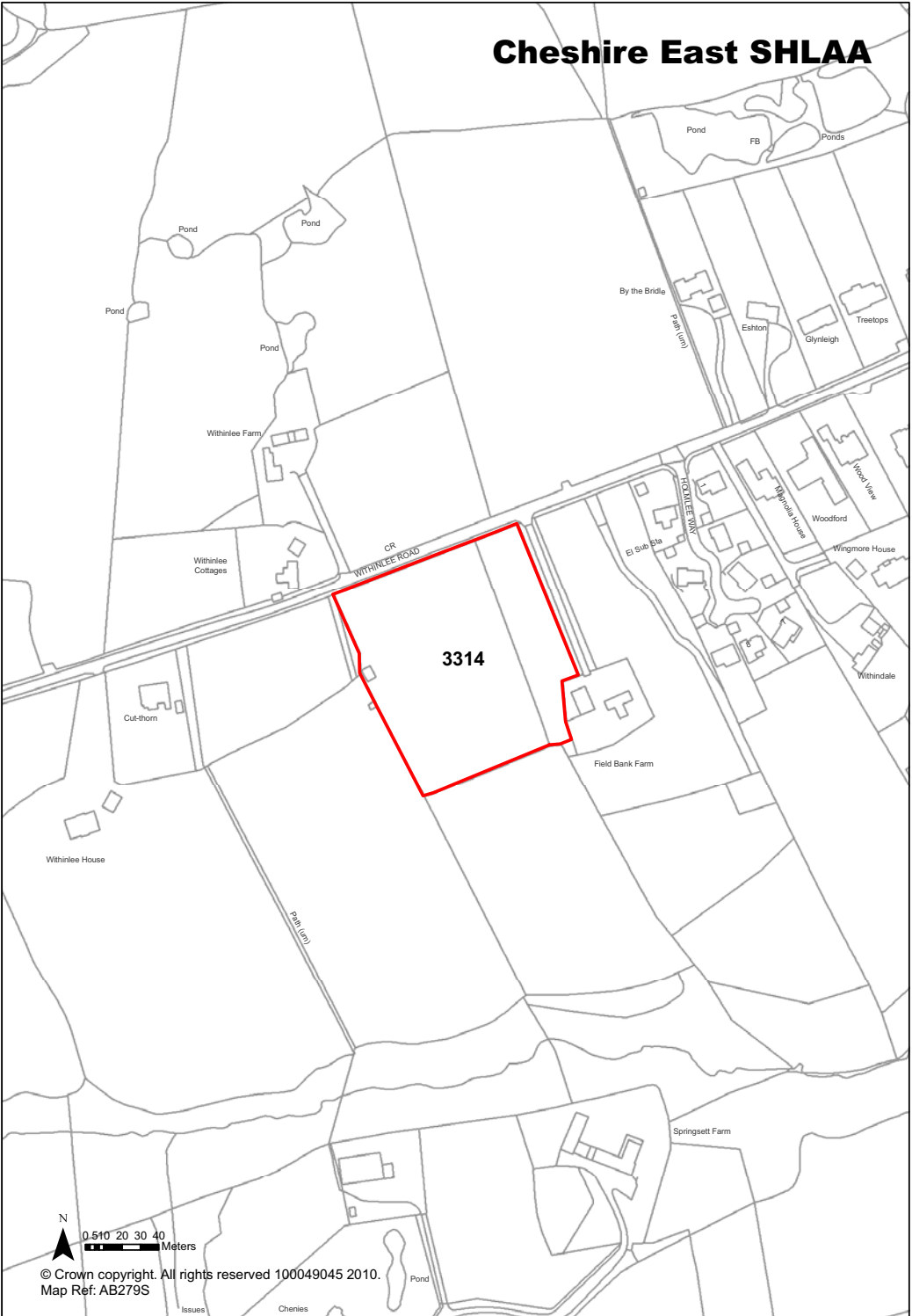
Site Address

Land to west of Roewoods Farm, Birtles Road, Henbury

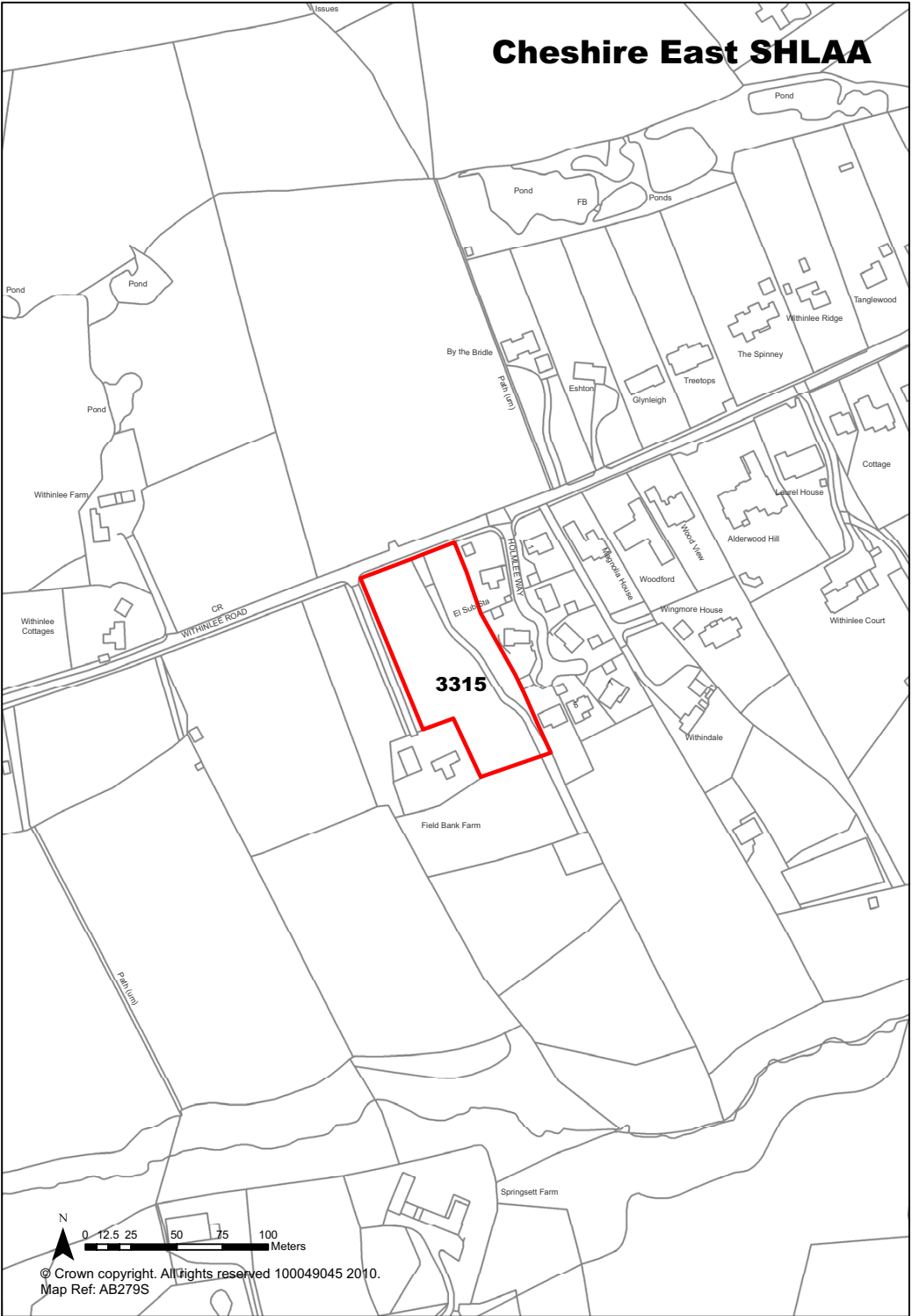
Town / Rural	Macclesfield - Edge / Extension	Easting	388564	Northing	374400
Site Description	Agricultural land.	Site Size Net (Ha)	4.93		
Character of Area	Open countryside.	Potential Capacity	148		
Surrounding Land Uses	Open countryside.	Potential Net Capacity	148		
Physical Constraints	Flood zone 1 - little or no risk. Trees and hedges on field boundaries. Pond on site. Sand pit adjacent to site to the north. Located directly on landfill. Potential air quality issues. Undulating site.				
Policy Restrictions	Green Belt	Potential Density	30.02		
Managing Constraints	Consideration of biodiversity / nature conservation value of ponds, trees and hedges of site. Production of a Protected Species survey. Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development).	Determination of Capacity	Density multiplier		
Sustainability	Greenfield site is within walking distance of bus stops and a primary school.				
Accessibility	Access is possible.	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:					



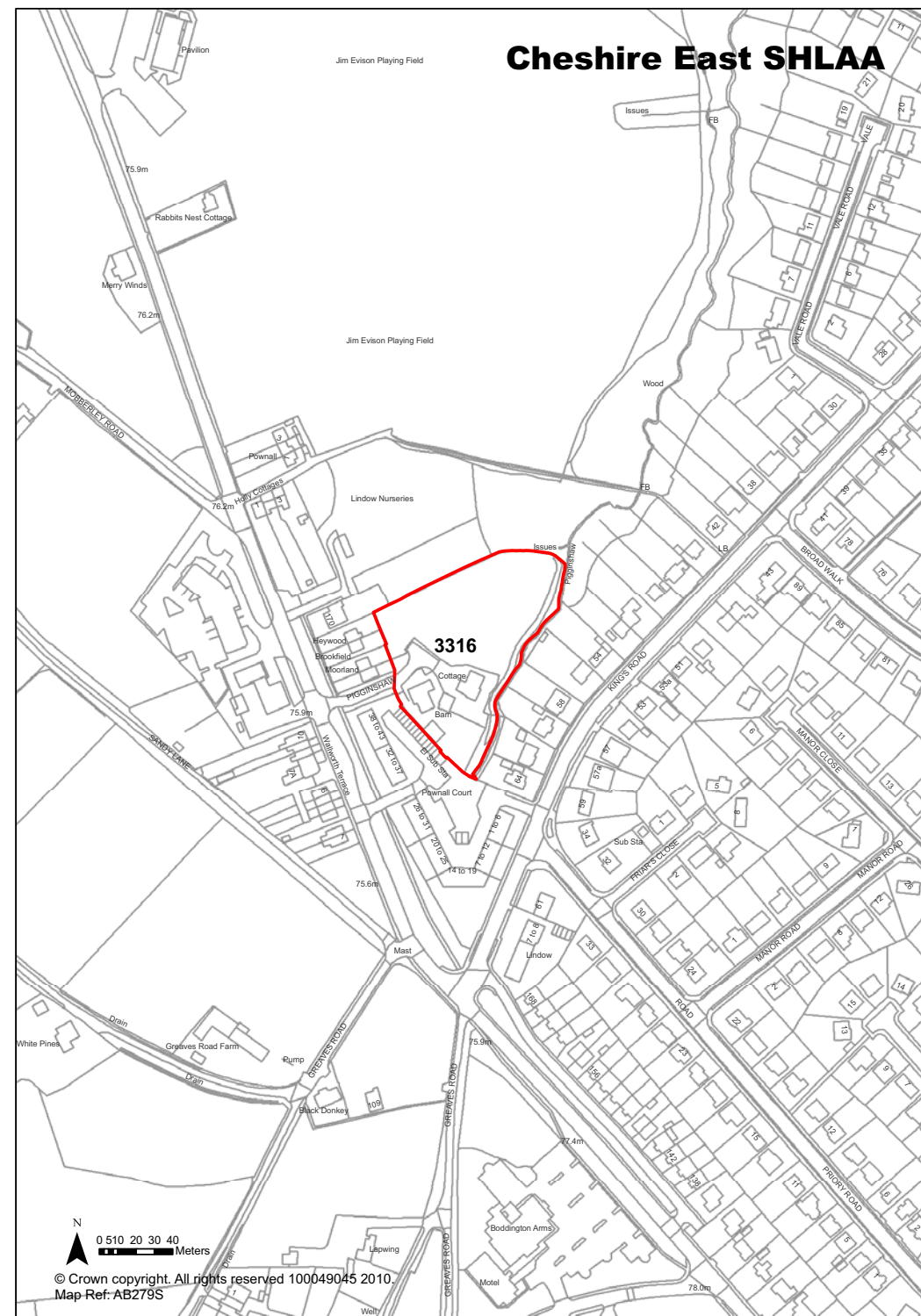
Ref	3314	Site Address	Land to west of Field Bank Farm, Withinlee Road, Prestbury	
Town / Rural	Prestbury - Edge / Extension	Easting	388457	Northing 376785
Site Description	Grassland	Site Size Net (Ha)	1.24	
Character of Area	Open countryside.	Potential Capacity	38	
Surrounding Land Uses	Open countryside.	Potential Net Capacity	38	
Physical Constraints	Flood zone 1 - little or no risk.Trees and hedges to some boundaries. Proximity to Field Bank Farm. Slight slope to site.	Potential Density	30.69	
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Determination of Capacity	Density multiplier	
Managing Constraints	Consideration of biodiversity.	Total Completions	0	
Sustainability	Greenfield site.	Losses Completed	0	
Accessibility	Access is possible.	Remaining Losses	0	
Other Information		Current Year	0	
Brownfield / Greenfield	Greenfield	Years 1-5	0	
Suitability	Suitable - with policy change	Years 6-10	38	
Availability	Available	Years 11-15	0	
Achievability	Achievable			
Deliverability	Developable			
Development Progress	SHLAA Site			
Application Number:				



