



## **CHESHIRE EAST COUNCIL**

### **HOUSING SUPPLY AND DELIVERY TOPIC PAPER**

**August 2016**

**(Base date 31 March 2016)**

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## **1. INTRODUCTION**

- 1.1 Cheshire East Council (CEC) initially produced a Housing Supply and Delivery Topic Paper (during February 2016) to support the upcoming period of Public Consultation on the Proposed Changes Version of the LPS which closed on 19 April 2016. This document had a base date of 30 September 2015 and was the most currently available data at that time. This update, with a base date of 31 March 2016 seeks to provide the full year position in terms of completions and commitments, as well as those implications on the trajectory and 5 year supply positions. It also seeks to provide further clarification on elements which were responded to as part of the period of Public Consultation and to provide the Inspector to the EiP with further evidence to be able to make an informed view on those methodologies that have been adopted by CEC, specifically in relation to housing considerations.
- 1.2 The Housing Supply and Delivery Topic Paper sets out how the Local Plan Strategy will:
  - (i) Meet the overall requirement for housing provision (36,000 net additional homes) over the plan period; and
  - (ii) Provide a five year supply of deliverable housing sites against the plan's housing requirement with an appropriate additional buffer, and ensuring that historic under-delivery since 2010, the start of the plan period, is addressed as quickly as practicably possible.
- 1.3 The Local Plan is being brought forward in two parts: (i) the Local Plan Strategy (LPS); and (ii) the Site Allocations and Development Policies Development Plan Document (SADPD). Both will have a role to play in enabling sufficient opportunities to come forward in order for the plan's overall housing requirement to be met in full over the plan period.
- 1.4 The LPS allocates strategic sites and identifies strategic locations. Where required, sites below a strategic scale (i.e. less than 150 homes) will be allocated through the SADPD. The strategic locations of Central Crewe (Policy SL1), Central Macclesfield (Policy SL4) and Brooks Lane, Middlewich

(CS54, former SL9) identified in the LPS are exceptions to this approach. The housing figure against each of these strategic locations will be met through the development of multiple sites of varying size within the respective urban areas, including many schemes below 150 dwellings.

- 1.5 The National Planning Policy Framework (NPPF) requires local planning authorities at ¶47 to:

*“Identify and update annually a supply of specific deliverable sites sufficient to provide five years’ worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land.”*

- 1.6 Further guidance is provided within the online Planning Practice Guidance (PPG), which was published in March 2014. The PPG provides clarification as to the meaning of Footnote 11 of the NPPF, stating that “planning permission is not a prerequisite for a site being deliverable in terms of the five-year supply”. However, robust up-to-date evidence to support deliverability must be provided by the local planning authority in situations where permission does not yet exist.
- 1.7 Paragraph 031 of the PPG (Reference ID: 3-031-20140306) further states that deliverable sites for housing could include those that are allocated for housing in the development plan and sites with planning permission (outline or full that have not been implemented) unless there is clear evidence that schemes will not be implemented within five years.
- 1.8 This Topic Paper explains the evolution of the LPS and addresses the additional evidence that has been published by the Council, most notably, the Cheshire East Housing Development Study (June 2015) prepared by ORS. It also addresses the key matters that are relevant to demonstrating that the Cheshire East Local Plan (i.e., the LPS and SADPD) will provide for sufficient housing over the next five years and over the full plan period.

## **2. CONTEXT – EVOLUTION OF LOCAL PLAN STRATEGY**

- 2.1 Housing land supply and subsequent delivery in Cheshire East has already been a well documented subject. Cheshire East is a highly sought after Housing Market Area (HMA), both for prospective residents and for developers.
- 2.2 House prices are a market signal in terms of determining the OAN, the Housing Development Study (HDS) as produced by ORS<sup>1</sup> has noted that lower quartile prices in CEC are lower than the national average and lower than Wiltshire and North Somerset (our comparator areas), similar to Cheshire West and Chester and higher than East Riding of Yorkshire [¶ 5.35-5.53 of PS E033].
- 2.3 The average house price in Cheshire East has always exceeded the regional average, the gap between which is set to increase further. These added demands give rise to a number of pressures, not least of all to Cheshire East in its role as a Local Planning Authority.
- 2.4 The North West Regional Strategy (RS) 2008 housing requirement for the three predecessor boroughs (Congleton Borough, Crewe and Nantwich Borough and Macclesfield Borough), the areas of which now comprise Cheshire East, totalled 20,700 for the RS plan period of 2003-2021. The annualised average figure of 1,150 dwellings per annum (dpa) was not a requirement on a year-by-year basis, hence the figure of 1,150 dpa did not have to be met in each or any given year, nor was there a requirement to exceed the figure of 20,700.
- 2.5 The submission version of the LPS, published in March 2014 and its accompanying evidence base provided an increase on the former RS annual housing target to 1,180 dpa, which equated to an overall requirement for 27,000 net additional dwellings over the 20-year plan period (2010-30).
- 2.6 This position has changed during the Plan's Examination in Public. In response to the concerns raised by the Inspector in his Interim Views, dated 6 November 2014, regarding, amongst other things, the planned level of economic and housing growth the Council commissioned Opinion Research

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<sup>1</sup> Examination Library document reference [PS E033] – June 2015

Services (ORS) to undertake a Housing Development Study, to reconsider the full objectively assessed need for housing (FOAN) in the Borough.

- 2.7 This Study was completed in June 2015 and is part of an updated suite of evidence that the Council is now relying on to promote amendments to the Local Plan Strategy. ORS found that **the headline Objectively Assessed Need for Housing in Cheshire East is 36,000 dwellings over the 20-year period 2010-30, equivalent to an average of 1,800 dwellings per year.**
- 2.8 Consistent with the PPG, this figure includes an allowance for older person's accommodation (primarily Class C2 uses) which accounts for 2,180 units over the Plan period and considers all of evidence in relation to demographic trends and economic development needs. Cheshire East also produced a housing requirement technical annex [PS E031a.4] which was then supplemented by the Matter Statement on these elements.
- 2.9 The Council has assessed whether the Local Plan housing requirement should be higher or lower than the FOAN. Based on the findings of this work, the Council proposes that the Local Plan housing requirement should be the same as the FOAN. The Matter Statement (from October 2015 - doc ref. RM1.001a) sought to explore some of these pertinent issues to inform the discussions at those hearings held during October 2015.
- 2.10 In addition, an appropriate and justified spatial distribution of the uplifted housing requirement for Cheshire East has been established through the Spatial Distribution Update Report (July 2015) prepared by AECOM on behalf of the Council. The uplifted housing requirement has had the effect of increasing the required level of housing development across all settlements/areas. This is presented in the table overleaf. In response to the Inspector's Interim Views, this redistributes additional growth to the northern towns which are set within the Green Belt, to better address their housing needs. The Spatial Distribution of Development (SDUR) was generally supported by the Inspector within his Further Interim Views [RE A021, ¶¶65-71].

**Table 2.1: Proposed Dwelling Distribution [PS E035]**

	<b>Proposed Dwelling Distribution</b>
Crewe	7,700
Macclesfield	4,250
Congleton	4,150
Alsager	2,000
Sandbach	2,750
Middlewich	1,950
Nantwich	2,050
Handforth (inc NCGV)	2,200
Wilmslow	900
Knutsford	950
Poynton	650
Local Service Centres	3,500
Rural (including Alderley Park)	2,950
<b>Total</b>	<b>36,000</b>

- 2.11 Using its Site Selection Methodology, the Council has thoroughly and systematically assessed all candidate site options, existing ones and potential new ones, and identified a suite of strategic sites that are fully justified set against the alternatives. The breakdown of how sites have been both assessed and subsequently selected are contained in a series of Town Reports, published separately alongside this Topic Paper.
- 2.12 Most recently, Cheshire East has undertaken a further period of Public Consultation on the Proposed Changes Version of the LPS (February 2016) which ran from 4 March until 19 April 2016. Details of the specific issues raised within those received representations covering housing considerations have subsequently been responded to and the full documentation of these issues can be found at Chapter 7 of this paper.

### 3. PROPOSED CHANGES TO APPENDIX A OF THE LOCAL PLAN STRATEGY SUBMISSION VERSION

- 3.1 The ORS Housing Development Study has identified the objectively assessed need for housing in the borough (the housing market area) across the plan period. The Council subsequently found that the housing requirement should reflect FOAN. The AECOM Spatial Distribution Update Report has identified where the housing requirement should be met. Appendix A of the LPS has been updated to reflect the output from this work. There are changes to the distribution and allocation of both Strategic Sites and Strategic Locations which has consequential implications in terms of the further housing land that will need to be provided at the site allocations stage (through the SADPD). Section 6 provides further commentary about the site allocations stage.
- 3.2 The snapshot below is taken from the Submission Version of the LPS (March 2014) to show the headline level of development expected, this showed a global figure of 29,128 dwellings which represented a 6% flexibility on the 27,500 dwelling requirement.

**Table 3.1: Appendix A: Submission Version LPS (March 2014)**

Area	Expected Level of Development	Completions 01/04/10 - 31/12/13	Commitments 31/12/13	Local Plan Strategy Sites and Strategic Locations	Site Allocations	Total
All areas	29050	2230	8756	15095	3047	29128

**Table 3.2: Appendix A: Cheshire East Council Proposed Changes to the Local Plan Strategy (Consultation Draft) February 2016**

Area	Expected Level of Development	Completions 01/04/10-30/09/15	Commitments 30/09/15 <sup>(a)</sup>	Local Plan Strategy Sites and Strategic Locations		Site Allocations	Total
All Areas	36000	4811	11149		18830	3231	38021

**Table 3.3: Appendix A: Post Public Consultation Amendments (July 2016)**

Area	Expected Level of Development	Completions 01/04/10-31/03/16	Commitments 31/03/16 <sup>(a)</sup>	Local Plan Strategy Sites and Strategic Locations		Site Allocations	Total
All Areas	36000	5595	10867		18555	3335	38352



3.3 The snapshot of Appendix A, as updated, reflects the uplift to 36,000 homes. Comparing the three positions:

- Expected Level of Development: 27,500 to 36,000;
- Completions recorded: 2,230 by 31 December 2013, more than doubled to 5,595 by 31 March 2016;
- Commitments: 8,756 (as at 31 December 2013) rising to 10,867 (as at 31 March 2016), albeit this was marginally lower than the 11,149 recorded at 30 September 2015;
- Strategic Sites and Locations: 15,095 increasing to 18,555, down from 18,830 pre Public Consultation; and
- Site Allocations: Seeing a relatively modest uplift from 3,047 dwellings to 3,335 units (3,231 units pre Public Consultation) with a relatively minor uplift for Middlewich on the basis of a reduction of the site capacity for CS54 – Brooks Lane and some nominal changes for other settlements.

### **Flexibility**

3.4 The work undertaken by ORS identifies that FOAN for Cheshire East across the plan period (2010-30) is 36,000 dwellings. The 36,000 housing requirement identified within the Proposed Changes version of the Plan does not seek to set a maximum for housing development within Cheshire East across the plan period. It represents the minimum number of homes that should be provided. It is accepted practice that local plans should apply an additional level of flexibility in order to accommodate for any potential future changes to sites or even changing housing market conditions over the life of a plan. The Council continues to acknowledge the need for some flexibility in its Local Plan. Appendix A of the Proposed Changes version of the LPS identifies a 6.5% additional flexibility in terms of housing supply to ensure that the requirement for 36,000 is met across the plan area, and this is explored in more detail within Chapter 7 to this paper. Overall, this is considered to be an appropriate level of flexibility, principally for the following reasons:

- The Council is planning positively and proactively to boost housing supply by allocating specific sites for development throughout the Local Plan period. It has assessed the suitability and deliverability of every site and is confident that they will come forward and provide the

additional homes anticipated. All of the sites are being actively promoted by landowners and/or developers, including housebuilders. The Council has consciously taken this more detailed approach towards sites to provide greater certainty around delivery, rather than meeting the minimum requirement of paragraph 47 of the Framework by just identifying broad locations for growth, for years 6-10 and for years 11-15 of the plan period;

- The Borough's housing market is generally very strong resulting in a strong take-up of sites right across the housing market area. Landowners and developers have repeatedly highlighted the significant demand for new homes in the Borough;
- The sites that the Council has identified are of a scale that in themselves will deliver homes over several years. Once commenced they provide a longer-term and reliable source of completions;
- Other than in respect of the Central Crewe and Central Macclesfield Strategic Locations, the Council has not included any allowance for windfall sites which, by their very nature, sometimes provide less certainty in terms of their delivery compared to specific sites that have been identified following a robust assessment of their suitability and deliverability. It must be noted that whilst Brooks Lane, Middlewich is also defined as a Strategic Location (CS54, former SL9) this has a defined site boundary and has been dealt with independently of SL1 and SL4 as is discussed at ¶7.2;
- Limited reliance is being placed on the SADPD in meeting the Plan's housing requirement which equates to 3,335 dwellings (or around 9% of the housing requirement);
- A significant element of the Plan's requirement is either completed or is now committed i.e. through sites that either have planning permission or have the benefit of a resolution to grant planning permission subject to the completion of a Section 106 Agreement. A total of 5,595 homes

have been completed (since 1 April 2010) with a further 17,329 homes committed which represents 64% of the overall plan requirement; and

- No small site windfall allowance has been made within the Housing Land Supply (HLS), however further homes are expected to be delivered from this source, see ¶7.14-7.21 of this paper.

## **4. HOUSING TRAJECTORY**

### **General Methodology**

- 4.1 The Council is looking to respond to the required uplift in the housing requirement from 27,000 to 36,000 homes by allocating additional sites through the LPS. Although the SADPD will allocate additional, non-strategic sites, the very significant scale of land release within the LPS is deliberate. It provides a high degree of certainty for housebuilders that new outlets for constructing homes will be released across the whole borough at the earliest opportunity. This is a particular imperative for the north of the Borough where the towns are effectively 'locked down' and unable to achieve any significant level of housing development necessary to support their development needs.
- 4.2 The considerable pent up demand for housing across these towns will mean that the sites that are released will come forward quickly, thereby boosting housing supply in the short term.
- 4.3 The Council is committed to the aim of boosting significantly the supply of housing as quickly as possible and the approach it is now taking towards the release of additional strategic sites has been designed to best achieve that aim, in the context of a Local Plan that is being brought forward in two parts.
- 4.4 Due to the persistent under delivery of dwellings since the beginning of the plan period (commencing 1 April 2010) the council considers that a 20% buffer should be applied to its five-year housing requirement, brought forward from later on in the plan period, in line with the framework.
- 4.5 The Framework is silent on whether this should be applied to the requirement only or the requirement and shortfall. The Council contends that the 20% buffer should be applied to the requirement only and not the shortfall. The justification of this was made within the Cheshire East Council Resumed Hearings Response Statement: Matter 1 [RM1.001a].
- 4.6 Although there are appeal decisions where Inspectors have taken a different view, the Council's position is supported by the Secretary of State in a recent

appeal decision (PINS Ref: APP/R0660/A/13/2209335, dated 19 January 2015) within Cheshire East, which states (at ¶14):

*“The Secretary of State disagrees with the Inspector’s approach of including the allowances for each year’s backlog in the overall sum to which the buffer should be applied as he sees this as double-counting. He considers that it would be more appropriate to add the figures for the backlog once the figure for each year’s need has been adjusted to include the buffer.”*

4.7 Accordingly, it would be inappropriate for the 20% buffer to be applied to both the housing requirement and the shortfall. Doing so would result in double counting (of the shortfall) and, unjustifiably, over inflates the housing land requirement. By way of illustration, the difference between the two approaches is quite considerable:

- 20% buffer applied to requirement only + shortfall = **16,005 dwellings** (3,201 dwellings p/a); and
- 20% buffer applies to both requirement + shortfall = **17,046 dwellings** (3,409 dwellings p/a)

4.8 Table 4.1 below identifies the level of completions that have been delivered since the beginning of the plan period. It must also be noted that the shortfall, as at 31 March 2016 now stands at some 5,205 dwellings (based on 1 April 2010 to 31 March 2016).

<b>Table 4.1: CEC Completions and RS/OAN</b>				
<b>Year</b>	<b>Cheshire East Completions (net, after losses)</b>	<b>Regional Strategy (RS)</b>	<b>Objectively Assessed Need (OAN)</b>	<b>Surplus (- deficit)</b>
2010/11	709		1,800	-1,091
2011/12	778		1,800	-1,022
2012/13	614		1,800	-1,186

2013/14	713		1,800	-1,087
2014/15	1,236		1,800	-564
2015/16	1,545		1,800	-255
<b>-5,205 (since 1 April 2010)</b>				

- 4.9 The methodology for calculating the shortfall has since been updated to account for commitments and completions for Class C2 uses. Since 1 April 2010, Class C2 completions and losses have now been accounted for, which has changed the figures compared to those previously published (the schedule of completions organised by settlement can be found at Appendix 1). This is fully aligned with the PPG [3-037-20150320] and how local planning authorities should deal with Class C2 uses. In summary, 5,595 completions from a requirement of 10,800 results in a shortfall of 5,205 units. The relevant C2 completions and losses recorded by the Council can be found at Appendix 2.

### **Housing Trajectory**

- 4.10 Appendix E of the Proposed Changes version of the LPS documents the broad methodology for determining the Housing Trajectory, over the remainder of the plan period. It represents a shift from the approach taken in the Submission Version of the LPS in that it no longer includes sites without permissions / resolutions (formerly known as 'SHLAA Deliverables'). The Council acknowledges that these sites should only be included in the forward supply of housing land where justified by clear evidence. No general allowance is being made for windfall sites in the table. As the base date has been updated within this topic paper to reflect the figures as at 31 March 2016, updates to both Appendix A and E for inclusion within the LPS can subsequently be found at Appendix 10.

4.11 The components of housing supply over the plan period are as follows:

- Completions;
- Allowance for Site Allocations (post 2020);
- Strategic Sites;
- Awaiting s.106;
- Outline;
- Full; and
- Under Construction.

4.12 Given the updated base date of this topic paper (i.e. 31 March 2016), the commencement of the trajectory is 1 April 2016 and covers the five-year period until 31 March 2021 (Year 5). The remainder of the plan period then continues until 31 March 2030. Table 4.2 below is a snapshot of the trajectory, the supporting tables to which can be found at Appendix 3a and 3b. A row in the table has been provided to identify the contribution specifically from Strategic Sites / Locations across the remainder of the plan period.

**Table 4.2: Snapshot from Trajectory (base date 31 March 2016)**

	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5
<b>s.106</b>	0	111	258	133	80	582
<b>Outline</b>	0	573	697	532	402	2,204
<b>Full</b>	1,278	695	295	127	38	2,433
<b>Under Construction</b>	1,571	778	655	502	402	3,908
<b>Strategic Sites / Locations Contribution</b>	106	392	1,344	2,207	2,359	6,408
<b>TOTAL</b>	<b>2,955</b>	<b>2,549</b>	<b>3,249</b>	<b>3,501</b>	<b>3,281</b>	<b>15,535</b>

4.13 It is important to note that the housing supply calculation is based upon net figures; the losses that will take place within commitments have been taken off their gross figures. The Council has consistently expressed its housing

supply and requirement figures as net figures and, of the sake and transparency and consistency, it is important that this remains the case. The Council has always been careful not to mix net and gross housing figures since this complicates and confuses the presentation of housing requirement and supply information. Therefore, there is no need to include any separate allowance for losses. The Council does not anticipate any loss of existing homes at any scale. There are no current housing clearance programmes and none are expected in the plan period. The development of strategic allocations does not involve homes being cleared. The housing figure against each allocation relates to net additional homes.

### **Addressing the Shortfall**

- 4.14 As a starting point, paragraph 035 of the PPG states that *“local planning authorities should aim to deal with any undersupply [of housing] within the first five years of the plan period where possible”*
- 4.15 Given the relative uplift in the housing requirement, shifting from 1,350 dwellings per annum to 1,800 dwellings per annum, this has significant implications for the 5-year supply position and the delivery of housing across the plan period. These issues were initially discussed at the resumed hearing sessions during October 2015 (and supplemented by the submitted Matter 1 Statement) which began to explore these elements in more detail. Following the Inspector’s Further Interim Views from December 2015, it was set out at ¶36 (Examination Library document reference RE A021):

*“Normally, any backlog in housing provision is met within the first 5 years of the plan period (the “Sedgefield” method), but where that approach would result in unrealistic and undeliverable rates of housing provision, a longer time period may be justified (the “Liverpool” approach). However, until the detailed housing supply is established, it is difficult to come to a firm view, but clearly CEC will have to set out the specific reasons if it wishes to depart from the normal 5-year time period of meeting any backlog.”*

- 4.16 Since the suspension of the LPS Examination (and since the start of the Plan period), the Council has continued to seek to boost the supply of housing in



line with Framework's aspirations and subsequently strengthen their 5-year supply position. This has been afforded by a number of principal activities:

- In excess of **11,800 units (net)**<sup>2</sup> have been approved since 2012 and this figure has continued to rise - where development is deemed to be sustainable (in line with NPPF para. 14);
- There are commitments in the order of 10,927 as at 31 March 2016 with further commitments in the order of 6,402 on Strategic Sites (giving a total of 17,329 committed homes);
- There has been the grant of funding by DCLG to progress Local Development Order's (LDO's) on Town Centre sites in Macclesfield, they have the potential to deliver around 300 units between them; and
- Development of a Brownfield Toolkit to work with developers to seek to unlock important development sites across the borough for residential uses; and

4.17 In the first instance, consistent with PPG, the Council has considered the application of the Sedgefield approach towards addressing backlog. The table below identifies what the implications of Sedgefield plus a 20% buffer would be.

**Table 4.3: Sedgefield Approach**

<b>Methodology</b>	<b>Supply Requirement (applying 20% buffer to shortfall and requirement)</b>	<b>Annual Requirement (dwellings) – first 5 years</b>
Sedgefield (+20%)	17,046	3,409

4.18 There are a number of issues that arise by adopting this methodology. At present, of the 36,000 homes required there have already been 5,595 completions since the plan period and there are currently commitments in the order of 17,329 units (including commitments on Strategic Sites). This equates to 64% of the 36,000 requirement delivered or committed within the first 6 years of the Plan period. Not all committed homes will be delivered in the next five years which is illustrated in Table 4.4 below.

<sup>2</sup> This figure takes consideration of Reserved Matters application and Extensions of Time so sites may feature more than once in a small number of cases

**Table 4.4: Commitments as at 31 March 2016<sup>3</sup>**

<b>Status of Site</b>	<b>Number of Units (net)</b>	<b>Proportion contributing to 5YS (net)</b>	<b>Contribution (%)</b>
Sites Awaiting s.106	682	582	85
Sites with Full Planning Permission	2,663	2,433	99 (almost all)
Sites with Outline Planning Permission	2,849	2,204	72
Homes to be completed on Sites Under Construction	4,733	3,908	83
Strategic Sites (with Planning Permission)	6,402	2,535	40
<b>Total</b>	<b>17,329</b>	<b>11,662</b>	<b>67</b>

4.19 Table 4.4 shows what the five-year housing requirement would be, compared to the expected level of housing supply from commitments and uncommitted strategic sites and locations in the LPS Proposed Changes version. A comparison between Table 4.3 and Table 4.4 identifies that **5,667 additional homes** would need to be provided through the allocation of additional strategic sites (sites of 150 homes or more) in order to demonstrate that a five-year supply incorporating Sedgefield plus a 20% buffer could be achieved.

4.20 The 5,667 figure has been derived using the council's methodology for estimating the contribution of strategic sites to five-year supply. Each additional site would individually contribute 75 homes (15 in Year 3; 30 in Year 4; and 30 in Year 5 - considered as a site without planning permission). If this additional requirement is then divided by 75, it gives the number of additional strategic site allocations that would be required to achieve a five-year housing supply incorporating the Sedgefield approach. It would require **80 additional sites (some 400 ha)** to be allocated (6,000 divided by 75). This has considerable implications on the remaining Best and Most Versatile

<sup>3</sup> Full document can be found at Appendix 4

(BMV) Agricultural Land and would represent a further loss to this resource which is already under threat across Cheshire East. The possible implications of this are irreversible and significant in terms of a loss of income / GVA deriving from current agricultural uses and this has been explored fully in the published report referenced by the footnote.<sup>4</sup> Assuming that each of these strategic sites was the minimum size of 150 homes (so as to qualify as a strategic site), they would have a combined capacity of 12,000 homes. This would be provision in addition to the current Plan requirement for 36,000 homes. There are many problems that arise through this approach:

- (i) The planned provision of homes within the Plan would very significantly exceed the Plan's housing requirement and the FOAN. The Plan would not be consistent with its evidence;
- (ii) The planned provision of new homes would be out of balance with the assessed and planned level of economic growth, the determining factor of the FOAN;
- (iii) There would be significant pressure to release further land for development currently within the Green Belt. However, it must be highly questionable whether there would be the required exceptional circumstances to justify removing further land from the Green Belt over and above what is needed to meet the overall Plan requirement. If a parallel can be drawn with application decision-making, it is clear from the Planning Practice Guidance (Paragraph: 034 Reference ID: 3-034-20141006) that unmet housing need is unlikely to outweigh the harm to the Green Belt and other harm to constitute the "very special circumstances" justifying inappropriate development on a site within the Green Belt;
- (iv) It would mean that the Plan would not align with its evidence in the Spatial Distribution Update Report;
- (v) We have tested options above 36,000 (Option 5 - 38,000 dwellings) and (Option 6 46,400 dwellings) determining that the year on year net inward migration levels necessary to achieve these options would be

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<sup>4</sup> Document [PC B025] within the Examination Library

significantly higher than anything previously experienced in Cheshire East and are therefore less likely to be sustained over the whole plan period. On this basis, the NPPF requires local plans to be “aspirational but realistic” (¶154). In this case the scale of deviation from past trends that would be required every single year is not considered realistic ([PC B029], table 3.6);

- (vi) As an alternative, if housing provision was reduced elsewhere in the Plan to accommodate an increase in the number of strategic allocations that could contribute to five-year supply, this would similarly render the Plan out of line with its evidence base, most notably the Spatial Distribution Update Report. In fact, this alternative would fundamentally undermine the Plan strategy because there would be no apportionment of the housing requirement to Local Service Centres or smaller settlements. The Plan would simply ignore the housing needs of these communities. Strategic allocations that currently are not expected to contribute to five-year supply would also need to be removed from the Plan; and
- (vii) The Council considers it questionable whether the housebuilding sector would be able to respond and deliver the number of homes required under the Sedgefield approach. It would require an immediate and significant uplift in delivery to the magnitude of 3,381 dwellings, given that the highest delivery was recorded in 2014/15 of 1,236 (net) units this would require a 275% increase on this to achieve this. Current half year completions highlight that even if the remainder of the year was mirrored at the same rate there would still be an under delivery. The Plan would be promoting an approach that would be unachievable.

4.21 Each of these problems could, in the Council’s view, render the Local Plan unsound. It is therefore evident that the application of the Sedgefield approach is not realistic or achievable. Any attempt to apply it would require further significant changes to be made to the LPS which would have the significant adverse, arguably fatal, consequence of having a Plan strategy at

odds with its evidence base. This scenario would also unacceptably delay the adoption of the Plan considerably by having to identify additional sites, consult on them and test them by way of examination, although it would always remain highly questionable whether the Plan could be found sound because of the strategy-evidence conflict.

4.22 Where a council cannot address backlog within the next five years, the Planning Practice Guidance indicates that councils will ‘need to work with neighbouring authorities under the ‘Duty to Cooperate’ (Paragraph: 035 Reference ID: 3-035-20140306). This is not an option for the Cheshire East. It has been established that no neighbouring authority is agreeable to accommodate any part of Cheshire East’s housing requirement.

4.23 The alternative methodology for dealing with backlog is to meet it over the remainder of the plan period (known as the ‘Liverpool’ approach). However, in the Council’s view, this unacceptably delays meeting past under-delivery and would not reflect the national policy imperative of boosting housing supply without delay. This approach is considered in the table below:

**Table 4.5: Liverpool Approach**

<b>Methodology</b>	<b>Supply Requirement (applying 20% buffer to shortfall and requirement)</b>	<b>Annual Requirement (dwellings) – first five years</b>
Liverpool (+20%)	13,031	2,606

4.24 This approach would mean that the shortfall is met over the remainder of the plan period. Cheshire East has considered this approach and considers that it would not be the most appropriate way to deal with backlog. It does not represent an ambitious enough approach to boosting housing supply.

4.25 Having set out the above scenarios, the Council’s proposed approach seeks to meet the housing backlog at the earliest opportunity whilst avoiding the problems that arise from following the Sedgefield approach. Taking these considerations into account the Council proposes to fully meet the backlog of supply within eight years.

- 4.26 This will be a considerable achievement given the scale of this backlog (5,205 homes) and given that an additional 20% buffer excluding the backlog (in the order of 1,800 homes) is also added to the five-year requirement. This represents in the Council's view an ambitious but realistic approach. It is a 'Sedgepool' approach towards dealing with backlog. It enables the LPS to significantly boost housing supply whilst addressing the issue of historic under-delivery as quickly as possible, bearing in mind the need to achieve sustainable development and a sound Local Plan Strategy.
- 4.27 Cheshire East has gone through the process to seek to identify the point between both the Sedgefield and Liverpool methodology where we would seek to deal with any under delivery as quickly as possible balanced with the need to ensure that the Plan's policies and proposals remain justified and effective, properly reflecting its evidence base. This point is 'Sedgepool' (8 years + 20%). The table below identifies this and alternative 'Sedgepool' scenarios.

**Table 4.6: 'Sedgepool' Approach**

<b>Methodology</b>	<b>Supply Requirement (incl. 20% buffer + proportion of shortfall)</b>	<b>Annual Requirement (dwellings) – first five years</b>
Sedgepool (6 years +20%)	16,005	3,201
Sedgepool (7 years +20%)	15,261	3,052
<b>Sedgepool (8 years +20%)</b>	<b>14,704</b>	<b>2,941</b>
Sedgepool (9 years +20%)	14,270	2,854
Sedgepool (10 years +20%)	13,923	2,785

- 4.28 'Sedgepool' (8 years + 20%) is the most realistic and suitable approach to dealing with the shortfall.

## **Recent Inspector Decisions – Sedgefield vs Liverpool**

- 4.29 The case as to whether the Sedgefield or the Liverpool methodology is the most appropriate has been examined at a number of recent Local Plan Examinations. In the case of Lichfield District Council, the Inspector grappled with understanding the implications that adopting either approach would ultimately have in the housing land supply calculations, the Inspector's Report (dated 16 January 2015) can be found at Appendix 7, however, at ¶210-212 he concludes:

*“The advice is that the Sedgefield approach should be taken where possible. This is understandable as seeking to remedy any past undersupply within the first five years of the Plan is consistent with the aspiration of boosting significantly the supply of housing land.”*

- 4.30 He goes on further to set out that:

*“However the use of the words ‘where possible’ clearly anticipates that there will be circumstances in which it will not be possible to apply the Sedgefield approach.”*

- 4.31 The specific circumstances for Lichfield District Council was that in order to achieve Sedgefield, this would require completions at a rate that have not previously been achieved across the borough or what would be realistically delivered on a consistent basis. In this case the Liverpool methodology was adopted and accepted by the Inspector in being both realistic and aspirational.
- 4.32 This was also accepted by the Inspector who examined the Rother District Council Core Strategy (Inspector's Report dated 10 July 2014) who made similar recommendations in respect of dealing with any shortfall.
- 4.33 The Council's proposal to adopt an approach somewhere in between the Sedgefield and Liverpool methodology best achieves the overall objectives of national planning policy and guidance.
- 4.34 Most recently, and of note is the Inspector's Report to High Peak Borough Council's Local Plan on 24 March 2016 (at Appendix 9) to which the Inspector, at ¶53 sets out:

*“As such, it is difficult to see how the completions resulting from the Sedgefield method could be achieved in the short term. Even if the Liverpool method were to be used the completion rate over the remaining part of the plan period would be over 400 dpa which has only been exceeded in two years since 2001 and would therefore represent a marked and sustained increase on recent performance.”*

4.35 The Inspector goes on further to set out at ¶54 that:

*“In the circumstances in High Peak therefore, I consider that the Liverpool method of meeting the shortfall should be used. It would result in a housing land supply that was both aspirational and realistic.”*

4.36 This chapter has identified and is accepted by CEC that the current shortfall is significant, some 5,205 units. However, the Sedgemoor approach that has been suggested within this paper represents the most appropriate method to dealing with the shortfall (in line with the PPG and with Sedgefield being the default position) whilst at the same time ensuring that the housing land supply and level of completions required is still both an aspirational, but realistic prospect.



## **5. FORECASTING – BUILD RATE AND LEAD IN METHODOLOGY**

- 5.1 The Submitted Local Plan Strategy sets out at Appendix E the Housing Trajectory<sup>5</sup>. The main role of this is to identify potential sites falling within a number of site categories (Strategic Sites, Awaiting s.106, Outline, Full and Under Construction). It also seeks to identify at what point in the plan period these sites are likely to come forward. To do this, a methodology has been applied to estimate build rates and lead in times. The application of this methodology ensures that there is a consistent approach across all sites.
- 5.2 This methodology has been designed taking into account evidence from previously delivered sites and the experienced patterns of residential development across the borough. It allows the Council to realistically identify the number of units which are likely to be delivered per annum (based on their site size and number of developers involved) as well as the time at which it may begin contributing new homes (based on its planning status and evidence from developers / agents).
- 5.3 Originally, the methodology was used for the SHLAA process but has evolved somewhat since the latest SHLAA (published in February 2013, base date of 31 March 2012). The methodology has been informed taking into account feedback from the Housing Market Partnership. At a meeting of the HMP on 19<sup>th</sup> December 2013 to discuss build rate and lead in times, feedback included:
- Use of standard build rates has been criticised by the Secretary of State, but Gladman prefer to use this method – it is evidence based and accommodates over delivery on some sites and under-deliver on others;
  - It is reasonable to set build rates based on delivery over the past five years;
  - The HBF indicates a build rate of 25 dpa; Seddons believe 30 dpa is too high, Taylor Wimpey say 30 dpa is reasonable; and

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<sup>5</sup> Local Plan Strategy Submission Version [SD 001]

- More caution is required in assessing delivery in the five-year supply, particularly where sites are located close together, otherwise the market will become saturated.

5.4 As a result of numerous discussions as part of the s.78 appeal process (over the last 12-18 months), concerns were raised with the robustness of the methodology used and further discussions as part of the Local Plan Technical Workshops (during May 2015) had identified a need to revisit this piece of evidence.

5.5 Additional work has since been undertaken to further refine this methodology on the basis of those concerns raised and this underwent a formal period of public consultation from Thursday, 11 June 2015 until Friday, 19 June 2015 (the final circulated table can be viewed at Appendix 5). This was sent round to all those members of the HMP and to those who attended the Local Plan Technical Workshop (on matters relating to housing). The purpose of this consultation was to seek views on the updated methodology.

5.6 Those representations that were received can be categorised under the following headings:

- Areas of Common Ground;
- Points requiring Clarification; and
- Steps taken since Public Consultation

5.7 During the consultation period 26 letters of representation were received (some of which were duplicates from agents on behalf of other interests).

#### **Areas of Common Ground**

5.8 Within those representations made to the public consultation, the following areas of common ground were reached:

- Welcoming of the opportunity to comment on those build rate and lead in assumptions which are to be adopted;
- Evidence is required on sites 200+ that 2 developers will be present – an assumption that there might be isn't enough;

- Bovis (operating locally) agree with the build rates in that they broadly coincide with what they have experienced (if not they say they are conservative), similarly for lead in times;
- Generally strengthening market conditions will result in shorter lead in times in the future;
- Advocate of discussions to be held with the developer to ensure that the build rate / lead in rates are robust and correctly applied to each site.

### Points requiring Clarification

5.9 The points made mostly relate to the interpretation of the methodology itself.

Consultation Response Made	CEC Response
The consultation lacks robustness on the basis that it focuses primarily on recent development activity and only those sites that have delivered during 2014/15.	Whilst the cover e-mail to the consultation identifies an emphasis on the patterns of development from those sites that have recently delivered and specifically from 2014/15, this was alongside data going back to 2003/04 to ensure that we analysed data from all stages of the economic cycle (as there will have been peaks and troughs within each financial year). The emphasis being on 2014/15 as we have had the highest rate of completions recorded since 2003/04.
The term 'All' included in sites less than 50 units are misleading in terms of the dwellings per annum to be delivered.	'All' refers to the fact that all units will be delivered on sites of less than 50 at some point over the 5 year period rather than 50 dph which was commented in some cases.
Lack of agreement with the use of standardised Build Rates and Lead In times.	The reasoning behind the need for standardised Build Rates and Lead-In times is full in line with the NPPF and the PPG requirements. The methodology gives a consistent way of forecasting which is required for the Local Plan Trajectory as well as to assist with the 5 Year Housing Land Supply calculations.
Struggle to see the relevance of this consultation as part of the continuing Local Plan process.	The importance of revising the Build Rate and Lead In methodology has implications for the Local Plan Trajectory as well as the 5 Year Housing Land Supply calculations hence the need for its revision.
CEC is not being ambitious enough and as a result of lower Build Rates this does not challenge developers to deliver. As a result they may never reach the level of	CEC has based the Build Rates and Lead-In times on evidence afforded by the delivery of sites across a 5-10 year time period. These are a product of the activity that has taken

development required for the borough across the plan period.	place on the ground and represents the most reliable starting point. Having rates of delivery which has not been derived from evidence would result in unreliable estimates.
Including an option for 2 developers for sites with a capacity of > 200 units wrongly assumes that there will be two on board.	There is no assumption that <b>ALL</b> sites > 200 will have 2 developers on board – it merely gives what the forecasts would look like if there were 2 developers on board (one developer rates are also included). Evidence is required in any case to support the approach for multiple outlets. It is important for developers to play their full part in finding ways to boost housing supply.

### Steps taken since HMP Meeting

5.10 The Council carefully considered all of the feedback that it received. In the light of this feedback, the Council made a number of amendments to the Build Rate and Lead-In methodology, namely:

- Amendment of the build rate for 2 developers – to reduce this to 50 dwellings per annum in total rather than 60 dwelling per annum;
- Sites with a capacity of 11-30 dwellings revised to identify a maximum potential of 15 dwellings per annum (rather than 'All') to remove any misunderstanding;
- Similarly, sites with a capacity of 31-50 dwellings were revised to identify a maximum of 15 dwellings per annum (rather than 'All') to remove any misunderstanding; and
- Inclusion of a footnote to explain that a site potentially with 2 Developer's much has substantive evidence to suggest that is indeed the case as it can't be speculative.

5.11 A further workshop with the Housing Market Partnership (HMP), which included mainly those participants to the Matter 1 Hearings, was held on the 10 November 2015. It involved 50 participants from different backgrounds and interests. A detailed meeting note was circulated on the 8 December 2015 (following a week long period to respond to a draft of the note). A copy of this note can be found at Appendix 7.

5.12 The Council contends, therefore, that it has endeavoured to establish a fair and reasonable methodology to assess build out rates and lead in times. It is

based on relevant historic evidence and has been informed by feedback from a wide range of people and organisations with a direct interest in housing supply and delivery. This has then been applied across all sites.

## 6. SITE ALLOCATIONS

6.1 As noted earlier in this paper, the SADPD will allocate additional, non-strategic sites for housing development. The table below is an extract from Appendix A (version post Public Consultation) which identifies the level of Site Allocations expected over the remainder of the Plan Period.

**Table 6.1: Proposed Site Allocations**

<b>Settlement</b>	<b>Proposed Spatial Distribution (dwellings)</b>	<b>Total (excluding any Site Allocations)</b>	<b>Over / Under Allocation<sup>6</sup> (dwellings)</b>	<b>Proposed Level of Site Allocations (dwellings)<sup>7</sup></b>
Crewe	7,700	8,192	+492	158
Macclesfield	4,250	4,221	-29	107
Congleton	4,150	4,538	+388	0
Alsager	2,000	1,943	-57	107
Sandbach	2,750	2,970	+220	0
Middlewich	1,950	1,653	-297	347
Nantwich	2,050	2,182	+132	0
Handforth (incl. NCGV)	2,200	2,143	-77	15
Wilmslow	900	927	+27	26
Knutsford	950	1,003	+53	0
Poynton	650	493	-157	200
Local Service Centres	3,500	2,624	-876	1,125
Rural	2,950	2,128	-822	1,250

<sup>6</sup> Based on Spatial Distribution subtracting the Commitments (as at 31<sup>st</sup> March 2016), Completions (1<sup>st</sup> April 2010 – 31<sup>st</sup> March 2016 and Strategic Sites Allocations

<sup>7</sup> The site allocations figures in this column already include a flexibility factor incorporated

<b>TOTAL</b>	<b>36,000</b>	<b>-</b>	<b>-</b>	<b>3,335</b>
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- 6.2 The table above shows a total of 3,335 dwellings are proposed to be allocated at SADPD stage and this equates to an annual figure of 370 units from 2020 (Year 6) of the trajectory, rising to 371 from 2025/26 to the end of the plan period. This to allow for the necessary lag period required in the preparation of this document. This represents less than 10% of the overall Plan housing requirement, re-affirming that the Council is seeking to boost housing supply as quickly as possible through the allocation and release of strategic sites in the LPS.
- 6.3 The methodology adopted in the apportionment of the Site Allocations by settlement is primarily based upon whether or not in the first instance there is an over or under allocation, for those which have exceeded the Spatial Distribution (SD) the Site Allocations apportionment, in most cases has been set at zero. A further adaptation of this methodology is for when the Spatial Distribution figure has been exceeded however and these have been manually adjusted, this is only the case for small number of settlements.

## **7. FURTHER CONSIDERATIONS POST PROPOSED CHANGES TO THE LPS PUBLIC CONSULTATION (MARCH-APRIL 2016)**

7.1 Following on from the period of Public Consultation on Proposed Changes to the LPS (which closed on 19th April 2016) a number of specific issues were raised in relation to the Housing Supply and Delivery Topic Paper (HTP) (published in February 2016) and the application of subsequent methodologies within the trajectory. These can be summarised as follows and will be dealt with in turn below:

- Central Crewe (SL1) and Central Macclesfield (SL4);
- 'Flexibility' Factor;
- Windfall Allowance;
- Evidence to support Strategic Site / Location Delivery; and
- Other Considerations

### **Approach to Central Crewe (SL1) and Central Macclesfield (SL4)**

7.2 Through those representations received to the recent period of Public Consultation, some clarity was requested in relation to both SL1 and SL4 and the approach that the Council has taken (will take going forward) to avoid the risk of double counting in the commitments and across these Strategic Locations.

