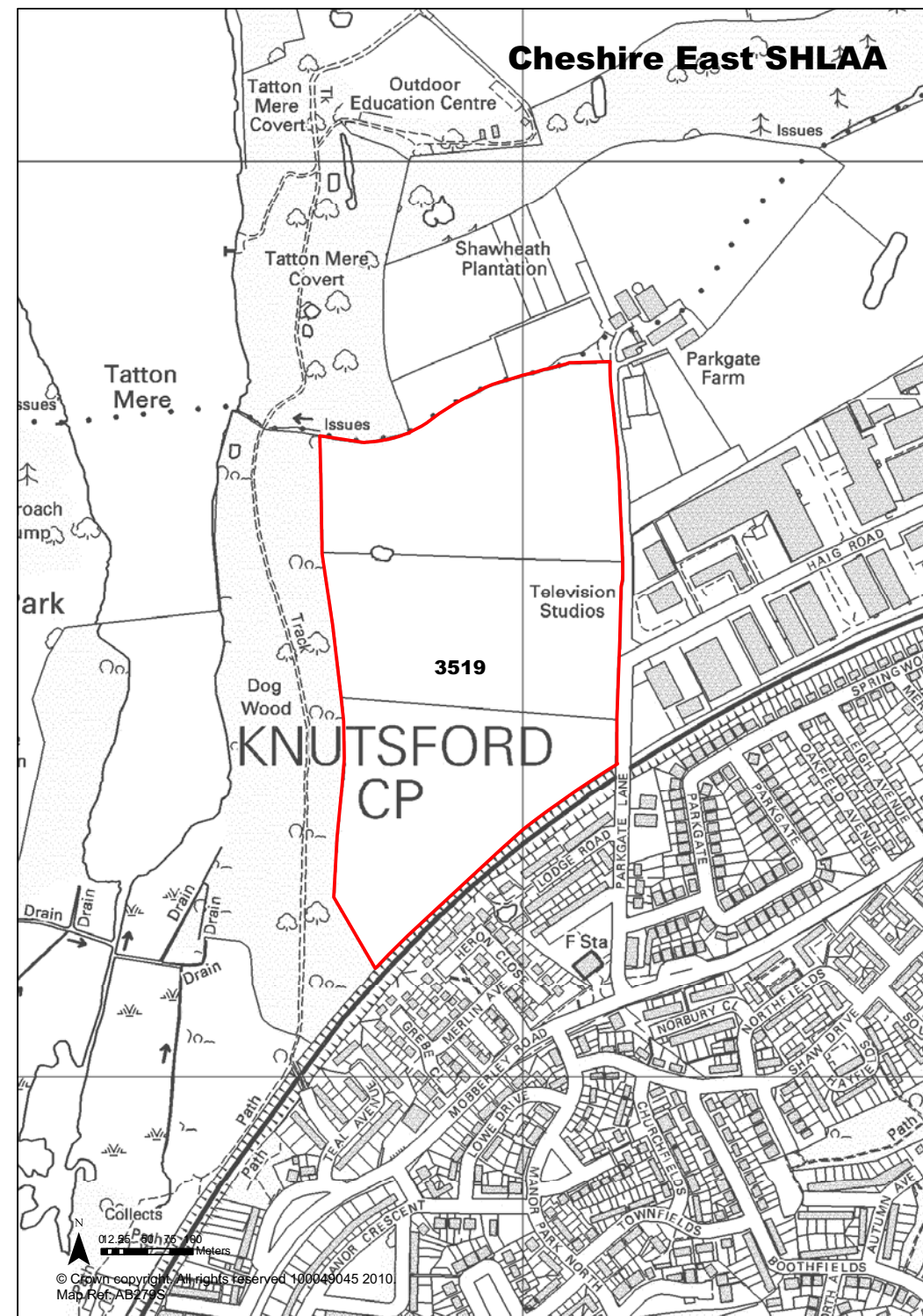
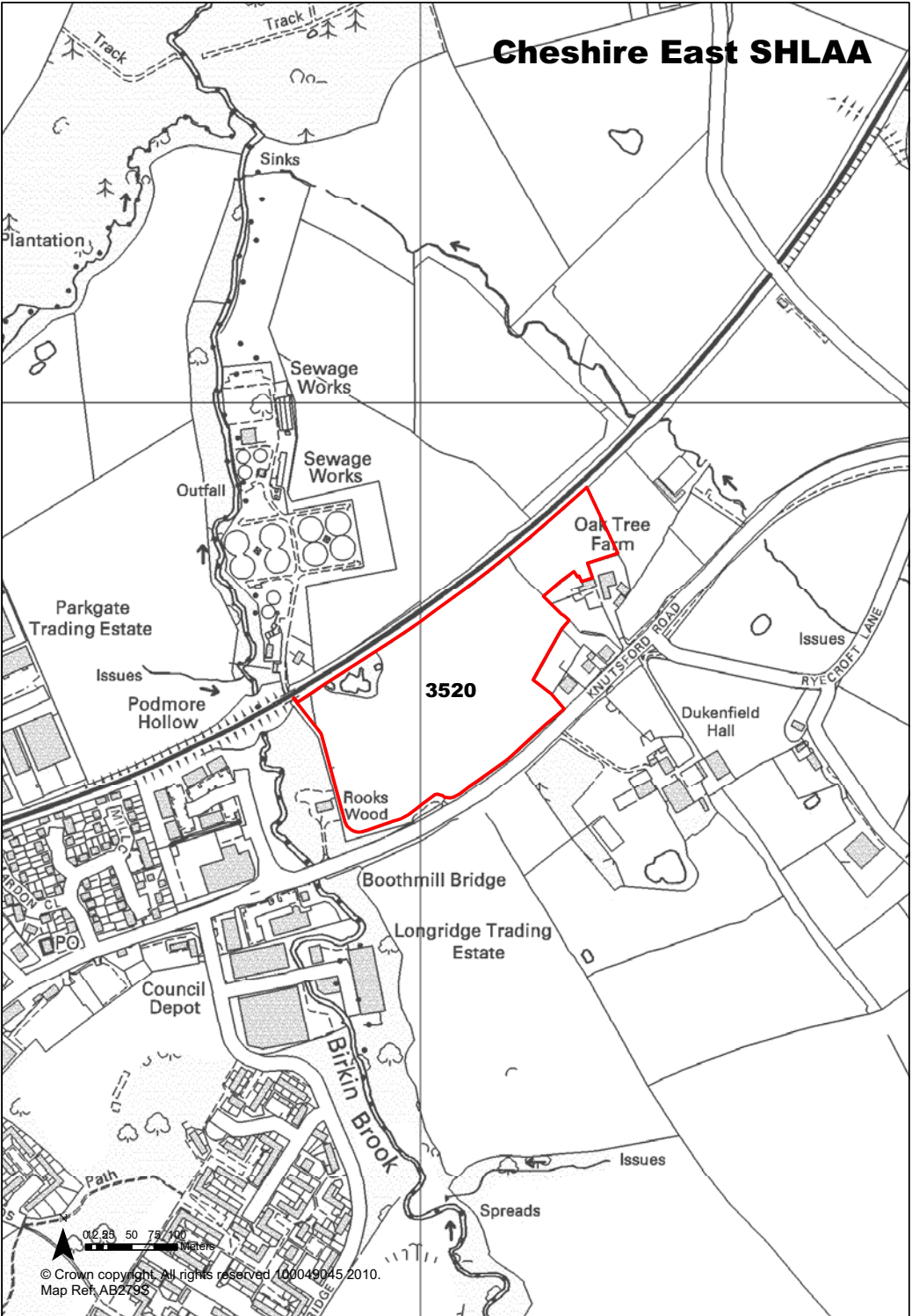


Ref	3519	Site Address	Land to the west of Parkgate Lane, Knutsford			
Town / Rural	Knutsford - Edge / Extension		Easting	375942	Northing	379482
Site Description	Agricultural land		Site Size Net (Ha)		15.97	
Character of Area	Edge of settlement.		Potential Capacity		480	
Surrounding Land Uses	Employment, open countryside, railway and woodland		Potential Net Capacity		480	
Physical Constraints	Trees and hedges to field boundaries. Woodland adjacent to site. Employment uses adjacent to site. Site appears generally flat. Overhead lines to boundary. Adjacent to the railway.					
Policy Restrictions	Green Belt. Area of Special County Value.		Potential Density		30.06	
Managing Constraints	Consideration of noise issues from railway. Consideration of impact of adjacent employment uses. Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		Determination of Capacity		Density multiplier	
Sustainability						
Accessibility	Access to be discussed with Highways.		Total Completions		0	
Other Information			Losses Completed		0	
Brownfield / Greenfield	Greenfield		Remaining Losses		0	
Suitability	Suitable - with policy change					
Availability	Available		Current Year		0	
Achievability	Achievable		Years 1-5		0	
Deliverability	Developable		Years 6-10		125	
Development Progress	SHLAA Site		Years 11-15		250	
Application Number:						

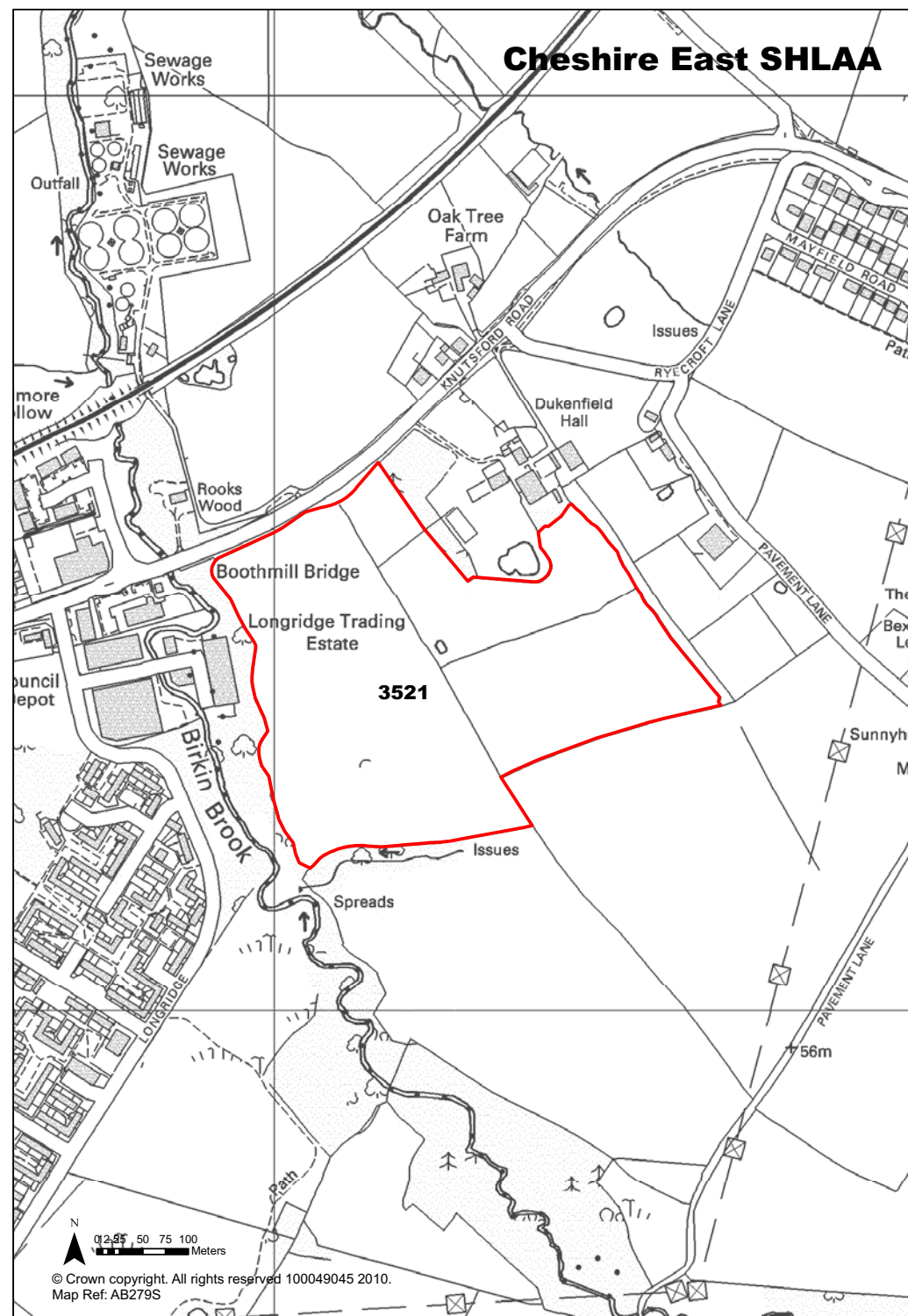


Town / Rural	Knutsford - Edge / Extension	Easting	377038	Northing	379696
Site Description	Agricultural land	Site Size Net (Ha)	5.5		
Character of Area	Edge of settlement	Potential Capacity	165		
Surrounding Land Uses	Open countryside, woodland and railway. Sewage works at wider level.	Potential Net Capacity	165		
Physical Constraints	Trees on site. Railway adjacent. Overhead lines through site. Site appears generally flat.				
Policy Restrictions	Green Belt	Potential Density	30		
Managing Constraints	Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Determination of Capacity	Density multiplier		
Sustainability					
Accessibility	Access to be discussed with Highways.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Not Suitable				
Availability	Marginal / Uncertain	Current Year	0		
Achievability	Not Achievable	Years 1-5	0		
Deliverability	Not currently developable	Years 6-10	0		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:					



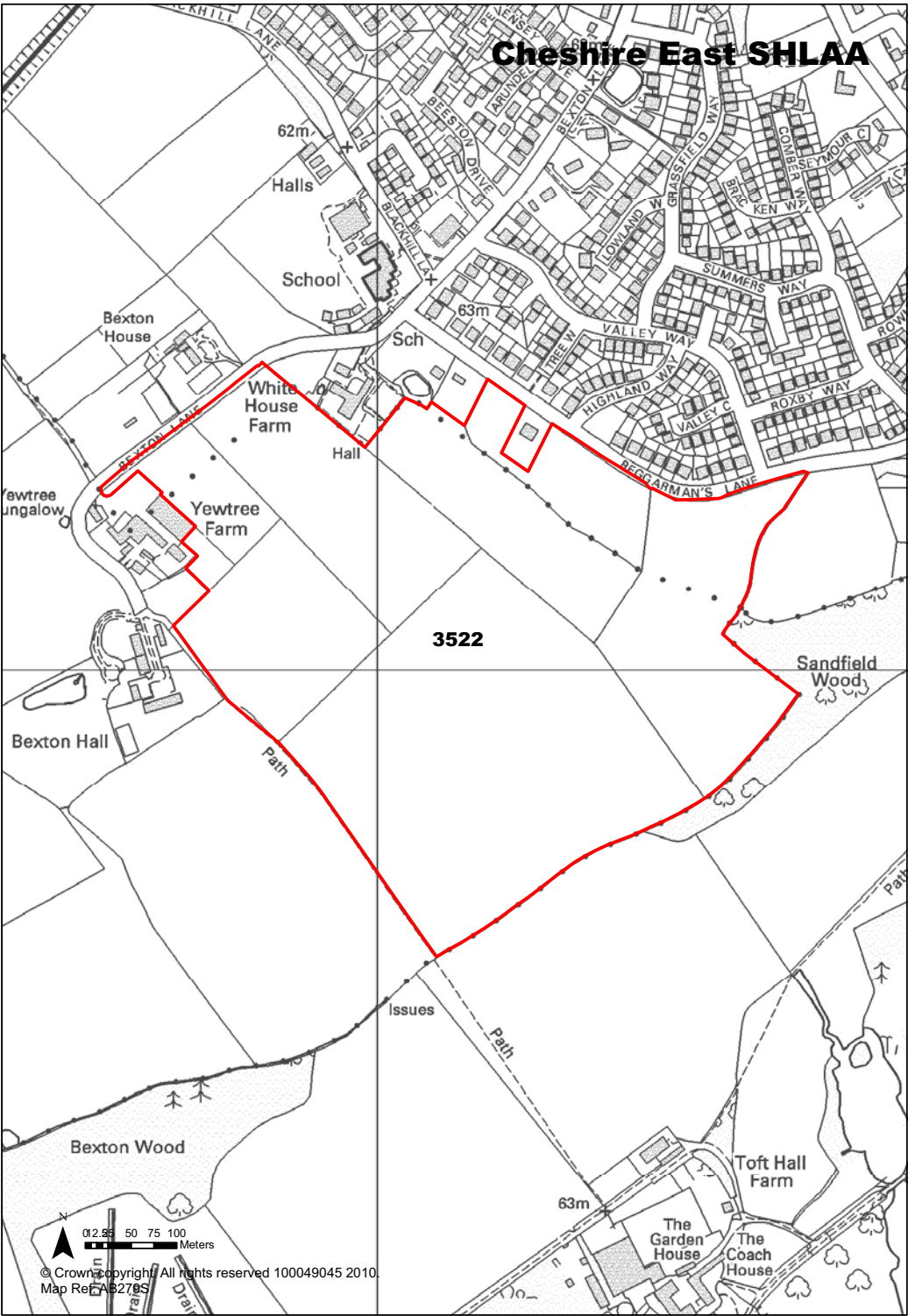
Ref 3521 Site Address Land south of Knutsford Road, Knutsford

Town / Rural	Knutsford - Edge / Extension	Easting	377176	Northing	379371
Site Description	Agricultural land	Site Size Net (Ha)	13.56		
Character of Area	Edge of settlement	Potential Capacity	407		
Surrounding Land Uses	Open countryside, woodland and commercial	Potential Net Capacity	407		
Physical Constraints	Trees and hedges to field boundaries				
Policy Restrictions	Green Belt	Potential Density	30.01		
Managing Constraints	Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Determination of Capacity	Density multiplier		
Sustainability					
Accessibility	Access to be discussed with Highways	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Not Suitable				
Availability	Marginal / Uncertain	Current Year	0		
Achievability	Not Achievable	Years 1-5	0		
Deliverability	Not currently developable	Years 6-10	0		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:					

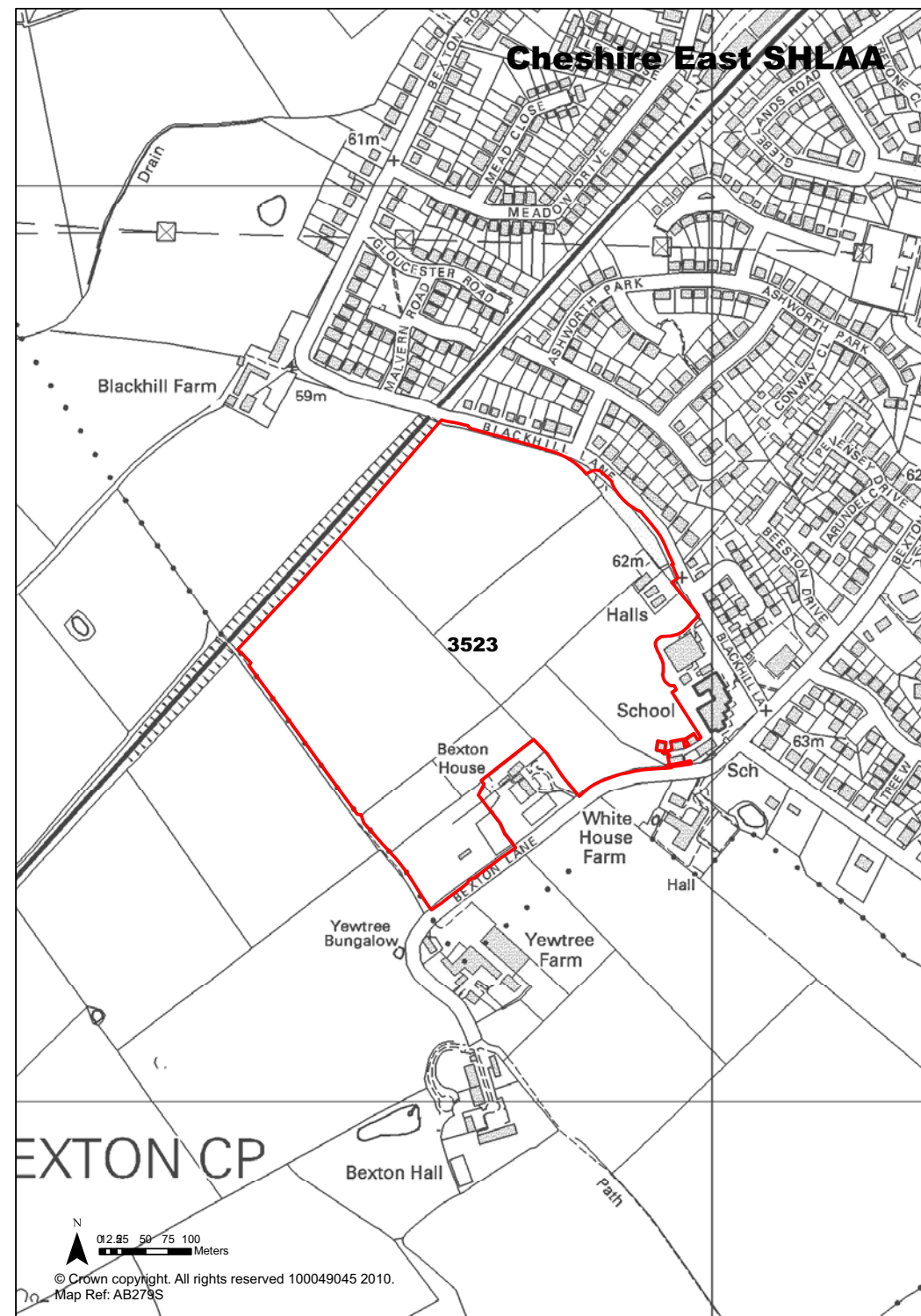


Ref 3522 Site Address Land to the south east of Bexton Lane, Knutsford

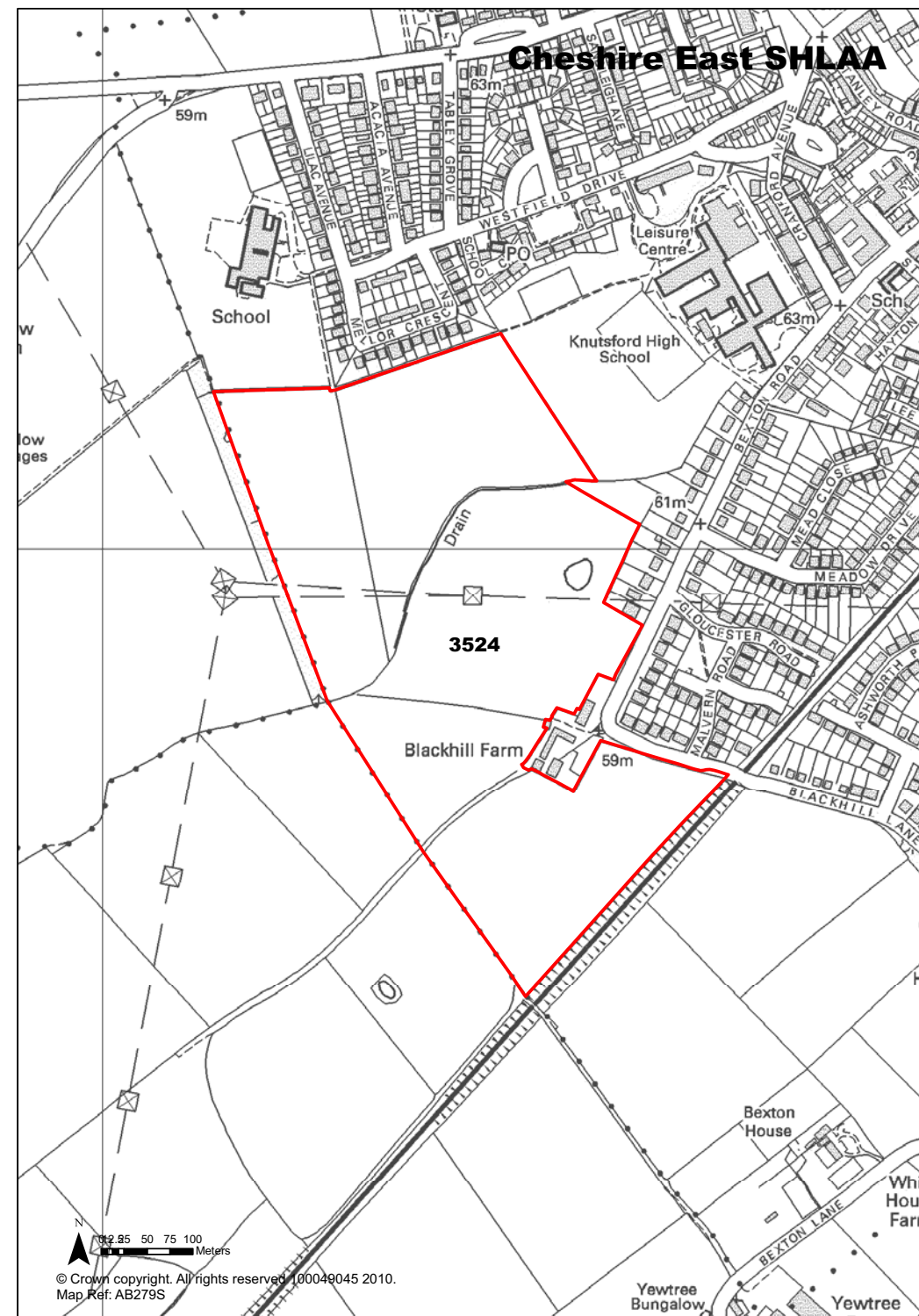
Town / Rural	Knutsford - Edge / Extension	Easting	375098	Northing	377039
Site Description	Agricultural land	Site Size Net (Ha)	27.53		
Character of Area	Edge of settlement	Potential Capacity	826		
Surrounding Land Uses	Open countryside and residential	Potential Net Capacity	826		
Physical Constraints	Trees and hedges to field boundaries. Overhead lines to edge of site. Woodland to southern boundary.				
Policy Restrictions	Green Belt	Potential Density	30		
Managing Constraints	Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Determination of Capacity	Density multiplier		
Sustainability					
Accessibility	Access to be discussed with Highways	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Suitable - with policy change				
Availability	Marginal / Uncertain	Current Year	0		
Achievability	Achievable	Years 1-5	0		
Deliverability	Developable	Years 6-10	125		
Development Progress	SHLAA Site	Years 11-15	250		
Application Number:					



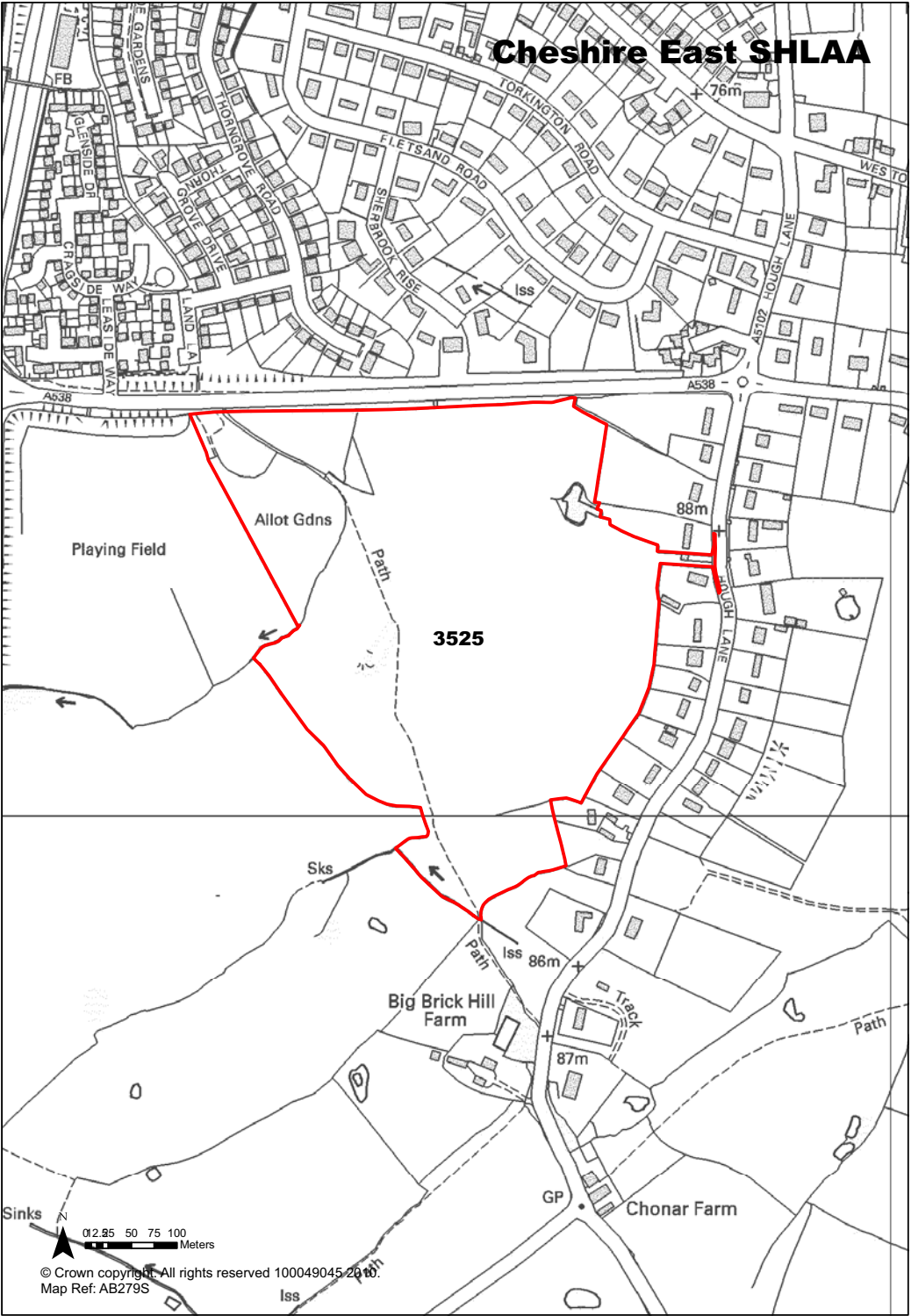
Ref	3523	Site Address	Land to the north west of Bexton Lane, Knutsford		
Town / Rural	Knutsford - Edge / Extension		Easting	374743	Northing 377497
Site Description	Agricultural land		Site Size Net (Ha)		15.28
Character of Area	Edge of settlement		Potential Capacity		459
Surrounding Land Uses	Open countryside and residential		Potential Net Capacity		459
Physical Constraints	Trees and hedges to field boundaries. Adjacent to the railway. Overhead lines through site.				
Policy Restrictions	Green Belt		Potential Density		
Managing Constraints	Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consideration of the noise impact of the railway.		Determination of Capacity		Density multiplier
Sustainability					
Accessibility	Access to be discussed with Highways.		Total Completions		0
Other Information			Losses Completed		0
Brownfield / Greenfield	Greenfield		Remaining Losses		0
Suitability	Suitable - with policy change				
Availability	Marginal / Uncertain		Current Year		0
Achievability	Achievable		Years 1-5		0
Deliverability	Developable		Years 6-10		125
Development Progress	SHLAA Site		Years 11-15		250
Application Number:					



Ref	3524	Site Address	Land at Blackhill Farm, Bexton Road, Knutsford		
Town / Rural	Knutsford - Edge / Extension	Easting	374396	Northing	377912
Site Description	Agricultural land	Site Size Net (Ha)	19.64		
Character of Area	Edge of settlement	Potential Capacity	590		
Surrounding Land Uses	Open countryside, residential and school playing fields	Potential Net Capacity	590		
Physical Constraints	Trees and hedges to field boundaries. Overhead lines to edge of site. Pylon with site. Adjacent to the railway.	Potential Density	30.04		
Policy Restrictions	Green Belt	Determination of Capacity	Density multiplier		
Sustainability					
Accessibility	Access to be discussed with Highways.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Suitable - with policy change	Current Year	0		
Availability	Marginal / Uncertain	Years 1-5	0		
Achievability	Achievable	Years 6-10	125		
Deliverability	Developable	Years 11-15	250		
Development Progress	SHLAA Site				
Application Number:					



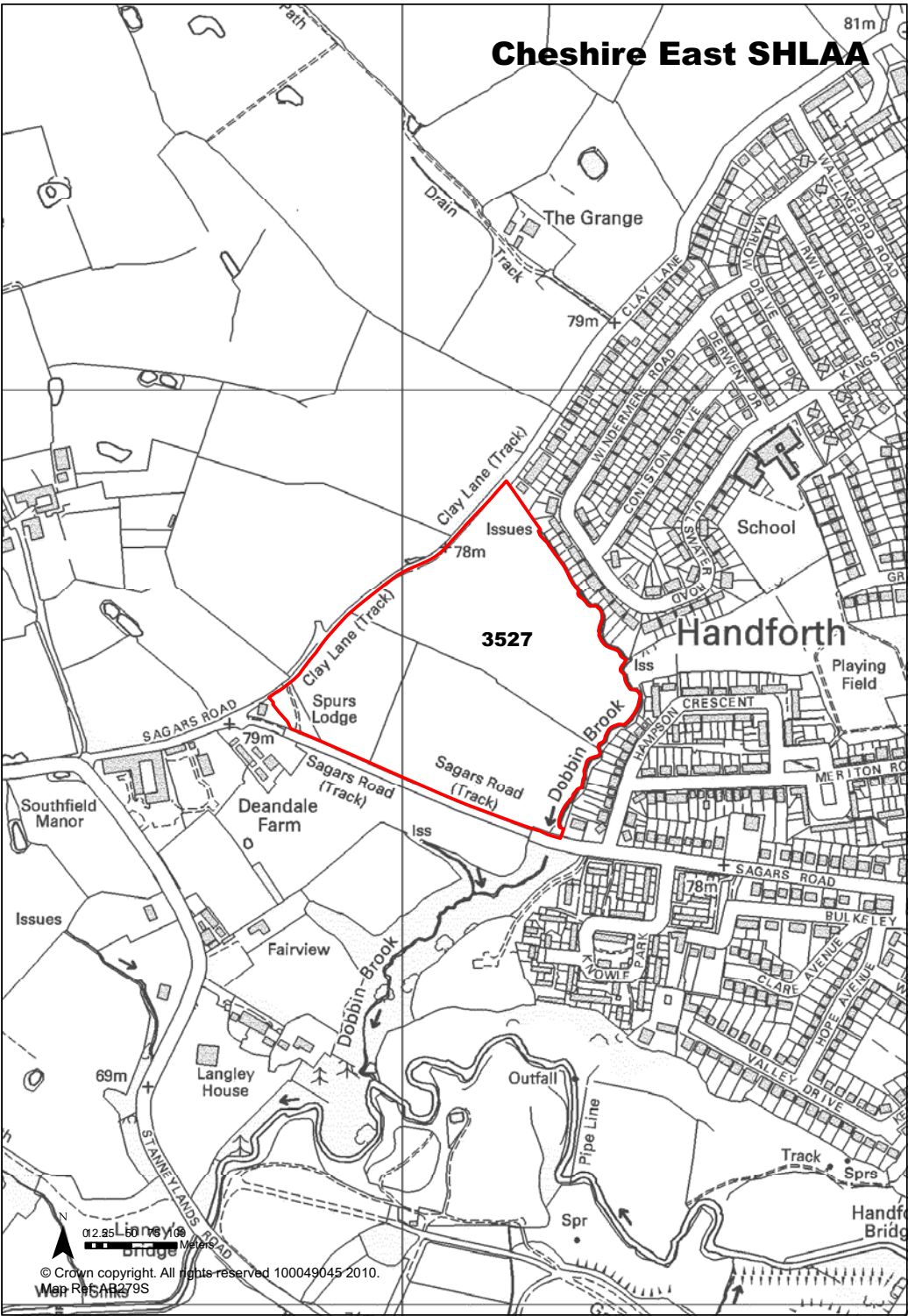
Ref	3525	Site Address	Land to the south of Prestbury Road, Wilmslow		
Town / Rural	Wilmslow - Edge / Extension	Easting	385520	Northing	380220
Site Description	Agricultural land	Site Size Net (Ha)	18.44		
Character of Area	Edge of settlement	Potential Capacity	554		
Surrounding Land Uses	Open countryside and residential	Potential Net Capacity	554		
Physical Constraints	Trees and hedges to boundaries. Path through the site.				
Policy Restrictions	Green Belt.	Potential Density	30.04		
Managing Constraints	Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		Determination of Capacity	Density multiplier	
Sustainability					
Accessibility	To be discussed with Highways		Total Completions	0	
Other Information			Losses Completed	0	
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Not Suitable				
Availability	Marginal / Uncertain	Current Year	0		
Achievability	Not Achievable	Years 1-5	0		
Deliverability	Not currently developable	Years 6-10	0		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:					



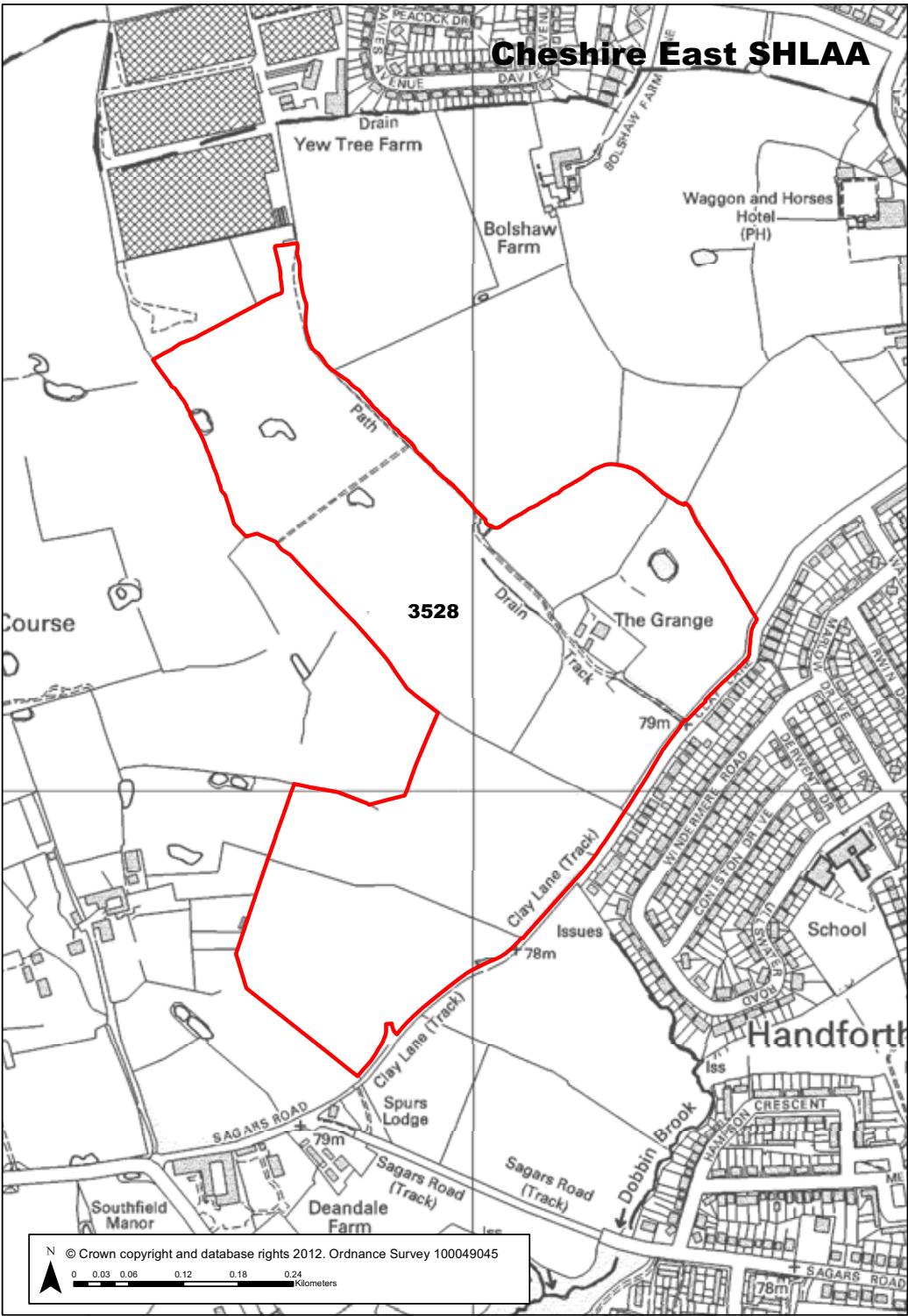
Ref	3526	Site Address	Playing fields to the rear of Clough Avenue, Handforth		
Town / Rural	Handforth - Edge / Extension	Easting	384703	Northing	382685
Site Description	Playing pitches	Site Size Net (Ha)	4.89		
Character of Area	Settlement edge	Potential Capacity	147		
Surrounding Land Uses	Residential and open countryside.	Potential Net Capacity	147		
Physical Constraints	Site currently used as playing pitches. Flood lighting on site. Site generally flat. Adjacent to the railway. Trees to boundaries.	Potential Density	30.06		
Policy Restrictions	Green Belt. Identified as existing open space.	Determination of Capacity	Density multiplier		
Managing Constraints	Protection or replacement of existing open space. Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consideration of noise issues.	Total Completions	0		
Sustainability	Site is considered sustainably located.	Losses Completed	0		
Accessibility	Access to be discussed with Highways.	Remaining Losses	0		
Other Information		Current Year	0		
Brownfield / Greenfield	Greenfield	Years 1-5	0		
Suitability	Not Suitable	Years 6-10	0		
Availability	Not Available	Years 11-15	0		
Achievability	Not Achievable				
Deliverability	Not currently developable				
Development Progress	SHLAA Site				
Application Number:					



Ref	3527	Site Address	Land between Clay Lane and Sagars Road, Handforth		
Town / Rural	Handforth - Edge / Extension	Easting	385077	Northing	383688
Site Description	Agricultural land	Site Size Net (Ha)	8.29		
Character of Area	Edge of settlement	Potential Capacity	249		
Surrounding Land Uses	Open countryside and residential	Potential Net Capacity	249		
Physical Constraints	Trees and hedges to field boundaries. Site appears generally flat. Both Clay Lane and Sagars Road are single tracks around this site, creating access issues for the site.	Potential Density	30.04		
Policy Restrictions	Green Belt	Determination of Capacity	Density multiplier		
Managing Constraints	Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consideration of nature conservation value.	Total Completions	0		
Sustainability		Losses Completed	0		
Accessibility	Access to be discussed with Highways.	Remaining Losses	0		
Other Information		Current Year	0		
Brownfield / Greenfield	Greenfield	Years 1-5	0		
Suitability	Suitable - with policy change	Years 6-10	125		
Availability	Marginal / Uncertain	Years 11-15	124		
Achievability	Achievable				
Deliverability	Developable				
Development Progress	SHLAA Site				
Application Number:					



Town / Rural	Handforth - Edge / Extension	Easting	384974	Northing	384125
Site Description	Grazing land and agricultural land	Site Size Net (Ha)	24.7		
Character of Area	Edge of settlement	Potential Capacity	617		
Surrounding Land Uses	Open countryside, golf course, residential	Potential Net Capacity	617		
Physical Constraints	Trees and hedges to field boundaries. Access via single track in places. Site appears generally flat.				
Policy Restrictions	Green Belt	Potential Density	30.02		
Managing Constraints	Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consideration of nature conservation value.	Determination of Capacity	Density multiplier		
Sustainability					
Accessibility	Access issues to be discussed with Highways	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Not Suitable				
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:					



Ref3529

Site Address

Land to the rear of Beaufort Chase, Off Handforth Road, Wilmslow

Town / Rural

Wilmslow - Edge / Extension

Easting

386835

Northing

382313

Site Description

Agricultural land

Site Size Net (Ha)

11.56

Character of Area

Edge of settlement

Potential Capacity

347

Surrounding Land Uses

Residential and open countryside

Potential Net Capacity

347

Physical Constraints

Trees and hedges to field boundaries.