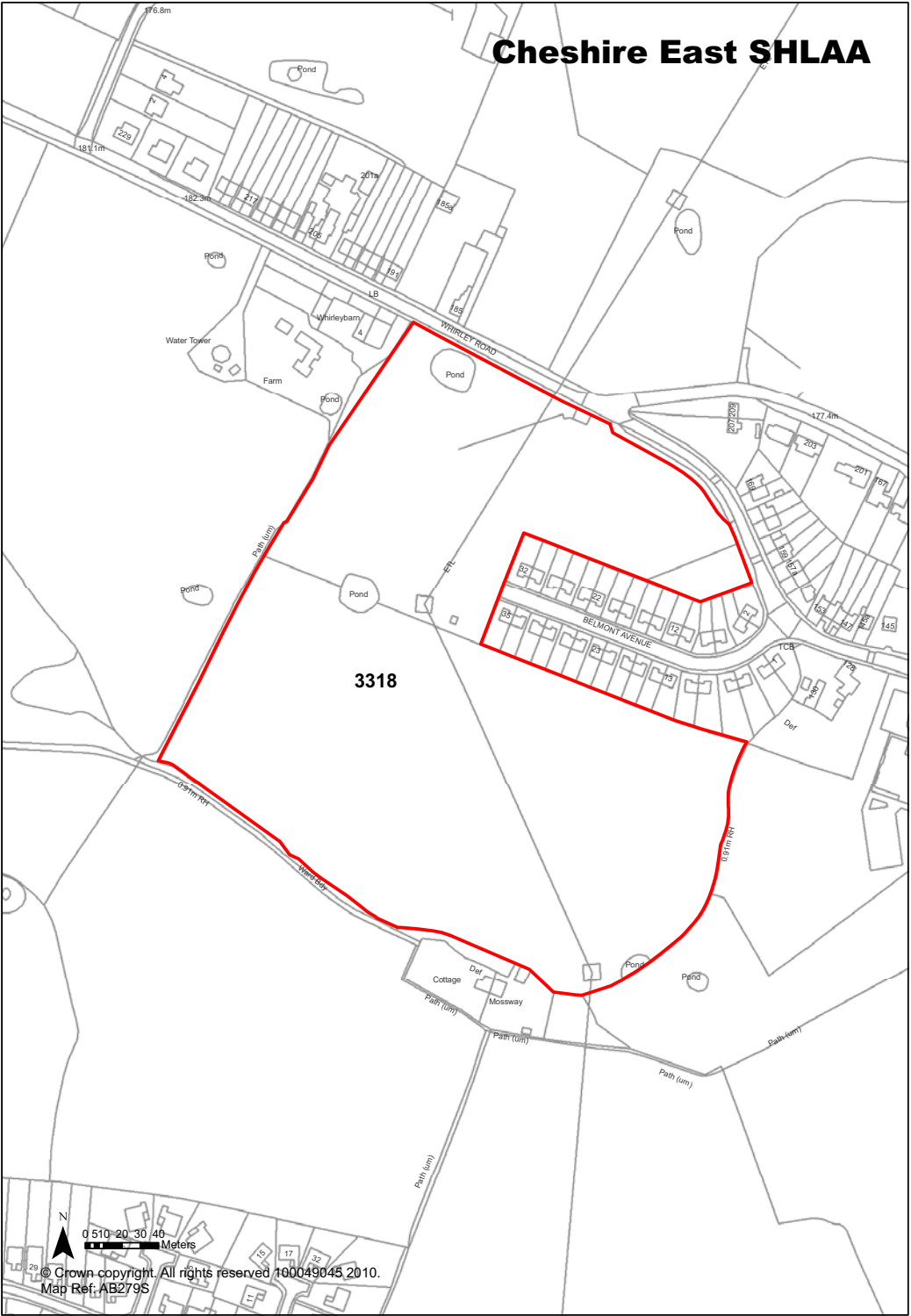
Ref	3315	Site Address	Land to east of Field Bank Farm, Withinlee Road, Prestbury	
Town / Rural	Prestbury - Edge / Extension	Easting	388533	Northing 376825
Site Description	Grassland.	Site Size Net (Ha)	0.63	
Character of Area	Open countryside.	Potential Capacity	19	
Surrounding Land Uses	Open countryside.	Potential Net Capacity	19	
Physical Constraints	Flood zone 1 - little or no risk. Trees and hedges to boundary and within site. Overhead lines to boundary. Site appears generally flat.	Potential Density	30.16	
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Determination of Capacity	Density multiplier	
Managing Constraints	Consideration of biodiversity and overhead lines.	Total Completions	0	
Sustainability	Greenfield site.	Losses Completed	0	
Accessibility	Access to be discussed with highways.	Remaining Losses	0	
Other Information		Current Year	0	
Brownfield / Greenfield	Greenfield	Years 1-5	0	
Suitability	Suitable - with policy change	Years 6-10	19	
Availability	Available	Years 11-15	0	
Achievability	Achievable			
Deliverability	Developable			
Development Progress	SHLAA Site			
Application Number:				



Ref	3316	Site Address	Land at Pigginsshaw, Altrincham Road, Wilmslow			
Town / Rural	Wilmslow - Edge / Extension		Easting	383285	Northing	381785
Site Description	Mix of buildings and grassland.		Site Size Net (Ha)	0.71		
Character of Area	Residential and rural		Potential Capacity	22		
Surrounding Land Uses	Residential and open countryside.		Potential Net Capacity	22		
Physical Constraints	Flood zone 1 - little or no risk. Buildings and trees on site. Brook to edge of site. Located on potential contaminated site. Slight slope to site.					
Policy Restrictions	Green Belt and area of special county value. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		Potential Density	30.99		
Managing Constraints	Consultation with Contaminated Land Officer. Consideration of biodiversity.		Determination of Capacity	Density multiplier		
Sustainability	Site is considered to be sustainably located.					
Accessibility	Access is possible.		Total Completions	0		
Other Information			Losses Completed	0		
Brownfield / Greenfield	Mixed		Remaining Losses	0		
Suitability	Suitable - with policy change					
Availability	Available		Current Year	0		
Achievability	Achievable		Years 1-5	0		
Deliverability	Developable		Years 6-10	22		
Development Progress	SHLAA Site		Years 11-15	0		
Application Number:						

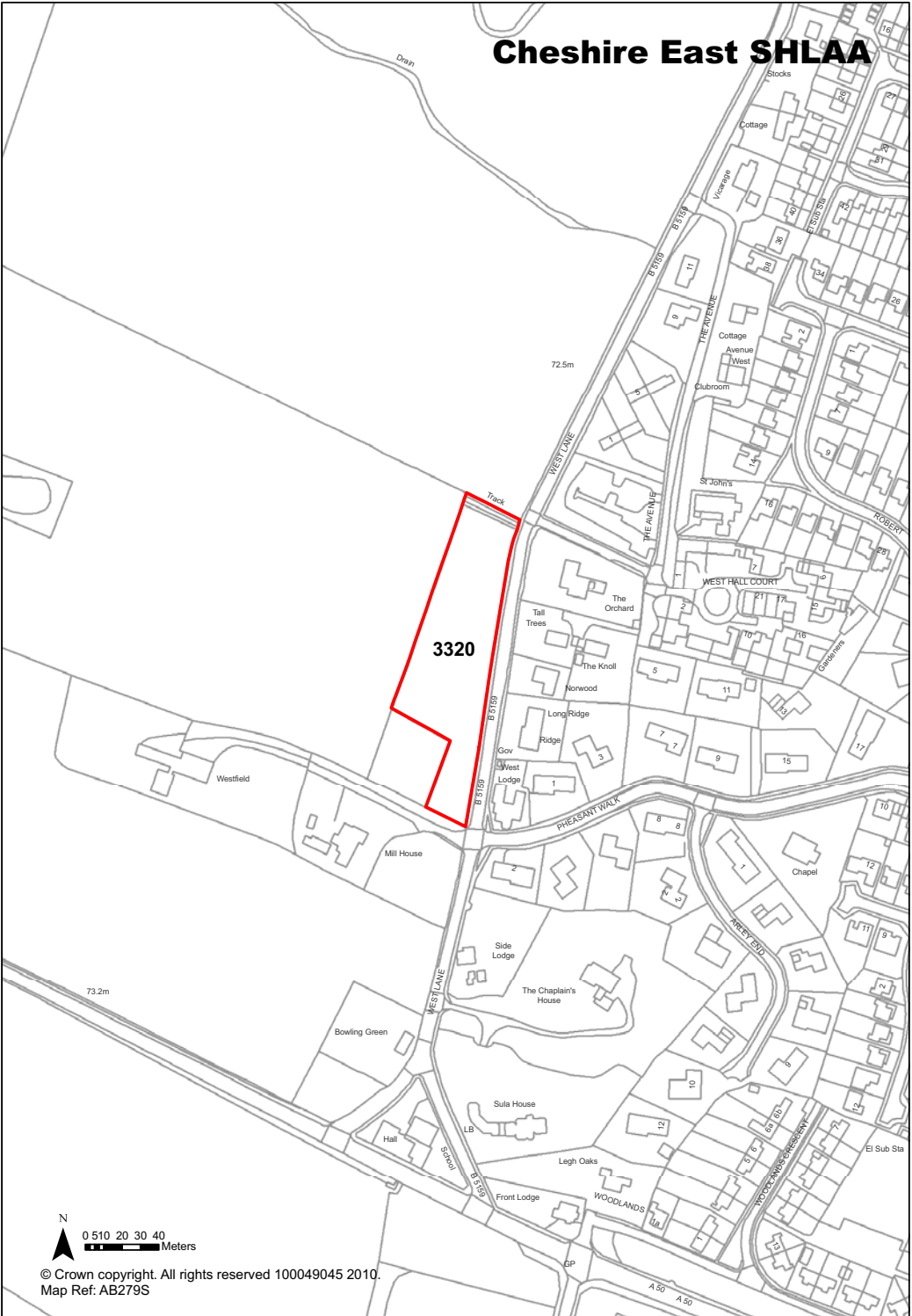


Ref	3318	Site Address	Land surrounding Belmont Avenue, Henbury		
Town / Rural	Macclesfield - Edge / Extension	Easting	388317	Northing	374200
Site Description	Agricultural land	Site Size Net (Ha)	6.72		
Character of Area	Generally countryside with limited area of residential.	Potential Capacity	202		
Surrounding Land Uses	Open countryside and residential	Potential Net Capacity	202		
Physical Constraints	Flood zone 1 - little or no risk. Trees on site. Trees and hedges to field boundaries. Ponds on site. Located within 250m of landfill. Potential air quality issues. Overhead pylons crossing site. Undulating site. Footpath along part of site boundary.				
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Potential Density	30.08		
Managing Constraints	Consideration of trees and hedges and any biodiversity value of ponds. Production of a Protected Species survey. Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Consideration of overhad pylons and footpath.	Determination of Capacity	Density multiplier		
Sustainability	Site is within walking distance of bus stops and primary school.				
Accessibility	Access is possible	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:					