7.3 The baseline dataset was that produced as part of the Urban Potential work (base date of 31<sup>st</sup> December 2015) and its findings suggested that there were suitable sites with the potential deliverable capacity to accommodate the following number of units over the remainder of the plan period (excluding those sites with current commitments at the time the report was produced):

**Table 7.1: Urban Potential Findings (July 2015) [PS E039]**

<b>Settlement</b>	<b>Greenfield</b>	<b>Brownfield</b>	<b>Total</b>	<b>Strategic Location Allocation (units)</b>



Crewe	35	488	<b>523</b>	<b>400</b>
Macclesfield	35	431	<b>466</b>	<b>500</b>

- 7.4 It can be seen from this table that the findings of the Urban Potential Study and those within the emerging Local Plan Strategy (LPS) are broadly consistent. However, since the publication of applications have been approved (which now feature in our updated commitments position) which fall within the 'urban area' of both Crewe and Macclesfield. For robustness we have subtracted an allowance for both Crewe and Macclesfield from the commitments column in Appendix A of the LPS, as set out in Table 7.2.

**Table 7.2 Calculation of discount to be applied to Commitments for SL1 / SL4**

Settlement	Methodology	Discount (to be applied annually throughout the remainder of the Plan Period)
Crewe	400 units divided by 15 years (remainder of plan period using 30 <sup>th</sup> September 2015 as base)	27 units
Macclesfield	500 units divided by 15 years (remainder of plan period using 30 <sup>th</sup> September 2015 as base)	33 units

- 7.5 This methodology, which reduces/discounts the commitments figure in Appendix A at a consistent rate each year, accommodates any higher or lower level of commitments that may arise in any individual year. It also limits the risk of double-counting.

- 7.6 The remaining requirement for each of these strategic locations will be adjusted in the following way throughout the remainder of the plan period:

**Table 7.3 Draw down of SL1 / SL4 adjustments over remainder of Plan Period**

	<b>First Five Years of remainder of Plan Period</b>	<b>End of Plan Period</b>
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	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2026/ 27	2027/ 28	2028/ 29	2029/ 30
<b>Crewe</b>	<b>400</b>	373	346	319	292	265	103	76	49	22*
<b>Macclesfield</b>	<b>500</b>	467	434	401	368	335	137	104	71	38**

\* Figure is less than 27 units in final year of the remainder of the plan period due to rounding (actual figure 26.6\*); and

\*\* Figure is more than 33 units in final year of the remainder of the plan period due to rounding (actual figure 33.3\*)

## 7.7 The approach discussed above will be presented in a number of formats:

- Commitments (as 31 March 2016) as per Appendix 4 will reflect the position without the reduction/discount being applied;
- Appendix A, where the discount is applied only to the commitments columns for both Crewe (2,045 – 27 = 2,018 units) and Macclesfield (812-33 = 779 units);
- In terms of the housing trajectory , the completion of 60 units p/a within both SL1 Central Crewe and SL4 Central Macclesfield is applied from Year 4 onwards. For Years 1 to 3 it is assumed that delivery within SL1 and SL4 will be from existing commitments, as shown in Appendix 3a and b; and
- By the discounting of these units within the Strategic Sites **only** line of the trajectory this removes the issue of double counting within the commitments (to which there are a number which would fall within the SL1 / SL4 area). By only factoring this in from Year 4 and 5 further removes any potential for double counting. It is likely that the majority of sites coming forward in these areas will be of a fairly modest size, ordinarily infill in nature. Those sites of a larger capacity would deliver broadly in line with the rates set out within our methodology so this is broadly consistent with that.

### **‘Flexibility’ Factor**

- 7.8 Chapter 3 of the HTP as published in February 2016 explained the provision of flexibility factor, both settlement by settlement and overall against the plan requirement. Its purpose is to provide additional assurance that the Plan requirement will be met by providing for an additional element of housing land supply.
- 7.9 Flexibility on a settlement by settlement basis varies between 2-10% and this can be justified by the following reasons;
- In all cases (except Handforth and NCGV) more land has been allocated than required;
  - There is no provision of a small site windfall allowance for any settlement; and
  - Settlement specific circumstances have had an implication on the level of overall flexibility and the subsequent variance between localities.
- 7.10 The Council initially considered a set 5% flexibility for each settlement but this was deemed inappropriate given major site constraints (namely Green Belt) for some settlements amongst other settlement specific issues which would make the application of this both challenging and unachievable.
- 7.11 Similarly, within some settlements, given the level of commitments and completions (as at 31 March 2016) and those Strategic Site Allocations this has subsequently totalled over and above the expected level of development and as such already provides a level of flexibility (which is appropriate to each settlement as a result). Site Allocations has only further been adjusted where there is limited resulting flexibility or where a settlement has more opportunity for further development or limited allocation of Strategic Sites.
- 7.12 Of upmost importance is the overall flexibility of the Plan which is shown in Table 7.4 overleaf.

**Table 7.4 Flexibility Factor across the LPS**

<b>Expected level of Development</b>	<b>Anticipated level of development from Strategic Sites and Locations (units)</b>	<b>Proposed Site Allocations (units)</b>	<b>Total</b>	<b>Percentage Flexibility (%)</b>
36,000	18,555	3,335	<b>38,352</b>	<b>6.5</b>

- 7.13 Allowing for this level of flexibility across the plan builds in enough of a contingency to ensure that the 36,000 is met through the plan period but also, flexibility at the settlement level ensures that it is equally as achievable to meet and exceed those figures identified through the Spatial Distribution work produced by AECOM.

#### **Potential future development on windfall sites**

- 7.14 Windfall sites are defined in the Glossary to the NPPF as “Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously developed sites that have unexpectedly become available.”
- 7.15 Paragraph 48 of the Framework indicates that local planning authorities may make an allowance for windfall sites in the five year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. It advises that any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens. Planning Practice Guidance (Paragraph: 24 Reference ID: 3-24-20140306) reiterates that a windfall allowance may be justified within the five year supply, referring the reader back to paragraph 48 of the Framework.
- 7.16 No windfall allowance has been made within the five year housing land supply and, with the exception of Macclesfield and Crewe, no windfall allowance has been made within the overall Local Plan Strategy housing supply to 2030. The Strategic Locations (with the exception of CS54) reflect

the anticipated delivery of windfall housing within these towns over the Plan period. The amount of housing development identified for each of these is based on clear evidence, namely the Urban Potential Assessment (UPA) [PS E039], although it should be made clear that the individual sites identified in the UPA are not relied upon to achieve the housing figures for these strategic locations. Crewe and Macclesfield are the largest towns in the borough (by a considerable margin) and are most likely to experience windfall development, including through the redevelopment of larger-scale sites.

- 7.17 The Council can also evidence that small windfall sites (9 dwellings or less) have consistently become available and been developed. Table 7.5 shows the level of net housing completions on sites yielding 9 or less units, with the exclusion of residential garden developments, from 1 April 2009 to 31 March 2016. An average of 192 dwellings per year has been completed from this source since 2009 across the borough. Completions range from 134 to 297 dwellings per year. In every year since 2010, completions have exceeded 170 dwellings.

**Table 7.5 Completions across Cheshire East on sites of 9 or less units, excluding residential gardens only**

	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	<i>Average (7 years)</i>
<b>Cheshire East</b>	134	172	173	204	173	194	297	192
<b>Crewe (SL1)</b>	36	30	38	39	56	35	44	40
<b>Macclesfield (SL4)</b>	7	19	20	45	25	34	41	27
<b>CEC excluding Crewe and Macclesfield</b>	91	123	115	120	92	125	212	125

- 7.18 The figures in the bottom row of Table 7.6 exclude net dwellings completed on small sites in the SL1 and SL4. It still shows that dwellings have consistently, year after year, come forward on small sites elsewhere in the borough. This has averaged 125 dwellings each year between 2009 and 2016. Although the Council has not explicitly built in a small sites windfall allowance in its future housing supply, there is clear evidence of consistent delivery from this source.

7.19 There is no reason to suggest that housing delivery from small sites will diminish in the future. In fact there is the prospect that completions on small sites may rise in the future as a result of the Government's particular emphasis on increasing the level of housing delivery on small sites, supporting smaller builders, self-builders and custom-builders. This is evidenced, for example, through:

- The Government's small sites affordable housing contributions policy, generally exempting housing schemes of ten units or less from having to make affordable housing contributions;
- Recent legislation to boost the delivery of self-build and custom-build homes by requiring the council to maintain and have regard to a register of those interested in developing these types of homes (Self-build and Custom Housebuilding Act 2015) and by introducing a duty upon the council to grant permission for enough serviced plots of land to meet the demand for self-build and custom build housing in the borough (Housing and Planning Act 2016); and
- The Government's proposal to amend national planning policy so that neighbourhood plans could allocate "appropriate small-scale sites" in the Green Belt specifically for starter homes (Consultation on proposed changes to national planning policy, DCLG, December 2015).

7.20 Even taking a very cautious view on small site delivery, assuming that they yield 100 homes each year, which is 20% lower than average net completions from this type of site to date, this would contribute an additional 1,100 homes to housing supply by 2030 (100 per year, starting in year 2019/20, so for the last 11 years of the Plan period). No allowance has been made for the next 3 years, 2016/17 to 2018/19, as completions from small sites for these years will be derived from existing commitments. This avoids any double counting between small site existing commitments and future completions.

- 7.21 Anticipated completions from small sites from 2019/20 will provide additional flexibility and gives further reassurance that the Plan's overall housing requirement will be met.

### **Evidence to support Strategic Site / Location Delivery**

- 7.22 In addition to the justification provided within Chapter 5, specifically the methodology to be applied to sites within the trajectory, in terms of appropriate build rate and lead in times. A number of those representations that were received to the recent period of Public Consultation made reference to the deliverability of the Strategic Sites and whether they will build out in their entirety during the remainder of the plan period and at what rates.
- 7.23 Between May to July 2016 the Council has sought to make contact with individual site promoters to ascertain information surrounding the following matters:
- Likely submission of planning applications (Full / Outline / RM) if there are no commitments currently on the site;
  - Anticipated commencement on site and when first units will be delivered;
  - Number of units to be delivered per annum; and
  - Number of outlets/developers delivering on the site
- 7.24 The full information obtained as part of this exercise can be found at Appendix 5. Its primary aim is to provide the Inspector with the latest and most reliable evidence of the timing of completions on each site. This should also provide added certainty that sites are suitable and deliverable and that they will deliver, as planned, during the remainder of the plan period (14 years).
- 7.25 In summary, some **18,555** homes are provided for through Strategic Sites and Locations, of which **6,402** (over one third) have planning permission (and in two cases already under construction) as at 31 March 2016. This figure is constantly changing with a number of applications currently awaiting determination and expecting to be submitted imminently.

- 7.26 For those sites where detailed information has not been received, the Council has adopted its standard methodology (at Appendix 6); however this has been documented within the schedules where relevant.

### **Other Considerations**

#### ***Moorfields, Willaston Commitment (SHLAA ref. 2896 – 146 units)***

- 7.27 The application made by Richborough Homes for 146 units at Moorfields, Willaston has had a complex evolution. It is an extant planning permission but it is the subject of an ongoing legal challenge process revolving around the issue of the definition of ‘relevant policies for the supply of housing’ in paragraph 49 of the Framework. It was initially granted planning permission at appeal; however the Inspector’s decision was quashed by the High Court in February 2015. Richborough Homes were successful in having this decision overturned by the Court of Appeal in March 2016. The Court of Appeal judgement has the effect of reinstating the planning permission. The Council has successfully applied for permission to appeal to the Supreme Court against the Court of Appeal decision. A date for the hearing in the Supreme Court is currently awaited.
- 7.28 As part of the updated housing position, and reflecting the outcome of this legal process to date, Cheshire East has dealt with this site in the following way;
- The site currently features in the commitments list. The Court of Appeal decision remains the latest ruling of the Courts and, unless and until it is changed through a ruling by the Supreme Court, it is a lawful planning permission;
  - There is no contribution from this site included in the trajectory until Year 6 acknowledging that the legal process is yet to conclude, and given that it is an outline permission the lead in time using the Council’s standard methodology (given the Supreme Court timings) would push this back further; and



- Should the Court of Appeal judgment be overturned by the Supreme Court, this site would fall away completely as a housing commitment. The latest position with this site will then be reflected in the Council's annual housing monitor.

## 8. NEXT STEPS & CONCLUSIONS

- 8.1 This Housing Topic Paper has sought to explore a number of issues surrounding housing supply and delivery, most pertinently to inform the Local Plan Strategy and importantly the calculation of the 5-year supply requirement.
- 8.2 In terms of 5 year supply we have calculated our supply to be at **15,535 units** which is a combination of those already committed sites (shown at Appendix 3a) as well as the likely contribution from Strategic Sites (including those that also have commitments on) (shown at Appendix 3b). This equates to a **5.3 year supply** for the purposes of the Local Plan Strategy (LPS). We have robustly and consistently applied our build rate and lead in methodology to arrive at this figure as well as incorporating known evidence from site promoters and landowners, where appropriate.
- 8.3 Adopting the 'Sedgepool' methodology (aimed at dealing with the shortfall over the first 8 years) would require an annualised delivery rate of **2,941 dwellings**. The Council believes this to represent a realistic and ambitious target for this Local Plan Strategy and is fully aligned with those aspirations within the NPPF in terms of boosting the supply of housing. In order to deliver this, the Council is dependent on a number of Strategic Sites and Locations which we believe are robust in their inclusion to this plan and also represent the most sustainable level of development over the plan period. It is also fully in line with the Spatial Distribution evidence which is already before this Examination, to which this topic paper complements in its entirety.
- 8.4 We believe that the approach that we have taken in this paper is appropriate given the specific requirements and characteristics of Cheshire East. The Council is fully committed to not only delivering a plan which is sound and deliverable but also contributing to the wider agenda of being ambitious in our approach to significantly boost the supply of housing as is central to the national planning policy agenda.

## **9. APPENDICES**

1. Completions as at 31 March 2016 organised by settlement
2. C2 Completions and Losses as at 31 March 2016
3. a). Forecasting Schedule – Committed sites  
b). Forecasting Schedule – Strategic Sites and Summary of Contribution
4. Commitments as at 31 March 2016
5. Evidence to Support Strategic Site Forecasting & Delivery
6. Build Rate and Lead In Methodology
7. Detailed note from November HMP Workshop
8. Lichfield District Council – Inspector Report – 16 January 2015
9. High Peak Borough Council – Inspector’s Report to the Local Plan - March 2016
10. Local Plan Strategy (LPS) – updates to Appendix A and E following updated base date of 31 March 2016

## Appendix 1 - Completions as at 31 March 2016 organised by settlement

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**Housing Completions and Losses from 01/04/2010 to 31/03/16**

	2010-11			2011-12			2012-13			2013-14			2014-15			2015-16			Net Sum
	Gross Comps	Loss	Net Comps	Gross Comps	Loss	Net Comps	Gross Comps	Loss	Net Comps	Gross Comps	Loss	Net Comps	Gross Comps	Loss	Net Comps	Gross Comps	Loss	Net Comps	
Crewe	210	44	166	179	28	151	72	5	67	114	14	100	318	34	284	308	47	261	1029
Macclesfield	180	2	178	164	0	164	123	3	120	32	49	-17	102	5	97	155	5	150	692
<b>Principal Towns</b>	<b>390</b>	<b>46</b>	<b>344</b>	<b>343</b>	<b>28</b>	<b>315</b>	<b>195</b>	<b>8</b>	<b>187</b>	<b>146</b>	<b>63</b>	<b>83</b>	<b>420</b>	<b>39</b>	<b>381</b>	<b>463</b>	<b>52</b>	<b>411</b>	<b>1721</b>
Alsager	13	1	12	2	1	1	4	2	2	0	0	0	61	1	60	56	0	56	131
Congleton	81	38	43	176	3	173	63	1	62	110	3	107	159	3	156	100	3	97	638
Handforth	0	0	0	35	42	-7	69	2	67	3	0	3	0		0	8	1	7	70
Knutsford	9	4	5	6	1	5	7	2	5	7	4	3	6	1	5	21	11	10	33
Middlewich	20	1	19	57	0	57	7	0	7	104	0	104	58	1	57	158	2	156	400
Nantwich	78	2	76	17	4	13	46	0	46	55	0	55	108	1	107	196	2	194	491
Poynton	3	2	1	2	39	-37	33	0	33	0	1	-1	3	2	1	24	1	23	20
Sandbach	58	3	55	77	2	75	54	0	54	123	1	122	240	0	240	150	3	147	693
Wilmslow	30	13	17	35	7	28	39	7	32	35	5	30	43	73	-30	27	7	20	97
<b>Key Service Centres</b>	<b>292</b>	<b>64</b>	<b>228</b>	<b>407</b>	<b>99</b>	<b>308</b>	<b>322</b>	<b>14</b>	<b>308</b>	<b>437</b>	<b>14</b>	<b>423</b>	<b>678</b>	<b>82</b>	<b>596</b>	<b>740</b>	<b>30</b>	<b>710</b>	<b>2573</b>
Alderley Edge	4	4	0	9	4	5	11	1	10	2	1	1	15	6	9	25	9	16	41
Audlem	1	0	1	0	0	0	1	0	1	49	9	40	10	0	10	1	0	1	53
Bollington	3	0	3	7	1	6	7	0	7	3	0	3	8	3	5	53	0	53	77
Bunbury	7	1	6	2	2	0	2	0	2	12	0	12	1	0	1	0	0	0	21
Chelford	0	0	0	0	0	0	0	0	0	1	1	0	2	0	2	0	0	0	2
Disley	4	0	4	2	1	1	0	0	0	0	20	-20	39	0	39	68	1	67	91
Goostrey	0	0	0	0	1	-1	5	0	5	0	0	0	0	0	0	2	1	1	5
Haslington	2	0	2	2	1	1	1	0	1	1	0	1	5	1	4	27	0	27	36
Holmes Chapel	1	1	0	63	1	62	2	0	2	15	0	15	64	0	64	43	0	43	186
Mobberley	7	1	6	2	0	2	0	2	-2	1	3	-2	1	0	1	1	0	1	6
Prestbury	10	3	7	6	4	2	2	0	2	5	8	-3	1	3	-2	15	3	12	18
Shavington	1	0	1	1	0	1	1	41	-40	14	0	14	5	0	5	36	0	36	17
Wrenbury	0	0	0	0	0	0	24	12	12	1	0	1	1	0	1	1	0	1	15
<b>Local Service Centres</b>	<b>40</b>	<b>10</b>	<b>30</b>	<b>94</b>	<b>15</b>	<b>79</b>	<b>56</b>	<b>56</b>	<b>0</b>	<b>104</b>	<b>42</b>	<b>62</b>	<b>152</b>	<b>13</b>	<b>139</b>	<b>272</b>	<b>14</b>	<b>258</b>	<b>568</b>
<b>Villages and Rural</b>	<b>133</b>	<b>26</b>	<b>107</b>	<b>90</b>	<b>14</b>	<b>76</b>	<b>137</b>	<b>18</b>	<b>119</b>	<b>161</b>	<b>16</b>	<b>145</b>	<b>134</b>	<b>14</b>	<b>120</b>	<b>188</b>	<b>22</b>	<b>166</b>	<b>733</b>
<b>Totals</b>	<b>855</b>	<b>146</b>	<b>709</b>	<b>934</b>	<b>156</b>	<b>778</b>	<b>710</b>	<b>96</b>	<b>614</b>	<b>848</b>	<b>135</b>	<b>713</b>	<b>1384</b>	<b>148</b>	<b>1236</b>	<b>1663</b>	<b>118</b>	<b>1545</b>	<b>5595</b>

## Appendix 2 - C2 Completions and Losses as at 31 March 2016

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**C2 COMPLETIONS AND LOSSES - 1ST APRIL 2010 UNTIL 31st MARCH 2016**
**Completions**

Settlement	Address	Postcode	Completed 2010/11	Completed 2011/12	Completed 2012/13	Completed 2013/14	Completed 2014/15	Completed 2015/16
Congleton	Astbury Mere Care Home, Newcastle Road, Astbury, Congleton	CW12 4HP	62					
Congleton	Heliosa Nursing Home, 54 Boundary Lane, Congleton	CW12 3JA	7					
Crewe	The Waldrons Old Peoples Home, Brookhouse Drive, Crewe	CW2 6NA	12					
Sandbach	Hill House, Newcastle Road, Sandbach	CW11 1LA	3					
Rural	Lawton Manor Care Home, Church Lane, Church Lawton	ST7 3DD	15					
Crewe	Belong, Crewe Care Village, Brookhouse Drive, Crewe	CW2 6NA	20					
Nantwich	Clarendon Court Care Home, Beechwood Close, Stapeley, Nantwich	C25 7FY	55					
Crewe	Lincoln House, Community Support Centre, Samuel Street Crewe	CW1 3WH	10					
Crewe	The Huntercombe Neurodisability Centre, Sherbourne Road, Crewe	CW1 4LB	40					
Macclesfield	Rowans Care Centre, Merriden Road, Macclesfield	SK10 3AN	6					
Macclesfield	Weston Park Care Home, Moss Lane, Macclesfield	SK11 7XE	15					
Holmes Chapel (LSC)	The Westbourne Care Home, Cricketers Way, Holmes Chapel	CW4 7EZ		50				
Macclesfield	Prestbury Care Home, West Park Drive, Macclesfield	SK10 3GR		75				
Wilmslow	Eden Mansions Nursing Home, Station Road, Styal, Wilmslow	SK9 4HD		7				
Crewe	Pickmere Court, Crewe	CW1 3FT		85				
Crewe	Development land off Rose Terrace, Crewe			26				
Nantwich	Brookfield House Care Home, Brookfield Park, Shrewbridge, Nantwich	CW5 7AD				5		
Audlem (LSC)	Corbrook Court Nursing Home, Corbrook Court, Audlem	CW3 0HF				45		
Sandbach	PARKHOUSE RESIDENTIAL HOUSE, CONGLETON ROAD, SANDBACH, CW11 4SP - ref 4859	CW11 4SP						10
			<b>245</b>	<b>243</b>	<b>0</b>	<b>50</b>	<b>0</b>	<b>10</b>

**Losses**

SHLAA Ref.	Address	Number of Losses	Year of Loss
3535	Santune House, Rope Lane, Shavington	40	2012/13
4480	Primrose Avenue, 30 Primrose Avenue, Crewe	4	Loss of Children's Facility so not counted
913	Oakdean Court, Wilmslow	65	Already previously counted in Losses
4444	*C2 Cedar Court, Corbrook, Crewe	10	2015/16
(15/2910N)	The Gables, Bradfield Road, Leighton CW1 4Qw	30	2015/16
		<b>149</b>	

## Appendix 3

a). Forecasting Schedule – Committed sites

b). Forecasting Schedule – Strategic Sites and Summary of Contribution

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Sites approved subject to a section 106 agreement at 31 March 2016

Ref	Site Address	Potential Capacity	Net Remaining Capacity	Total Potential Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Sum Years 1-5	Sum Years 6-10	Sum Years 11-15
3149	Land South Of, COPPICE WAY, HANDFORTH, WILMSLOW, CHESHIRE	175	175	0	0	0	30	30	30	90	85	0
3175	Chelford Cattle Market & Car Park, Dixon Drive, Chelford	86	86	0	0	0	25	25	25	75	11	0
941	FORMER TA CENTRE, CHESTER ROAD, MACCLESFIELD	75	75	0	0	0	25	25	25	75	0	0
5231	LAND OFF, REDHOUSE LANE, DISLEY, SK12 2EW	39	39	0	0	15	15	9	0	39	0	0
2211	MILLPOOL WAY/NEWALL AVENUE, SANDBACH, CHESHIRE CW11 4BU	39	39	0	0	15	15	9	0	39	0	0
5487	LAND OPPOSITE, Lowerhouse Mill, ALBERT ROAD, BOLLINGTON	32	32	0	0	15	15	2	0	32	0	0
2931	447, NEWCASTLE ROAD, SHAVINGTON, CW2 5JU	28	27	1	0	15	13	0	0	28	0	0
4571	LAND OFF, NANTWICH ROAD, ALPRAHAM	20	20	0	0	0	10	10	0	20	0	0
3062	LAND OFF, SAVILLE STREET, MACCLESFIELD	18	18	0	0	9	9	0	0	18	0	0
5289	35 & 41 , Mabllins Lane, Crewe, Cheshire, CW1 3RF	17	15	2	0	0	10	7	0	17	0	0
5485	2, UNION STREET, MACCLESFIELD, SK11 6QG	15	15	0	0	7	7	0	0	14	0	0
2001	Land Adjacent To The Bridge Inn, Broad Street, Crewe	14	14	0	0	0	7	7	0	14	0	0
3030	Land at 2 & 4 Heathfield Avenue & 29, 29A & 31 Hightown, Crewe	14	14	0	0	7	7	0	0	14	0	0
5043	LAND OFF SANDBACH ROAD, CHURCH LAWTON, ST7 3RB	14	14	0	0	7	7	0	0	14	0	0
5055	PINEWOOD HOTEL, 180, WILMSLOW ROAD, HANDFORTH, CHESHIRE, SK9 3LF	12	11	1	0	6	6	0	0	12	0	0
396	SILVER BIRCHES, CROXTON LANE, MIDDLEWICH, CHESHIRE, CW10 9EZ	12	11	1	0	7	5	0	0	12	0	0
2418	Massie Dyeworks, Loney Street, Macclesfield	11	11	0	0	7	4	0	0	11	0	0
5493	Land Off, PARADISE LANE, CHURCH MINSHULL	11	11	0	0	0	6	5	0	11	0	0

Ref	Site Address	Potential Capacity	Net Remaining Capacity	Total Potential Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Sum Years 1-5	Sum Years 6-10	Sum Years 11-15
2971	GRENSON MOTOR CO LTD, MIDDLEWICH ROAD, MINSHULL VERNON, CHESHIRE, CW1 4RA	10	10	0	0	5	5	0	0	10	0	0
5331	HIVERLEY, MACCLESFIELD ROAD, TWEMLOW, CHESHIRE, CW4 8BP	10	9	1	0	5	5	0	0	10	0	0
2959	WORKING MENS CLUB BUNGALOW, HALL O SHAW STREET, CREWE, CW1 4AD	9	8	1	0	0	9	0	0	9	0	0
5492	Land South Of, CHESTER ROAD, ALPRAHAM	9	9	0	0	0	5	4	0	9	0	0
3361	Land at Adlington Road, Bollington	7	7	0	0	7	0	0	0	7	0	0
5486	29, CHELFORD ROAD, MACCLESFIELD, SK10 3LG	7	6	1	0	0	7	0	0	7	0	0
1867	FORMER BOWLING GREEN, WATERLODE, NANTWICH	7	7	0	0	7	0	0	0	7	0	0
5488	OAK FARM, CHURCH LANE, SANDBACH, CHESHIRE, CW11 4ST	5	4	1	0	0	5	0	0	5	0	0
5491	416, NEWCASTLE ROAD, SHAVINGTON, CHESHIRE, CW2 5EB	5	5	0	0	0	5	0	0	5	0	0
5489	Mere End Barns, HASSALL ROAD, ALSAGER	1	1	0	0	0	1	0	0	1	0	0
5065	QUARRY BANK MILL, QUARRY BANK ROAD, STYAL, CHESHIRE, SK9 4LA	0	0	14	0	0	0	0	0	0	0	0

**Sites with Outline Planning Consent at 31 March 2016**

Ref	Site Address	Potential Capacity	Net Remaining Capacity	Total Potential Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Sum Years 1-5	Sum Years 6-10	Sum Years 11-15
2947	LAND OFF, CREWE ROAD, HASLINGTON, CHESHIRE, CW1 5RT	250	250	0	0	15	30	30	30	105	145	0
2612	Land South of, Old Mill Road, Sandbach	200	200	0	0	15	30	30	30	105	95	0
406	Victoria Mills, Macclesfield Road, Holmes Chapel.	160	160	0	0	15	30	30	30	105	55	0
2546	Land west of Padgbury Lane, Congleton	150	150	0	0	15	30	30	30	105	45	0
5333	Land to the north of Wistaston Green Road, Wistaston	150	150	0	0	15	30	30	30	105	45	0
2896	Land to north of Moorfields, Willaston	146	146	0	0	0	0	0	0	0	146	0
2614	Land off Abbey Road and Middlewich Road, Sandbach	126	126	0	0	0	0	0	0	0	126	0
4713	Land west of Audlem Road, Audlem.	120	120	0	0	15	30	30	30	105	15	0
2545	Land west of Padgbury Lane, Congleton	120	120	0	0	15	30	30	30	105	15	0
4928	Land to the South of Hind Heath Road, Sandbach, Cheshire	120	120	0	0	15	30	30	30	105	15	0
5379	LAND SOUTH OF QUEENS DRIVE, NANTWICH, CHESHIRE	118	118	0	0	15	30	30	30	105	13	0
4828	*C2 LAND ADJACENT TO COPPICE WAY, HANDFORTH, CHESHIRE	108	108	0	0	15	30	30	30	105	3	0
3172	Eddie Stobart Ltd, Knutsford Road, Chelford, Macclesfield, SK11 9AS	100	100	0	0	10	25	25	25	85	15	0
2710	SALTERSFORD FARM, MACCLESFIELD ROAD, HOLMES CHAPEL, CW4 8AL	100	100	0	0	10	25	25	25	85	15	0
3268	RIETER SCRAGG / LANGLEY WORKS, LANGLEY ROAD, LANGLEY	77	77	0	0	10	25	25	17	77	0	0
4691	LAND TO SOUTH OF, HOLMES CHAPEL ROAD, CONGLETON	70	70	0	0	10	25	25	10	70	0	0
4028	Kents Green Farm, KENTS GREEN LANE, HASLINGTON, CW1 5TP	70	69	1	0	10	25	25	10	70	0	0
2939	WEAVER FARM, THE GREEN, WRENBURY, CHESHIRE, CW5 8EZ	65	65	0	0	10	25	25	5	65	0	0

Ref	Site Address	Potential Capacity	Net Remaining Capacity	Total Potential Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Sum Years 1-5	Sum Years 6-10	Sum Years 11-15
2061	Land at Lockitt Street/Mill Street, Crewe	53	53	0	0	10	25	18	0	53	0	0
2838	FORGE MILL, FORGE LANE, CONGLETON, CW12 4HF	48	48	0	0	10	15	15	8	48	0	0
2900	414, NEWCASTLE ROAD, HOUGH, CW2 5JF	47	46	1	0	15	15	15	2	47	0	0
5078	LAND NORTH OF POOL LANE, WINTERLEY	45	45	0	0	15	15	15	0	45	0	0
3414	Land adjacent to Heath End Farm, Hassall Road, Alsager, Cheshire, ST7 2SL	34	34	0	0	15	15	4	0	34	0	0
3028	Land located to the east of the Dingle and south of Clay Lane, Haslington	34	34	0	0	15	15	4	0	34	0	0
5054	MACCLESFIELD DISTRICT HOSPITAL, VICTORIA ROAD, MACCLESFIELD, SK10 3BL	34	34	0	0	15	15	4	0	34	0	0
251	FORMER CARDBOARD FACTORY, BETCHTON ROAD, MALKINS BANK, CW11 4YF	28	28	0	0	15	13	0	0	28	0	0
3445	22, HEATHFIELD ROAD, AUDLEM, CW3 0HH	26	25	1	0	15	11	0	0	26	0	0
5169	Land at Radnor Park Trading Estate, BACK LANE, CONGLETON, CW12 4QA	24	24	0	0	14	10	0	0	24	0	0
2953	Lodge Farm Industrial Estate, Audlem Road, Hankelow	22	22	0	0	10	12	0	0	22	0	0
2923	Land south of Sandfield House, Station Road, Wrenbury, CW5 8ER	18	18	0	0	10	8	0	0	18	0	0
4849	Former Danebridge Mill, MILL STREET, CONGLETON, CW12 1XX	14	14	0	0	7	7	0	0	14	0	0
4869	Land East of, Meadow Avenue, Congleton, Cheshire, CW12 4BX	14	14	0	0	7	7	0	0	14	0	0
2102	Minshull Court Nursing Home, Minshull New Rd, Crewe	14	14	0	0	7	7	0	0	14	0	0
4247	The Printworks CREWE ROAD, HASLINGTON, CW1 5RT	14	14	0	0	0	7	7	0	14	0	0
2601	TRAINING CENTRE, HILL STREET, SANDBACH	14	14	0	0	7	7	0	0	14	0	0
5242	LAND OFF MOSS LANE, SANDBACH	13	13	0	0	6	7	0	0	13	0	0

Ref	Site Address	Potential Capacity	Net Remaining Capacity	Total Potential Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Sum Years 1-5	Sum Years 6-10	Sum Years 11-15
2607	LAND EAST OF, SCHOOL LANE, SANDBACH	13	13	0	0	7	6	0	0	13	0	0
749	Woodend, Homestead Road, Disley, Stockport, Cheshire, SK12 2JN	11	11	1	0	7	4	0	0	11	0	0
3075	Land To The North of, PARK ROYAL DRIVE, MACCLESFIELD	10	10	0	0	10	0	0	0	10	0	0
5164	CHESHIRE WINDOWS AND GLASS, ARMITT STREET, MACCLESFIELD, CHESHIRE, SK11 6SD	10	10	0	0	10	0	0	0	10	0	0
4005	Land adjacent to 4 Audlem Road, Hankelow, Cheshire, CW3 4AU	10	10	0	0	5	5	0	0	10	0	0
4658	Rectory Farm, Knutsford Road, Church Lawton, Stoke-on-Trent, ST7 3EQ	9	9	0	0	5	4	0	0	9	0	0
5419	Field House, 40, CONGLETON ROAD, SANDBACH, CHESHIRE, CW11 1HJ	9	9	0	0	5	4	0	0	9	0	0
4712	Land Adjacent to Meadow View, 118, Dunnocksfold Road, Alsager, ST7 2TW	8	8	0	0	8	0	0	0	8	0	0
5088	79-81, COLERIDGE WAY, CREWE, CW1 5LE	8	8	0	0	8	0	0	0	8	0	0
3126	Land at 151-153 London Road, Macclesfield	8	8	1	0	8	0	0	0	8	0	0
3179	OVENHOUSE FARM, HENSHALL ROAD, BOLLINGTON, MACCLESFIELD, CHESHIRE, SK10	6	6	0	0	6	0	0	0	6	0	0
5332	CORNER OF, NEWTON STREET & HENDERSON STREET, MACCLESFIELD, SK11 6QZ	6	6	0	0	0	6	0	0	6	0	0
4458	123, NANTWICH ROAD, MIDDLEWICH	6	6	0	0	6	0	0	0	6	0	0
4573	LAND TO THE REAR OF, South View, NANTWICH ROAD, CALVELEY	6	6	0	0	6	0	0	0	6	0	0
5086	Land at Moss Lane, Brereton, CW12 4SX	6	6	0	0	6	0	0	0	6	0	0
3771	Land west of Forge Lane, Congleton.	5	5	0	0	5	0	0	0	5	0	0
2414	LAND BETWEEN 10 AND 12, WATERLOO STREET, MACCLESFIELD	5	5	0	0	5	0	0	0	5	0	0
5388	North View, NANTWICH ROAD, CALVELEY, CW6 9JN	5	5	0	0	0	5	0	0	5	0	0

Ref	Site Address	Potential Capacity	Net Remaining Capacity	Total Potential Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Sum Years 1-5	Sum Years 6-10	Years 11-15
5002	The Outspan, SADLERS WELLS, BUNBURY, CW6 9NU	4	3	1	0	4	0	0	0	4	0	0
4115	The Grain Store, Bridge Lane, Blackden, Goostrey, Cheshire, CW4 8DA	4	4	0	0	4	0	0	0	4	0	0
4865	GREENFIELDS, NEWCASTLE ROAD, WILLASTON, CHESHIRE, CW5 7EJ	4	3	1	0	4	0	0	0	4	0	0
5283	METHODIST CHURCH, MEADOWSIDE, ADLINGTON, CHESHIRE, SK10 4PE	4	4	0	0	4	0	0	0	4	0	0
5411	44, Cheerbrook Road, Willaston, CW5 7EN	3	3	0	0	3	0	0	0	3	0	0
2737	The Cottage, CHERRY LANE, CHURCH LAWTON, ST7 3QZ	3	3	0	0	3	0	0	0	3	0	0
3873	THE MAGGOT FARM, FRENCH LANE, BADDINGTON, NANTWICH, CHESHIRE, CW5 8AL	3	3	0	0	3	0	0	0	3	0	0
4960	REAR OF 185 & 187 CONGLETON ROAD NORTH, SCHOLAR GREEN, STOKE ON TRENT, ST7 3HD	3	3	0	0	3	0	0	0	3	0	0
4743	127, HASSALL ROAD, ALSAGER, STOKE-ON-TRENT, CHESHIRE, ST7 2SL	2	1	1	0	2	0	0	0	2	0	0
5302	Farfield, 200, CREWE ROAD, ALSAGER, ST7 2JF	2	2	0	0	2	0	0	0	2	0	0
4688	158, WISTASTON ROAD, WISTASTON, CW5 6QT	2	2	0	0	2	0	0	0	2	0	0
4802	Rowlinson Timber, 28, COPPICE ROAD, WILLASTON, CW5 6QH	2	2	0	0	2	0	0	0	2	0	0
5278	29, GLEBELANDS ROAD, KNUTSFORD, WA16 9DZ	2	2	0	0	2	0	0	0	2	0	0
4086	Land To The Rear Of Sandy Lane Numbers 1 To 16, SANDY LANE, WINTERLEY	2	2	0	0	0	2	0	0	2	0	0
5189	Fred Thompson Commercials, Sandy Lane, Macclesfield, Cheshire East, SK10 4RJ	2	2	0	0	2	0	0	0	2	0	0
5232	Land adjacent to, 96, MACCLESFIELD ROAD, HOLMES CHAPEL, CHESHIRE, CW4 8AL	2	2	0	0	2	0	0	0	2	0	0
5241	Land east of Butt Green House, Wybunbury	2	2	0	0	2	0	0	0	2	0	0
3605	LAND TO REAR OF ASHTREE HOUSE, 31, STAFFORD STREET, AUDLEM	1	1	0	0	1	0	0	0	1	0	0

Ref	Site Address	Potential Capacity	Net Remaining Capacity	Total Potential Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Sum Years 1-5	Sum Years 6-10	Sum Years 11-15
4062	30, GREEN LANE, AUDLEM, CW3 0ES	1	1	0	0	1	0	0	0	1	0	0
5125	The Cedars, Whitchurch Road, Bunbury Heath, Tarporley, CW6 9SX	1	1	0	0	1	0	0	0	1	0	0
1487	490 Crewe Road, Wistaston, Crewe	1	1	0	0	1	0	0	0	1	0	0
4770	LAND ADJACENT 22, MAIN ROAD, SHAVINGTON, CW2 5DY	1	1	0	0	1	0	0	0	1	0	0
315	Land to the East of 218 Main Road, Goostrey	1	1	0	0	1	0	0	0	1	0	0
5062	SWALLOWDALE FARM 15B, STATION ROAD, GOOSTREY, CW4 8PJ	1	1	0	0	1	0	0	0	1	0	0
2044	Land adjoining 85 Waterloo Road, Haslington	1	1	0	0	1	0	0	0	1	0	0
4938	43, HILLCREST ROAD, GAWSWORTH, MACCLESFIELD, CHESHIRE, SK11 7UY	1	1	0	0	1	0	0	0	1	0	0
4861	LAND AT BLAKELOW GARDENS, MACCLESFIELD, CHESHIRE	1	1	0	0	1	0	0	0	1	0	0
4962	LAND AT, 52, MACCLESFIELD ROAD, PRESTBURY, CHESHIRE, SK10 4BH	1	1	0	0	1	0	0	0	1	0	0
4229	1, FESTIVAL AVENUE, BUERTON, CW3 0DB	1	1	0	0	1	0	0	0	1	0	0
4753	38, CONGLETON ROAD NORTH, CHURCH LAWTON, STOKE-ON-TRENT, CHESHIRE, ST7 3BA	1	1	0	0	1	0	0	0	1	0	0
5020	LAND AT, Bate Mill Farm, BATEMILL LANE, CHELFORD	1	1	0	0	1	0	0	0	1	0	0
5041	THE CEDARS, WYBUNBURY LANE, STAPELEY, CW5 7JP	1	1	0	0	1	0	0	0	1	0	0
5145	Land Adjacent to Laburnum Cottages, WREXHAM ROAD, BULKELEY, CHESHIRE	1	1	0	0	1	0	0	0	1	0	0
5201	NEW FARM, BUNBURY COMMON ROAD, BUNBURY (FORMERLEY REFERRED TO AS LAND AT	1	1	0	0	1	0	0	0	1	0	0
5222	ROSE COTTAGE, 50, STOCK LANE, WYBUNBURY, CHESHIRE, CW2 5ED	1	1	0	0	1	0	0	0	1	0	0
5227	INGLEWOOD, 2, CASTLE HILL, PRESTBURY, CHESHIRE, SK10 4AR	1	0	1	0	1	0	0	0	1	0	0

Ref	Site Address	Potential Capacity	Net Remaining Capacity	Total Potential Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Sum Years 1-5	Sum Years 6-10	Sum Years 11-15
5247	ROOKERY COTTAGE, MAIN ROAD, WORLESTON, NANTWICH, CHESHIRE, CW5 6DJ	1	1	0	0	1	0	0	0	1	0	0
5349	LAND ADJACENT TO LILAC COTTAGE, WYBUNBURY ROAD, WALGHERTON, NANTWICH, CW5 7NG	1	1	0	0	1	0	0	0	1	0	0
5363	FIVE OAKS, SECOND DIG LANE, STAPELEY, CW5 7QR	1	1	0	0	1	0	0	0	1	0	0
5368	Land South Of The Paddock, Booth Bed Lane, Goostrey, Cheshire	1	1	0	0	1	0	0	0	1	0	0
5390	Moss Wood, MOSS LANE, BRERETON HEATH, CW12 4SX	1	1	0	0	1	0	0	0	1	0	0
5396	Land adjacent to, The Paddocks, SANDY LANE, CRANAGE,	1	1	0	0	1	0	0	0	1	0	0
4619	LAND ADJOINING PLAY AREA TO THE REAR OF BELMONT AVENUE, SANDBACH	1	1	0	0	1	0	0	0	1	0	0
5441	ADJOINING NO 1, HEATH AVENUE, SANDBACH, CW11 2LD	1		0	0	1	0	0	0	1	0	0