Potential Density

30.02

Policy Restrictions

Green Belt

Determination of Capacity

Density multiplier

Managing Constraints

Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consideration of nature conservation value.

Sustainability

Accessibility

To be discussed with Highways.

Total Completions

0

Other Information

Losses Completed

0

Brownfield / Greenfield

Greenfield

Remaining Losses

0

Suitability

Suitable - with policy change

Availability

Marginal / Uncertain

Current Year

0

Achievability

Achievable

Years 1-5

0

Deliverability

Developable

Years 6-10

125

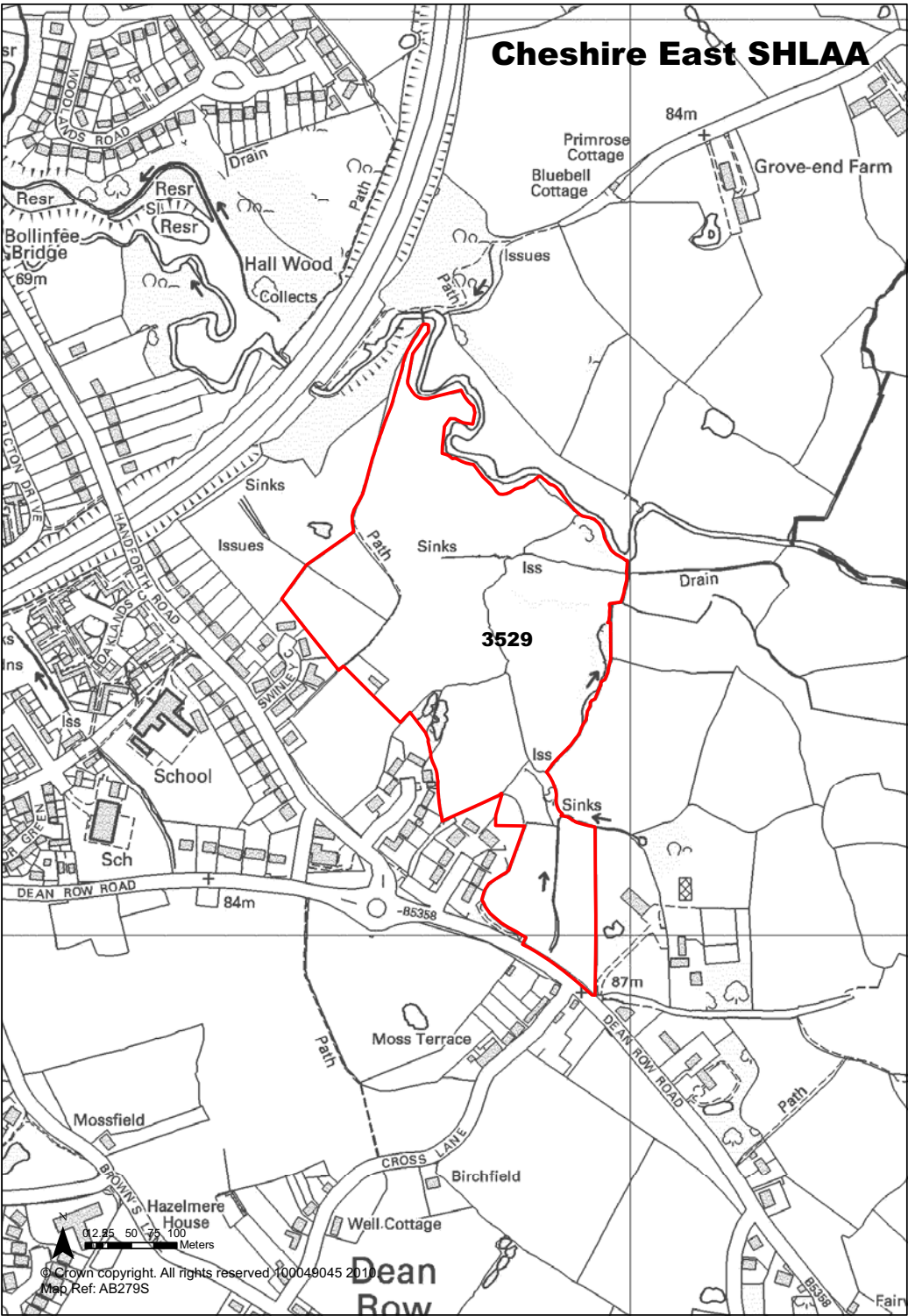
Development Progress

SHLAA Site

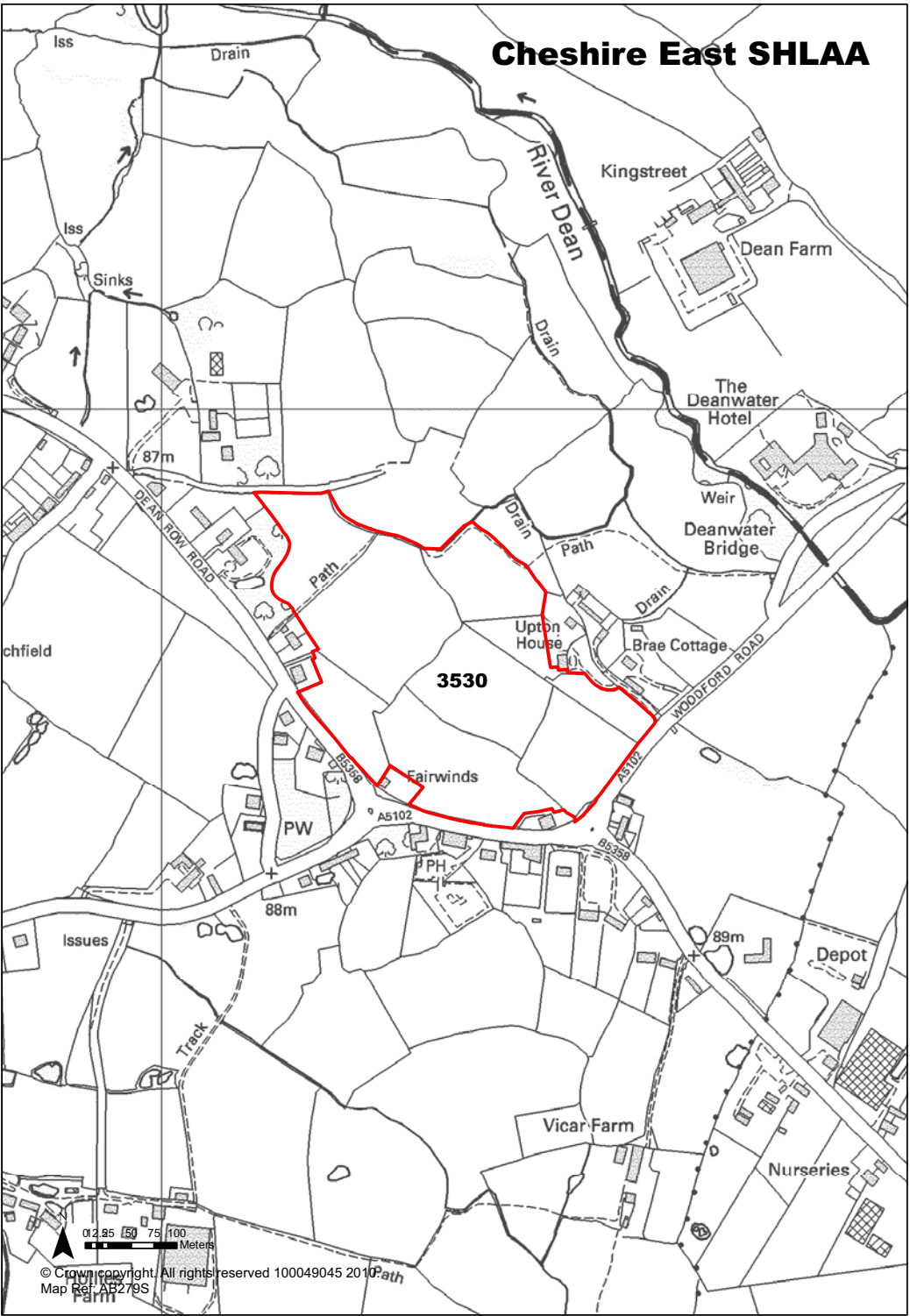
Years 11-15

222

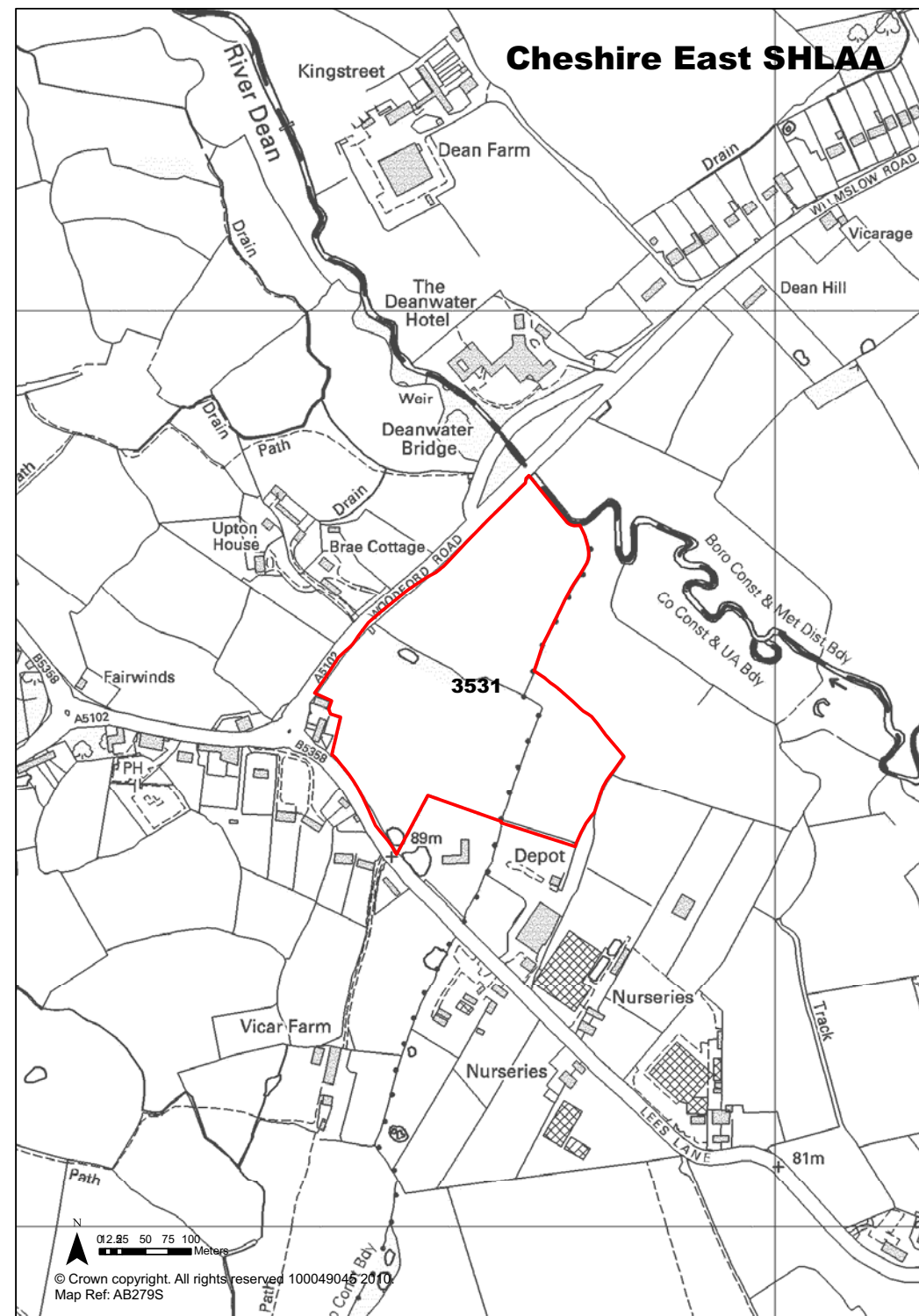
Application Number:



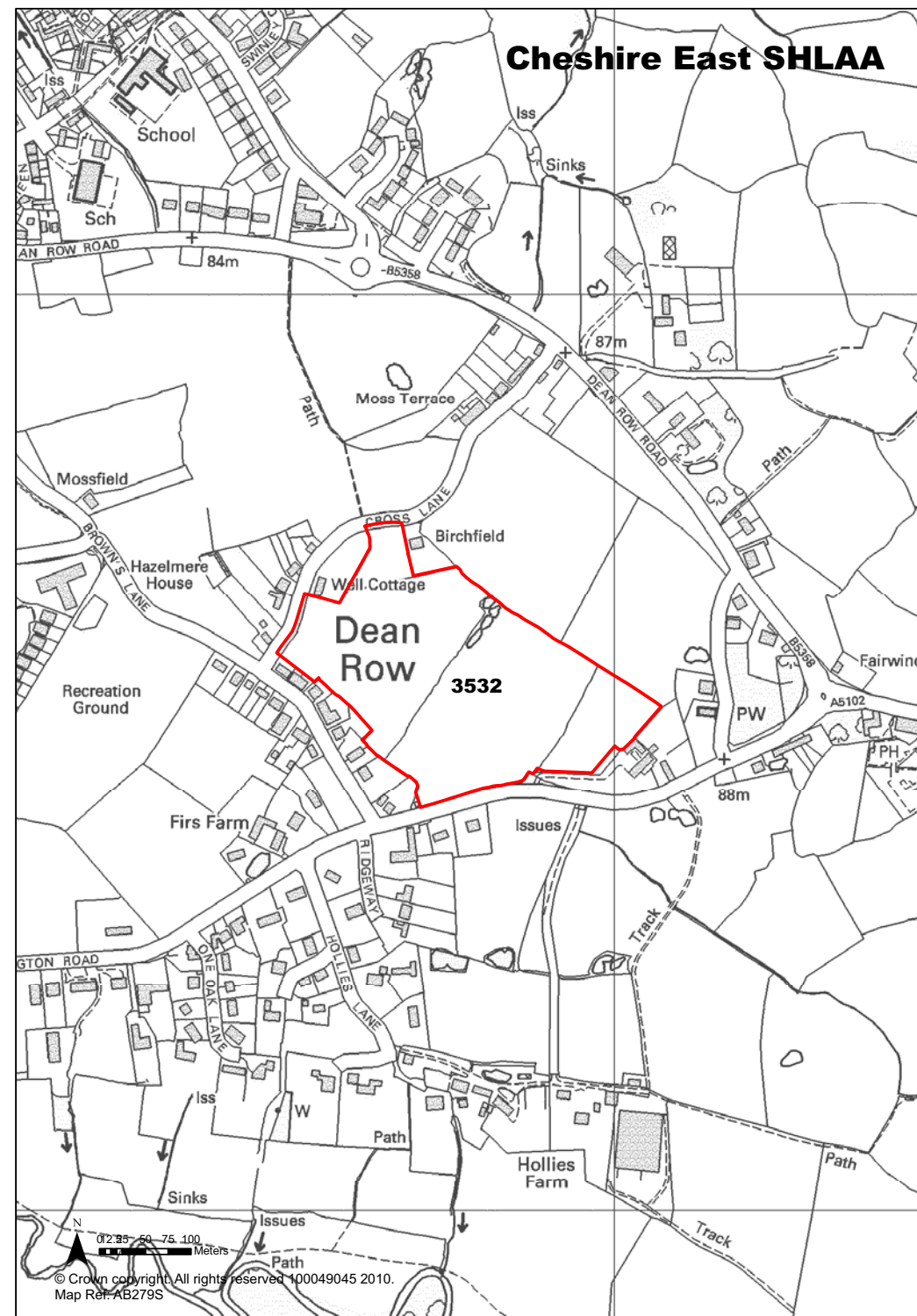
Ref	3530	Site Address	Land between Dean Row Road and Woodford Road, Wilmslow		
Town / Rural	Wilmslow - Edge / Extension	Easting	387311	Northing	381715
Site Description	Agricultural land	Site Size Net (Ha)	8.99		
Character of Area	Edge of settlement / open countryside	Potential Capacity	270		
Surrounding Land Uses	Open countryside and some residential	Potential Net Capacity	270		
Physical Constraints	Trees and hedges to field boundaries. Area of woodland to north west part of site. Path through site.	Potential Density	30.03		
Policy Restrictions	Green Belt	Determination of Capacity	Density multiplier		
Managing Constraints	Consideration of nature conservation value. Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Total Completions	0		
Sustainability		Losses Completed	0		
Accessibility	Access to be discussed with Highways.	Remaining Losses	0		
Other Information		Current Year	0		
Brownfield / Greenfield	Greenfield	Years 1-5	0		
Suitability	Suitable - with policy change	Years 6-10	125		
Availability	Marginal / Uncertain	Years 11-15	145		
Achievability	Achievable				
Deliverability	Developable				
Development Progress	SHLAA Site				
Application Number:					



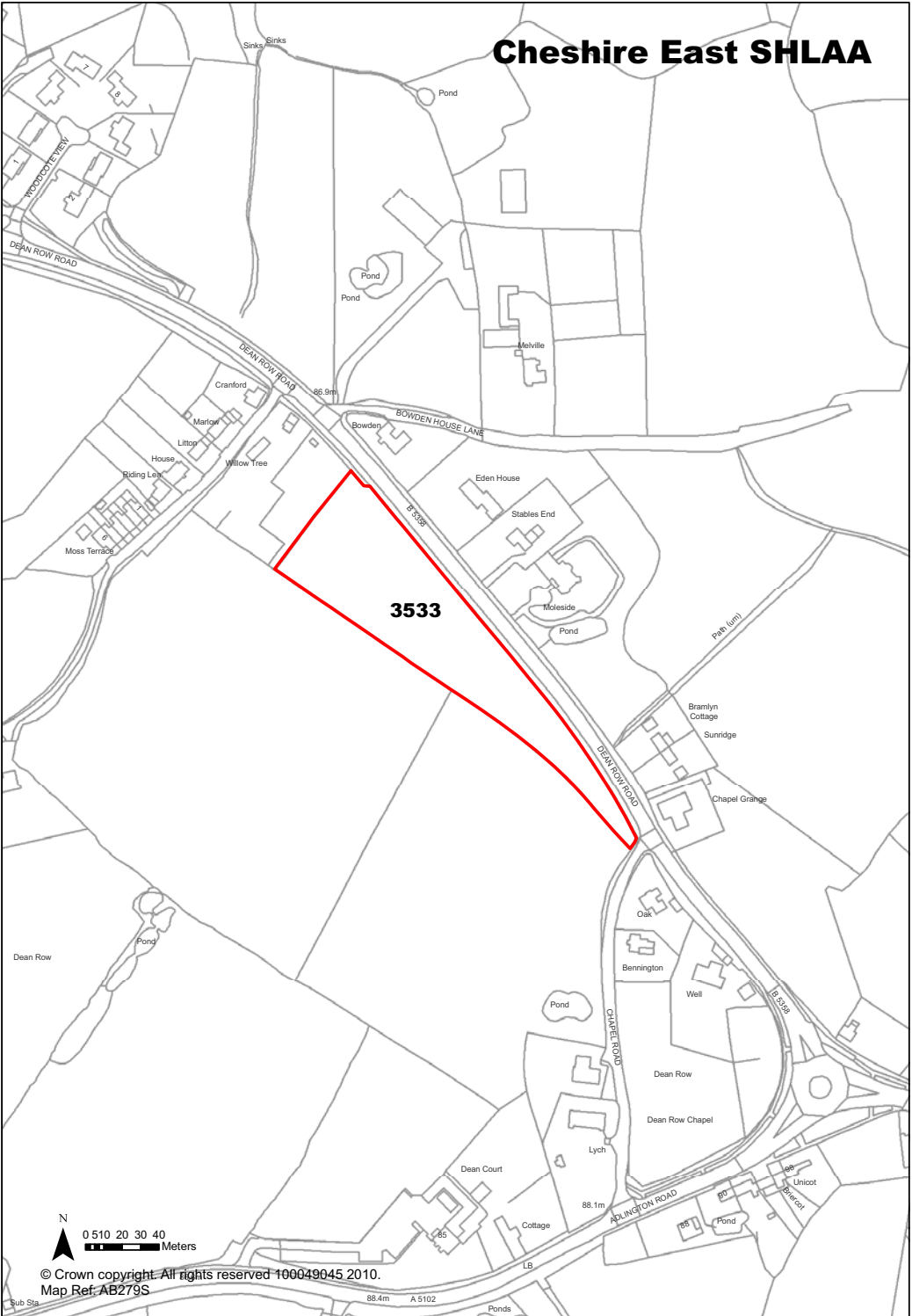
Ref	3531	Site Address	Land between Woodford Road and Lees Lane, Wilmslow		
Town / Rural	Wilmslow - Edge / Extension		Easting	387672	Northing 381588
Site Description	Agricultural land		Site Size Net (Ha)		7.65
Character of Area	Open countryside		Potential Capacity		230
Surrounding Land Uses	Open countryside and some residential		Potential Net Capacity		230
Physical Constraints	Trees and hedges to field boundaries. Pond on site. Site appears generally flat.				
Policy Restrictions	Green belt.		Potential Density		30.07
Managing Constraints	Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		Determination of Capacity		Density multiplier
Sustainability					
Accessibility	Access to be discussed with Highways.		Total Completions		0
Other Information			Losses Completed		0
Brownfield / Greenfield	Greenfield		Remaining Losses		0
Suitability	Not Suitable				
Availability	Marginal / Uncertain		Current Year		0
Achievability	Not Achievable		Years 1-5		0
Deliverability	Not currently developable		Years 6-10		0
Development Progress	SHLAA Site		Years 11-15		0
Application Number:					



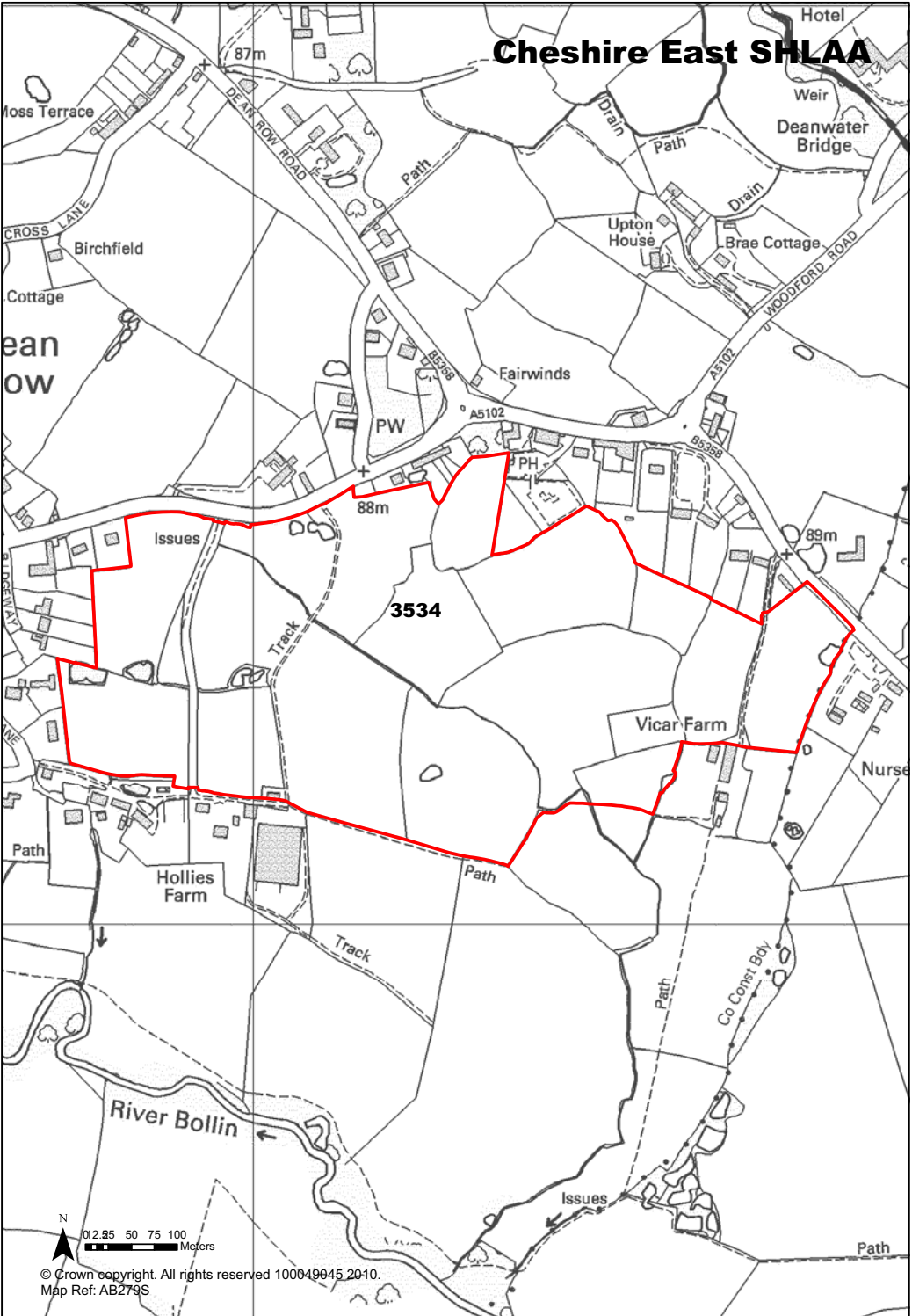
Ref	3532	Site Address	Land to the north of Adlington Road, Wilmslow	
Town / Rural	Wilmslow - Edge / Extension	Easting	386830	Northing 381580
Site Description	Agricultural land and garden	Site Size Net (Ha)	6.47	
Character of Area	Edge of settlement	Potential Capacity	195	
Surrounding Land Uses	Residential and open countryside	Potential Net Capacity	195	
Physical Constraints	Trees and hedges to field boundaries.	Potential Density	30.14	
Policy Restrictions	Green Belt	Determination of Capacity	Density multiplier	
Managing Constraints	Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.			
Sustainability				
Accessibility	To be discussed with Highways	Total Completions	0	
Other Information		Losses Completed	0	
Brownfield / Greenfield	Greenfield	Remaining Losses	0	
Suitability	Suitable - with policy change	Current Year	0	
Availability	Marginal / Uncertain	Years 1-5	0	
Achievability	Achievable	Years 6-10	90	
Deliverability	Developable	Years 11-15	105	
Development Progress	SHLAA Site			
Application Number:				



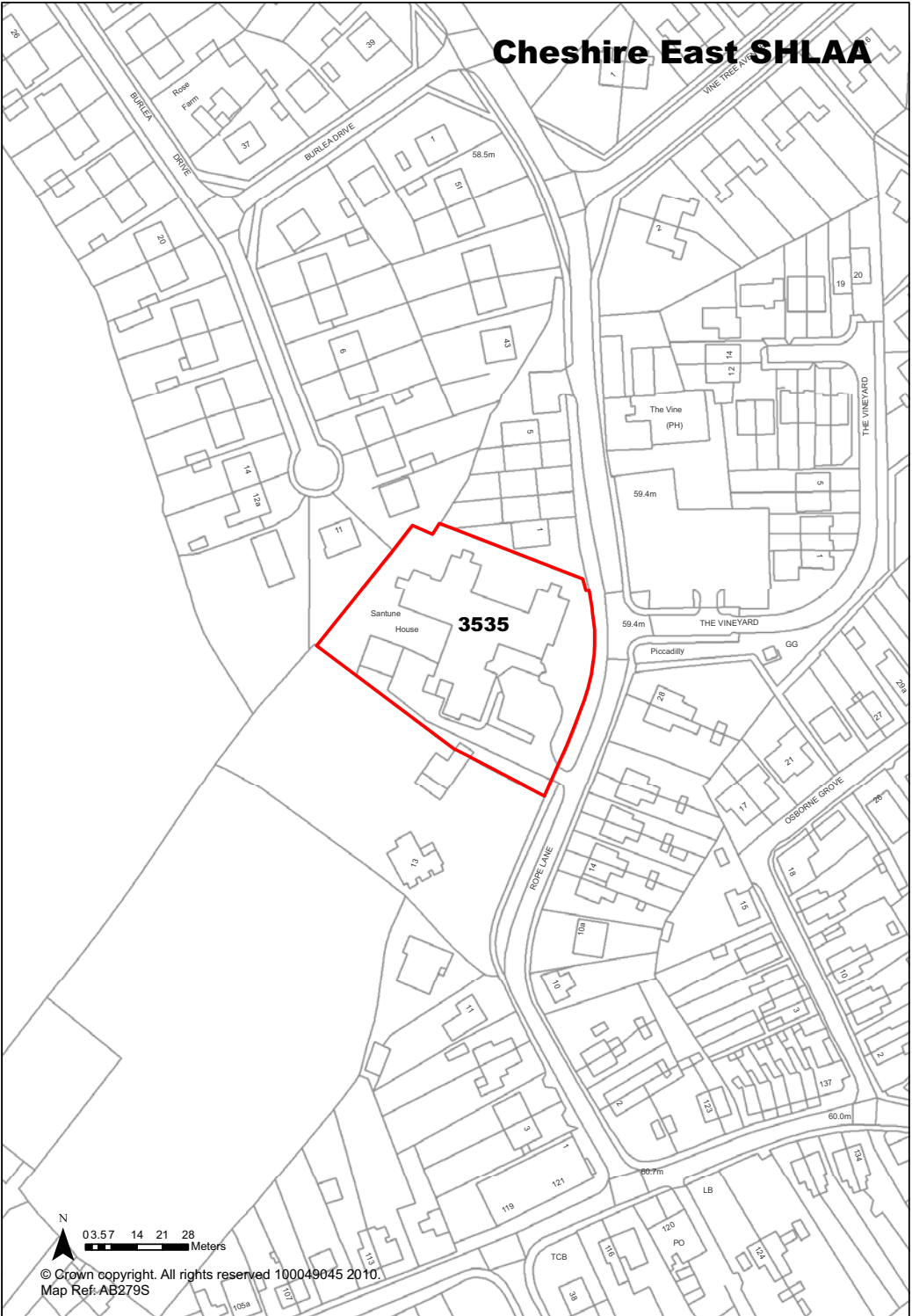
Town / Rural	Wilmslow - Edge / Extension	Easting	387016	Northing	381812
Site Description	Agricultural land		Site Size Net (Ha)	0.91	
Character of Area	Open countryside		Potential Capacity	28	
Surrounding Land Uses	Open countryside and some residential		Potential Net Capacity	28	
Physical Constraints	Trees and hedges to boundary. Site appears generally flat. Overhead lines to boundary. Potentially located on a contaminated site.				
Policy Restrictions	Green Belt		Potential Density	30.77	
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consultation with Contaminated Land Officer.		Determination of Capacity	Density multiplier	
Sustainability					
Accessibility	Access to be discussed with highways		Total Completions	0	
Other Information			Losses Completed	0	
Brownfield / Greenfield	Greenfield		Remaining Losses	0	
Suitability	Suitable - with policy change				
Availability	Marginal / Uncertain		Current Year	0	
Achievability	Achievable		Years 1-5	0	
Deliverability	Developable		Years 6-10	28	
Development Progress	SHLAA Site		Years 11-15	0	
Application Number:					



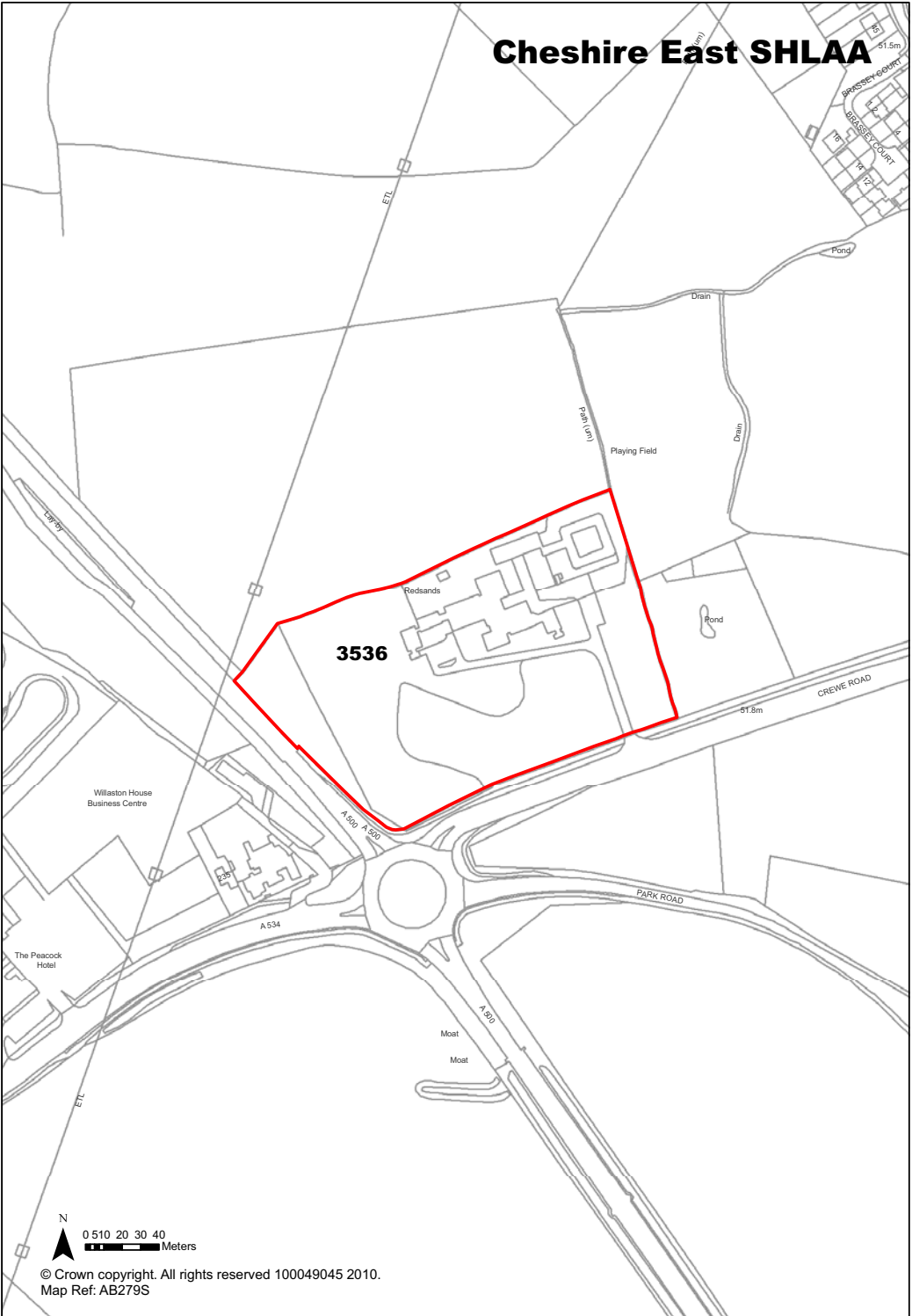
Ref	3534	Site Address	Land to the south of Adlington Road, Wilmslow		
Town / Rural	Wilmslow - Edge / Extension	Easting	387189	Northing	381281
Site Description	Agricultural land	Site Size Net (Ha)	23.5		
Character of Area	Edge of settlement	Potential Capacity	705		
Surrounding Land Uses	Open countryside and residential	Potential Net Capacity	705		
Physical Constraints	Trees and hedges to field boundaries. Ponds on site. Slightly undulating site. Overhead lines.				
Policy Restrictions	Green Belt. Area of Special County Value.	Potential Density	30		
Managing Constraints	Consideration of agricultural value. Consideration of nature conservation value. Consideration of landscape value of the site. Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Determination of Capacity	Density multiplier		
Sustainability					
Accessibility	Access to be discussed with Highways.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Not Suitable				
Availability	Marginal / Uncertain	Current Year	0		
Achievability	Achievable	Years 1-5	0		
Deliverability	Not currently developable	Years 6-10	0		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:					



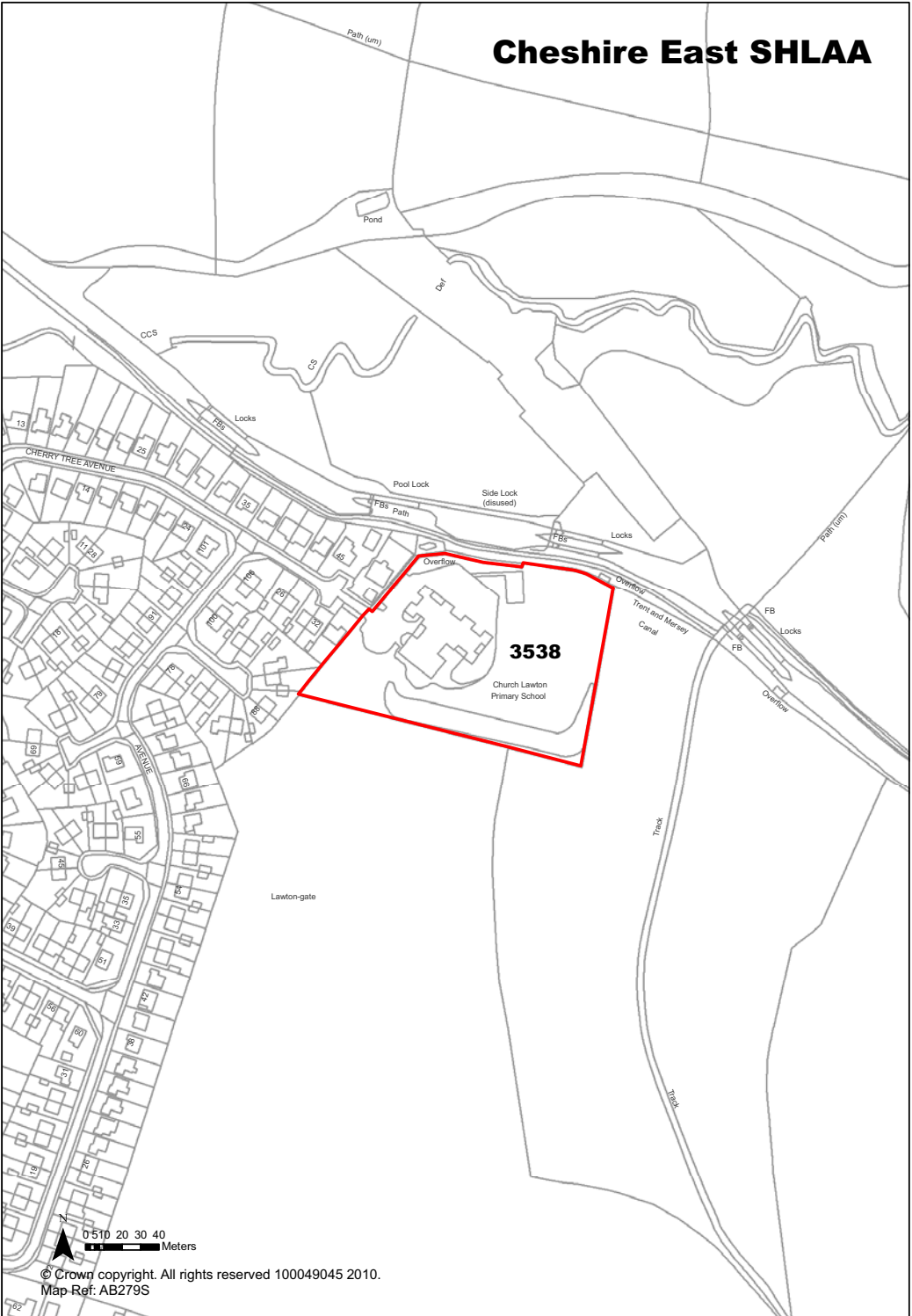
Ref	3535	Site Address	Santune House, ROPE LANE, SHAVINGTON, CW2 5DT		
Town / Rural	Shavington	Easting	369876	Northing	351977
Site Description	Former Care Home	Site Size Net (Ha)	0.34		
Character of Area	Residential	Potential Capacity	12		
Surrounding Land Uses	Residential and open countryside	Potential Net Capacity	12		
Physical Constraints	Buildings on site. Hardstanding on site. Trees to boundary.	Potential Density	32.35		
Policy Restrictions	Within Shavington SZL	Determination of Capacity	Based on current permission		
Managing Constraints	Consideration of trees on site. Consideration of surrounding uses if buildings on site are to be removed.	Total Completions	0		
Sustainability	Site is considered sustainably located.	Losses Completed	0		
Accessibility	Access is considered possible but to be discussed with Highways.	Remaining Losses	0		
Other Information	Potential for retention of training centre.	Current Year	0		
Brownfield / Greenfield	Brownfield	Years 1-5	12		
Suitability	Suitable	Years 6-10	0		
Availability	Available	Years 11-15	0		
Achievability	Achievable				
Deliverability	Deliverable				
Development Progress	Full Permission				
Application Number:	12/2038N				