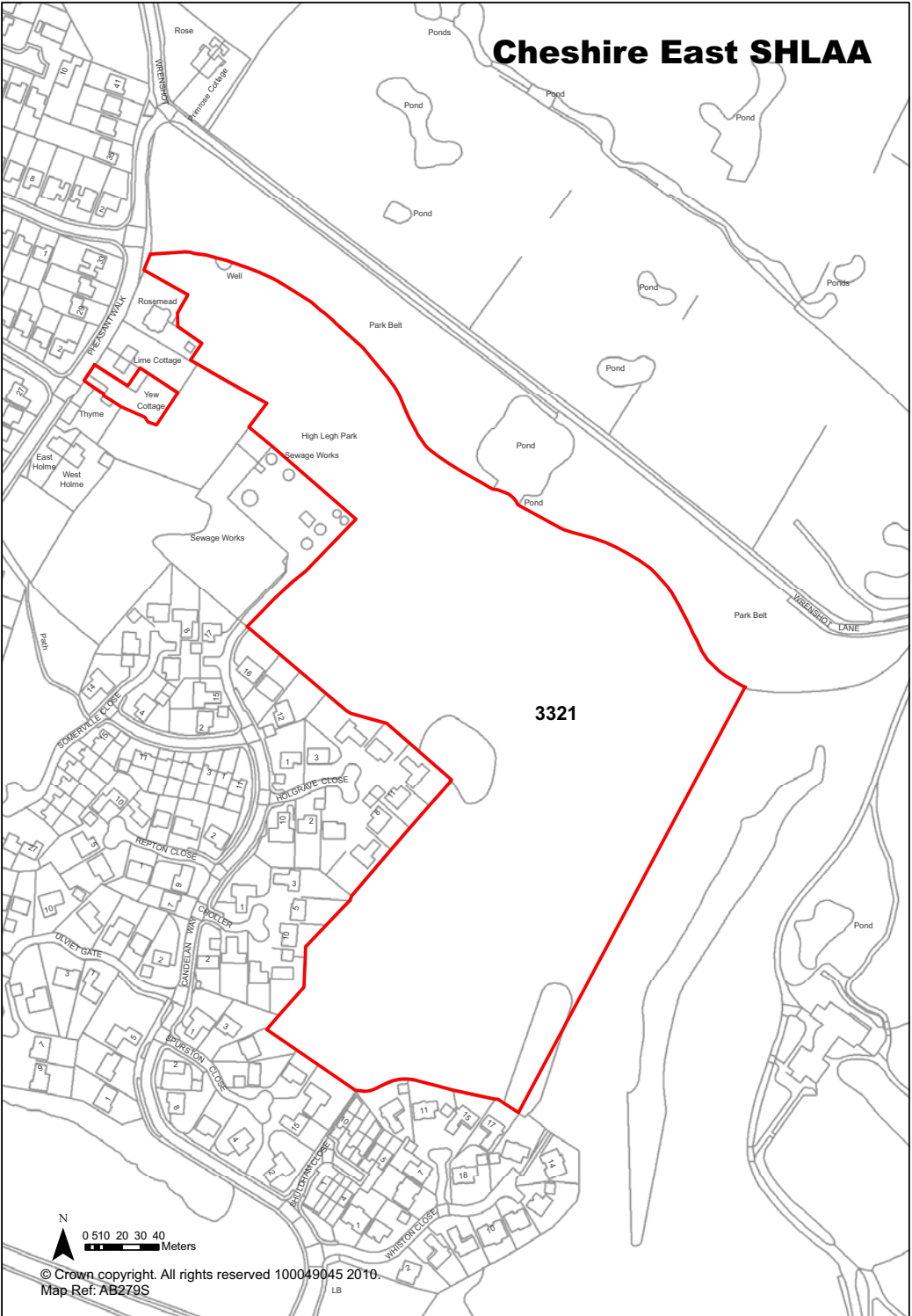


Ref 3320 Site Address Land to west of West Lane, High Legh

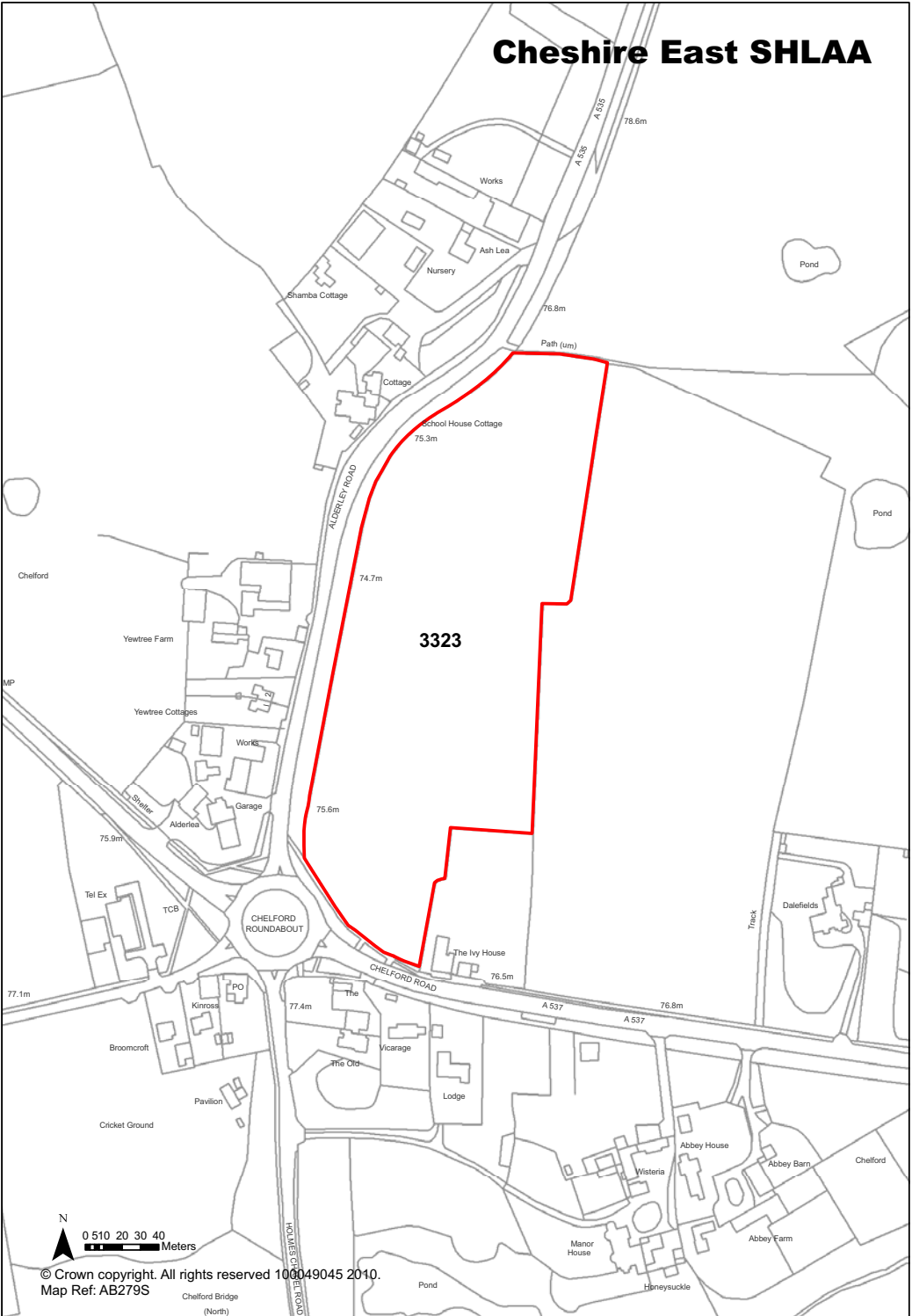
Town / Rural	Rural	Easting	369885	Northing	384040
Site Description	Grassland.	Site Size Net (Ha)	0.59		
Character of Area	Open countryside.	Potential Capacity	18		
Surrounding Land Uses	Open countryside.	Potential Net Capacity	18		
Physical Constraints	Flood zone 1 - little or no risk. Trees to edge of southern part of site. Trees and hedges to boundaries. Overhead lines crossing site. Levels are generally flat.				
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Potential Density	30.41		
Managing Constraints	Consideration of biodiversity and overhead powerlines.	Determination of Capacity	Density multiplier		
Sustainability	Site is within walking distance of bus stops and a local school.				
Accessibility	Access is possible.	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	3321	Site Address	Land to west of Pheasant Walk, High Legh	
Town / Rural	Rural	Easting	370504	Northing 383880
Site Description	Grassland.	Site Size Net (Ha)	6.53	
Character of Area	Open countryside and residential.	Potential Capacity	196	
Surrounding Land Uses	Open countryside and residential.	Potential Net Capacity	196	
Physical Constraints	Flood zone 1 - little or no risk. Trees on site. Trees and hedges to some boundaries. Sewage works and pond adjacent to site. Located on potential contaminated site. Potential air quality issues. Footpath adjacent to site. Undulating site.	Potential Density	30.03	
Policy Restrictions	Green Belt and historic parkland. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Determination of Capacity	Density multiplier	
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required. Consideration of biodiversity and production of a Protected Species survey. Consultation with Highways to address access issues.	Total Completions	0	
Sustainability	Site is within walking distance of bus stops and a primary school.	Losses Completed	0	
Accessibility	Acces is potentially problematic.	Remaining Losses	0	
Other Information		Current Year	0	
Brownfield / Greenfield	Greenfield	Years 1-5	0	
Suitability	Not Suitable	Years 6-10	0	
Availability	Available	Years 11-15	0	
Achievability	Not Achievable			
Deliverability	Not currently developable			
Development Progress	SHLAA Site			
Application Number:				



Ref	3323	Site Address	Land north of Chelford Road, Astle Estate, Chelford		
Town / Rural	Chelford - Edge / Extension		Easting	381922	Northing 374503
Site Description	Agricultural land.		Site Size Net (Ha)	3.24	
Character of Area	Open countryside.		Potential Capacity	98	
Surrounding Land Uses	Open countryside, but also petrol station and residential.		Potential Net Capacity	98	
Physical Constraints	Flood zone 1 - little or no risk. Trees and hedges to boundaries. Potential air quality issues. Overhead powerlines adjacent to boundary. Undulating site.				
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		Potential Density	30.27	
Managing Constraints	Air quality assessment may be required (size of development). Consideration of biodiversity and overhead lines.		Determination of Capacity	Density multiplier	
Sustainability	Site is within walking distance of a bus stop, local shop and post office.				
Accessibility	Access may be possible		Total Completions	0	
Other Information			Losses Completed	0	
Brownfield / Greenfield	Greenfield		Remaining Losses	0	
Suitability	Not Suitable				
Availability	Available		Current Year	0	
Achievability	Achievable		Years 1-5	0	
Deliverability	Not currently developable		Years 6-10	0	
Development Progress	SHLAA Site		Years 11-15	0	
Application Number:					



Ref	3324	Site Address	Land to west of Highfield, Astle Estate, Knutsford Road, Chelford
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Town / Rural	Chelford - Edge / Extension	Easting	380924	Northing	374919
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Site Description	Agricultural land.	Site Size Net (Ha)	4.14
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Character of Area	Open countryside.	Potential Capacity	125
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Surrounding Land Uses	Open countryside and some residential.	Potential Net Capacity	125
Physical Constraints	Flood zone 1 - little or no risk. Trees		

Physical Constraints Flood zone 1 - little or no risk. Trees and hedges to site boundary. Located on potential contaminated site. Potential air quality issues. Ponds in close proximity to site. Undulating site.

Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Potential Density	30.22
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Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Consideration of biodiversity and production of a a Protected Species survey.	Determination of Capacity	Density multiplier
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Sustainability Site is within walking distance of bus stops, railway station and doctors surgery.