**Sites with Full Planning Consent at 31 March 2016**

Ref	Site Address	Potential Capacity	Net Remaining Capacity	Total Potential Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Sum Years 1-5	Sum Years 6-10	Sum Years 11-15
3376	Land north of Parkers Road, Leighton	223	223	0	0	15	30	30	30	105	118	0
4059	Land South of Hall Drive, Alsager, Cheshire	128	128	0	30	30	30	30	8	128	0	0
2373	LAND OFF CREWE ROAD, ALSAGER, CHESHIRE, ST7 2JL	110	110	0	30	30	30	20	0	110	0	0
2372	LAND OFF DUNNOCKSFOLD ROAD, ALSAGER, CHESHIRE	89	89	0	25	25	25	14	0	89	0	0
2354	FORMER SUTHERLAND WORKS, BROMLEY ROAD, CONGLETON, CHESHIRE, CW12 1QB	84	84	0	25	25	25	9	0	84	0	0
2729	Fomer Arclid Hospital site, Newcastle Road, Arclid	83	83	0	25	25	25	8	0	83	0	0
3574	Land West Of, BROUGHTON ROAD, CREWE	81	81	0	25	25	25	6	0	81	0	0
2709	LAND OFF MIDDLEWICH ROAD, HOLMES CHAPEL	80	80	0	25	25	25	5	0	80	0	0
5141	SIEMENS HOUSE, VAREY ROAD, CONGLETON, CHESHIRE	75	75	0	25	25	25	0	0	75	0	0
487	*C2 COUNTY OFFICES, CHAPEL LANE, WILMSLOW, SK9 1PU	57	57	0	25	25	7	0	0	57	0	0
3379	Land east of Rope Lane, Shavington	53	53	0	25	25	3	0	0	53	0	0
5197	Craven House, CHURCHILL WAY, MACCLESFIELD, SK11 6AA	48	48	0	15	15	15	3	0	48	0	0
3111	*C2 Former Garage, Buxton Road, Macclesfield, SK10 1LZ	47	47	0	15	15	15	2	0	47	0	0
4036	LAND OPPOSITE, LOWERHOUSE MILL, ALBERT ROAD, BOLLINGTON	33	33	0	15	15	3	0	0	33	0	0
5279	The Woodlands, Whitchurch Road, Aston, Nantwich, CW5 8DB	33	33	0	15	15	3	0	0	33	0	0

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3454	*C2 Trinity Court, Riseley Street, Macclesfield	27	27	0	15	12	0	0	0	27	0	0
2713	LAND ADJACENT MANOR LANE, MANOR LANE, HOLMES CHAPEL	24	24	0	15	9	0	0	0	24	0	0
2065	*C2 Audlem Country Nursing Home, School Lane, Audlem	22	22	0	15	7	0	0	0	22	0	0
4646	The Limelight Club, 1- 7, HIGHTOWN, CREWE,	22	22	0	15	7	0	0	0	22	0	0
2369	LAND AT FORGE LANE, CONGLETON, CHESHIRE	20	16	4	15	5	0	0	0	20	0	0
742	CLARENCE MILL, CLARENCE BROW, BOLLINGTON, MACCLESFIELD, CHESHIRE, SK10 5JZ	19	-67	0	15	4		0	0	19	0	0
4225	Land at Gutterscroft, Haslington.	19	19	0	15	4	0	0	0	19	0	0
2927	LAND TO REAR OF WOODLANDS VIEW, 20, BRIDGE STREET, WYBUNBURY, CW5 7NE	19	19	0	15	4	0	0	0	19	0	0
5215	Greenbank Cottage, Welshmans Lane, Nantwich, CW5 6AB	19	18	1	9	10	0	0	0	19	0	0
2728	PACES GARAGE AND FAIRFIELDS, NEWCASTLE ROAD, ARCLID, CW11 2UE	18	18	0	10	8		0	0	18	0	0
3004	LAND OFF MAIN ROAD, SHAVINGTON, CHESHIRE, CW2 5DY	17	17	0	7	7	3	0	0	17	0	0
3447	Land Off Brook Street Phase 2, BROOK STREET, CONGLETON, CHESHIRE	16	16	0	8	8	0	0	0	16	0	0
4779	BROOKLANDS HOUSE, FORD LANE, CREWE, CHESHIRE, CW1 3JH	16	6	10	8	8	0	0	0	16	0	0
3135	Former Depot at Junction of Green Street and Cuckstoolpit Hill, Macclesfield, Cheshire	15	15	0	7	8	0	0	0	15	0	0
4648	COUNTY HOTEL, HARDEN PARK, ALDERLEY EDGE	14	14	0	7	7	0	0	0	14	0	0

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2950	Stewart Street Motors, STEWART STREET, CREWE	14	14	0	7	7	0	0	0	14	0	0
5118	Manor Way Centre, MANOR WAY, CREWE, CW2 6JS	14	14	0	7	7	0	0	0	14	0	0
5115	FIRST FLOOR, Astute House, WILMSLOW ROAD, HANDFORTH, SK9 3HP	14	14	0	7	7	0	0	0	14	0	0
4800	Land off, Congleton Rd, Smallwood, Sandbach, Cheshire, CW11 2YH	14	14	0	7	7	0	0	0	14	0	0
5364	Land at 48, Wistaston Road, Crewe, Cheshire, CW2 7RE	13	13	0	7	6	0	0	0	13	0	0
5056	Heath Lodge, Parkgate Lane, Knutsford, Knutsford, Cheshire, WA16 8EZ	13	13	2	7	6	0	0	0	13	0	0
5057	THE OAKS, MOBBERLEY ROAD, KNUTSFORD, WA16 8HR	13	12	1	0	7	6	0	0	13	0	0
2312	Rear of 27-31 Park Lane, Congleton	12	12	0	6	6	0	0	0	12	0	0
1027	West of Manor Bank Farm, Cheerbrook Road, Willaston	12	12	0	6	6	0	0	0	12	0	0
5084	CERCO HOUSE, Southmere Court, ELECTRA WAY, CREWE, CW1 6GU	12	12	0	6	6	0	0	0	12	0	0
2873	WATERWORKS HOUSE, DINGLE LANE, SANDBACH, CW11 1FY	12	11	1	6	6	0	0	0	12	0	0
4496	LEONARD CHESHIRE HOME, THE HILL, SANDBACH	12	12	0	6	6	0	0	0	12	0	0
4956	LAND TO REAR OF, THE RECTORY, 44, CHURCH LANE, WISTASTON	11	11	0	6	5	0	0	0	11	0	0
5095	Land off Wrens Close, Nantwich	11	11	0	6	5	0	0	0	11	0	0
2976	CHURCH FARM, CHESTER ROAD, ACTON, NANTWICH, CHESHIRE, CW5 8LG	11	11	0	6	5	0	0	0	11	0	0
2479	Mossley House, Biddulph Road, Congleton	10	10	1	5	5	0	0	0	10	0	0
4528	EDLESTON ROAD COUNTY PRIMARY SCHOOL, EDLESTON ROAD, CREWE	10	10	0	5	5	0	0	0	10	0	0

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1589	Land to Rear of 157 Crewe Road, accessed via Gutterscroft, HASLINGTON	10	10	1	5	5	0	0	0	10	0	0
5066	Garages and open land , TENBY ROAD, MACCLESFIELD	10	10	0	5	5	0	0	0	10	0	0
3183	FORD HOUSE, THE VILLAGE, PRESTBURY, MACCLESFIELD, CHESHIRE, SK10 4DG	10	10	0	5	5	0	0	0	10	0	0
1997	RIDLEY HALL FARM, WREXHAM ROAD, RIDLEY, CW6 9SA	10	10	0	5	5	0	0	0	10	0	0
4562	Land Off, West Lane, High Legh, WA16 6NS	10	10	0	5	5	0	0	0	10	0	0
4873	'The Limes', 425, Crewe Road, Winterley, Sandbach, Cheshire, CW11 4RP	10	9	1	5	5	0	0	0	10	0	0
5180	THE ORCHARD, HOLMES CHAPEL ROAD, SOMERFORD, CONGLETON, CW12 4SP	10	8	2	5	5	0	0	0	10	0	0
2327	5 Bradwall Road & The Hollies, Wesley Avenue, Sandbach	10	10	0	5	5	0	0	0	10	0	0
2829	Land Off A34, NEWCASTLE ROAD, CONGLETON	9	9	0	5	4	0	0	0	9	0	0
5236	Pump House Works, ANDERTONS LANE, HENBURY, CHESHIRE, SK10 4RW	9	9	0	4	5	0	0	0	9	0	0
4793	Buckingham House, 3, WEST STREET, CONGLETON, CHESHIRE, CW12 1JN	8	8	0	4	4	0	0	0	8	0	0
4852	LAND AT MAW GREEN ROAD, CREWE, CW1 4HH	8	8	0	4	4	0	0	0	8	0	0
5209	Weston Estate Grage Site, WARWICK ROAD, MACCLESFIELD, SK11 8TB	8	8	0	4	4	0	0	0	8	0	0
5316	Crown Inn, 76, BOND STREET, MACCLESFIELD, SK11 6QS	8	8	0	4	4	0	0	0	8	0	0
4627	Lyndale, HOLMES CHAPEL ROAD, SOMERFORD, CW12 4SP	8	7	1	4	4	0	0	0	8	0	0
4864	Bulkeley Grange, Cholmondeley Lane, Bulkeley, SY14 8BT	8	8	0	4	4	0	0	0	8	0	0
5229	The Albion Hotel, 6, LONDON ROAD, MACCLESFIELD, CHESHIRE, SK11 7QX	7	7	0	4	3	0	0	0	7	0	0

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5430	21, MASONS LANE, MACCLESFIELD, CHESHIRE, SK10 2RS	7	6	1	4	3	0	0	0	7	0	0
2024	Upper Lightwood Green Farm, Lightwood Green Avenue, Audlem	7	7	0	4	3	0	0	0	7	0	0
3265	LAND AT PEAR TREE FARM, CHELFORD ROAD, MARTHALL, KNUTSFORD, CHESHIRE	7	7	0	4	3	0	0	0	7	0	0
4208	The Wharf, Station Road, Kent Green, Scholar Green, Cheshire East, ST7 3JZ	7	7	0	4	3	0	0	0	7	0	0
5150	WOODSIDE GOLF CLUB, KNUTSFORD ROAD, CRANAGE, CW4 8HJ	7	7	0	4	3	0	0	0	7	0	0
3180	LAND ON HURST LANE, BOLLINGTON, SK10 5LP	6	6	0	4	2	0	0	0	6	0	0
3985	1- 7, COLEHILL BANK & 16 CANAL STREET, CONGLETON	6	6	0	4	2	0	0	0	6	0	0
4829	12A, WEST STREET, CONGLETON, CW12 1JR	6	6	0	4	2	0	0	0	6	0	0
2984	LAND TO THE REAR OF 315 - 319 WEST STREET, CREWE, CW1 3HU	6	6	0	4	2	0	0	0	6	0	0
5092	Leighton Hall Farm, Middlewich Road, Leighton, Crewe, CW1 4QH	6	6	0	4	2	0	0	0	6	0	0
2421	DUNWOOD, HOMESTEAD ROAD, DISLEY, STOCKPORT, CHESHIRE, SK12 2JN	6	5	1	4	2	0	0	0	6	0	0
5352	4-8, CHESTERGATE, MACCLESFIELD, CHESHIRE, SK11 6BA	6	6	0	4	2	0	0	0	6	0	0
5315	SIR EDMUND WRIGHT HOUSE, BEAM STREET, NANTWICH, CW5 5LZ	6	-6	12	4	2	0	0	0	6	0	0
978	The Old Workshops, Kettle Lane, Chapel End, Buerton, Audlem, Cheshire, CW3 0BX	6	6	0	4	2	0	0	0	6	0	0
4240	Cherry Lane Farm, Cherry Lane, Rode Heath, Stoke on Trent, ST7 3QX	6	6	0	4	2	0	0	0	6	0	0
5100	SPRING BANK FARM, COPPICE ROAD, POYNTON, CHESHIRE, SK12 1SP	6	6	0	4	2	0	0	0	6	0	0
5365	PIGGOTTS HILL FARM, CONGLETON LANE, LOWER WITHINGTON, SK11 9LD	6	5	1	4	2	0	0	0	6	0	0

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5029	Wharf Inn, 121, CANAL ROAD, CONGLETON, CW12 3AP	5	5	0	5	0	0	0	0	5	0	0
4927	ELSTERNE, TOFT ROAD, KNUTSFORD, CHESHIRE, WA16 9EB	5	4	1	5	0	0	0	0	5	0	0
5317	The Barnfield, 24, CATHERINE STREET, MACCLESFIELD, CHESHIRE, SK11 6ET	5	5	0	5	0	0	0	0	5	0	0
5358	1, SCOTT ROAD, PRESTBURY, SK10 4DN	5	4	1	5	0	0	0	0	5	0	0
3883	ARCLID HALL FARM, HEMMINGSHAW LANE, ARCLID	5	5	0	5	0	0	0	0	5	0	0
4924	LAND AT LANGLEY MILL, LANGLEY ROAD, LANGLEY, SK11 0DG	5	5	0	5	0	0	0	0	5	0	0
5134	WELD HOUSE FARM, PEEL LANE, NEWBOLD ASTBURY, CONGLETON, CHESHIRE, CW12 3NQ	5	5	0	5	0	0	0	0	5	0	0
5221	BROOK HOUSE FARM, BROOKHOUSE LANE, MINSHULL VERNON, MIDDLEWICH, CHESHIRE, CW10 0LU	5	5	0	5	0	0	0	0	5	0	0
4685	MOSTON HOUSE, MOSTON ROAD, SANDBACH, CW11 3GL	5	1	4	5	0	0	0	0	5	0	0
5083	PROVINCIAL HOUSE, RYLEYS LANE, ALDERLEY EDGE, SK9 7UU	4	4	0	4	0	0	0	0	4	0	0
4830	Former Durham Ox, 54, WEST STREET, CONGLETON, CW12 1JY	4	4	0	4	0	0	0	0	4	0	0
5117	DEAN HOUSE, CHAPEL STREET, CONGLETON, CHESHIRE, CW12 4AB	4	4	0	4	0	0	0	0	4	0	0
2097	7 Stalbridge Road, Crewe	4	4	0	4	0	0	0	0	4	0	0
4810	New Burton Inn, 79, Victoria Street, Crewe, Crewe, CW1 2JH	4	4	0	4	0	0	0	0	4	0	0
5133	33, SYCAMORE AVENUE, CREWE, CW1 4DT	4	4	0	4	0	0	0	0	4	0	0
5267	LAND ADJACENT TO, 25, THE RACE, HANDFORTH	4	4	0	4	0	0	0	0	4	0	0
5440	179, WILMSLOW ROAD, HANDFORTH, CHESHIRE, SK9 3JL	4	3	1	4	0	0	0	0	4	0	0

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3997	19, 19a & 19b THE SQUARE, LONDON ROAD, HOLMES CHAPEL	4	4	0	4	0	0	0	0	4	0	0
4649	56, MILL STREET, MACCLESFIELD, CHESHIRE, SK11 6LT	4	4	0	4	0	0	0	0	4	0	0
4823	140, HURDSFIELD ROAD, MACCLESFIELD, SK10 2PY	4	4	0	4	0	0	0	0	4	0	0
4940	49, STATION STREET, MACCLESFIELD, CHESHIRE, SK10 2AW	4	4	0	4	0	0	0	0	4	0	0
5208	Garages off Somerton Road, Weston, Macclesfield	4	4	0	4	0	0	0	0	4	0	0
5446	Weston Estate Garage Site, BARNARD CLOSE, MACCLESFIELD	4	4	0	4	0	0	0	0	4	0	0
4633	The Court Yard, St. Michaels way, Middlewich	4	4	0	4	0	0	0	0	4	0	0
4734	Land between 65 and 81 London Road, Nantwich	4	4	0	4	0	0	0	0	4	0	0
5179	COPPICE RISE, COPPICE ROAD, POYNTON, SK12 1SP	4	4	0	4	0	0	0	0	4	0	0
3694	MEADOW HEY, BOLLIN HILL, PRESTBURY, MACCLESFIELD, CHESHIRE, SK10 4BS	4	3	1	4	0	0	0	0	4	0	0
4126	GIANTSWOOD HOUSE, GIANTSWOOD LANE, HULME WALFIELD, CONGLETON, CHESHIRE, CW12 2JJ	4	3	1	4	0	0	0	0	4	0	0
4831	HUNTERS POOL FARM, HUNTERS POOL LANE, MOTTRAM ST ANDREW, SK10 4QQ	4	4	0	4	0	0	0	0	4	0	0
5039	Horse Shoe Inn, NEWCASTLE ROAD, WILLASTON, CW5 7EP	4	4	0	0	4	0	0	0	4	0	0
5081	246, NEWCASTLE ROAD, BLAKELOW, CW5 7ET	4	4	0	4	0	0	0	0	4	0	0
5177	Bank Farm house, TABLEY HILL LANE, TABLEY, WA16 0EP	4	4	0	4	0	0	0	0	4	0	0
5190	Land Off, SPINNEY DRIVE, WESTON	4	4	0	4	0	0	0	0	4	0	0

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5270	BEECH TREE FARM, COOKESMERE LANE, SANDBACH, CHESHIRE, CW11 1PA	4	4	0	4	0	0	0	0	4	0	0
5393	Hollinswood Farm, WOOD LANE, BRADWALL, CW10 0LA	4	4	0	4	0	0	0	0	4	0	0
5432	Star Inn, CHESTER ROAD, ACTON, CW5 8LD	4	4	0	4	0	0	0	0	4	0	0
5496	BIG STONE CATTERY, GOOSTREY LANE, CRANAGE, CHESHIRE, CW4 8HE	4	4	0	0	4	0	0	0	4	0	0
4862	Old Church Hall, Vicarage Lane, Elworth, Sandbach, CW11 3BW	4	4	0	4	0	0	0	0	4	0	0
4997	CS6 ADJ 16 HUNTERSFIELD, SHAVINGTON, CREWE, CW2 5FB	4	4	0	4	0	0	0	0	4	0	0
4781	71, SOUTH OAK LANE, WILMSLOW, SK9 6AT	4	2	2	4	0	0	0	0	4	0	0
5392	14 & 15 WORDSWORTH WAY, ALSAGER, CHESHIRE, ST7 2NU	3	1	2	3	0	0	0	0	3	0	0
4860	COLD ARBOR FARM, TYTHERINGTON LANE, BOLLINGTON, MACCLESFIELD, CHESHIRE, SK10 5AA	3	2	1	3	0	0	0	0	3	0	0
4436	The Orchard, PADGBURY LANE, CONGLETON, CW12 4HX	3	3	0	3	0	0	0	0	3	0	0
5154	THROSTLES NEST INN, 11, BUXTON ROAD, CONGLETON, CHESHIRE, CW12 2DW	3	2	1	3	0	0	0	0	3	0	0
5156	30, WILLIAM STREET, CONGLETON, CW12 2EY	3	2	1	3	0	0	0	0	3	0	0
5371	THE ARTS EXCHANGE, 8-10, MILL GREEN, CONGLETON, CW12 1JG	3	3	0	3	0	0	0	0	3	0	0
5443	LAND TO THE REAR OF, 21, WEST STREET, CONGLETON	3	3	0	3	0	0	0	0	3	0	0
4478	TALL ASH FARM TRIANGLE, BUXTON ROAD, CONGLETON	3	3	0	3	0	0	0	0	3	0	0
5132	263, WALTHALL STREET, CREWE, CW2 7LE	3	2	1	3	0	0	0	0	3	0	0
4012	1, STEP HILL, MACCLESFIELD, CHESHIRE, SK11 6JU	3	3	0	3	0	0	0	0	3	0	0



Ref	Site Address	Potential Capacity	Net Remaining Capacity	Total Potential Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Sum Years 1-5	Sum Years 6-10	Sum Years 11-15
4755	HIGHER FENCE FARM, 15, HIGHER FENCE ROAD, MACCLESFIELD, SK10 1QF	3	3	0	3	0	0	0	0	3	0	0
5064	YORK CHAMBERS, Dukes Court, MILL STREET, MACCLESFIELD, SK11 6NN	3	3	0	3	0	0	0	0	3	0	0
5188	42, PARK GREEN, MACCLESFIELD, CHESHIRE, SK11 7NE	3	3	0	3	0	0	0	0	3	0	0
5210	Garage Site adj 47, COUNTRESS ROAD, MACCLESFIELD, SK11 8RX	3	3	0	3	0	0	0	0	3	0	0
5447	LAND AND BUILDINGS TO THE NORTH EAST, TENNYSON CLOSE, MACCLESFIELD	3	3	0	3	0	0	0	0	3	0	0
5001	Guy Harvey Youth Club, BIRCHIN LANE, NANTWICH, CW5 6ET	3	3	0	3	0	0	0	0	3	0	0
5121	1-5, Pillory Street, Nantwich, Cheshire, CW5 5BZ	3	3	0	3	0	0	0	0	3	0	0
3338	Unit 3, Bollington Lane, Nether Alderley, Cheshire	3	3	0	3	0	0	0	0	3	0	0
4996	Long Meadow Barn, Lower Brook Farm, SMITHY LANE, RAINOW, SK10 5UP	3	3	0	3	0	0	0	0	3	0	0
5023	Lowndes Farm, Lower Withington, Macclesfield, SK11 9HT	3	3	0	3	0	0	0	0	3	0	0
5146	Lane End Farm, Chester Road, Alpraham, Cheshire, CW6 9JE	3	2	1	3	0	0	0	0	3	0	0
5153	Cranage Nurseries, 79, NORTHWICH ROAD, CRANAGE, WA16 9LE	3	3	0	3	0	0	0	0	3	0	0
5261	COPPICE FARM, COPPICE ROAD, POYNTON, STOCKPORT, CHESHIRE, SK12 1SP	3	3	0	3	0	0	0	0	3	0	0
5314	Bank House Farm, Nantwich Road, Chorley, Cheshire CW5 8JR	3	3	0	3	0	0	0	0	3	0	0
5355	MANOR FARM, ENGLESEA BROOK LANE, WESTON, CHESHIRE, CW2 5QL	3	3	0	3	0	0	0	0	3	0	0
5391	BANK FARM, BACK LANE, SMALLWOOD, CHESHIRE, CW11 2UN	3	3	0	3	0	0	0	0	3	0	0
5425	Star Inn, CHESTER ROAD, ACTON, CW5 8LD	3	2	1	3	0	0	0	0	3	0	0

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5431	Eaton Cottage, MOSS LANE, EATON, CW12 2NA	3	3	0	3	0	0	0	0	3	0	0
5438	HAWTHORN FARM, HOUGH LANE, ALDERLEY EDGE, WILMSLOW, CHESHIRE, SK9 7JD	3	3	0	3	0	0	0	0	3	0	0
4274	7, PARK AVENUE, WILMSLOW	3	2	1	3	0	0	0	0	3	0	0
4807	70, STYAL ROAD, WILMSLOW, SK9 4AQ	3	2	1	3	0	0	0	0	3	0	0
3940	10, CONGLETON ROAD, ALDERLEY EDGE, WILMSLOW	2	1	1	2	0	0	0	0	2	0	0
2642	Alsager Bowling & Recreation Club, Fields Road, Alsager, Stoke-on-Trent, ST7 2NA	2	2	0	0	2	0	0	0	2	0	0
4981	63 CREWE ROAD, ALSAGER, STOKE-ON-TRENT, CHESHIRE, ST7 2EZ	2	1	1	2	0	0	0	0	2	0	0
4778	Kinsey House, Kinsey Heath, Audlem, Crewe, CW3 0DR	2	2	0	2	0	0	0	0	2	0	0
3415	Land adjacent to Highfield Road, 3, HIGHFIELD ROAD, BOLLINGTON	2	2	0	2	0	0	0	0	2	0	0
4975	48, PALMERSTON STREET, BOLLINGTON, SK10 5PX	2	2	0	2	0	0	0	0	2	0	0
5290	17, OAK LANE, KERRIDGE, SK10 5BD	2	1	1	2	0	0	0	0	2	0	0
2481	Land rear of 62-74 Canal Road, Congleton	2	2	0	2	0	0	0	0	2	0	0
3613	LAND ADJACENT TO HIGHLAND VIEW, CANAL STREET, CONGLETON	2	2	0	0	2	0	0	0	2	0	0
3980	WOOD FARM, WOOD LANE, CONGLETON,	2	2	0	2	0	0	0	0	2	0	0
4432	47, Heath Road, Congleton	2	2	0	2	0	0	0	0	2	0	0
4686	Moreton Meadows Farm, STONY LANE, CONGLETON, CW12 4DA	2	1	1	2	0	0	0	0	2	0	0
4744	85, CANAL STREET, CONGLETON, CW12 3AE	2	2	0	2	0	0	0	0	2	0	0
5155	Land Off, SHERRATT CLOSE, CONGLETON	2	2	0	2	0	0	0	0	2	0	0
5239	8-10, WEST STREET, CONGLETON, CW12 1JS	2	2	0	2	0	0	0	0	2	0	0
5240	16A, LAWTON STREET, CONGLETON, CW12 1RP	2	2	0	0	2	0	0	0	2	0	0
5269	Tall Ash Cottage, 93, BUXTON ROAD, CONGLETON, CHESHIRE, CW12 2DY	2	1	1	2	0	0	0	0	2	0	0

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1034	5, Browning Street, Crewe, CW1 3BB	2	2	0	0	2	0	0	0	2	0	0
4695	41, LAURA STREET, CREWE, CW2 6HA	2	1	1	2	0	0	0	0	2	0	0
4899	131/ 133, WEST STREET, CREWE, CW1 3HH	2	2	0	2	0	0	0	0	2	0	0
4917	4, HALL O SHAW STREET, CREWE, CHESHIRE, CW1 4AE	2	1	1	2	0	0	0	0	2	0	0
5027	IMPERIAL CHAMBERS, PRINCE ALBERT STREET, CREWE, CHESHIRE	2	2	0	2	0	0	0	0	2	0	0
5094	Lynwood, 374, HUNGERFORD ROAD, CREWE, CW1 6HD	2	2	0	2	0	0	0	0	2	0	0
5182	Land off Peel Street & rear of 134 West Street Crewe Cheshire	2	2	0	2	0	0	0	0	2	0	0
5295	2, CHESTNUT GROVE, CREWE, CW1 4BD	2	1	1	2	0	0	0	0	2	0	0
5455	71, Alton Street, Crewe, Cheshire, CW2 7QF	2	1	1	2	0	0	0	0	2	0	0
3876	Land Between 51 And 61, MAIN ROAD, GOOSTREY	2	2	0	2	0	0	0	0	2	0	0
4529	12, STATION ROAD, HANDFORTH	2	2	0	2	0	0	0	0	2	0	0
4268	LAND TO REAR OF 2, CHESTER ROAD, HOLMES CHAPEL	2	2	0	2	0	0	0	0	2	0	0
4587	38, LONDON ROAD, HOLMES CHAPEL	2	2	0	2	0	0	0	0	2	0	0
5014	2, The Square, LONDON ROAD, Holmes Chapel, Crewe, CW4 7AA	2	1	1	2	0	0	0	0	2	0	0
5074	102, Macclesfield Road, Holmes Chapel, Crewe, CW4 8AL	2	2	0	2	0	0	0	0	2	0	0
4640	38, BEECH DRIVE, KNUTSFORD	2	1	1	2	0	0	0	0	2	0	0
5340	2, BRANDEN DRIVE, KNUTSFORD, CHESHIRE, WA16 8EJ	2	1	1	2	0	0	0	0	2	0	0
3739	Woodland at, Ryles Park Road, Macclesfield, Cheshire, SK11 8GZ	2	2	0	2	0	0	0	0	2	0	0
3983	1A, CATHERINE STREET, MACCLESFIELD	2	2	0	2	0	0	0	0	2	0	0
4284	LAND AT LABURNUM ROAD, MACCLESFIELD	2	2	0	2	0	0	0	0	2	0	0

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4541	133, LONDON ROAD, MACCLESFIELD	2	2	0	2	0	0	0	0	2	0	0
4569	3, HOLLY ROAD, MACCLESFIELD	2	2	0	2	0	0	0	0	2	0	0
4604	84, CONGLETON ROAD, MACCLESFIELD	2	1	1	2	0	0	0	0	2	0	0
4667	OFFICES 1 AND 2, BROOKSIDE MILL, 14, BROOK STREET, MACCLESFIELD, SK11 7AA	2	2	0	2	0	0	0	0	2	0	0
4805	SHIP INN, 61- 63, BEECH LANE, MACCLESFIELD, SK10 2DS	2	2	0	2	0	0	0	0	2	0	0
4858	11, ST CLEMENTS COURT, HOBSON STREET, MACCLESFIELD, SK11 8DE	2	1	1	2	0	0	0	0	2	0	0
4991	121, PARK LANE, MACCLESFIELD, SK11 6UB	2	1	1	2	0	0	0	0	2	0	0
5032	LAND TO REAR OF CHURCH VIEW, CHURCH STREET, MACCLESFIELD, CHESHIRE	2	2	0	2	0	0	0	0	2	0	0
5138	24 & 26, DUKE STREET, MACCLESFIELD, CHESHIRE, SK11 6UR	2	2	0	2	0	0	0	0	2	0	0
5219	34, CHESTER ROAD, MACCLESFIELD, CHESHIRE, SK11 8DG	2	2	0	2	0	0	0	0	2	0	0
5268	Prince Albert, 140, NEWTON STREET, MACCLESFIELD, SK11 6RW	2	1	1	2	0	0	0	0	2	0	0
5350	PEXILL ROAD GARAGES, PEXHILL ROAD, MACCLESFIELD	2	2	0	2	0	0	0	0	2	0	0
5376	53, CHELFORD ROAD, MACCLESFIELD, CHESHIRE, SK10 3LQ	2	1	1	2	0	0	0	0	2	0	0
4693	5, HOLMES CHAPEL ROAD, MIDDLEWICH, MIDDLEWICH, CHESHIRE, CW10 0JA	2	2	0	0	2	0	0	0	2	0	0
4741	16A, PEPPER STREET, NANTWICH, CW5 5AB	2	1	1	2	0	0	0	0	2	0	0
4641	81, COPPICE ROAD, POYNTON	2	1	1	2	0	0	0	0	2	0	0
5417	THATCHES, BROADWALK, PRESTBURY, CHESHIRE, SK10 4BR	2	1	1	2	0	0	0	0	2	0	0
352	6 & 10, DRUMBER LANE, SCHOLAR GREEN, CHESHIRE, ST7 3LR	2	0	2	0	2	0	0	0	2	0	0
2043	Offley Ley Farm, Butterttons Lane, Oakhanger	2	2	0	2	0	0	0	0	2	0	0
2152	LITTLE BACHE HOUSE, CHESTER ROAD, HURLESTON	2	2	0	2	0	0	0	0	2	0	0

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2847	Kermincham Hall Barns, Forty Acre Lane, Holmes Chapel, CW4 8DX	2	2	0	2	0	0	0	0	2	0	0
3779	Land east of, CHELLS HILL, CHURCH LAWTON	2	2	0	2	0	0	0	0	2	0	0
3933	Land adjacent to, 11 ELTON LANE, WINTERLEY, CW11 4TN	2	2	0	2	0	0	0	0	2	0	0
4242	Land at SCHOOL LANE, BUNBURY	2	2	0	2	0	0	0	0	2	0	0
4720	PLUM TREE COTTAGE & BEAVER LODGE, CASTLE HILL, MOTTRAM ST ANDREW, CHESHIRE, SK10 4AX	2	0	2	2	0	0	0	0	2	0	0
4759	LAND ADJ UPPER THURLWOOD LOCKS, RODE HEATH, STOKE -ON-TRENT, ST7 3RP	2	2	0	2	0	0	0	0	2	0	0
4771	HIELD HOUSE FARM, HIELD LANE, ASTON BY BUDWORTH, KNUTSFORD, NORTHWICH, CHESHIRE, CW9 6LP	2	2	0	2	0	0	0	0	2	0	0
4915	1, RENSHERDS PLACE, HIGH LEGH, KNUTSFORD, CHESHIRE, WA16 6NG	2	2	0	2	0	0	0	0	2	0	0
4936	HEYROSE FARM, OLD HALL LANE, OVER TABLEY, KNUTSFORD, CHESHIRE, WA16 0HY	2	2	0	2	0	0	0	0	2	0	0
5042	Land to rear of Ivanhoe, HOLMES CHAPEL ROAD, BRERETON, CONGLETON, CW12 4SP	2	2	0	2	0	0	0	0	2	0	0
5113	BENBECULA, ELM BEDS ROAD, POYNTON, STOCKPORT, CHESHIRE, SK12 1TG	2	1	1	2	0	0	0	0	2	0	0
5135	Land At Bunbury Heath, WHITCHURCH ROAD, BUNBURY	2	2	0	0	2	0	0	0	2	0	0
5166	R P G HERBS, SMITHY LANE, HULME WALFIELD, CHESHIRE, CW12 2JG	2	2	0	2	0	0	0	0	2	0	0
5206	Moss Farm, Moss Lane, Brereton Heath, CW12 4SX	2	2	0	2	0	0	0	0	2	0	0
5214	IRON GATE FARM, CHELFORD ROAD, NETHER ALDERLEY, CHESHIRE, SK10 4SZ	2	1	1	2	0	0	0	0	2	0	0
5234	ARCLID GRANGE, HEMMINGSHAW LANE, ARCLID, CHESHIRE, CW11 4SZ	2	2	0	2	0	0	0	0	2	0	0

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5235	Redundant Farm Buildings, Bank Farm, Faddiley Bank Lane, Wrexham Road, Faddiley, Nantwich, CW5 8JE	2	2	0	2	0	0	0	0	2	0	0
5274	Moss Lea Farm, Cock Hall Lane, Langley, Macclesfield, SK11 0NA	2	1	1	2	0	0	0	0	2	0	0
5280	Fields Farm, 150B, CONGLETON ROAD, SANDBACH, CW11 4TE	2	2	0	2	0	0	0	0	2	0	0
5378	STUBBS FARM, STUBBS LANE, MOBBERLEY, KNUTSFORD, CHESHIRE, WA16 7LF	2	2	0	2	0	0	0	0	2	0	0
5415	MERE COURT FLATS, CHESTER ROAD, MERE	2	-2	4	2	0	0	0	0	2	0	0
5422	LAND AT KILN HALL, BENNETTS LANE, BOSLEY, CHESHIRE, SK11 0NZ	2	2	0	2	0	0	0	0	2	0	0
5454	ROSEDENE, WHITCHURCH ROAD, ASTON, CW5 8DB	2	2	0	2	0	0	0	0	2	0	0
5464	LONDON ROAD FARM, LONDON ROAD, WALGHERTON, CW5 7LA	2	2	0	2	0	0	0	0	2	0	0
5000	6, HOPE STREET, SANDBACH, CW11 1BA	2	1	1	2	0	0	0	0	2	0	0
5387	1, WELLES STREET, SANDBACH, CHESHIRE, CW11 1GT	2	2	0	2	0	0	0	0	2	0	0
5348	137, MAIN ROAD, SHAVINGTON, CW2 5DP	2	2	0	2	0	0	0	0	2	0	0
2194	Green Tree Farm, Chelford Road, Somerford	2	1	1	2	0	0	0	0	2	0	0
4533	FIELD HOUSE, BROWNS LANE, WILMSLOW	2	-1	3	2	0	0	0	0	2	0	0
4679	65A & B, ALDERLEY ROAD, WILMSLOW, CHESHIRE, SK9 1NZ	2	2	0	2	0	0	0	0	2	0	0
4697	6, STANNEYLANDS ROAD, WILMSLOW, SK9 4EJ	2	1	1	2	0	0	0	0	2	0	0
4703	81, KNUTSFORD ROAD, WILMSLOW, SK9 6JH	2	1	1	2	0	0	0	0	2	0	0
5306	Mousehole, Upcast Lane, Wilmslow, Cheshire, SK9 7SE	2	1	1	2	0	0	0	0	2	0	0
5373	106/108, LACEY GREEN, WILMSLOW, SK9 4BN	2	2	0	2	0	0	0	0	2	0	0
3688	KAMIROS, MACCLESFIELD ROAD, ALDERLEY EDGE	1	0	1	1	0	0	0	0	1	0	0
3947	BADGERS HOLLOW, MACCLESFIELD ROAD, ALDERLEY EDGE	1	0	1	1	0	0	0	0	1	0	0

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4776	Land off Congleton Road, Alderley Edge, Cheshire, SK9 7AB	1	1	0	1	0	0	0	0	1	0	0
4796	SILVERHILL, MACCLESFIELD ROAD, ALDERLEY EDGE, WILMSLOW, CHESHIRE, SK9 7BL	1	0	1	1	0	0	0	0	1	0	0
5028	HILLSIDE HOLLOW, MACCLESFIELD ROAD, ALDERLEY EDGE, CHESHIRE, SK9 7BW	1	0	1	1	0	0	0	0	1	0	0
5108	PEAR TREE FARM, KNUTSFORD ROAD, CHORLEY, ALDERLEY EDGE, CHESHIRE, SK9 7SW	1	0	1	1	0	0	0	0	1	0	0
5237	BRAMBLEDENE, 19, MOSS ROAD, ALDERLEY EDGE, SK9 7JA	1	0	1	1	0	0	0	0	1	0	0
5360	Squirrels View, Macclesfield Road, Alderley Edge, Cheshire, SK9 7BN	1	0	1	1	0	0	0	0	1	0	0
5404	18 , George Street, Alderley Edge, Cheshire, SK9 7EJ	1	1	0	1	0	0	0	0	1	0	0
5436	CHERRY COTTAGE, MACCLESFIELD ROAD, ALDERLEY EDGE, WILMSLOW, CHESHIRE, SK9 7BL	1	0	1	1	0	0	0	0	1	0	0
5467	BOLLIN TOWER, WOODBROOK ROAD, ALDERLEY EDGE, CHESHIRE	1	1	0	0	1	0	0	0	1	0	0
2793	HEATHLANDS, LAND OFF HEATH END ROAD, ALSAGER, CHESHIRE	1	1	0	1	0	0	0	0	1	0	0
3740	161, SANDBACH ROAD NORTH, ALSAGER, ST7 2AX	1	1	0	1	0	0	0	0	1	0	0
4530	63, FIELDS ROAD, ALSAGER	1	1	0	1	0	0	0	0	1	0	0
4764	WILLOW HOUSE, CRESSWELLSHAW FARM, SANDBACH ROAD NORTH, ALSAGER, ST7 2AU	1	1	0	1	0	0	0	0	1	0	0
4946	129 & 131, CREWE ROAD, ALSAGER, ST7 2JE	1	-1	2	1	0	0	0	0	1	0	0
5116	THE BUNGALOW, DUNNOCKSFOLD ROAD, ALSAGER, ST7 2TW	1	0	1	1	0	0	0	0	1	0	0
5334	Barn adj Sandy Lane Farm, Sandy Lane, Audlem, CW3 0BN	1	1	0	1	0	0	0	0	1	0	0
5344	Brundrett House, 19, SANDBACH ROAD SOUTH, ALSAGER, ST7 2LT	1	1	0	1	0	0	0	0	1	0	0

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5418	59, FIELDS ROAD, ALSAGER, STOKE ON TRENT, CHESHIRE, ST7 2LX	1	1	0	1	0	0	0	0	1	0	0
5421	HAZEL HOUSE, CRESSWELLSHAW FARM, SANDBACH ROAD NORTH, ALSAGER, CHESHIRE, ST7 2AU	1	1	0	1	0	0	0	0	1	0	0
5427	112, SANDBACH ROAD NORTH, ALSAGER, CHESHIRE, ST7 2AW	1	0	1	1	0	0	0	0	1	0	0
4184	THE BUNGALOW, HARDYS LANE, AUDLEM	1	0	1	1	0	0	0	0	1	0	0
4980	FOX COTTAGE, 9, CHESHIRE STREET, AUDLEM, CHESHIRE, CW3 0AH	1	1	0	1	0	0	0	0	1	0	0
5281	Land Adjacent To Little Villa, PADDOCK LANE, AUDLEM	1	1	0	1	0	0	0	0	1	0	0
4719	Stonemill Court, Wellington Road, Bollington, Macclesfield, SK10 5HT	1	1	0	1	0	0	0	0	1	0	0
5022	41A, SHRIGLEY ROAD, BOLLINGTON, SK10 5RD	1	0	1	1	0	0	0	0	1	0	0
5024	LAND OFF HIGHFIELD ROAD, BOLLINGTON, MACCLESFIELD, CHESHIRE, SK10 5LR	1	1	0	1	0	0	0	0	1	0	0
5123	6, QUEEN STREET, BUNBURY, CW6 9QY	1	1	0	1	0	0	0	0	1	0	0
5124	THE OLD METHODIST CHAPEL, COLLEGE LANE, BUNBURY, CHESHIRE, CW6 9PQ	1	1	0	1	0	0	0	0	1	0	0
332	56, LEEK ROAD, CONGLETON, CW12 3HU	1	1	0	0	1	0	0	0	1	0	0
345	Land adjacent 1A Boundary Lane, Congleton.	1	1	0	1	0	0	0	0	1	0	0
4354	Land Adj BRACKENWOOD, CANAL ROAD, CONGLETON, CHESHIRE, CW12 3AT	1	1	0	1	0	0	0	0	1	0	0
4632	Land to rear of 27/29, LAWTON STREET, CONGLETON	1	1	0	1	0	0	0	0	1	0	0
4717	134 WINDYWAYS, CANAL ROAD, CONGLETON, CW12 3AT	1	1	0	1	0	0	0	0	1	0	0
4974	UNIT 2, 34, MILL STREET, CONGLETON, CONGLETON, CHESHIRE, CW12 1AD	1	1	0	1	0	0	0	0	1	0	0



Ref	Site Address	Potential Capacity	Net Remaining Capacity	Total Potential Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Sum Years 1-5	Sum Years 6-10	Sum Years 11-15
5052	7, NURSERY LANE, CONGLETON, CHESHIRE, CW12 3EX	1	1	0	1	0	0	0	0	1	0	0
5068	Land adjacent to 9B, FOL HOLLOW, ASTBURY, CW12 4HT	1	1	0	1	0	0	0	0	1	0	0
5105	6 Back Lane, Congleton, Cheshire, CW12 4PP	1	1	0	1	0	0	0	0	1	0	0
5142	112, BROADHURST LANE, CONGLETON, CHESHIRE, CW12 1LA	1	1	0	1	0	0	0	0	1	0	0
5158	2-4, MOODY STREET, CONGLETON, CW12 4AP	1	1	0	1	0	0	0	0	1	0	0
5199	41, BOUNDARY LANE, CONGLETON, CW12 3JA	1	0	1	1	0	0	0	0	1	0	0
5296	78 , Holmes Chapel Road, Congleton, Cheshire, CW12 4NG	1	1	0	1	0	0	0	0	1	0	0
5326	119, BUXTON ROAD, CONGLETON, CW12 3PH	1	1	0	1	0	0	0	0	1	0	0
2206	119, WARMINGHAM ROAD, CREWE, CREWE, CHESHIRE, CW1 4PP	1	1	0	1	0	0	0	0	1	0	0
2449	24, HIGHTOWN, CREWE, CW1 3BS	1	1	0	0	1	0	0	0	1	0	0
3927	1, WHEATLEY ROAD, CREWE, CHESHIRE, CW1 4HX	1	1	0	1	0	0	0	0	1	0	0
4521	LAND OFF, THE BACKLANDS, CREWE	1	1	0	1	0	0	0	0	1	0	0
4554	309, CREWE ROAD, WILLASTON	1	1	0	1	0	0	0	0	1	0	0
4832	Unit 1, SMALLMAN ROAD, CREWE	1	1	0	1	0	0	0	0	1	0	0
4863	16, HIGHTOWN, CREWE, CW1 3BS	1	1	0	1	0	0	0	0	1	0	0
4948	Shavington Post Office, 120, MAIN ROAD, SHAVINGTON, CHESHIRE, CW2 5EE	1	0	1	1	0	0	0	0	1	0	0
5075	PUSEY DALE FARM, MAIN ROAD, SHAVINGTON, CW2 5DY	1	1	0	1	0	0	0	0	1	0	0
5139	19, SHAKESPEARE DRIVE, CREWE, CW1 5HX	1	1	0	1	0	0	0	0	1	0	0
5162	25 Sherwin Street, Crewe, Cheshire, CW2 6DJ	1	1	0	1	0	0	0	0	1	0	0
5243	156, BRADFIELD ROAD, CREWE, CW1 3RQ	1	1	0	1	0	0	0	0	1	0	0