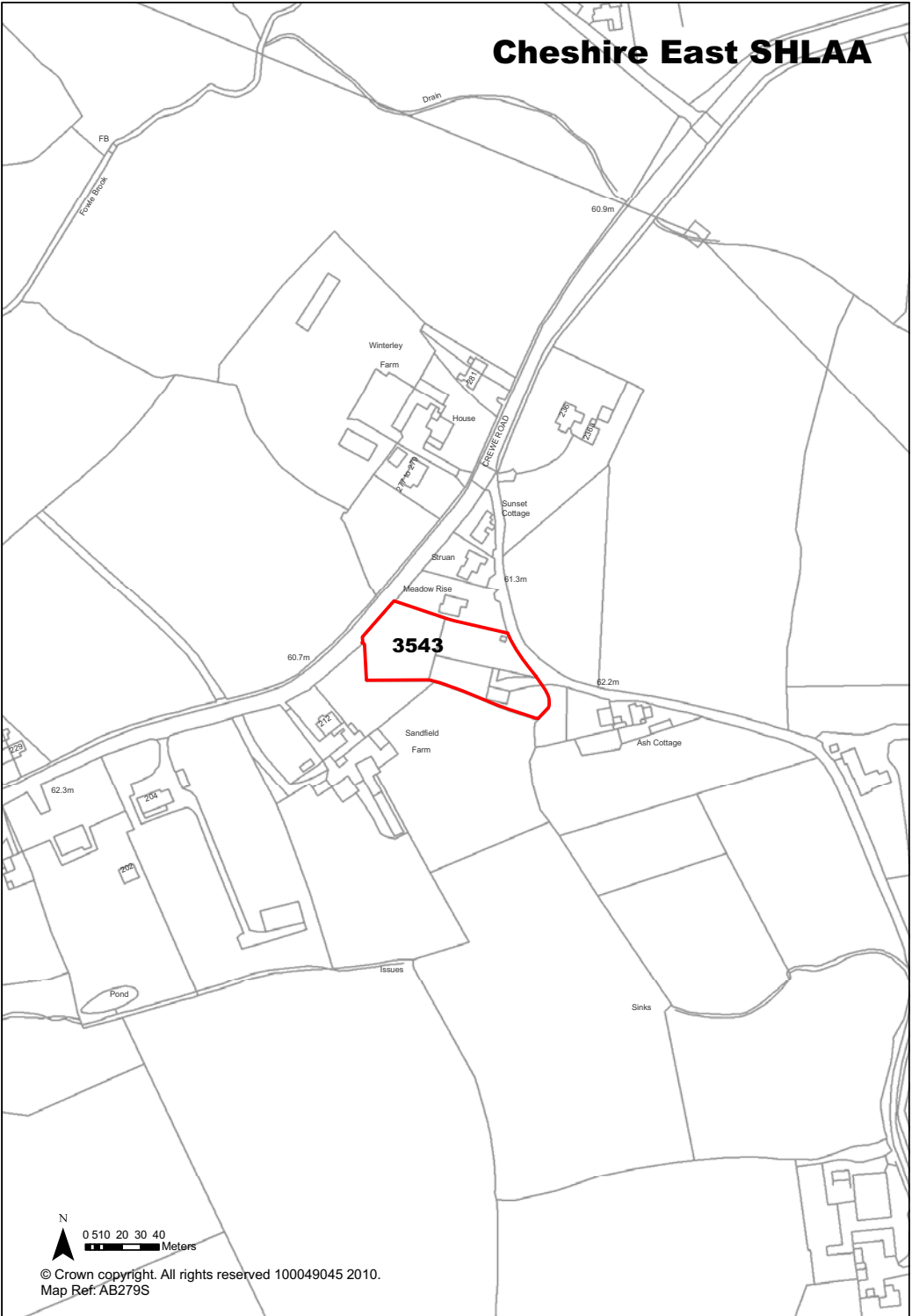
Ref	3536	Site Address	Redsands, Crewe Road, Willaston			
Town / Rural	Crewe - Edge / Extension		Easting	367060	Northing	352703
Site Description	Former Childrens Home		Site Size Net (Ha)		2.53	
Character of Area	Open countryside		Potential Capacity		25	
Surrounding Land Uses	Open countryside		Potential Net Capacity		25	
Physical Constraints	Buildings on site. Significant number of trees on site.					
Policy Restrictions	Green Gap		Potential Density		30.04	
Managing Constraints	Currently Green Gap		Determination of Capacity		Based on developed part of site coming forward - Density multiplier	
Sustainability	Access to the bus network on Crewe Road.					
Accessibility	Access to be discussed with Highways.		Total Completions		0	
Other Information	Potentially appropriate for affordable housing within footprint of existing buildings.		Losses Completed		0	
Brownfield / Greenfield	Mixed		Remaining Losses		0	
Suitability	Suitable - with policy change					
Availability	Available		Current Year		0	
Achievability	Achievable		Years 1-5		0	
Deliverability	Developable		Years 6-10		25	
Development Progress	SHLAA Site		Years 11-15		0	
Application Number:						



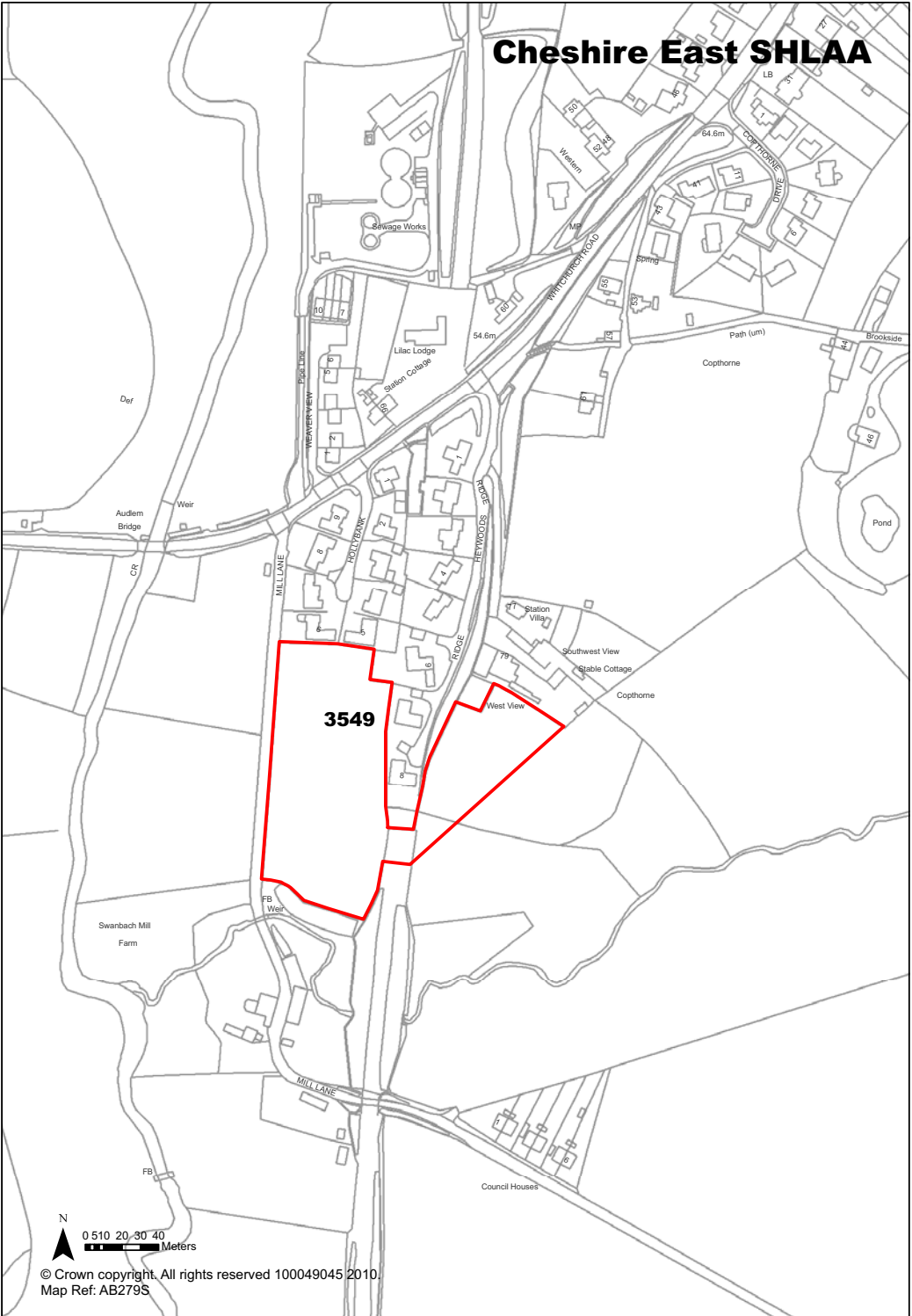
Ref	3538	Site Address	Church Lawton Primary School, Cherry Tree Avenue, Church Lawton	
Town / Rural	Rural	Easting	381445	Northing 356204
Site Description	Former school	Site Size Net (Ha)	1.28	
Character of Area	Edge of settlement	Potential Capacity	12	
Surrounding Land Uses	Residential, open countryside and canal	Potential Net Capacity	12	
Physical Constraints	School buildings on site.			
Policy Restrictions	Green Belt. Protected Open Space.	Potential Density	9.375	
Managing Constraints	Removal of existing uses, protection or replacement of existing area of open space.	Determination of Capacity	Based on the developed site coming forward - density multiplier	
Sustainability				
Accessibility	Access is possible but to be discussed with Highways.	Total Completions	0	
Other Information		Losses Completed	0	
Brownfield / Greenfield	Mixed	Remaining Losses	0	
Suitability	Suitable - with policy change			
Availability	Available	Current Year	0	
Achievability	Achievable	Years 1-5	0	
Deliverability	Developable	Years 6-10	12	
Development Progress	SHLAA Site	Years 11-15	0	
Application Number:				



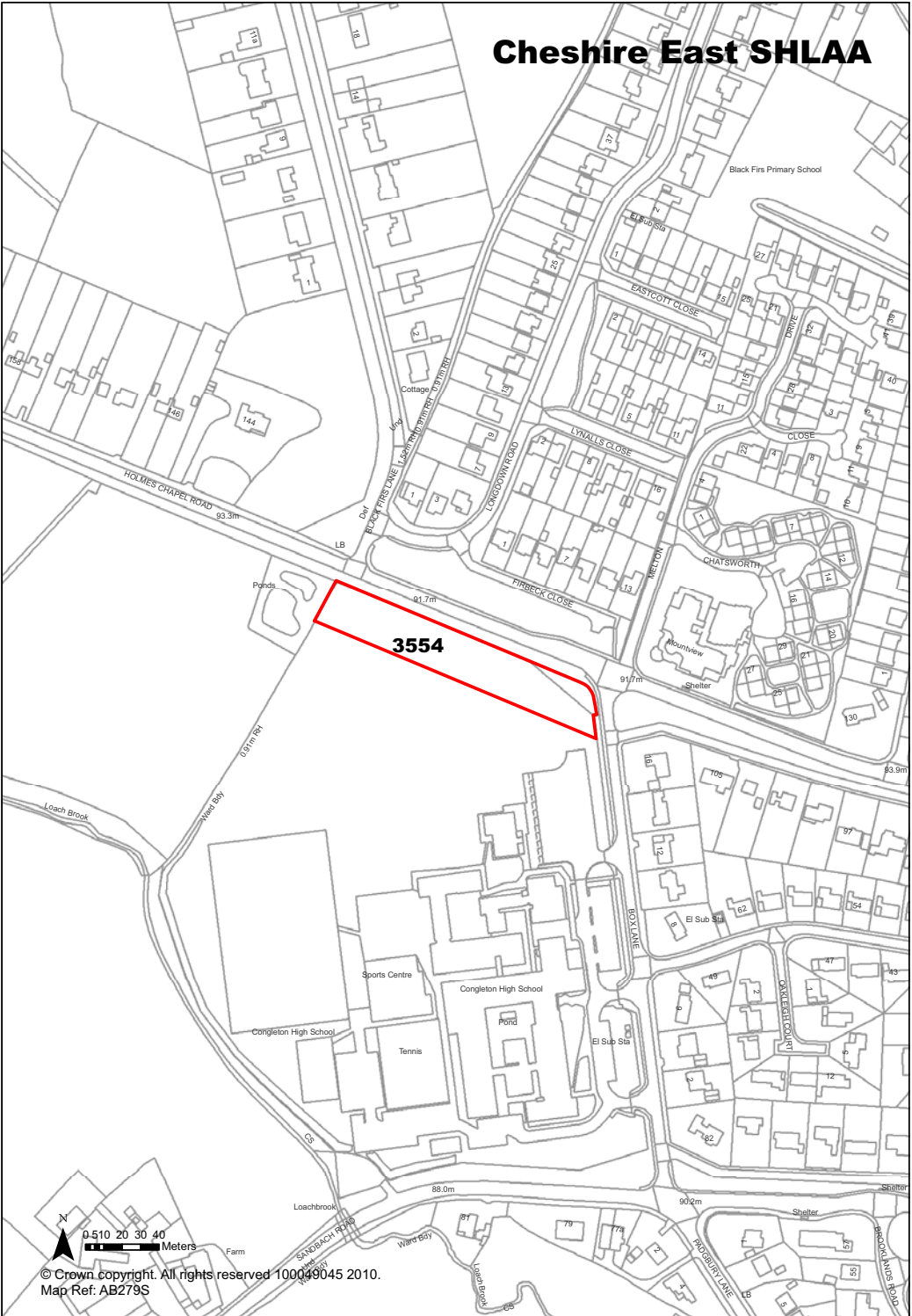
Ref	3543	Site Address	Land adjacent to Meadow Rise, Holmshaw Lane, Haslington			
Town / Rural	Haslington - Edge / Extension		Easting	374357	Northing	356579
Site Description	Grassland		Site Size Net (Ha)		0.35	
Character of Area	Open countryside		Potential Capacity		11	
Surrounding Land Uses	Residential and open countryside		Potential Net Capacity		11	
Physical Constraints	Trees and hedges to field boundaries. Building on site and hardstanding. Overhead lines.					
Policy Restrictions	Open countryside		Potential Density		31.43	
Managing Constraints	Consideration of moving of overhead lines if needed. Consideration of biodiversity value of site. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		Determination of Capacity		Density multiplier	
Sustainability	Bus service available on Crewe Road					
Accessibility			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:						



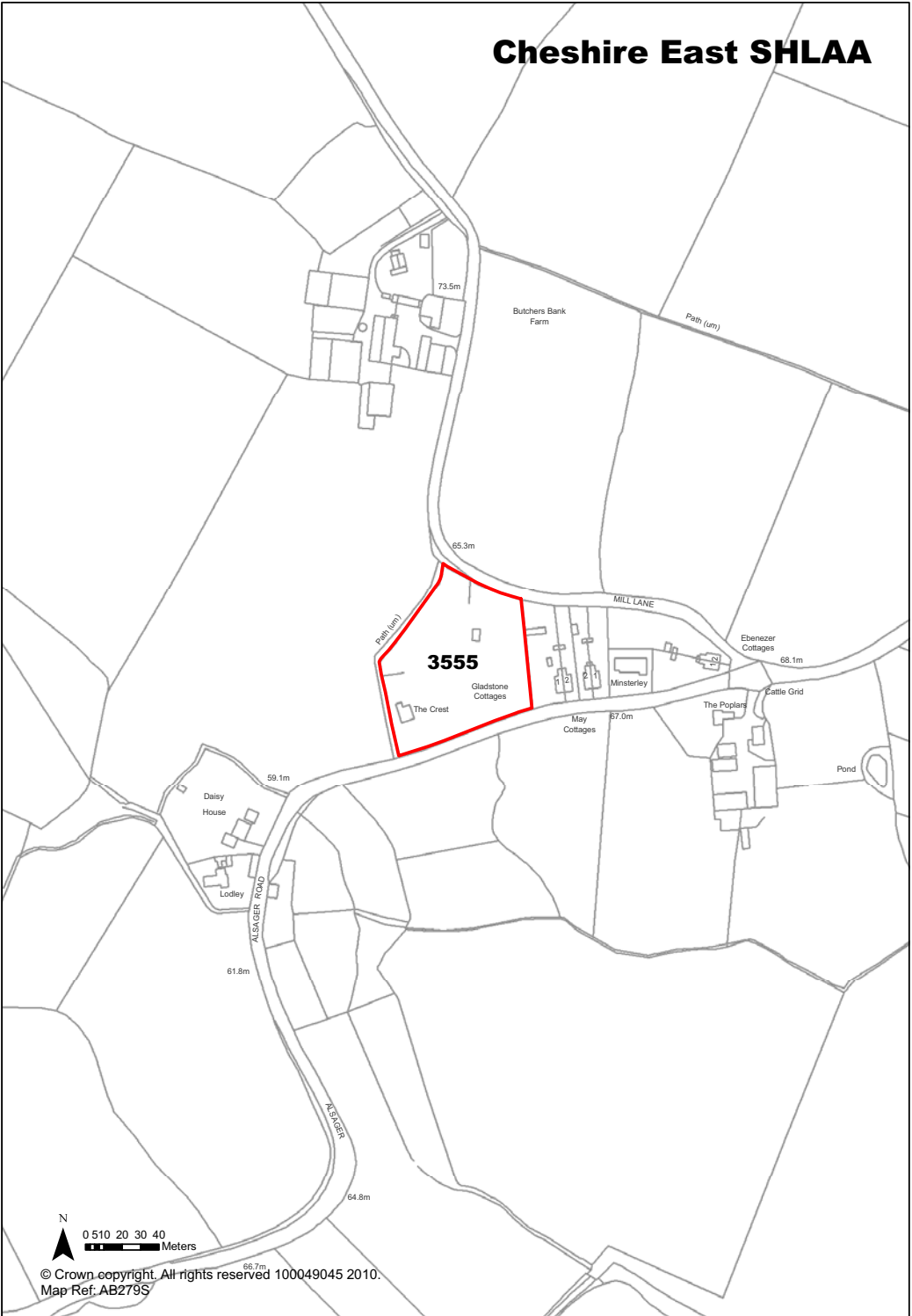
Town / Rural	Audlem - Edge / Extension	Easting	365357	Northing	342904
Site Description	Grass land and a small part of site is old railway line.	Site Size Net (Ha)	1.24		
Character of Area	Edge of settlement	Potential Capacity	38		
Surrounding Land Uses	Residential, open countryside and an area of woodland to the south	Potential Net Capacity	38		
Physical Constraints	Trees and hedges to boundaries. Site is slightly elevated from Mill Lane. Site is elevated again from Heyswood Ridge. Access from both Mill Lane and Heyswood Ridge could be problematic.				
Policy Restrictions	Open countryside	Potential Density	30.65		
Managing Constraints	Access issues to be discussed with Highways. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Determination of Capacity	Density multiplier		
Sustainability	Bus route available on Whitchurch Road.				
Accessibility	Access issues to be discussed with Highways.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Not Suitable	Current Year	0		
Availability	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:					



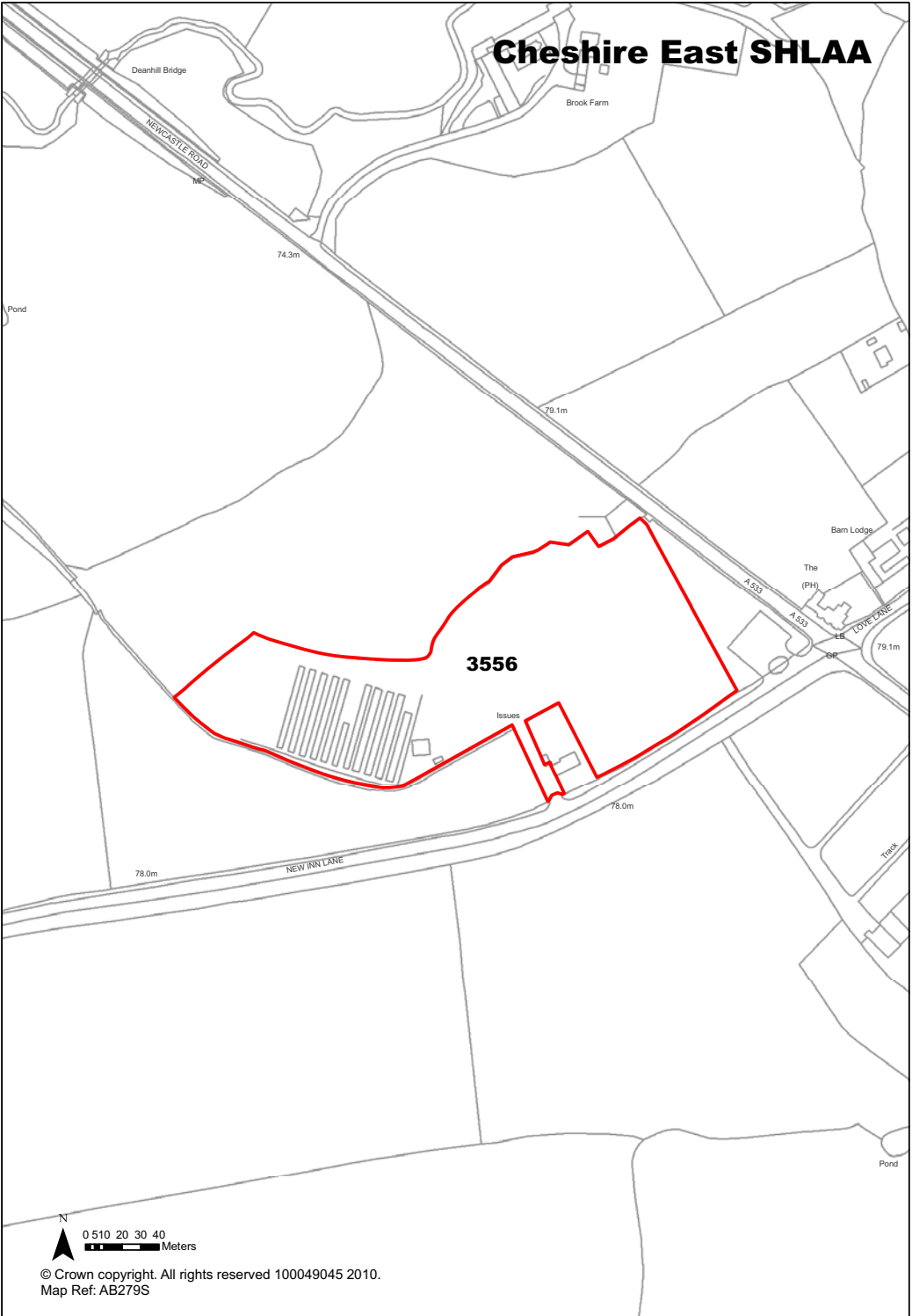
Ref	3554	Site Address	Congleton High School, Box Lane, Congleton		
Town / Rural	Congleton	Easting	383502	Northing	363358
Site Description	High School playing fields	Site Size Net (Ha)	0.4		
Character of Area	Edge of settlement	Potential Capacity	12		
Surrounding Land Uses	Residential and open countryside	Potential Net Capacity	12		
Physical Constraints	Currently part of school playing fields. Trees to boundary.	Potential Density	30		
Policy Restrictions	Within Congleton SZL. Protected Open Space.	Determination of Capacity	Density multiplier		
Managing Constraints	Replacement of Protected Open Space. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.				
Sustainability	Site on bus route. Within existing grounds of High School.				
Accessibility	Access to be discussed with Highways.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Suitable	Current Year	0		
Availability	Marginal / Uncertain	Years 1-5	0		
Achievability	Achievable	Years 6-10	12		
Deliverability	Developable	Years 11-15	0		
Development Progress	SHLAA Site				
Application Number:					



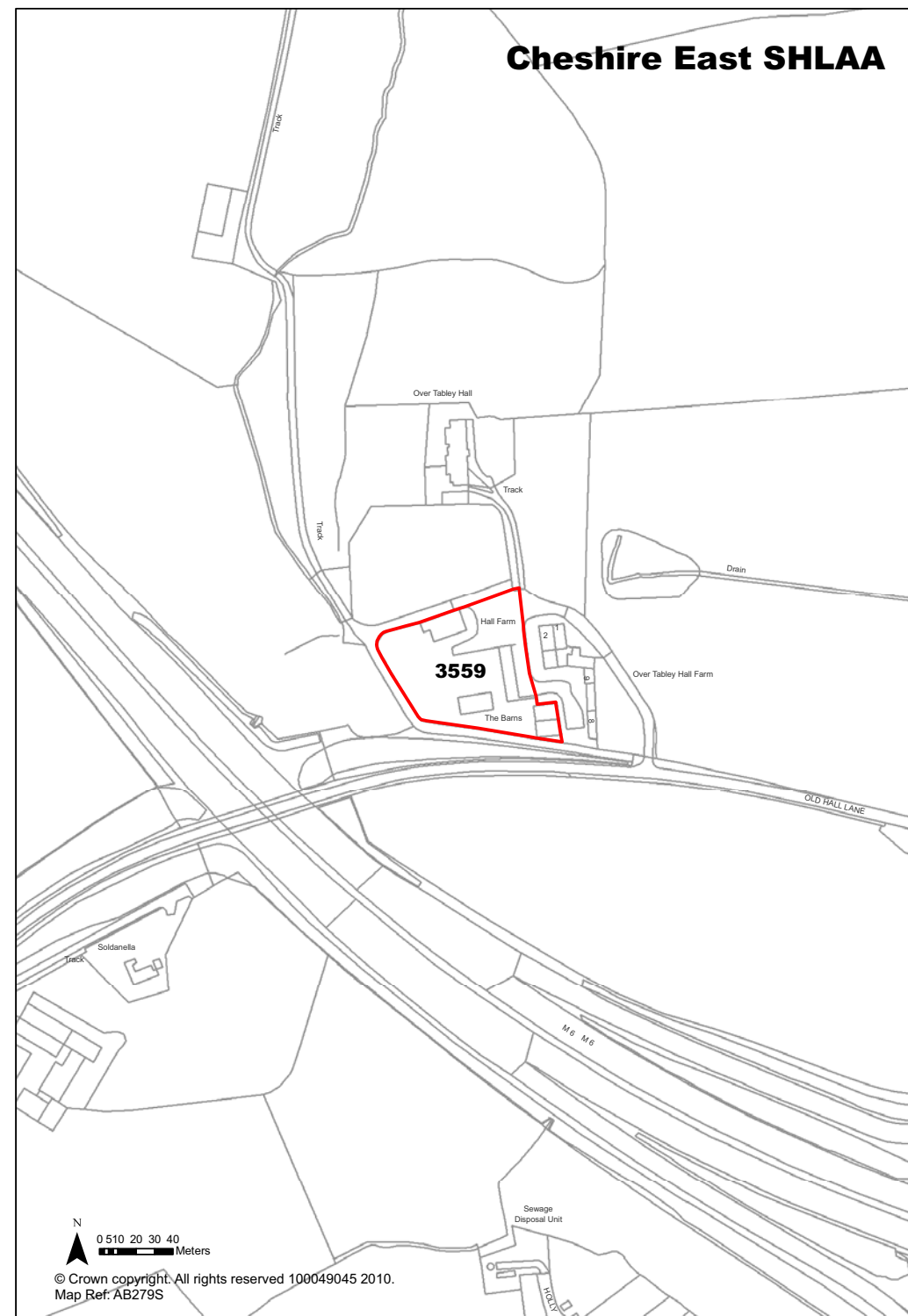
Ref	3555	Site Address	The Crest, Alsager Road, Hassall		
Town / Rural	Rural	Easting	377078	Northing	357851
Site Description	Residential property, out buildings, hardstanding and grassland		Site Size Net (Ha)	0.57	
Character of Area	Rural, open countryside		Potential Capacity	18	
Surrounding Land Uses	Open countryside and residential		Potential Net Capacity	18	
Physical Constraints	Trees on site. Buildings on site. Existing buildings on site.				
Policy Restrictions	Open countryside		Potential Density	31.58	
Managing Constraints	Consideration of biodiversity value of site. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.		Determination of Capacity	Density multiplier	
Sustainability	Site is not considered sustainable.				
Accessibility	Access to be discussed with Highways.		Total Completions	0	
Other Information			Losses Completed	0	
Brownfield / Greenfield	Greenfield		Remaining Losses	0	
Suitability	Not Suitable				
Availability	Available		Current Year	0	
Achievability	Not Achievable		Years 1-5	0	
Deliverability	Not currently developable		Years 6-10	0	
Development Progress	SHLAA Site		Years 11-15	0	
Application Number:					



Ref	3556	Site Address	New Inn Lane, Betchton		
Town / Rural	Rural	Easting	378499	Northing	358964
Site Description	Residential property, garden, grassland, green houses and polytunnels	Site Size Net (Ha)	2.3		
Character of Area	Open countryside	Potential Capacity	69		
Surrounding Land Uses	Open countryside	Potential Net Capacity	69		
Physical Constraints	Existing buildings on site. Trees and hedges to boundaries. Overhead lines.	Potential Density	30		
Policy Restrictions	Open countryside	Determination of Capacity	Density multiplier		
Managing Constraints	Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Total Completions	0		
Sustainability	Site is not considered sustainable	Losses Completed	0		
Accessibility	Access to be discussed with Highways.	Remaining Losses	0		
Other Information		Current Year	0		
Brownfield / Greenfield	Greenfield	Years 1-5	0		
Suitability	Not Suitable	Years 6-10	0		
Availability	Available	Years 11-15	0		
Achievability	Not Achievable				
Deliverability	Not currently developable				
Development Progress	SHLAA Site				
Application Number:					

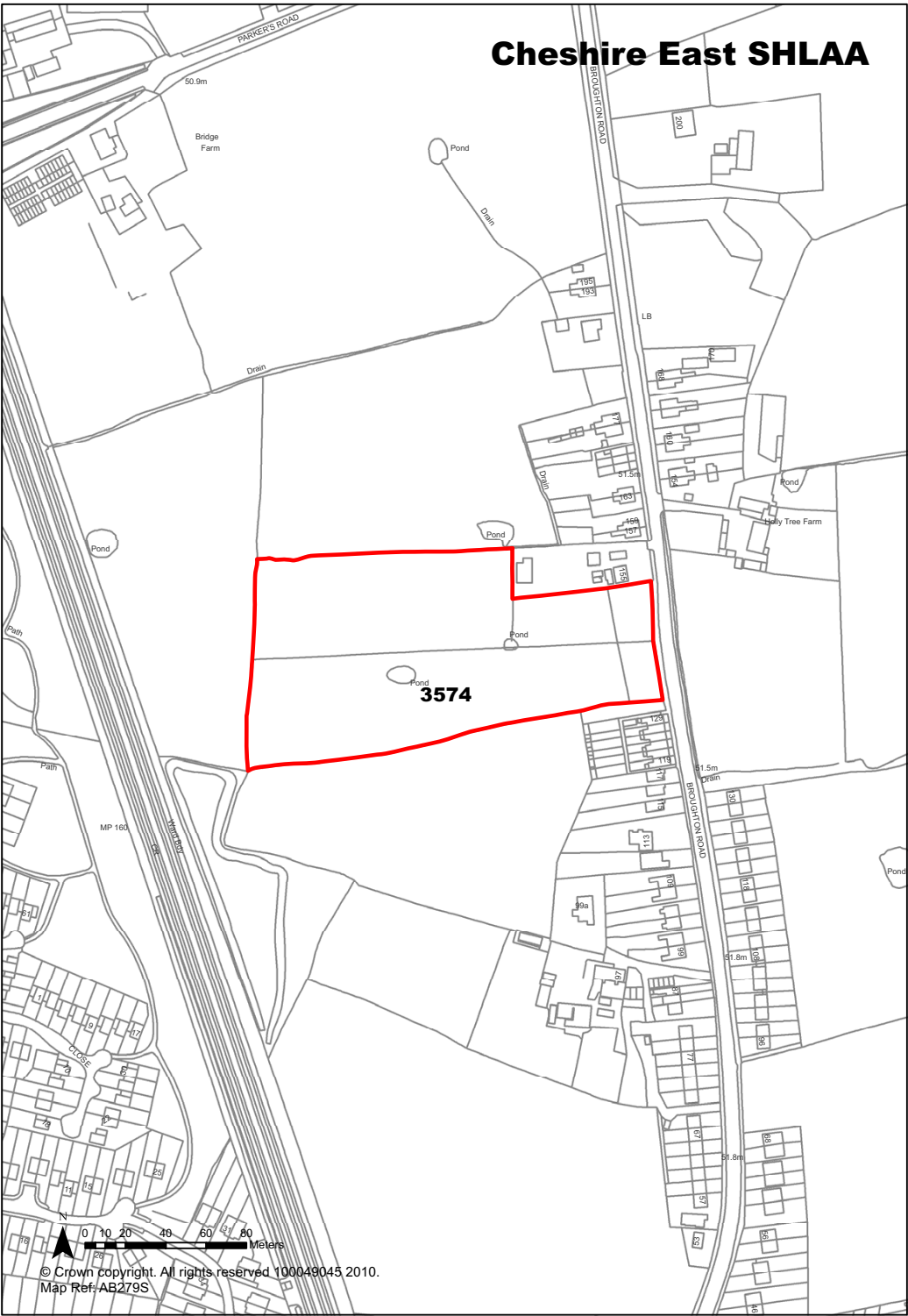


Ref	3559	Site Address	OVER TABLEY HALL FARM, OLD HALL LANE, TABLEY	
Town / Rural	Rural	Easting	371940	Northing 379819
Site Description	Derelict farm buildings.		Site Size Net (Ha)	0.51
Character of Area	Open countryside.		Potential Capacity	10
Surrounding Land Uses	Open countryside and limited residential.		Potential Net Capacity	9
Physical Constraints	Grade II Listed Building. Proximity to the M6 motorway. Overhead lines across site. Hardstanding on site. Buildings on site. Bats on site.			
Policy Restrictions	Green Belt. Listed Building.		Potential Density	19.61
Managing Constraints	Consideration of Listed Building on site and Listed Building adjacent to the site. Biodiversity of site to be considered including protection of bats known to be on site.		Determination of Capacity	Based on current permission
Sustainability	Site is not considered to be sustainably located, although development proposed intend to bring forward sustainability measures.			
Accessibility	Access is possible.		Total Completions	0
Other Information	Enabling development to bring listed building back into use and reduce risk of re-entering building at risk register.		Losses Completed	0
Brownfield / Greenfield	Mixed		Remaining Losses	1
Suitability	Suitable			
Availability	Available		Current Year	0
Achievability	Achievable		Years 1-5	10
Deliverability	Deliverable		Years 6-10	0
Development Progress	Full Permission		Years 11-15	0
Application Number:	10/1900M			

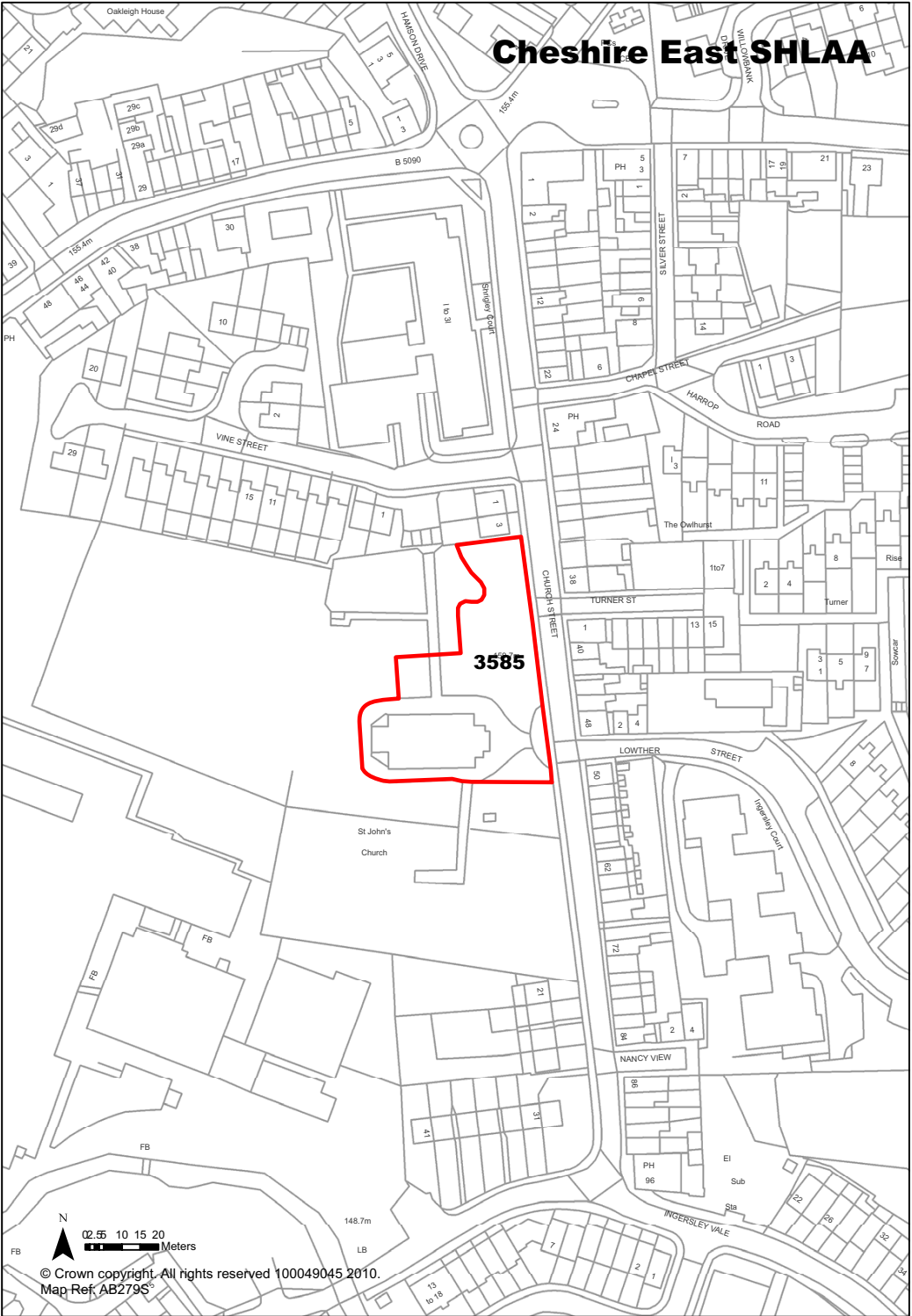


Ref 3574 Site Address Land adjacent to 155 Broughton Road, Crewe

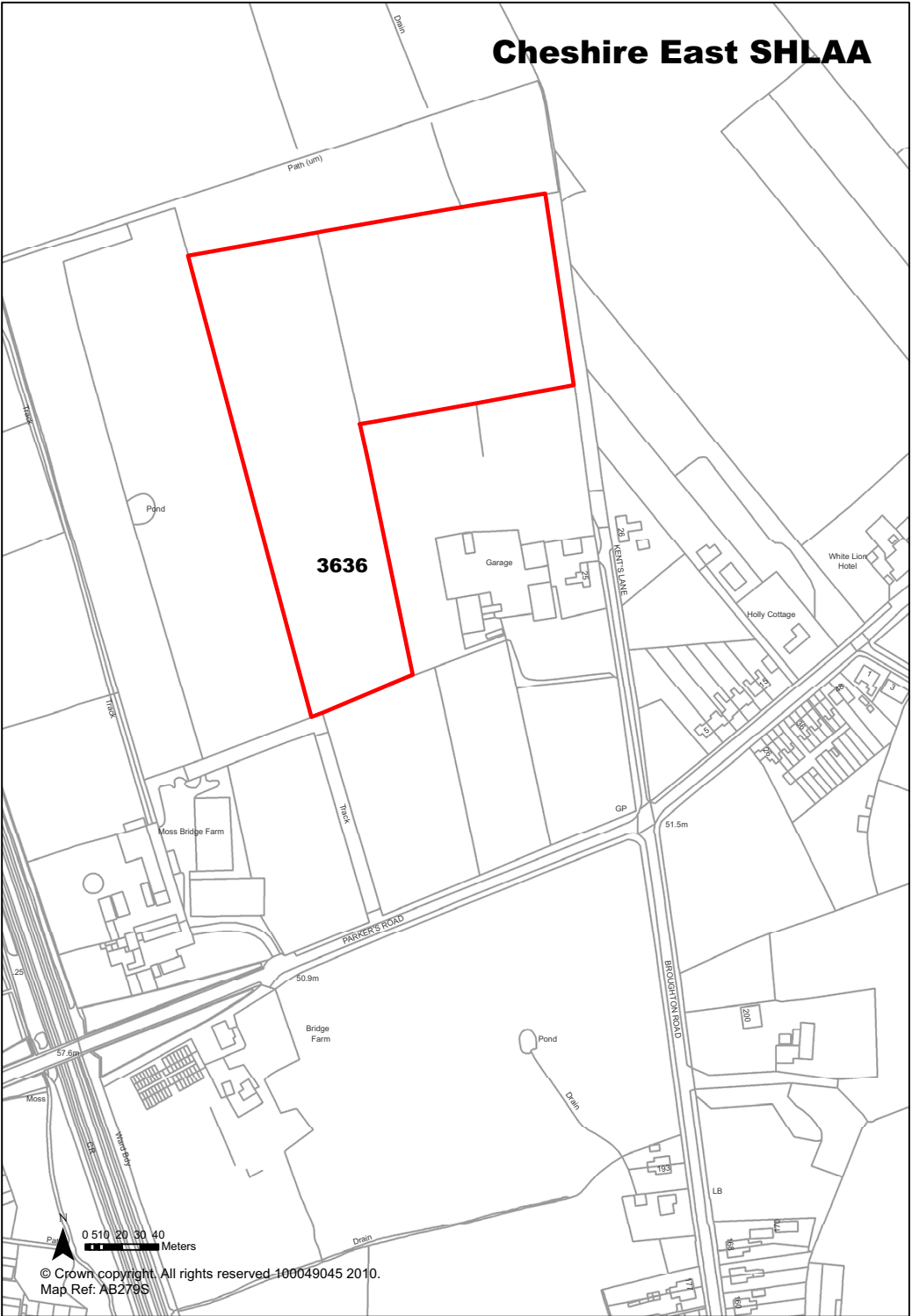
Town / Rural	Crewe - Edge / Extension	Easting	370241	Northing	357837
Site Description	Agricultural fields	Site Size Net (Ha)	1.68		
Character of Area	Edge of settlement moving into open countryside.	Potential Capacity	51		
Surrounding Land Uses	Residential, open countryside and the railway.	Potential Net Capacity	51		
Physical Constraints	Trees and hedges to field boundaries within and on edge of site. Ponds on site. Overhead lines to edge of site. Site is within Flood Zone 1.				
Policy Restrictions	Open countryside	Potential Density	30.36		
Managing Constraints	Consideration of biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.	Determination of Capacity	Density multiplier		
Sustainability	Bus route on Broughton Road				
Accessibility	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	51		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:					