Accessibility	Access is possible.	Total Completions	0
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Other Information	Losses Completed	0
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Brownfield / Greenfield	Greenfield	Remaining Losses	0
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Suitability Suitable - with policy change

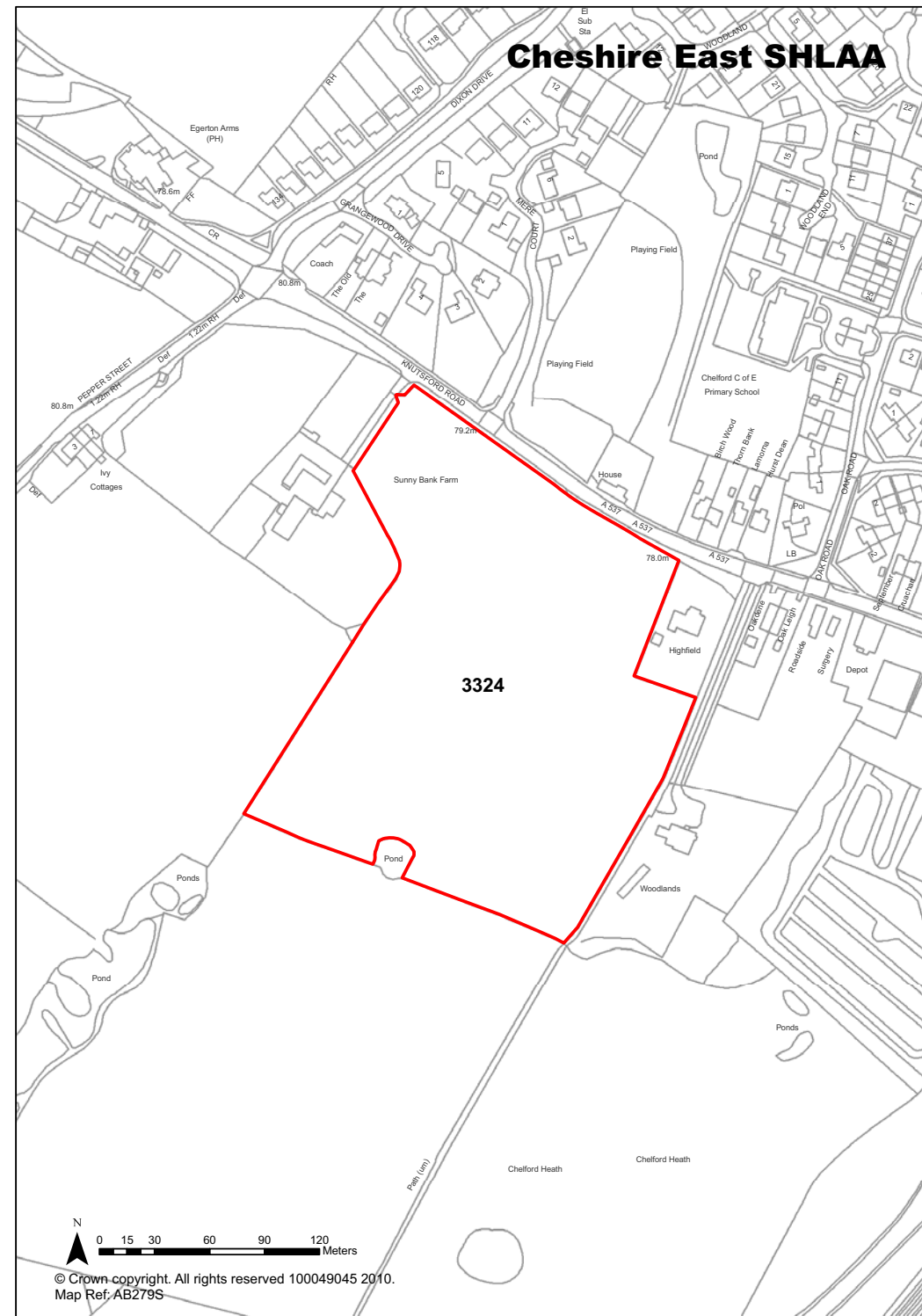
Availability	Available	Current Year	0
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Achievability	Achievable	Years 1-5	0
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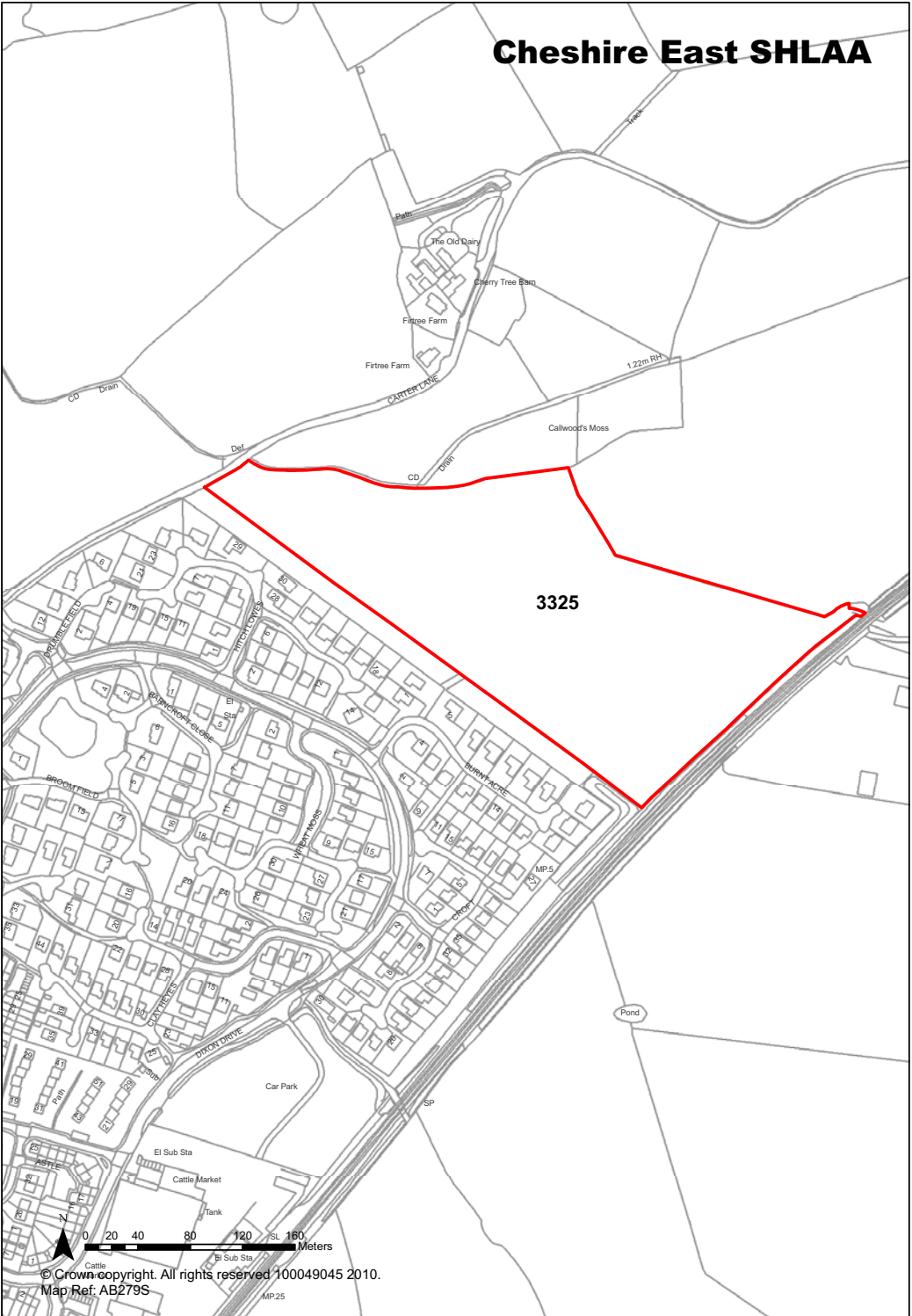
Deliverability	Developable	Years 6-10	90
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Development Progress	SHLAA Site	Years 11-15	35
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Application Number:

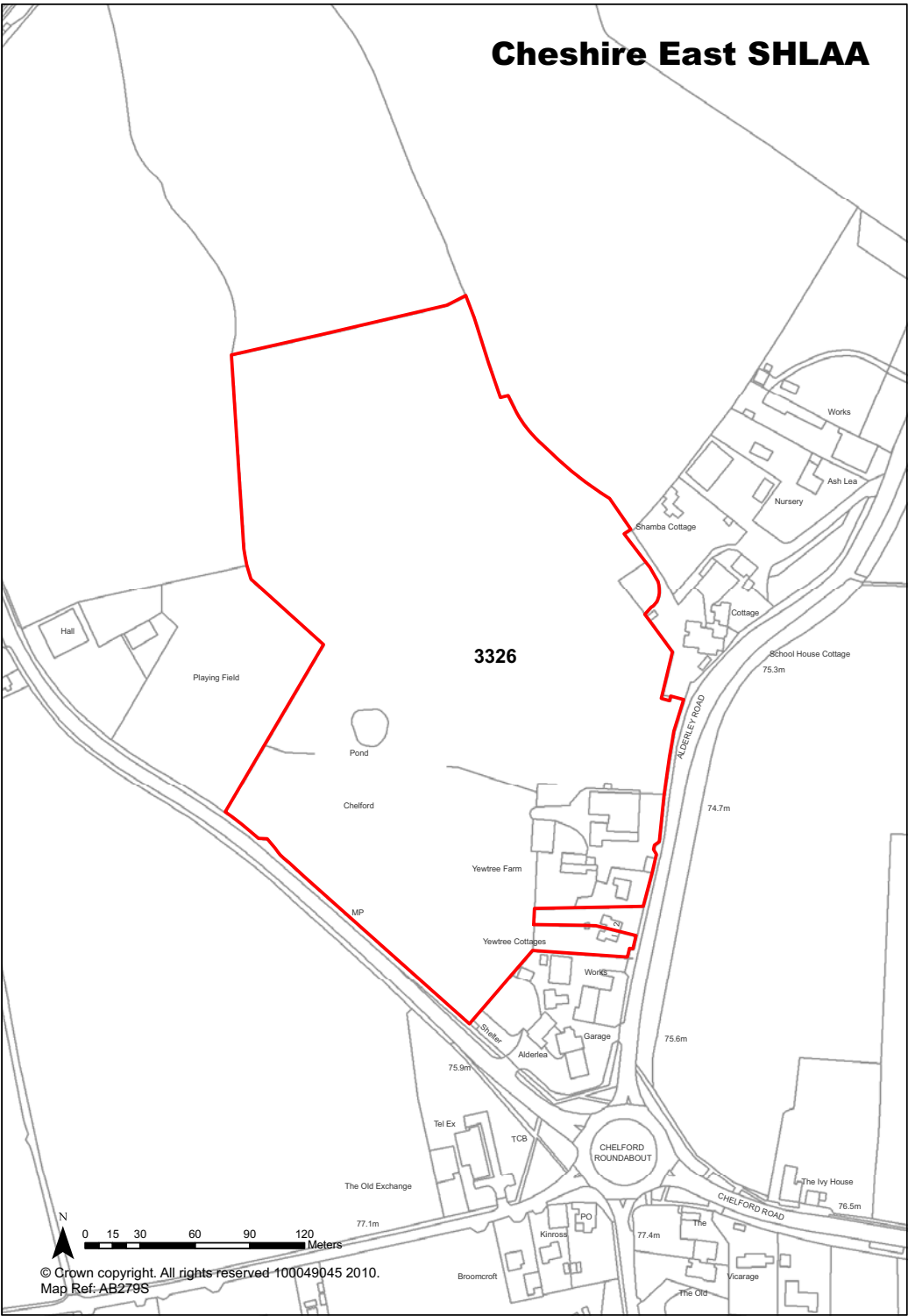


Ref	3325	Site Address	Land south east of Carter Lane, Astle Estate, Chelford	
Town / Rural	Chelford - Edge / Extension	Easting	381693	Northing 375467
Site Description	Agricultural land.	Site Size Net (Ha)	5.56	
Character of Area	Open countryside and residential.	Potential Capacity	167	
Surrounding Land Uses	Open countryside and residential.	Potential Net Capacity	167	
Physical Constraints	Flood zone 1 - little or no risk.Trees and hedges to boundary, woodland areas adjacent to site to south and north. Adjacent to the railway and area of open space. Located on potential contaminated site. Potential air quality and noise issues. Footpath along part of site boundary. Slight change in site levels.	Potential Density	30.03	
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Determination of Capacity	Density multiplier	
Managing Constraints	Noise considerations. Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). PPG24 noise assessment required (rail noise). Consideration of biodiversity and footpath.	Total Completions	0	
Sustainability	Site is within walking distance of bus stops, a railway station and doctors surgery.	Losses Completed	0	
Accessibility	Access is possible.	Remaining Losses	0	
Other Information		Current Year	0	
Brownfield / Greenfield	Greenfield	Years 1-5	0	
Suitability	Suitable - with policy change	Years 6-10	90	
Availability	Available	Years 11-15	77	
Achievability	Achievable			
Deliverability	Developable			
Development Progress	SHLAA Site			
Application Number:				