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5259	SUNNY BRAE, WOODSIDE LANE, WISTASTON, CHESHIRE, CW2 8AJ	1	0	1	1	0	0	0	0	1	0	0
5291	53, HUNGERFORD ROAD, CREWE, CHESHIRE, CW1 5EQ	1	1	0	1	0	0	0	0	1	0	0
5328	5, CHARLESWORTH STREET, CREWE, CHESHIRE, CW1 4DE	1	1	0	1	0	0	0	0	1	0	0
5337	5, WISTASTON AVENUE, WISTASTON, CHESHIRE, CW2 8QR	1	1	0	1	0	0	0	0	1	0	0
5343	101, VICTORIA STREET, CREWE, CW1 2JN	1	1	0	1	0	0	0	0	1	0	0
5444	149, Edleston Road, Crewe, Cheshire, CW2 7HR	1	1	0	1	0	0	0	0	1	0	0
1004	LAND ADJACENT TO 123 STONELEY ROAD, STONELEY ROAD, CREWE, CHESHIRE	1	1	0	1	0	0	0	0	1	0	0
4813	28, The Ridgeway, Disley, Stockport, SK12 2JQ	1	0	1	1	0	0	0	0	1	0	0
5073	19, BUXTON OLD ROAD, DISLEY, STOCKPORT, CHESHIRE, SK12 2BB	1	1	0	1	0	0	0	0	1	0	0
5191	PENN COTTAGE, FARM LANE, DISLEY, SK12 2NE	1	1	0	1	0	0	0	0	1	0	0
5254	Vacant, Car Park, Dane Hill Close, Disley, Cheshire, SK12 2BP	1	1	0	1	0	0	0	0	1	0	0
5307	Barn at Coppice Farm, COPPICE LANE, DISLEY, SK12 2NG	1	1	0	1	0	0	0	0	1	0	0
5434	Ploughboy Inn, 61, BUXTON OLD ROAD, DISLEY, SK12 2BN	1	1	0	1	0	0	0	0	1	0	0
358	Adjacent 120, MAIN ROAD, GOOSTREY, CREWE, CHESHIRE, CW4 8JR	1	1	0	1	0	0	0	0	1	0	0
4993	Land Off, FIELDSDIE CLOSE, GOOSTREY	1	1	0	1	0	0	0	0	1	0	0
4642	Land adjacent to 17 Viewlands Drive, Handforth	1	1	0	1	0	0	0	0	1	0	0
5287	PLOT ADJACENT TO, 21, HENBURY ROAD, HANDFORTH	1	1	0	1	0	0	0	0	1	0	0
5318	1, DERWENT DRIVE, HANDFORTH, CHESHIRE, SK9 3NW	1	1	0	1	0	0	0	0	1	0	0

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1586	The Farmhouse, 11 , School Street, Haslington, Cheshire , CW1 5RF	1	1	0	1	0	0	0	0	1	0	0
5079	236A, Crewe Road, Haslington, CW1 5RT	1	1	0	1	0	0	0	0	1	0	0
5386	THE COACH HOUSE, 2B, SADLERS CLOSE, HOLMES CHAPEL, CW4 7EG	1	0	1	1	0	0	0	0	1	0	0
3894	LYNDHURST, BEXTON LANE, KNUTSFORD	1	0	1	1	0	0	0	0	1	0	0
4266	10, TABLEY ROAD, KNUTSFORD, KNUTSFORD	1	1	0	1	0	0	0	0	1	0	0
4816	43a, MOBBERLEY ROAD, KNUTSFORD, CHESHIRE, WA16 8EQ	1	0	1	1	0	0	0	0	1	0	0
4978	RED WALLS, PARKFIELD ROAD, KNUTSFORD, WA16 8NP	1	0	1	1	0	0	0	0	1	0	0
5171	10-12, KING STREET, KNUTSFORD, CHESHIRE, WA16 6DL	1	0	1	1	0	0	0	0	1	0	0
5335	20, LEE CLOSE, KNUTSFORD, WA16 0DW	1	0	1	1	0	0	0	0	1	0	0
5374	68-70, KING STREET, KNUTSFORD, CHESHIRE, WA16 6ED	1	1	0	1	0	0	0	0	1	0	0
5383	48, GOUGHS LANE, KNUTSFORD, CHESHIRE, WA16 8QN	1	0	1	1	0	0	0	0	1	0	0
5449	48, CRANFORD AVENUE, KNUTSFORD, CHESHIRE, WA16 0EB	1	1	0	1	0	0	0	0	1	0	0
5416	3, CORONATION SQUARE, KNUTSFORD, CHESHIRE, WA16 6DS	1	1	0	1	0	0	0	0	1	0	0
3647	Land Adjacent 92, JAMES STREET, MACCLESFIELD, SK11 8BW	1	1	0	1	0	0	0	0	1	0	0
4602	254,CHESTER ROAD, MACCLESFIELD	1	1	0	1	0	0	0	0	1	0	0
4605	Land to rear of 84, CONGLETON ROAD, MACCLESFIELD	1	1	0	1	0	0	0	0	1	0	0
4621	45, DELAMERE DRIVE, MACCLESFIELD	1	1	0	1	0	0	0	0	1	0	0
4637	Land adjacent to 17, SMITH STREET, MACCLESFIELD	1	1	0	1	0	0	0	0	1	0	0
4656	88, GREAT KING STREET, MACCLESFIELD	1	1	0	1	0	0	0	0	1	0	0
4782	48, BRUNSWICK HILL, MACCLESFIELD, CHESHIRE, SK10 1ET	1	1	0	1	0	0	0	0	1	0	0

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4835	120- 122, MILL STREET, MACCLESFIELD, SK11 6NR	1	1	0	1	0	0	0	0	1	0	0
4839	95A, BYRONS LANE, MACCLESFIELD, CHESHIRE, SK11 7JS	1	1	0	1	0	0	0	0	1	0	0
4857	43, BRYNTON ROAD, MACCLESFIELD, SK10 3AF	1	1	0	1	0	0	0	0	1	0	0
4908	TYTHERINGTON OLD HALL, DORCHESTER WAY, MACCLESFIELD, CHESHIRE, SK10 2LQ	1	1	0	1	0	0	0	0	1	0	0
5018	3, LONGACRE STREET, MACCLESFIELD, CHESHIRE, SK10 1AY	1	1	0	1	0	0	0	0	1	0	0
5072	OAK HOUSE, BRUNSWICK STREET, MACCLESFIELD, CHESHIRE, SK10 1ER	1	1	0	1	0	0	0	0	1	0	0
5098	24, DELAMERE DRIVE, MACCLESFIELD, CHESHIRE, SK10 2PW	1	1	0	1	0	0	0	0	1	0	0
5140	Land South of 9 Chepstow Close, Macclesfield, SK10 2WE	1	1	0	1	0	0	0	0	1	0	0
5211	Cheshire East Garage Site Adjacent To 18, COUNTRESS ROAD, MACCLESFIELD, SK11 8RX	1	1	0	1	0	0	0	0	1	0	0
5220	14-18, JORDANGATE, MACCLESFIELD, SK10 1EW	1	1	0	1	0	0	0	0	1	0	0
5226	3-5, JORDANGATE, MACCLESFIELD, CHESHIRE, SK10 1EF	1	1	0	1	0	0	0	0	1	0	0
5230	THE GRANARY, BLAKELOW FARM, BLAKELOW ROAD, MACCLESFIELD, CHESHIRE, SK11 7ED	1	1	0	1	0	0	0	0	1	0	0
5276	9, LONEY STREET, MACCLESFIELD, CHESHIRE, SK11 8EP	1	1	0	1	0	0	0	0	1	0	0
5370	10 HIBEL ROAD, MACCLESFIELD, CHESHIRE, SK10 2AB	1	1	0	1	0	0	0	0	1	0	0
5382	47, BLAKELOW ROAD, MACCLESFIELD, CHESHIRE, SK11 7ED	1	0	1	1	0	0	0	0	1	0	0
5400	20 , Primrose Avenue, Macclesfield, Cheshire East, SK11 7YU	1	1	0	1	0	0	0	0	1	0	0
5414	LAND ADJACENT TO, 10, CRAIG CLOSE, MACCLESFIELD	1	1	0	1	0	0	0	0	1	0	0

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5462	New Gables, 2, BIRTLES ROAD, MACCLESFIELD, CHESHIRE, SK10 3JQ	1	0	0	1	0	0	0	0	1	0	0
4758	Universal House, ERF WAY, MIDDLEWICH, CW10 0QJ	1	1	0	1	0	0	0	0	1	0	0
5008	25, LEWIN STREET, MIDDLEWICH, CW10 9BG	1	1	0	1	0	0	0	0	1	0	0
5144	44, CHESTER ROAD, MIDDLEWICH, CHESHIRE, CW10 9EU	1	1	0	1	0	0	0	0	1	0	0
5184	KEEPERS COTTAGE, SUTTON LANE, MIDDLEWICH, CHESHIRE, CW10 0ES	1	0	1	1	0	0	0	0	1	0	0
5200	78, WHEELOCK STREET, MIDDLEWICH, CW10 9AE	1	1	0	1	0	0	0	0	1	0	0
5345	234, BOOTH LANE, MIDDLEWICH, CW10 0HA	1	1	0	1	0	0	0	0	1	0	0
5413	23, LAWRENCE AVENUE EAST, MIDDLEWICH, CW10 9DP	1	1	0	1	0	0	0	0	1	0	0
5420	69, LEWIN STREET, MIDDLEWICH, CW10 9BG	1	1	0	1	0	0	0	0	1	0	0
4583	LAND OFF MILL LANE, MIDDLEWICH, CHESHIRE	1	1	0	1	0	0	0	0	1	0	0
4955	MOBBERLEY GOLF CLUB, BURLEYHURST LANE, MOBBERLEY, KNUTSFORD, CHESHIRE, WA16 7JZ	1	1	0	1	0	0	0	0	1	0	0
5204	OAKHURST, TOWN LANE, MOBBERLEY, KNUTSFORD, CHESHIRE, WA16 7EP	1	1	0	1	0	0	0	0	1	0	0
4918	132, London Road, Nantwich, Cheshire, CW5 6LR	1	1	0	1	0	0	0	0	1	0	0
5016	23, PARK ROAD, NANTWICH, CW5 7AQ	1	1	0	1	0	0	0	0	1	0	0
5120	142, LONDON ROAD, STAPELEY, NANTWICH, CHESHIRE, CW5 7JN	1	0	1	1	0	0	0	0	1	0	0
5130	121, CREWE ROAD, NANTWICH, CW5 6JN	1	1	0	1	0	0	0	0	1	0	0
4664	77, SHRIGLEY ROAD, POYNTON, SK12 1TF	1	0	1	1	0	0	0	0	1	0	0
4709	47 & 47A, LONDON ROAD NORTH, POYNTON, SK12 1AF	1	1	0	1	0	0	0	0	1	0	0
4834	Conway Smith & Co, 35 A, Park Lane, Poynton, Stockport, SK12 1RD	1	1	0	1	0	0	0	0	1	0	0

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4976	49, ANGLESEY DRIVE, POYNTON, STOCKPORT, SK12 1BU	1	0	1	1	0	0	0	0	1	0	0
5354	29, YEW TREE LANE, POYNTON, STOCKPORT, CHESHIRE, SK12 1PU	1	1	0	1	0	0	0	0	1	0	0
5402	21, BROUGHTON ROAD, ADLINGTON, CHESHIRE, SK10 4ND	1	0	1	1	0	0	0	0	1	0	0
5424	HOCKLEY POST OFFICE, 313A, PARK LANE, POYNTON, STOCKPORT, CHESHIRE, SK12 1RJ	1	1	0	1	0	0	0	0	1	0	0
5445	91, CLUMBER ROAD, POYNTON, SK12 1NW	1	1	0	1	0	0	0	0	1	0	0
5284	LAND AT PRINCES INCLINE, TOWERS ROAD, POYNTON, CHESHIRE, SK12 1DE	1	1	0	1	0	0	0	0	1	0	0
4057	WITHINLEE HOLLOW, WITHINLEE ROAD, PRESTBURY	1	0	1	1	0	0	0	0	1	0	0
4540	EAGLEHURST, 20, HEYBRIDGE LANE, PRESTBURY	1	0	1	1	0	0	0	0	1	0	0
4674	Ash Cottage, LONDON ROAD, PRESTBURY, SK10 4EA	1	0	1	1	0	0	0	0	1	0	0
5168	BROOKLANDS, SPENCER BROOK, PRESTBURY, CHESHIRE, SK10 4AN	1	0	1	1	0	0	0	0	1	0	0
5187	PARK WOOD HOUSE, MILL LANE, PRESTBURY, MACCLESFIELD, CHESHIRE, SK10 4LT	1	1	0	1	0	0	0	0	1	0	0
5203	AVALAINE, 8, MACCLESFIELD ROAD, PRESTBURY, SK10 4BN	1	0	1	1	0	0	0	0	1	0	0
5249	Willowmead, Willowmead Drive, Prestbury, Cheshire, SK10 4BU	1	1	0	0	1	0	0	0	1	0	0
5356	ROSE COTTAGE, 1, MACCLESFIELD ROAD, PRESTBURY, CHESHIRE, SK10 4BW	1	0	1	1	0	0	0	0	1	0	0
5401	4, WILLOWMEAD DRIVE, PRESTBURY, CHESHIRE, SK10 4BU	1	0	1	1	0	0	0	0	1	0	0
283	BRIARWOOD, GOOSTREY LANE, CRANAGE, CW4 8HE	1	1	0	1	0	0	0	0	1	0	0
348	224, SANDBACH ROAD, RODE HEATH, STOKE ON TRENT, CHESHIRE, ST7 3SB	1	1	0	1	0	0	0	0	1	0	0

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1068	Goldford House, Goldford Lane, Bickerton, Malpas	1	0	1	1	0	0	0	0	1	0	0
1520	COMBERMERE ABBEY, WHITCHURCH	1	1	0	1	0	0	0	0	1	0	0
1593	REDUNDANT FARM BUILDING, THE OLD BARNS ADJACENT TO THE SPINNEY, HALL LANE, HAUGHTON, TARPORLEY, CHESHIRE, CW6 9RH	1	1	0	1	0	0	0	0	1	0	0
2128	PALE FARM, CHELFORD ROAD, HENBURY	1	1	0	1	0	0	0	0	1	0	0
2145	WOODSIDE COTTAGE, SMITHY LANE, MOTTRAM ST ANDREW, MACCLESFIELD, SK10 4QJ	1	1	0	1	0	0	0	0	1	0	0
2178	STONE COTTAGE, 14, SUMMERHILL ROAD, PRESTBURY	1	0	1	1	0	0	0	0	1	0	0
2187	PEOVER GRANGE, PEOVER LANE, SNELSON	1	0	1	1	0	0	0	0	1	0	0
2190	BAGULEY FARM, HOCKER LANE, OVER ALDERLEY	1	0	1	1	0	0	0	0	1	0	0
2219	PROSPECT HOUSE, KNUTSFORD ROAD, CHORLEY, ALDERLEY EDGE	1	0	0	1	0	0	0	0	1	0	0
2432	BRAEBROOKE, FAULKNERS LANE, MOBBERLEY, KNUTSFORD	1	0	1	1	0	0	0	0	1	0	0
2468	BROAD HEATH HOUSE, SLADE LANE, OVER ALDERLEY, MACCLESFIELD, CHESHIRE, SK10 4SF	1	0	1	1	0	0	0	0	1	0	0
3228	CS30 LAND AND BUILDINGS AT, DAIRY HOUSE LANE, WILMSLOW	1	0	1	1	0	0	0	0	1	0	0
3257	CONCRETE BATCHING PLANT, STONYFOLD LANE, BOSLEY	1	1	0	1	0	0	0	0	1	0	0
3648	Tree Tops Contractors Yard, Holmes Chapel Road, Over Peover, Knutsford, WA16 9RD	1	1	0	1	0	0	0	0	1	0	0
3677	WATER TOWER, MOSS LANE, OLLERTON	1	1	0	1	0	0	0	0	1	0	0
3700	MALINDI, MERESIDE ROAD, MERE	1	0	1	0	1	0	0	0	1	0	0
3736	9, LEES LANE, NEWTON, SK10 4LJ	1	1	0	1	0	0	0	0	1	0	0
3756	CARR HOUSE FARM, MILL LANE, PRESTBURY	1	0	1	1	0	0	0	0	1	0	0

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3761	LAND EAST OF M6, ULLARD HALL LANE, PLUMLEY, KNUTSFORD	1	1	0	1	0	0	0	0	1	0	0
3831	Land at Stocks Lane, Stocks Lane, Over Peover, WA16 8TW	1	1	0	1	0	0	0	0	1	0	0
3890	SUNNYHILL FARM, MERELAKE ROAD, ALSAGER, STOKE ON TRENT, CHESHIRE, ST7 1UF	1	1	0	1	0	0	0	0	1	0	0
3902	PEOVER EYE, CROWN LANE, LOWER PEOVER	1	0	1	1	0	0	0	0	1	0	0
4020	BENTSIDE FARM, GREEN LANE, DISLEY	1	1	0	1	0	0	0	0	1	0	0
4073	WELLCROFT, NEWCASTLE ROAD SOUTH, BRERETON	1	1	0	1	0	0	0	0	1	0	0
4276	Ivy Cottage, PECKFORTON HALL LANE, PECKFORTON	1	1	0	0	1	0	0	0	1	0	0
4323	GORE LANE FARM, GORE LANE, CHORLEY, ALDERLEY EDGE	1	0	1	1	0	0	0	0	1	0	0
4364	WINDMILL WOOD, CHELFORD ROAD, OLLERTON, KNUTSFORD, KNUTSFORD, CHESHIRE, WA16 8RD	1	1	0	1	0	0	0	0	1	0	0
4418	LAND ADJ MOSS MEADOW FARM, PADDOCK HILL, MOBBERLEY, KNUTSFORD	1	1	0	1	0	0	0	0	1	0	0
4483	Harley House, 20, NORTHWICH ROAD, CRANAGE	1	1	0	1	0	0	0	0	1	0	0
4486	HILLSIDE FARM, STONE HOUSE LANE, PECKFORTON, TARPORLEY	1	1	0	1	0	0	0	0	1	0	0
4542	TOP O TH HILL FARM, BONIS HALL LANE, PRESTBURY, MACCLESFIELD	1	-1	2	1	0	0	0	0	1	0	0
4591	Bollin Head Farm, Sutton, Macclesfield	1	1	0	1	0	0	0	0	1	0	0
4594	MARLOWE, CLAMHUNGER LANE, MERE	1	0	1	1	0	0	0	0	1	0	0
4606	Cheers Green Farm, FREE GREEN LANE, OVER PEOVER	1	1	0	1	0	0	0	0	1	0	0
4622	Wychwood House, WYCH LANE, ADLINGTON	1	1	0	1	0	0	0	0	1	0	0
4662	OAK FARM, AUDLEY ROAD, ALSAGER, ST7 2UQ	1	1	0	1	0	0	0	0	1	0	0
4701	Haymans Barn, Hocker Lane, Over Alderley, SK10 4SD	1	1	0	1	0	0	0	0	1	0	0



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4740	NUT TREE FARM, WYBUNBURY LANE, WYBUNBURY, CW5 7HD	1	1	0	1	0	0	0	0	1	0	0
4748	Townsend Cottage, LOVE LANE, BETCHTON, CW11 2TS	1	0	1	1	0	0	0	0	1	0	0
4749	JENNINGS FARM, SOSSMOSS LANE, NETHER ALDERLEY, ALDERLEY EDGE, CHESHIRE, SK10 4TU	1	1	0	1	0	0	0	0	1	0	0
4754	Sunnyridge, JUDY LANE, SUTTON, SK11 0LT	1	0	1	1	0	0	0	0	1	0	0
4757	The Butlands, WHITCHURCH ROAD, SPURSTOW, CW6 9TD	1	1	0	1	0	0	0	0	1	0	0
4760	Paddock House Farm, Back Lane, Somerford, Congleton, CW12 4RB	1	1	0	1	0	0	0	0	1	0	0
4762	LAND ADJACENT HARLEY HOUSE, 20, NORTHWICH ROAD, CRANAGE, CREWE, CHESHIRE, CW4 8HL	1	1	0	1	0	0	0	0	1	0	0
4774	LEIGH END, OAK ROAD, MOTTRAM ST ANDREW, MACCLESFIELD, SK10 4QF	1	0	1	1	0	0	0	0	1	0	0
4785	Land Adjacent to 10, West Street, Mount Pleasant, Mow Cop, Cheshire, ST7 4NY	1	1	0	1	0	0	0	0	1	0	0
4794	Adjacent Former Hassall Green Canal Centre, Alsager Road, Hassall Green, Sandbach, CW11 4YB	1	1	0	1	0	0	0	0	1	0	0
4795	SOMERFORD HALL FARM, HOLMES CHAPEL ROAD, SOMERFORD, CONGLETON, CHESHIRE, CW12 4SL	1	1	0	1	0	0	0	0	1	0	0
4812	Lower Yew Tree Farm, BIRTLES LANE, OVER ALDERLEY, SK10 4RY	1	0	1	1	0	0	0	0	1	0	0
4815	Birch Grove, Brereton Heath Lane, Brereton Heath, Congleton, CW12 4SZ	1	0	1	1	0	0	0	0	1	0	0
4817	Stiles Meadow Farm, Bosley, Macclesfield, SK11 0NZ	1	1	0	1	0	0	0	0	1	0	0
4838	YARWOODS FARM, BOLLINGTON LANE, NETHER ALDERLEY, MACCLESFIELD, CHESHIRE, SK10 4TB	1	1	0	1	0	0	0	0	1	0	0

Ref	Site Address	Potential Capacity	Net Remaining Capacity	Total Potential Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Sum Years 1-5	Sum Years 6-10	Sum Years 11-15
4847	GILLY'S FARM, WRENBURY, NANTWICH, CHESHIRE, CW5 8HN	1	1	0	1	0	0	0	0	1	0	0
4850	HOUGH GREEN FARM, HOUGH LANE, ALDERLEY EDGE, ALDERLEY EDGE, CHESHIRE, SK9 7JD	1	1	0	1	0	0	0	0	1	0	0
4910	High Ash, CAPPERS LANE, SPURSTOW, CHESHIRE, CW6 9RP	1	0	1	1	0	0	0	0	1	0	0
4919	BROOKHOUSE FARM, CONGLETON ROAD, GAWSWORTH, MACCLESFIELD, CHESHIRE, SK11 9ET	1	1	0	1	0	0	0	0	1	0	0
4923	Brook Barn, , Catchpenny Lane, Lower Withington, Macclesfield, SK11 9DG	1	1	0	1	0	0	0	0	1	0	0
4926	Sour Butts Farm, BUXTON ROAD, BOSLEY, SK11 0PS	1	1	0	1	0	0	0	0	1	0	0
4931	25, MILL LANE, MOUNT PLEASANT, ALSAGER, STOKE-ON-TRENT, CHESHIRE, ST7 3LD	1	1	0	1	0	0	0	0	1	0	0
4932	Beech House, Church Minshull, Nantwich, CW5 6DY	1	1	0	1	0	0	0	0	1	0	0
4937	HEYROSE FARM, OLD HALL LANE, Over Tabley, KNUTSFORD, CHESHIRE, WA16 0HY	1	1	0	1	0	0	0	0	1	0	0
4943	103, CONGLETON ROAD NORTH, CHURCH LAWTON, ST7 3AS	1	0	1	1	0	0	0	0	1	0	0
4945	Deer Park Farm, FORTY ACRE LANE, KERMINCHAM, CW4 8DX	1	1	0	1	0	0	0	0	1	0	0
4963	EDDISBURY GATE FARM, BUXTON NEW ROAD, RAINOW, MACCLESFIELD, CHESHIRE, SK11 0AD	1	0	1	1	0	0	0	0	1	0	0
4965	BATTERY HOUSE, BATTERY LANE, WILMSLOW, CHESHIRE, SK9 5LT	1	1	0	1	0	0	0	0	1	0	0
4967	LAND ADJACENT TO AGRICULTURAL BUIDINGS, SPRINGE LANE, BADDILEY, NANTWICH, CHESHIRE,	1	1	0	1	0	0	0	0	1	0	0
4984	THE BARN LEIGHTON LODGE, FLOWERS LANE, LEIGHTON, CREWE, CW1 4QR	1	1	0	1	0	0	0	0	1	0	0

Ref	Site Address	Potential Capacity	Net Remaining Capacity	Total Potential Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Sum Years 1-5	Sum Years 6-10	Sum Years 11-15
4985	Mottram Wood Farm, Smithy Lane, Mottram St. Andrew, Macclesfield, SK10 4QJ	1	1	0	1	0	0	0	0	1	0	0
4987	HOLE FARM, PRESTBURY ROAD, WILMSLOW, SK9 2LH	1	1	0	1	0	0	0	0	1	0	0
4988	Countryside, Castle Hill, Mottram St. Andrew, Macclesfield, Cheshire, SK10 4AX	1	0	1	0	1	0	0	0	1	0	0
4990	THATCHED COTTAGE, MOTTRAM ROAD, ALDERLEY EDGE, WILMSLOW, CHESHIRE, SK9 7JQ	1	1	0	1	0	0	0	0	1	0	0
4995	STILES MEADOW HOUSE, SMITHY LANE, BOSLEY, SK11 0NZ	1	1	0	1	0	0	0	0	1	0	0
4999	COTTAGE FARM, BETCHTON HEATH, BETCHTON, SANDBACH, CHESHIRE, CW11 4SX	1	1	0	1	0	0	0	0	1	0	0
5004	The Coppice, BIRCH LANE, HOUGH, CW2 5RH	1	0	1	1	0	0	0	0	1	0	0
5011	SANDILANDS, WARRINGTON ROAD, MERE, CHESHIRE, WA16 0TE	1	0	1	1	0	0	0	0	1	0	0
5013	The New Inn, NEWCASTLE ROAD, BETCHTON, CW11 2TG	1	1	0	1	0	0	0	0	1	0	0
5015	Hill View Farm, SANDBACH ROAD, BRERETON, CW11 2UH	1	1	0	1	0	0	0	0	1	0	0
5019	HEATHER COTTAGE, PLUMLEY MOOR ROAD, PLUMLEY, KNUTSFORD, CHESHIRE, WA16 9SE	1	0	1	1	0	0	0	0	1	0	0
5021	MEADOW VALE, CLAMHUNGER LANE, MERE, CHESHIRE, WA16 6QG	1	1	0	1	0	0	0	0	1	0	0
5035	Manorfield, CHELFORD ROAD, GREAT WARFORD, ALDERLEY EDGE, SK9 7TL	1	0	1	1	0	0	0	0	1	0	0
5038	Yew Tree Farm, 30, MAIN ROAD, WESTON, CW2 5NA	1	1	0	1	0	0	0	0	1	0	0
5040	SANDY LANE, CRANAGE, KNUTSFORD CW4 8HR	1	1	0	1	0	0	0	0	1	0	0
5044	Newton Farm, GRAVE YARD LANE, MOBBERLEY, CHESHIRE, WA16 7LJ	1	1	0	1	0	0	0	0	1	0	0

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5048	ASH DENE, WITHERS LANE, HIGH LEGH, CHESHIRE, WA16 0SF	1	0	1	1	0	0	0	0	1	0	0
5049	NEW HALL FARM, STUBBS LANE, MOBBERLEY, KNUTSFORD, CHESHIRE, WA16 7LE	1	1	0	1	0	0	0	0	1	0	0
5058	Sapling Home Farm, ULLARD HALL LANE, PLUMLEY, WA16 9GE	1	1	0	1	0	0	0	0	1	0	0
5059	Haulage Depot, BUNCE LANE, MARTON	1	1	0	1	0	0	0	0	1	0	0
5069	BRAMBLE LIVERY, HOLLYHURST, MARBURY, SY13 4LY	1	1	0	1	0	0	0	0	1	0	0
5090	LAND ADJACENT TO CLIFTON HAMPDEN, NEW PLATT LANE, CRANAGE, CHESHIRE, CW4 8HS	1	1	0	1	0	0	0	0	1	0	0
5096	BANK FARM, MILL LANE, SCHOLAR GREEN, CHESHIRE, ST7 3LD	1	1	0	1	0	0	0	0	1	0	0
5104	SMITHY GARAGE, LONDON ROAD, ADLINGTON, SK10 4NA	1	1	0	1	0	0	0	0	1	0	0
5107	YEW TREE FARM, HALL LANE, HAUGHTON, TARPORLEY, CHESHIRE, CW6 9RJ	1	1	0	1	0	0	0	0	1	0	0
5109	KILN HALL BARN, SMITHY LANE, BOSLEY, CHESHIRE, SK11 0NZ	1	1	0	1	0	0	0	0	1	0	0
5126	Whim Brook Farm, Paddock Hill Lane, Mobberley, Knutsford, Cheshire, WA16 7DH	1	1	0	1	0	0	0	0	1	0	0
5127	Brackenwood, GREEN LANE, OVER PEOVER, KNUTSFORD, WA16 8UH	1	1	0	1	0	0	0	0	1	0	0
5131	MEADOWCROFT, KNUTSFORD ROAD, MOBBERLEY, KNUTSFORD, CHESHIRE, CW5 6AP	1	1	0	1	0	0	0	0	1	0	0
5136	The Sprout Ridding, The Bullfield, Long Lane, Burland, CW5 8NE	1	1	0	1	0	0	0	0	1	0	0
5137	HEATHFIELDS, NEW PLATT LANE, CRANAGE, CHESHIRE, CW4 8HS	1	1	0	1	0	0	0	0	1	0	0
5147	The Spinney, WRENBURY ROAD, ASTON, CW5 8DQ	1	1	0	1	0	0	0	0	1	0	0

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5181	LAND AT HIVERLEY COTTAGE, MACCLESFIELD ROAD, TWEMLOW GREEN, CREWE, CHESHIRE, CW4 8BP	1	1	0	1	0	0	0	0	1	0	0
5192	CLAPHATCH FARM, GIANTSWOOD LANE, HULME WALFIELD, CONGLETON, CW12 2JJ	1	1	0	1	0	0	0	0	1	0	0
5196	STILESMEADOW HOUSE, SMITHY LANE, BOSLEY, SK11 0NZ	1	1	0	1	0	0	0	0	1	0	0
5198	WHITELEY GREEN FARM, HOLEHOUSE LANE, ADLINGTON, SK10 5SJ	1	1	0	1	0	0	0	0	1	0	0
5202	Riffhams, WILMSLOW OLD ROAD, MOTTRAM ST ANDREW, SK10 4QP	1	0	1	1	0	0	0	0	1	0	0
5212	HOLT HOUSE, DAVENPORT LANE, MOBBERLEY, KNUTSFORD, CHESHIRE, WA16 7LS	1	0	1	1	0	0	0	0	1	0	0
5217	GRITSTONE BARN, BOLLINHEAD FARM, BOLLINHEAD LANE, SUTTON, SK11 0NA	1	1	0	1	0	0	0	0	1	0	0
5218	NOVAR, MACCLESFIELD ROAD, NORTH RODE, CONGLETON, CHESHIRE, CW12 2NS	1	1	0	1	0	0	0	0	1	0	0
5224	Radnor Hall Farm, BACK LANE, SOMERFORD, CW12 4RB	1	1	0	1	0	0	0	0	1	0	0
5225	Poplar Cottage, 2, Hearn's Lane, Faddiley, Nantwich, CW5 8NL	1	0	1	1	0	0	0	0	1	0	0
5233	Poachers Pocket, 6, NORTHWICH ROAD, CRANAGE, CHESHIRE, CW4 8HL	1	0	1	1	0	0	0	0	1	0	0
5238	GOOSETREE FARM, WOODHOUSE END ROAD, GAWSWORTH, CHESHIRE, SK11 9QT	1	1	0	1	0	0	0	0	1	0	0
5244	Cross Bank Farm, BETCHTON ROAD, MALKINS BANK, CW11 4YE	1	1	0	1	0	0	0	0	1	0	0
5252	Between Woods, MOSS LANE, HIGH LEGH, WA16 0RG	1	0	1	0	1	0	0	0	1	0	0
5258	32, HIGH STREET, MOW COP, ST7 3NZ	1	1	0	1	0	0	0	0	1	0	0
5260	RYECROFT FARM, MARTHALL LANE, MARTHALL, KNUTSFORD, CHESHIRE, WA16 7ST	1	1	0	1	0	0	0	0	1	0	0

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5266	BREACH COTTAGE, BREACH HOUSE LANE, MOBBERLEY, WA16 7NT	1	0	1	1	0	0	0	0	1	0	0
5272	Haybays, CHESTER ROAD, ACTON, CW5 8LD	1	0	1	1	0	0	0	0	1	0	0
5273	GARNERS FARM, HALL LANE, HAUGHTON, TARPORLEY, CHESHIRE, CW6 9RJ	1	1	0	1	0	0	0	0	1	0	0
5277	HILL FARM, GOLDFORD LANE, BICKERTON, SY14 8LN	1	1	0	1	0	0	0	0	1	0	0
5282	Roseland Poultry Farm, Peckforton Hall Lane, Spurstow, Tarporley, Cheshire, CW6 9TE	1	1	0	1	0	0	0	0	1	0	0
5294	CHESTNUT TREE FARM, NEWCASTLE ROAD, SMALLWOOD, CHESHIRE, CW11 2UG	1	1	0	1	0	0	0	0	1	0	0
5303	NORMANS HALL FARM, SHRIGLEY ROAD, POTT SHRIGLEY, MACCLESFIELD, CHESHIRE, SK10 5SE	1	0	1	1	0	0	0	0	1	0	0
5305	Oak Cottage, MERRY FARM DRIVE, PLUMLEY, KNUTSFORD, WA16 9TD	1	0	1	1	0	0	0	0	1	0	0
5308	Wood View, Calveley Green Lane, Calveley, Cheshire, CW6 9LF	1	0	1	1	0	0	0	0	1	0	0
5309	Midgebrook Barn, TRAP ROAD, SOMERFORD BOOTHES, CONGLETON, CW12 2LT	1	1	0	1	0	0	0	0	1	0	0
5310	7, CHELFORD ROAD, SOMERFORD, CW12 4QD	1	0	1	1	0	0	0	0	1	0	0
5312	Bank Farm, Macclesfield Road, Twemlow, Cheshire, CW4 8BG	1	1	0	1	0	0	0	0	1	0	0
5327	OAKHANGER HALL FARM, TAYLORS LANE, OAKHANGER, CW1 5XD	1	1	0	1	0	0	0	0	1	0	0
5329	WITHINLEE HOUSE, WITHINLEE ROAD, MOTTRAM ST ANDREW, MACCLESFIELD, CHESHIRE, SK10 4QD	1	0	1	1	0	0	0	0	1	0	0
5330	PECK MILL FARM, CARTER LANE, CHELFORD, CHESHIRE, SK11 9BD	1	0	1	1	0	0	0	0	1	0	0
5338	Ivy Cottage, CLAY LANE, WILMSLOW, SK9 6DS	1	0	1	1	0	0	0	0	1	0	0

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5339	MAPLE FARM, PADDOCK HILL, MOBBERLEY, CHESHIRE, WA16 7DH	1	1	1	1	0	0	0	0	1	0	0
5342	EAST WOODEND FARM, SCHOOLFOLD LANE, ADLINGTON, MACCLESFIELD, CHESHIRE, SK10 4PL	1	1	0	1	0	0	0	0	1	0	0
5346	Jodrell Bank Farm, BRIDGE LANE, GOOSTREY, CW4 8BU	1	1	0	1	0	0	0	0	1	0	0
5347	Land adjacent 1 Festival Avenue, Windmill Lane, Buerton, Crewe, Cheshire, CW3 0DB	1	1	0	1	0	0	0	0	1	0	0
5351	SUNNY BANK FARM, KNUTSFORD ROAD, KNOLLS GREEN, MOBBERLEY, CHESHIRE, WA16 7BJ	1	0	1	1	0	0	0	0	1	0	0
5357	UPPER HULME FARM, DODDS LANE, ASTBURY, CHESHIRE, CW12 3NS	1	1	0	1	0	0	0	0	1	0	0
5359	HOLLINS GREEN FARM, WOOD LANE, BRADWALL, SANDBACH, MIDDLEWICH, CHESHIRE, CW10 0LB	1	0	1	1	0	0	0	0	1	0	0
5361	THE SPINNEY, BRADFORD LANE, NETHER ALDERLEY, MACCLESFIELD, CHESHIRE, SK10 4TR	1	0	1	1	0	0	0	0	1	0	0
5362	LAND AT, Roadside Farm, HOLMES CHAPEL ROAD, OVER PEOVER, KNUTSFORD	1	1	0	1	0	0	0	0	1	0	0
5369	Cedar Manor, Ash Lane, Ollerton, Knutsford, Cheshire, WA16 8RQ	1	0	1	1	0	0	0	0	1	0	0
5377	THE DEN, SHELOW FARM, SHELOW LANE, NORTH RODE, CHESHIRE, CW12 2NX	1	1	0	1	0	0	0	0	1	0	0
5380	THE BARN, BOLLIN HOUSE MEWS, BLAKELEY LANE, MOBBERLEY, KNUTSFORD, WA16 7LX	1	1	0	1	0	0	0	0	1	0	0
5381	CHAPEL HOUSE INN, PEPPER STREET, MOBBERLEY, KNUTSFORD, WA16 6JL	1	1	0	1	0	0	0	0	1	0	0
5384	THE OLD VICARAGE, CHELFORD LANE, OVER PEOVER, CHESHIRE, WA16 8UF	1	0	1	1	0	0	0	0	1	0	0
5389	RED BROOK, FREE GREEN LANE, LOWER PEOVER, WA16 9QU	1	0	1	1	0	0	0	0	1	0	0

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5395	Limekiln Farm, LIMEKILN FARM LANE, ASTBURY, CW12 3NU	1	1	0	1	0	0	0	0	1	0	0
5398	Oakland House, 252, Newcastle Road, Blakelow, Cheshire East, CW5 7ET	1	1	0	1	0	0	0	0	1	0	0
5399	Dairy House Farm, Coole Lane, Austerson, Nantwich, CW5 8AT	1	1	0	1	0	0	0	0	1	0	0
5405	HILL TOP COTTAGE, GAWSWORTH ROAD, GAWSWORTH, MACCLESFIELD, CHESHIRE, SK11 9RA	1	0	1	1	0	0	0	0	1	0	0
5406	BLOSSOMS FARM, BLOSSOMS LANE, WOODFORD, STOCKPORT, CHESHIRE, SK7 1RF	1	1	0	1	0	0	0	0	1	0	0
5407	Congleton Edge Methodist Chapel, CONGLETON EDGE ROAD, CONGLETON, CW12 3NB	1	1	0	1	0	0	0	0	1	0	0
5409	PADDOCK HILL FARM, 46, HOUGH LANE, WILMSLOW, CHESHIRE, SK9 2LH	1	0	1	1	0	0	0	0	1	0	0
5410	Barn adjacent to Green Farm Cottage, Chorley Green Lane, Chorley, Nantwich, CW5 8JR	1	1	0	1	0	0	0	0	1	0	0
5412	4, NEEDHAMS BANK, MOSTON, SANDBACH, CW11 3PF	1	1	0	1	0	0	0	0	1	0	0
5423	PINFOLD FARM, PINFOLD LANE, PLUMLEY, KNUTSFORD, CHESHIRE, WA16 9RR	1	1	0	1	0	0	0	0	1	0	0
5426	Bulkeley Grange Cottages, CHOLMONDELEY LANE, BULKELEY, SY14 8BT	1	-1	2	1	0	0	0	0	1	0	0
5428	Land adjacent to Silecroft, Silecroft, Brereton Heath Lane, Brereton Heath, Cheshire East, CW12 4SZ	1	1	0	1	0	0	0	0	1	0	0
5433	Bulkeley Methodist Church, Wrexham Road, Bulkeley, Cheshire, SY14 8BL	1	1	0	1	0	0	0	0	1	0	0
5437	CHAPEL COTTAGE, BUNBURY LANE, BUNBURY, CHESHIRE, CW6 9QS	1	1	0	1	0	0	0	0	1	0	0
5439	Field Cottage, Halliwells Brow, High Legh, Knutsford, WA16 0QS	1	-1	2	1	0	0	0	0	1	0	0



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5442	Gorseymoor Farm, SANDY LANE, EATON, CW12 2NL	1	1	0	1	0	0	0	0	1	0	0
5466	FIELDS VIEW, AUDLEM ROAD, HANKELOW, CW3 0JE	1	1	0	1	0	0	0	0	1	0	0
419	46, Manor Road, Sandbach, Cheshire, CW11 2ND	1	1	0	0	1	0	0	0	1	0	0
3260	83, ABBEY ROAD, SANDBACH	1	1	0	1	0	0	0	0	1	0	0
3689	CROFT HOUSE, 24, FORGE FIELDS, SANDBACH	1	1	0	1	0	0	0	0	1	0	0
4902	47, FORGE FIELDS, SANDBACH, CW11 3RN	1	1	0	1	0	0	0	0	1	0	0
4944	6, PRICE AVENUE, SANDBACH, CW11 4BN	1	1	0	1	0	0	0	0	1	0	0
5207	The Hollies, 16, SMITHFIELD LANE, SANDBACH, CHESHIRE, CW11 4JA	1	1	0	0	1	0	0	0	1	0	0
5311	OLD COACH HOUSE ABBEYFIELDS, PARK LANE, SANDBACH, CHESHIRE, CW11 1EP	1	1	0	1	0	0	0	0	1	0	0
5313	50 Bradwall Road, Sandbach, Cheshire East, CW11 1GF	1	0	1	1	0	0	0	0	1	0	0
5397	Land Adjacent 17, ELM TREE LANE, SANDBACH	1	1	0	1	0	0	0	0	1	0	0
4279	Land adjoining Middlewich Road, Middlewich Road, Cranage, Cheshire East, CW4 8HH	1	1	0	0	1	0	0	0	1	0	0
4487	73, MAIN ROAD, WYBUNBURY, CW5 7LS	1	1	0	1	0	0	0	0	1	0	0
4588	SILVER BIRCHES, NEW PLATT LANE, CRANAGE	1	1	0	1	0	0	0	0	1	0	0
4416	LAND ADJOINING, THE DOWER HOUSE, KINGS ROAD, WILMSLOW, CHESHIRE, SK9 5PZ	1	1	0	1	0	0	0	0	1	0	0
4597	96, MANCHESTER ROAD, WILMSLOW	1	0	1	1	0	0	0	0	1	0	0
4747	81, GRAVEL LANE, WILMSLOW, SK9 6LS	1	1	0	1	0	0	0	0	1	0	0
4867	8, BROADWAY, WILMSLOW, SK9 1NB	1	1	0	0	1	0	0	0	1	0	0
4911	HYRNE, WESTON ROAD, WILMSLOW, CHESHIRE, SK9 2AN	1	0	1	1	0	0	0	0	1	0	0
5122	LAND BETWEEN NO.14 AND 15, OVERHILL LANE, WILMSLOW, CHESHIRE, SK9 2BG	1	1	0	0	1	0	0	0	1	0	0