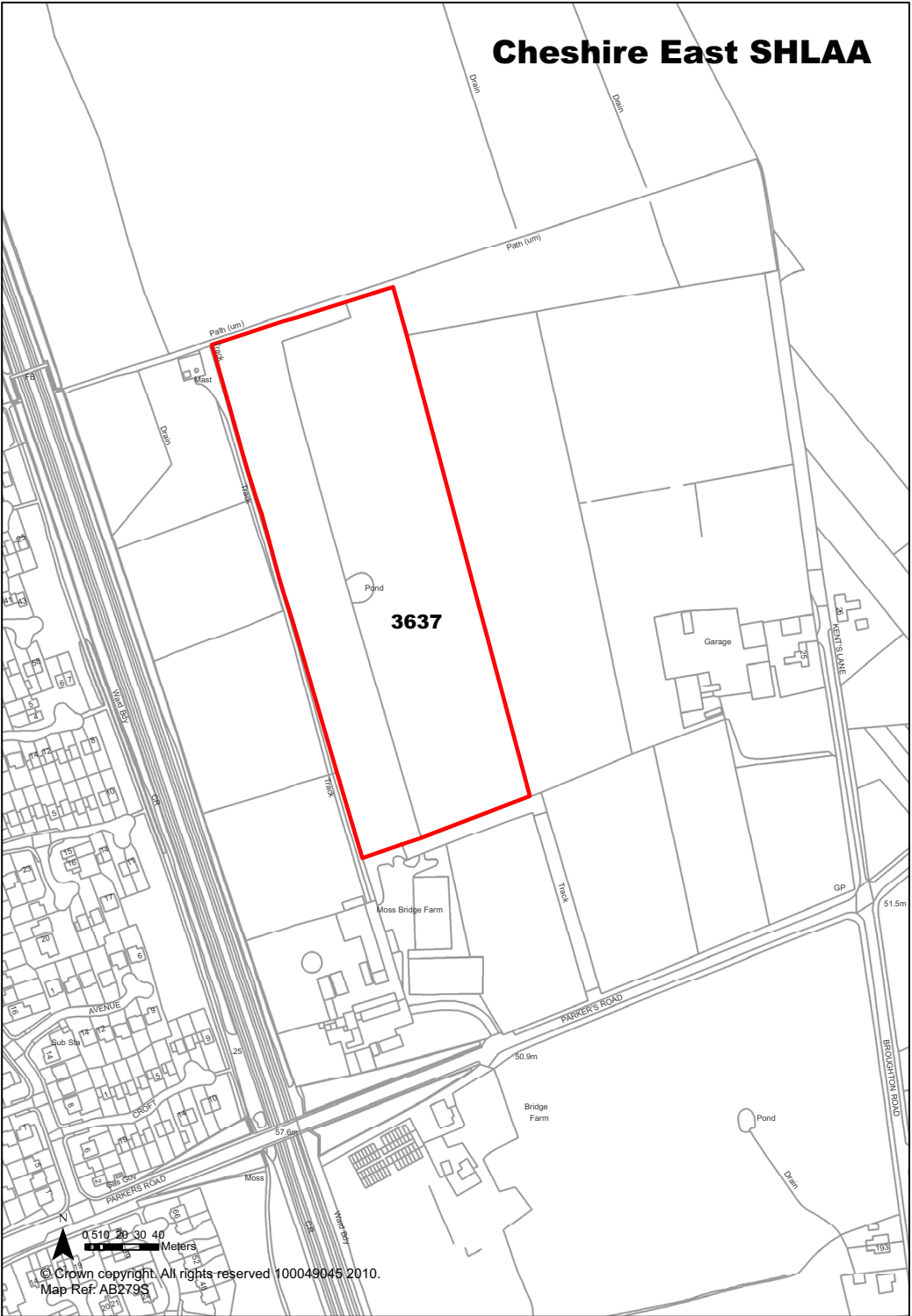
Ref	3585	Site Address	St John The Baptist Church, Church Street, Bollington	
Town / Rural	Bollington	Easting	393902	Northing 377803
Site Description	Vacant church	Site Size Net (Ha)	0.22	
Character of Area	Residential and commercial	Potential Capacity	13	
Surrounding Land Uses	Residential and commercial	Potential Net Capacity	13	
Physical Constraints	Sloping site. Building on site. Grade II Listed Building. Potential for bats within the building. Trees on site.	Potential Density	59.09	
Policy Restrictions	The site is allocated as an Area of Existing Open Space within Bollington Conservation Area, and is situated between an Existing Employment Area and a Predominantly Residential Area as identified in the Macclesfield Borough Local Plan	Determination of Capacity	Based on current permission	
Managing Constraints	Consideration of heritage of building.	Total Completions	0	
Sustainability		Losses Completed	0	
Accessibility	Access is possible.	Remaining Losses	0	
Other Information		Current Year	0	
Brownfield / Greenfield	Mixed	Years 1-5	13	
Suitability	Suitable	Years 6-10	0	
Availability	Available	Years 11-15	0	
Achievability	Achievable			
Deliverability	Deliverable			
Development Progress	Full Permission			
Application Number:	10/2927M			



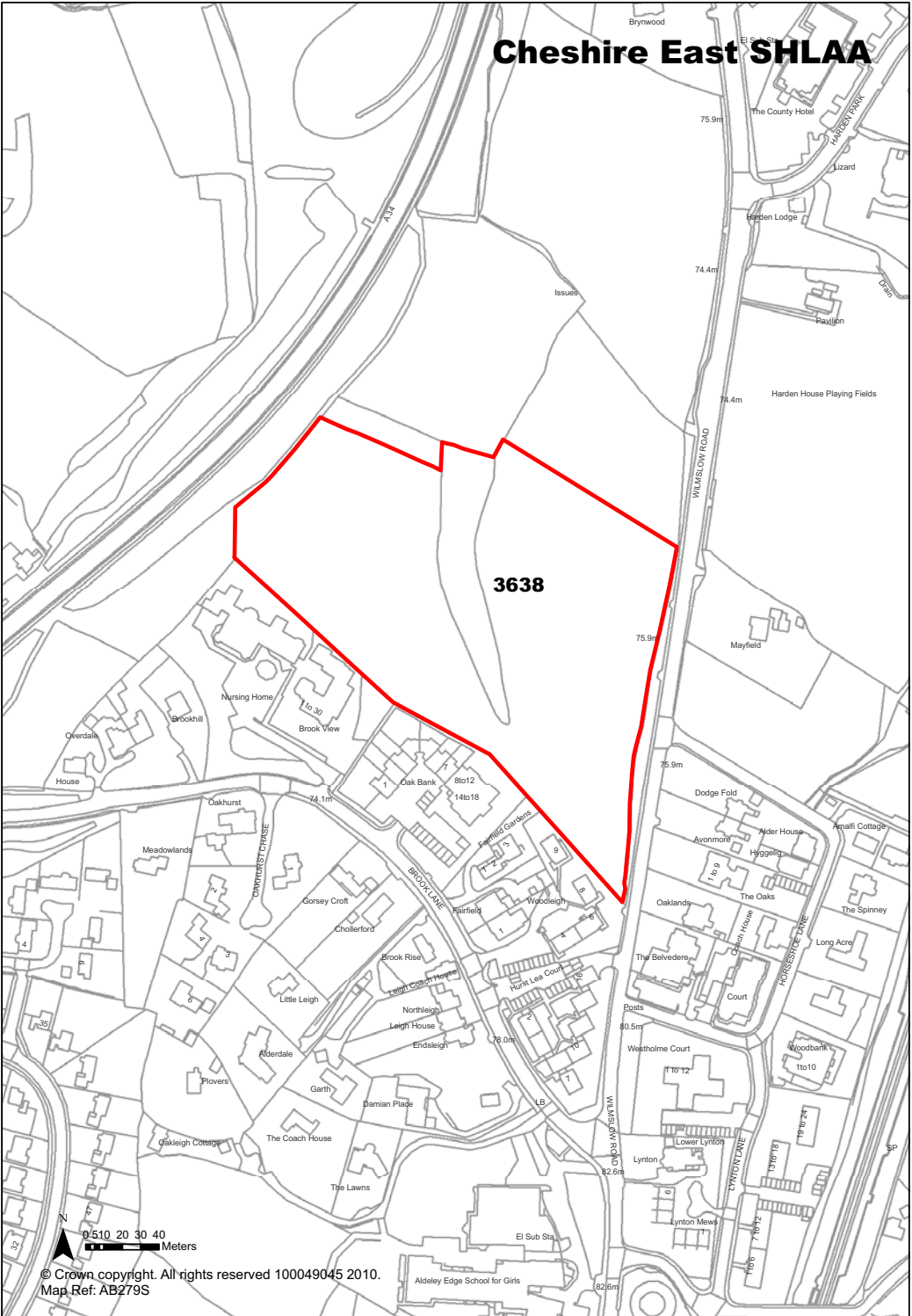
Ref	3636	Site Address	Land off Parkers Road (Part 1), Coppenhall Crewe		
Town / Rural	Crewe - Edge / Extension	Easting	370158	Northing	358438
Site Description	Agricultural land	Site Size Net (Ha)	2.97		
Character of Area	Open countryside / edge of settlement.	Potential Capacity	90		
Surrounding Land Uses	Open countryside	Potential Net Capacity	90		
Physical Constraints	Trees and hedges to field boundaries. Access to the site.	Potential Density	30.3		
Policy Restrictions	Open countryside.	Determination of Capacity	Density multiplier		
Managing Constraints	Access to be discussed with Highways. Consideration of the biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Total Completions	0		
Sustainability		Losses Completed	0		
Accessibility	Access to be discussed with Highways.	Remaining Losses	0		
Other Information		Current Year	0		
Brownfield / Greenfield	Greenfield	Years 1-5	0		
Suitability	Not Suitable	Years 6-10	0		
Availability	Available	Years 11-15	0		
Achievability	Not Achievable				
Deliverability	Not currently developable				
Development Progress	SHLAA Site				
Application Number:					



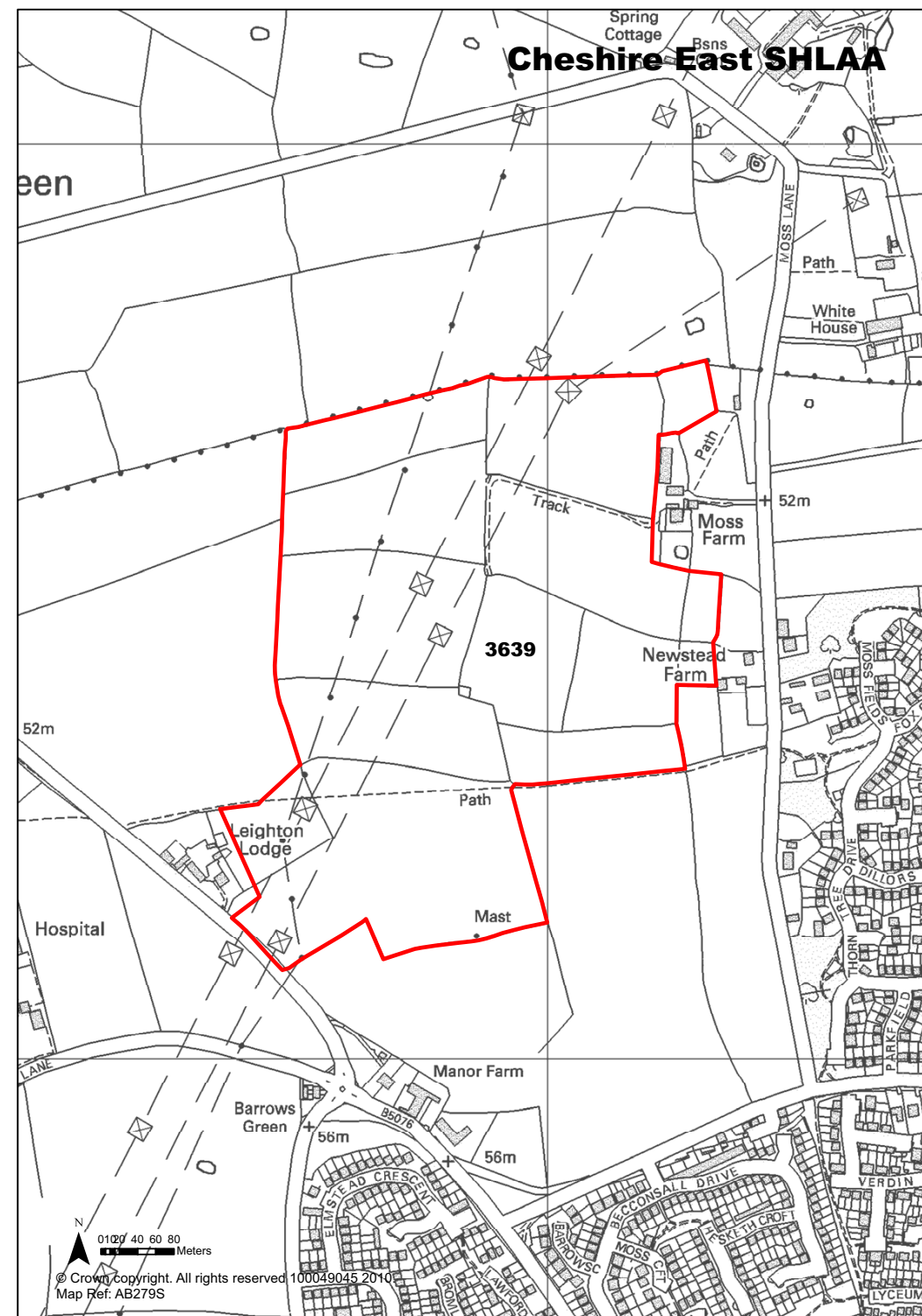
Ref	3637	Site Address	Land off Parker Road (Part 2), Coppenhall, Crewe			
Town / Rural	Crewe - Edge / Extension		Easting	370042	Northing	358386
Site Description	Agricultural land and car repairs services.		Site Size Net (Ha)		2.92	
Character of Area	Open countryside / edge of settlement		Potential Capacity		88	
Surrounding Land Uses	Open countryside		Potential Net Capacity		88	
Physical Constraints	Trees and hedges to field boundaries. Car repairs buildings and hardstanding.		Potential Density		30.14	
Policy Restrictions	Open countryside.		Determination of Capacity		Density multiplier	
Managing Constraints	Consideration of existing business on site. Consideration of potential biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines.					
Sustainability	Bus service on Warmingham Road.					
Accessibility	Access to be discussed with Highways.		Total Completions		0	
Other Information			Losses Completed		0	
Brownfield / Greenfield	Mixed		Remaining Losses		0	
Suitability	Not Suitable					
Availability	Available		Current Year		0	
Achievability	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	Alderley Edge - Edge / Extension	Easting	384181	Northing	379072
Site Description	Agricultural land	Site Size Net (Ha)	3.29		
Character of Area	Edge of settlement	Potential Capacity	103		
Surrounding Land Uses	Open countryside and residential	Potential Net Capacity	103		
Physical Constraints	Adjacent to bypass. Trees and hedges to field boundaries.				
Policy Restrictions	Green Belt	Potential Density	30.12		
Managing Constraints	Transport Assessment would be required. Air quality assessment may be required (size of development). Consideration of biodiversity value of site. Surface water runoff should be calculated in accordance with Environment Agency guidelines. Noise mitigation measures may be required.	Determination of Capacity	Density multiplier		
Sustainability	Bus route and stops on Wilmslow Road.				
Accessibility	Access to be discussed with Highways.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Suitable - with policy change				
Availability	Available	Current Year	0		
Achievability	Achievable	Years 1-5	0		
Deliverability	Developable	Years 6-10	90		
Development Progress	SHLAA Site	Years 11-15	13		
Application Number:					



Ref 3639	Site Address Leighton West (The Fairfield Partnership), Crewe		
Town / Rural Crewe - Edge / Extension	Easting 368911	Northing 358448	
Site Description	Agricultural land	Site Size Net (Ha)	24.31
Character of Area	Open countryside to edge of settlement.	Potential Capacity	400
Surrounding Land Uses	Agricultural land.	Potential Net Capacity	400
Physical Constraints	Pylons through site. Paths through site. Trees and hedges within site on field boundaries. Flood zone 1- little or no risk. Located on potential contaminated site. Potential air quality issues. Levels appear generally flat.	Potential Density	16.45
Policy Restrictions	Open countryside.Open countryside and within NATs safeguarding zone.	Determination of Capacity	Based on agent / developer information
Managing Constraints	Transport Assessment would be required. S106, S278 and S38 agreements may be required. Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Consideration of biodiversity and accommodation/relocation of footpath. Surface water runoff should be calculated in accordance with Environment Agency guidelines.		
Sustainability			
Accessibility	Consideration of traffic impact onto both the local and strategic highways infrastructure - discussion with highways required.	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	125
Deliverability	Developable	Years 11-15	250
Development Progress	SHLAA Site		
Application Number:			

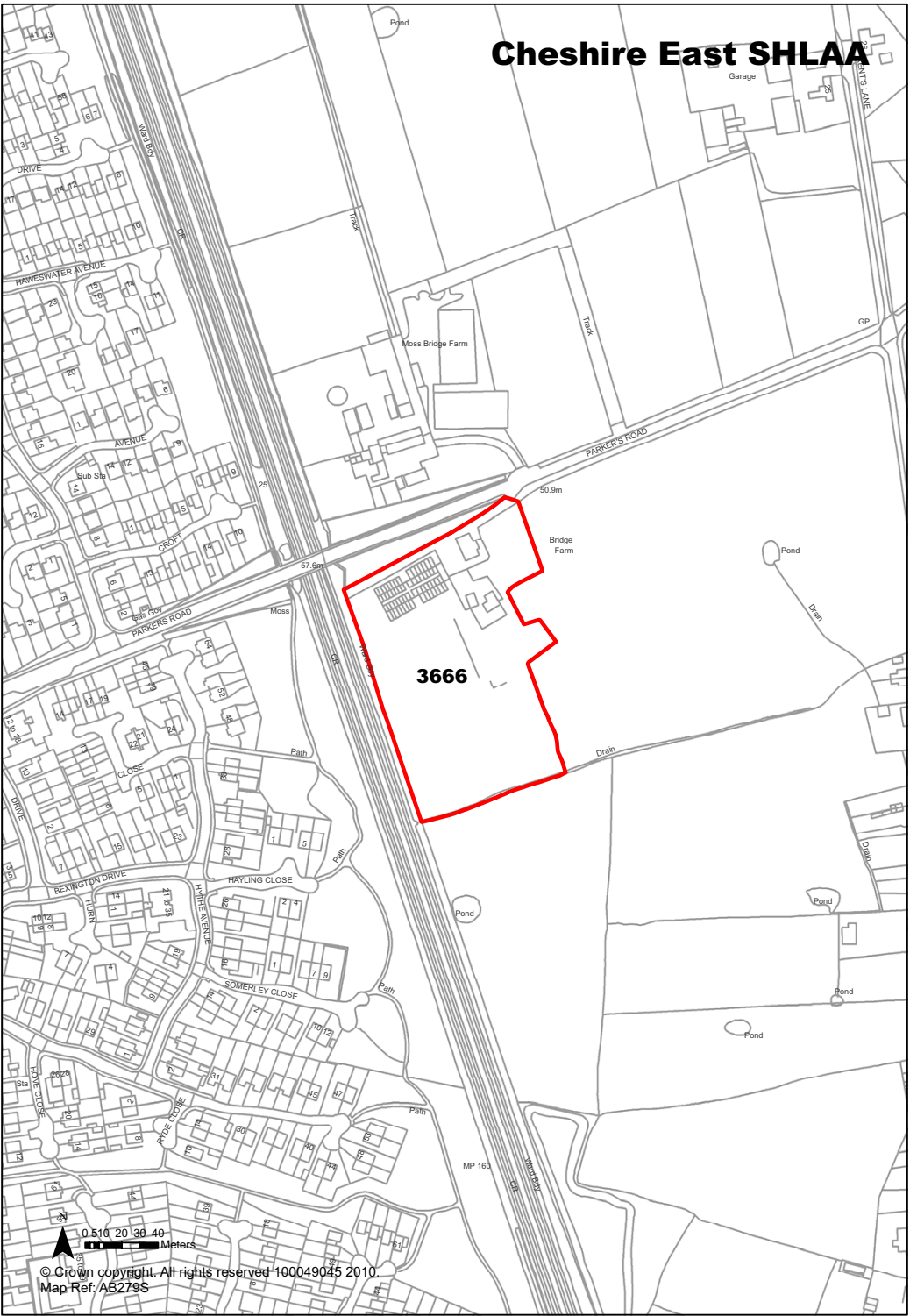


Ref3666

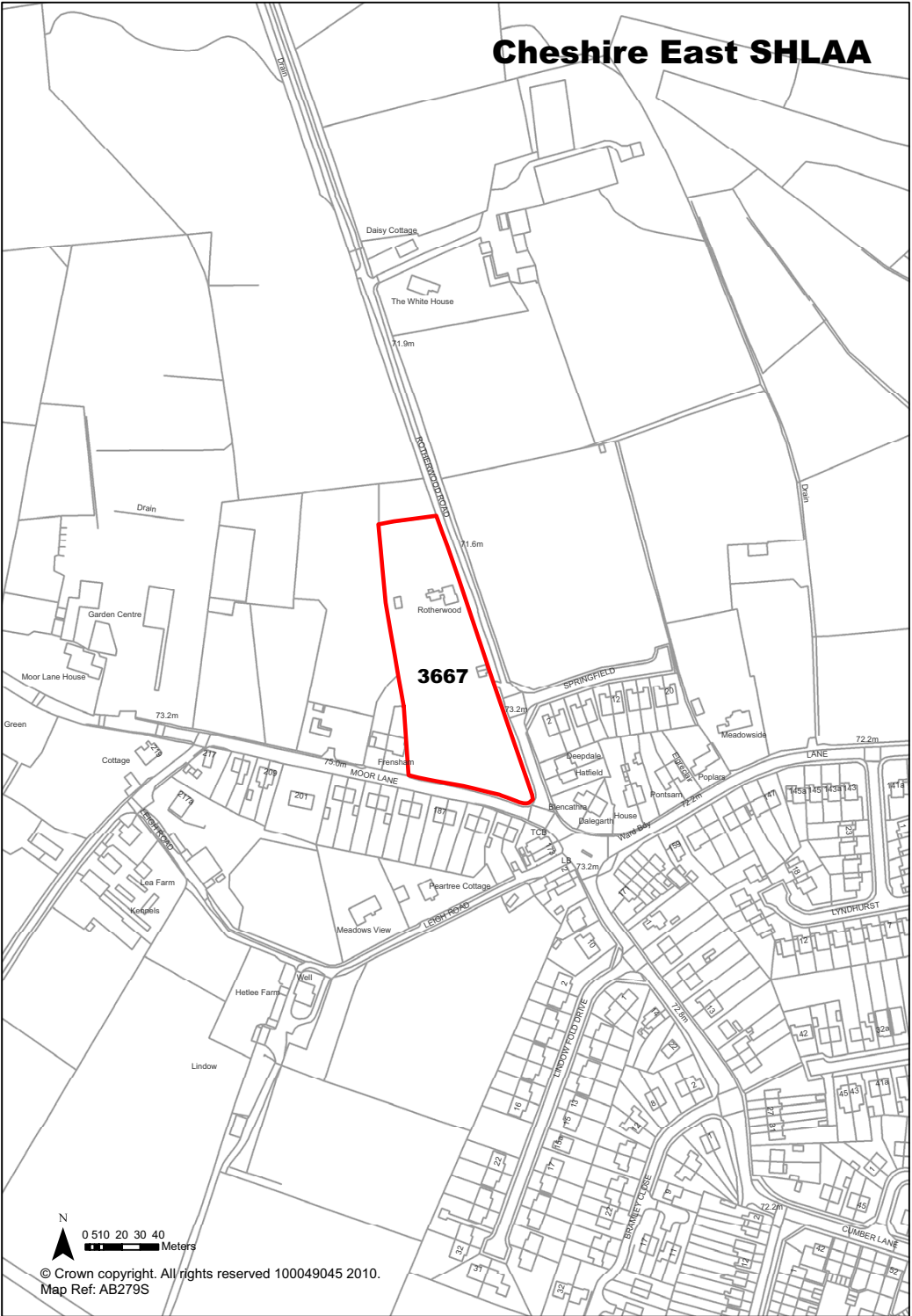
Site Address

Bridge Farm, Parkers Road, Crewe

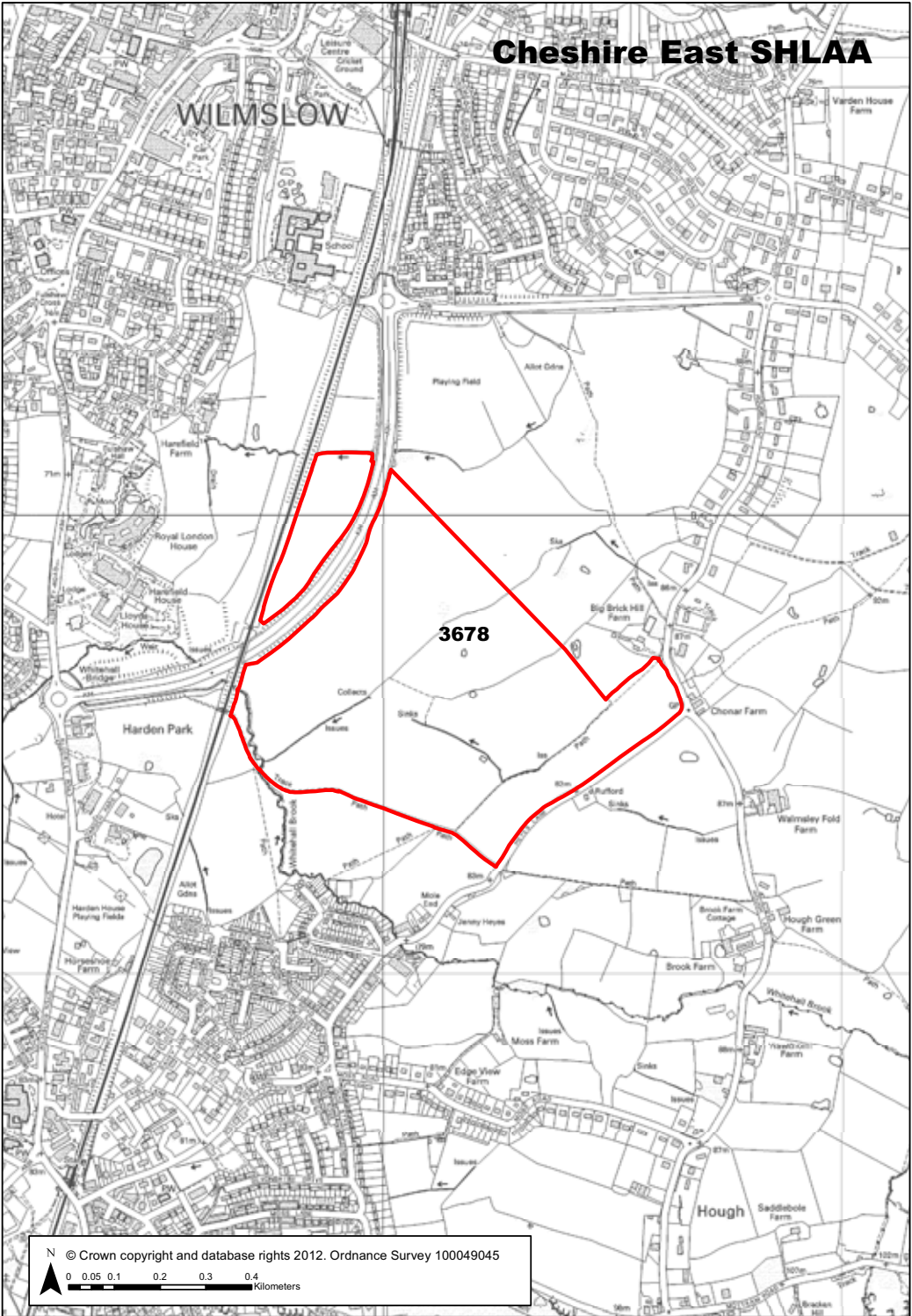
Town / Rural	Crewe - Edge / Extension	Easting	370075	Northing	358025
Site Description	Agriculture/ Stables / Kennels	Site Size Net (Ha)	1.31		
Character of Area	Edge of settlement and open countryside	Potential Capacity	40		
Surrounding Land Uses	Open countryside and railway	Potential Net Capacity	40		
Physical Constraints	Buildings on site. Trees and hedges to boundary.	Potential Density	30.53		
Policy Restrictions	Open countryside.	Determination of Capacity	Density multiplier		
Managing Constraints	Access to be discussed with Highways. Consideration of the biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines.				
Sustainability					
Accessibility	Access to be discussed with Highways.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Suitable - with policy change				
Availability	Available	Current Year	0		
Achievability	Achievable	Years 1-5	0		
Deliverability	Developable	Years 6-10	40		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:					



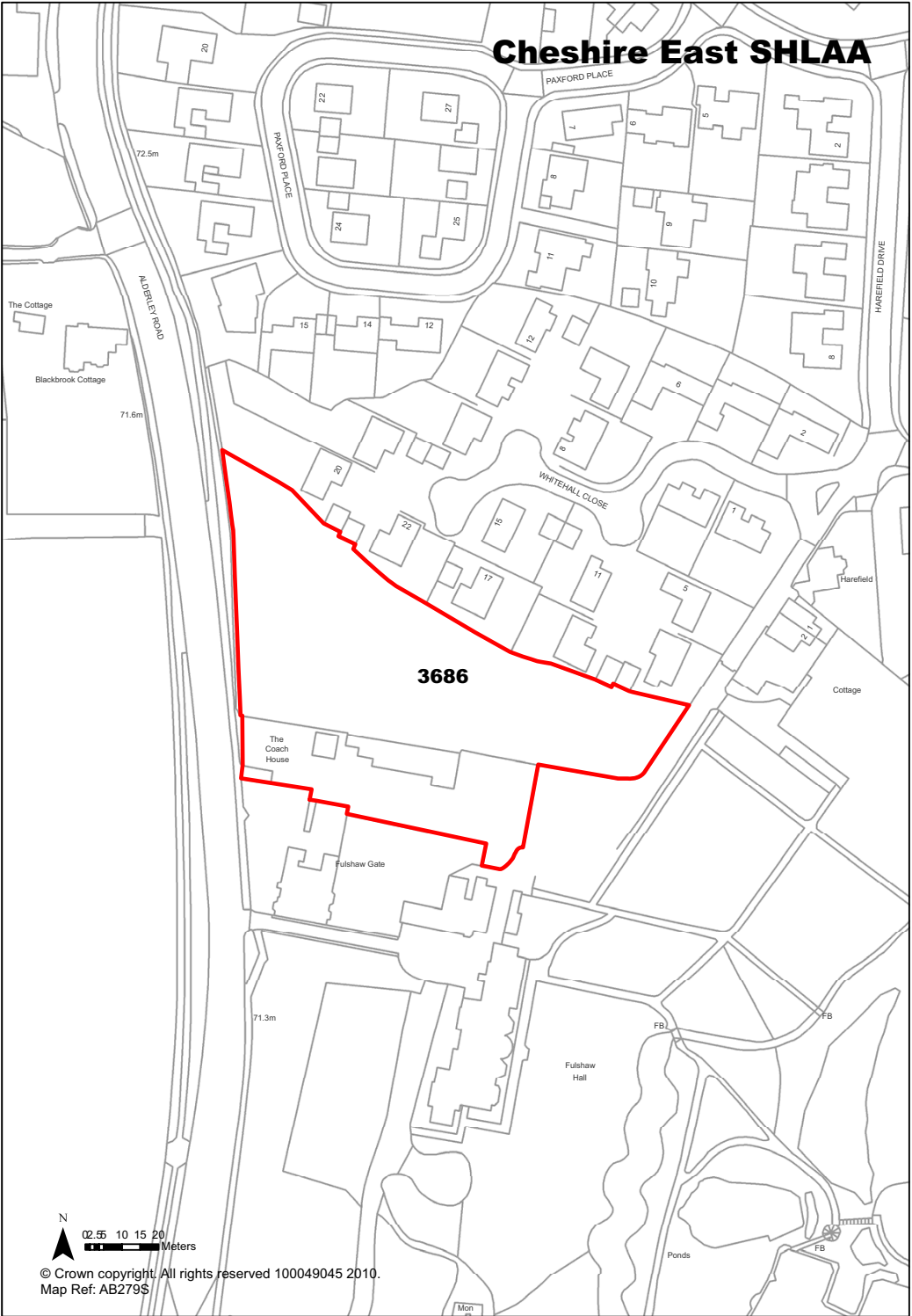
Ref	3667	Site Address	Rotherwood and adjacent land, Rotherwood Road, Wilmslow		
Town / Rural	Wilmslow - Edge / Extension	Easting	382646	Northing	380245
Site Description	Residential, garden and caravan storage	Site Size Net (Ha)	0.72		
Character of Area	Edge of settlement.	Potential Capacity	22		
Surrounding Land Uses	Residential and open countryside	Potential Net Capacity	22		
Physical Constraints	Trees on site. Trees and hedges to boundary. Residential property on site. Potential for relocation of existing caravan storage use.	Potential Density	30.56		
Policy Restrictions	Green Belt.	Determination of Capacity	Density multiplier		
Managing Constraints	Consideration of nature conservation value. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Total Completions	0		
Sustainability	Bus route on Moor Lane.	Losses Completed	0		
Accessibility	Access to be discussed with Highways.	Remaining Losses	0		
Other Information		Current Year	0		
Brownfield / Greenfield	Mixed	Years 1-5	0		
Suitability	Suitable - with policy change	Years 6-10	22		
Availability	Available	Years 11-15	0		
Achievability	Achievable				
Deliverability	Developable				
Development Progress	SHLAA Site				
Application Number:					



Ref	3678	Site Address	Land between Alderley Edge and Wilmslow, east of A34		
Town / Rural	Alderley Edge - Edge / Extension	Easting	385145	Northing	379710
Site Description	Open countryside	Site Size Net (Ha)	43.97		
Character of Area	Open countryside.	Potential Capacity	1679		
Surrounding Land Uses	Residential to the south, playing fields to the north, agriculture and open countryside to the east, railway to the west.	Potential Net Capacity	1679		
Physical Constraints	A34 adjacent to site. Noise from road and railway. Brook runs through site - potential for flooding. Trees and hedges to boundaries.				
Policy Restrictions	Green Belt.	Potential Density	30		
Managing Constraints	Consideration of agricultural value. Consideration of nature conservation value. Consideration of landscape value of the site. Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines. Consideration of Air quality due to size of site.	Determination of Capacity	Density multiplier		
Sustainability	Not currently sustainable but scale of site could create sustainable community.				
Accessibility	To be discussed with highways. Transport Assessment likely to be required. Contributions likely to be required.	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	3686	Site Address	Land at The Coach House, Alderley Road, Wilmslow	
Town / Rural	Wilmslow - Edge / Extension	Easting	384362	Northing 380178
Site Description	Residential and paddock	Site Size Net (Ha)	0.65	
Character of Area	Edge of Settlement	Potential Capacity	20	
Surrounding Land Uses	Residential and commercial	Potential Net Capacity	19	
Physical Constraints	Trees on site. Trees and Hedges to boundaries. Building on site.	Potential Density	30.77	
Policy Restrictions	Green Belt. Adjacent to a Major Developed Site in the Green Belt.	Determination of Capacity	Density multiplier	
Managing Constraints	Consideration of potential biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines.			
Sustainability	Bus route on Alderley Road. School is approx 600m, but approx. 1km walking distance. Edge of Town Centre approx. 600m away, but approx. 800m walking distance.			
Accessibility	To be discussed with Highways.	Total Completions	0	
Other Information		Losses Completed	0	
Brownfield / Greenfield	Mixed	Remaining Losses	0	
Suitability	Suitable - with policy change	Current Year	0	
Availability	Available	Years 1-5	0	
Achievability	Achievable	Years 6-10	20	
Deliverability	Developable	Years 11-15	0	
Development Progress	SHLAA Site			
Application Number:				



Ref	3687	Site Address	Land off Ryecroft Lane, Mobberley
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Town / Rural	Mobberley - Edge / Extension	Easting	377420	Northing	379806
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Site Description	Agricultural land	Site Size Net (Ha)	3.49
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Character of Area	Open countryside.	Potential Capacity	105
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Surrounding Land Uses	Residential and open countryside	Potential Net	105
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Physical Constraints	Trees and hedges to field boundary. Pond within site. Site appears generally flat.	Capacity
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Policy Restrictions	Green Belt.	Potential Density	30.09
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Managing Constraints	Determination of Capacity	Density multiplier
Consideration of potential biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines.		

Sustainability Bus route on Knutsford Road

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

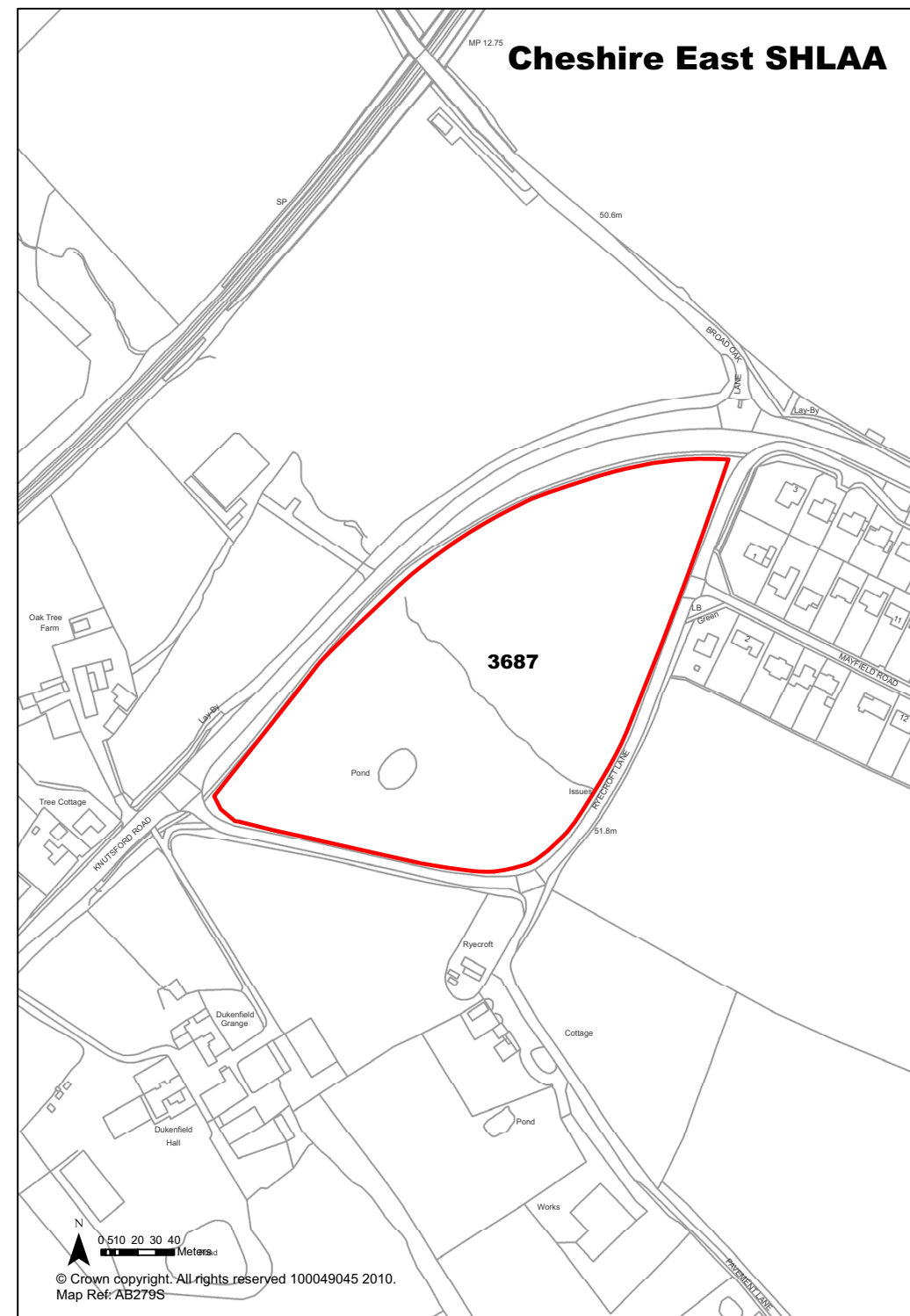
Availability	Available	Current Year	0
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Achievability	Not Achievable	Years 1-5	0
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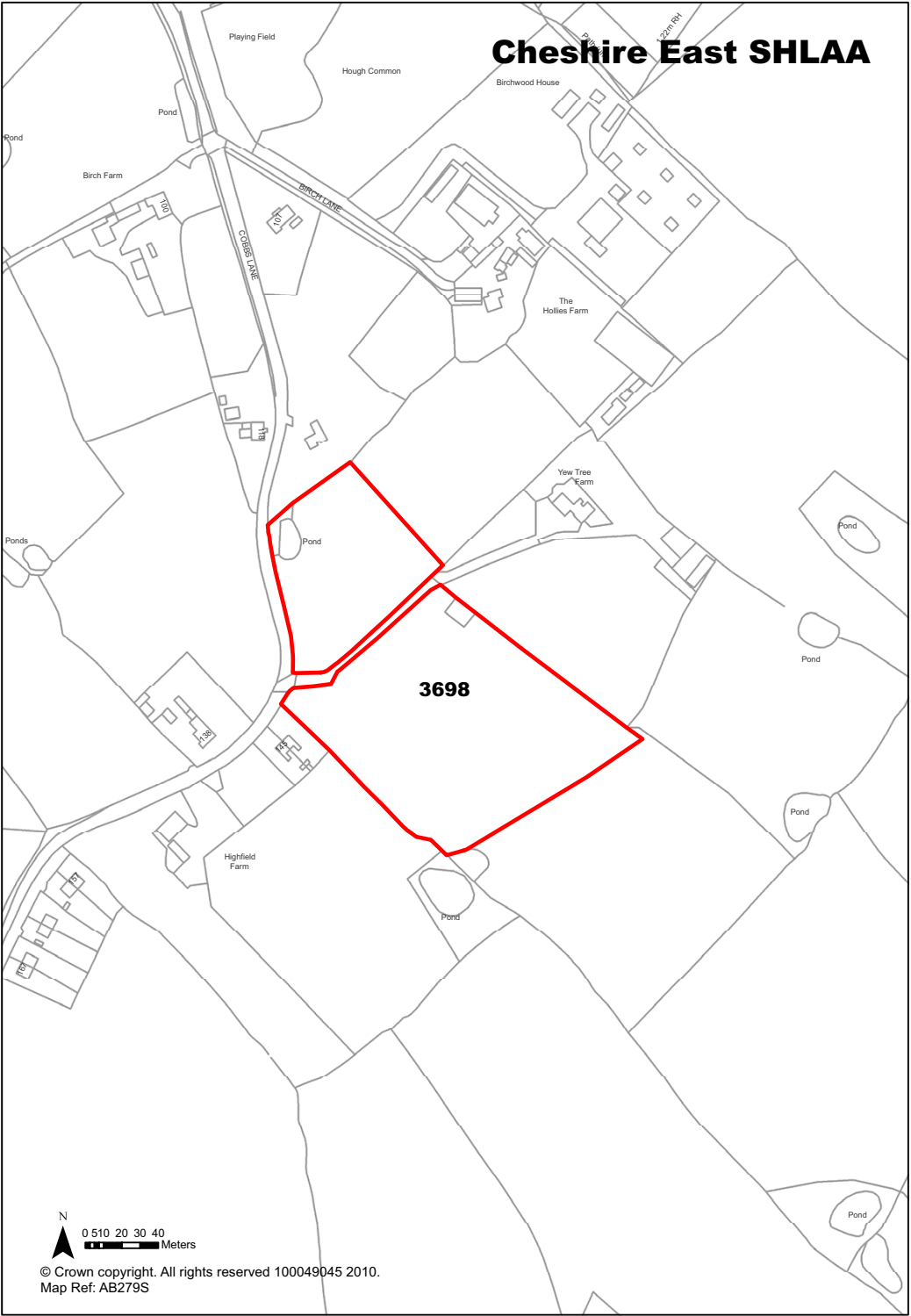
Deliverability	Not currently developable	Years 6-10	0
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Development Progress	SHLAA Site	Years 11-15	0
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Application Number:

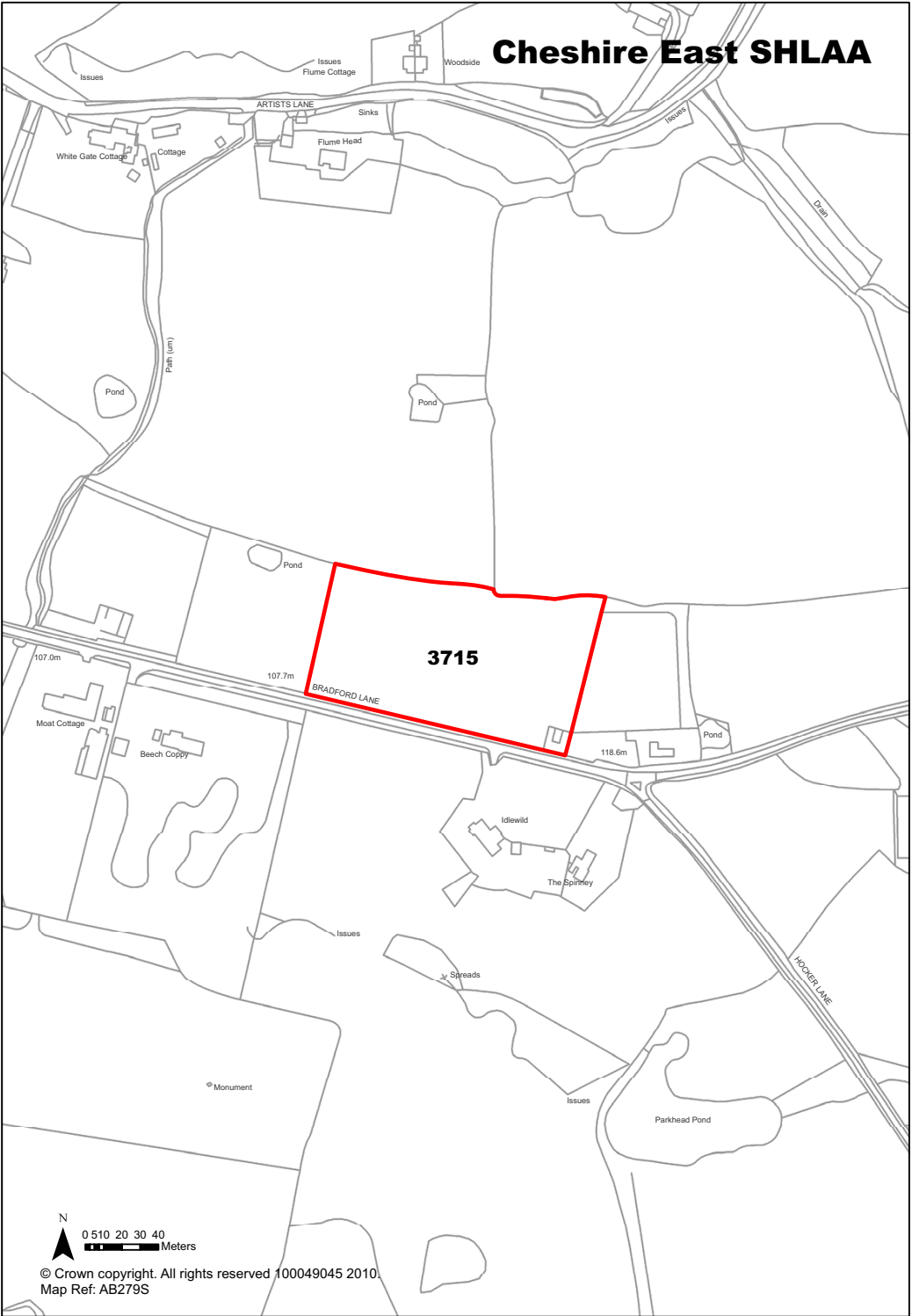


Ref	3698	Site Address	Yew Tree Farm, Cobbs Lane, Hough, Crewe.	
Town / Rural	Rural	Easting	371573	Northing 350308
Site Description	Agricultural land	Site Size Net (Ha)	2.11	
Character of Area	Open countryside	Potential Capacity	64	
Surrounding Land Uses	Open countryside	Potential Net Capacity	64	
Physical Constraints	Trees and hedges to field boundaries. Overhead lines on site. Site appears generally flat.	Potential Density	30.33	
Policy Restrictions	Open countryside	Determination of Capacity	Density multiplier	
Managing Constraints	Consideration of the biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Total Completions	0	
Sustainability	Bus route on Cobbs Lane. Site not considered sustainable.	Losses Completed	0	
Accessibility	Access to be discussed with Highways.	Remaining Losses	0	
Other Information		Current Year	0	
Brownfield / Greenfield	Greenfield	Years 1-5	0	
Suitability	Not Suitable	Years 6-10	0	
Availability	Available	Years 11-15	0	
Achievability	Not Achievable			
Deliverability	Not currently developable			
Development Progress	SHLAA Site			
Application Number:				

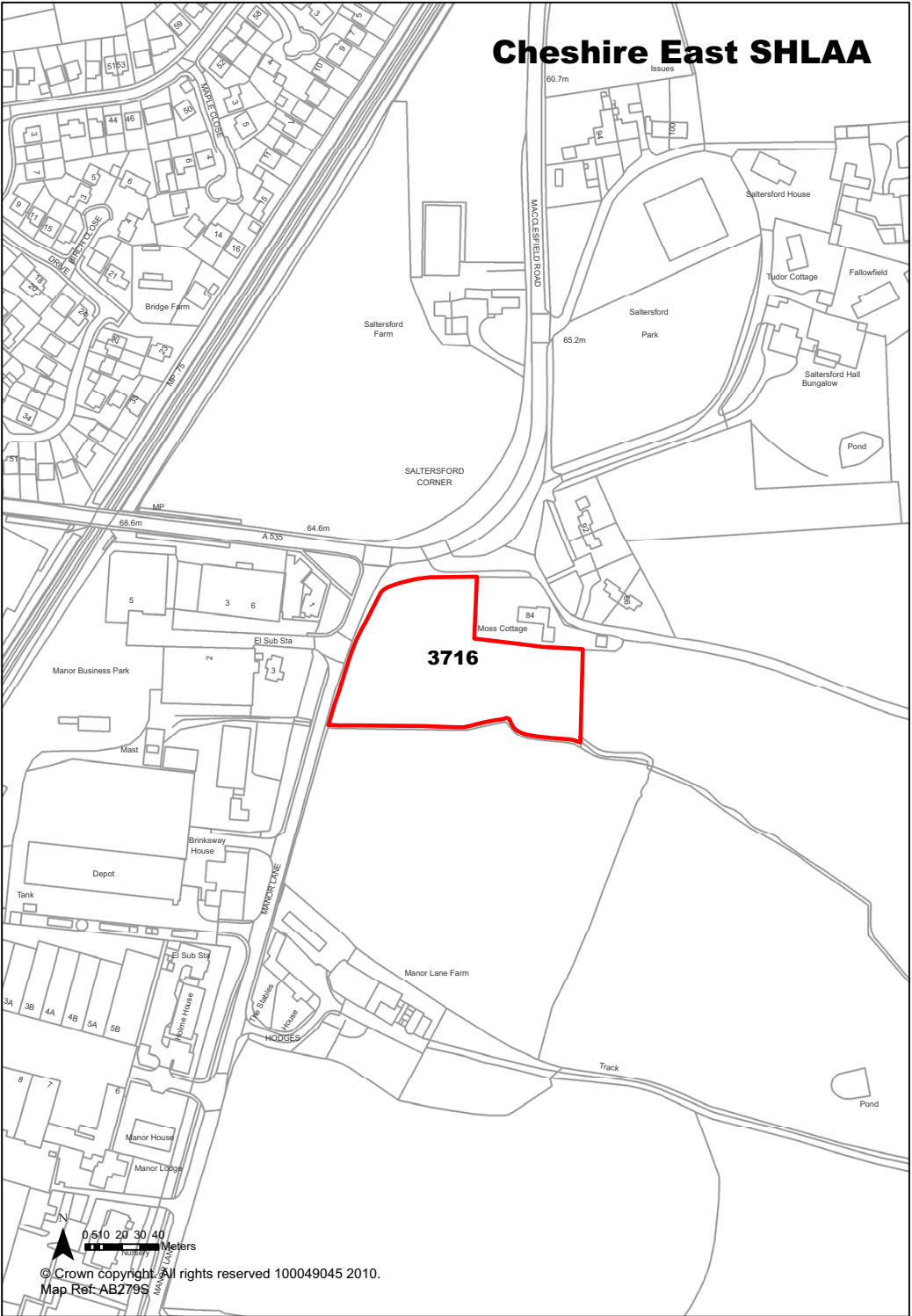


Ref 3715 Site Address Land at Bradford Lane, Nether Alderley.

Town / Rural	Rural	Easting	384741	Northing	376550
Site Description	Agricultural land	Site Size Net (Ha)	1.14		
Character of Area	Open countryside	Potential Capacity	35		
Surrounding Land Uses	Open countryside	Potential Net Capacity	35		
Physical Constraints	Trees and hedges to boundary. Narrow lane.				
Policy Restrictions	Green Belt. Area of Special County Value.	Potential Density	30.7		
Managing Constraints	Consideration of the biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Determination of Capacity	Density multiplier		
Sustainability	Site not considered sustainable.				
Accessibility	Access to be discussed with Highways.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Not Suitable				
Availability	Available	Current Year	0		
Achievability	Not Achievable	Years 1-5	0		
Deliverability	Not currently developable	Years 6-10	0		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:					

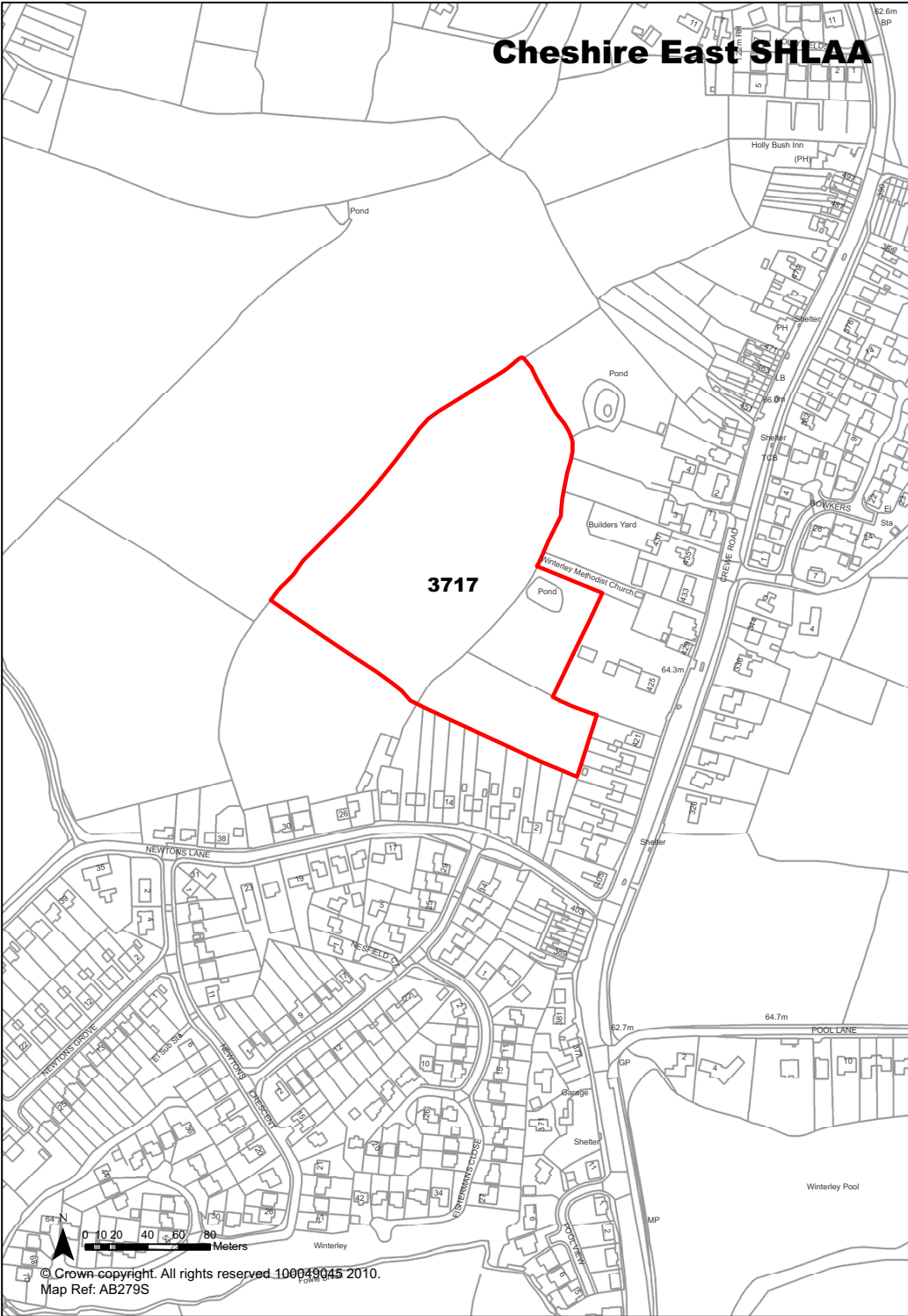


Town / Rural	Holmes Chapel	Easting	377065	Northing	367241
Site Description	Agricultural land	Site Size Net (Ha)	0.8		
Character of Area	Edge of settlement	Potential Capacity	24		
Surrounding Land Uses	Open countryside, employment and residential	Potential Net Capacity	24		
Physical Constraints	Trees and hedges to boundary. Overhead lines to edge of site. Site appears generally flat.				
Policy Restrictions	Open countryside. Jodrell Bank Consultation Zone.	Potential Density	30		
Managing Constraints	Consideration of the biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Determination of Capacity	Density multiplier		
Sustainability					
Accessibility	Access to be discussed with Highways.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	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:					

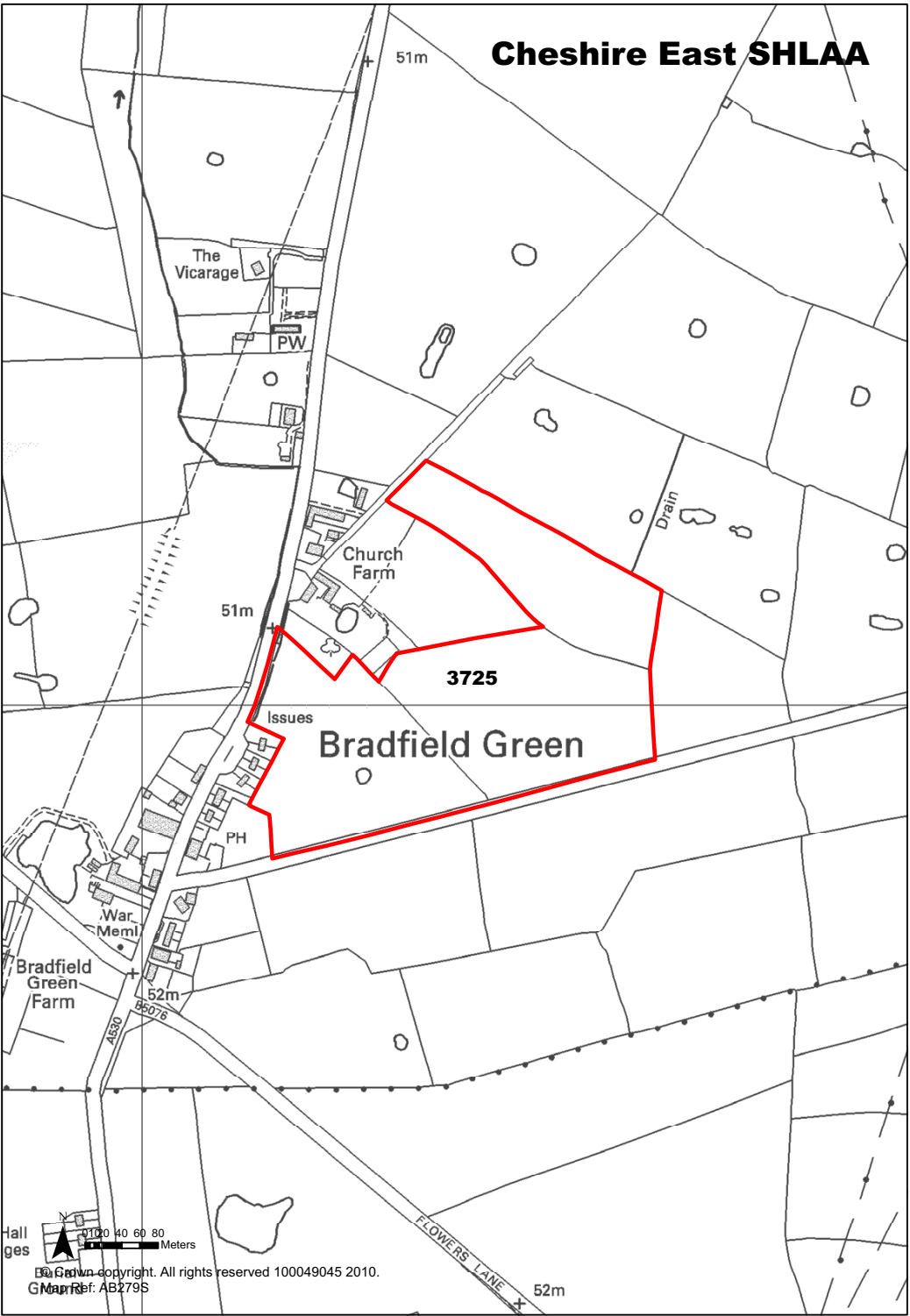


Ref 3717 Site Address 425 Crewe Road, Winterley (The Limes)

Town / Rural	Smaller Villages	Easting	374619	Northing	357488
Site Description	Agricultural land	Site Size Net (Ha)	3.0		
Character of Area	Edge of settlement	Potential Capacity	77		
Surrounding Land Uses	Residential and open countryside	Potential Net Capacity	77		
Physical Constraints	Trees and hedges to field boundaries. Pond on site. Issue with access to the site.				
Policy Restrictions	Open countryside	Potential Density	30.08		
Managing Constraints	Consideration of the biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Determination of Capacity	Density multiplier		
Sustainability	Bus route on Crewe Road.				
Accessibility	Access to be discussed with Highways.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Not Suitable				
Availability	Available	Current Year	0		
Achievability	Not Achievable	Years 1-5	0		
Deliverability	Not currently developable	Years 6-10	0		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:					



Ref	3725	Site Address	Land off Moss Lane, Bradfield Green, Nr Crewe.		
Town / Rural	Rural	Easting	368353	Northing	359016
Site Description	Agricultural land	Site Size Net (Ha)	10.03		
Character of Area	Open countryside	Potential Capacity	301		
Surrounding Land Uses	Open countryside	Potential Net Capacity	301		
Physical Constraints	Trees and hedges to field boundaries. Ponds on site. Overhead lines on site. Site appears generally flat.	Potential Density	30.01		
Policy Restrictions		Determination of Capacity	Density multiplier		
Managing Constraints	Consideration of the biodiversity value of the site. Relocation of overhead lines. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Total Completions	0		
Sustainability	Site is not considered sustainable.	Losses Completed	0		
Accessibility	Access to be discussed with Highways.	Remaining Losses	0		
Other Information		Current Year	0		
Brownfield / Greenfield	Greenfield	Years 1-5	0		
Suitability	Not Suitable	Years 6-10	0		
Availability	Available	Years 11-15	0		
Achievability	Not Achievable				
Deliverability	Not currently developable				
Development Progress	SHLAA Site				
Application Number:					

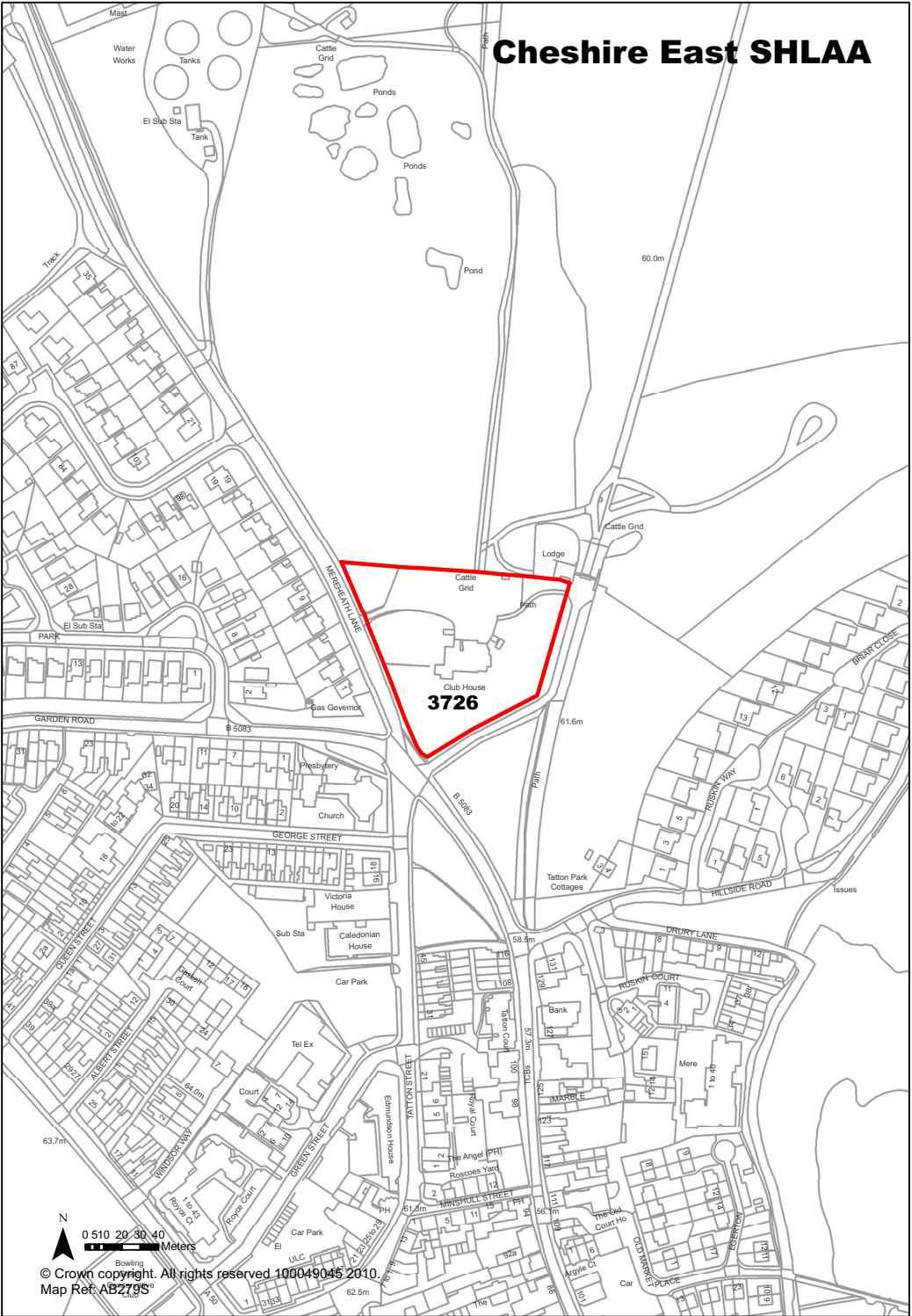


Ref3726

Site Address

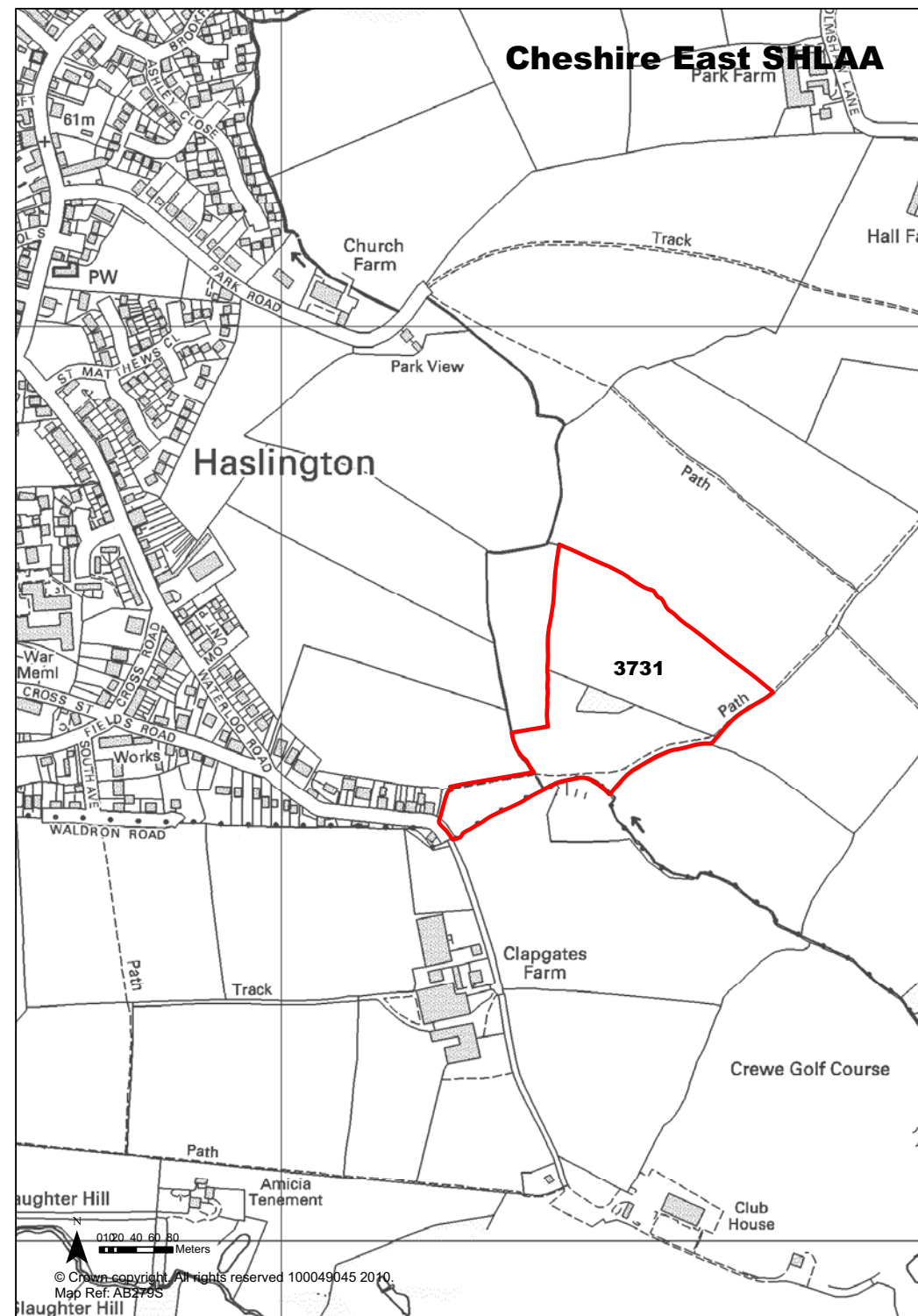
Knutsford Golf Course, Mereheath Lane, Knutsford.

Town / Rural	Knutsford - Edge / Extension	Easting	375131	Northing	379103
Site Description	Golf Club House, Car Park and Woodland	Site Size Net (Ha)	0.81		
Character of Area	Edge of settlement	Potential Capacity	25		
Surrounding Land Uses	Golf Course, Residential and woodland	Potential Net Capacity	25		
Physical Constraints	Trees on site. Buildings on site. Hardstanding on site. Path through site.				
Policy Restrictions	Green Belt, Conservation Area, Area of Special County Value	Potential Density	30.86		
Managing Constraints	Consideration of the biodiversity value of the site. Consideration of Historic Environment. Consideration of landscape value of site. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Determination of Capacity	Density multiplier		
Sustainability	Sustainable location				
Accessibility	Access to be discussed with Highways.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Mixed	Remaining Losses	0		
Suitability	Not Suitable				
Availability	Available	Current Year	0		
Achievability	Not Achievable	Years 1-5	0		
Deliverability	Not currently developable	Years 6-10	0		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:					



Ref 3731 Site Address Land off Waterloo Road, Haslington

Town / Rural	Haslington - Edge / Extension	Easting	374362	Northing	355600
Site Description	Agricultural land	Site Size Net (Ha)	4.47		
Character of Area	Open countryside	Potential Capacity	135		
Surrounding Land Uses	Open countryside	Potential Net Capacity	135		
Physical Constraints	Trees and hedges to field boundaries. Footpath through site. Site appears generally flat.				
Policy Restrictions	Green Gap	Potential Density	30.2		
Managing Constraints	Consideration of the biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Determination of Capacity	Density multiplier		
Sustainability	Site not considered sustainable.				
Accessibility	Access to be discussed with Highways.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	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	3765	Site Address	Land rear of The Old Post Office, Main Road, Weston.
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Town / Rural	Smaller Villages	Easting	373369	Northing	352390
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Site Description	Grazing land	Site Size Net (Ha)	0.56
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Character of Area	Edge of small settlement	Potential Capacity	17
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Surrounding Land Uses	Residential and open countryside	Potential Net Capacity	17
Physical Constraints	Trees to boundary. Small area of		

Physical Constraints	Trees to boundary. Small area of hedge to boundaries. Site appears generally flat.	Capacity
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Policy Restrictions	Green Gap	Potential Density	30.36
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Managing Constraints	Consideration of the biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Determination of Capacity	Density multiplier
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Sustainability Bus route on Main Road

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

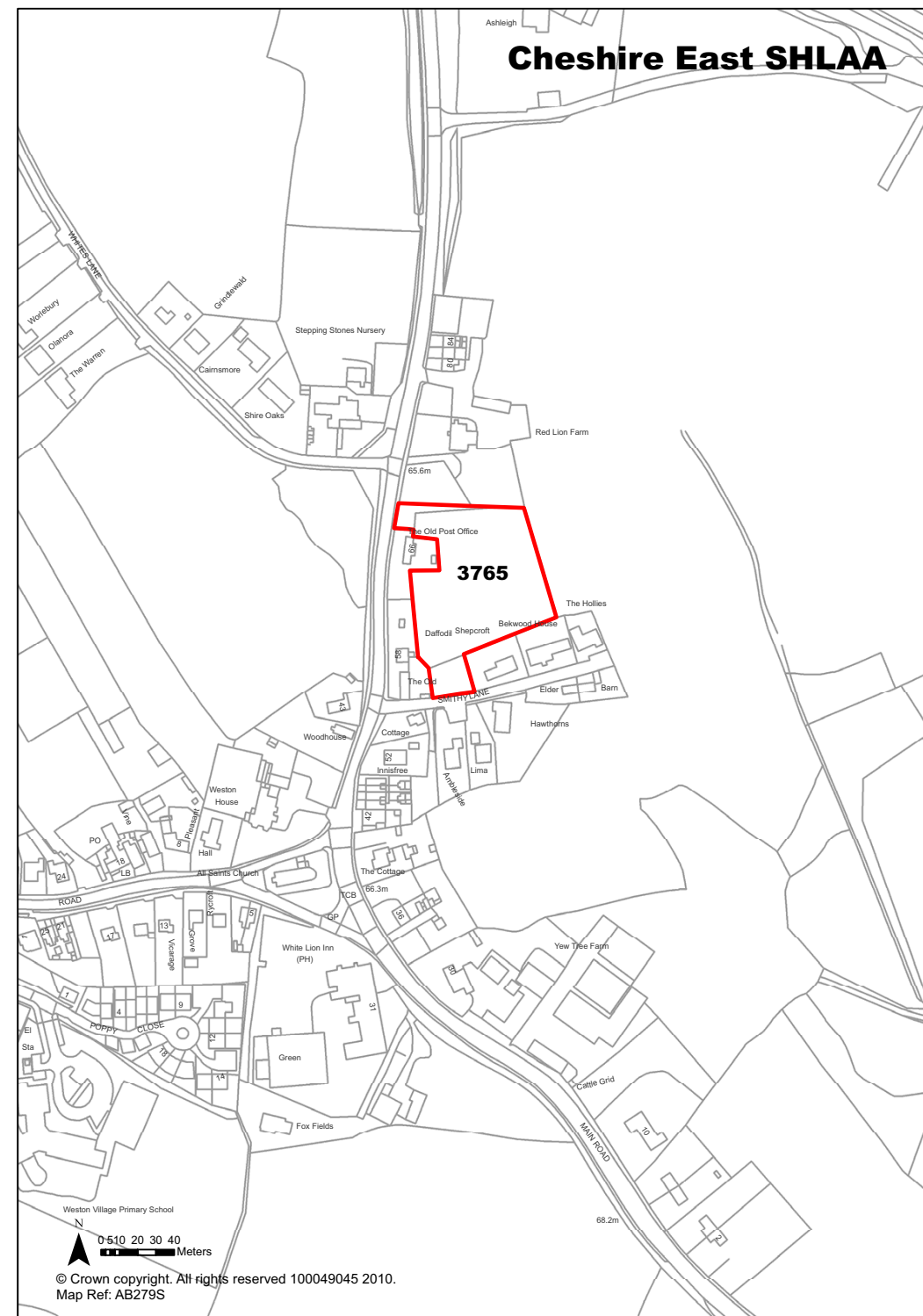
Availability	Available	Current Year	0
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Achievability	Achievable	Years 1-5	0
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Deliverability	Developable	Years 6-10	17
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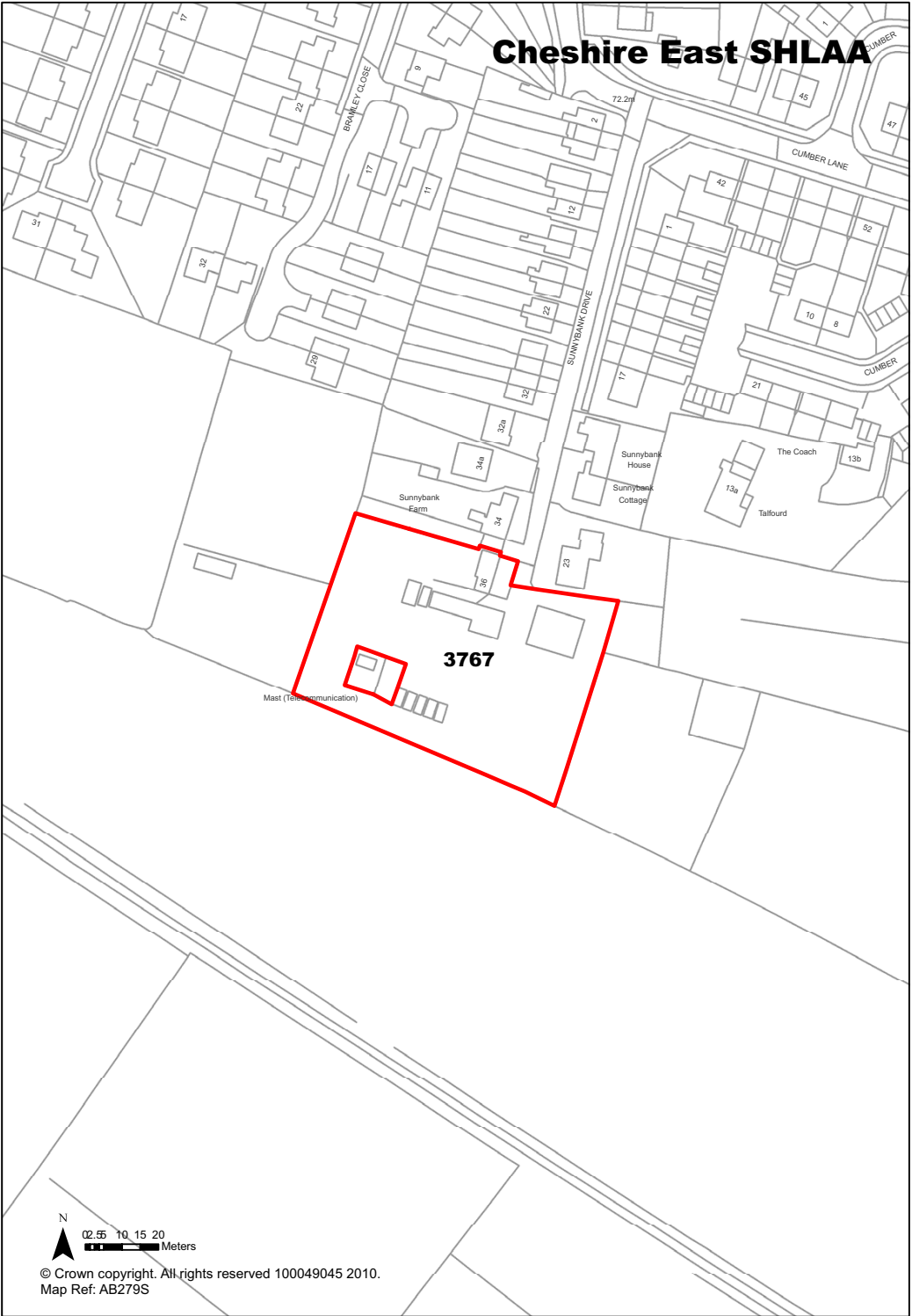
Development Progress	SHLAA Site	Years 11-15	0
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Application Number:

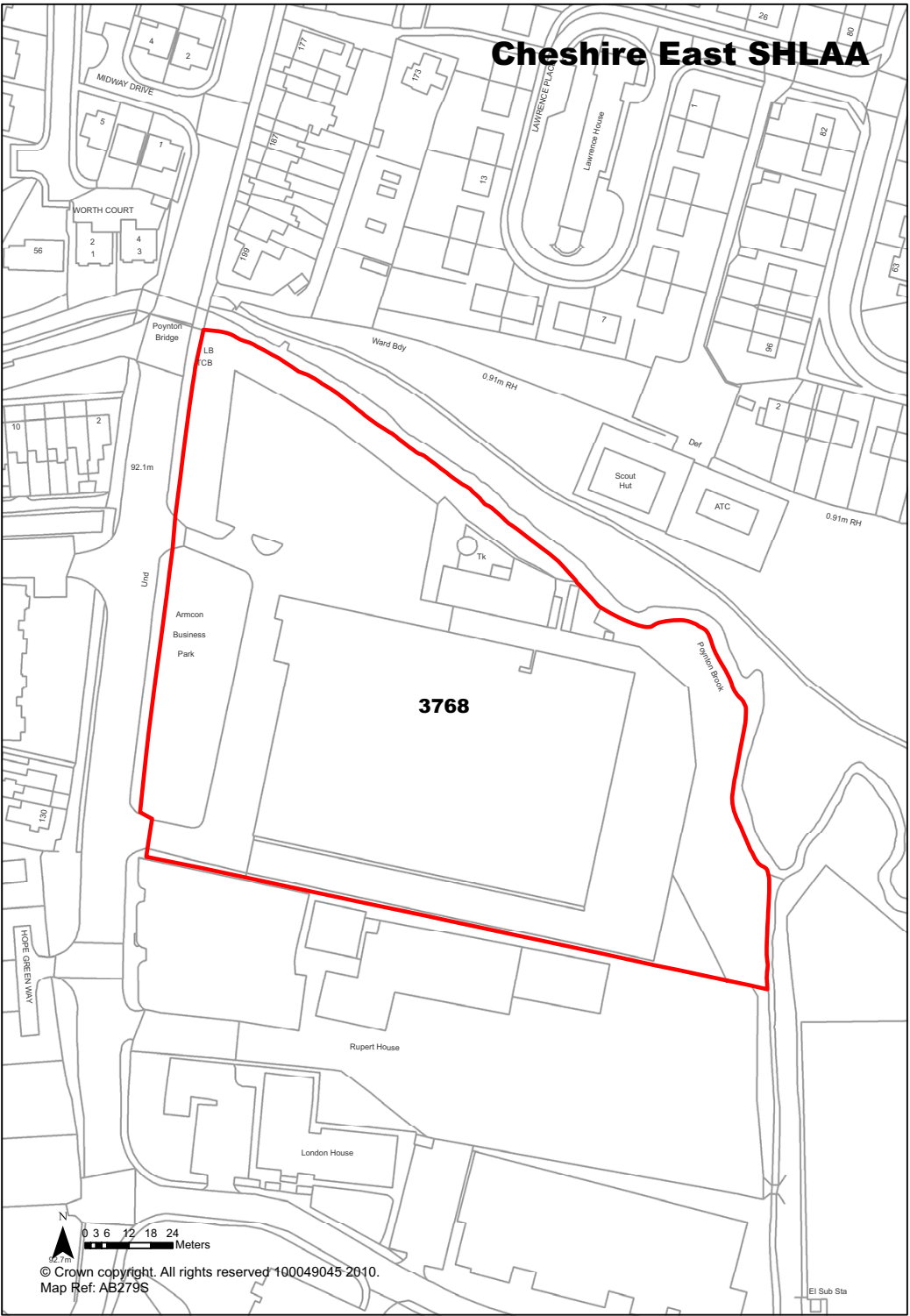


Ref 3767 Site Address Land at 36 Sunny Bank Drive, Wilmslow.