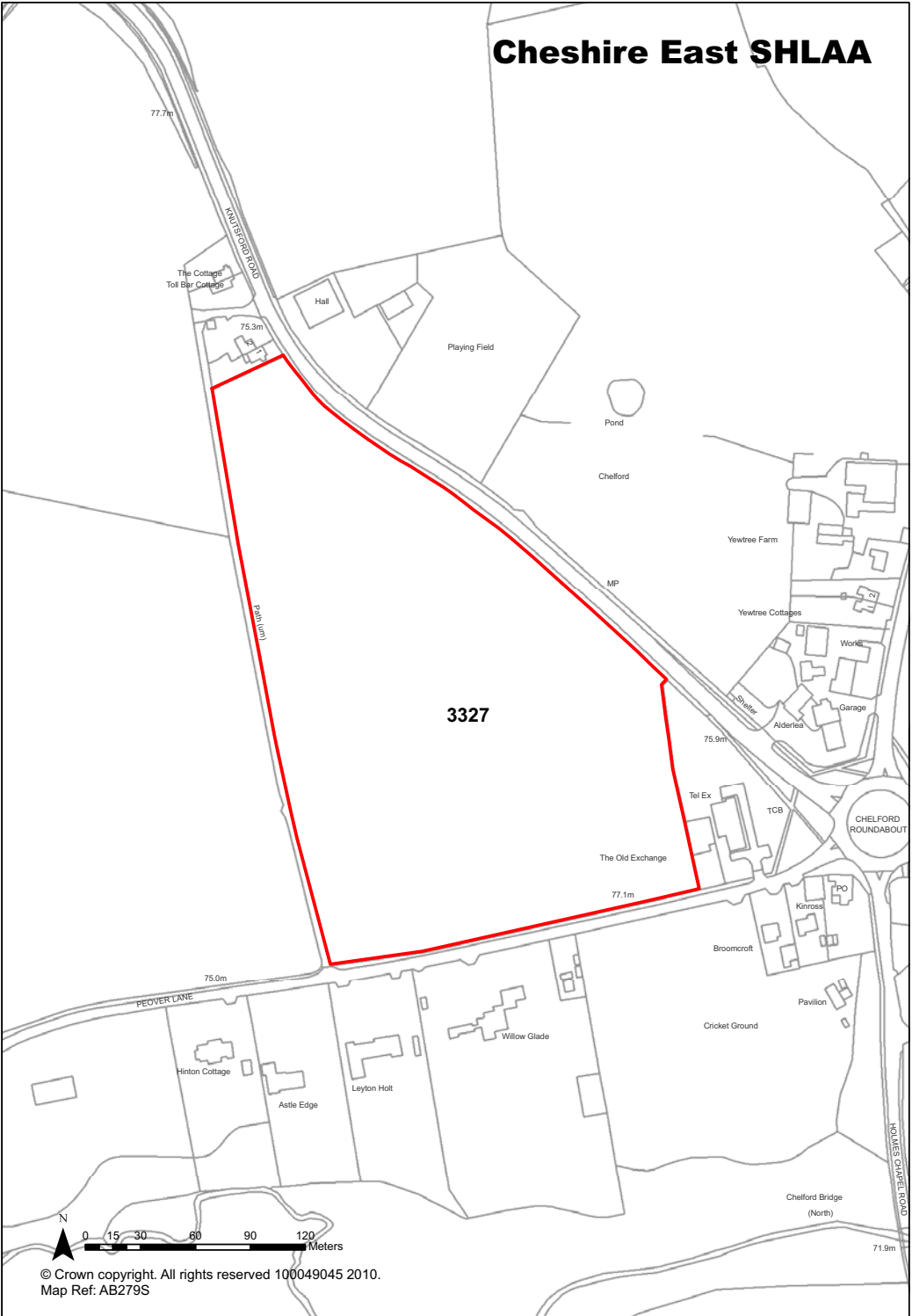


Ref 3326 Site Address Land incorporating Yew Tree Farm, Astle Estate, Alderley Road, Chelford

Town / Rural	Chelford - Edge / Extension	Easting	381730	Northing	374621
Site Description	Grassland / agricultural.	Site Size Net (Ha)	6.64		
Character of Area	Open countryside with some rural enterprise and residential development.	Potential Capacity	200		
Surrounding Land Uses	Open countryside, petrol station, residential and commercial.	Potential Net Capacity	200		
Physical Constraints	Flood zone 1 - little or no risk. Trees and hedges to boundaries. Pond on site. Located on potential contaminated site. Potential air quality issues. Levels are generally flat. Overhead lines crossing site. Buildings on site.				
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Potential Density	30.13		
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Consideration of biodiversity with production of a Protected Species survey. Consideration of overhead powerlines.	Determination of Capacity	Density multiplier		
Sustainability	Site is located within walking distance of bus stops and the railway station.				
Accessibility	Access is possible.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Not Suitable				
Availability	Available	Current Year	0		
Achievability	Achievable	Years 1-5	0		
Deliverability	Not currently developable	Years 6-10	0		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:					



Ref	3327	Site Address	Land to north of Peover Lane, Astle Estate, Chelford		
Town / Rural	Chelford - Edge / Extension	Easting	381585	Northing	374418
Site Description	Agricultural land.	Site Size Net (Ha)	5.2		
Character of Area	Open countryside.	Potential Capacity	156		
Surrounding Land Uses	Open countryside and residential.	Potential Net Capacity	156		
Physical Constraints	Flood zone 1 - little or no risk. Trees and hedges to boundaries. Located on potential contaminated site. Potential air quality issues. Footpath adjacent to site. Overhead powerlines crossing site. Levels appear generally flat.	Potential Density	30		
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Determination of Capacity	Density multiplier		
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development).	Total Completions	0		
Sustainability	Site is within walking distance of a railway station and bus stops. Consideration of footpath and overhead powerlines.	Losses Completed	0		
Accessibility	Access is possible.	Remaining Losses	0		
Other Information		Current Year	0		
Brownfield / Greenfield	Greenfield	Years 1-5	0		
Suitability	Not Suitable	Years 6-10	0		
Availability	Available	Years 11-15	0		
Achievability	Achievable				
Deliverability	Not currently developable				
Development Progress	SHLAA Site				
Application Number:					



Ref

3328

Site Address

Land to west of Toll Bar Cottage, Astle Estate, Knutsford Road, Chelford

Town / Rural

Chelford - Edge / Extension

Easting

381350

Northing

374642

Site Description

Agricultural land.

Site Size Net (Ha)

5.27

Character of Area

Open countryside, adjacent to Chelford.

Potential Capacity

159

Surrounding Land Uses

Open countryside and railway.

Potential Net Capacity

159

Physical Constraints

Flood zone 1 - little or no risk. Trees on site, trees and hedges to boundary. Located on potential contaminated site. Potential air quality issues. Overhead powerlines crossing site. Levels appear generally flat.

Policy Restrictions

Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.

Potential Density

30.17

Managing Constraints

Noise considerations from railway. Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Consideration of biodiversity and overhead powerlines.

Determination of Capacity

Density multiplier

Sustainability

Site is located within close proximity to the railway station and is within walking distance of bus stops and a doctors surgery.

Accessibility

Access is possible.

Total Completions

0

Other Information

Losses Completed

0

Brownfield / Greenfield

Greenfield

Remaining Losses

0

Suitability

Suitable - with policy change

Availability

Available

Current Year

0

Achievability

Achievable

Years 1-5

0

Deliverability

Developable

Years 6-10

90

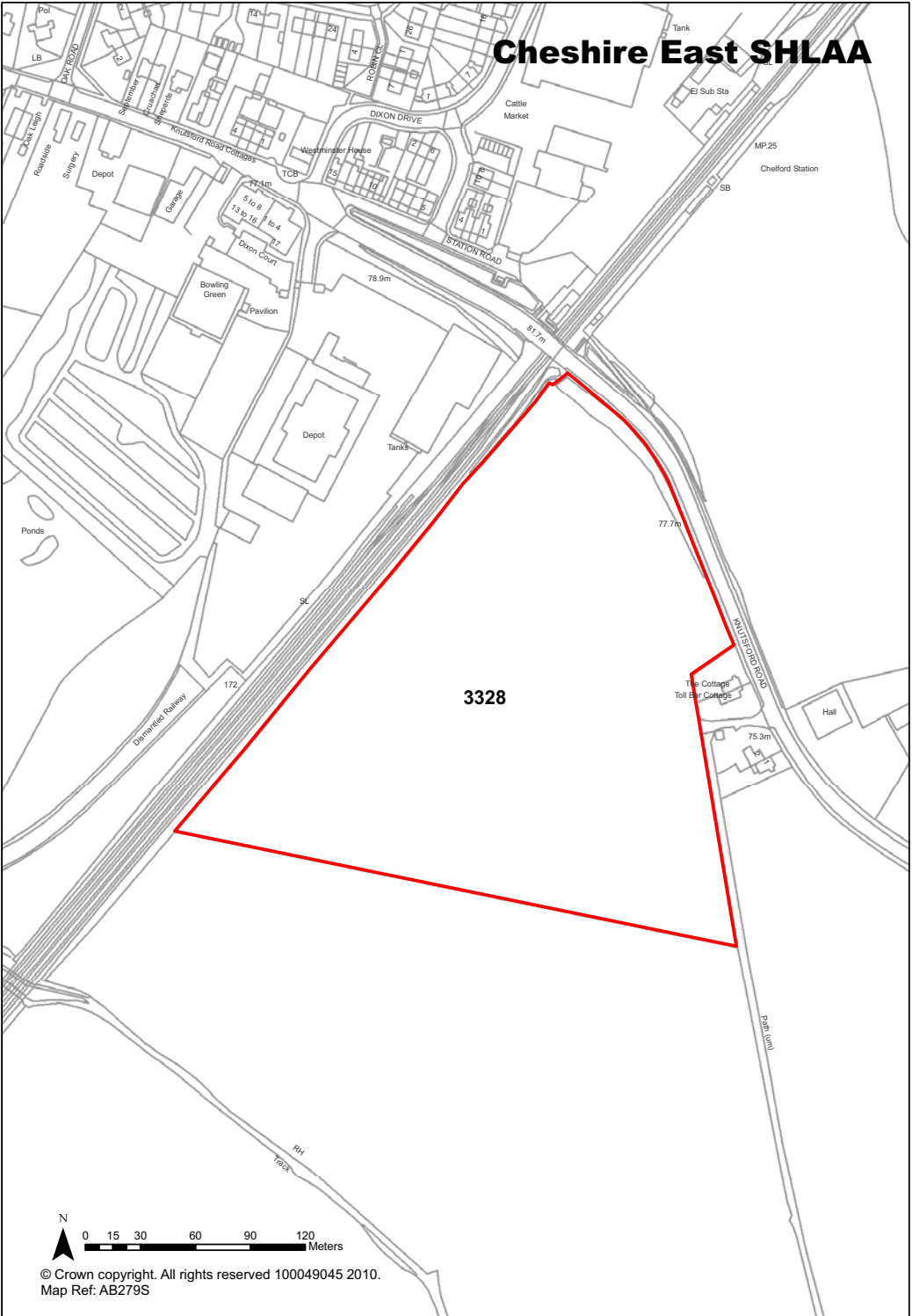
Development Progress

SHLAA Site

Years 11-15

69

Application Number:



Ref

3329

Site Address

Land to south east of Chelford Railway Station, Astle Estate, Knutsford Road,

Town / Rural

Chelford - Edge / Extension

Easting

381520

Northing

374804

Site Description

Agricultural land

Site Size Net (Ha)

4.68

Character of Area

Open countryside, adjacent to Chelford.

Potential Capacity

141

Surrounding Land Uses

Open countryside, railway and station

Potential Net Capacity

141

Physical Constraints

Flood zeon 1 - little or no risk. Railway to western boundary. Trees and hedges on boundary. Potential air quality issues. Overhead powerlines crossing site. Slightly undulating site.

Policy Restrictions

Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.

Potential Density

30.12

Managing Constraints

Noise considerations from railway. Air quality assessment may be required (size of development). Consideration of biodiversity and overhead lines.

Determination of Capacity

Density multiplier

Sustainability

Site is located in close proximity to the railway station and is within walking distance of a doctors surgery and bus stops.

Accessibility

Access is possible.