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5251	1, CHURCH STREET, WILMSLOW, SK9 1AX	1	1	0	1	0	0	0	0	1	0	0
5263	29, BARLOW ROAD, WILMSLOW, SK9 4BE	1	1	0	1	0	0	0	0	1	0	0
5275	44, KNUTSFORD ROAD, CHORLEY, ALDERLEY EDGE, WILMSLOW, CHESHIRE, SK9 7SF	1	1	0	1	0	0	0	0	1	0	0
5366	17 FLETSAND ROAD, WILMSLOW, CHESHIRE, SK9 2AD	1	0	1	1	0	0	0	0	1	0	0
5375	16, THORNGROVE ROAD, WILMSLOW, SK9 1DD	1	1	0	1	0	0	0	0	1	0	0
5429	SOUTHBANK, 3, DAVEYLANDS, WILMSLOW, CHESHIRE, SK9 2AG	1	1	0	1	0	0	0	0	1	0	0
5091	10, CREWE ROAD, ALSAGER, ST7 2ES	0	-1	1	0	0	0	0	0	0	0	0
5003	9, SHROPSHIRE STREET, AUDLEM, CW3 0AE	0	-1	1	0	0	0	0	0	0	0	0
5026	49, GAINSBOROUGH ROAD, CREWE, CW2 7PH	0	0	1	0	0	0	0	0	0	0	0
5186	14, Love Lane, Nantwich, Cheshire, CW5 5BH	0	-1	1	0	0	0	0	0	0	0	0
4913	BENTWORTH, LEES LANE, MOTTRAM ST ANDREW, MACCLESFIELD, CHESHIRE, SK10 4LJ	0	-1	1	0	0	0	0	0	0	0	0
5271	48A, SANDBACH ROAD SOUTH, ALSAGER, ST7 2LP	-1	-1	1	0	0	0	0	0	0	0	0
4739	285, NANTWICH ROAD, CREWE, CHESHIRE, CW2 6PF	-1	-1	1	0	0	0	0	0	0	0	0
5248	138, HURDSFIELD ROAD, MACCLESFIELD, SK10 2PY	-1	-1	1	0	0	0	0	0	0	0	0
5319	74, MILL LANE, MACCLESFIELD, SK11 7NR	-1	-1	1	0	0	0	0	0	0	0	0
5325	25A, WHEELLOCK STREET, MIDDLEWICH, CW10 9AG	-1	-1	1	0	0	0	0	0	0	0	0
4866	BROOK HOUSE FARM, WITHERS LANE, HIGH LEGH, CHESHIRE, WA16 0SG	-1	-1	1	0	0	0	0	0	0	0	0

**Sites Under Construction at 31 March 2016**

Ref	Site Address	Potential Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Sum Years 1-5	Sum Years 6-10	Sum Years 11-15
2895	LAND AT COPPENHALL EAST, STONELEY ROAD, CREWE	650	637	13	0	0	0	50	50	55	55	65	275	325	37
2360	ALBION INORGANIC CHEMICALS, BOOTH LANE, MOSTON, SANDBACH, CHESHIRE, CW11 3PZ	371	371	0	0	0	0	30	30	30	30	30	150	150	71
3428	LAND OFF, QUEENS DRIVE, NANTWICH	268	186	82	0	0	0	30	30	30	30	30	150	36	0
336	Former Fodens Factory, Moss Lane, Sandbach (aka Elworth Gardens).	268	102	166	0	0	0	30	30	30	12	0	102	0	0
2615	Land south of Hind Heath Road, Sandbach	249	156	93	0	0	0	30	30	30	30	30	150	6	0
2404	Former Fisons Site, London Road, Holmes Chapel (aka Sanofi Aventis / Rhodia)	224	102	122	0	0	0	30	30	30	12	0	102	0	0
3150	LAND AT, ADLINGTON ROAD, WILMSLOW, SK9 2BJ	204	196	8	0	0	0	30	30	30	30	30	150	46	0
2541	LOACHBROOK FARM, SANDBACH ROAD, CONGLETON, CW12 4TE	200	139	61	0	0	0	30	30	30	30	19	139	0	0
4359	LAND OFF, WARMINGHAM LANE, MIDDLEWICH	194	147	47	0	0	0	30	30	30	30	27	147	0	0
4162	LAND OFF, SPRINGWOOD WAY AND LARKWOOD WAY, TYTHERINGTON, MACCLESFIELD	173	161	12	0	0	0	30	30	30	30	30	150	11	0
4408	Land at Former Stapeley Water Gardens, London Road, Stapeley	171	171	0	0	0	0	30	30	30	30	30	150	21	0
2891	Land to the North and South of Maw Green Road, Coppenhall, Crewe	165	151	14	0	0	0	30	30	30	30	30	150	1	0
2621	Land North of Congleton Road, Sandbach	160	159	0	1	0	1	30	30	30	30	30	150	10	0
2614	Land off Abbey Road and Middlewich Road, Sandbach	154	152	0	2	0	2	30	30	30	30	30	150	4	0
3368	Land off Warmingham Lane, Middlewich	149	94	55	0	0	0	30	30	30	4	0	94	0	0
1231	Stapeley Water Gardens, Nantwich	147	16	131	0	0	0	16	0	0	0	0	16	0	0
3516	LAND OFF, MANCHESTER ROAD, TYTHERINGTON, MACCLESFIELD	134	115	19	0	0	0	30	30	30	25	0	115	0	0
3376	Land north of Parkers Road, Leighton	131	83	48	0	0	0	30	30	23	0	0	83	0	0
4556	Land to the West of Close Lane and North of Crewe Road, Alsager, Cheshire, ST7 2TJ	130	126	4	0	0	0	30	30	30	30	6	126	0	0
2420	FibreStar site, Redhouse Lane, Disley	121	35	86	0	0	0	30	5	0	0	0	35	0	0

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335	Fodens Test Track, Moss Lane, Sandbach.	120	47	73	0	0	0	30	17	0	0	0	47	0	0
2965	SIR WILLIAM STANIER COMMUNITY SCHOOL, LUDFORD STREET, CREWE, CW1 2NU	107	15	92	0	0	0	15	0	0	0	0	15	0	0
2618	ELWORTH HALL FARM, DEAN CLOSE, SANDBACH, CHESHIRE, CW11 1YG	94	94	0	0	0	0	25	25	25	19	0	94	0	0
3464	The Waterhouse Employment Site (Kay Metzeler), Wellington Road, Bollington	91	44	47	0	0	0	25	19	0	0	0	44	0	0
1934	Land off Dunwoody Way, Crewe	82	29	53	0	0	0	25	4	0	0	0	29	0	0
4434	LAND ON ROPE LANE, SHAVINGTON	80	45	35	0	0	0	25	20	0	0	0	45	0	0
2657	Land off The Green, Middlewich	77	1	76	0	0	0	1	0	0	0	0	1	0	0
2147	Macclesfield District Hospital, Victoria Road, Macclesfield	72	5	67	0	0	0	5	0	0	0	0	5	0	0
2148	Ingersley Vale Works, Ingersley Vale, Bollington	66	66	0	0	0	0	0	0	0	0	0	0	0	0
243	Bossons Mill/ Brooks Mill, Stonehouse Green, Congleton	60	44	16	0	0	0	0	0	15	15	14	44	0	0
437	Caravan Site, Park Lane & Flowery Nook, Mere Lane, Pickmere	58	1	55	9	7	2	0	0	0	0	0	0	3	0
2306	Kestrel Engineering, Brook Street, Congleton	54	10	44	0	0	0	10	0	0	0	0	10	0	0
2921	LAND AT GRESTY GREEN, GRESTY GREEN ROAD, SHAVINGTON CUM GRESTY, CREWE	51	43	8	1	1	0	25	18	0	0	0	43	0	0
323	ELWORTH WIRE MILLS, STATION ROAD, SANDBACH, CHESHIRE, CW11 3JQ	47	47	0	0	0	0	15	15	17	0	0	47	0	0
2956	LAND OFF, VICARAGE ROAD, HASLINGTON	44	15	29	0	0	0	15	0	0	0	0	15	0	0
3402	Land bounded by, Moss Lane/Station Road	44	44	0	0	0	0	15	15	14	0	0	44	0	0
2901	LAND AT CREWE ROAD, SHAVINGTON CUM GRESTY, CREWE, CW2 5AD	40	6	34	0	0	0	6	0	0	0	0	6	0	0
2988	LAND TO REAR OF, 11, EASTERN ROAD, WILLASTON, CW5 7HT	40	40	0	1	1	0	15	15	10		0	40	0	0
3760	Former Persimmon offices, Middlewich Road, Sandbach	39	39	0	0	0	0	15	15	9	0	0	39	0	0
1640	Land off Millstone Lane, Nantwich	37	22	15	0	0	0	15	7	0	0	0	22	0	0
4548	MACCLESFIELD DISTRICT HOSPITAL, VICTORIA ROAD, MACCLESFIELD	36	9	27	0	0	0	9	0	0	0	0	9	0	0
4930	Land to rear of 144, Audlem Road, Nantwich, Cheshire, CW5 7EB	33	33	0	1	1	0	15	15	3	0	0	33	0	0
3413	LAND ON HASSALL ROAD, ALSAGER	30	1	29	0	0	0	1	0	0	0	0	1	0	0

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2727	Land Adjacent to Rose Cottages, Holmes Chapel Road, Somerford, Congleton	25	4	21	0	0	0	4	0	0	0	0	4	0	0
2353	Land at Elworth Hall Farm, Dean Close, Elworth, Sandbach	25	2	23	1	1	0	2	0	0	0	0	2	0	0
429	Land off Nantwich Road (Tewkesbury Close), Middlewich	24	2	22	0	0	0	2	0	0	0	0	2	0	0
2118	Land off ST ANNES LANE, NANTWICH	24	1	23	0	0	0	1	0	0	0	0	1	0	0
2958	Land To The North Of Cheerbrook Road, Willaston, Nantwich, Cheshire, CW5 7EN	21	20	1	0	0	0	15	5	0	0	0	20	0	0
2365	Dunkirk Way, Land off London Road, Holmes Chapel	20	20	0	0	0	0	10	10	0	0	0	20	0	0
495	FORMER BEECH LAWN AND WOODRIDGE, BROOK LANE, ALDERLEY EDGE	20	20	0	2	2	0	20	0	0	0	0	20	0	0
4650	LAND TO THE REAR OF REMER STREET, CREWE, CW1 4LT	18	18	0	0	0	0	18	0	0	0	0	18	0	0
5170	FORMER MAGISTRATES COURT, MIDDLEWICH ROAD, SANDBACH, CW11 1HU	15	15	0	0	0	0	15	0	0	0	0	15	0	0
1941	Warmingham Grange, School Lane, Warmingham	14	1	13	0	0	0	1	0	0	0	0	1	0	0
3535	Santune House, ROPE LANE, SHAVINGTON	14	2	12	0	0	0	2	0	0	0	0	2	0	0
3869	EDWARDS MILL, HATTER STREET, CONGLETON	12	2	10	0	0	0	2	0	0	0	0	2	0	0
2991	LAND ADJACENT TO 97, BROUGHTON ROAD, CREWE	11	11	0	0	0	0	11	0	0	0	0	11	0	0
2846	Land at Higher House Farm, Knutsford Road, Cranage	11	11	0	0	0	0	11	0	0	0	0	11	0	0
4356	Lower Farm, WHITCHURCH ROAD, BURLEYDAM	11	5	5	1	0	1	5	0	0	0	0	5	0	0
3546	20 Priory Lane, Macclesfield	10	10	0	1	1	0	10	0	0	0	0	10	0	0
3559	Over Tabley Hall Farm, Old Hall Lane, Over Tabley, Knutsford, WA16 0PW	10	9	0	1	0	1	0	7	3	0	0	10	0	0
758	2-4 Holly Road, Wilmslow	10	10	0	2	2	0	10	0	0	0	0	10	0	0
4898	Land off Queens Park Drive, Crewe, CW2 7SD	9	9	0	0	0	0	9	0	0	0	0	9	0	0
747	The Motor Co, 284 Buxton Road, Disley	9	9	0	1	1	0	0	0	0	0	0	0	9	0
3250	Land to the rear of Mill House, Crewe Green Road, Crewe	8	8	0	0	0	0	8	0	0	0	0	8	0	0
2250	HOME FARM, SCHOOL LANE, HENBURY, MACCLESFIELD, CHESHIRE, SK11 9PH	8	8	0	0	0	0	8	0	0	0	0	8	0	0

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5128	51, LONDON ROAD, ALDERLEY EDGE, CHESHIRE, SK9 7DY	8	7	0	1	0	1	8	0	0	0	0	8	0	0
4336	71, WHEELOCK STREET, MIDDLEWICH	8	8	0	1	1	0	8	0	0	0	0	8	0	0
250	Sandhole Farm, Hulme Walfield.	8	6	1	1	0	1	0	0	0	0	0	0	0	0
5323	Link House, 1A, HEATHFIELD AVENUE, CREWE	8	3	0	5	0	5	8	0	0	0	0	8	0	0
4992	147, LONDON ROAD SOUTH, POYNTON, SK12 1LG	7	6	1	0	0	0	6	0	0	0	0	6	0	0
1726	Wilkesley Farm, Heywood Lane, Wilkesley	7	1	6	0	0	0	1	0	0	0	0	1	0	0
4824	Parkside Farm, Chorley, Nantwich, CW5 8JT	7	3	4	0	0	0	3	0	0	0	0	3	0	0
2856	Moss Inn, CANAL ROAD, CONGLETON, CW12 3AT	7	6	0	1	0	1	7	0	0	0	0	7	0	0
952	Land at Oatlands, Alderley Edge	7	3	4	8	8	0	3	0	0	0	0	3	0	0
1834	Manor House, 7 Beam Street, Nantwich	6	6	0	0	0	0	6	0	0	0	0	6	0	0
3294	Clough Works, Middlewood Road, Poynton	6	1	5	0	0	0	1	0	0	0	0	1	0	0
249	Moston Manor, Plant Lane, Moston.	6	5	1	0	0	0	1	0	1	0	1	3	2	0
1253	Newtown Farm, Whitchurch Road, Audlem, Crewe	6	6	0	0	0	0	6	0	0	0	0	6	0	0
1597	THE MOUNT, NORBURY TOWN LANE, NORBURY, SY13 4HT	6	1	5	0	0	0	1	0	0	0	0	1	0	0
1890	Coronerage Farm, Heatley Lane, Broomhall	6	6	0	0	0	0	6	0	0	0	0	6	0	0
2039	MANOR FARM, HALL LANE, HANKELOW, CW3 0JB	6	1	5	0	0	0	1	0	0	0	0	1	0	0
4499	Sudlow Farm, SUDLOW LANE, TABLEY	6	6	0	0	0	0	6	0	0	0	0	6	0	0
4941	Old Hall Farm, COOLE LANE, COOLE PILATE, NANTWICH, CW5 8AU	6	6	0	0	0	0	6	0	0	0	0	6	0	0
1385	LAND AT 24, FIELDS ROAD, HASLINGTON, CW1 5SZ	6	4	1	0	0	0	5	0	0	0	0	5	0	0
1392	187- 191Crewe Road, Shavington	6	4	1	1	0	1	5	0	0	0	0	5	0	0
1880	25, STAFFORD STREET, AUDLEM	5	5	0	0	0	0	5	0	0	0	0	5	0	0
3653	6, LOWTHER STREET, BOLLINGTON, MACCLESFIELD	5	1	4	0	0	0	1	0	0	0	0	1	0	0
5112	190, NANTWICH ROAD, CREWE, CW2 6BP	5	5	0	0	0	0	5	0	0	0	0	5	0	0
4784	Land between no.81 and No.59 Statham Str, Statham Street, Macclesfield, Cheshire, SK11 6XL	5	4	1	0	0	0	4	0	0	0	0	4	0	0

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353	7-9 Lewin Street, Middlewich.	5	2	3	0	0	0	2	0	0	0	0	2	0	0
1737	Top House Farm, Coole Lane, Coole Pilate	5	3	2	0	0	0	3	0	0	0	0	3	0	0
1838	Crossbanks Farm, Stoke Hall Lane, Poole	5	5	0	0	0	0	5	0	0	0	0	5	0	0
5077	BOLLIN HEY, COLLAR HOUSE DRIVE, PRESTBURY, CHESHIRE, SK10 4AP	5	5	0	1	1	0	5	0	0	0	0	5	0	0
2822	Old Vicarage, Crewe Road, Winterley	5	5	0	1	1	0	5	0	0	0	0	5	0	0
3223	24 & 26, WEST STREET, CONGLETON	5	5	0	2	2	0	5	0	0	0	0	5	0	0
3903	2, MOUNT PLEASANT ROAD & 50 THE BANKS, SCHOLAR GREEN, ODD RODE	5	0	3	2	2	0	2	0	0	0	0	2	0	0
3752	LAND TO THE REAR OF 54-56, CREWE ROAD, ALSAGER,	4	4	0	0	0	0	4	0	0	0	0	4	0	0
392	LAND OFF ASTBURY MERE, NEWCASTLE ROAD, CONGLETON, CHESHIRE	4	4	0	0	0	0	4	0	0	0	0	4	0	0
5165	LAND ADJACENT TO BROOKLANDS HOUSE, PADGBURY LANE, CONGLETON, CHESHIRE	4	4	0	0	0	0	4	0	0	0	0	4	0	0
1472	1 Lawton Street, Crewe	4	3	1	0	0	0	3	0	0	0	0	3	0	0
2079	18 Derrington Avenue, Crewe	4	3	1	0	0	0	3	0	0	0	0	3	0	0
5076	250, EDLESTON ROAD, CREWE, CW2 7EH	4	4	0	0	0	0	4	0	0	0	0	4	0	0
5292	CRESCENT INN, 45, BUXTON ROAD, DISLEY, STOCKPORT, CHESHIRE, SK12 2DZ	4	4	0	0	0	0	4	0	0	0	0	4	0	0
2293	9, FALLIBROOME ROAD, MACCLESFIELD	4	2	2	0	0	0	2	0	0	0	0	2	0	0
3141	48 Hobson Street, Macclesfield	4	1	3	0	0	0	1	0	0	0	0	1	0	0
5216	Mill House, 14, MILL STREET, NANTWICH, CW5 5ST	4	4	0	0	0	0	4	0	0	0	0	4	0	0
260	Stooks Barn, Court House Farm, Sandlow Green.	4	4	0	0	0	0	4	0	0	0	0	4	0	0
975	Hankelow Hall, Hall Lane, Hankelow	4	2	2	0	0	0	2	0	0	0	0	2	0	0
1071	Dorfold Dairy House, DIG LANE, ACTON	4	4	0	0	0	0	4	0	0	0	0	4	0	0
1189	Clays Farm, Calveley	4	4	0	0	0	0	4	0	0	0	0	4	0	0
1462	Dairy House Farm, Austerson, Nantwich	4	1	3	0	0	0	1	0	0	0	0	1	0	0
1735	Calveley Green Farm, Cholmondeston Road, Calveley	4	2	2	0	0	0	2	0	0	0	0	2	0	0
1887	Baddington Farm, Baddington	4	4	0	0	0	0	4	0	0	0	0	4	0	0
3730	POOLE BANK FARM, WETTENHALL ROAD, POOLE	4	4	0	0	0	0	4	0	0	0	0	4	0	0

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5047	PARK GATE FARM, SUDLOW LANE, TABLEY, WA16 0TW	4	4	0	0	0	0	4	0	0	0	0	4	0	0
5067	60, JODRELL STREET, MACCLESFIELD, SK11 7BB	4	3	0	1	0	1	4	0	0	0	0	4	0	0
5265	44, CHESTER ROAD, POYNTON, SK12 1HA	4	4	0	1	1	0	4	0	0	0	0	4	0	0
4639	OLD COACH HOUSE ABBEYFIELDS, PARK LANE, SANDBACH	4	4	0	1	1	0	4	0	0	0	0	4	0	0
4263	186, CONGLETON ROAD NORTH, SCHOLAR GREEN	4	2	2	1	1	0	2	0	0	0	0	2	0	0
5262	2,3 & 4, ROYCE COURT, KNUTSFORD, WA16 0SW	4	0	0	0	0	0	4	0	0	0	0	4	0	0
4357	170, EDLESTON ROAD, CREWE	3	3	0	0	0	0	3	0	0	0	0	3	0	0
4485	Manor Orchard, FLOWERS LANE, LEIGHTON, CREWE	3	3	0	0	0	0	3	0	0	0	0	3	0	0
4986	Old Ribbon Mill, JACKSON STREET, MACCLESFIELD, SK11 7PS	3	3	0	0	0	0	3	0	0	0	0	3	0	0
2788	KINGS ARMS, 2, QUEEN STREET, MIDDLEWICH	3	3	0	0	0	0	3	0	0	0	0	3	0	0
1129	Poole Old Hall, Poole Old Hall Lane, Poole	3	1	2	0	0	0	1	0	0	0	0	1	0	0
1256	Mere House, Baddiley Hall Lane, Baddiley	3	3	0	0	0	0	3	0	0	0	0	3	0	0
1257	New Farm, Baddiley	3	2	1	0	0	0	2	0	0	0	0	2	0	0
1598	Firs Bank Farm, Poole, Nantwich	3	3	0	0	0	0	3	0	0	0	0	3	0	0
1616	Corner Farm, Long Lane, Wettenhall	3	1	2	0	0	0	1	0	0	0	0	1	0	0
1624	Woodcott Hill Farm, Woodcotthill Lane, Wrenbury	3	3	0	0	0	0	3	0	0	0	0	3	0	0
1991	Henhull Bridge Farm, Henhull	3	1	2	0	0	0	1	0	0	0	0	1	0	0
2123	Walnut Tree Farm, Walnut Tree Lane, Bradwall	3	3	0	0	0	0	3	0	0	0	0	3	0	0
3263	43, ROBIN LANE, SUTTON, MACCLESFIELD	3	3	0	0	0	0	0	3	0	0	0	3	0	0
3459	POOL FARM, GOLDFORD LANE, BICKERTON	3	3	0	0	0	0	3	0	0	0	0	3	0	0
4281	NEWTON HALL FARM, MILL LANE, MOTTRAM ST ANDREW	3	1	2	0	0	0	1	0	0	0	0	1	0	0
4519	GREENBANK FARM, GREEN LANE, MOSTON, SANDBACH	3	3	0	0	0	0	3	0	0	0	0	3	0	0
4769	FIELDS FARM, BETCHTON ROAD, BETCHTON, SANDBACH, CHESHIRE, CW11 4YE	3	3	0	0	0	0	3	0	0	0	0	3	0	0
4973	OLD SPEN GREEN FARM, CONGLETON ROAD, SMALLWOOD, SANDBACH, CW11 2UZ	3	3	0	0	0	0	3	0	0	0	0	3	0	0



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4994	Cawley Farm, SWETTENHAM ROAD, SWETTENHAM, CW12 2JY	3	3	0	0	0	0	3	0	0	0	0	3	0	0
5085	Cliff Farm, CLIFF LANE, RAINOW, MACCLESFIELD, SK11 0AB	3	3	0	0	0	0	3	0	0	0	0	3	0	0
5372	BARNCROFT FARM, WOODEND LANE, MOBBERLEY, KNUTSFORD, CHESHIRE, WA16 7LZ	3	2	1	0	0	0	2	0	0	0	0	2	0	0
1900	ROPE FARM, ROPE HALL LANE, ROPE, CREWE, CHESHIRE, CW2 5DA	3	3	0	0	0	0	3	0	0	0	0	3	0	0
1744	Land adj. 26 Newtons Lane, Winterley	3	1	2	0	0	0	1	0	0	0	0	1	0	0
3457	LAND SOUTH OF, 3, LAND LANE, WILMSLOW	3	2	1	0	0	0	2	0	0	0	0	2	0	0
368	The Bungalow, 20 Fol Hollow, Congleton	3	2	1	1	1	0	2	0	0	0	0	2	0	0
1003	197 Underwood Lane, Crewe	3	1	2	1	1	0	1	0	0	0	0	1	0	0
5119	316 , Walthall Street, Crewe, Cheshire East, CW2 7LE	3	2	0	1	0	1	3	0	0	0	0	3	0	0
5031	THE ORCHARDS, TOFT ROAD, KNUTSFORD, WA16 9EB	3	3	0	1	1	0	3	0	0	0	0	3	0	0
3619	67, GRAVEL LANE, WILMSLOW	3	1	2	1	1	0	1	0	0	0	0	1	0	0
3936	4, BULKELEY ROAD, HANDFORTH	3	3	0	2	2	0	3	0	0	0	0	3	0	0
4700	AVENUE LODGE, THE AVENUE, ALDERLEY EDGE, WILMSLOW, CHESHIRE, SK9 7NJ	2	2	0	0	0	0	2	0	0	0	0	2	0	0
339	45-47 West Street, Congleton.	2	2	0	0	0	0	2	0	0	0	0	2	0	0
366	43A West Street, Congleton	2	2	0	0	0	0	2	0	0	0	0	2	0	0
3569	29, TRINITY PLACE, CONGLETON	2	1	1	0	0	0	1	0	0	0	0	1	0	0
4362	66 & 68 LEEK ROAD, CONGLETON	2	1	1	0	0	0	1	0	0	0	0	1	0	0
1484	37 Middlewich Street, Crewe	2	1	1	0	0	0	1	0	0	0	0	1	0	0
1652	3 Ruskin Road, Crewe	2	2	0	0	0	0	2	0	0	0	0	2	0	0
4426	THE OLD STORES, 2 COPPICE ROAD/51 WISTASTON ROAD, WILLASTON	2	2	0	0	0	0	2	0	0	0	0	2	0	0
4970	140, Edleston Road, Crewe, CW2 7EZ	2	2	0	0	0	0	2	0	0	0	0	2	0	0
4672	Little Acre, 1, WOOD LANE, GOOSTREY, CREWE, CHESHIRE, CW4 8NE	2	1	1	0	0	0	1	0	0	0	0	1	0	0
2165	8-12, PIERCE STREET, MACCLESFIELD	2	2	0	0	0	0	2	0	0	0	0	2	0	0
3128	LAND AT, CUCKSTOOLPIT HILL, MACCLESFIELD	2	2	0	0	0	0	2	0	0	0	0	2	0	0

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3806	37, CHESTERGATE, MACCLESFIELD	2	2	0	0	0	0	2	0	0	0	0	2	0	0
3835	16 - 18, CROSS STREET, MACCLESFIELD	2	1	1	0	0	0	1	0	0	0	0	1	0	0
4029	88 BROKEN CROSS MACCLESFIELD	2	2	0	0	0	0	2	0	0	0	0	2	0	0
5152	3, MILL LANE, MACCLESFIELD, CHESHIRE, SK11 7NN	2	1	1	0	0	0	1	0	0	0	0	1	0	0
4055	UPTON HALL FARM, 161, PRESTBURY ROAD, MACCLESFIELD	2	2	0	0	0	0	2	0	0	0	0	2	0	0
256	20 Hightown, Middlewich.	2	2	0	0	0	0	2	0	0	0	0	2	0	0
1660	Land off Shrewbridge Road, Nantwich	2	1	1	0	0	0	1	0	0	0	0	1	0	0
274	Brownlow Farm, Brownlow Heath Lane, Newbold Astbury	2	2	0	0	0	0	2	0	0	0	0	2	0	0
1059	Churchfields Farm, Smithy Lane, Barthomley	2	1	1	0	0	0	1	0	0	0	0	1	0	0
1065	Burland Stores, Wrexham Road, Burland	2	2	0	0	0	0	2	0	0	0	0	2	0	0
1166	Basford Hall Farm, Weston Lane, Basford	2	2	0	0	0	0	2	0	0	0	0	2	0	0
1173	Buerton House, Woore Road, Buerton	2	2	1	0	1	-1	0	0	0	0	0	0	1	0
1437	Long Lane Farm, Long Lane, Burland	2	2	0	0	0	0	2	0	0	0	0	2	0	0
1543	Moss Farm, Nursery Road, Oakhanger	2	2	0	0	0	0	2	0	0	0	0	2	0	0
2025	Baddiley Farm, Baddiley	2	1	1	0	0	0	1	0	0	0	0	1	0	0
3403	Ridge Hall, Ridge Hill, Sutton	2	1	1	0	0	0	1	0	0	0	0	1	0	0
4199	Firlands, 36, BLACK FIRS LANE, SOMERFORD, CONGLETON	2	1	1	0	0	0	1	0	0	0	0	1	0	0
4306	BELL FARM, MACCLESFIELD ROAD, EATON, CONGLETON	2	2	0	0	0	0	2	0	0	0	0	2	0	0
4961	Land Adjacent to Ivy House, Holmes Chapel Road, Somerford, Congleton, CW12 4SP	2	2	0	0	0	0	2	0	0	0	0	2	0	0
5034	36, BLACK FIRS LANE, SOMERFORD, CONGLETON, CW12 4QQ	2	2	0	0	0	0	0	2	0	0	0	2	0	0
3611	LAND ADJACENT TO, MOSS LANE, SANDBACH	2	2	0	0	0	0	2	0	0	0	0	2	0	0
1601	Land adj. 19 Osborne Grove, Shavington	2	1	1	0	0	0	1	0	0	0	0	1	0	0
2750	Hall Green Farm, 157, CONGLETON ROAD NORTH, SCHOLAR GREEN, ST7 3HA	2	2	0	0	0	0	2	0	0	0	0	2	0	0
4221	MAPLE FARM, STRAWBERRY LANE, WILMSLOW	2	1	1	0	0	0	1	0	0	0	0	1	0	0
4678	41, BUDWORTH WALK, WILMSLOW, SK9 2HR	2	2	0	0	0	0	2	0	0	0	0	2	0	0

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4953	43, Woolston Avenue, Congleton, Congleton, Cheshire, CW12 3DZ	2	1	1	1	1	0	1	0	0	0	0	1	0	0
1022	13 Myrtle Street, Crewe	2	1	0	1	0	1	2	0	0	0	0	2	0	0
1943	1 Nelson Street, Crewe	2	1	0	1	0	1	2	0	0	0	0	2	0	0
2058	109 Middlewich Street, Crewe	2	1	1	1	1	0	1	0	0	0	0	1	0	0
3695	117, EDLESTON ROAD, CREWE	2	1	1	1	1	0	1	0	0	0	0	1	0	0
4643	142, WALTHALL STREET, CREWE	2	2	0	1	1	0	2	0	0	0	0	2	0	0
4463	49, BUXTON OLD ROAD, DISLEY	2	0	1	1	0	1	1	0	0	0	0	1	0	0
4015	Roebuck Farm, Mancheser Road, Knutsford	2	0	1	1	0	1	1	0	0	0	0	1	0	0
4056	119, PARK LANE, MACCLESFIELD	2	1	1	1	1	0	1	0	0	0	0	1	0	0
1641	39 Crewe Rd. Nantwich	2	1	0	1	0	1	2	0	0	0	0	2	0	0
3060	WOODEAVES, 57, MACCLESFIELD ROAD, PRESTBURY	2	1	1	1	1	0	1	0	0	0	0	1	0	0
173	Irlam House, Brookhouse Lane, Congleton.	2	1	0	1	0	1	2	0	0	0	0	2	0	0
1983	Crossbanks Farm, Stoke Hall Lane, Poole	2	1	0	1	0	1	2	0	0	0	0	2	0	0
5087	Lyndon, BLEEDING WOLF LANE, SCHOLAR GREEN, ST7 3BH	2	1	0	1	0	1	2	0	0	0	0	2	0	0
5099	THE YEWS, CLAY LANE, WILMSLOW, CHESHIRE, SK9 6DN	2	2	0	1	1	0	2	0	0	0	0	2	0	0
5213	Manor Farmhouse, RIDGE HILL, SUTTON, SK11 0LU	2	1	0	1	0	1	2	0	0	0	0	2	0	0
3691	5, STYAL ROAD, WILMSLOW	2	1	1	1	1	0	1	0	0	0	0	1	0	0
3758	FINNEY GREEN COTTAGE, 134, MANCHESTER ROAD, WILMSLOW	2	1	1	1	1	0	1	0	0	0	0	1	0	0
5151	2, FLETSAND ROAD, WILMSLOW, SK9 2AB	2	2	0	1	1	0	2	0	0	0	0	2	0	0
3604	LAND TO THE REAR OF, 58, WELLINGTON ROAD, NANTWICH	2	-1	1	2	0	2	1	0	0	0	0	1	0	0
3646	BRIAR COTTAGE, LONDON ROAD, BRIDGEMERE, NANTWICH	2	1	1	2	2	0	1	0	0	0	0	1	0	0
4064	LAND ON OAK TREE LANE, CRANAGE	2	0	1	2	1	1	1	0	0	0	0	1	0	0
3749	5-7, PRESTBURY ROAD, WILMSLOW	2	2	0	2	2	0	2	0	0	0	0	2	0	0
292	83 Cranberry Lane, Alsager.	2	-2	0	4	0	4	2	0	0	0	0	2	0	0
5459	29A, LAWTON ROAD, ALSAGER, ST7 2AA	1	1	0	0	0	0	1	0	0	0	0	1	0	0

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2023	9 Whitchurch Road, Audlem	1	1	0	0	0	0	1	0	0	0	0	1	0	0
5458	Princess House, 56 , Princess Street, Bollington, Cheshire East, SK10 5HZ	1	1	0	0	0	0	1	0	0	0	0	1	0	0
4305	LAND ADJOINING SCHOOL LANE, BUNBURY	1	1	0	0	0	0	1	0	0	0	0	1	0	0
349	Land to rear of 58 West Street, Congleton.	1	1	0	0	0	0	1	0	0	0	0	1	0	0
426	Land adjacent to 6 Bailey Crescent, Congleton	1	1	0	0	0	0	1	0	0	0	0	1	0	0
4767	The Studio, 33, WEST STREET, CONGLETON, CW12 1JN	1	1	0	0	0	0	1	0	0	0	0	1	0	0
4998	LAND REAR OF, 116, BIDDULPH ROAD, CONGLETON, CW12 3LY	1	1	0	0	0	0	1	0	0	0	0	1	0	0
1023	The Vine Hotel, Earle Street, Crewe	1	1	0	0	0	0	1	0	0	0	0	1	0	0
1571	140 Earle Street, Crewe	1	1	0	0	0	0	1	0	0	0	0	1	0	0
1579	Land adj. Bracondale, Ravenscroft Rd. Crewe	1	1	0	0	0	0	1	0	0	0	0	1	0	0
3552	6, AUDLEY STREET, CREWE	1	1	0	0	0	0	1	0	0	0	0	1	0	0
4150	43, HIGHTOWN, CREWE	1	1	0	0	0	0	1	0	0	0	0	1	0	0
4660	73, MAIN ROAD, SHAVINGTON	1	1	0	0	0	0	1	0	0	0	0	1	0	0
4837	11, TUNBRIDGE CLOSE, WISTASTON, CHESHIRE, CW2 6SH	1	1	0	0	0	0	1	0	0	0	0	1	0	0
4903	50, Bowen Cooke Avenue, Crewe, CW1 3NR	1	1	0	0	0	0	1	0	0	0	0	1	0	0
5097	LAND NORTH OF, 46A, WISTASTON ROAD, WILLASTON	1	1	0	0	0	0	1	0	0	0	0	1	0	0
5195	LAND ADJACENT TO, FLOWERS LANE, LEIGHTON, CREWE	1	1	0	0	0	0	1	0	0	0	0	1	0	0
5322	91, FLAG LANE, CREWE, CW2 7QT	1	1	0	0	0	0	1	0	0	0	0	1	0	0
5457	38, STOCK LANE, WYBUNBURY, CREWE, CHESHIRE, CW2 5ED	1	1	0	0	0	0	1	0	0	0	0	1	0	0
5460	THE BARREL, 38, NANTWICH ROAD, CREWE, CW2 6AD	1	1	0	0	0	0	1	0	0	0	0	1	0	0
3407	GREENACRES, HOMESTEAD ROAD, DISLEY, STOCKPORT, CHESHIRE, SK12 2JN	1	1	0	0	0	0	1	0	0	0	0	1	0	0
3419	2, RED LANE, DISLEY, SK12 2NP	1	1	0	0	0	0	1	0	0	0	0	1	0	0
5304	6, MARKET STREET, DISLEY, SK12 2AA	1	1	0	0	0	0	1	0	0	0	0	1	0	0
3502	PEEL ARMS, 47 PEEL STREET, MACCLESFIELD	1	1	0	0	0	0	1	0	0	0	0	1	0	0
3917	LAND BETWEEN 78 AND 80 BEECH LANE, MACCLESFIELD	1	1	0	0	0	0	1	0	0	0	0	1	0	0

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4215	23, CHURCH STREET, MACCLESFIELD	1	1	0	0	0	0	1	0	0	0	0	1	0	0
4410	40a, CROSS STREET, MACCLESFIELD	1	1	0	0	0	0	1	0	0	0	0	1	0	0
4655	1, COPPER STREET, MACCLESFIELD, SK11 7LH	1	1	0	0	0	0	1	0	0	0	0	1	0	0
4853	LAND TO REAR OF 10, HIGHFIELD ROAD, MACCLESFIELD	1	1	0	0	0	0	1	0	0	0	0	1	0	0
5036	LAND ADJACENT TO 2, ALISON DRIVE, MACCLESFIELD, CHESHIRE, SK10 1PZ	1	1	0	0	0	0	1	0	0	0	0	1	0	0
4330	LAND ADJACENT TO 171, LONG LANE SOUTH, MIDDLEWICH	1	1	0	0	0	0	1	0	0	0	0	1	0	0
4626	89, HAYHURST AVENUE, MIDDLEWICH	1	1	0	0	0	0	1	0	0	0	0	1	0	0
4766	MIDDLEWICH AUTOS, THE OLD SMITHY, BROOKS LANE, MIDDLEWICH, CHESHIRE, CW10 0JH	1	1	0	0	0	0	1	0	0	0	0	1	0	0
5200	78, WHEELLOCK STREET, MIDDLEWICH, CW10 9AE	1	1	0	0	0	0	1	0	0	0	0	1	0	0
5353	CS20 KINDERTON ARMS, 338, BOOTH LANE, MIDDLEWICH, CW10 0HB	1	1	0	0	0	0	1	0	0	0	0	1	0	0
4203	Rear of 44, MARSH LANE, NANTWICH	1	1	0	0	0	0	1	0	0	0	0	1	0	0
4808	2, CEDAR GROVE, NANTWICH, CW5 6GZ	1	1	0	0	0	0	1	0	0	0	0	1	0	0
5017	25, WELLINGTON ROAD, NANTWICH, CW5 7BX	1	1	0	0	0	0	1	0	0	0	0	1	0	0
4202	LAND ADJACENT TO 59, 61 & 61A LONDON ROAD, STAPELEY	1	1	0	0	0	0	1	0	0	0	0	1	0	0
5288	Land Adjacent To 12 And 14, HAZELBADGE ROAD, POYNTON	1	1	0	0	0	0	1	0	0	0	0	1	0	0
252	Lower Medhurst Green Farm, Sandbach Road, Brereton	1	1	0	0	0	0	1	0	0	0	0	1	0	0
261	Barn at Woodhouse Farm, Swettenham Heath, Congleton.	1	1	0	0	0	0	1	0	0	0	0	1	0	0
262	Vernons Yard, Goostrey Lane, Twemlow Green.	1	1	0	0	0	0	1	0	0	0	0	1	0	0
263	Spark Lane Nursery, Spark Lane, Smallwood	1	1	0	0	0	0	1	0	0	0	0	1	0	0
264	Land adjacent former public house, Foundry Lane, Scholar Green.	1	1	0	0	0	0	1	0	0	0	0	1	0	0
271	Claphatches, Scholar Green.	1	1	0	0	0	0	1	0	0	0	0	1	0	0
307	Blackden Manor Estate, Station Road, Goostrey.	1	1	0	0	0	0	1	0	0	0	0	1	0	0

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342	Land at The Smithy, Hall Green Lane, Somerford Booths	1	1	0	0	0	0	1	0	0	0	0	1	0	0
417	Land adjacent to 34 Congleton Road North, Church Lawton	1	1	0	0	0	0	1	0	0	0	0	1	0	0
427	Land west of Newcastle Road, Smallwood, Sandbach	1	1	0	0	0	0	1	0	0	0	0	1	0	0
1041	The Old Rectory, Audley Road, Barthomley	1	1	0	0	0	0	1	0	0	0	0	1	0	0
1043	The Printworks, CREWE ROAD, HASLINGTON	1	1	0	0	0	0	1	0	0	0	0	1	0	0
1072	Fingerpost Farm, Wrexham Road, Faddiley	1	1	0	0	0	0	1	0	0	0	0	1	0	0
1125	The Milehouse, Worleston Road, Worleston	1	1	0	0	0	0	1	0	0	0	0	1	0	0
1143	Coos Farm, Coole Lane, Audlem, Crewe	1	1	0	0	0	0	1	0	0	0	0	1	0	0
1170	Manor Farm, Blakenhall	1	1	0	0	0	0	1	0	0	0	0	1	0	0
1178	Land adjacent Mill Lane, Bukeley	1	1	0	0	0	0	1	0	0	0	0	1	0	0
1324	Hatherton Farm, Park Lane, Hatherton	1	1	0	0	0	0	1	0	0	0	0	1	0	0
1438	Greenfields Farm, Whitehaven Lane, Burland	1	1	0	0	0	0	1	0	0	0	0	1	0	0
1452	Brookfields Farm, Longhill Lane, Hankelow	1	1	0	0	0	0	1	0	0	0	0	1	0	0
1511	Higher Elms Farm, Minshull Vernon	1	1	0	0	0	0	1	0	0	0	0	1	0	0
1514	Brookside Brook Farm, Gauntons Bank, Norbury	1	1	0	0	0	0	1	0	0	0	0	1	0	0
1525	Egerton Bank Farm, Egerton, Malpas	1	1	0	0	0	0	1	0	0	0	0	1	0	0
1609	Radley Wood Farm, Whitchurch Rd., Spurstow	1	1	0	0	0	0	1	0	0	0	0	1	0	0
1766	Land adj. Island House, School Lane, Warmingham	1	1	0	0	0	0	1	0	0	0	0	1	0	0
1827	Cherry Tree Barn, Barthomley	1	1	0	0	0	0	1	0	0	0	0	1	0	0
1884	Bath Farm, Bath Lane, Audlem, Crewe	1	1	0	0	0	0	1	0	0	0	0	1	0	0
1915	Pinfold Farm, Wrexham Road, Burland	1	1	0	0	0	0	1	0	0	0	0	1	0	0
1918	Land adjacent Canalside Farm, Nanney's Bridge, Church Minshull	1	1	0	0	0	0	1	0	0	0	0	1	0	0
1920	Edleston Hall, Edleston Hall Lane, Edleston	1	1	0	0	0	0	1	0	0	0	0	1	0	0
1923	Hooter Hall, Elton Lane, Winterley	1	1	0	0	0	0	1	0	0	0	0	1	0	0
1964	Stapeley Hall Farm, London Road, Stapeley	1	1	0	0	0	0	1	0	0	0	0	1	0	0