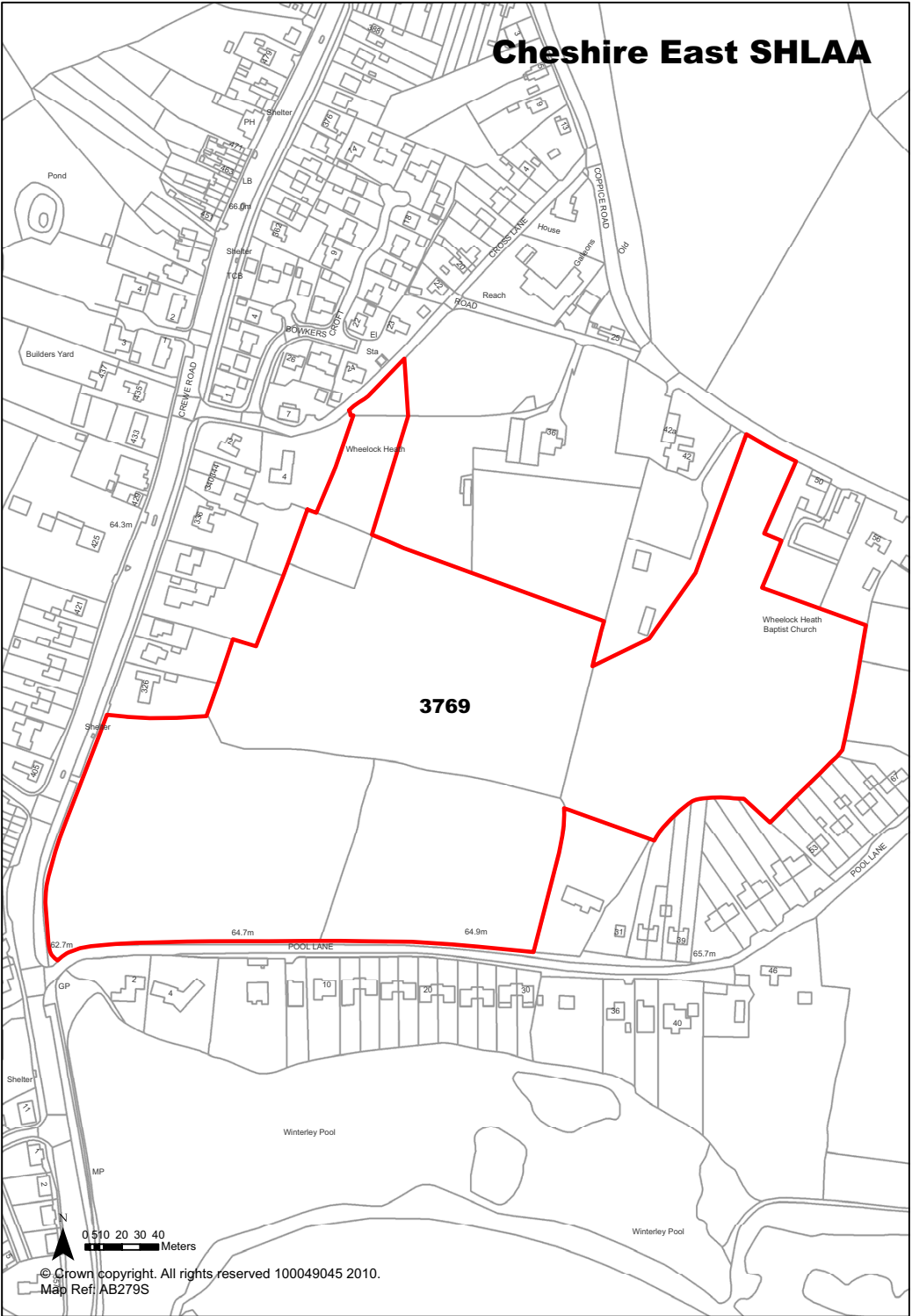
Town / Rural	Wilmslow	Easting	382780	Northing	379800
Site Description	Residential and storage	Site Size Net (Ha)	0.4		
Character of Area	Edge of settlement	Potential Capacity	12		
Surrounding Land Uses	Residential and open countryside	Potential Net Capacity	12		
Physical Constraints	Buildings on site. Hardstanding on site. Trees and hedge to boundary. Overhead lines on site. Trees on site. Site appears generally flat.				
Policy Restrictions	Green Belt	Potential Density	30		
Managing Constraints	Consideration of existing buildings on site.	Determination of Capacity	Density multiplier		
Sustainability	Bus route on Cumber Lane.				
Accessibility	Access to be discussed with Highways.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Mixed	Remaining Losses	0		
Suitability	Suitable - with policy change				
Availability	Available	Current Year	0		
Achievability	Achievable	Years 1-5	0		
Deliverability	Developable	Years 6-10	12		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:					



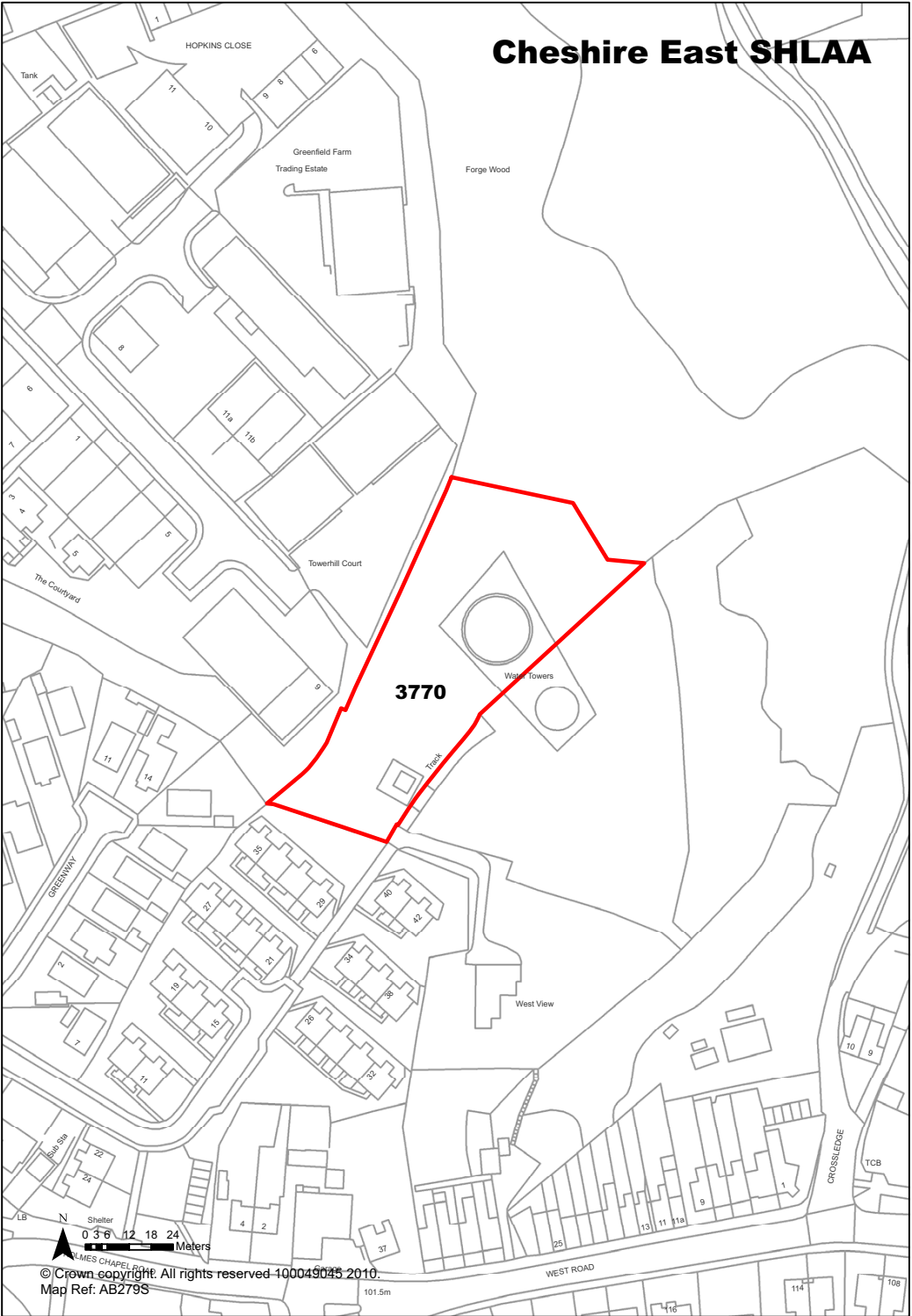
Ref	3768	Site Address	Armcon Site, London Road South, Poynton		
Town / Rural	Poynton	Easting	391659	Northing	382609
Site Description	Employment site (Industry, Storage)		Site Size Net (Ha)	1.9	
Character of Area	Mixed - employment and residential.		Potential Capacity	57	
Surrounding Land Uses	Employment, residential and open space.		Potential Net Capacity	57	
Physical Constraints	Part of site within Flood Zone 3. Access to site already exists. Buildings on site. Hardstanding on site. Potential for contamination. Trees to site boundary, including TPOs. Site appears generally flat.				
Policy Restrictions	Employment site. Flood Risk Area.		Potential Density	30	
Managing Constraints	Flood Risk Assessment would be required. Need to consider loss of employment. Need to consider potential for contamination.		Determination of Capacity	Density multiplier	
Sustainability	Bus route on London Road South.				
Accessibility	Access to be discussed with Highways.		Total Completions	0	
Other Information			Losses Completed	0	
Brownfield / Greenfield	Brownfield		Remaining Losses	0	
Suitability	Suitable - if can meet policy requireme				
Availability	Available		Current Year	0	
Achievability	Achievable		Years 1-5	0	
Deliverability	Developable		Years 6-10	57	
Development Progress	SHLAA Site		Years 11-15	0	
Application Number:					



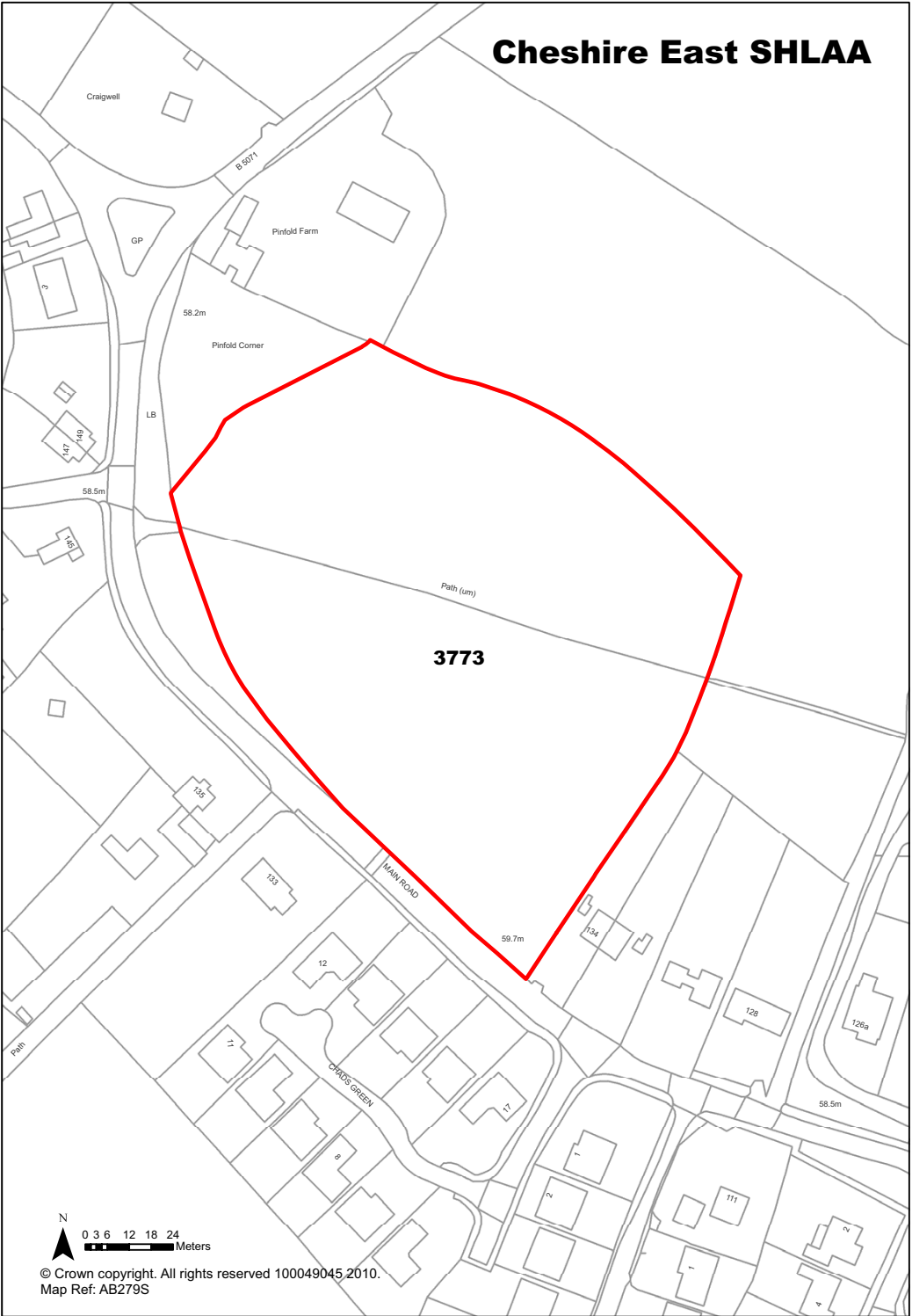
Ref	3769	Site Address	Crewe Road/ Pool Lane, Winterley	
Town / Rural	Smaller Villages	Easting	374929	Northing 357310
Site Description	Agricultural land	Site Size Net (Ha)	7.0	
Character of Area	Smaller rural village	Potential Capacity	210	
Surrounding Land Uses	Residential	Potential Net Capacity	210	
Physical Constraints	Trees and hedges to field boundaries. Overhead lines across site.	Potential Density	30	
Policy Restrictions	Open Countryside	Determination of Capacity	Density multiplier	
Managing Constraints	Consideration of the biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines.			
Sustainability	Bus route on Crewe Road. Few services available in Winterley. Site not considered to be sustainable.			
Accessibility	Access to be discussed with Highways.	Total Completions	0	
Other Information		Losses Completed	0	
Brownfield / Greenfield	Greenfield	Remaining Losses	0	
Suitability	Not Suitable			
Availability	Available	Current Year	0	
Achievability	Not Achievable	Years 1-5	0	
Deliverability	Not currently developable	Years 6-10	0	
Development Progress	SHLAA Site	Years 11-15	0	
Application Number:				



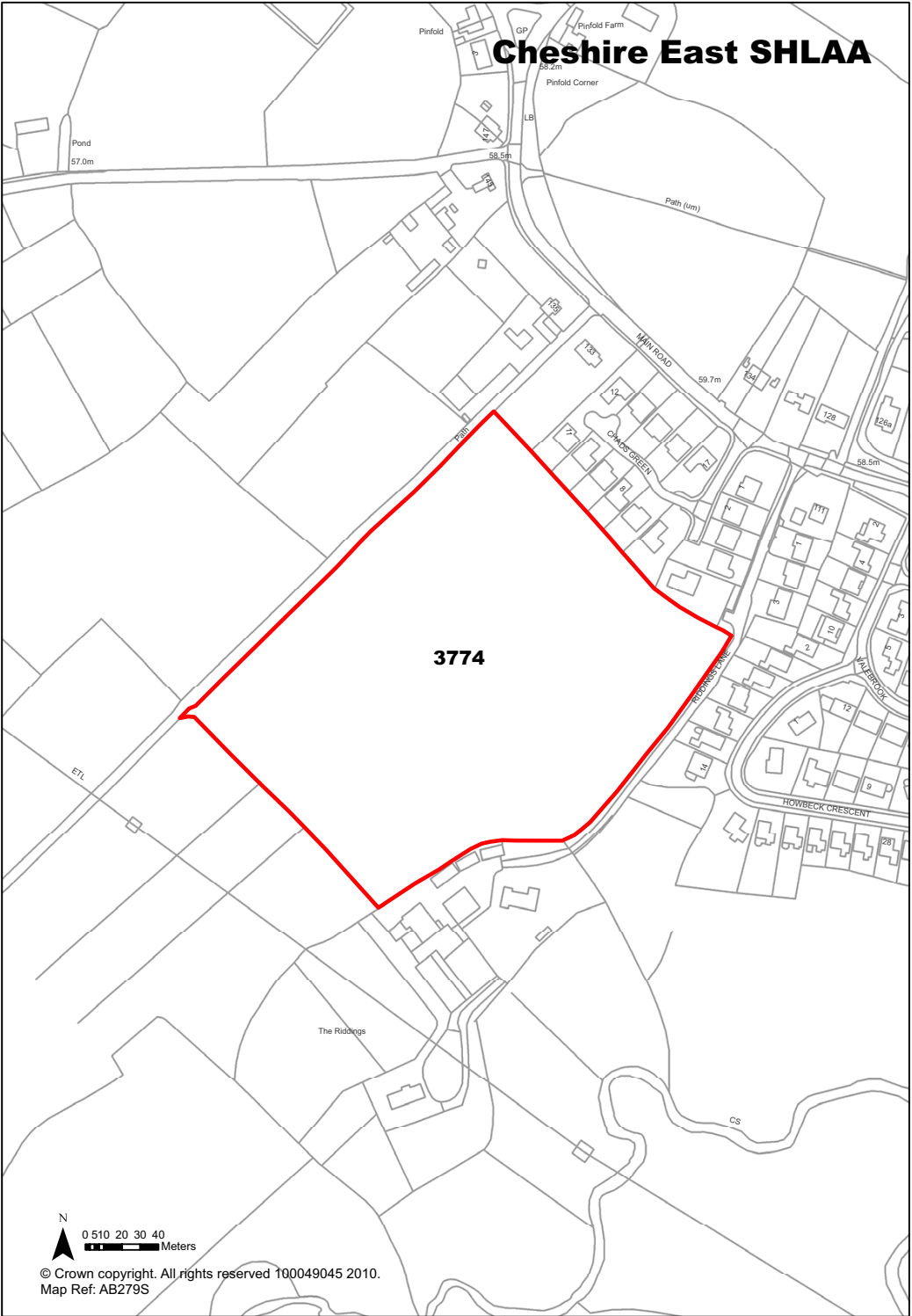
Ref	3770	Site Address	Land at Forge Lane, Water Tower 2, Congleton.	
Town / Rural	Congleton	Easting	384812	Northing 363248
Site Description	Water Tower and surrounds	Site Size Net (Ha)	0.4	
Character of Area	Edge of settlement	Potential Capacity	12	
Surrounding Land Uses	Residential, employment and open space.	Potential Net Capacity	12	
Physical Constraints	Trees on site. Water Tower on site.			
Policy Restrictions	Within Congleton SZL.	Potential Density	30	
Managing Constraints	Consideration of Biodiversity value of site. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Determination of Capacity	Density multiplier	
Sustainability	Bus route on West Road.			
Accessibility	Access to be discussed with Highways.	Total Completions	0	
Other Information		Losses Completed	0	
Brownfield / Greenfield	Mixed	Remaining Losses	0	
Suitability	Suitable			
Availability	Available	Current Year	0	
Achievability	Achievable	Years 1-5	12	
Deliverability	Deliverable	Years 6-10	0	
Development Progress	SHLAA Site	Years 11-15	0	
Application Number:				



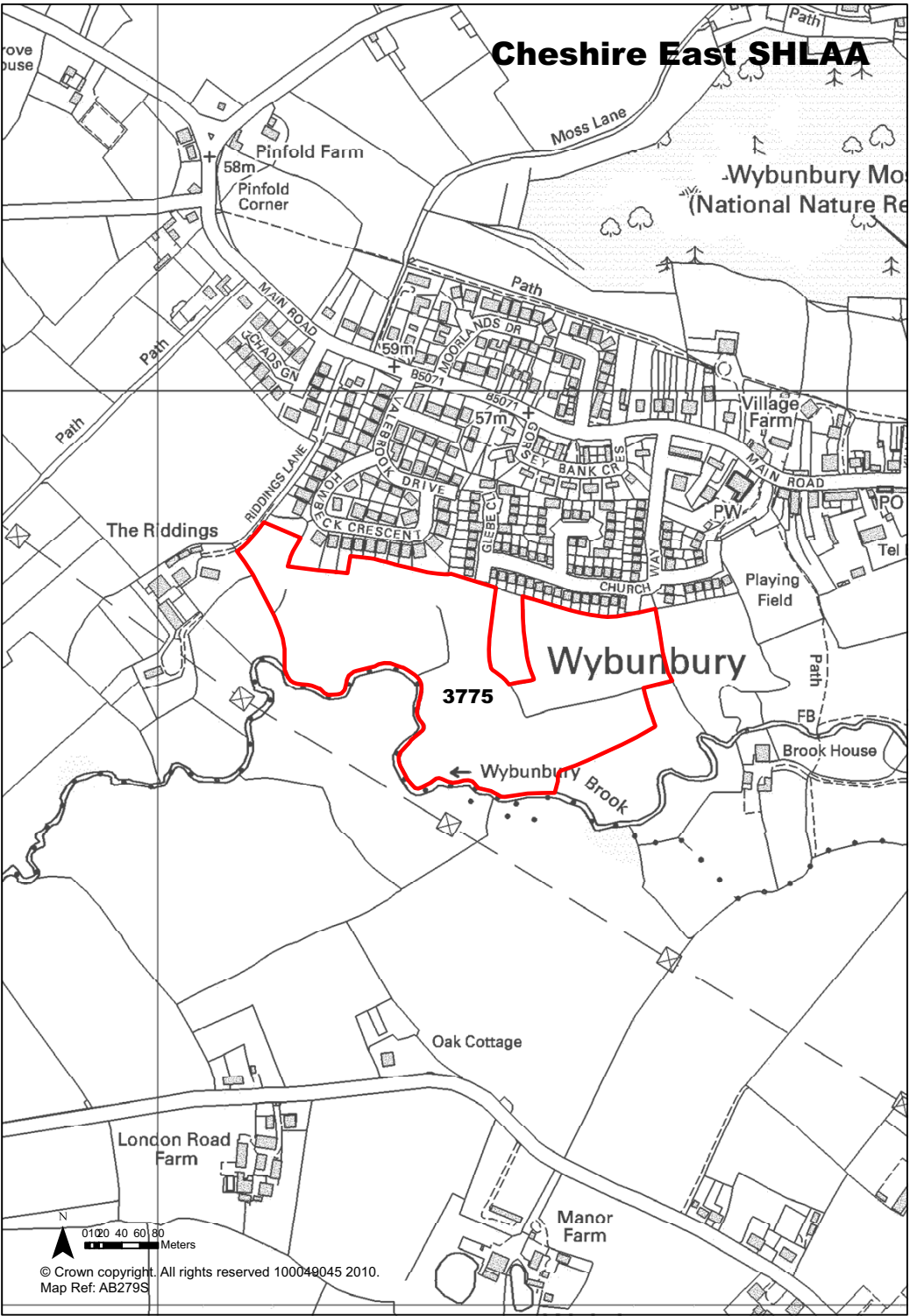
Ref	3773	Site Address	Land to the north of Main Road, Wybunbury		
Town / Rural	Smaller Villages	Easting	369146	Northing	350168
Site Description	Agricultural land	Site Size Net (Ha)	1.6		
Character of Area	Edge of small rural settlement.	Potential Capacity	48		
Surrounding Land Uses	Residential and open countryside	Potential Net Capacity	48		
Physical Constraints	Trees and hedges to the boundary. Flood Zone 1. Footpath through site. Site appears generally flat. Overhead lines to edge of sites.	Potential Density	30		
Policy Restrictions	Open countryside	Determination of Capacity	Density multiplier		
Managing Constraints	Consideration of footpath within design. Consideration of the biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Total Completions	0		
Sustainability	Bus service on Main Road.	Losses Completed	0		
Accessibility	Access to be discussed with Highways.	Remaining Losses	0		
Other Information		Current Year	0		
Brownfield / Greenfield	Greenfield	Years 1-5	0		
Suitability	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:					



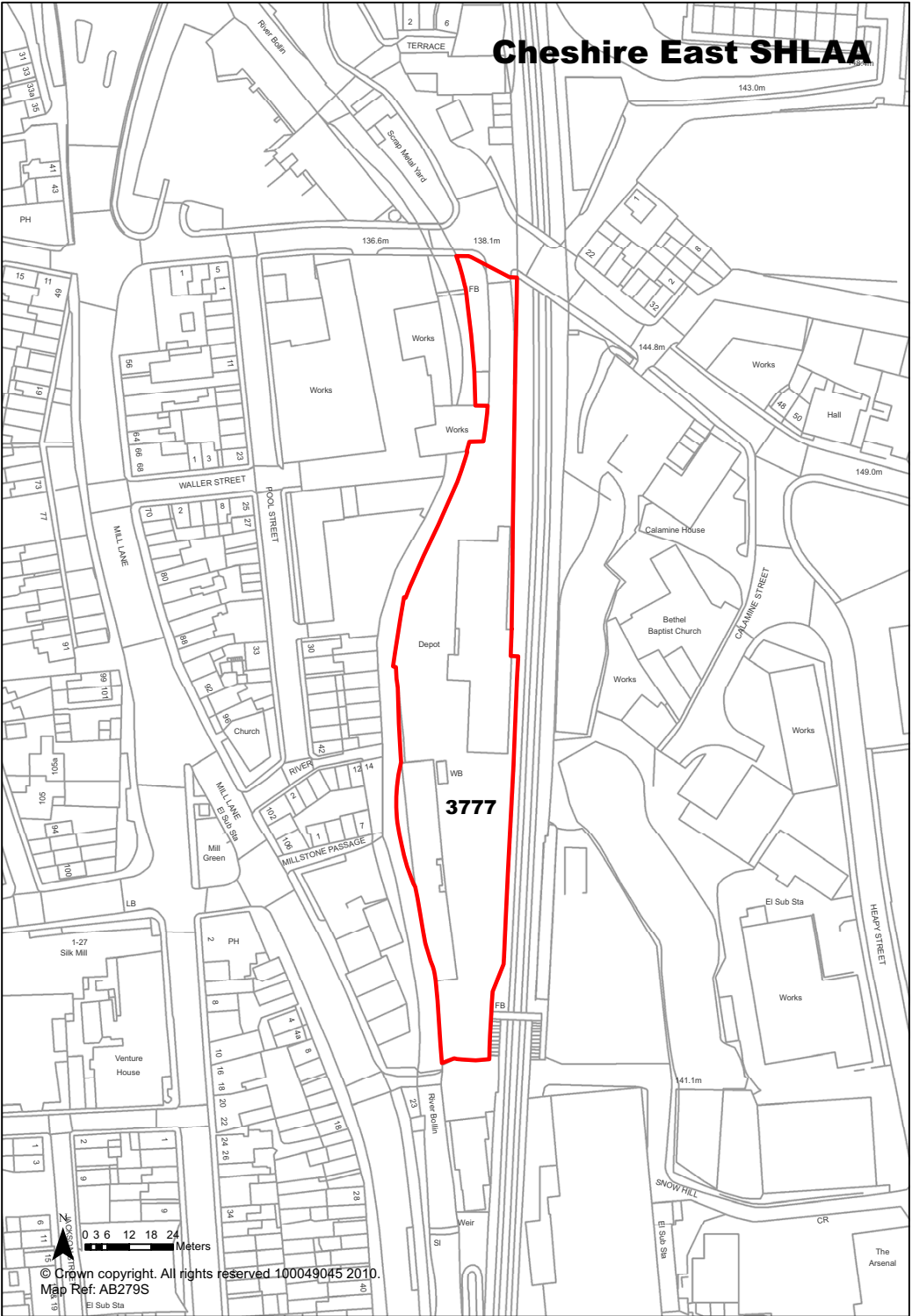
Ref	3774	Site Address	Land to the north of Riddings Lane, Wybunbury	
Town / Rural	Smaller Villages	Easting	369026	Northing 349921
Site Description	Agricultural land	Site Size Net (Ha)	4.15	
Character of Area	Edge of small rural settlement.	Potential Capacity	125	
Surrounding Land Uses	Residential and open countryside	Potential Net Capacity	125	
Physical Constraints	Trees and hedges to boundary. Flood Zone 1. Footpath to western boundary of site. Access could be an issue as Riddings Lane is narrow.			
Policy Restrictions	Open countryside	Potential Density	30.12	
Managing Constraints	Consideration of the biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines.		Determination of Capacity	Density multiplier
Sustainability	Bus service on Main Road.			
Accessibility	Access to be discussed with Highways.	Total Completions	0	
Other Information		Losses Completed	0	
Brownfield / Greenfield	Greenfield	Remaining Losses	0	
Suitability	Not Suitable			
Availability	Available	Current Year	0	
Achievability	Not Achievable	Years 1-5	0	
Deliverability	Not currently developable	Years 6-10	0	
Development Progress	SHLAA Site	Years 11-15	0	
Application Number:				



Ref	3775	Site Address	Land off Church Way, Wybunbury	
Town / Rural	Smaller Villages	Easting	369337	Northing 349698
Site Description	Agricultural land	Site Size Net (Ha)	6.88	
Character of Area	Edge of small rural settlement.	Potential Capacity	207	
Surrounding Land Uses	Residential and Open countryside	Potential Net Capacity	207	
Physical Constraints	Part of the site is located within Flood Zone 2 and 3. Trees and hedges to field boundaries.			
Policy Restrictions	Open countryside.	Potential Density	30.09	
Managing Constraints	Flood risk assessment required. Consideration of the biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Determination of Capacity	Density multiplier	
Sustainability				
Accessibility	Access to be discussed with Highways. Potential access point from Church Way.	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:				



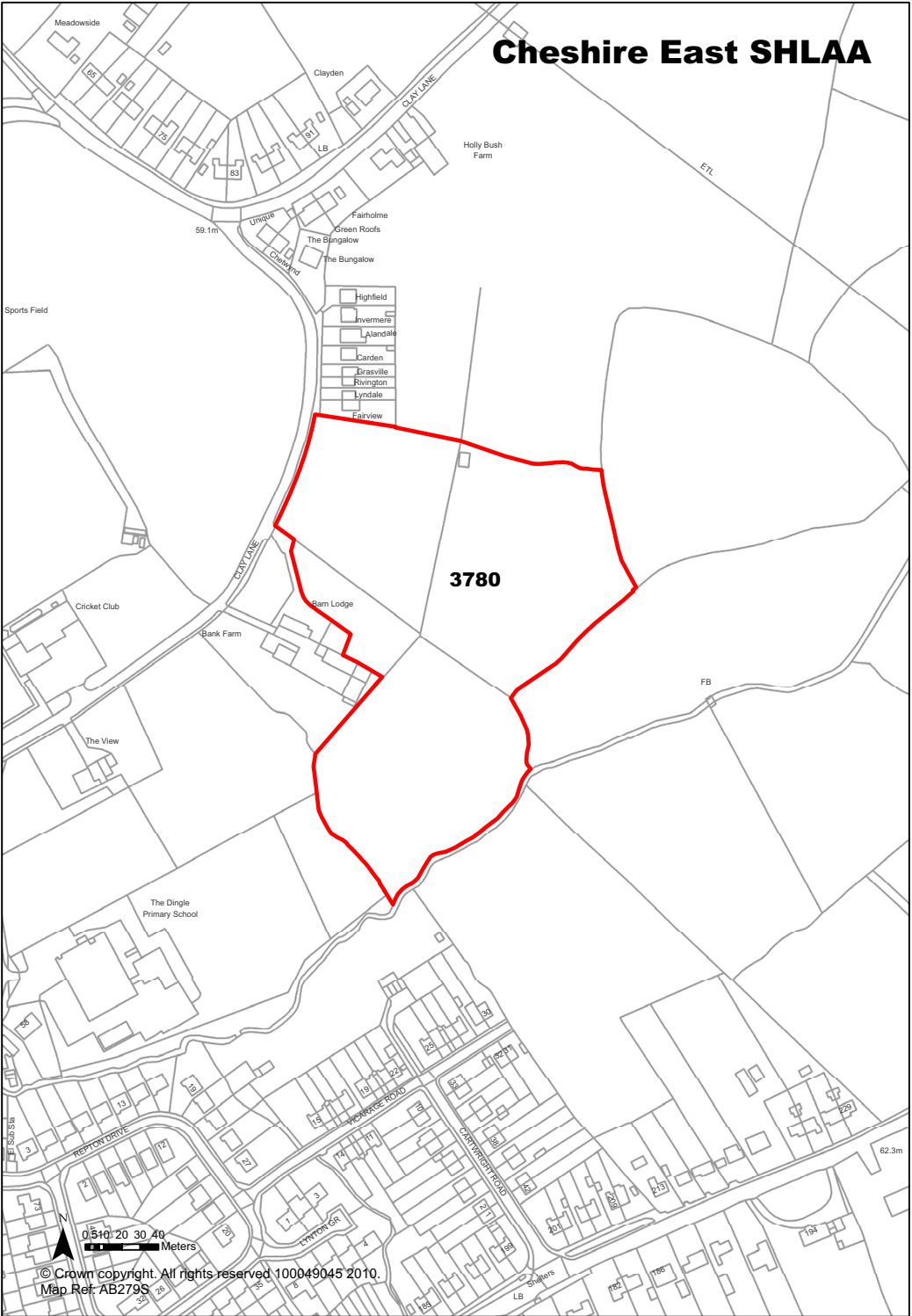
Ref	3777	Site Address	Travis Perkins, Windmill Street site, Macclesfield	
Town / Rural	Macclesfield	Easting	392080	Northing 372874
Site Description	Employment site	Site Size Net (Ha)	0.47	
Character of Area	Mixed uses - mostly employment related.	Potential Capacity	15	
Surrounding Land Uses	Railway and mixed uses (commercial)	Potential Net Capacity	15	
Physical Constraints	Buildings on site. Hardstanding on site. Railway adjacent. Access road at a gradient. Amenity issues caused by surrounding uses.	Potential Density	31.91	
Policy Restrictions	Employment site	Determination of Capacity	Density multiplier	
Managing Constraints	Need to consider loss of employment. Consideration of noise from the railway. Consideration of amenity of any residential property in relation to surrounding uses.	Total Completions	0	
Sustainability	Site is considered sustainably located.	Losses Completed	0	
Accessibility	Access to be discussed with 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:				



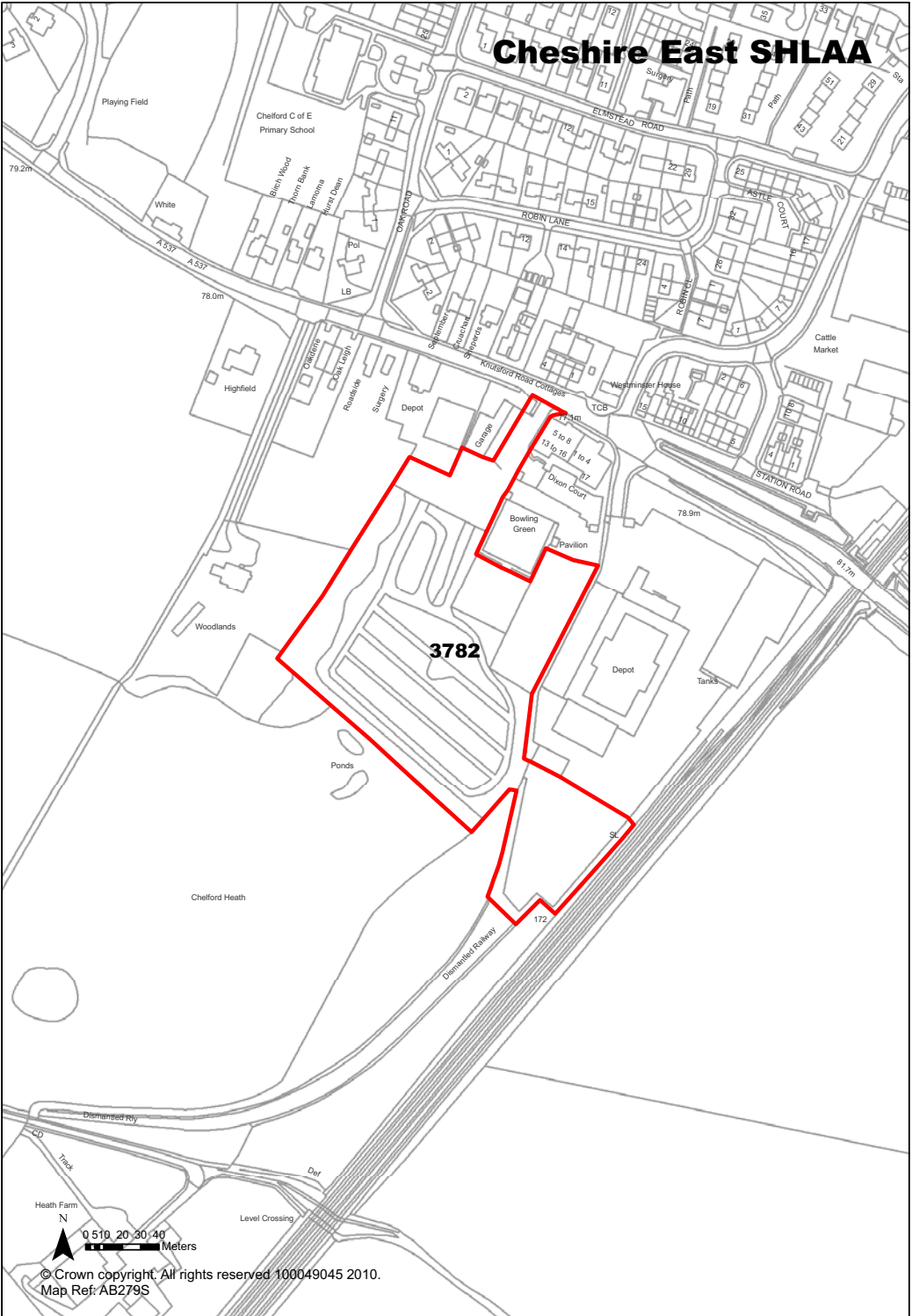
Ref3780

Site AddressLand at Clay Lane, Haslington.

Town / Rural	Haslington - Edge / Extension	Easting	373898	Northing	356796
Site Description	Agricultural land	Site Size Net (Ha)	3.03		
Character of Area	Open countryside	Potential Capacity	91		
Surrounding Land Uses	Open countryside	Potential Net Capacity	91		
Physical Constraints	Trees and hedges to field boundaries. Overhead line to edge of site. Site appears generally flat.				
Policy Restrictions	Open countryside	Potential Density	30.03		
Managing Constraints	Consideration of the biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Determination of Capacity	Density multiplier		
Sustainability					
Accessibility	Access to be discussed with Highways.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	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:					

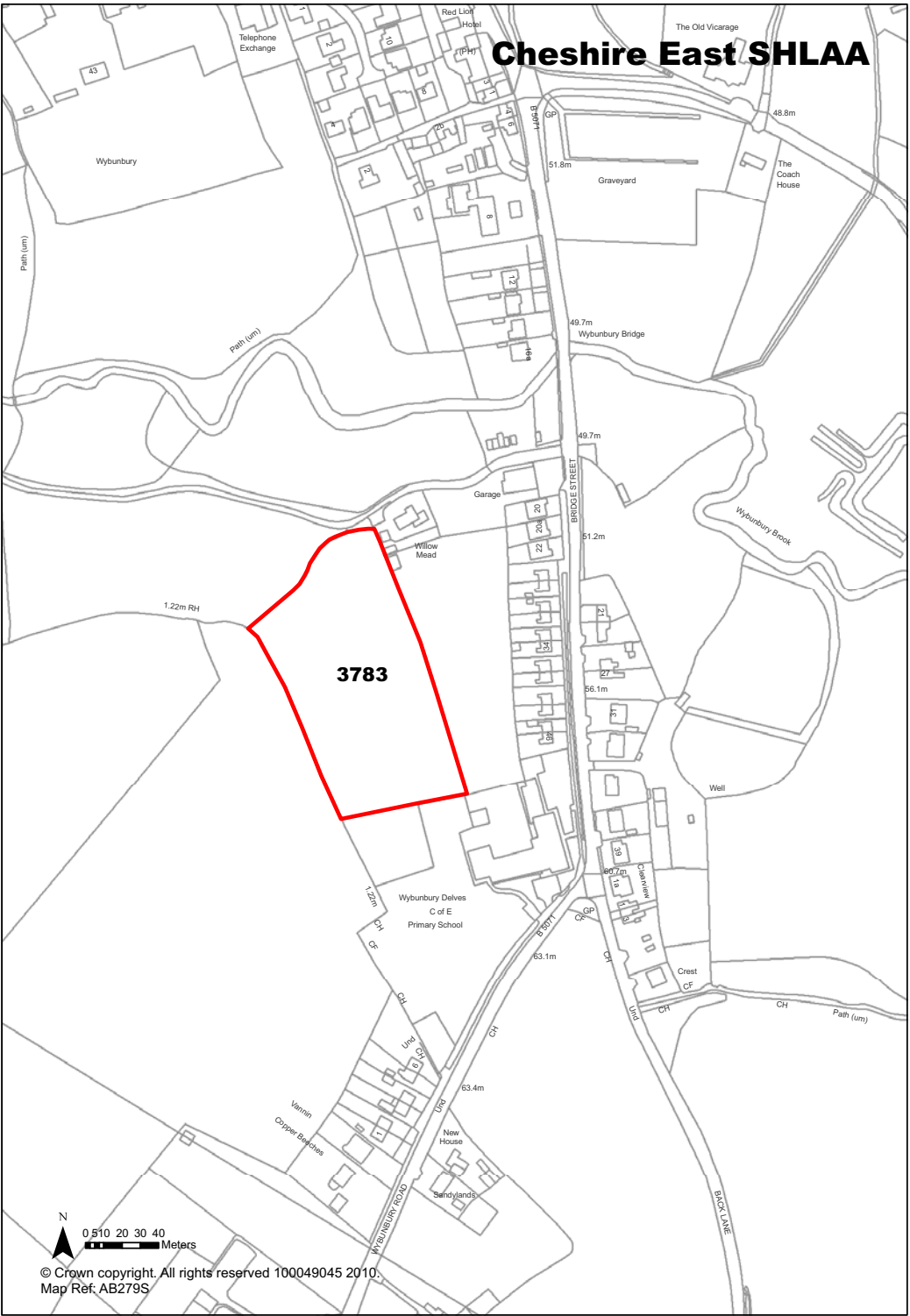


Ref	3782	Site Address	Land to the rear of Dixons Court, Knutsford Road, Chelford		
Town / Rural	Chelford - Edge / Extension	Easting	381152	Northing	374787
Site Description	Informal car park	Site Size Net (Ha)	2.3		
Character of Area	Edge of settlement	Potential Capacity	69		
Surrounding Land Uses	Employment, residential and woodland.	Potential Net Capacity	69		
Physical Constraints	Trees on site. Adjacent to commercial uses. Adjacent to woodland.	Potential Density	30		
Policy Restrictions	Majority of this site is within the Green Belt.	Determination of Capacity	Density multiplier		
Managing Constraints	Consideration of the biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines.				
Sustainability	Bus route on Knutsford Road.				
Accessibility	Access to be discussed with Highways.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Mixed	Remaining Losses	0		
Suitability	Suitable - with policy change	Current Year	0		
Availability	Available	Years 1-5	0		
Achievability	Achievable	Years 6-10	69		
Deliverability	Developable	Years 11-15	0		
Development Progress	SHLAA Site				
Application Number:					

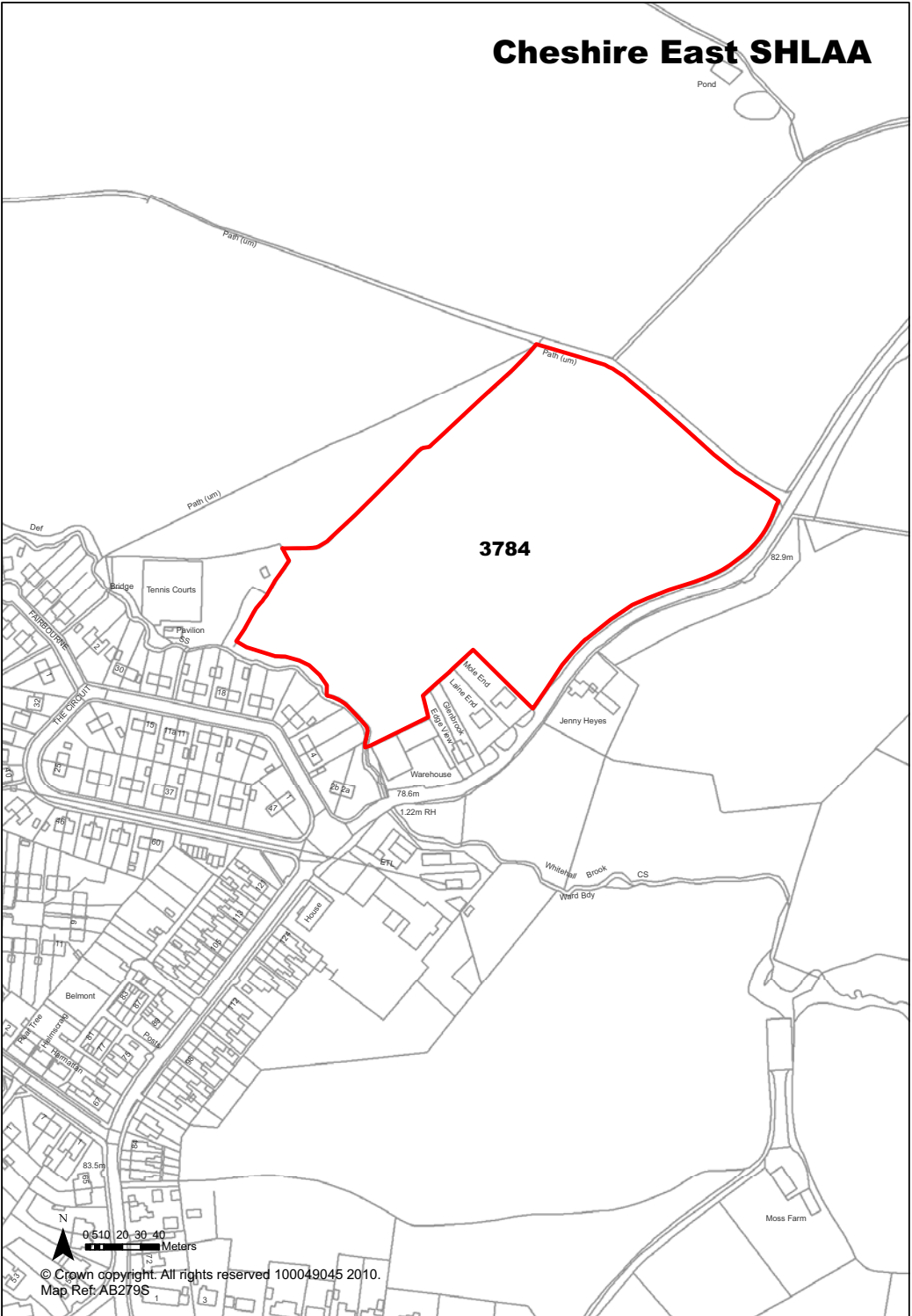


Ref 3783 Site Address Land off Sally Clarke Way, Wybunbury.