Total Completions

0

Other Information

Losses Completed

0

Brownfield / Greenfield

Greenfield

Remaining Losses

0

Suitability

Suitable - with policy change

Availability

Available

Current Year

0

Achievability

Achievable

Years 1-5

0

Deliverability

Developable

Years 6-10

90

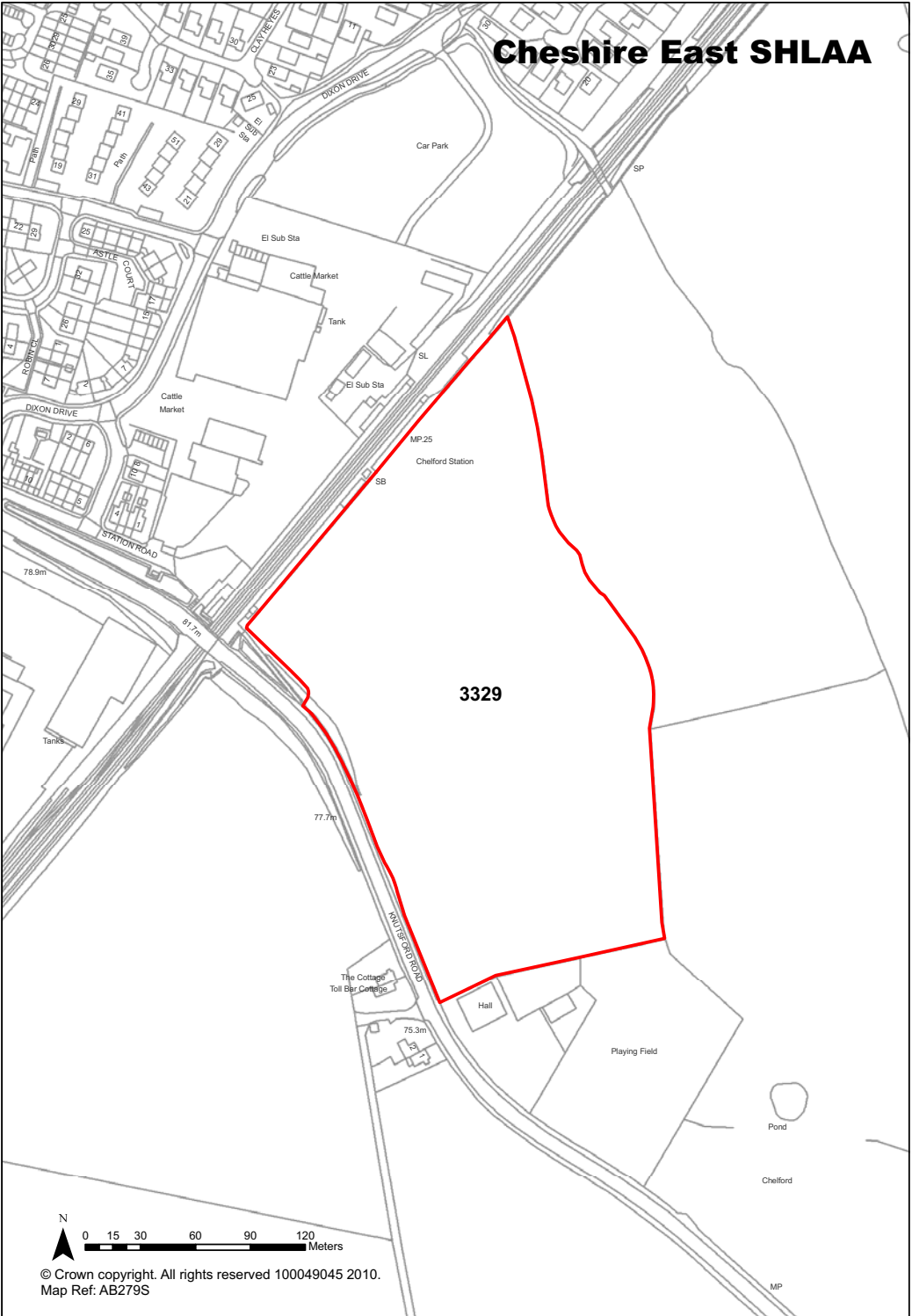
Development Progress

SHLAA Site

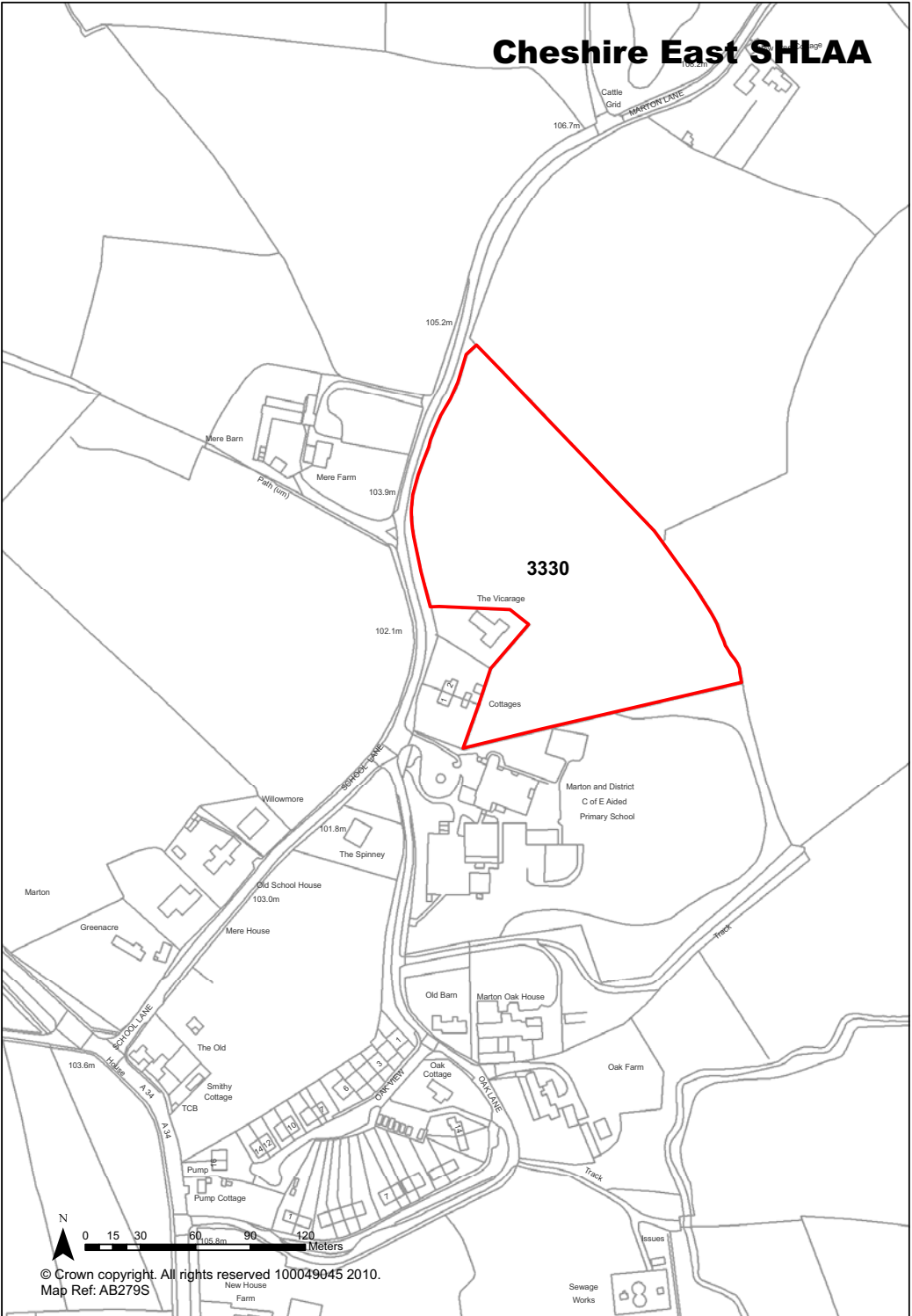
Years 11-15

51

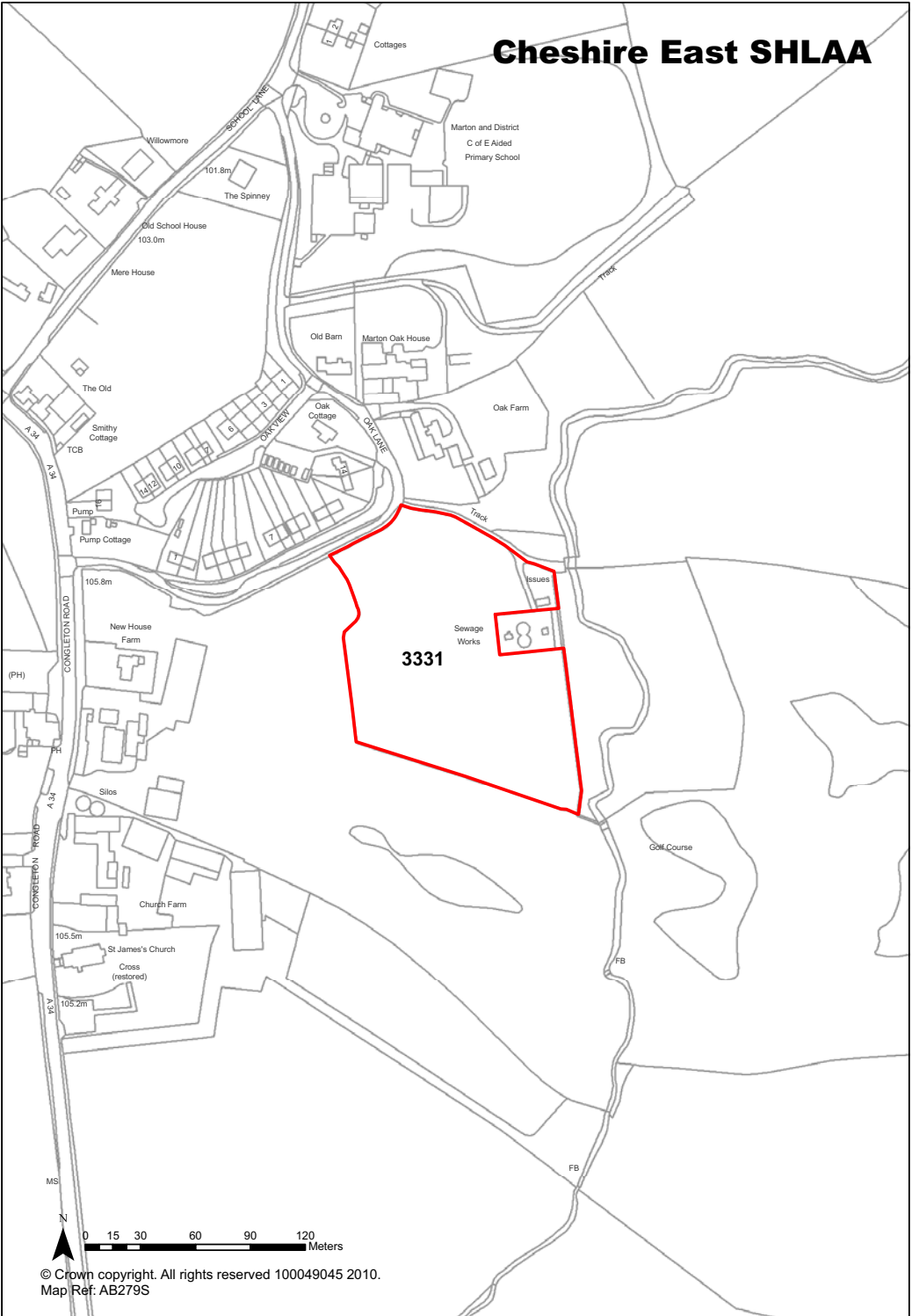
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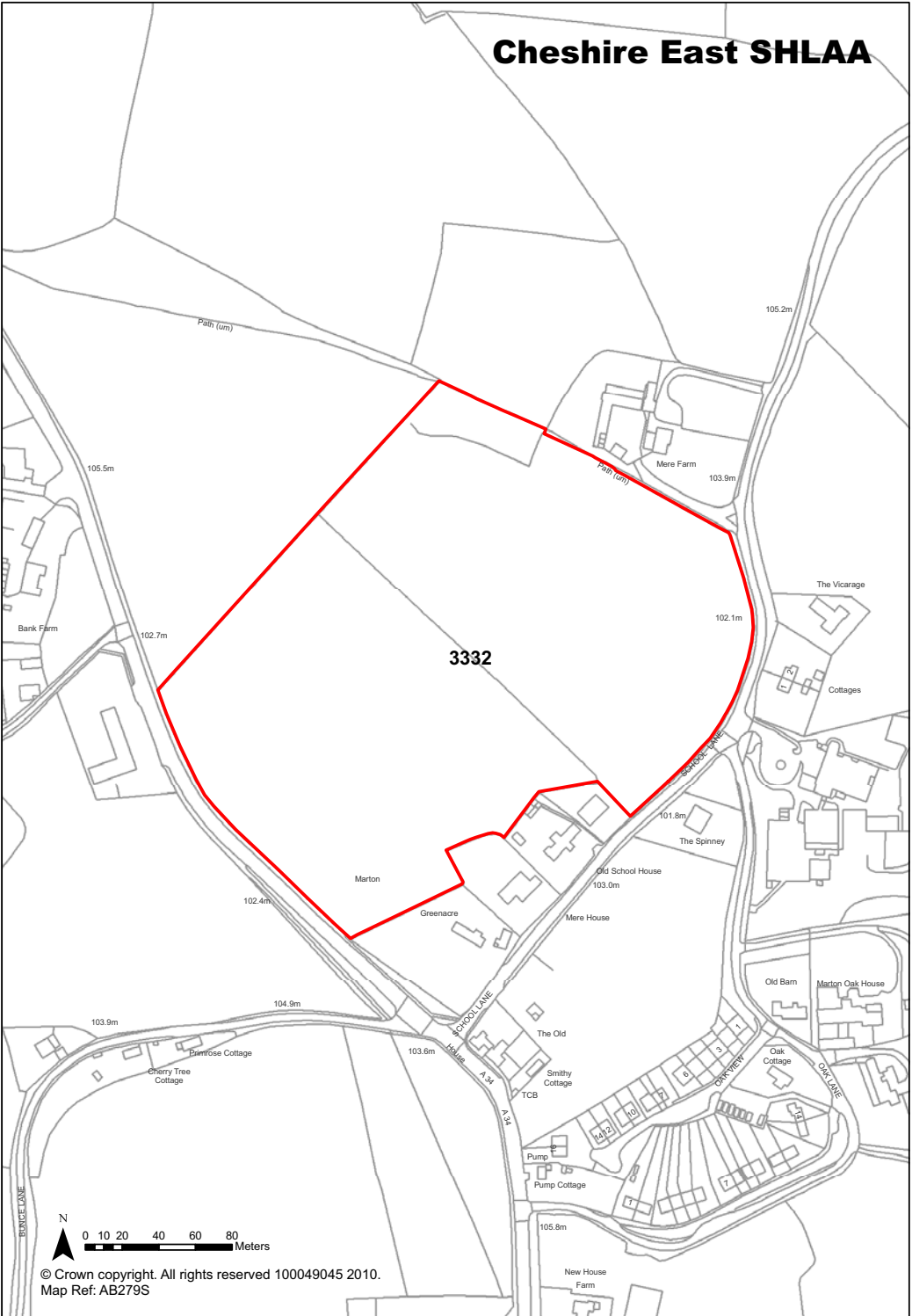
Ref	3330	Site Address	Land to north of Marton Primary School, School Lane, Marton	
Town / Rural	Rural	Easting	385217	Northing 368564
Site Description	Agricultural land.	Site Size Net (Ha)	2.05	
Character of Area	Open countryside.	Potential Capacity	62	
Surrounding Land Uses	Open countryside and a primary school.	Potential Net Capacity	62	
Physical Constraints	Trees and hedges to site boundary. Within Jodrell Bank consultation zone. Undulating site.			
Policy Restrictions	Open countryside. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Potential Density	30.23	
Managing Constraints	Consultation with Jodrell Bank and consideration of biodiversity.	Determination of Capacity	Density multiplier	
Sustainability	Site is within walking distance of bus stops and a primary school			
Accessibility	Access is possible.	Total Completions	0	
Other Information		Losses Completed	0	
Brownfield / Greenfield	Greenfield	Remaining Losses	0	
Suitability	Not Suitable	Current Year	0	
Availability	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:				