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1993	Townley Grange, Marbury Road, Marbury	1	1	0	0	0	0	0	1	0	0	0	1	0	0
2027	Dairy House Farm, Weston Lane, Basford	1	1	0	0	0	0	1	0	0	0	0	1	0	0
2035	Bridge Farm, Winsford Road, Cholmondeston	1	1	0	0	0	0	1	0	0	0	0	1	0	0
2445	OLD SMITHY GARAGE, SMITHY LANE, BOSLEY, MACCLESFIELD	1	1	0	0	0	0	1	0	0	0	0	1	0	0
3441	2- 4, LONGBUTTS LANE, GAWSWORTH	1	1	0	0	0	0	1	0	0	0	0	1	0	0
3598	LOWER GADHOLE FARM, GREENDALE LANE, MOTTRAM ST ANDREW, MACCLESFIELD	1	1	0	0	0	0	1	0	0	0	0	1	0	0
3600	SUTTON HALL FARM, HALL LANE, SUTTON	1	1	0	0	0	0	1	0	0	0	0	1	0	0
3603	LAND ADJACENT TO, MACCLESFIELD ROAD, NORTH RODE, CONGLETON	1	1	0	0	0	0	1	0	0	0	0	1	0	0
3614	ASH TREE FARM, MILL LANE, BLAKENHALL	1	1	0	0	0	0	1	0	0	0	0	1	0	0
3674	LAND TO THE EAST OF, GROGRAM COTTAGE, SOSSMOSS LANE, NETHER ALDERLEY	1	1	0	0	0	0	1	0	0	0	0	1	0	0
3712	CRESSWELL FARM, CHELLS HILL, CHURCH LAWTON	1	1	0	0	0	0	1	0	0	0	0	1	0	0
4148	RUSHEY HEY, OAK LANE, NEWBOLD ASTBURY, CONGLETON	1	1	0	0	0	0	1	0	0	0	0	1	0	0
4244	HIGH LEGH WATER TOWER, WARRINGTON ROAD, HIGH LEGH	1	1	0	0	0	0	1	0	0	0	0	1	0	0
4308	BUILDING TO REAR OF 124, SANDBACH ROAD, RODE HEATH	1	1	0	0	0	0	1	0	0	0	0	1	0	0
4634	Yew Tree Farm, Pinsley Green, Wrenbury	1	1	0	0	0	0	1	0	0	0	0	1	0	0
4653	THE PLUM TREES, NEWCASTLE ROAD, SMALLWOOD, CHESHIRE, CW11 2UA	1	1	0	0	0	0	1	0	0	0	0	1	0	0
4751	MISTAL LOFT, VICARAGE LANE, BETCHTON, CW11 4TB	1	1	0	0	0	0	1	0	0	0	0	1	0	0
4761	38, BROOKLANDS DRIVE, GOOSTREY, CREWE, CHESHIRE, CW4 8JB	1	1	0	0	0	0	1	0	0	0	0	1	0	0
4772	LOWER BROOK FARM, SMITHY LANE, RAINOW, MACCLESFIELD, SK10 5UP	1	1	0	0	0	0	1	0	0	0	0	1	0	0
4786	GROVE FARM, CHESTER ROAD, ALPRAHAM, CHESHIRE, CW6 9JA	1	1	0	0	0	0	1	0	0	0	0	1	0	0
4811	Handfield Farm, Methurst Green, Sandbach Road, Congleton, Cheshire, CW12 4TA	1	1	0	0	0	0	1	0	0	0	0	1	0	0
4854	CHURCH FARM, WILLBANK LANE, FADDILEY, CW5 8JG	1	1	0	0	0	0	1	0	0	0	0	1	0	0

Ref	Site Address	Potential Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Sum Years 1-5	Sum Years 6-10	Sum Years 11-15
4954	High Ash, Cappers Lane, Spurstow, Tarporley, Cheshire, CW6 9RP	1	1	0	0	0	0	1	0	0	0	0	1	0	0
4969	ROSE COTTAGE, SOUTH VIEW LANE, CHOLMONDESTON, CHESHIRE	1	1	0	0	0	0	1	0	0	0	0	1	0	0
5007	Woodside, BLEEDING WOLF LANE, SCHOLAR GREEN, ST7 3BH	1	1	0	0	0	0	1	0	0	0	0	1	0	0
5009	Karibu, BUNBURY ROAD, ALPRAHAM, CW6 9JD	1	1	0	0	0	0	1	0	0	0	0	1	0	0
5050	139 A Wistaston Road, Willaston, Nantwich, Cheshire, CW5 6QS	1	1	0	0	0	0	1	0	0	0	0	1	0	0
5070	MOBBERLEY FARM, NEWTON HALL LANE, MOBBERLEY, KNUTSFORD, WA16 7LL	1	1	0	0	0	0	1	0	0	0	0	1	0	0
5089	FRITH LODGE, FRITH LANE, WRENBURY, CW5 8HQ	1	1	0	0	0	0	1	0	0	0	0	1	0	0
5129	Clayton Greaves Farm, HOPE LANE, ADLINGTON, SK10 4NX	1	1	0	0	0	0	1	0	0	0	0	1	0	0
5161	Old Hall Farm, HOLMES CHAPEL ROAD, LOWER WITHINGTON, SK11 9DT	1	1	0	0	0	0	1	0	0	0	0	1	0	0
5163	TANYARD FARM, CHELFORD ROAD, CHORLEY, CHESHIRE, SK9 7TQ	1	1	0	0	0	0	1	0	0	0	0	1	0	0
5256	Gate Farm, Wettenhall Road, Poole, CW5 6AL	1	1	0	0	0	0	1	0	0	0	0	1	0	0
275	20 Elworth Road, Elworth.	1	1	0	0	0	0	1	0	0	0	0	1	0	0
312	Land rear of 66 Abbey Road, Sandbach.	1	1	0	0	0	0	1	0	0	0	0	1	0	0
5143	27, SMITHFIELD LANE, SANDBACH, CHESHIRE, CW11 4JA	1	1	0	0	0	0	1	0	0	0	0	1	0	0
5205	The Bungalow, Moston Road, Sandbach, CW11 3GL	1	1	0	0	0	0	1	0	0	0	0	1	0	0
3467	19 NORTHFIELD PLACE, SHAVINGTON	1	1	0	0	0	0	1	0	0	0	0	1	0	0
2050	18 Cemetery Road, Weston	1	1	0	0	0	0	1	0	0	0	0	1	0	0
2257	WYBUNBURY METHODIST CHURCH, MAIN ROAD, WYBUNBURY	1	1	0	0	0	0	1	0	0	0	0	1	0	0
3721	15, CINDERHILL LANE, SCHOLAR GREEN	1	1	0	0	0	0	1	0	0	0	0	1	0	0
3909	VIEW FIELDS, BLEEDING WOLF LANE, SCHOLAR GREEN	1	1	0	0	0	0	1	0	0	0	0	1	0	0
2425	23, KNUTSFORD ROAD, WILMSLOW	1	1	0	0	0	0	1	0	0	0	0	1	0	0
3387	Bryancliffe, Wilmslow Park South, Wilmslow	1	1	0	0	0	0	1	0	0	0	0	1	0	0
3880	16, HAWTHORN LANE, WILMSLOW	1	1	0	0	0	0	1	0	0	0	0	1	0	0



Ref	Site Address	Potential Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Sum Years 1-5	Sum Years 6-10	Sum Years 11-15
4322	33, MACCLESFIELD ROAD, WILMSLOW	1	1	0	0	0	0	1	0	0	0	0	1	0	0
4545	THE COACH HOUSE, 35A, MACCLESFIELD ROAD, WILMSLOW	1	1	0	0	0	0	1	0	0	0	0	1	0	0
5037	SOUTHBANK, DAVEYLANDS, WILMSLOW, CHESHIRE, SK9 2AG	1	1	0	0	0	0	1	0	0	0	0	1	0	0
5185	17, OAKFIELD AVENUE, WRENBURY, CW5 8ER	1	1	0	0	0	0	1	0	0	0	0	1	0	0
3754	54, TRAFFORD ROAD, ALDERLEY EDGE	1	1	0	1	1	0	1	0	0	0	0	1	0	0
4427	FIELDSIDE, MACCLESFIELD ROAD, ALDERLEY EDGE	1	0	0	1	0	1	1	0	0	0	0	1	0	0
2835	64, AUDLEY ROAD, ALSAGER	1	1	0	1	1	0	1	0	0	0	0	1	0	0
2196	THE HILL COTTAGE, PARKFIELD ROAD, KNUTSFORD	1	1	0	1	1	0	1	0	0	0	0	1	0	0
3762	15, GOUGHS LANE, KNUTSFORD, CHESHIRE, WA16 8QL	1	1	0	1	1	0	1	0	0	0	0	1	0	0
5403	Pantiles, CHELFORD ROAD, KNUTSFORD, WA16 8LY	1	1	0	1	1	0	1	0	0	0	0	1	0	0
3816	LINDOW END FARM, KNUTSFORD ROAD, MOBBERLEY	1	2	0	2	2	0	1	0	0	0	0	1	0	0
3989	THE COACH HOUSE, 57A, HEYBRIDGE LANE, PRESTBURY	1	0	0	1	0	1	1	0	0	0	0	1	0	0
1722	Greenbank Farm, Bradeley Green, Whitchurch	1	0	0	1	0	1	1	0	0	0	0	1	0	0
1764	Hillcrest, London Road, Walgherton	1	1	0	1	1	0	1	0	0	0	0	1	0	0
2130	Holford House, Holford Drive, Mossways Park, Wilmslow	1	1	0	1	1	0	1	0	0	0	0	1	0	0
2448	WOODSIDE NURSERIES, HALL LANE, MOBBERLEY	1	0	0	1	0	1	1	0	0	0	0	1	0	0
2465	BONNY CATTY BUNGALOW, BACK EDDISBURY ROAD, RAINOW, MACCLESFIELD	1	1	0	1	1	0	1	0	0	0	0	1	0	0
3201	WALMSLEY FOLD FARM, HOUGH LANE, WILMSLOW	1	1	0	1	1	0	1	0	0	0	0	1	0	0
3221	SANDBACH FARM, SCHOOL LANE, HENBURY, CHESHIRE, SK11 9PL	1	1	0	1	1	0	1	0	0	0	0	1	0	0
3253	GLEAVE HOUSE FARM, PAVEMENT LANE, MOBBERLEY	1	0	0	1	0	1	1	0	0	0	0	1	0	0
3587	CHAIN BAR, BUXTON ROAD, BOSLEY	1	1	0	1	1	0	1	0	0	0	0	1	0	0
3640	ROSTREVOR MERESIDE ROAD MERE KNUTSFORD	1	1	0	1	1	0	1	0	0	0	0	1	0	0

Ref	Site Address	Potential Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Sum Years 1-5	Sum Years 6-10	Sum Years 11-15
3864	FARMWOOD HOUSE, HOLMES CHAPEL ROAD, CHELFORD	1	1	0	1	1	0	1	0	0	0	0	1	0	0
3886	HORNPIPE HALL, WHITECROFT HEATH ROAD, LOWER WITHINGTON, MACCLESFIELD	1	1	0	1	1	0	1	0	0	0	0	1	0	0
3954	ROSE FARM, WELL BANK LANE, OVER PEOVER	1	1	0	1	1	0	1	0	0	0	0	1	0	0
3955	THE COTTAGE, ASHLEY ROAD, ASHLEY	1	1	0	1	1	0	1	0	0	0	0	1	0	0
3957	DANESIDE, MACCLESFIELD ROAD, TWEMLOW GREEN	1	1	0	1	1	0	1	0	0	0	0	1	0	0
4018	WOODLANDS COTTAGE, WHITCHURCH ROAD, SPURSTOW	1	1	0	1	1	0	1	0	0	0	0	1	0	0
4050	BARN FARM COTTAGE, WINSFORD ROAD, CHOLMONDESTON, CW7 4DR	1	1	0	1	1	0	1	0	0	0	0	1	0	0
4170	WASH FARM, PINFOLD LANE, PLUMLEY, KNUTSFORD	1	1	0	1	1	0	1	0	0	0	0	1	0	0
4270	181, MAIN ROAD, WORLESTON	1	1	0	1	1	0	1	0	0	0	0	1	0	0
4313	Holmlea Farm, Newcastle Road South, Brereton, Sandbach, CW11 1SB	1	1	0	1	1	0	1	0	0	0	0	1	0	0
4552	NEWHOLME, GIANTSWOOD LANE, SOMERFORD BOOTH, CONGLETON	1	1	0	1	1	0	1	0	0	0	0	1	0	0
4620	Pownall House Farm, WARFORD LANE, GREAT WARFORD, KNUTSFORD	1	0	0	1	0	1	1	0	0	0	0	1	0	0
4942	BYWAYS, KAY LANE, HIGH LEGH, KNUTSFORD, CHESHIRE, WA13 0TN	1	0	0	1	0	1	1	0	0	0	0	1	0	0
4964	GREEN HOLLOW, CASTLE HILL, MOTTRAM ST ANDREW, CHESHIRE, SK10 4AX	1	0	0	1	0	1	1	0	0	0	0	1	0	0
4971	FAIRWAYS, MERESIDE ROAD, MERE, KNUTSFORD, CHESHIRE, WA16 6QR	1	0	0	1	0	1	1	0	0	0	0	1	0	0
5257	WILLOW LAWN FARM, SALTERS LANE, LOWER WITHINGTON, MACCLESFIELD, SK11 9LR	1	0	0	1	0	1	1	0	0	0	0	1	0	0
3707	81A, HASSALL ROAD, SANDBACH	1	1	0	1	1	0	1	0	0	0	0	1	0	0
1913	2 Bridge Street, Wybunbury	1	0	0	1	0	1	1	0	0	0	0	1	0	0
2212	20, TORKINGTON ROAD, WILMSLOW	1	1	0	1	1	0	1	0	0	0	0	1	0	0
4775	20, FLETSAND ROAD, WILMSLOW, CHESHIRE, SK9 2AB	1	1	0	1	1	0	1	0	0	0	0	1	0	0
5324	3, Halstone Avenue, Wilmslow, Cheshire, SK9 6NA	1	1	0	1	1	0	1	0	0	0	0	1	0	0
2094	419 AND 419A Alton Street, Crewe	1	-1	0	2	0	2	1	0	0	0	0	1	0	0

Ref	Site Address	Potential Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Sum Years 1-5	Sum Years 6-10	Sum Years 11-15
2133	23- 25, GRESTDY TERRACE, CREWE	1	1	0	2	2	0	1	0	0	0	0	1	0	0
3256	THE HOLLIES, GREEN LANE, OVER PEOVER	1	1	0	2	2	0	1	0	0	0	0	1	0	0
3440	THE OLD HALL, TRAP ROAD, SOMERFORD BOOTHES, CONGLETON	1	1	0	2	2	0	1	0	0	0	0	1	0	0
3564	1, ASTON HALL COTTAGES, DAIRY LANE, ASTON JUXTA MONDRUM	1	1	0	2	2	0	1	0	0	0	0	1	0	0
5253	1 & 2, Shaws Fold, Styal, Cheshire, SK9 4JB	1	1	0	2	2	0	1	0	0	0	0	1	0	0
3262	23, HIGH STREET, MOW COP	1	1	0	2	2	0	1	0	0	0	0	1	0	0
4601	HIGH LEA, UNDERWOOD ROAD, ALDERLEY EDGE, WILMSLOW	1	1	0	3	3	0	1	0	0	0	0	1	0	0

COMMITMENTS ON STRATEGIC SITES (AS AT 31 MARCH 2016)

<div>1 Apr 16-31 Mar 171 Apr 17-31 Mar 181 Apr 18-31 Mar 191 Apr 19-31 Mar 201 Apr 20-31 Mar 211 Apr 21-31 Mar 221 Apr 22-31 Mar 231 Apr 23-31 Mar 241 Apr 24-31 Mar 251 Apr 25-31 Mar 261 Apr 26-31 Mar 271 Apr 27-31 Mar 281 Apr 28-31 Mar 291 Apr 29-31 Mar 30</div>																				
Updated CS Ref	Site Address	Potential Capacity	Net Remaining Capacity	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Sum Years 1-5	Forecast Year 6	Forecast Year 7	Forecast Year 8	Forecast Year 9	Forecast Year 10	Sum Years 6-10	Forecast Year 11	Forecast Year 12	Forecast Year 13	Forecast Year 14	Sum Years 11-14
CS12	CS12 TWYFORDS BATHROOMS, LAWTON ROAD, ALSAGER	335	335	0	15	30	30	30	105	30	30	30	30	30	150	30	30	20	0	80
CS42	SL 5 Land at and adjacent to, White Moss Quarry, Butterton Lane, Barthomley, Crewe	350	350	0	15	30	30	30	105	30	30	30	30	30	150	30	30	30	5	95
CS44	SL6 Land between Black Firs Lane, Chelford Road & Holmes Chapel Road, Somerford, Congleton, Cheshire	170	170	0	15	30	30	30	105	30	30	5	0	0	65	0	0	0	0	0
CS48	CS 48 LAMBERTS LANE, CONGLETON	225	154	0	11	30	33	35	109	35	10	0	0	0	45	0	0	0	0	0
			38	26	12	0	0	0	38	0	0	0	0	0	0	0	0	0	0	0
			38	0	0	0	0	0	0	30	8	0	0	0	38	0	0	0	0	0
CS16	CS16 Land Between Manchester Road and, Giantswood Lane, Hulme Walfield, Congleton	96	96	0	10	25	25	25	85	11	0	0	0	0	11	0	0	0	0	0
CS17	CS17 Land off, Biggs Way, Congleton	49	49	0	15	15	15	4	49	0	0	0	0	0	0	0	0	0	0	0
CS17	CS17 Land off MANCHESTER ROAD, CONGLETON	45	45	0	15	15	15	0	45	0	0	0	0	0	0	0	0	0	0	0
CS47	CS47 TALL ASH FARM, 112, BUXTON ROAD, CONGLETON	236	236	0	15	30	30	30	105	30	30	30	30	11	131	0	0	0	0	0
CS1	CS1 Phase 1 Basford East Land Between The A500 And, WESTON ROAD, CREWE	850	490	0	0	30	50	50	130	50	50	50	50	50	250	50	50	10	0	110
CS1	CS1 Land at Basford East, Crewe		325	0	0	30	30	30	90	30	30	30	30	30	150	30	30	25	0	85
CS2	CS2 LAND OFF CREWE ROAD, BASFORD WEST, SHAVINGTON CUM GRESTDY, CREWE	370	370	35	35	35	35	35	175	35	35	35	35	35	175	20	0	0	0	20
CS39	LAND TO THE EAST OF BROUGHTON ROAD, CREWE	124	124	0	0	40	40	44	124	0	0	0	0	0	0	0	0	0	0	0
CS5	CS5 138, SYDNEY ROAD AND LAND TO THE NORTH EAST OF SYDNEY ROAD, CREWE	252	252	0	15	30	30	30	105	30	30	30	30	27	147	0	0	0	0	0
CS6	CS6 Land South of Newcastle Road, Shavington & Wybunbury, Cheshire	360	360	15	30	30	30	30	135	50	50	50	50	25	225	0	0	0	0	0

Updated CS Ref	Site Address	Potential Capacity	Net Remaining Capacity	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Sum Years 1-5	Forecast Year 6	Forecast Year 7	Forecast Year 8	Forecast Year 9	Forecast Year 10	Sum Years 6-10	Forecast Year 11	Forecast Year 12	Forecast Year 13	Forecast Year 14	Sum Years 11-14
CS19	CS 19 LAND NORTH OF PARKGATE INDUSTRIAL ESTATE, PARKGATE LANE, KNUTSFORD, CHESHIRE	200	200	0	0	40	40	40	120	40	40	0	0	0	80	0	0	0	0	0
CS8	CS8 Land off Congleton Road, Macclesfield	220	220	0	0	15	35	35	85	35	35	35	30	0	135	0	0	0	0	0
CS8	CS8 Land Southwest Of, MOSS LANE, MACCLESFIELD	150	150	0	0	0	0	0	0	30	30	30	30	30	150	0	0	0	0	0
CS20	CS20 GLEBE FARM, BOOTH LANE, MIDDLEWICH	450	450	0	0	30	50	50	130	50	50	50	50	50	250	50	20	0	0	70
CS21	CS21 Land at Kingsley Fields, North West of Nantwich, Henhull, Cheshire	1100	1100	0	45	90	90	90	315	90	90	90	90	90	450	90	90	90	65	335
CS 29	CS29 ALDERLEY PARK, CONGLETON ROAD, NETHER ALDERLEY, MACCLESFIELD	275	275	0	0	30	30	30	90	30	30	30	30	30	150	30	5	0	0	35
CS24	CS24 LAND BOUNDED BY OLD MILL ROAD & M6 NORTHBOUND SLIP ROAD, SANDBACH	300	250	0	15	30	30	30	105	30	30	30	30	25	145	0	0	0	0	0
CS24	CS24 LAND OFF HAWTHORNE DRIVE, SANDBACH, CHESHIRE		50	15	15	15	5	0	50	0	0	0	0	0	0	0	0	0	0	0
CS7	CS7 LAND TO THE EAST OF CREWE ROAD, SHAVINGTON CUM GRESTDY	275	275	15	30	30	30	30	135	30	30	30	30	0	120	20	0	0	0	20
				106	308	680	733	708	2535	726	668	585	575	463	3017	350	255	175	70	850

FORECASTING OF REMAINDER OF STRATEGIC SITES WITHOUT COMMITMENTS (AS AT 31 MARCH 2016)

		1 Apr 16- 31 Mar 17	1 Apr 17- 31 Mar 18	1 Apr 18- 31 Mar 19	1 Apr 19- 31 Mar 20	1 Apr 20- 31 Mar 21						1 Apr 21- 31 Mar 22	1 Apr 22- 31 Mar 23	1 Apr 23- 31 Mar 24	1 Apr 24- 31 Mar 25	1 Apr 25- 31 Mar 26	1 Apr 26- 31 Mar 27	1 Apr 27- 31 Mar 28	1 Apr 28- 31 Mar 29	1 Apr 29- 31 Mar 30	
CS Ref	Site Address	Potential Capacity	Net Remaining Capacity	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Sum Years 1-5	Forecast Year 6	Forecast Year 7	Forecast Year 8	Forecast Year 9	Forecast Year 10	Sum Years 6-10	Forecast Year 11	Forecast Year 12	Forecast Year 13	Forecast Year 14	Sum Years 11-14	
SL1	Central Crewe	400	373	0	0	0	27	27	54	27	27	27	27	27	135	27	27	27	22	103	
CS1	Basford East	850	35	0	0	0	0	0	0	0	0	0	10	25	35	0	0	0	0	0	
CS3	Leighton West - Bloor and Linden	850	450	0	0	35	70	70	175	70	70	70	65	0	275	0	0	0	0	0	
	Leighton West - Engine of the North (to be sold)		300	0	0	0	0	0	0	25	50	50	50	50	225	50	25	0	0	75	
	Leighton West - Fairfield		100	0	0	30	30	30	90	10	0	0	0	0	10	0	0	0	0	0	
CS38	Leighton - Phase 1 JB Planning	500	400	0	0	15	50	50	115	50	50	50	50	50	250	35	0	0	0	35	
	Leighton - Phase 2 HOW / Bloor		100	0	0	0	0	0	0	15	30	30	25	0	100	0	0	0	0	0	
CS4	Crewe Green	150	150	0	0	40	40	40	120	30	0	0	0	0	30	0	0	0	0	0	
CS5	Sydney Road (incl Extended Site)	525	273	0	0	0	15	30	45	30	30	30	30	30	150	30	30	18	0	78	
CS37	South Cheshire Growth Village	650	650	0	0	0	80	80	160	80	80	80	80	80	400	80	10	0	0	90	
CS6	The Shavington / Wynbunbury Triangle	400	40	0	0	0	20	20	40	0	0	0	0	0	0	0	0	0	0	0	
CS39	LAND TO THE EAST OF BROUGHTON ROAD, CREWE	175	51	0	0	15	30	6	51	0	0	0	0	0	0	0	0	0	0	0	
SL4	Central Macclesfield	500	467	0	0	0	33	33	66	33	33	33	33	33	165	33	33	33	38	137	
CS8	SMDA - Remainder of Site	1050	680	0	0	0	60	60	120	60	60	65	65	65	315	65	60	60	60	245	
CS10	Land off Congleton Road	300	300	0	25	50	50	50	175	50	50	25	0	0	125	0	0	0	0	0	
CS9	Land East of Fence Avenue	250	250	0	0	0	0	50	50	50	50	50	50	0	200	0	0	0	0	0	
CS11	Gaw End Lane	300	300	0	0	0	60	70	130	70	70	30	0	0	170	0	0	0	0	0	
CS40	Land South of Chelford Road	200	200	0	15	30	30	30	105	30	30	35	0	0	95	0	0	0	0	0	
CS41	Land between Chelford Road and Whirley Road	150	150	0	0	15	30	30	75	30	30	15	0	0	75	0	0	0	0	0	
CS13	Former MMU Campus	400	400	0	0	50	50	50	150	50	50	50	50	50	250	0	0	0	0	0	
CS12	Twyfords and Cardway	550	215	0	0	15	30	30	75	30	30	30	30	20	140	0	0	0	0	0	
CS45	Congleton Business Park Extension - Scott	625	350	0	0	0	25	50	75	50	50	50	50	50	250	25	0	0	0	25	
	Congleton Business Park Extension - Kirkham		150	0	0	0	0	30	30	30	30	30	30	0	120	0	0	0	0		
	Congleton Business Park Extension - Worth 2		125	0	0	0	15	30	45	30	30	20	0	0	80	0	0	0	0	0	
CS46	Giantswood Lane to Manchester Road	500	500	0	0	0	25	50	75	50	50	50	50	50	250	50	50	50	25	175	
CS16	Giantswood Lane South	150	54	0	0	0	15	30	45	9	0	0	0	0	9	0	0	0	0	0	
CS17	Manchester Road to Macclesfield Road (remainder)	356	137	0	32	24	34	47	137	0	0	0	0	0	0	0	0	0	0	0	
			95	0	0	0	0	0	0	26	39	30	0	0	95	0	0	0	0	0	
			202	0	0	15	30	30	75	30	30	30	37	0	127	0	0	0	0	0	

CS Ref	Site Address	Potential Capacity	Net Remaining Capacity	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Sum Years 1-5	Forecast Year 6	Forecast Year 7	Forecast Year 8	Forecast Year 9	Forecast Year 10	Sum Years 6-10	Forecast Year 11	Forecast Year 12	Forecast Year 13	Forecast Year 14	Sum Years 11-14
CS44	Back Lane / Radnor Park Strategic Location - Richborough Phase 2	580	176	0	0	0	0	30	30	30	30	30	30	26	146	0	0	0	0	0
	Back Lane / Radnor Park Strategic Location - Seddons		90	0	12	30	30	18	90	0	0	0	0	0	0	0	0	0	0	0
	Back Lane / Radnor Park Strategic Location - Russell Homes		140	0	0	0	0	0	0	15	30	30	30	35	140	0	0	0	0	0
	Back Lane / Radnor Park Strategic Location - Ainscough		275	0	0	0	0	0	0	25	50	50	50	50	225	50	0	0	0	50
CS49	Land between Clay Lane and Sagars Road	250	250	0	0	15	30	30	75	30	30	30	30	30	150	25	0	0	0	25
CS30	North Cheshire Growth Village	1500	1500	0	0	65	130	130	325	130	130	130	130	130	650	130	130	130	135	525
CS18a	Land North of Northwich Road	500	175	0	0	15	60	60	135	40	0	0	0	0	40	0	0	0	0	0
CS18b	Land West of Manchester Road		75	0	0	15	30	30	75	0	0	0	0	0	0	0	0	0	0	0
CS18c	Land East of Manchester Road		250	0	0	0	0	15	15	30	30	30	30	30	150	30	30	25	0	85
CS50	Land South of Longridge	225	225	0	0	15	30	30	75	30	30	30	30	30	150	0	0	0	0	0
CS54	Brooks Lane Strategic Location	200	200	0	0	15	30	30	75	30	30	30	35	0	125	0	0	0	0	0
CS55	Land off Warmingham Lane (Phase 2)	235	235	0	0	30	30	30	90	30	30	30	30	25	145	0	0	0	0	0
CS20	Glebe Farm - Remainder of site	525	75	0	0	0	0	0	0	0	0	15	30	30	75	0	0	0	0	0
CS23	<u>Snow Hill</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	0	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	0	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	0
CS57	Land adjacent to Hazelbadge Road	150	150	0	0	15	30	30	75	30	30	15	0	0	75	0	0	0	0	0
CS58	Land at Sprink Farm	150	150	0	0	15	30	30	75	30	30	15	0	0	75	0	0	0	0	0
CS59	Land South of Chester Road	150	150	0	0	15	35	35	85	35	30	0	0	0	65	0	0	0	0	0
CS24	Land off Hawthorne Drive	150	150	0	0	15	30	30	75	30	30	15	0	0	75	0	0	0	0	0
CS26	Royal London - Land East Alderley Road	175	80	0	0	15	30	30	75	5	0	0	0	0	5	0	0	0	0	0
	Royal London - Land West Alderley Road		75	0	0	15	30	10	55	20	0	0	0	0	20	0	0	0	0	0
	Royal London - Land North of Existing Campus		20	0	0	10	10	0	20	0	0	0	0	0	0	0	0	0	0	0
CS61	Little Stanneylands	200	200	0	0	15	30	30	75	30	30	30	30	5	125	0	0	0	0	0
CS62	Heathfield Farm	150	150	0	0	15	30	30	75	30	30	15	0	0	75	0	0	0	0	0
SUB TOTAL				0	84	664	1474	1651	3873	1565	1539	1375	1187	921	6587	630	395	343	280	1648
GRAND TOTAL				106	392	1344	2207	2359	6408	2291	2207	1960	1762	1384	9604	980	650	518	350	2498

STRATEGIC SITES - SUMMARY OF CONTRIBUTION OVER REMAINDER OF PLAN PERIOD

			1st Apr 2016 - 31 March 2021	1st Apr 2021 - 31 March 2026	1st Apr 2026 - 31 March 2030
CS Reference	Strategic Sites	Site Capacity	Delivery Year 1-5	Delivery Years 5-10	Delivery Years 10-14
Crewe					
SL1	Central Crewe	400	54	135	103
CS1	Basford East	850	220	435	195
CS2	Basford West	370	175	175	20
CS3	Leighton West	850	265	510	75
CS38	Leighton	500	115	350	35
CS4	Crewe Green	150	120	30	0
CS5	Sydney Road (incl Ext)	525	150	297	78
CS37	South Cheshire Growth Village	650	160	400	90
CS6	Shavington / Wymbunbury Triangle	400	175	225	0
CS7	East Shavington	275	135	120	20
CS39	Broughton Road	175	175	0	0
Macclesfield					
SL4	Central Macclesfield	500	66	165	137
CS8	South Macclesfield Development Area	1050	205	600	245
CS10	Land off Congleton Road	300	175	125	0
CS9	Land East of Fence Avenue	250	50	200	0
CS11	Gaw End Lane	300	130	170	0
CS40	Land South of Chelford Road	200	105	95	0
CS41	Land between Chelford Road and Whirley Road	150	75	75	0
Alsager					
CS13	Former MMU Campus	400	150	250	0
CS12	Twyfords and Cardway	550	180	290	80
CS42	White Moss Quarry	350	105	150	95
Congleton					
CS45	Congleton Business Park Extension	625	150	450	25
CS46	Giantswood Lane to Manchester Road	500	75	250	175
CS16	Giantswood Lane South	150	130	20	0
CS17	Manchester Road to Macclesfield Road	450	306	222	0
CS44	Back Lane / Radnor Park	750	225	576	50
CS47	Tall Ash Farm	225	105	131	0
CS48	Lamberts Lane	225	147	83	0
Handforth					
CS49	Land between Clay Lane and Sagars Road	250	75	150	25
CS30	North Cheshire Growth Village	1500	325	650	525
Knutsford					
CS18a	Land North of Northwich Road	175	135	40	0
CS18b	Land West of Manchester Road	75	75	0	0
CS18c	Land East of Manchester Road	250	15	150	85
CS19	Parkgate Extension	200	120	80	0
CS50	Land South of Longridge	225	75	150	0
Middlewich					
CS20	Glebe Farm	525	130	325	70
CS54	Brooks Lane SL	200	75	125	0
CS55	Land off Warmingham Lane (Ph. 2)	235	90	145	0
Nantwich					
CS21	Kingsley Fields	1100	315	450	335
CS23	Snow Hill	0	0	0	0
Poynton					
CS57	Land adjaent to Hazelbadge Road	150	75	75	0
CS58	Land at Sprink Farm	150	75	75	0
CS59	Land South of Chester Road	150	85	65	0
Sandbach					
CS24	Land adjacent to J17 of M6	450	230	220	0
Wilmslow					
CS26	Royal London	175	150	25	0
CS61	Little Stanneylands	200	75	125	0
CS62	Heathfield Farm	150	75	75	0
Rural					
CS29	Alderley Park Opportunity Site	275	90	150	35
		18,555	6,408	9,604	2,498



## Appendix 4 - Commitments as at 31 March 2016

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**Strategic Sites with Planning Permissions at 31 March 2016**

SHLAA Ref	LPS Feb 2016 Ref	Site Address	Gross Total Dwellings	Completions	Remaining losses	Net remaining	Planning Application Ref	Planning Status	Settlement	Brownfield/ Greenfield/ Mixed
4882	CS5	CS5 138, SYDNEY ROAD AND LAND TO THE NORTH EAST OF SYDNEY ROAD, CREWE, CW1 5NF	240	0	0	240	13/2055N	outline	Crewe	g
4882	CS5	part of above site - Land south west of Thornyfields Farm, Herbert Street, Crewe	12	0	0	12	15/2818N	s106	Crewe	g
2320	CS17	CS17 Land off MANCHESTER ROAD, CONGLETON CW12 2HU	45	0	0	45	13/0918C	outline	Congleton	g
2347	CS12	CS12 TWYFORDS BATHROOMS, LAWTON ROAD, ALSAGER, ST7 2DF	335	0	0	335	11/4109C	outline	Alsager	b
2409	CS16	CS16 Land Between Manchester Road and, Giantswood Lane, Hulme Walfield, Congleton	96	0	0	96	14/1680C	outline	Congleton	g
2892	CS39	CS39 LAND TO THE EAST OF BROUGHTON ROAD, CREWE	124	0	0	124	13/5085N	full	Crewe	g
2897	CS6	CS6 Land South of Newcastle Road, Shavington & Wybunbury, Cheshire	360	0	0	360	12/3114N	under construction	Crewe	g
2902	CS7	CS7 LAND TO THE EAST OF CREWE ROAD, SHAVINGTON CUM GREYSTY	275	0	0	275	13/2069N	full	Crewe	g
2926	CS21	CS21 Land at Kingsley Fields, North West of Nantwich, Henhull, Cheshire	1100	0	0	1100	13/2471N	outline	Nantwich	g
3498	CS2	CS2 LAND OFF CREWE ROAD, BASFORD WEST, SHAVINGTON CUM GREYSTY, CREWE	370	0	0	370	15/2943N	under construction	Crewe	g
4154	CS42	CS42 Land at and adjacent to, White Moss Quarry, Butterton Lane, Barthomley, Crewe	350	0	0	350	13/4132N	outline	Alsager	g
4710	CS24	CS24 Land off Hawthorne Drive, Sandbach	50	0	0	50	12/4874C	full	Sandbach	g
4870	CS19	CS19 LAND NORTH OF PARKGATE INDUSTRIAL ESTATE, PARKGATE LANE, KNUTSFORD, CHESHIRE	200	0	0	200	13/2935M	outline	Knutsford	g
4920	CS24	CS24 LAND BOUNDED BY OLD MILL ROAD & M6 NORTHBOUND SLIP ROAD, SANDBACH	250	0	0	250	12/3948C	outline	Sandbach	g
4957	CS44	CS44 (part) Land between Black Firs Lane, Chelford Road & Holmes Chapel Road, Somerford, Congleton, Cheshire	170	0	0	170	13/2746C	outline	Congleton	g
4958	CS20	CS20 GLEBE FARM, BOOTH LANE, MIDDLEWICH, CHESHIRE, CW10 0RP	450	0	0	450	13/3449C	s106	Middlewich	g
5255	CS1	CS1 Phase 1 Basford East Land Between The A500 And, WESTON ROAD, CREWE	490	0	0	490	14/4025N	outline	Crewe	g
5495	CS8	CS8 Land Southwest Of, MOSS LANE, MACCLESFIELD	150	0	0	150	15/2010M	s106	Macclesfield	b
5477	CS1	CS1 Land at Basford East, Crewe	325	0	0	325	15/1537N	s106	Crewe	g
4788	CS48	LAND OFF, THE MOORINGS, CONGLETON 14	38	0	0	38	12/3028C	full	Congleton	g
4790	CS48	LAND OFF GOLDFINCH CLOSE AND KESTREL CLOSE, CONGLETON, CHESHIRE 14	38	0	0	38	15/0001	full	Congleton	g
4791	CS48	LAND WEST OF GOLDFINCH CLOSE, CONGLETON	154	0	0	154	13/3517C	outline	Congleton	g
2549	CS47	CS47 TALL ASH FARM, 112, BUXTON ROAD, CONGLETON, CHESHIRE, CW12 2DY	236	0	0	236	15/2099C	s106	Congleton	g
5494	CS29	CS29 ALDERLEY PARK, CONGLETON ROAD, NETHER ALDERLEY, MACCLESFIELD, CHESHIRE, SK10 4TF	275	0	0	275	15/5401M	s106	Rural	b
5476	CS8	CS8 Land off Congleton Road, Macclesfield, Cheshire, SK11 7UP	220	0	0	220	14/0282M	s106	Macclesfield	g
5033	CS17	CS17 Land off MANCHESTER ROAD, CONGLETON CW12 2HU	49	0	0	49	13/0922C	outline	Congleton	g
						<b>6402</b>				

<b>Crewe</b>							
SHLAA Ref	Site Address	Gross Total Dwellings	Completions	Remaining losses	Net remaining	Planning Application Ref	Brownfield/ Greenfield/ Mixed
<b>Awaiting S106</b>							
2001	Land Adjacent To The Bridge Inn, Broad Street, Crewe	14	0	0	14	15/3863N	G
2949	WORKING MENS CLUB BUNGALOW, HALL O SHAW STREET, CREWE	9	0	1	8	14/5801N	G
2971	GRENSON MOTOR CO LTD, MIDDLEWICH ROAD, MINSHULL VERNON, CHESHIRE, CW1 4RA	10	0	0	10	15/1249N	B
3030	Land at 2 & 4 Heathfield Avenue & 29, 29A & 31 Hightown, Crewe	14	0	0	14	15/1545N	B
5289	35 & 41 , Mablns Lane, Crewe, Cheshire, CW1 3RF	17	0	2	15	15/0149N	B
	<b>Subtotal</b>	<b>64</b>	<b>0</b>	<b>3</b>	<b>61</b>		
<b>Full Permission</b>							
1004	123, STONELEY ROAD, CREWE, CHESHIRE, CW1 4NQ	1	0	0	1	14/0260N	B
1027	West of Manor Bank Farm, Cheerbrook Road, Willaston	12	0	0	12	P09/0040	G
1034	5, Browning Street, Crewe, CW1 3BB	2	0	0	2	14/3449N	G
2097	7 Stalbridge Road, Crewe	4	0	0	4	13/3959N	B
2206	119, WARMINGHAM ROAD, CREWE, CREWE, CHESHIRE, CW1 4PP 14	1	0	0	1	14/0453N	B
2449	24, HIGHTOWN, CREWE, CW1 3BS	1	0	0	1	14/4478N	b
2950	Stewart Street Motors, Stewart Street, Crewe	14	0	0	14	13/1338N	B
2984	LAND TO THE REAR OF 315 - 319 WEST STREET, CREWE, CW1 3HU	6	0	0	6	13/0971N	B
3376	Land north of Parkers Road, Leighton	223	0	0	223	14/4950N	G
3574	Land West Of, BROUGHTON ROAD, CREWE	81	0	0	81	15/5063N	G
3927	1, WHEATLEY ROAD, CREWE, CHESHIRE, CW1 4HX	1	0	0	1	14/2698N	G
4521	Land off the Backlands, Crewe	1	0	0	1	12/3721N	B
4528	Edleston Road County Primary School, Edleston Road, Crewe	10	0	0	10	13/0013N	B
4554	309 Crewe Road, Willaston	1	0	0	1	12/3302N	G
4646	The Limelight Club, 1-7 Hightown, Crewe	22	0	0	22	11/3168N	B
4695	41, LAURA STREET, CREWE, CW2 6HA 14	2	0	1	1	13/3551N	B
4739	285, NANTWICH ROAD, CREWE, CHESHIRE, CW2 6PF 14	0	0	1	-1	13/2553N	B
4779	BROOKLANDS HOUSE, FORD LANE, CREWE, CHESHIRE, CW1 3JH 14	16	0	10	6	13/4323N	B
4810	New Burton Inn, 79, Victoria Street, Crewe, Crewe, CW1 2JH 14	4	0	0	4	14/0113N	B
4832	Unit 1, SMALLMAN ROAD, CREWE 14	1	0	0	1	14/0427N	B
4852	LAND AT MAW GREEN ROAD, CREWE, CW1 4HH	8	0	0	8	14/0084N	G
4863	16, HIGHTOWN, CREWE, CW1 3BS	1	0	0	1	14/0188N	B
4899	131/ 133, WEST STREET, CREWE, CW1 3HH	2	0	0	2	13/4766N	B
4917	4, HALL O SHAW STREET, CREWE, CHESHIRE, CW1 4AE	2	0	1	1	14/1846N	B
4948	Shavington Post Office, 120, MAIN ROAD, SHAVINGTON, CHESHIRE, CW2 5EE	1	0	1	0	14/2531N	B
4956	LAND TO REAR OF, THE RECTORY, 44, CHURCH LANE, WISTASTON	11	0	0	11	14/1129N	G
5026	49, GAINSBOROUGH ROAD, CREWE, CW2 7PH	0	0	1	-1	14/3782N	B
5027	IMPERIAL CHAMBERS, PRINCE ALBERT STREET, CREWE, CHESHIRE	2	0	0	2	14/4098N	G
5075	PUSEY DALE FARM, MAIN ROAD, SHAVINGTON, CW2 5DY	1	0	0	1	13/4830N	B
5084	CERCO HOUSE, Southmere Court, ELECTRA WAY, CREWE, CW1 6GU	12	0	0	12	14/5201N	B
5092	Leighton Hall Farm, Middlewich Road, Leighton, Crewe, CW1 4QH	6	0	0	6	14/1195N	G
5094	Lynwood, 374, HUNGERFORD ROAD, CREWE, CW1 6HD	2	0	0	2	14/5462N	B
5118	Manor Way Centre, MANOR WAY, CREWE, CW2 6JS	14	0	0	14	14/4165N	B
5132	263, WALTHALL STREET, CREWE, CW2 7LE	3	0	1	2	15/0181N	B
5133	33, SYCAMORE AVENUE, CREWE, CW1 4DT	4	0	0	4	14/4581N	B
5139	19, SHAKESPEARE DRIVE, CREWE, CW1 5HX	1	0	0	1	14/3440N	G
5162	25 Sherwin Street, Crewe, Cheshire, CW2 6DJ	1	0	0	1	15/0475N	G