Town / Rural	Rural	Easting	369911	Northing	349468
Site Description	Agricultural land	Site Size Net (Ha)	1.07		
Character of Area	Open countryside	Potential Capacity	33		
Surrounding Land Uses	Open countryside	Potential Net Capacity	33		
Physical Constraints	Trees and hedges to site boundaries. Site slopes upwards from north to south. Flood Zone 1. Footpath along north western boundary.				
Policy Restrictions	Open countryside.	Potential Density	30.84		
Managing Constraints	Consideration of the biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines. Consideration of footpath in layout design.	Determination of Capacity	Density multiplier		
Sustainability	Adjacent to Primary School. Bus route on Wybunbury 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:					



Town / Rural	Alderley Edge - Edge / Extension	Easting	385098	Northing	379210
Site Description	Agricultural land	Site Size Net (Ha)	3.17		
Character of Area	Edge of settlement	Potential Capacity	96		
Surrounding Land Uses	Residential and open countryside	Potential Net Capacity	96		
Physical Constraints	Trees and hedges to the site boundary. Site appears generally flat.				
Policy Restrictions	Green Belt	Potential Density	30.28		
Managing Constraints	Consideration of the biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Determination of Capacity	Density multiplier		
Sustainability	Bus service on Heyes Lane				
Accessibility	Access to be discussed with Highways.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Suitable - with policy change				
Availability	Available	Current Year	0		
Achievability	Achievable	Years 1-5	0		
Deliverability	Developable	Years 6-10	90		
Development Progress	SHLAA Site	Years 11-15	6		
Application Number:					

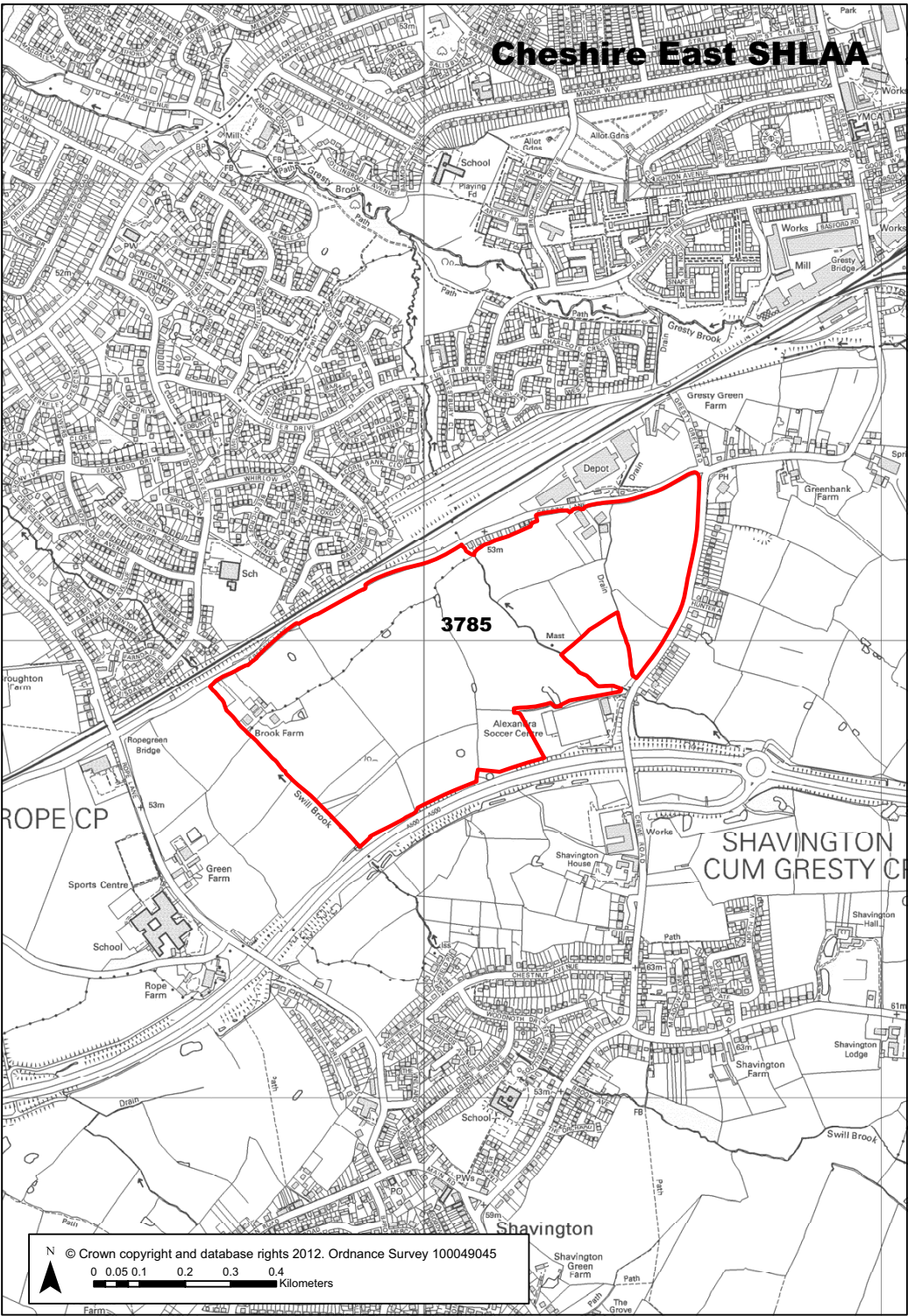


Ref 3785

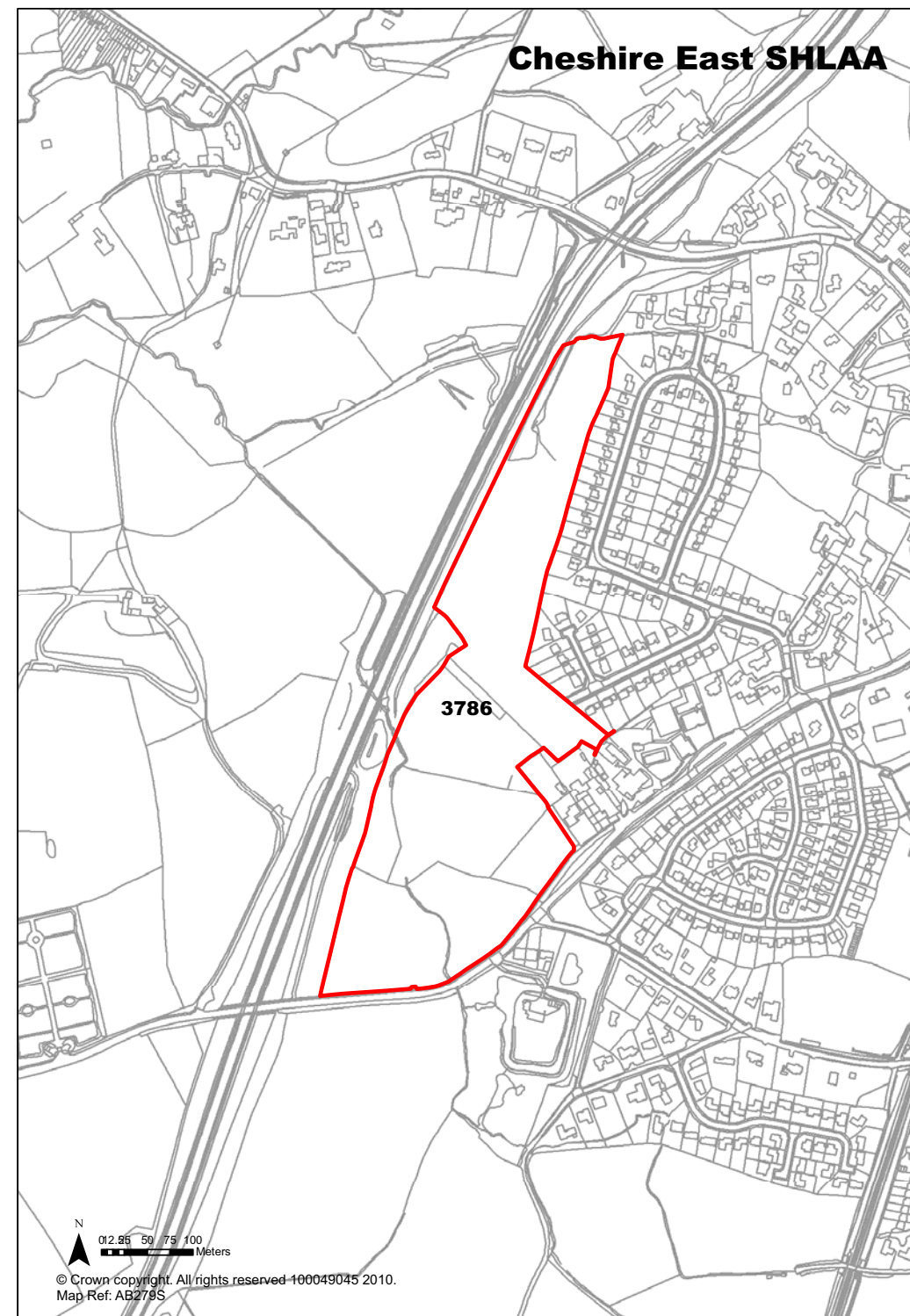
Site Address

Land south of Gresty Road, Crewe.

Town / Rural	Crewe - Edge / Extension	Easting	370078	Northing	352972
Site Description	Agricultural land		Site Size Net (Ha)	39.98	
Character of Area	Edge of settlement.		Potential Capacity	625	
Surrounding Land Uses	Residential, roads, railway, football centre and open countryside.		Potential Net Capacity	625	
Physical Constraints	Trees and hedges at field boundaries.				
Policy Restrictions	Green Gap		Potential Density	15.63	
Managing Constraints	Consideration of the biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines.		Determination of Capacity	Based on agent advice.	
Sustainability	Bus stops on Crewe Road.				
Accessibility	Access to be discussed with Highways.		Total Completions	0	
Other Information			Losses Completed	0	
Brownfield / Greenfield	Greenfield		Remaining Losses	0	
Suitability	Suitable - with policy change				
Availability	Available		Current Year	0	
Achievability	Achievable		Years 1-5	0	
Deliverability	Developable		Years 6-10	125	
Development Progress	SHLAA Site		Years 11-15	250	
Application Number:					



Ref	3786	Site Address	Land at Ryleys Farm, Alderley Edge (North East)	
Town / Rural	Alderley Edge - Edge / Extension		Easting	383688
			Northing	378441
Site Description	Open countryside		Site Size Net (Ha)	9.74
Character of Area	Edge of settlement		Potential Capacity	293
Surrounding Land Uses	Residential and open countryside		Potential Net Capacity	293
Physical Constraints	Trees and hedges to field boundaries. Adjacent to the A34.			
Policy Restrictions	Green Belt		Potential Density	30.08
Managing Constraints	Consideration of the biodiversity value of the site. Consideration of any noise issues from A34. Surface water runoff should be calculated in accordance with Environment Agency guidelines. Air quality assessment may be required (size of development).		Determination of Capacity	Density multiplier
Sustainability	Bus service on Brook Lane			
Accessibility	Access to be discussed with Highways.		Total Completions	0
Other Information			Losses Completed	0
Brownfield / Greenfield	Greenfield		Remaining Losses	0
Suitability	Suitable - with policy change			
Availability	Available		Current Year	0
Achievability	Achievable		Years 1-5	0
Deliverability	Developable		Years 6-10	125
Development Progress	SHLAA Site		Years 11-15	168
Application Number:				



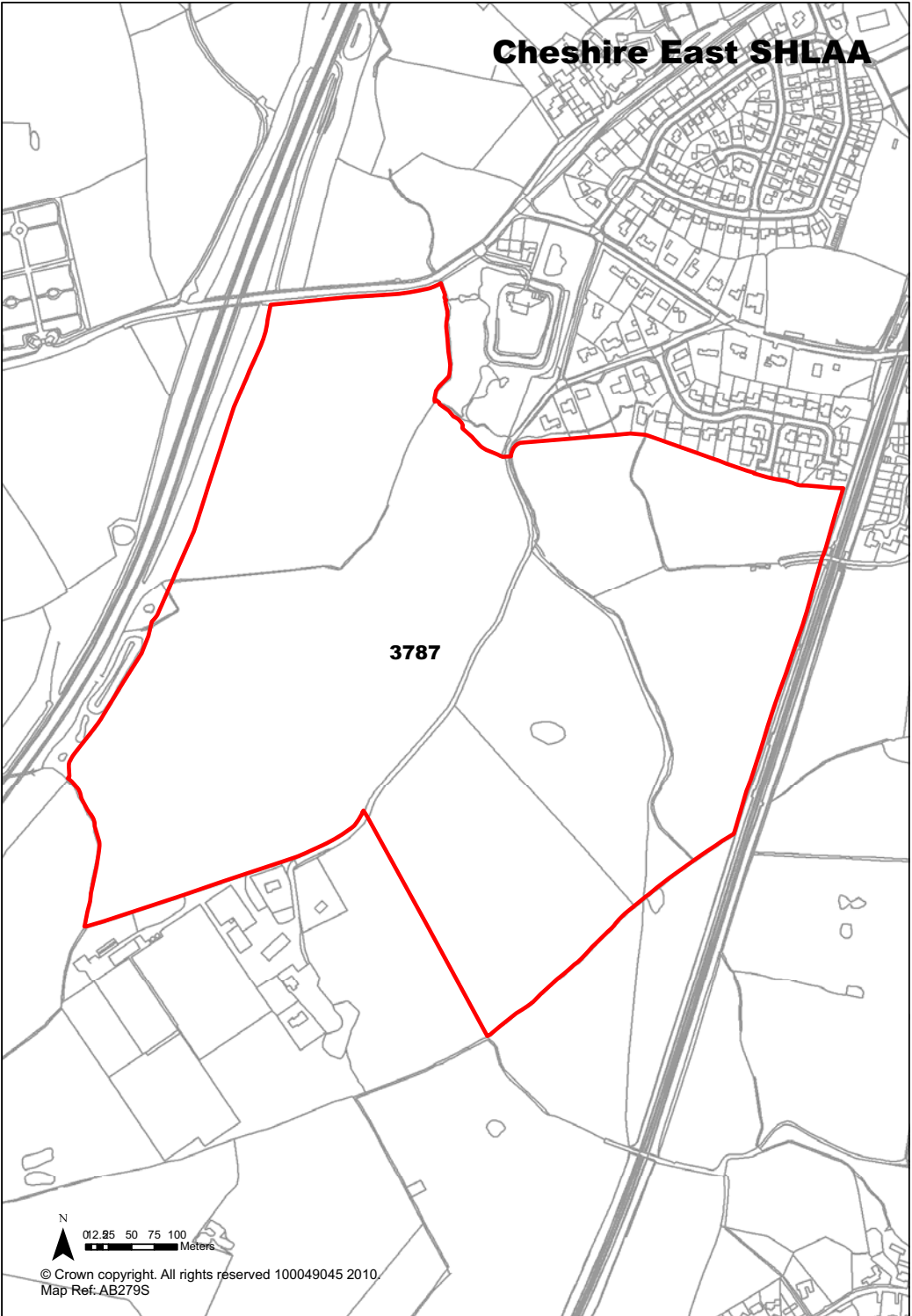
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3787

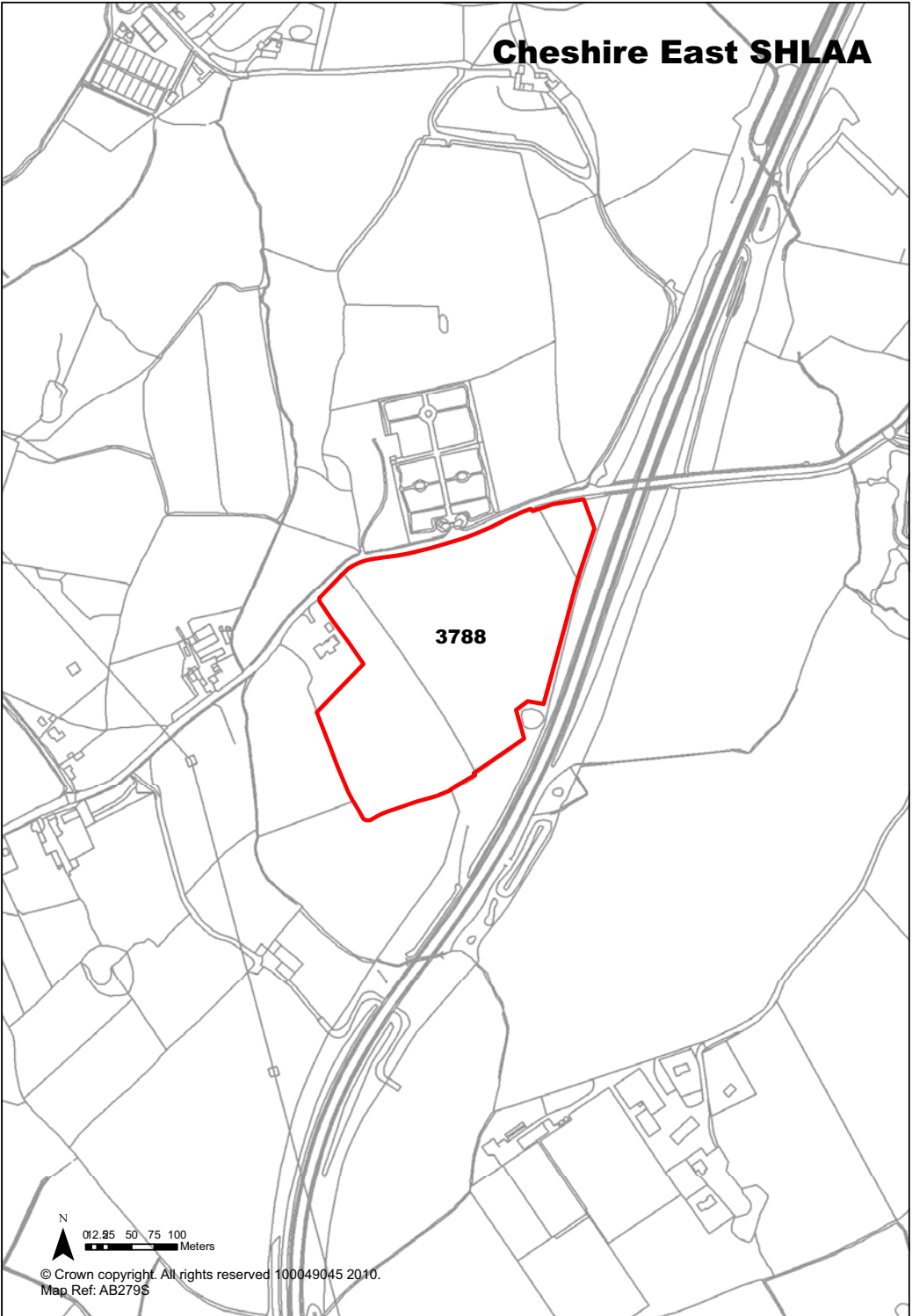
Site Address

Land at Ryleys Farm, Alderley Edge (South East)

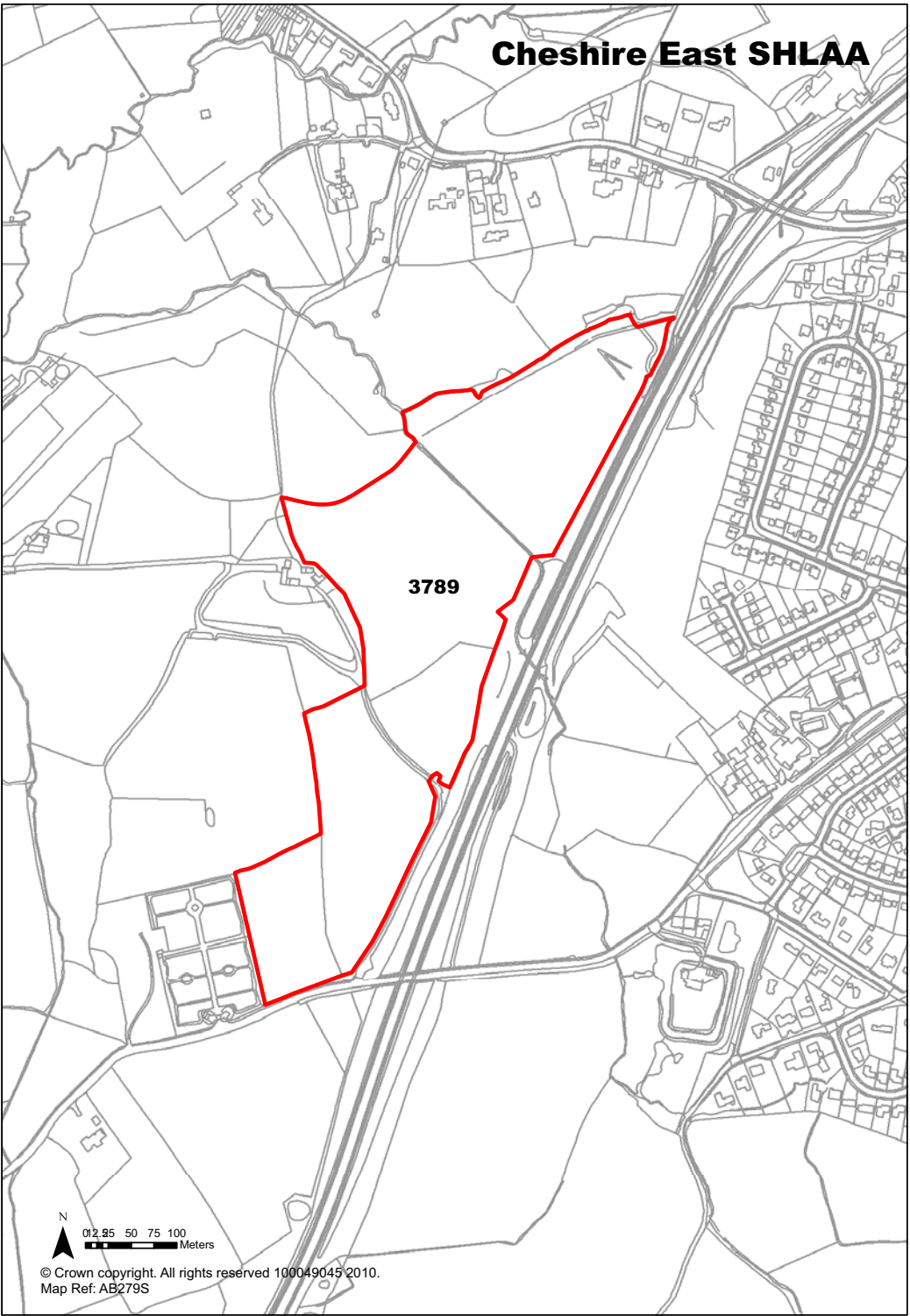
Town / Rural	Alderley Edge - Edge / Extension	Easting	383676	Northing	377750
Site Description	Open countryside	Site Size Net (Ha)	38.88		
Character of Area	Open countryside	Potential Capacity	1167		
Surrounding Land Uses	Open countryside	Potential Net Capacity	1167		
Physical Constraints	Trees and hedges to field boundaries. Pond within site. Overhead lines within site. Currently narrow track through site. Adjacent to rail line. Site is generally flat.				
Policy Restrictions	Green Belt	Potential Density	30.02		
Managing Constraints	Consideration of the biodiversity value of the site. Consideration of noise from rail line. Potential to move overhead lines. Surface water runoff should be calculated in accordance with Environment Agency guidelines. Air quality assessment may be required (size of development).	Determination of Capacity	Density multiplier		
Sustainability	Bus service on Chorley Hall Lane. Size of development should allow for services to be provided or extended and sustainability of site improved.				
Accessibility	Access to be discussed with Highways.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Suitable - with policy change				
Availability	Available	Current Year	0		
Achievability	Achievable	Years 1-5	0		
Deliverability	Developable	Years 6-10	125		
Development Progress	SHLAA Site	Years 11-15	250		
Application Number:					



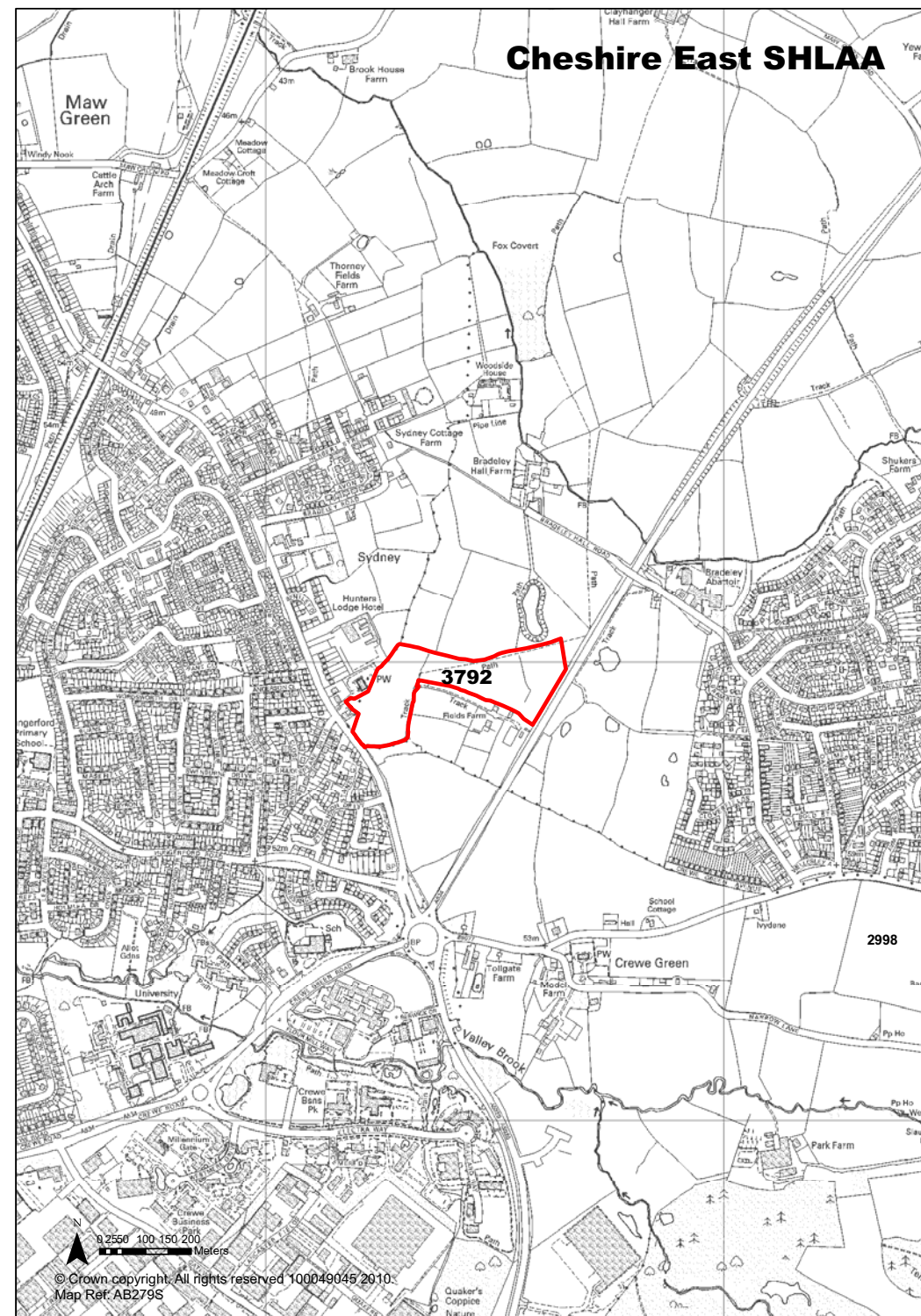
Ref	3788	Site Address	Land at Ryleys Farm, Alderley Edge (South West)	
Town / Rural	Rural	Easting	383230	Northing 377952
Site Description	Open countryside	Site Size Net (Ha)	6.52	
Character of Area	Open countryside	Potential Capacity	196	
Surrounding Land Uses	Open countryside	Potential Net Capacity	196	
Physical Constraints	Trees and hedges to field boundaries. Site is generally flat. Site adjacent to A34.	Potential Density	30.06	
Policy Restrictions	Green Belt.	Determination of Capacity	Density multiplier	
Managing Constraints	Consideration of the biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines.			
Sustainability	Site is not considered to be sustainably located.			
Accessibility	Access to be discussed with Highways.	Total Completions	0	
Other Information		Losses Completed	0	
Brownfield / Greenfield	Greenfield	Remaining Losses	0	
Suitability	Not Suitable			
Availability	Available	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:				



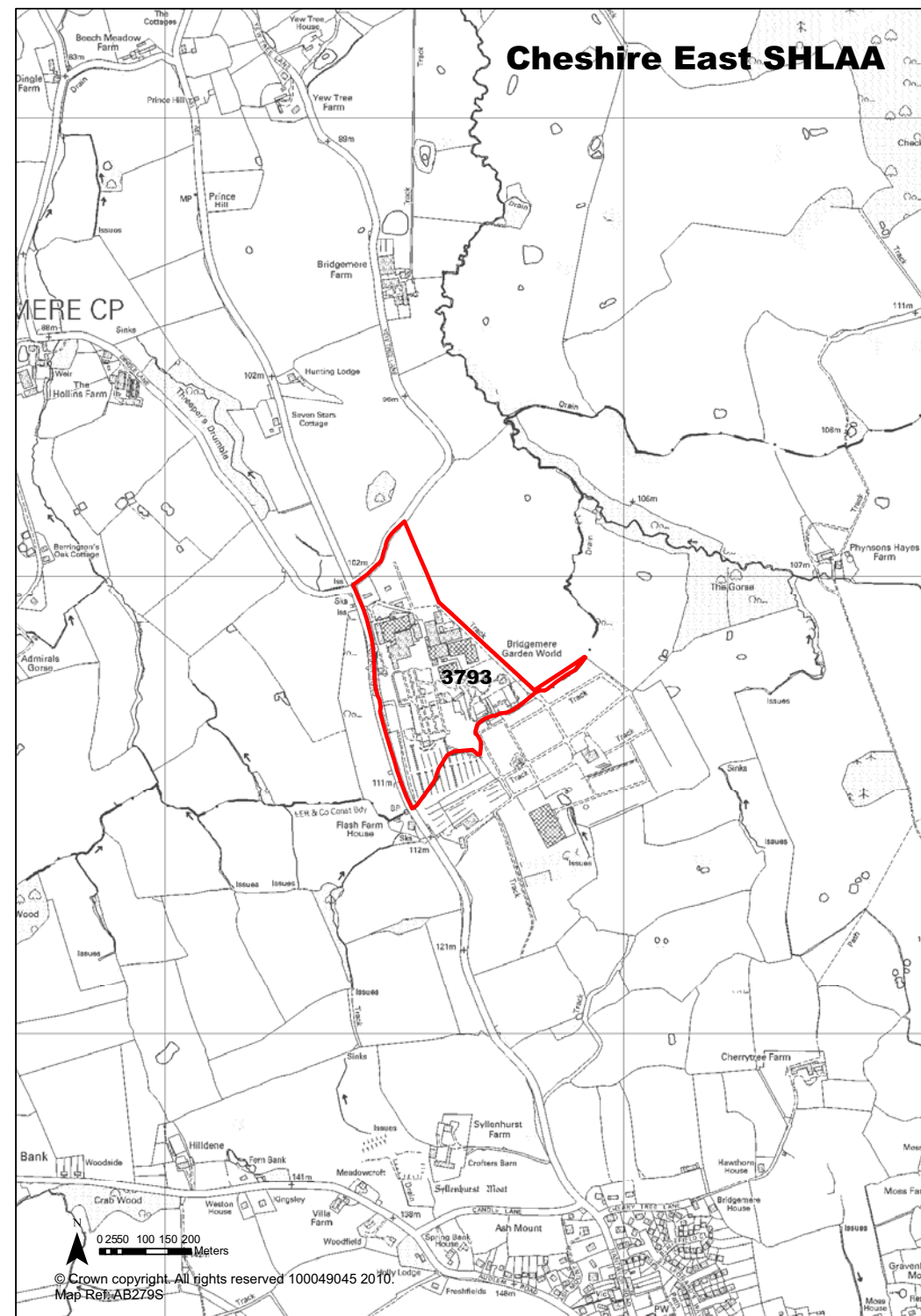
Ref	3789	Site Address	Land at Ryleys Farm, Alderley Edge (North West)		
Town / Rural	Alderley Edge - Edge / Extension		Easting	383463	Northing 378518
Site Description	Agricultural land		Site Size Net (Ha)		12.85
Character of Area	Open countryside		Potential Capacity		386
Surrounding Land Uses	Open countryside		Potential Net Capacity		386
Physical Constraints	Trees and hedges to field boundaries. Adjacent to A34.				
Policy Restrictions	Green Belt		Potential Density		30.04
Managing Constraints	Consideration of the biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines.		Determination of Capacity		Density multiplier
Sustainability	Site not considered to be sustainably located.				
Accessibility	Access to be discussed with Highways.		Total Completions		0
Other Information			Losses Completed		0
Brownfield / Greenfield	Greenfield		Remaining Losses		0
Suitability	Not Suitable				
Availability	Available		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	3792	Site Address	Land to the rear of 336 Sydney Road, Crewe.			
Town / Rural	Crewe - Edge / Extension		Easting	372414	Northing	355946
Site Description	Open countryside		Site Size Net (Ha)		5.35	
Character of Area	Edge of settlement		Potential Capacity		161	
Surrounding Land Uses	Residential, hotel and open countryside		Potential Net Capacity		161	
Physical Constraints	Trees and hedges to boundary. Overhead lines to edge of site. Site is generally flat. Footpath along the southern boundary and across site to the north east. Potential air quality issues. Haslington Bypass forms the eastern boundary					
Policy Restrictions	Green Gap		Potential Density		30.09	
Managing Constraints	Some upgrade to sustainable links would be required from this development. Crewe Green roundabout is heavily congested and other local highway concerns would require a draft TA pre-application. Air quality assessment may be required (size of development). Consideration of the biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines.		Determination of Capacity		Density multiplier	
Sustainability	Greenfield site, but considered to be sustainably located.					
Accessibility	Access to be discussed with Highways. Section 106, S278 and S38 agreements required.		Total Completions		0	
Other Information			Losses Completed		0	
Brownfield / Greenfield	Greenfield		Remaining Losses		0	
Suitability	Suitable - 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		71	
Application Number:						



Ref	3793	Site Address	Bridgemere Nurseries, London Road, Bridgemere, Nantwich.			
Town / Rural	Rural		Easting	372578	Northing	343796
Site Description	Garden centre and nurseries.		Site Size Net (Ha)		10.95	
Character of Area	Open countryside		Potential Capacity		329	
Surrounding Land Uses	Open countryside.		Potential Net Capacity		329	
Physical Constraints	Nursery on site - buildings, hard standing and car parking on site. Flood Zone 1.					
Policy Restrictions	Open countryside		Potential Density		30.05	
Managing Constraints	Consideration of the biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines.		Determination of Capacity		Density multiplier	
Sustainability	Site not considered to be sustainably located.					
Accessibility	Access to be discussed with Highways.		Total Completions		0	
Other Information	Site will continue as a garden centre in the short term but could be available for redevelopment.		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 3794

Site Address

Land at Hetlee Farm, Leigh Road,
Wilmslow.

Town / Rural Wilmslow - Edge / Extension

Easting 382594 **Northing** 379970

Site Description

Site Size Net (Ha) 3.15

Character of Area	Edge of settlement
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Potential Capacity 95

Surrounding Land Uses Residential and open countryside

Potential Net 05

Physical Constraints Flood Zone 1. Trees and hedges to boundary. Site appears to be generally flat. Leigh Road is narrow track and appears to be used for parking by residential properties.

Capacity

Policy Restrictions	Green Belt.
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Potential Density 30.16

Managing Constraints	Consideration of the biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines.
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Determination of Capacity

Sustainability

Accessibility Access to be discussed with Highways.