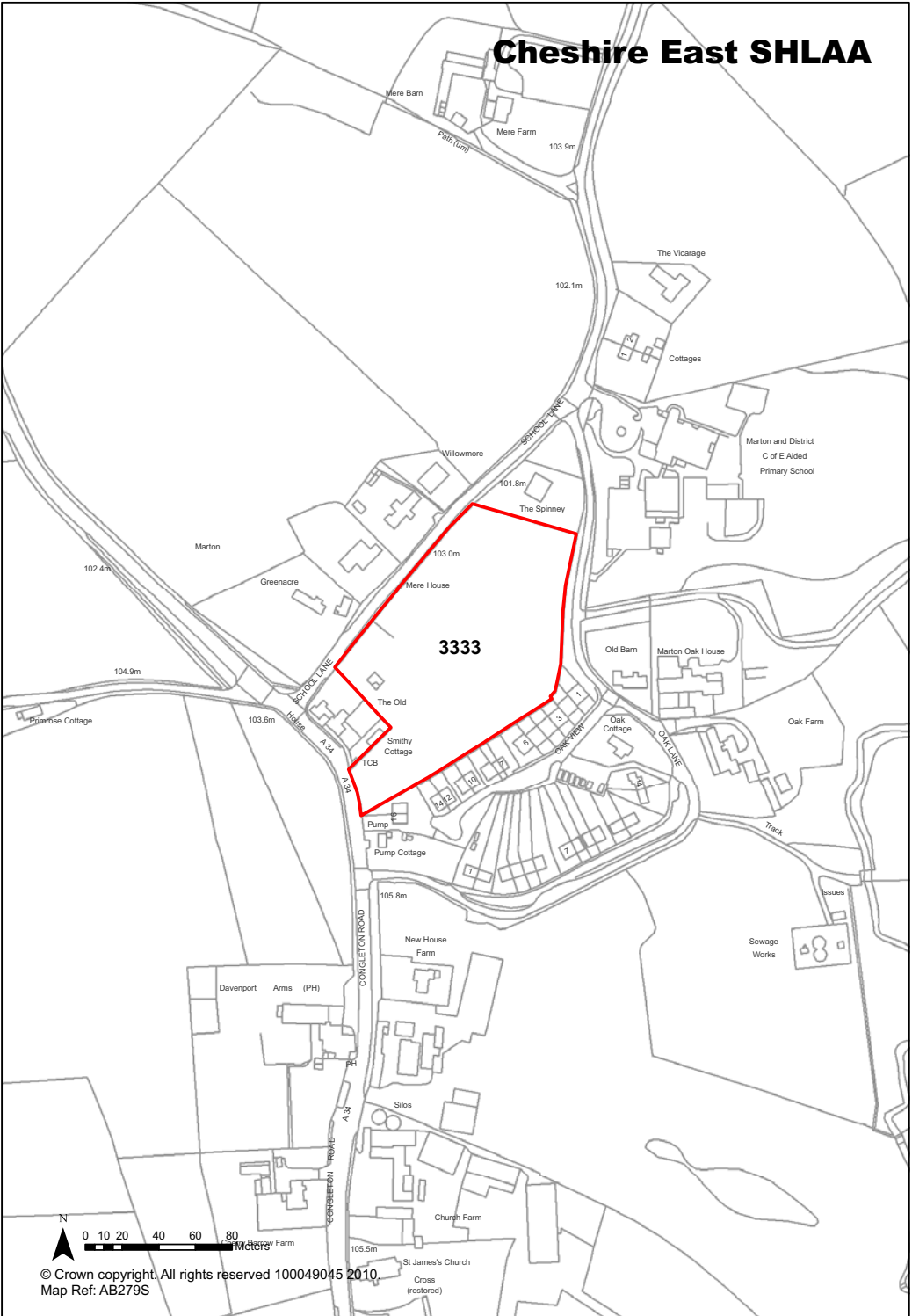
Ref	3331	Site Address	Land to south of Oak Lane, Marton	
Town / Rural	Rural	Easting	385228	Northing 368156
Site Description	Agricultural land.	Site Size Net (Ha)	1.49192	
Character of Area	Open countryside.	Potential Capacity	45	
Surrounding Land Uses	Open countryside and sewerage works.	Potential Net Capacity	45	
Physical Constraints	Flood zone 1 - little or no risk. Trees and hedges to site boundary. Located on potential contaminated site. Within Jodrell Bank consultation zone. Sloping site.	Potential Density	30.16	
Policy Restrictions	Open countryside. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Determination of Capacity	Density multiplier	
Managing Constraints	Consultation with Contaminated Land Officer and Jodrell Bank. Consideration of biodiversity and sewerage works.	Total Completions	0	
Sustainability	Site is within walking distance of bus stops and primary school.	Losses Completed	0	
Accessibility	Access is possible.	Remaining Losses	0	
Other Information		Current Year	0	
Brownfield / Greenfield	Greenfield	Years 1-5	0	
Suitability	Not Suitable	Years 6-10	0	
Availability	Available	Years 11-15	0	
Achievability	Not Achievable			
Deliverability	Not currently developable			
Development Progress	SHLAA Site			
Application Number:				



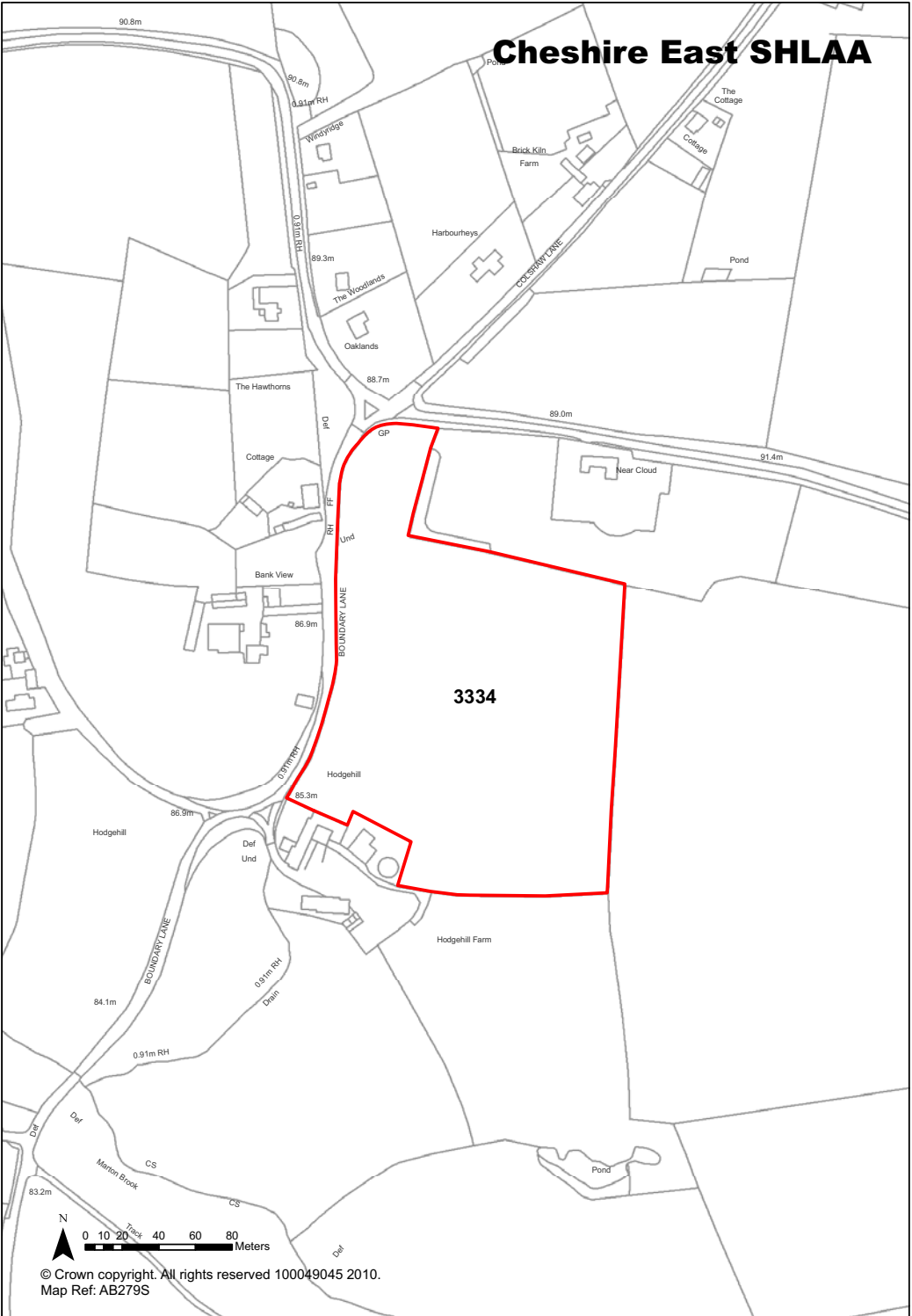
Ref	3332	Site Address	Land to west of School Lane, Marton		
Town / Rural	Rural	Easting	384980	Northing	368508
Site Description	Agricultural land.		Site Size Net (Ha)	5.81	
Character of Area	Open countryside and residential.		Potential Capacity	175	
Surrounding Land Uses	Open countryside and some residential.		Potential Net Capacity	175	
Physical Constraints	Flood zone 1 - little or no risk. Trees and hedges on field boundaries. Potential air quality issues. Within Jodrell Bank consultation zone. Overhead lines on site. Levels are undulating.				
Policy Restrictions	Open countryside. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		Potential Density	30.14	
Managing Constraints	Air quality assessment may be required (size of development). Consideration of biodiversity and overhead powerlines.		Determination of Capacity	Density multiplier	
Sustainability	Site is within walking distance of bus stops and a primary school.				
Accessibility	Access is possible.		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:					