5182	Land off Peel Street & rear of 134 West Street Crewe Cheshire	2	0	0	2	15/0932N	B
5243	156, BRADFIELD ROAD, CREWE, CW1 3RQ	1	0	0	1	15/2547N	G
5259	SUNNY BRAE, WOODSIDE LANE, WISTASTON, CHESHIRE, CW2 8AJ	1	0	1	0	15/3028N	B
5291	53, HUNGERFORD ROAD, CREWE, CHESHIRE, CW1 5EQ	1	0	0	1	15/3337N	B
5295	2, CHESTNUT GROVE, CREWE, CW1 4BD	2	0	1	1	15/3215N	B
5328	5, CHARLESWORTH STREET, CREWE, CHESHIRE, CW1 4DE	1	0	0	1	15/3642N	G
5337	5, WISTASTON AVENUE, WISTASTON, CHESHIRE, CW2 8QR	1	0	0	1	15/4219N	G
5343	101, VICTORIA STREET, CREWE, CW1 2JN	1	0	0	1	15/3916N	B
5364	Land at 48, Wistaston Road, Crewe, Cheshire, CW2 7RE	13	0	0	13	15/5627N	B
5444	149, Edleston Road, Crewe, Cheshire, CW2 7HR	1	0	0	1	16/0357N	B
5455	71, Alton Street, Crewe, Cheshire, CW2 7QF	2	0	1	1	16/0469N	B
	<b>Subtotal</b>	<b>500</b>	<b>0</b>	<b>19</b>	<b>481</b>		
<b>Outline Permission</b>							
1487	490 Crewe Road, Wistaston, Crewe	1	0	0	1	10/4459N	G
2061	Land at Lockitt Street/ Mill Street, Crewe	53	0	0	53	P07/0639	B
2102	Minshull Court Nursing Home, Minshull New Road, Crewe	14	0	0	14	13/3724N	B
2896	Land to north of Moorfields, Willaston	146	0	0	146	13/3688N	G
4688	158, WISTASTON ROAD, WISTASTON, CW5 6QT 14	2	0	0	2	13/2809N	G
4770	LAND ADJACENT 22, MAIN ROAD, SHAVINGTON, CW2 5DY 14	1	0	0	1	13/4712N	G
4802	Rowlinson Timber, 28, COPPICE ROAD, WILLASTON, CW5 6QH 14	2	0	0	2	13/4428N	B
5088	79-81, COLERIDGE WAY, CREWE, CW1 5LE	8	0	0	8	14/4185N	B
5333	Land to the north of Wistaston Green Road, Wistaston	150	0	0	150	14/1326N	G
5411	44, Cheerbrook Road, Willaston, CW5 7EN	3	0	0	3	14/4944N	G
	<b>Subtotal</b>	<b>380</b>	<b>0</b>	<b>0</b>	<b>380</b>		
<b>Under Construction</b>							
1003	197 Underwood Lane, Crewe	3	2	0	1	12/3831N	B
1022	13 Myrtle Street, Crewe	2	0	1	1	P09/0128	B
1023	The Vine Hotel, Earle Street, Crewe	1	0	0	1	P09/0103	B
1472	1 Lawton Street, Crewe	4	1	0	3	10/1649N	B
1484	37 Middlewich Street, Crewe	2	1	0	1	P02/1391	B
1571	140 Earle Street, Crewe	1	0	0	1	P94/0734	B
1579	Land adjacent to Bracondale, Ravenscroft Road, Crewe	1	0	0	1	P04/0493	G
1652	3 Ruskin Road, Crewe	2	0	0	2	P04/0541	B
1934	Land off Dunwoody Way, Crewe	82	53	0	29	P07/0767	B
1943	1 Nelson Street, Crewe	2	0	1	1	P06/0677	B
2058	109 Middlewich Street, Crewe	2	1	0	1	P07/0930	B
2079	18 Derrington Avenue, Crewe	4	1	0	3	P07/1125	B
2094	419 and 419A Alton Street, Crewe	1	0	2	-1	P07/1236	B
2133	23-25 Gresty Terrace, Crewe	1	0	0	1	09/3180N	B
2891	Land to the north and south of Maw Green Road, Coppenthal, Crewe	165	14	0	151	12/0831N	G
2895	Coppenthal East, Remer Street, Crewe	650	13	0	637	11/1643N	G
2901	LAND AT CREWE ROAD, SHAVINGTON CUM GRESTDY, CREWE, CW2 5AD	40	34	0	6	14/2457N	G
2921	Gresty Green Farm, Gresty Green Road	51	8	0	43	11/2212N	G
2958	Land to the rear of 28 Cheerbrook Road, Willaston, Crewe	21	1	0	20	13/3762N	G
2965	SIR WILLIAM STANIER COMMUNITY SCHOOL, LUDFORD STREET, CREWE, CW1 2NU	107	92	0	15	13/4382N	B
2988	Eastern Road, Willaston	40	0	0	40	15/0971N	G
2991	Land adjacent to 97 Broughton Road, Crewe	11	0	0	11	10/3262N	M
3250	Land to the rear of Mill House, Crewe Green Road, Crewe	8	0	0	8	12/1050N	G
3376	Land north of Parkers Road, Leighton	131	48	0	83	14/3389N	G
3552	6 Audley Street, Crewe	1	0	0	1	10/2500N	G
3695	117 Edleston Road, Crewe	2	1	0	1	10/4574N	B
4150	43 Hightown, Crewe	1	0	0	1	12/0666N	B
4357	170 Edleston Road, Crewe	3	0	0	3	12/2777N	B

4426	The Old Stores, 2 Coppice Road / 51 Wistaston Road, Willaston	2	0	0	2	12/4437N	B
4485	Manor Orchard, FLOWERS LANE, LEIGHTON, CREWE	3	0	0	3	14/5232N	M
4643	142 Walthall Street, Crewe 14	2	0	0	2	13/2361N	B
4650	LAND TO THE REAR OF REMER STREET, CREWE, CW1 4LT 14	18	0	0	18	13/1267N	G
4660	73 Main Road, Shavington	1	0	0	1	13/2785N	G
4837	11, TUNBRIDGE CLOSE, WISTASTON, CHESHIRE, CW2 6SH 14	1	0	0	1	14/0427N	G
4898	Land off Queens Park Drive, Crewe, CW2 7SD	9	0	0	9	14/0126N	B
4903	50, Bowen Cooke Avenue, Crewe, CW1 3NR	1	0	0	1	14/1592N	G
4970	140, Edleston Road, Crewe, CW2 7EZ	2	0	0	2	14/3182N	B
5076	250, EDLESTON ROAD, CREWE, CW2 7EH	4	0	0	4	14/5163N	B
5097	LAND NORTH OF, 46A, WISTASTON ROAD, WILLASTON	1	0	0	1	14/5381N	G
5112	190, NANTWICH ROAD, CREWE, CW2 6BP	5	0	0	5	14/5630N	B
5119	316 , Walthall Street, Crewe, Cheshire East, CW2 7LE	3	0	1	2	14/5895N	B
5195	LAND ADJACENT TO, FLOWERS LANE, LEIGHTON, CREWE	1	0	0	1	15/1557N	B
5322	91, FLAG LANE, CREWE, CW2 7QT	1	0	0	1		B
5323	Link House, 1A, HEATHFIELD AVENUE, CREWE	8	0	5	3	15/1251N	B
5457	38, STOCK LANE, WYBUNBURY, CREWE, CHESHIRE, CW2 5ED	1	0	0	1	0	G
5460	THE BARREL, 38, NANTWICH ROAD, CREWE, CW2 6AD	1	0	0	1	0	B
	<b>Subtotal</b>	<b>1403</b>	<b>270</b>	<b>10</b>	<b>1123</b>		
	<b>Total</b>	<b>2347</b>	<b>270</b>	<b>32</b>	<b>2045</b>		

Macclesfield							
SHLAA Ref	Site Address	Gross Total Dwellings	Completions	Remaining losses	Net remaining	Planning Application Ref	Brownfield/ Greenfield/ Mixed
<b>Awaiting S106</b>							
941	Former TA Centre, Chester Road, Macclesfield	75	0	0	75	15/0585M	mixed
2418	Massie Dyeworks, Loney Street, Macclesfield	11	0	0	11	15/2819M	b
3062	LAND OFF, SAVILLE STREET, MACCLESFIELD	18	0	0	18	14/1945M	b
5485	2, UNION STREET, MACCLESFIELD, SK11 6QG	15	0	0	15	15/2056M	b
5486	29, CHELFORD ROAD, MACCLESFIELD, SK10 3LG	7	0	1	6	15/1553M	mixed
	<b>Subtotal</b>	<b>126</b>	<b>0</b>	<b>1</b>	<b>125</b>		
<b>Full Permission</b>							
3111	Former Garage, Buxton Road, Macclesfield, SK10 1LZ	47	0	0	47	14/0046M	mixed
3135	Former Depot at Junction of Green Street and Cuckstoolpit Hill, Macclesfield, Cheshire	15	0	0	15	14/5316M	b
3454	Trinity Court, Riseley Street, Macclesfield	27	0	0	27	15/1758M	b
3647	Land Adjacent 92, JAMES STREET, MACCLESFIELD, SK11 8BW	1	0	0	1	14/0083M	g
3739	Woodland at, Ryles Park Road, Macclesfield, Cheshire, SK11 8GZ	2	0	0	2	15/0624M	g
3983	1A Catherine Street, Macclesfield	2	0	0	2	12/0746M	b
4012	1 Step Hill, Macclesfield	3	0	0	3	11/4590M	b
4284	Land at Laburnum Road, Macclesfield	2	0	0	2	13/1917M	b
4541	133 London Road, Macclesfield	2	0	0	2	13/0177M	b
4569	3 Holly Road, Macclesfield	2	0	0	2	15/0695M	g
4602	254 Chester Road, Macclesfield	1	0	0	1	13/1674M	b
4604	84 Congleton Road, Macclesfield	2	0	1	1	13/1712M	b
4605	Land to rear of 84 Congleton Road, Macclesfield	1	0	0	1	13/1779M	g
4621	45 Delamere Drive, Macclesfield	1	0	0	1	13/1432M	g
4637	Land adjacent to 17 Smith Street, Macclesfield	1	0	0	1	13/2265M	g
4649	56, MILL STREET, MACCLESFIELD, CHESHIRE, SK11 6LT 14	4	0	0	4	13/3064M	b
4656	88, GREAT KING STREET, MACCLESFIELD 14	1	0	0	1	13/3057M	b
4667	OFFICES 1 AND 2, BROOKSIDE MILL, 14, BROOK STREET, MACCLESFIELD, SK11 7AA 14	2	0	0	2	13/3379M	b
4755	HIGHER FENCE FARM, 15, HIGHER FENCE ROAD, MACCLESFIELD, SK10 1QF 14	3	0	0	3	13/3713M	g
4782	48, BRUNSWICK HILL, MACCLESFIELD, CHESHIRE, SK10 1ET 14	1	0	0	1	13/5070M	b
4805	SHIP INN, 61- 63, BEECH LANE, MACCLESFIELD, SK10 2DS 14	2	0	0	2	13/4521M	b
4823	140, HURDSFIELD ROAD, MACCLESFIELD, SK10 2PY 14	4	0	0	4	14/0202M	b
4835	120- 122, MILL STREET, MACCLESFIELD, SK11 6NR 14	1	0	0	1	13/1893M	b
4839	95A, BYRONS LANE, MACCLESFIELD, CHESHIRE, SK11 7JS 14	1	0	0	1	13/5234M	b
4857	43, BRYNTON ROAD, MACCLESFIELD, SK10 3AF 11, ST CLEMENTS COURT, HOBSON STREET, MACCLESFIELD, SK11 8DE	2	0	1	1	14/0507M	b
4908	TYTHERINGTON OLD HALL, DORCHESTER WAY, MACCLESFIELD, CHESHIRE, SK10 2LQ	1	0	0	1	14/1859M	b
4940	49, STATION STREET, MACCLESFIELD, CHESHIRE, SK10 2AW	2	0	0	2	14/0326M	b
4991	121, PARK LANE, MACCLESFIELD, SK11 6UB	2	0	1	1	14/3107M	b
5018	3, LONGACRE STREET, MACCLESFIELD, CHESHIRE, SK10 1AY	1	0	0	1	14/3856M	b
5032	LAND TO REAR OF CHURCH VIEW, CHURCH STREET, MACCLESFIELD, SK11 6NN	2	0	0	2	14/1675M	g
5064	YORK CHAMBERS, Dukes Court, MILL STREET, MACCLESFIELD, SK11 6NN	3	0	0	3	14/2680M	b
5066	Garages and open land , TENBY ROAD, MACCLESFIELD	10	0	0	10	14/2147M	b
5072	OAK HOUSE, BRUNSWICK STREET, MACCLESFIELD, CHESHIRE, SK10 2PV	1	0	0	1	14/4934M	b
5098	24, DELAMERE DRIVE, MACCLESFIELD, CHESHIRE, SK10 2PV	1	0	0	1	14/5588M	b
5138	24 & 26, DUKE STREET, MACCLESFIELD, CHESHIRE, SK11 6U	2	0	0	2	15/0287M	b
5140	Land South of 9 Chepstow Close, Macclesfield, SK10 2WE	2	0	0	2	14/5438M	g
5188	42, PARK GREEN, MACCLESFIELD, CHESHIRE, SK11 7NE	3	0	0	3	14/5406M	b
5197	Craven House, CHURCHILL WAY, MACCLESFIELD, SK11 6AA	48	0	0	48	15/1603M	b
5208	Garages off Somerton Road, Weston, Macclesfield	4	0	0	4	14/5214M	b
5209	Weston Estate Grage Site, WARWICK ROAD, MACCLESFIELD, SK11 8TB	8	0	0	8	14/5227M	b

5210	Garage Site adj 47, COUNTESS ROAD, MACCLESFIELD, SK11 8RX	3	0	0	3	14/5264M	b
5211	Cheshire East Garage Site Adjacent To 18, COUNTESS ROAD, MACCLESFIELD, SK11 8RX	1	0	0	1	14/5265M	b
5219	34, CHESTER ROAD, MACCLESFIELD, CHESHIRE, SK11 8DG	2	0	0	2	15/1838M	b
5220	14-18, JORDANGATE, MACCLESFIELD, SK10 1EW	1	0	0	1	15/2182M	b
5226	3-5, JORDANGATE, MACCLESFIELD, CHESHIRE, SK10 1EF	1	0	0	1	14/5323M	b
5229	The Albion Hotel, 6, LONDON ROAD, MACCLESFIELD, CHESHIRE, SK11 7QX	7	0	0	7	13/3315M	b
5230	THE GRANARY, BLAKELOW FARM, BLAKELOW ROAD, MACCLESFIELD, CHESHIRE, SK11 7ED	1	0	0	1	15/1349M	b
5248	138, HURDSFIELD ROAD, MACCLESFIELD, SK10 2PY	-1	0	0	-1	15/2382M	b
5268	Prince Albert, 140, NEWTON STREET, MACCLESFIELD, SK11 6RW	2	0	1	1	15/2159m	b
5276	9, LONEY STREET, MACCLESFIELD, CHESHIRE, SK11 8EP	1	0	0	1	15/2828M	b
5316	Crown Inn, 76, BOND STREET, MACCLESFIELD, SK11 6QS	8	0	0	8	13/4980M	b
5317	The Barnfield, 24, CATHERINE STREET, MACCLESFIELD, CHESHIRE, SK11 6ET	5	0	0	5	15/0413M	b
5319	74, MILL LANE, MACCLESFIELD, SK11 7NR	0	0	1	-1	15/3623M	b
5341	UNITS 6-15, Marlborough Court, PICKFORD STREET, MACCLESFIELD, SK11 6JD	5		0	5	15/2560M	b
5350	PEXILL ROAD GARAGES, PEXHILL ROAD, MACCLESFIELD	2		0	2	15/0816M	b
5352	4-8, CHESTERGATE, MACCLESFIELD, CHESHIRE, SK11 6BA	6		0	6	15/4077M	b
5370	10 HIBEL ROAD, MACCLESFIELD, CHESHIRE, SK10 2AB	1		0	1	15/3164M	b
5376	53, CHELFORD ROAD, MACCLESFIELD, CHESHIRE, SK10 3LQ	2		1	1	15/3123M	b
5382	47, BLAKELOW ROAD, MACCLESFIELD, CHESHIRE, SK11 7ED	1		1	0	15/3995M	b
5400	20, Primrose Avenue, Macclesfield, Cheshire East, SK11 7YU	1		0	1	15/4955M	g
5414	LAND ADJACENT TO, 10, CRAIG CLOSE, MACCLESFIELD	1		0	1	15/2813M	g
5430	21, MASONS LANE, MACCLESFIELD, CHESHIRE, SK10 2RS	7		1	6	15/3521M	b
5446	Weston Estate Garage Site, BARNARD CLOSE, MACCLESFIELD	4		0	4	14/5226M	b
5447	LAND AND BUILDINGS TO THE NORTH EAST, TENNYSON CLOSE, MACCLESFIELD	3		0	3	14/5212M	b
5462	New Gables, 2, BIRTLES ROAD, MACCLESFIELD, CHESHIRE, SK10 3JQ	1		0	1	15/1376M	g
	<b>Subtotal</b>	<b>286</b>	<b>0</b>	<b>8</b>	<b>278</b>		
<b>Outline Permission</b>							
2414	LAND BETWEEN 10 AND 12, WATERLOO STREET, MACCLESFIELD	5	0	0	5	14/1824M	b
3075	Land To The North of, PARK ROYAL DRIVE, MACCLESFIELD	10	0	0	10	14/2777M	b
3126	Land at 151-153 London Road, Macclesfield	8	0	1	7	13/0191M	b
4861	LAND AT BLAKELOW GARDENS, MACCLESFIELD, CHESHIRE	1	0	0	1	13/3908M	mixed
4938	43, HILLCREST ROAD, GAWSWORTH, MACCLESFIELD, CHESHIRE, SK11 7UY	1	0	0	1	14/2257M	g
5054	MACCLESFIELD DISTRICT HOSPITAL, VICTORIA ROAD, MACCLESFIELD	34	0	0	34	12/3786M	b
5332	CORNER OF, NEWTON STREET & HENDERSON STREET, MACCLESFIELD, SK11 6QZ	6	0	0	6	14/2885M	b
5164	CHESHIRE WINDOWS AND GLASS, ARMITT STREET, MACCLESFIELD, CHESHIRE, SK11 6SD	10	0	0	10	14/5635M	b
	<b>Subtotal</b>	<b>75</b>	<b>0</b>	<b>1</b>	<b>74</b>		
<b>Under Construction</b>							
2147	Macclesfield District Hospital, Victoria Road, Macclesfield	72	67	0	5	11/3602M	b
2165	8-12 Pierce Street, Macclesfield	2	0	0	2	09/0786M	b
2293	9 Fallibroome Road, Macclesfield	4	2	0	2	13/0512M	b
3128	Land at Cuckstoolpit Hill, Macclesfield	2	0	0	2	10/3494M	b

3141	48 Hobson Street, Macclesfield	4	3	0	1	11/1192M	B
3502	Peel Arms, 47 Peel Street, Macclesfield	1	0	0	1	10/2507M	b
3516	Land off Manchester Road, Tytherington, Macclesfield	134	19	0	115	14/1338M	g
3546	20 Priory Lane, Macclesfield	10	0	0	10	14/1991M	mixed
3806	37 Chestergate, Macclesfield	2	0	0	2	11/1133M	b
3835	16-18 Cross Street, Macclesfield	2	1	0	1	11/1772M	b
3917	Land between 78 and 80 Beech Lane, Macclesfield	1	0	0	1	11/1891M	g
4029	88 Broken Cross, Macclesfield	2	0	0	2	02/0800P	g
4055	UPTON HALL FARM, 161, PRESTBURY ROAD, MACCLESFIELD	3	0	0	3	10/2600M	g
4056	119 Park Lane, Macclesfield	2	1	0	1	12/0332M	b
4162	Land to the east of Larkwood Way, Tytherington, Macclesfield	173	12	0	161	13/2661M	g
4215	23 Church Street, Macclesfield	1	0	0	1	11/2100M	b
4410	40a Cross Street, Macclesfield	1	0	0	1	12/4360M	b
4548	Macclesfield District Hospital, Victoria Road, Macclesfield	36	27	0	9	12/3779M	b
4655	1, COPPER STREET, MACCLESFIELD, SK11 7LH 14	1	0	0	1	13/2982M	g
4784	Land between no.81 and No.59 Statham Str, Statham Street, Macclesfield, Cheshire, SK11 6XL 14	5	1	0	4	13/4986M	b
4853	LAND TO REAR OF 10, HIGHFIELD ROAD, MACCLESFIELD	1	0	0	1	13/3280M	g
4986	Old Ribbon Mill, JACKSON STREET, MACCLESFIELD, SK11 7PS	3	0	0	3	14/1649M	b
5036	LAND ADJACENT TO 2, ALISON DRIVE, MACCLESFIELD, CHESHIRE, SK11 7BB	1	0	0	1	14/4227M	g
5067	60, JODRELL STREET, MACCLESFIELD, SK11 7BB	4	0	0	4	14/3954M	b
5152	3, MILL LANE, MACCLESFIELD, CHESHIRE, SK11 7NN	2	1	0	1	14/5664M	b
	<b>Subtotal</b>	<b>469</b>	<b>134</b>	<b>0</b>	<b>335</b>		
	<b>Total</b>	<b>956</b>	<b>134</b>	<b>10</b>	<b>812</b>		



Alsager							
SHLAA Ref	Site Address	Gross Total Dwellings	Completions	Remaining losses	Net remaining	Planning Application Ref	Brownfield/ Greenfield/ Mixed
<b>Awaiting S106</b>							
5489	Mere End Barns, HASSALL ROAD, ALSAGER	1	0	0	1	15/4766C	G
	<b>Subtotal</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>		
<b>Full Permission</b>							
2372	LAND OFF DUNNOCKSFOLD ROAD, ALSAGER, CHESHIRE	89	0	0	89	14/5548C	G
2373	Land at Rhodes Field, Crewe Road, Alsager 14	110	0	0	110	13/3032C	G
2642	Land off Lea Way, Alsager	2	0	0	2	14/4946C	G
2793	Land adjacent to 6 Heath End Road, Alsager	1	0	0	1	11/0217C	G
3740	161 Sandbach Road North, Alsager	1	0	0	1	12/4453C	G
4059	Land off Hall Drive, Alsager	128	0	0	128	15/3410C	G
4530	63 Fields Road, Alsager	1	0	0	1	12/4749C	G
4764	WILLOW HOUSE, CRESSWELLSHAW FARM, SANDBACH ROAD NORTH, ALSAGER, ST7 2AU 14	1	0	0	1	13/4582C	B
4946	129 & 131, CREWE ROAD, ALSAGER, ST7 2JE	1	0	2	-1	14/2639C	B
4981	63 Crewe Road, Alsager, ST7 2EZ	2	0	1	1	14/2902C	B
5091	10, CREWE ROAD, ALSAGER, ST7 2ES	-1	0	1	-1	14/4321C	B
5116	THE BUNGALOW, DUNNOCKSFOLD ROAD, ALSAGER, ST7 2TW	1	0	1	0	14/4682C	B
5271	48A, SANDBACH ROAD SOUTH, ALSAGER, ST7 2LP	-1	0	0	-1	15/2833C	B
5392	14 & 15 WORDSWORTH WAY, ALSAGER, CHESHIRE, ST7 2NU	3	0	2	1	15/4652C	B
5418	59, FIELDS ROAD, ALSAGER, STOKE ON TRENT, CHESHIRE, ST7 2LX	1	0	0	1	15/2123C	G
5427	112, SANDBACH ROAD NORTH, ALSAGER, CHESHIRE, ST7 2AW	1	0	1	0	15/5817C	B
5344	Brundrett House, 19, SANDBACH ROAD SOUTH, ALSAGER, ST7 2LT	1	0	0	1	15/4068C	B
5421	HAZEL HOUSE, CRESSWELLSHAW FARM, SANDBACH ROAD NORT	1	0	0	1	15/5831C	G
	<b>Subtotal</b>	<b>341</b>	<b>0</b>	<b>8</b>	<b>335</b>		
<b>Outline Permission</b>							
3414	Land adjacent to Heath End Farm, Hassall Road, Alsager, Cheshire, ST7 2SL	34	0	0	34	13/5045C	G
4712	Land Adjacent to Meadow View, 118, Dunnocksfold Road, Alsager, ST7 2TW	8	0	0	8	14/4241C	G
4743	127, HASSALL ROAD, ALSAGER, STOKE-ON-TRENT, CHESHIRE, ST7 2SL 14	2	0	1	1	13/4239C	M
5302	Farfield, 200, CREWE ROAD, ALSAGER, ST7 2JF	2	0	0	2	15/2961C	G
	<b>Subtotal</b>	<b>46</b>	<b>0</b>	<b>1</b>	<b>45</b>		
<b>Under Construction</b>							
292	83 Cranberry Lane, Alsager	2	0	4	-2	06/0616FU	M
2835	64 Audley Road, Alsager	1	0	0	1	13/0213C	M
3413	LAND ON HASSALL ROAD, ALSAGER 14	30	29	0	1	12/1670C	G
3752	Land to the rear of 54-56 Crewe Road, Alsager	4	0	0	4	12/3392C	B
4556	Land to the West of Close Lane and North of Crewe Road, Alsager, Cheshire, ST7 2SL	130	4	0	126	14/5114C	G
5459	29A, LAWTON ROAD, ALSAGER, ST7 2AA	1	0	0	1	16/0308C	B
	<b>Subtotal</b>	<b>168</b>	<b>33</b>	<b>4</b>	<b>131</b>		
	<b>Total</b>	<b>556</b>	<b>33</b>	<b>13</b>	<b>512</b>		

Congleton							
SHLAA Ref	Site Address	Gross Total Dwellings	Completions	Remaining losses	Net remaining	Planning Application Ref	Brownfield/ Greenfield/ Mixed
Awaiting S106							
	Subtotal	0	0	0	0		
Full Permission							
332	56, Leek Road, Congleton	1	0	0	1	14/0278C	g
345	Land adjacent to 1A Boundary Lane, Congleton	1	0	0	1	13/3800C	g
2312	Rear of 27-31 Park Lane, Congleton	12	0	0	12	11/1484C	g
2354	Former First Carton, Sutherland Works, Bromley Road, Congleton	84	0	0	84	15/4089C	b
2369	LAND AT FORGE LANE, CONGLETON, CHESHIRE	20	0	4	16	09/3498C	b
2481	Land rear of 62-74 Canal Road, Congleton	2	0	0	2	13/3361C	g
2479	Mossley House, Biddulph Road, Congleton	10	0	0	10	15/2232C	mixed
2829	Land at Astbury Mere, Congleton	9	0	0	9	15/0719C	g
3447	Brook Street, Congleton (Phase 2)	16	0	0	16	14/0616C	mixed
3613	LAND ADJACENT TO HIGHLAND VIEW, CANAL STREET, CONGLETON	2	0	0	2	15/3775C	g
3980	Stables and Premises, Wood Farm, Middle Lane, Congleton	2	0	0	2		g
3985	1-7 Colehill Bank and 16 Canal Street, Congleton	6	0	0	6	14/1864C	b
4354	Brackenwood, Canal Road, Congleton	1	0	0	1	12/3129C	g
4432	47 Heath Road, Congleton	2	0	0	2	14/3822C	g
4436	The Orchard, PADGBURY LANE, CONGLETON 14	3	0	0	3	12/4194C	g
4478	Tall Ash Farm Triangle, Buxton Road, Congleton	3	0	0	3	15/5846C	g
4632	Land to rear of 27/29 Lawton Street, Congleton 14	1	0	0	1	13/0577C	g
4686	Moreton Meadows Farm, STONY LANE, CONGLETON, CW12 4DA 14	2	0	1	1	13/3207C	mixed
4717	134 WINDYWAYS, CANAL ROAD, CONGLETON, CW12 3AT 14	1	0	0	1	13/3795C	g
4744	85, CANAL STREET, CONGLETON, CW12 3AE 14	2	0	0	2	14/0520C	b
4793	Buckingham House, 3, WEST STREET, CONGLETON, CHESHIRE, CW12 1JN 14	8	0	0	8	13/5202C	b
4829	12A, WEST STREET, CONGLETON, CW12 1JR 14	6	0	0	6	13/4825C	b
4830	Former Durham Ox, 54, WEST STREET, CONGLETON, CW12 1JY 14	4	0	0	4	11/4566C 14/00	b
4974	UNIT 2, 34, MILL STREET, CONGLETON, CONGLETON, CHE	1	0	0	1	14/2803C	b
5029	Wharf Inn, 121, CANAL ROAD, CONGLETON, CW12 3AP	5	0	0	5	14/0201C	mixed
5052	7, NURSERY LANE, CONGLETON, CHESHIRE, CW12 3EX	1	0	0	1	14/3313C	g
5068	Land adjacent to 9B, FOL HOLLOW, ASTBURY, CW12 4HT	1	0	0	1	14/4232C	b
5105	6 Back Lane, Congleton, Cheshire, CW12 4PP	1	0	0	1	14/5789C	b
5117	DEAN HOUSE, CHAPEL STREET, CONGLETON, CHESHIRE, CW12 4AB	4	0	0	4	14/5543C	b
5141	SIEMENS HOUSE, VAREY ROAD, CONGLETON, CHESHIRE	75	0	0	75	14/2049C	mixed
5142	112, BROADHURST LANE, CONGLETON, CHESHIRE, CW12 1LA	1	0	0	1	14/5172C	b
5154	THROSTLES NEST INN, 11, BUXTON ROAD, CONGLETON, CHESHIRE, CW12 2DW	3	0	1	2	14/4323C	b
5155	Land Off, SHERRATT CLOSE, CONGLETON	2	0	0	2	15/0073C	g
5156	30, WILLIAM STREET, CONGLETON, CW12 2EY	3	0	1	2	15/0108C	mixed
5158	2-4, MOODY STREET, CONGLETON, CW12 4AP	1	0	0	1	15/0797C	b
5199	41, BOUNDARY LANE, CONGLETON, CW12 3JA	1	0	1	0	15/1463C	b
5239	8-10, WEST STREET, CONGLETON, CW12 1JS	2	0	0	2	15/2534C	b
5240	16A, LAWTON STREET, CONGLETON, CW12 1RP	2	0	0	2	15/2567C	b
5269	Tall Ash Cottage, 93, BUXTON ROAD, CONGLETON, CHESHIRE, CW12 2DY	2	0	1	1	14/5076C	mixed
5296	78 , Holmes Chapel Road, Congleton, Cheshire, CW12 4NG	1	0	0	1	15/3089C	G
5326	119, BUXTON ROAD, CONGLETON, CW12 3PH	1	0	0	1	15/3702C	G
5371	THE ARTS EXCHANGE, 8-10, MILL GREEN, CONGLETON, CW12 1JG	3	0	0	3	15/3945C	B
5443	LAND TO THE REAR OF, 21, WEST STREET, CONGLETON	3	0	0	3	16/0267C	B

	<b>Subtotal</b>	<b>311</b>	<b>0</b>	<b>9</b>	<b>302</b>		
<b>Outline Permission</b>							
2545	Land west of Padgbury Lane, Congleton	120	0	0	120	13/4219C	g
2546	Land west of Padgbury Lane, Congleton	150	0	0	150	13/4216C	g
2838	FORGE MILL, FORGE LANE, CONGLETON, CW12 4HF	48	0	0	48	14/0659C	mixed
3771	Land west of Forge Lane, Congleton.	5	0	0	5	13/3698C	g
4691	Land to South of, HOLMES CHAPEL ROAD, CONGLETON	70	0	0	70	14/5675C	g
4849	Former Danebridge Mill, MILL STREET, CONGLETON, CW12 1XX	14	0	0	14	13/1246C	b
4869	Land East of, Meadow Avenue, Congleton, Cheshire, CW12 4BX	14	0	0	14	13/4781C	g
5169	Land at Radnor Park Trading Estate, BACK LANE, CONGLETON, CW12 4QA	24	0	0	24	14/3747C	b
	<b>Subtotal</b>	<b>445</b>	<b>0</b>	<b>0</b>	<b>445</b>		
<b>Under construction</b>							
243	Bossons Mill/Brooks Mill, Stonehouse Green, Congleton	60	16	0	44	37494/3	b
339	45-47 West Street, Congleton	2	0	0	2	08/0114/FU	b
349	Land to rear of 58 West Street, Congleton	1	0	0	1	08/0591/CO	b
366	43A West Street, Congleton	2	0	0	2	08/0843/CO	b
368	The Bungalow, 20 Fol Hollow, Congleton	3	1	0	2	10/3741C	mixed
392	Land off Astbury Mere, Newcastle Road, Congleton	4	0	0	4	12/3256C	g
426	Land adjacent to 6 Bailey Crescent, Congleton	1	0	0	1	09/2537C	b
2306	Kestrel Engineering, Brook Street, Congleton	54	44	0	10	12/0410C	b
2541	Loachbrook Farm, Sandbach Road, Congleton CW12 4TE	200	61	0	139	13/2604C	g
2856	Moss Inn, Canal Road, Congleton CW12 3AT	7	0	0	7	13/4345C	mixed
3223	24 and 26 West Street, Congleton	5	0	0	5	09/3226C	b
3569	29 Trinity Place, Congleton	2	1	0	1	10/3551C	g
3869	EDWARDS MILL, HATTER STREET, CONGLETON	12	10	0	2	16/0068C	b
4362	66 and 68 Leek Road, Congleton	2	1	0	1	12/3962C	g
4767	The Studio, 33, WEST STREET, CONGLETON, CW12 1JN	1	0	0	1	13/3794C	b
4953	43, Woolston Avenue, Congleton, Congleton, Cheshire, C	2	1	0	1	14/0626C	b
4998	LAND REAR OF, 116, BIDDULPH ROAD, CONGLETON, CW12 3LY	1	0	0	1	14/2052C	g
5165	LAND ADJACENT TO BROOKLANDS HOUSE, PADGBURY LANE, CONGLETON, CHESHIRE	4	0	0	4	15/0576C	g
	<b>Subtotal</b>	<b>363</b>	<b>135</b>	<b>0</b>	<b>228</b>		
	<b>Total</b>	<b>1119</b>	<b>135</b>	<b>9</b>	<b>975</b>		

<b>Handforth</b>							
SHLAA Ref	Site Address	Gross Total Dwellings	Completions	Remaining losses	Net remaining	Planning Application Ref	Brownfield/ Greenfield/ Mixed
<b>Awaiting S106</b>							
3149	Land south of Coppice Way, Handforth	175	0	0	175	13/0735M	G
5055	PINEWOOD HOTEL, 180, WILMSLOW ROAD, HANDFORTH, CHESHIRE, SK9 3LF	12	0	1	11	15/3472M	B
	<b>Subtotal</b>	<b>187</b>	<b>0</b>	<b>1</b>	<b>186</b>		
<b>Full Permission</b>							
4529	12 Station Road, Handforth	2	0	0	2	13/0645M	B
4642	Land adjacent to 17 Viewlands Drive, Handforth	1	0	0	1	13/2852M	G
5115	FIRST FLOOR, Astute House, WILMSLOW ROAD, HANDFORTH, SK9 3HP	14	0	0	14	14/5507M	B
5267	LAND ADJACENT TO, 25, THE RACE, HANDFORTH	4	0	0	4	14/4481M	M
5287	PLOT ADJACENT TO, 21, HENBURY ROAD, HANDFORTH	1	0	0	1	15/1607M	G
5318	1, DERWENT DRIVE, HANDFORTH, CHESHIRE, SK9 3NW	1	0	0	1	15/3391M	G
5440	179, WILMSLOW ROAD, HANDFORTH, CHESHIRE, SK9 3JL	4	0	1	3	15/5439M	M
	<b>Subtotal</b>	<b>27</b>	<b>0</b>	<b>1</b>	<b>26</b>		
<b>Outline Permission</b>							
4828	LAND ADJACENT TO COPPICE WAY, HANDFORTH, CHESHIRE	108	0	0	108	14/2230M	B
	<b>Subtotal</b>	<b>108</b>	<b>0</b>	<b>0</b>	<b>108</b>		
<b>Under Construction</b>							
3936	4 Bulkeley Road, Handforth	3	0	0	3	11/3536M	B
	<b>Subtotal</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>3</b>		
	<b>Total</b>	<b>325</b>	<b>0</b>	<b>2</b>	<b>323</b>		

Knutsford							
SHLAA Ref	Site Address	Gross Total Dwellings	Completions	Remaining losses	Net remaining	Planning Application Ref	Brownfield/ Greenfield/ Mixed
Awaiting S106							
	Subtotal	0	0	0	0		
Full Permission							
3894	LYNDHURST, BEXTON LANE, KNUTSFORD	1	0	1	0	15/1065M	b
4266	10 Tabley Road, Knutsford	1	0	0	1	12/2004M	g
4640	38 Beech Drive, Knutsford	2	0	1	1	13/1575M	b
4816	43a, MOBBERLEY ROAD, KNUTSFORD, CHESHIRE, WA16 8EQ 14	1	0	1	0	12/4108M	b
4927	ELSTERNE, TOFT ROAD, KNUTSFORD, CHESHIRE, WA16 9EB	5	0	1	4	14/2081M	b
4978	RED WALLS, PARKFIELD ROAD, KNUTSFORD, WA16 8NP	1	0	1	0	14/2222M	b
5056	Heath Lodge, Parkgate Lane, Knutsford, Knutsford, Cheshire, WA16 8EZ	13	0	2	11	14/4305M	mixed
5057	THE OAKS, MOBBERLEY ROAD, KNUTSFORD, WA16 8HR	13	0	1	12	14/3720M	b
5171	10-12, KING STREET, KNUTSFORD, CHESHIRE, WA16 6DL	1	0	1	0	14/5353M	b
5335	20, LEE CLOSE, KNUTSFORD, WA16 0DW	1	0	1	0	15/3749M	B
5340	2, BRANDEN DRIVE, KNUTSFORD, CHESHIRE, WA16 8EJ	2	0	1	1	15/2070M	mixed
5374	68-70, KING STREET, KNUTSFORD, CHESHIRE, WA16 6ED	1	0	0	1	15/4057M	B
5383	48, GOUGHS LANE, KNUTSFORD, CHESHIRE, WA16 8QN	1	0	1	0	15/3966M	B
5416	3, CORONATION SQUARE, KNUTSFORD, CHESHIRE, WA16 6DS	1	0	0	1	15/5091M	G
5449	48, CRANFORD AVENUE, KNUTSFORD, CHESHIRE, WA16 0EB	1	0	0	1	15/2931M	G
	Subtotal	45	0	12	33		
Outline Permission							
5278	29, GLEBELANDS ROAD, KNUTSFORD, WA16 9DZ	2	0	0	2	15/2180M	mixed
	Subtotal	2	0	0	2		
Under Construction							
2196	The Hill Cottage, Parkfield Road, Knutsford	1	0	0	1	10/1165M	b
3762	15 Goughs Lane, Knutsford	1	0	0	1	12/0210M	b
4015	Roebuck Farm, Mancheser Road, Knutsford	2	1	1	0	13/1926M	mixed
5031	THE ORCHARDS, TOFT ROAD, KNUTSFORD, WA16 9EB	3	0	0	3	14/4276M	mixed
5262	2,3 & 4, ROYCE COURT, KNUTSFORD, WA16 0SW	4	0	0	4	15/3217M	b
5403	Pantiles, CHELFORD ROAD, KNUTSFORD, WA16 8LY	1	0	0	1	15/5314M	B
	Subtotal	12	1	1	10		
	Total	57	1	13	45		

Middlewich							
SHLAA Ref	Site Address	Gross Total Dwellings	Completions	Remaining losses	Net remaining	Planning Application Ref	Brownfield/ Greenfield/ Mixed
<b>Awaiting S106</b>							
396	SILVER BIRCHES, CROXTON LANE, MIDDLEWICH, CHESHIRE, CW10 9EZ	12	0	1	11	12/0804C	M
	<b>Subtotal</b>	<b>12</b>	<b>0</b>	<b>1</b>	<b>11</b>		
<b>Full Permission</b>							
4583	LAND OFF MILL LANE, MIDDLEWICH, CHESHIRE	1	0	0	1	14/5907C	G
4633	The Court Yard, St Michael's Way, Middlewich	4	0	0	4	13/2285C	B
4693	LAND BETWEEN 3 AND 5, HOLMES CHAPEL ROAD, MIDDLEWICH, CHESHIRE 14	2	0	0	2	15/2062N	G
4758	Universal House, ERF WAY, MIDDLEWICH, CW10 0QJ 14	1	0	0	1	13/4817C	B
5008	25, LEWIN STREET, MIDDLEWICH, CW10 9BG	1	0	0	1	14/3898C	B
5144	44, CHESTER ROAD, MIDDLEWICH, CHESHIRE, CW10 9EU	1	0	0	1	15/0602C	G
5184	KEEPERS COTTAGE, SUTTON LANE, MIDDLEWICH, CHESHIRE, CW10 0ES	1	0	1	0	14/2768C	B
5200	78, WHEELLOCK STREET, MIDDLEWICH, CW10 9AE	1	0	0	1	15/1746C	B
5325	25A, WHEELLOCK STREET, MIDDLEWICH, CW10 9AG	0	0	1	-1	15/2965C	B
5345	234, BOOTH LANE, MIDDLEWICH, CW10 0HA	1	0	0	1	15/1365C	B
5413	23, LAWRENCE AVENUE EAST, MIDDLEWICH, CW10 9DP	1	0	0	1	15/5016C	G
5420	69, LEWIN STREET, MIDDLEWICH, CW10 9BG	1	0	0	1	15/5505C	G
	<b>Subtotal</b>	<b>15</b>	<b>0</b>	<b>2</b>	<b>13</b>		
<b>Outline Permission</b>							
4458	123, Nantwich Road, Middlewich	6	0	0	6	12/4835C	M
	<b>Subtotal</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>6</b>		
<b>Under Construction</b>							
256	20 Hightown, Middlewich	2	0	0	2	34941/3	B
353	7-9 Lewin Street, Middlewich	5	3	0	2	10/3437C	B
429	Land off Nantwich Road (Twekesbury Close), Middlewich	24	22	0	2	13/0100C	M
2657	Land off The Green, Middlewich	77	76	0	1	11/4545C	G
2788	Kings Arms, 2 Queen Street, Middlewich	3	0	0	3	11/2979C	B
3368	Land off Warmingham Lane, Middlewich	149	55	0	94	12/2584C	G
4330	Land adjacent to 171 Long Lane South, Middlewich	1	0	0	1	12/3091C	G
4336	71 Wheelock Street, Middlewich	8	0	0	8	14/5700C	B
4359	Land off Warmingham Lane, Middlewich	194	47	0	147	13/5297C	G
4626	89 Hayhurst Avenue, Middlewich	1	0	0	1	13/2283C	G
4766	MIDDLEWICH AUTOS, THE OLD SMITHY, BROOKS LANE, MIDDLEWICH, CHESHIRE, CW10 0JH 14	1	0	0	1	13/5050C	B
5353	KINDERTON ARMS, 338, BOOTH LANE, MIDDLEWICH, CW10 0HB	1	0	0	1	15/3981C	B
	<b>Subtotal</b>	<b>466</b>	<b>203</b>	<b>0</b>	<b>263</b>		
	<b>Total</b>	<b>499</b>	<b>203</b>	<b>3</b>	<b>293</b>		