Total Completions 0

Other Information

Losses Completed 0

Brownfield / Greenfield Greenfield

Remaining Losses 0

Suitability Suitable - with policy change

Current Year 0

Availability	Available
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Years 1-5 0

Achievability	Achievable
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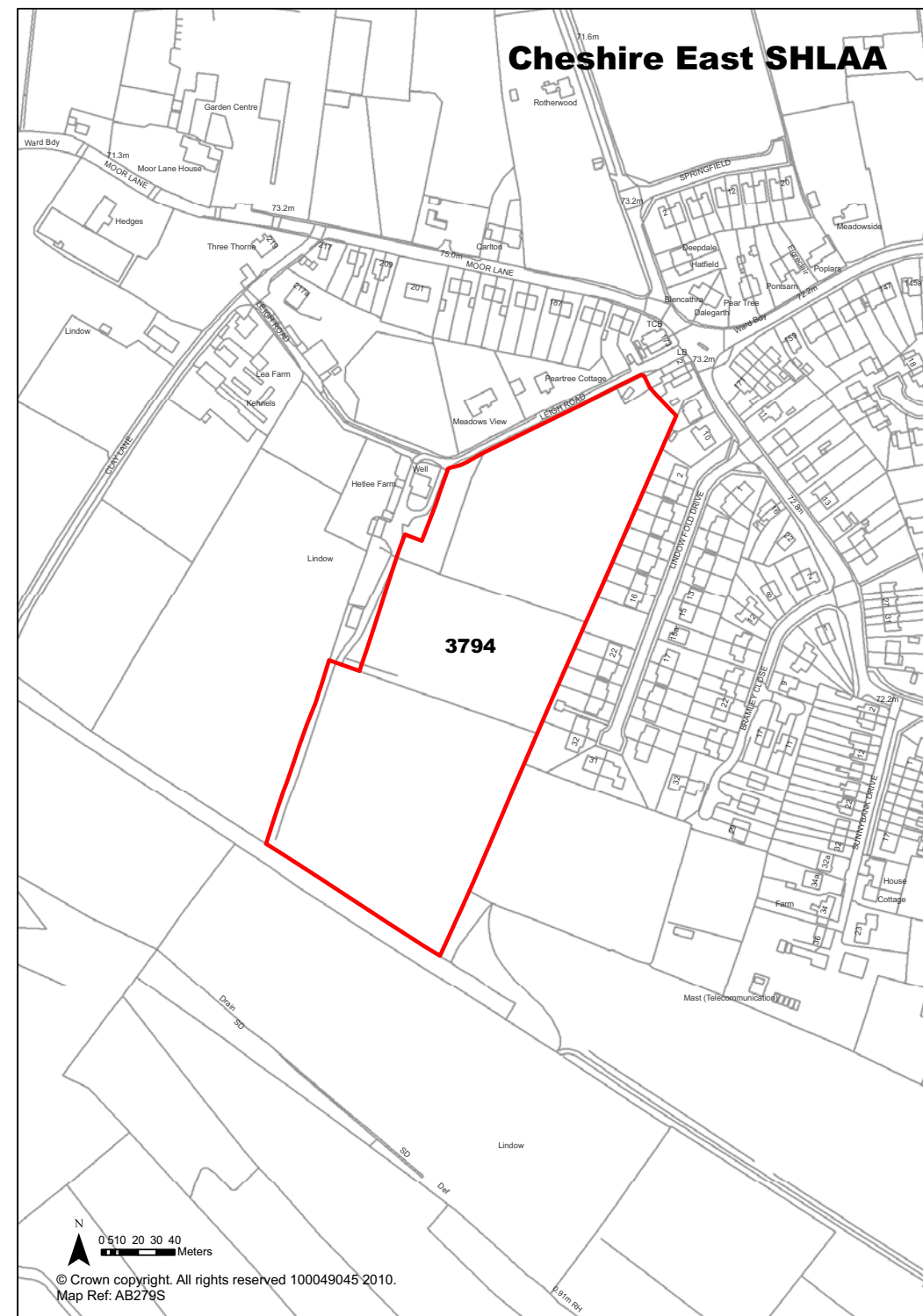
Years 6-10 90

Deliverability Developable

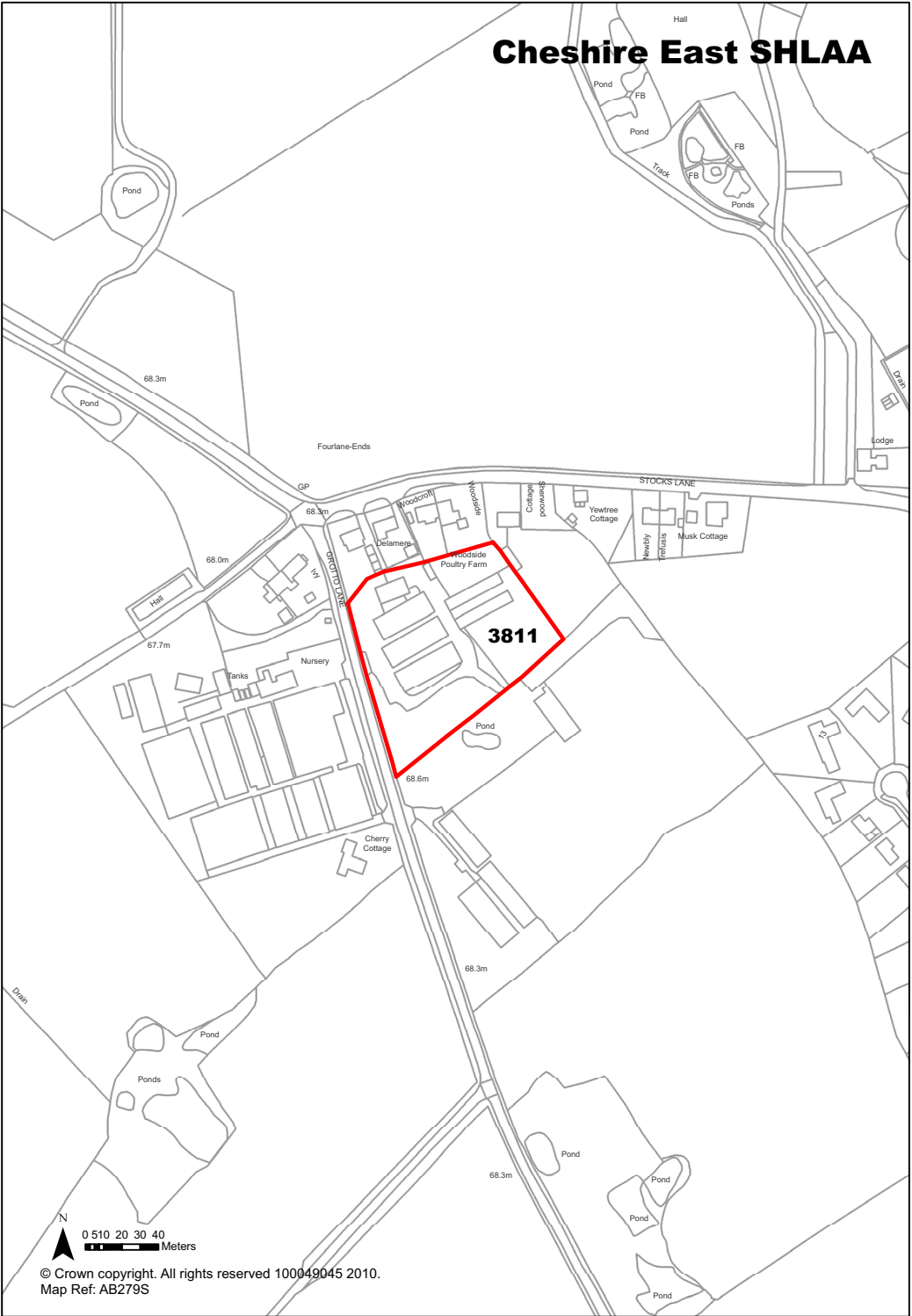
Years 11-15	5
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Development Progress

Application Number:



Ref	3811	Site Address	Woodside Poultry Farm, Stocks Lane, Over Peover, Knutsford	
Town / Rural	Rural	Easting	378108	Northing 373981
Site Description	Vacant - former poultry farm	Site Size Net (Ha)	0.87	
Character of Area	Rural	Potential Capacity	15	
Surrounding Land Uses	Residential, nursery, glass houses, open countryside	Potential Net Capacity	15	
Physical Constraints	Buildings on site. Hardstanding. Potential for contamination. Potential for Bats and Barn Owls on site.			
Policy Restrictions	Green Belt. Jodrell Bank Consultation Zone.	Potential Density	17.24	
Managing Constraints	Only suitable for affordable housing where need demonstrated - as per planning application. Potential contamination investigated. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Determination of Capacity	Based on current permission	
Sustainability	Bus service on Stocks Lane.			
Accessibility	Access is possible.	Total Completions	0	
Other Information		Losses Completed	0	
Brownfield / Greenfield	Greenfield	Remaining Losses	0	
Suitability	Suitable			
Availability	Available	Current Year	0	
Achievability	Achievable	Years 1-5	15	
Deliverability	Deliverable	Years 6-10	0	
Development Progress	Full Permission	Years 11-15	0	
Application Number:	10/0346M			



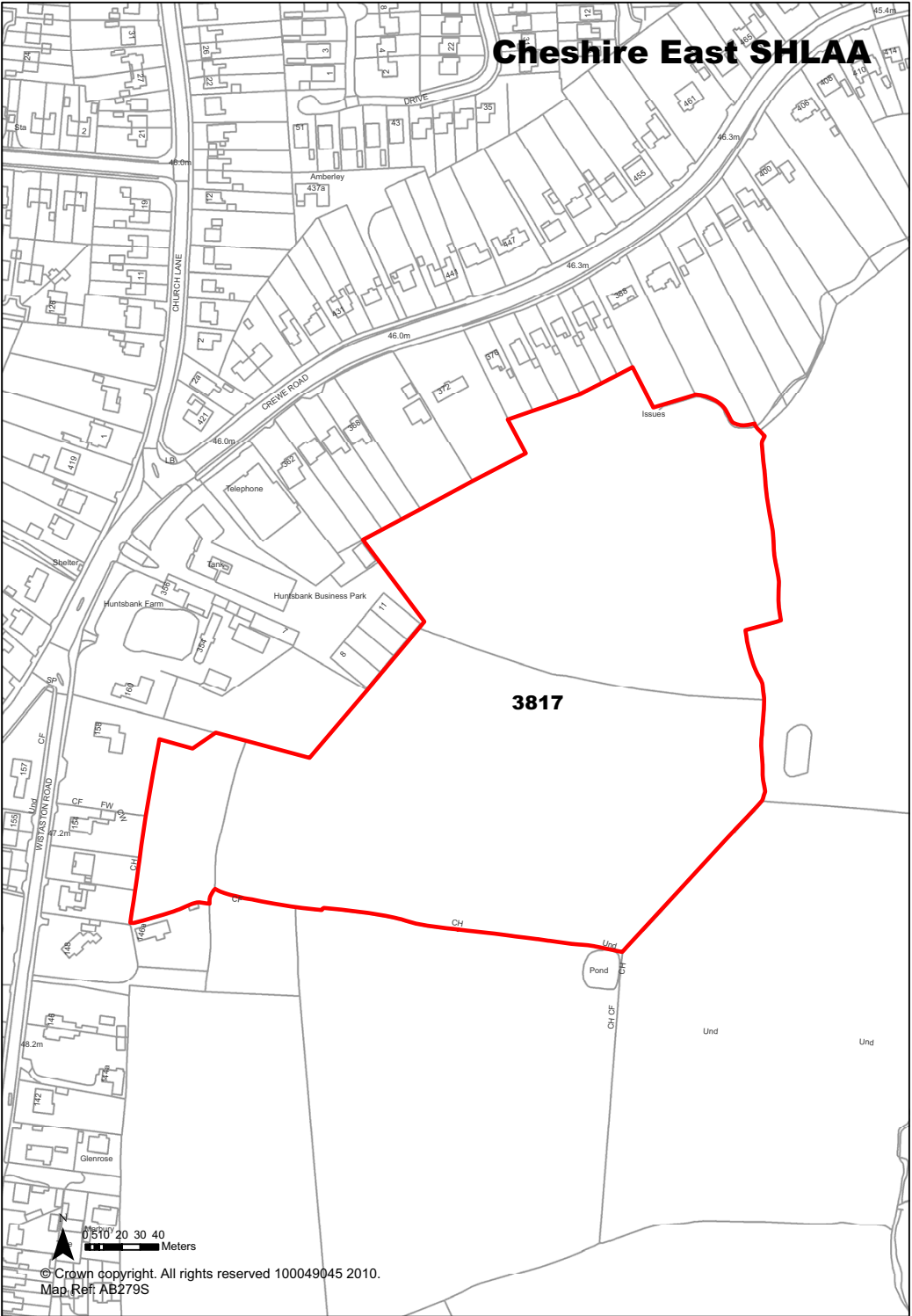
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3817

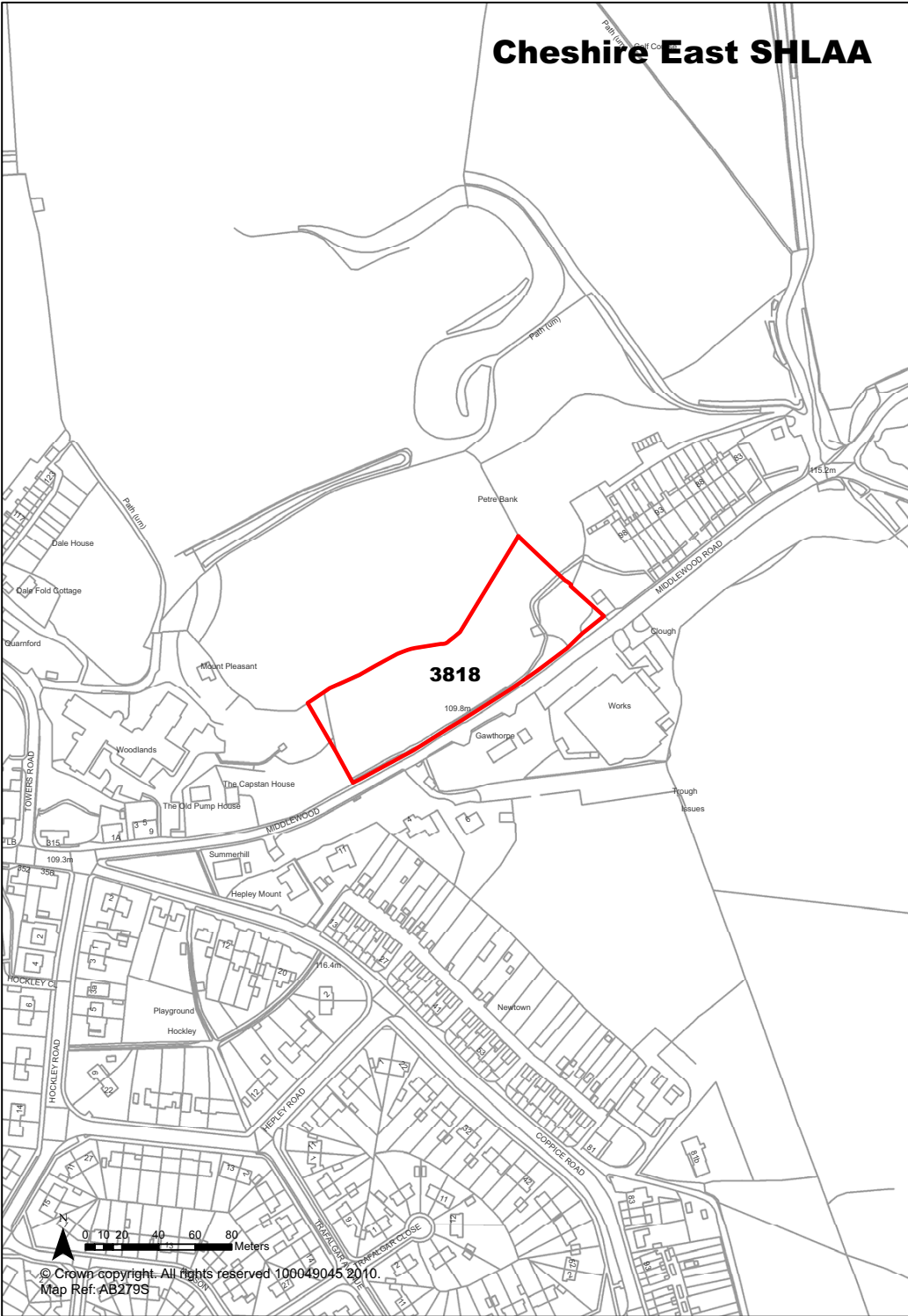
Site Address

Land off Crewe Road (A534), Wistaston Road and Moorfields, Crewe

Town / Rural	Crewe - Edge / Extension	Easting	368340	Northing	353155
Site Description	Agricultural land		Site Size Net (Ha)	6.62	
Character of Area	Edge of settlement		Potential Capacity	199	
Surrounding Land Uses	Residential, commercial and open countryside		Potential Net Capacity	199	
Physical Constraints	Trees and hedges to field boundaries. Site appears generally flat. Highway access issues. Located on potential contaminated site. Potential air quality issues.				
Policy Restrictions	Green Gap between Willaston and Rope Lane.		Potential Density	30.06	
Managing Constraints	Highways issues will need to be addressed. Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Consideration of the biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines.		Determination of Capacity	Density multiplier	
Sustainability	Bus route on Crewe Road and Wistaston Road.				
Accessibility	Access to be discussed with Highways.		Total Completions	0	
Other Information			Losses Completed	0	
Brownfield / Greenfield	Greenfield		Remaining Losses	0	
Suitability	Suitable - with policy change				
Availability	Available		Current Year	0	
Achievability	Achievable		Years 1-5	0	
Deliverability	Developable		Years 6-10	125	
Development Progress	SHLAA Site		Years 11-15	74	
Application Number:					



Ref	3818	Site Address	Clough Works Woodland and Car Park Site.			
Town / Rural	Poynton - Edge / Extension	Easting	393265	Northing	383530	
Site Description	Woodland and car park	Site Size Net (Ha)	0.78			
Character of Area	Open countryside.	Potential Capacity	24			
Surrounding Land Uses	Industrial works, open countryside, residential.	Potential Net Capacity	24			
Physical Constraints	Woodland on part of site.					
Policy Restrictions	Green Belt	Potential Density	30.77			
Managing Constraints	Consideration of the biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Determination of Capacity	Density multiplier			
Sustainability	Bus routes on Park Lane and Coppice Road.					
Accessibility	Access to be discussed with Highways.	Total Completions	0			
Other Information		Losses Completed	0			
Brownfield / Greenfield	Mixed	Remaining Losses	0			
Suitability	Not Suitable	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	3819	Site Address	Land at Stockton Farm, Stockton Road, Wilmslow.
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Town / Rural	Wilmslow - Edge / Extension	Easting	383756	Northing	378578
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Site Description	Fields to edge of settlement	Site Size Net (Ha)	4.61
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Character of Area	Edge of settlement.	Potential Capacity	139
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Surrounding Land Uses	Residential and Open Countryside	Potential Net	139
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Physical Constraints	Trees and hedges to boundaries, including internal. Appears to be a pond on site. Site appears generally flat.	Capacity
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Policy Restrictions	Green Belt	Potential Density	30.15
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Managing Constraints	Consideration of the biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Determination of Capacity	Density multiplier
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Sustainability

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

Availability	Available	Current Year	0
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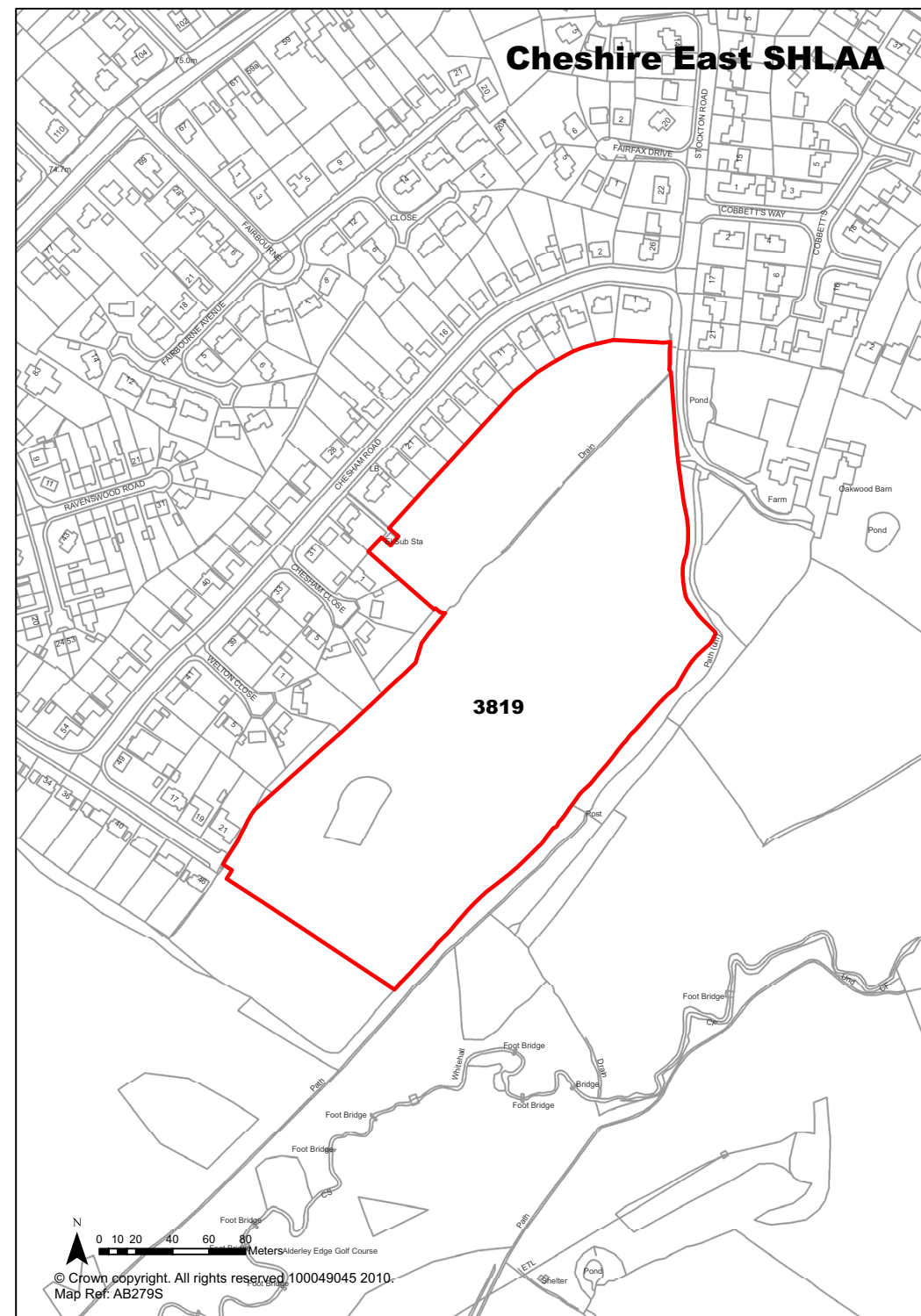
Achievability	Achievable	Years 1-5	0
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Deliverability	Developable	Years 6-10	90
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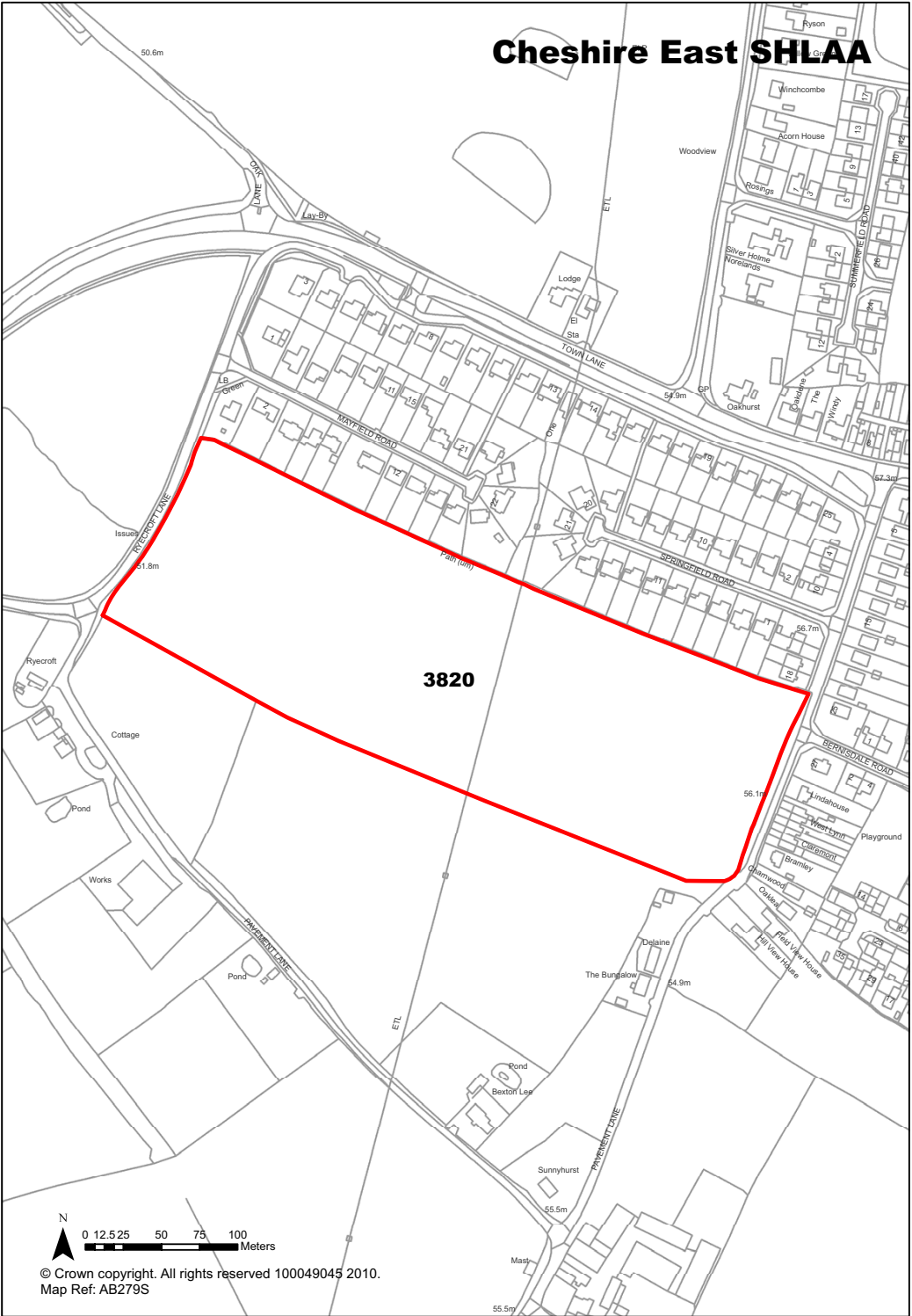
Development Progress	SHLAA Site	Years 11-15	49
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Application Number:

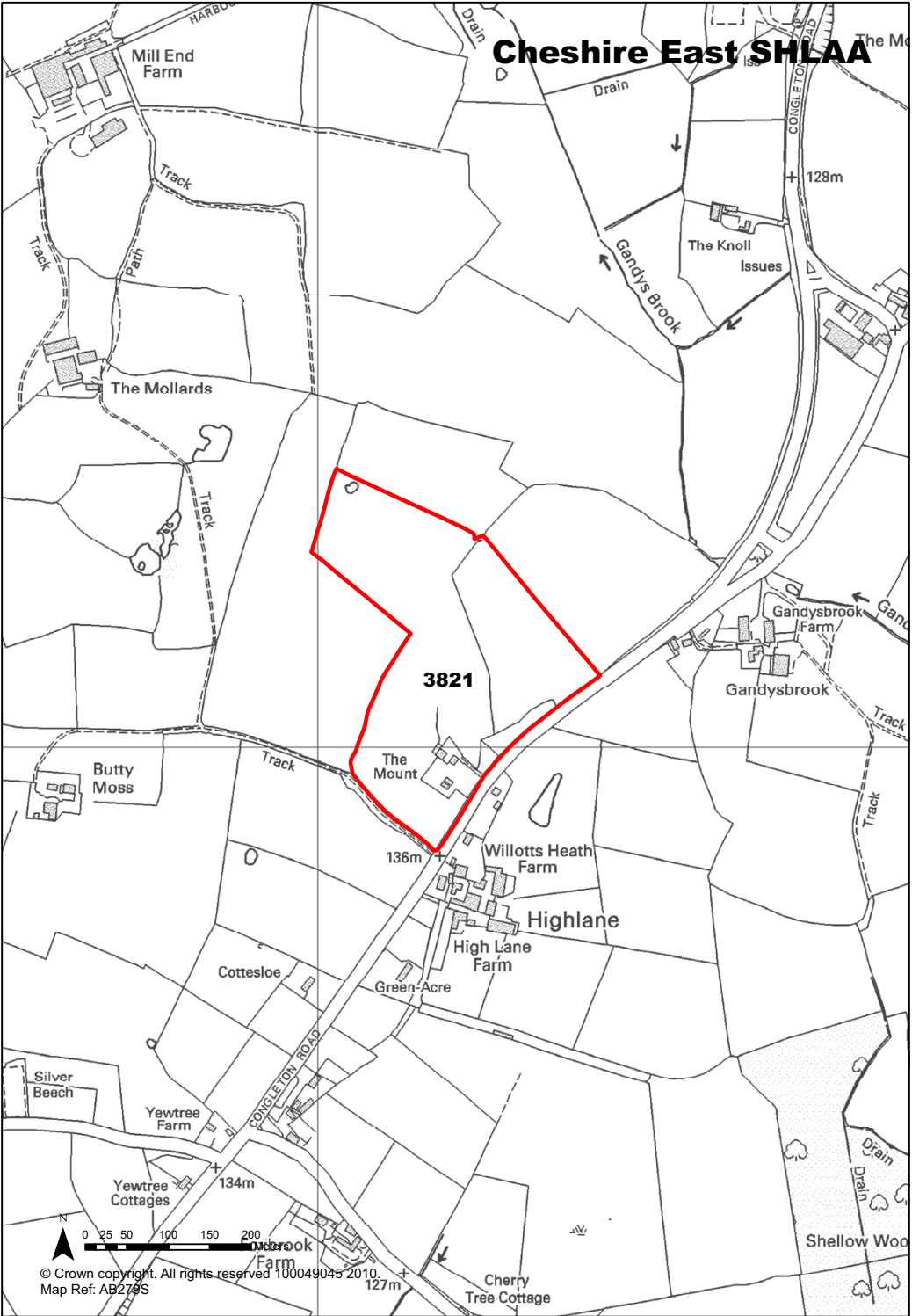
Cheshire East SHLAA - Update January 2013



Ref	3820	Site Address	Land off Ryecroft Lane, Knutsford		
Town / Rural	Knutsford - Edge / Extension	Easting	377687	Northing	379656
Site Description	Field adjacent to urban edge.	Site Size Net (Ha)	6.1		
Character of Area	Edge of settlement.	Potential Capacity	183		
Surrounding Land Uses	Residential and open countryside	Potential Net Capacity	183		
Physical Constraints	Trees and hedges to the boundary. Site is generally flat. Overhead lines cross site. Ryecroft and Pavement Lane are both narrow roads.	Potential Density	30		
Policy Restrictions		Determination of Capacity	Density multiplier		
Managing Constraints	Potential to move the overhead lines. Consideration of the biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Total Completions	0		
Sustainability		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	90		
Availability	Available	Years 11-15	93		
Achievability	Achievable				
Deliverability	Developable				
Development Progress	SHLAA Site				
Application Number:					

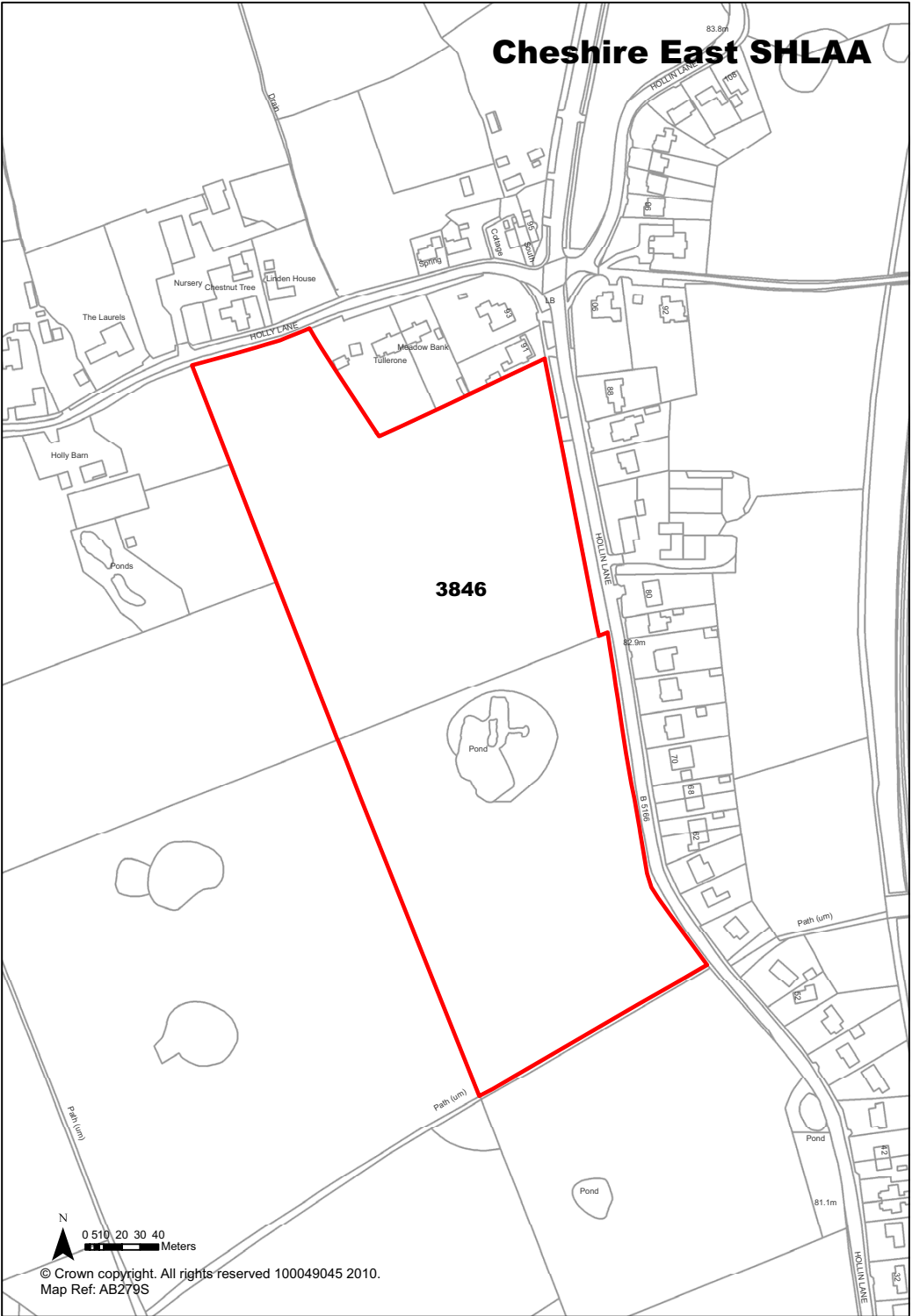


Ref	3821	Site Address	Land at The Mount, Congleton Road, Gawsworth, Macclesfield		
Town / Rural	Rural	Easting	388150	Northing	369112
Site Description	Residential property, garden and open countryside	Site Size Net (Ha)	7.6		
Character of Area	Open countryside	Potential Capacity	228		
Surrounding Land Uses	Open countryside	Potential Net Capacity	228		
Physical Constraints	Property on site. Trees and hedges to boundaries and internal boundaries.				
Policy Restrictions	Green Belt. Jodrell Bank Consultation Zone.	Potential Density	30		
Managing Constraints	Consideration of the biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Determination of Capacity	Density multiplier		
Sustainability	Site not considered sustainable.				
Accessibility	Access to be discussed with Highways.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Mixed	Remaining Losses	0		
Suitability	Not Suitable				
Availability	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:					

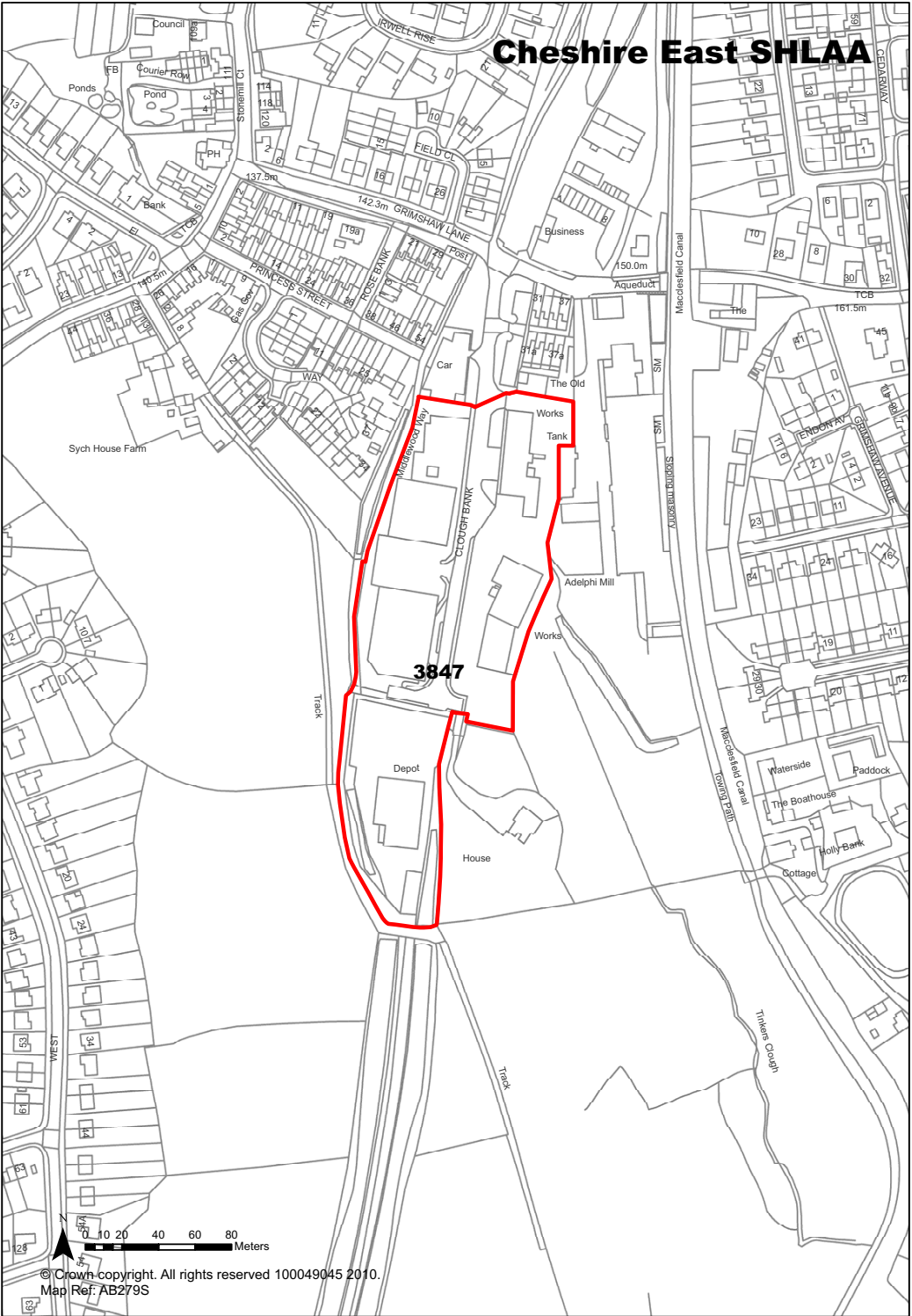


Ref 3846 Site Address Land off Hollin Lane, Styal, Wilmslow

Town / Rural	Smaller Villages	Easting	383733	Northing	384052
Site Description	Agricultural land	Site Size Net (Ha)	5.78		
Character of Area	Rural	Potential Capacity	174		
Surrounding Land Uses	Residential and open countryside	Potential Net Capacity	174		
Physical Constraints	Trees and hedges to boundaries. Pond on site. Trees on site. Site appears generally flat.				
Policy Restrictions	Green Belt	Potential Density	30.1		
Managing Constraints	Consideration of the biodiversity value of the site. Surface water runoff should be calculated in accordance with Environment Agency guidelines.	Determination of Capacity	Density multiplier		
Sustainability	Site is not considered sustainable.				
Accessibility	Access to be discussed with Highways.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Not Suitable				
Availability	Available	Current Year	0		
Achievability	Not Achievable	Years 1-5	0		
Deliverability	Not currently developable	Years 6-10	0		
Development Progress	SHLAA Site	Years 11-15	0		
Application Number:					



Ref	3847	Site Address	BC Transport Depot, Clough Bank, Bollington		
Town / Rural	Bollington	Easting	392866	Northing	377153
Site Description	Employment site	Site Size Net (Ha)	2.19		
Character of Area	Employment area on edge of settlement	Potential Capacity	66		
Surrounding Land Uses	Employment, open countryside and residential	Potential Net Capacity	66		
Physical Constraints	Buildings on site. Hardstanding on site. Site appears generally flat. Some soft landscaping within the site.	Potential Density	30.14		
Policy Restrictions	Existing employment area. Part of site within a conservation area.	Determination of Capacity	Density multiplier		
Managing Constraints	Consideration of the loss of employment land. Consideration of historic environment. Consultation with Contaminated Land Officer. Consideration of the biodiversity value of the site.				
Sustainability	Bus route on Grimshaw Lane.	Total Completions	0		
Accessibility	Access possible.	Losses Completed	0		
Other Information		Remaining Losses	0		
Brownfield / Greenfield	Brownfield	Current Year	0		
Suitability	Suitable - if can meet policy requireme	Years 1-5	0		
Availability	Available	Years 6-10	66		
Achievability	Achievable	Years 11-15	0		
Deliverability	Developable				
Development Progress	SHLAA Site				
Application Number:					



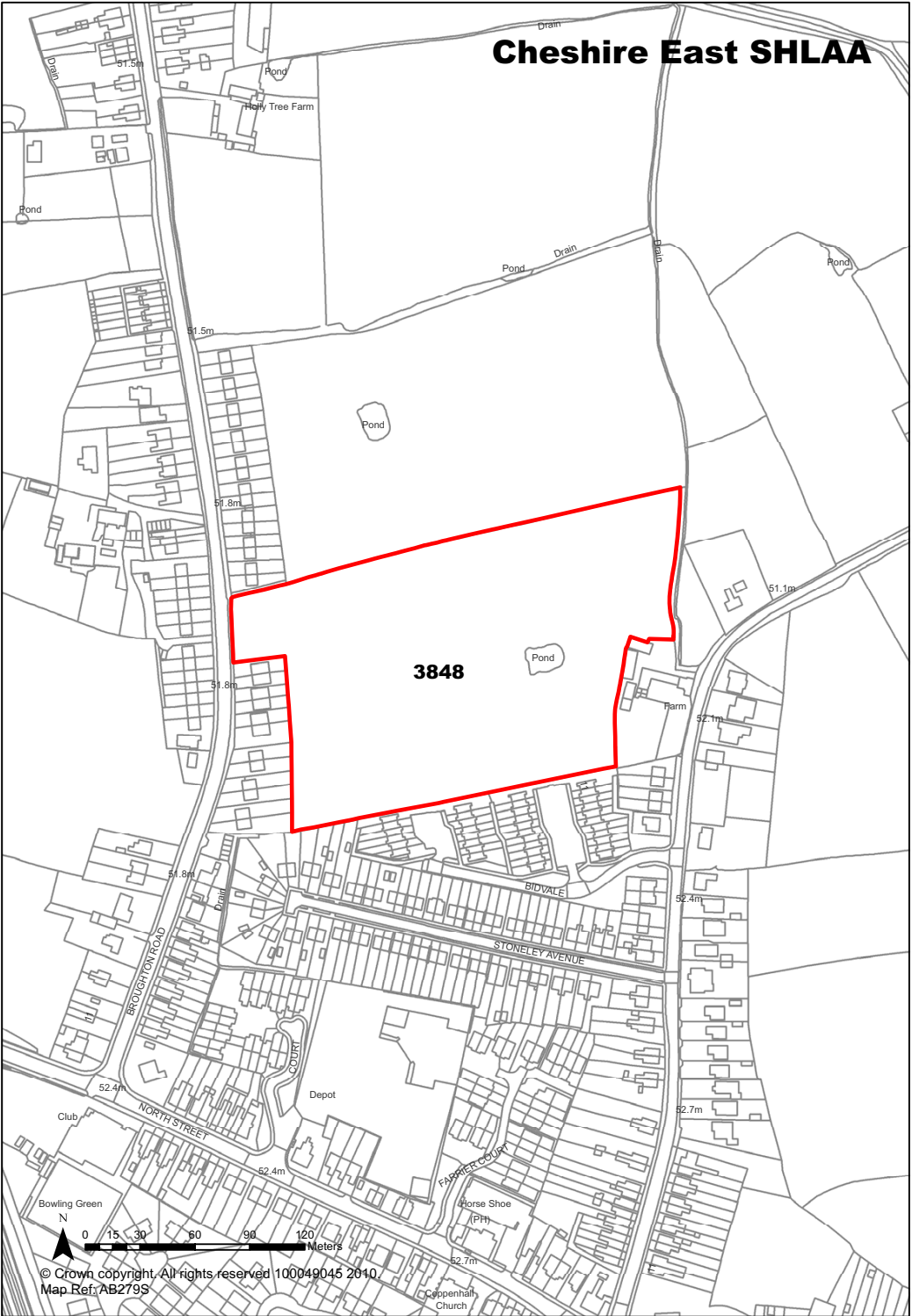
Ref

3848

Site Address

Land at Broughton Road, Crewe, rear of Ironstile Farm.

Town / Rural	Crewe - Edge / Extension	Easting	370522	Northing	357601
Site Description	Agricultural land	Site Size Net (Ha)	2.9		
Character of Area	Edge of settlement	Potential Capacity	87		
Surrounding Land Uses	Residential and open countryside	Potential Net Capacity	87		
Physical Constraints	Trees and hedges to field boundary. Overhead lines within site.	Potential Density	30		
Policy Restrictions	Open countryside	Determination of Capacity	Density multiplier		
Managing Constraints	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development). Transport Assessment likely to be required. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consideration of the biodiversity value of the site. Relocation of overhead lines.				
Sustainability	Bus route on Broughton Road.				
Accessibility	Access to be discussed with Highways.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	Suitable - with policy change	Current Year	0		
Availability	Available	Years 1-5	0		
Achievability	Achievable	Years 6-10	87		
Deliverability	Developable	Years 11-15	0		
Development Progress	SHLAA Site				
Application Number:					



Ref	3849	Site Address	Land at Cattle Arches, Maw Green Road, Crewe		
Town / Rural	Crewe - Edge / Extension	Easting	371720	Northing	356965
Site Description	Agricultural land and residential property	Site Size Net (Ha)	1.9		
Character of Area	Edge of settlement	Potential Capacity	57		
Surrounding Land Uses	Open countryside and railway.	Potential Net Capacity	57		
Physical Constraints	Trees and hedges to field boundaries. Reisdential property within the site. Pylon and overhead lines within site. Noise from rialway. The Strategic Highways Manager expresses concern that the immediate highway network comprises narrow rural roads which are constrained by local feature and alignment. Traffic capacity on Maw Green Lane is also a concern.				
Policy Restrictions	Green Gap	Potential Density	30		
Managing Constraints	This junction would require significant improvement to manage the traffic generation from this site. Any application would need its Transport Assessment to be judged against the Crewe Area Traffic Model held by CEC. Consultation with Contaminated Land Officer. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consideration of the biodiversity value of the site.	Determination of Capacity	Density multiplier		
Sustainability	In a sustainable location within easy reach of Crewe town centre and the employment areas to the south east of the town.				
Accessibility	Significant Highways Issues to be discussed with Highways. Section 106, S278 and S38 agreements required.	Total Completions	0		
Other Information		Losses Completed	0		
Brownfield / Greenfield	Greenfield	Remaining Losses	0		
Suitability	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:					