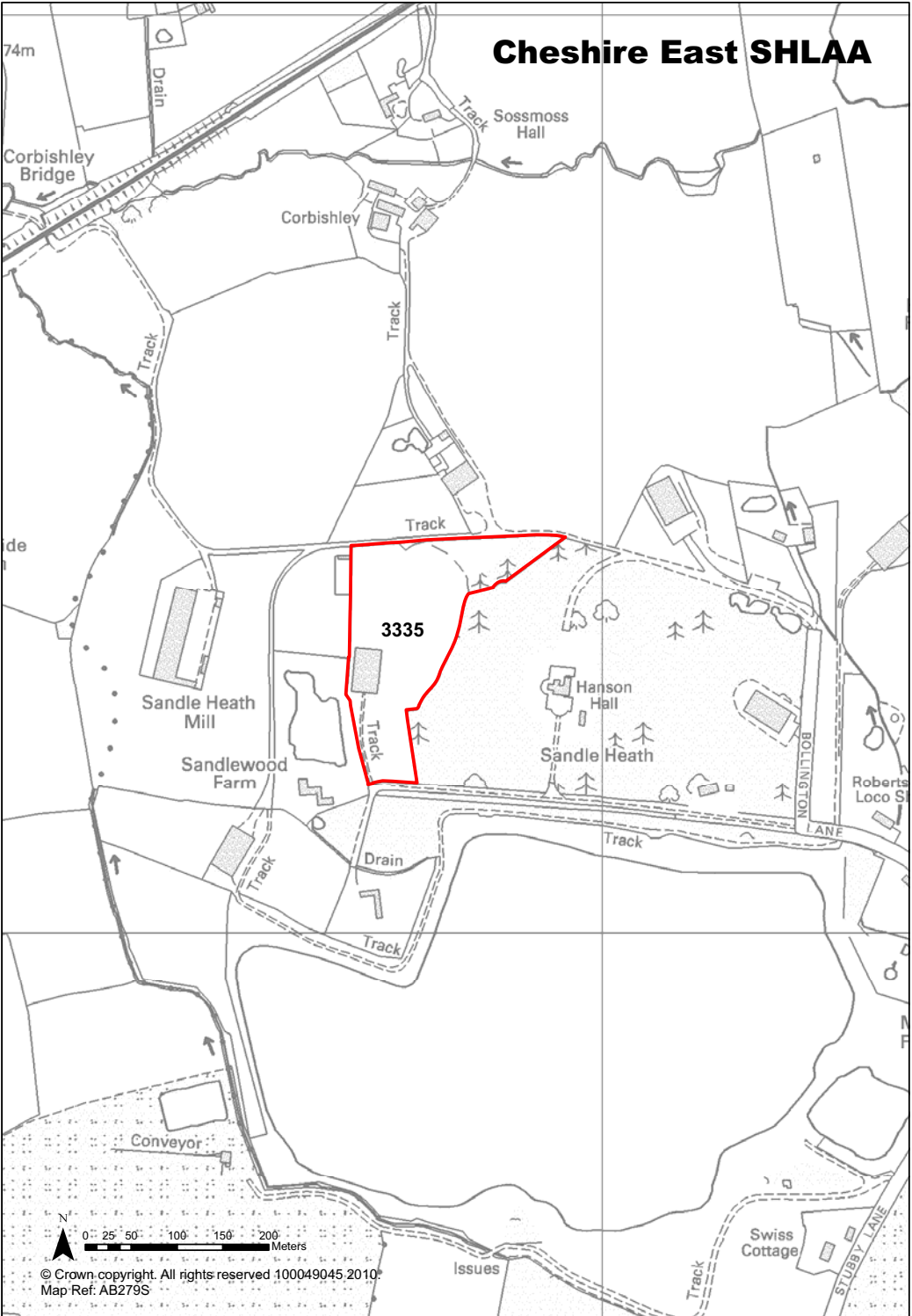
Ref	3333	Site Address	Land to east of School Lane, Marton	
Town / Rural	Rural	Easting	385068	Northing 368332
Site Description	Grassland.	Site Size Net (Ha)	1.28	
Character of Area	Residential.	Potential Capacity	39	
Surrounding Land Uses	Residential.	Potential Net Capacity	39	
Physical Constraints	Flood zone 1 - little or no risk. Trees on site. A building on site. Located on potential contaminated site. Within Jodrell Bank consultation zone. Overhead line to boundary. Undulating site.			
Policy Restrictions	Open countryside. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Potential Density	30.49	
Managing Constraints	Consultation with Contaminated Land Officer and Jodrell Bank. Consideration of biodiversity.	Determination of Capacity	Density multiplier	
Sustainability	Site is within walking distance of bus stops and a primary school.			
Accessibility	Access is possible.	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	
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Ref	3334	Site Address	Land east of Boundary Lane, Siddington Heath	
Town / Rural	Rural	Easting	383141	Northing 369685
Site Description	Agricultural land.	Site Size Net (Ha)	3.05	
Character of Area	Open countryside.	Potential Capacity	92	
Surrounding Land Uses	Open countryside and farm buildings.	Potential Net Capacity	92	
Physical Constraints	Flood zone 1 - little or no risk. Trees and hedges to site boundaries. Located on potential contaminated site. Within Jodrell Bank consultation zone.	Potential Density	30.19	
Policy Restrictions	Open countryside. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Determination of Capacity	Density multiplier	
Managing Constraints	Consultation with Contaminated Land Officer and Jodrell Bank. Consideration of biodiversity.	Total Completions	0	
Sustainability	Greenfield site is not considered sustainable.	Losses Completed	0	
Accessibility	Access is possible.	Remaining Losses	0	
Other Information		Current Year	0	
Brownfield / Greenfield	Greenfield	Years 1-5	0	
Suitability	Not Suitable	Years 6-10	0	
Availability	Available	Years 11-15	0	
Achievability	Not Achievable			
Deliverability	Not currently developable			
Development Progress	SHLAA Site			
Application Number:				



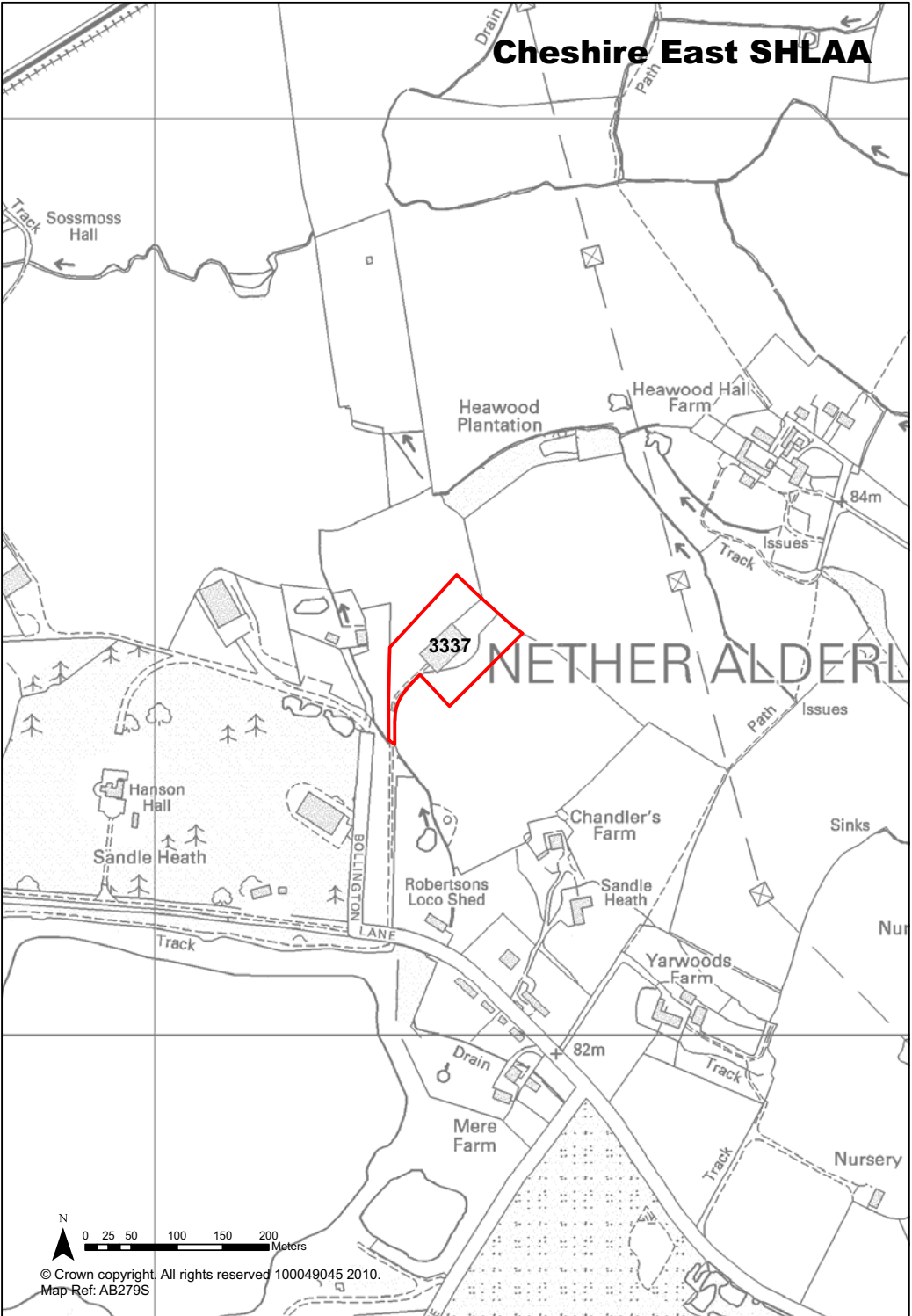
Ref	3335	Site Address	Land to east of Sandle Hill Mill, Bollington Lane, Nether Alderley		
Town / Rural	Rural	Easting	382795	Northing	375329
Site Description	Former munitions sheds		Site Size Net (Ha)		2.93
Character of Area	Open countryside.		Potential Capacity		88
Surrounding Land Uses	Open countryside.		Potential Net Capacity		88
Physical Constraints	Flood zone 1 - little or no risk. Located on potential contaminated site. Potential air quality issues. Trees and building on site. Levels appear generally flat. Water body in close proximity to site.				
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		Potential Density		30.05
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Consideration of biodiversity and production of a Protected Species survey.		Determination of Capacity		Density multiplier
Sustainability	Site is not considered sustainable.				
Accessibility	Access is possible.		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 3336	Site Address Land to north west of Bollington Lane, Nether Alderley		
Town / Rural Rural		Easting 383091	Northing 375444
Site Description	Former munitions sheds.	Site Size Net (Ha)	1.13
Character of Area	Open countryside.	Potential Capacity	34
Surrounding Land Uses	Open countryside.	Potential Net Capacity	34
Physical Constraints	Flood zone 1 - little or no risk. Located on potential contaminated site. Potential air quality issues. Trees and building on site. Site levels appear generally flat.		
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Potential Density	30.13
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Consideration of biodiversity.	Determination of Capacity	Density multiplier
Sustainability	Site is not considered sustainable.		
Accessibility	Access is possible.	Total Completions	0
Other Information		Losses Completed	0
Brownfield / Greenfield	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	3337	Site Address	Land to north east of Bollington Lane, Nether Alderley	
Town / Rural	Rural	Easting	383320	Northing 375423
Site Description	Former munitions sheds	Site Size Net (Ha)	1.16	
Character of Area	Open countryside.	Potential Capacity	35	
Surrounding Land Uses	Open countryside.	Potential Net Capacity	35	
Physical Constraints	Flood zone 1 - little or no risk. Located on potential contaminated site. Potential air quality issues. Slight slope to site. Trees and building on site.			
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Potential Density	30.17	
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Consideration of biodiversity.	Determination of Capacity	Density multiplier	
Sustainability	Site is not considered sustainable.			
Accessibility	Access is possible.	Total Completions	0	
Other Information		Losses Completed	0	
Brownfield / Greenfield	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 3338	Site Address Land to west of Bollington Lane, Nether Alderley	Easting 383137	Northing 375281
Town / Rural Rural		Site Size Net (Ha) 3.3	
Site Description	Former munitions sheds.	Potential Capacity 99	
Character of Area	Open countryside.	Potential Net Capacity 99	
Surrounding Land Uses	Open countryside.		
Physical Constraints	Flood zone 1 - little or no risk. Located on potential contaminated site. Potential air quality issues. Trees on site. Levels appear generally flat. Building on site.		
Policy Restrictions	Green Belt. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Potential Density 30	
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Consideration of biodiversity.	Determination of Capacity Density multiplier	
Sustainability	Site is not considered sustainable.		
Accessibility	Access is possible.	Total Completions 0	
Other Information		Losses Completed 0	
Brownfield / Greenfield	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:			