Nantwich							
SHLAA Ref	Site Address	Gross Total Dwellings	Completions	Remaining losses	Net remaining	Planning Application Ref	Brownfield/ Greenfield/ Mixed
<b>Awaiting S106</b>							
1867	FORMER BOWLING GREEN, WATERLODE, NANTWICH	7	0	0	7	14/0143N	g
	<b>Subtotal</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>7</b>		
<b>Full Permission</b>							
4734	Land between 65 and 81 London Road, Nantwich	4	0	0	4	16/0430N	g
4741	16A, PEPPER STREET, NANTWICH, CW5 5AB 14	2	0	1	1	13/4079N	b
4918	132, London Road, Nantwich, Cheshire, CW5 6LR	1	0	0	1	14/1909N	g
5001	Guy Harvey Youth Club, BIRCHIN LANE, NANTWICH, CW5 6ET	3	0	0	3	15/5834N	g
5016	23, PARK ROAD, NANTWICH, CW5 7AQ	1	0	0	1	14/3858N	g
5095	Land off Wrens Close, Nantwich	11	0	0	11	13/4904N	g
5120	142, LONDON ROAD, STAPELEY, NANTWICH, CHESHIRE, CW5 7JN	1	0	1	0	15/0042N	b
5121	1-5, Pillory Street, Nantwich, Cheshire, CW5 5BZ	3	0	0	3	14/5685N	b
5130	121, CREWE ROAD, NANTWICH, CW5 6JN	1	0	0	1	14/5591N	g
5186	14, Love Lane, Nantwich, Cheshire, CW5 5BH	0	0	1	-1	15/1544N	b
5315	SIR EDMUND WRIGHT HOUSE, BEAM STREET, NANTWICH, CW5 5LZ	6	0	12	-6	15/3601N	b
	<b>Subtotal</b>	<b>33</b>	<b>0</b>	<b>15</b>	<b>18</b>		
<b>Outline Permission</b>							
4865	GREENFIELDS, NEWCASTLE ROAD, WILLASTON, CHESHIRE, CW5 7EJ	4	0	1	3	13/4405N	mixed
5379	LAND SOUTH OF QUEENS DRIVE, NANTWICH	118	0	0	118	14/5841N	g
	<b>Subtotal</b>	<b>122</b>	<b>0</b>	<b>1</b>	<b>121</b>		
<b>Under Construction</b>							
1231	Stapeley Water Gardens, Nantwich	147	131	0	16	12/1381N	mixed
1640	Land off Millstone Lane, Nantwich	37	15	0	22	15/1315N	b
1641	39 Crewe Road, Nantwich	2	0	1	1	P04/0620	b
1660	Land off Shrewbridge Road, Nantwich	2	1	0	1	P05/0459	b
1834	Manor House, 7 Beam Street, Nantwich	6	0	0	6	P05/0081	b
2118	Land off St Annes Lane, Nantwich	24	23	0	1	12/1989N	b
3428	Land off Queens Drive, Edleston	268	82	0	186	14/1823N	g
3604	Land to the rear of 58 Wellington Road, Nantwich	2	1	2	-1	10/3826N	b
4023	52 Pillory Street, Nantwich	1	0	0	1	11/3899N	b
4202	LAND ADJACENT TO 59, 61 & 61A LONDON ROAD, STAPELEY	1	0	0	1	12/1574N	g
4203	Rear of 44 Marsh Lane, Nantwich	1	0	0	1	12/1248N	g
4408	Land at Former Stapeley Water Gardens, London Road, Stapeley	171	0	0	171	14/2155N	mixed
4808	2, CEDAR GROVE, NANTWICH, CW5 6GZ 14	1	0	0	1	14/3335N	g
4930	Land to rear of 144, Audlem Road, Nantwich, Cheshire, CW5 7EB	33	0	0	33	14/4588N	mixed
5017	25, WELLINGTON ROAD, NANTWICH, CW5 7BX	1	0	0	1	14/3874N	b
5216	Mill House, 14, MILL STREET, NANTWICH, CW5 5ST	4	0	0	4	15/1911N	b
	<b>Subtotal</b>	<b>701</b>	<b>253</b>	<b>3</b>	<b>445</b>		
	<b>Total</b>	<b>863</b>	<b>253</b>	<b>19</b>	<b>591</b>		

<b>Poynton</b>							
<b>SHLAA Ref</b>	<b>Site Address</b>	<b>Gross Total Dwellings</b>	<b>Completions</b>	<b>Remaining losses</b>	<b>Net remaining</b>	<b>Planning Application Ref</b>	<b>Brownfield/ Greenfield/ Mixed</b>
<b>Full Permission</b>							
4641	81 Coppice Road, Poynton	2	0	1	1	13/2745M	B
4664	77, SHRIGLEY ROAD, POYNTON, SK12 1TF 14	1	0	1	0	13/0649M	B
4709	Police Station, 47, London Road North, Poynton, Stockport, SK12 1AF 14	1	0	0	1	15/5317M	B
4834	Conway Smith & Co, 35 A, Park Lane, Poynton, Stockport, SK12 1RD 14	1	0	0	1	13/2475M	B
4976	49, ANGLESEY DRIVE, POYNTON, STOCKPORT, SK12 1BU	1	0	1	0	14/2935M	B
5179	COPPICE RISE, COPPICE ROAD, POYNTON, SK12 1SP	4	0	0	4	13/2796M	B
5284	LAND AT PRINCES INCLINE, TOWERS ROAD, POYNTON, CHESHIRE, SK12 1DE	1	0	0	1	15/0908M	B
5354	29, YEW TREE LANE, POYNTON, STOCKPORT, CHESHIRE, SK12 1PU	1	0	0	1	15/3963M	G
5402	21, BROUGHTON ROAD, ADLINGTON, CHESHIRE, SK10 4ND	1	0	1	0	15/5311M	B
5445	91, CLUMBER ROAD, POYNTON, SK12 1NW	1	0	0	1	15/4408M	B
5424	HOCKLEY POST OFFICE, 313A, PARK LANE, POYNTON, STOCKPORT, CHESHIRE, SK12 1RJ	1	0	0	1	15/5631M	B
	<b>Subtotal</b>	<b>15</b>	<b>0</b>	<b>4</b>	<b>11</b>		
<b>Outline Permission</b>							
	<b>Subtotal</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
<b>Under Construction</b>							
3294	Clough Works, Middlewood Road, Poynton	6	5	0	1	12/3797M	B
4992	147, LONDON ROAD SOUTH, POYNTON, SK12 1LG	7	1	0	6	14/3070M	B
5265	44, CHESTER ROAD, POYNTON, SK12 1HA	4	0	0	4	14/2084M	m
5288	Land Adjacent To 12 And 14, HAZELBADGE ROAD, POYNTON	1	0	0	1	15/1461M	G
	<b>Subtotal</b>	<b>18</b>	<b>6</b>	<b>0</b>	<b>12</b>		
	<b>Total</b>	<b>33</b>	<b>6</b>	<b>4</b>	<b>23</b>		



Sandbach							
SHLAA Ref	Site Address	Gross Total Dwellings	Completions	Remaining losses	Net remaining	Planning Application Ref	Brownfield/ Greenfield/ Mixed
<b>Awaiting S106</b>							
2211	Council Depot, Millpool Way/Newall Avenue, Sandbach	39	0	0	39	13/2186C	mixed
	<b>Subtotal</b>	<b>39</b>	<b>0</b>	<b>0</b>	<b>39</b>		
<b>Full Permission</b>							
419	46, Manor Road, Sandbach, Cheshire, CW11 2ND	1	0	0	1	14/5828C	mixed
2327	5 Bradwall Road & The Hollies, Wesley Avenue, Sandbach	10	0	0	10	12/0219C	b
2873	WATERWORKS HOUSE, DINGLE LANE, SANDBACH, CW11 1FY	12	0	1	11	12/1650C	b
3260	83 Abbey Road, Sandbach	1	0	0	1	13/2036C	g
3689	Croft House, 24 Forge Fields, Sandbach	1	0	0	1	13/4731C	b
4496	Leonard Cheshire Home, The Hill, Sandbach	12	0	0	12	14/3215C	b
4685	MOSTON HOUSE, MOSTON ROAD, SANDBACH, CW11 3GL 14	5	0	4	1	13/2999C	mixed
4862	Old Church Hall, Vicarage Lane, Elworth, Sandbach, CW11 3BW	4	0	0	4	13/2613C	b
4902	47, FORGE FIELDS, SANDBACH, CW11 3RN	1	0	0	1	14/1538C	g
4944	6, PRICE AVENUE, SANDBACH, CW11 4BN	1	0	0	1	14/2435C	g
5000	6, HOPE STREET, SANDBACH, CW11 1BA	2	0	1	1	14/3492C	b
5207	The Hollies, 16, SMITHFIELD LANE, SANDBACH, CHESHIRE, CW11 4JA	1	0	0	1	15/2080C	g
5311	OLD COACH HOUSE ABBEYFIELDS, PARK LANE, SANDBACH, CHESHIRE, CW11 1EP	1	0	0	1	15/1849C	g
5313	50 Bradwall Road, Sandbach, Cheshire East, CW11 1GF	1	0	1	0	15/3683C	b
5387	1, WELLES STREET, SANDBACH, CHESHIRE, CW11 1GT	2	0	0	2	15/5256C	b
5397	Land Adjacent 17, ELM TREE LANE, SANDBACH	1	0	0	1	15/4145C	b
	<b>Subtotal</b>	<b>56</b>	<b>0</b>	<b>7</b>	<b>49</b>		
<b>Outline Permission</b>							
2601	Training Centre, Hill Street, Sandbach	14	0	0	14	13/0765C	b
2607	LAND EAST OF, SCHOOL LANE, SANDBACH 14	13	0	0	13	13/4634C	g
2612	Land South of, Old Mill Road, Sandbach	200	0	0	200	13/2389C	g
2614	Abbeyfields / Park Lane / Middlewich Road / Abbey Road, Sandbach	126	0	0	126	12/1463C	g
4619	Land adjoining play area to the rear of Belmont Avenue, Sandbach	1	0	0	1	13/2003C	g
4928	Land to the South of Hind Heath Road, Sandbach, Cheshire	120	0	0	120	13/3887C	g
5242	LAND OFF MOSS LANE, SANDBACH	13	0	0	13	14/4304C	g
5419	Field House, 40, CONGLETON ROAD, SANDBACH, CHESHIRE, CW11 1HJ	9	0	0	9	15/3974C	b
5441	ADJOINING NO 1, HEATH AVENUE, SANDBACH, CW11 2LD	1	0	0	1	15/3098C	g
	<b>Subtotal</b>	<b>497</b>	<b>0</b>	<b>0</b>	<b>497</b>		
<b>Under Construction</b>							
275	20 Elworth Road, Elworth	1	0	0	1	31613/3	g
312	Land rear of 66 Abbey Road, Sandbach	1	0	0	1	13/1286C	g
323	Elworth Wire Mills, Station Road, Sandbach.	47	0	0	47	14/5254C	b
335	Fodens Test Track, Moss Lane, Sandbach	120	73	0	47	12/0009C	b
336	Former Fodens Factory, Moss Lane, Sandbach (aka Elworth Gardens)	268	166	0	102	11/3956C	b
2353	Land at Elworth Hall Farm, Dean Close, Elworth	25	23	0	2	10/2006C	mixed
2360	Albion Chemicals site, Booth Lane, nr Sandbach	371	0	0	371	14/4212C	b
2614	Abbeyfields / Park Lane / Middlewich Road / Abbey Road, Sandbach	154	0	2	152	15/0446C	g
2615	Land south of Hind Heath Road, Sandbach	249	93	0	156	10/2608C	g

2618	ELWORTH HALL FARM, DEAN CLOSE, SANDBACH, CHESHIRE, CW11 1YG	94	0	0	94	12/2426C	g
2621	Land North of Congleton Road, Sandbach	160	0	0	160	14/5120C	mixed
3402	Land bounded by, Moss Lane/Station Road	44	0	0	44	14/5639C	b
3611	Land adjacent to Moss Lane, Sandbach	2	0	0	2	10/2394C	b
3707	81A Hassall Road, Sandbach	1	0	0	1	13/1287C	b
3760	Former Persimmon offices, Middlewich Road, Sandbach	39	0	0	39	14/2289C	b
4639	Old Coach House, Abbeyfields, Park Lane, Sandbach	4	0	0	4	13/2409C	b
5143	27, SMITHFIELD LANE, SANDBACH, CHESHIRE, CW11 4JA	1	0	0	1	13/0224C	g
5170	FORMER MAGISTRATES COURT, MIDDLEWICH ROAD, SANDBACH, CW11 1HU	15	0	0	15	14/5285C	b
5205	The Bungalow, Moston Road, Sandbach, CW11 3GL	1	0	0	1	15/0511C	g
5453	123, PARK LANE, SANDBACH, CW11 1EJ	2	0	0	2	15/5556C	g
	<b>Subtotal</b>	<b>1599</b>	<b>355</b>	<b>2</b>	<b>1242</b>		
	<b>Total</b>	<b>2191</b>	<b>355</b>	<b>9</b>	<b>1827</b>		

Wilmslow							
SHLAA Ref	Site Address	Gross Total Dwellings	Completions	Remaining losses	Net remaining	Planning Application Ref	Brownfield/ Greenfield/ Mixed
Awaiting S106							
	Subtotal	0	0	0	0		
Full Permission							
487	COUNTY OFFICES, CHAPEL LANE, WILMSLOW, SK9 1PU	57	0	0	57	14/5471M	B
4274	7 Park Avenue, Wilmslow	3	0	1	2	12/3558M	M
4416	The Dower House, Kings Road, Wilmslow	1	0	0	1	12/3895M	G
4533	Field House, Browns Lane, Wilmslow	2	0	3	-1	12/4147M	B
4597	96 Manchester Road, Wilmslow	1	0	1	0	13/0822M	B
4679	65A & B, ALDERLEY ROAD, WILMSLOW, CHESHIRE, SK9 1NZ 14	2	0	0	2	13/3439M	B
4697	6, STANNEYLANDS ROAD, WILMSLOW, SK9 4EJ 14	2	0	1	1	13/2694M	M
4703	81, KNUTSFORD ROAD, WILMSLOW, SK9 6JH 14	2	0	1	1	13/2544M	M
4747	81, GRAVEL LANE, WILMSLOW, SK9 6LS 14	1	0	0	1	13/3923M	G
4781	71, SOUTH OAK LANE, WILMSLOW, SK9 6AT 14	4	0	2	2	13/4431M	B
4807	70, STYAL ROAD, WILMSLOW, SK9 4AQ 14	3	0	1	2	14/5729M	G
4867	8, BROADWAY, WILMSLOW, SK9 1NB	1	0	0	1	14/0949M	G
5122	LAND BETWEEN NO.14 AND 15, OVERHILL LANE, WILMSLOW, CHESHIRE, SK9 2BG	1	0	0	1	14/4937M	G
5251	1, CHURCH STREET, WILMSLOW, SK9 1AX	1	0	0	1	15/1260M	B
5263	29, BARLOW ROAD, WILMSLOW, SK9 4BE	1	0	0	1	14/4477M	G
5275	44, KNUTSFORD ROAD, CHORLEY, ALDERLEY EDGE, WILMSLOW, CHESHIRE, SK9 7SF	1	0	0	1	15/3007M	B
5306	Mousehole, Upcast Lane, Wilmslow, Cheshire, SK9 7SE	2	0	1	1	15/1372M	M
5366	17 FLETSAND ROAD, WILMSLOW, CHESHIRE, SK9 2AD	1	0	1	0	15/2861M	B
5373	106/108, LACEY GREEN, WILMSLOW, SK9 4BN	2	0	0	2	14/4945M	G
5375	16, THORNGROVE ROAD, WILMSLOW, SK9 1DD	1	0	0	1	15/3812M	G
5409	PADDOCK HILL FARM, 46, HOUGH LANE, WILMSLOW, CHESHIRE, SK9 2LH	1	0	1	0	15/4802M	B
5429	SOUTHBANK, 3, DAVEYLANDS, WILMSLOW, CHESHIRE, SK9 2AG	1	0	0	1	16/0038M	B
	Subtotal	91	0	13	78		
Outline Permission							
	Subtotal	0	0	0	0		
Under Construction							
758	2-4 Holly Road, Wilmslow	10	0	0	10	11/0533M	B
2212	20 Torkington Road, Wilmslow	1	0	0	1	10/1374M	B
2425	23 Knutsford Road, Wilmslow	1	0	0	1	09/3870M	B
3150	LAND AT, ADLINGTON ROAD, WILMSLOW, SK9 2BJ	204	8	0	196	14/0007M	G
3387	Bryancliffe, Wilmslow Park South, Wilmslow	1	0	0	1	11/2122M	M
3457	Land south of 3 Land Lane, Wilmslow	3	1	0	2	13/1008M	G
3619	67 Gravel Lane, Wilmslow	3	2	0	1	12/1566M	M
3691	5 Styal Road, Wilmslow	2	1	0	1	11/2071M	M
3749	5-7, PRESTBURY ROAD, WILMSLOW	2	0	0	2	14/4033M	B
3758	Finney Green Cottage, 134 Manchester Road, Wilmslow	2	1	0	1	11/0747M	B

3880	16, HAWTHORN LANE, WILMSLOW	1	0	0	1	11/2835M	B
4221	Maple Farm, Strawberry Lane, Wilmslow	2	1	0	1	13/2075M	G
4322	33 Macclesfield Road, Wilmslow	1	0	0	1	12/3139M	G
4545	The Coach House, 35a Macclesfield Road, Wilmslow	1	0	0	1	13/0897M	G
4678	41, BUDWORTH WALK, WILMSLOW, SK9 2HR 14	2	0	0	2	13/3443M	B
4775	20, FLETSAND ROAD, WILMSLOW, CHESHIRE, SK9 2AB	1	0	0	1	12/4294M	B
4911	HYRNE, WESTON ROAD, WILMSLOW, CHESHIRE, SK9 2AN	1	0	1	0	13/4376M	B
5037	SOUTHBANK, DAVEYLANDS, WILMSLOW, CHESHIRE	1	0	0	1	14/3923M	G
5151	2, FLETSAND ROAD, WILMSLOW, SK9 2AB	2	0	0	2	14/2950M	M
5324	3, Halstone Avenue, Wilmslow, Cheshire, SK9 6NA	1	0	0	1	15/0637M	B
	<b>Subtotal</b>	<b>242</b>	<b>14</b>	<b>1</b>	<b>227</b>		
	<b>Total</b>	<b>333</b>	<b>14</b>	<b>14</b>	<b>305</b>		

Local Service Centres							
SHLAA Ref	Site Address	Gross Total Dwellings	Completions	Remaining losses	Net remaining	Planning Application Ref	Brownfield/ Greenfield/ Mixed
<b>ALDERLEY EDGE</b>							
<b>Full Permission</b>							
3688	Kamiros, Macclesfield Road, Alderley Edge	1	0	1	0	13/1956M	b
3940	10 Congleton Road, Alderley Edge, Wilmslow	2	0	1	1	14/3909M	b
3947	Badgers Hollow, Macclesfield Road, Alderley Edge	1	0	1	0	11/3442M	b
4648	County Hotel, Harden Park, Alderley Edge	14	0	0	14	12/4353M	b
4776	Land off Congleton Road, Alderley Edge, Cheshire, SK9 7AB 14	1	0	0	1	12/3632M	g
4796	SILVERHILL, MACCLESFIELD ROAD, ALDERLEY EDGE, WILMSLOW, CHESHIRE, SK9 7BL 14	1	0	1	0	13/4916M	b
5028	HILLSIDE HOLLOW, MACCLESFIELD ROAD, ALDERLEY EDGE, CHESHIRE, SK9 7BW	1	0	1	0	14/2322M	b
5083	PROVINCIAL HOUSE, RYLEYS LANE, ALDERLEY EDGE, SK9 7UU	4	0	0	4	13/4993M	b
5108	PEAR TREE FARM, KNUTSFORD ROAD, CHORLEY, ALDERLEY EDGE, CHESHIRE, SK9 7JA	1	0	1	0	14/3259M	b
5237	BRAMBLEDENE, 19, MOSS ROAD, ALDERLEY EDGE, SK9 7JA	1	0	1	0	15/0692M	b
5360	Squirrels View, Macclesfield Road, Alderley Edge, Cheshire, SK9 7BN	1	0	1	0	15/3778M	b
5404	18, George Street, Alderley Edge, Cheshire, SK9 7EJ	1	0	0	1	15/5361M	b
5436	CHERRY COTTAGE, MACCLESFIELD ROAD, ALDERLEY EDGE, WILMSLOW, CHESHIRE, SK9 7BL 14	1	0	1	0	15/1059M	b
5467	BOLLIN TOWER, WOODBROOK ROAD, ALDERLEY EDGE, CHESHIRE	1	0	0	1	15/0591M	b
	<b>Subtotal</b>	<b>31</b>	<b>0</b>	<b>9</b>	<b>22</b>		
<b>Under construction</b>							
495	Former Beech Lawn and Woodridge, Brook Lane, Alderley Edge	20	0	0	20	12/4038M	b
952	Land at Oatlands, Alderley Edge	7	4	0	3	08/0566P	b
3754	54 Trafford Road, Alderley Edge	1	0	0	1	10/1769M	b
4427	Fieldside, Macclesfield Road, Alderley Edge	1	0	0	1	13/3994M	b
4601	High Lea, Underwood Road, Alderley Edge, Wilmslow	1	0	0	1	13/1264M	b
4700	AVENUE LODGE, THE AVENUE, ALDERLEY EDGE, WILMSLOW, CHESHIRE, SK9 7NJ 14	2	0	0	2	13/1255M	b
5128	51, LONDON ROAD, ALDERLEY EDGE, CHESHIRE, SK9 7DY	8	0	0	8	14/4546M	b
	<b>Subtotal</b>	<b>40</b>	<b>4</b>	<b>0</b>	<b>36</b>		
	<b>Alderley Edge Total</b>	<b>71</b>	<b>4</b>	<b>9</b>	<b>58</b>		
<b>AUDLEM</b>							
<b>Full Permission</b>							
2065	Audlem Country Nursing Home, School Lane, Audlem	22	0	0	22	13/2757N	b
4184	The Bungalow, Hardys Lane, Audlem	1	0	1	0	12/0597N	b
4778	Kinsey House, Kinsey Heath, Audlem, Crewe, CW3 0DR 14	2	0	0	2	13/4895N	b
4980	FOX COTTAGE, 9, CHESHIRE STREET, AUDLEM, CHESHIRE, CW3 0AH	1	0	0	1	14/3122N	b
5003	9, SHROPSHIRE STREET, AUDLEM, CW3 0AE	0	0	1	-1	14/3597N	b
5281	Land Adjacent To Little Villa, PADDOCK LANE, AUDLEM	1	0	0	1	15/1548N	g
	<b>Subtotal</b>	<b>27</b>	<b>0</b>	<b>2</b>	<b>25</b>		
<b>Outline Permission</b>							
3445	22, HEATHFIELD ROAD, AUDLEM	26	0	1	25	14/3976N	b
3605	LAND TO REAR OF ASHTREE HOUSE, 31, STAFFORD STREET, AUDLEM	1	0	0	1	13/4193N	g
4062	30, GREEN LANE, AUDLEM, CW3 0ES	1	0	0	1	15/0780N	g
4713	Land west of Audlem Road, Audlem.	120	0	0	120	13/2224N	g
	<b>Subtotal</b>	<b>148</b>	<b>0</b>	<b>1</b>	<b>147</b>		
<b>Under Construction</b>							
1880	25, Stafford Street, Audlem	5	0	0	5	14/3406N	g
2023	9 Whitchurch Road, Audlem	1	0	0	1	P07/1134	b
	<b>Subtotal</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>6</b>		
	<b>Audlem Total</b>	<b>181</b>	<b>0</b>	<b>3</b>	<b>178</b>		
<b>BOLLINGTON</b>							
<b>Awaiting S106</b>							
3361	Land at Adlington Road, Bollington	7	0	0	7	12/4340M	b
5487	LAND OPPOSITE, Lowerhouse Mill, ALBERT ROAD, BOLLINGTON	32	0	0	32	15/1683M	g
	<b>Subtotal</b>	<b>39</b>	<b>0</b>	<b>0</b>	<b>39</b>		
<b>Full Permission</b>							
742	Clarence Mill, Mill Road, Bollington	104	85	0	19	10/3535M	b
3180	LAND ON HURST LANE, BOLLINGTON, SK10 5LP	6	0	0	6	13/5259M	b
3415	Land adjacent to Highfield Road, 3 Highfield Road, Bollington	2	0	0	2	12/4421M	g
4036	Land opposite Lowerhouse Mill, Albert Road, Bollington	33	0	0	33	14/3844M	g
4719	3, STONEMILL COURT, WELLINGTON ROAD, BOLLINGTON, MACCLESFIELD, CHESHIRE, SK10 5HT 14	1	0	0	1	13/2940M	mixed
4860	COLD ARBOR FARM, TYTHERINGTON LANE, BOLLINGTON, MACCLESFIELD, CHESHIRE, SK10 5AA	3	0	1	2	13/4335M	mixed
4975	48, PALMERSTON STREET, BOLLINGTON, SK10 5PX	2	0	0	2	14/2998M	b
5022	41A, SHRIGLEY ROAD, BOLLINGTON, SK10 5RD	1	0	1	0	14/3234M	b
5024	LAND OFF HIGHFIELD ROAD, BOLLINGTON, MACCLESFIELD, CHESHIRE, SK10 5LR	1	0	0	1	14/0593M	b

5290	17, OAK LANE, KERRIDGE, SK10 5BD	2	0	1	1	15/3182M	b
	<b>Subtotal</b>	<b>155</b>	<b>85</b>	<b>3</b>	<b>67</b>		
<b>Outline Permission</b>							
3179	OVENHOUSE FARM, HENSHALL ROAD, BOLLINGTON, MACCLESFIELD, CH	6	0	0	6	13/2655M	b
	<b>Subtotal</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>6</b>		
<b>Under construction</b>							
2148	Ingersley Vale Works, Ingersley Vale, Bollington	66	0	0	66	10/3279M	b
3464	The Waterhouse Employment Site (Kay Metzeler), Wellington Road, Bollington	91	47	0	44	13/2406M	b
3653	6 Lowther Street, Bollington, Macclesfield	5	4	0	1	13/0479M	b
5458	Princess House, 56 , Princess Street, Bollington, Cheshire East, SK10 5HZ	1	0	0	1	15/5038M	b
	<b>Subtotal</b>	<b>163</b>	<b>51</b>	<b>0</b>	<b>112</b>		
	<b>Bollington Total</b>	<b>363</b>	<b>136</b>	<b>3</b>	<b>224</b>		
<b>BUNBURY</b>							
<b>Full Permission</b>							
5123	6, QUEEN STREET, BUNBURY, CW6 9QY	1	0	0	1	14/4887N	g
5124	THE OLD METHODIST CHAPEL, COLLEGE LANE, BUNBURY, CHESHIRE, CW6 9PQ	1	0	0	1	14/3963N	b
	<b>Subtotal</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>2</b>		
<b>Outline Permission</b>							
5002	The Outspan, SADLERS WELLS, BUNBURY, CW6 9NU	4	0	1	3	14/3013N	mixed
5125	The Cedars, Whitchurch Road, Bunbury Heath, Tarporley, CW6 9SX	1	0	0	1	14/2348N	g
	<b>Subtotal</b>	<b>5</b>	<b>0</b>	<b>1</b>	<b>4</b>		
<b>Under Construction</b>							
4305	Land Adjoining School Lane, Bunbury	1	0	0	1	13/2086N	g
	<b>Subtotal</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>		
	<b>Bunbury Total</b>	<b>8</b>	<b>0</b>	<b>1</b>	<b>7</b>		
<b>CHELFORD</b>							
<b>Outline Permission</b>							
3172	Irlams/ Stobarts, Knutsford Road, Chelford	100	0	0	100	10/3239M	b
	<b>Subtotal</b>	<b>100</b>	<b>0</b>	<b>0</b>	<b>100</b>		
<b>Awaiting S106</b>							
3175	Chelford Cattle Market and Car Park, Dixon Drive, Chelford	86	0	0	86	10/3448M	b
	<b>Subtotal</b>	<b>86</b>	<b>0</b>	<b>0</b>	<b>86</b>		
<b>Under Construction</b>							
	<b>Subtotal</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
	<b>Chelford Total</b>	<b>186</b>	<b>0</b>	<b>0</b>	<b>186</b>		
<b>DISLEY</b>							
<b>Awaiting S106</b>							
5231	LAND OFF, REDHOUSE LANE, DISLEY, SK12 2EW	39	0	0	39	13/2765M	b
	<b>Subtotal</b>	<b>39</b>	<b>0</b>	<b>0</b>	<b>39</b>		
<b>Full Permission</b>							
2421	DUNWOOD, HOMESTEAD ROAD, DISLEY, STOCKPORT, CHESHIRE, SK12 2JN	6	0	1	5	15/3617M	b
4813	28, The Ridgeway, Disley, Stockport, SK12 2JQ 14	1	0	1	0	14/0279M	b
5073	19, BUXTON OLD ROAD, DISLEY, STOCKPORT, CHESHIRE, SK12 2BB	1	0	0	1	14/5023M	b
5191	PENN COTTAGE, FARM LANE, DISLEY, SK12 2NE	1	0	0	1	14/4803M	g
5254	Vacant, Car Park, Dane Hill Close, Disley, Cheshire, SK12 2BP	1	0	0	1	14/5313M	b
5307	Barn at Coppice Farm, COPPICE LANE, DISLEY, SK12 2NG	1	0	0	1	15/2213M	g
5434	Ploughboy Inn, 61, BUXTON OLD ROAD, DISLEY, SK12 2BN	1	0	0	1	15/5185M	b
	<b>Subtotal</b>	<b>12</b>	<b>0</b>	<b>2</b>	<b>10</b>		
<b>Outline Permission</b>							
749	Woodend, Homestead Road, Disley	11	0	0	11	13/4530M	b
	<b>Subtotal</b>	<b>11</b>	<b>0</b>	<b>0</b>	<b>11</b>		
<b>Under Construction</b>							
747	The Motor Co, 284 Buxton Road, Disley	9	0	0	9	06/0629	b
2420	Fibrestar site, Redhouse Lane, Disley	121	86	0	35	12/4837M	b
3407	Greenacres, Homestead Road, Disley	1	0	0	1	13/1510M	g
3419	2 Red Lane, Disley SK12 2NP	1	0	0	1	13/1930M	b
4463	49 Buxton Old Road, Disley	2	1	0	1	13/0470M	b
5292	CRESCENT INN, 45, BUXTON ROAD, DISLEY, STOCKPORT, CHESHIRE, SK12 2DZ	4	0	0	4	15/1846M	b
5304	6, MARKET STREET, DISLEY, SK12 2AA	1	0	0	1	15/0635M	b
	<b>Subtotal</b>	<b>139</b>	<b>87</b>	<b>0</b>	<b>52</b>		
	<b>Disley Total</b>	<b>201</b>	<b>87</b>	<b>2</b>	<b>112</b>		
<b>GOOSTREY</b>							
<b>Full Permission</b>							
358	Ivy Bank, 120 Main Road, Goostrey	1	0	0	1	12/3919C	g
3876	Land Adjacent to Sandyacre, 51 Main Road, Goostrey, Crewe, CW4 8LH	2	0	0	2	15/5517C	g
4993	Land Off, FIELDSDIE CLOSE, GOOSTREY	1	0	0	1	14/3364C	g
	<b>Subtotal</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>4</b>		

<b>Outline Permission</b>							
315	Goostrey Youth Centre, Main Road, Goostrey	1	0	0	1	08/2059OU	b
4115	The Grain Store, Bridge Lane, Blackden, Goostrey, Cheshire, CW4 8DA	4	0	0	4	14/1300C	g
5062	SWALLOWDALE FARM 15B, STATION ROAD, GOOSTREY, CW4 8PJ	1	0	0	1	14/3362N	b
	<b>Subtotal</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>6</b>		
<b>Under Construction</b>							
4672	Little Acre, 1, WOOD LANE, GOOSTREY, CREWE, CHESHIRE, CW4 8NE 14	2	1	0	1	13/2619C	g
	<b>Subtotal</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>1</b>		
	<b>Goostrey Total</b>	<b>12</b>	<b>1</b>	<b>0</b>	<b>11</b>		
<b>HASLINGTON</b>							
<b>Full Permission</b>							
1586	Land adjacent to The Bungalow, School Street, Haslington	1	0	0	1	15/5752N	b
1589	Land to rear of 157 Crewe Road, accessed via Gutterscroft, Haslington	10	0	0	10	11/3867N	mixed
4225	Land at Gutterscroft, Haslington.	19	0	0	19	14/2648N	mixed
5079	236A, Crewe Road, Haslington, CW1 5RT	1	0	0	1	14/0020N	g
	<b>Subtotal</b>	<b>31</b>	<b>0</b>	<b>0</b>	<b>31</b>		
<b>Outline Permission</b>							
2044	Land adjoining 85 Waterloo Road, Haslington	1	0	0	1		b
2947	LAND OFF, CREWE ROAD, HASLINGTON, CHESHIRE, CW1 5RT	250	0	0	250	13/4301N	g
3028	Land located to the east of the Dingle and south of Clay Lane, Haslington	34	0	0	34	14/0009N	g
4028	Kents Green Farm, KENTS GREEN LANE, HASLINGTON, CW1 5TP	70	0	1	69	13/4240N	g
4247	The Printworks CREWE ROAD, HASLINGTON, CW1 5RT	14	0	0	14	13/5248N	mixed
5078	LAND NORTH OF POOL LANE, WINTERLEY	45	0	0	45	13/4632N	g
	<b>Subtotal</b>	<b>414</b>	<b>0</b>	<b>1</b>	<b>413</b>		
<b>Under Construction</b>							
1385	Land at 24 Fields Road, Haslington CW1 5SZ	6	1	0	5	11/4195N	b
2956	Land off Vicarage Road, Haslington	44	29	0	15	13/3025N	g
	<b>Subtotal</b>	<b>50</b>	<b>30</b>	<b>0</b>	<b>20</b>		
	<b>Haslington Total</b>	<b>495</b>	<b>30</b>	<b>1</b>	<b>464</b>		
<b>HOLMES CHAPEL</b>							
<b>Awaiting S106</b>							
	<b>Subtotal</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
<b>Full Permission</b>							
2709	Land north of Middlewich Road, Holmes Chapel	80	0	0	80	13/0041C	g
2713	Land off Station Road/Manor Lane, Holmes Chapel	24	0	0	24	14/4130C	g
3997	19, 19a & 19b THE SQUARE, LONDON ROAD, HOLMES CHAPEL	4	0	0	4	15/0188C	b
4268	LAND TO REAR OF 2, CHESTER ROAD, HOLMES CHAPEL	2	0	0	2	15/3208C	g
4587	38 London Road, Holmes Chapel	2	0	0	2	13/0523C	b
5014	2, The Square, LONDON ROAD, Holmes Chapel, Crewe, CW4 7AA	2	0	1	1	14/3685C	b
5074	102, Macclesfield Road, Holmes Chapel, Crewe, CW4 8AL	2	0	0	2	13/5273C	g
5386	The Coach House, 2B, SADLERS CLOSE, HOLMES CHAPEL, CW4 7EG	1	0	1	0	15/4614C	b
	<b>Subtotal</b>	<b>117</b>	<b>0</b>	<b>2</b>	<b>115</b>		
<b>Outline Permission</b>							
406	Victoria Mills, Macclesfield Road, Holmes Chapel	160	0	0	160	08/0492/OU	b
2710	SALTERSFORD FARM, MACCLESFIELD ROAD, HOLMES CHAPEL, CW4 8AL	100	0	0	100	14/0132C	g
	<b>Subtotal</b>	<b>260</b>	<b>0</b>	<b>0</b>	<b>260</b>		
<b>Under Construction</b>							
2365	Dunkirk Way, Land off London Road, Holmes Chapel	20	0	0	20	12/0036C & 14/1941C	g
2404	Former Fisons Site, London Road, Holmes Chapel (aka Sanofi Aventis / Rhodia)	224	122	0	102	12/2217C	b
	<b>Subtotal</b>	<b>244</b>	<b>122</b>	<b>0</b>	<b>122</b>		
	<b>Holmes Chapel Total</b>	<b>621</b>	<b>122</b>	<b>2</b>	<b>497</b>		
<b>MOBBERLEY</b>							
<b>Awaiting S106</b>							
	<b>Subtotal</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
<b>Full Permission</b>							
4955	MOBBERLEY GOLF CLUB, BURLEYHURST LANE, MOBBERLEY, KNUTSFORD, CHESHIRE, WA16 7JZ	1	0	0	1	13/2588M	g
5204	OAKHURST, TOWN LANE, MOBBERLEY, KNUTSFORD, CHESHIRE, WA16 7EP	1	0	0	1	15/1688M	g

	<b>Subtotal</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>2</b>		
<b>Under Construction</b>							
3816	Lindow End Farm, Knutsford Road, Mobberley	1	0	0	1	13/1262M	mixed
	<b>Subtotal</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>		
	<b>Mobberley Total</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>3</b>		
<b>PRESTBURY</b>							
<b>Full Permission</b>							
3183	FORD HOUSE, THE VILLAGE, PRESTBURY, MACCLESFIELD, CHESHIRE, SK10 4DG	10	0	0	10	14/3531M	b
3694	Meadow Hey, Bollin Hill, Prestbury	4	0	1	3	13/2210M	mixed
4057	Withinlee Hollow, Withinlee Road, Prestbury	1	0	1	0	12/0309M	b
4540	Eaglehurst, 20 Heybridge Lane, Prestbury	1	0	1	0	13/0332M	b
4674	Ash Cottage, LONDON ROAD, PRESTBURY, SK10 4EA 14	1	0	1	0	13/3237M	b
5168	BROOKLANDS, SPENCER BROOK, PRESTBURY, CHESHIRE, SK10 4AN	1	0	1	0	14/5505M	b
5187	PARK WOOD HOUSE, MILL LANE, PRESTBURY, MACCLESFIELD, CHESHIRE, SK10 4LT	1	0	0	1	14/5229M	b
5203	AVALAINE, 8, MACCLESFIELD ROAD, PRESTBURY, SK10 4BN	1	0	1	0	15/0870M	b
5249	Willowmead, Willowmead Drive, Prestbury, Cheshire, SK10 4BU	1	0	0	1	15/2069M	g
5356	ROSE COTTAGE, 1, MACCLESFIELD ROAD, PRESTBURY, CHESHIRE, SK10 4BW	1	0	1	0	1	b
5358	1, SCOTT ROAD, PRESTBURY, SK10 4DN	5	0	1	4	1	b
5401	4, WILLOWMEAD DRIVE, PRESTBURY, CHESHIRE, SK10 4BU	1	0	1	0	1	b
5417	THATCHES, BROADWALK, PRESTBURY, CHESHIRE, SK10 4BR	2	0	1	1	1	mixed
	<b>Subtotal</b>	<b>30</b>	<b>0</b>	<b>10</b>	<b>20</b>		
<b>Outline Permission</b>							
4962	LAND AT, 52, MACCLESFIELD ROAD, PRESTBURY, CHESHIRE, SK10 4BH	1	0	0	1	14/1186M	g
	<b>Subtotal</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>		
<b>Under Construction</b>							
3060	Woodeaves, 57 Macclesfield Road, Prestbury	2	1	0	1	09/1810M	b
3989	The Coach House, 57a Heybridge Lane, Prestbury	1	0	1	0	11/4407M	b
5077	BOLLIN HEY, COLLAR HOUSE DRIVE, PRESTBURY, CHESHIRE, SK10 4AP	5	0	0	5	14/0617M	b
	<b>Subtotal</b>	<b>8</b>	<b>1</b>	<b>1</b>	<b>6</b>		
	<b>Prestbury Total</b>	<b>39</b>	<b>1</b>	<b>11</b>	<b>27</b>		
<b>SHAVINGTON</b>							
<b>Awaiting S106</b>							
2931	447, NEWCASTLE ROAD, SHAVINGTON, CW2 5JU	28	0	1	27	15/0876N	b
	<b>Subtotal</b>	<b>28</b>	<b>0</b>	<b>1</b>	<b>27</b>		
<b>Full Permission</b>							
3004	LAND OFF MAIN ROAD, SHAVINGTON, CHESHIRE, CW2 5DY	17	0	0	17	13/0003N	g
3379	Land east of Rope Lane, Shavington	53	0	0	53	14/3267N	g
4997	ADJ 16 HUNTERSFIELD, SHAVINGTON, CREWE, CW2 5FB	4	0	0	4	14/0183N	g
5348	137, MAIN ROAD, SHAVINGTON, CW2 5DP	2	0	0	2	15/4016N	b
	<b>Subtotal</b>	<b>76</b>	<b>0</b>	<b>0</b>	<b>76</b>		
<b>Outline Permission</b>							
2900	414, NEWCASTLE ROAD, HOUGH, CW2 5JF	47	0	1	46	13/4675N	g
	<b>Subtotal</b>	<b>47</b>	<b>0</b>	<b>1</b>	<b>46</b>		
<b>Under Construction</b>							
1392	187-191 Crewe Road, Shavington	6	1	1	4	P04/1382	mixed
1601	Land adjacent to 19 Osborne Grove, Shavington	2	1	0	1	P07/1383	b
1900	ROPE FARM, ROPE HALL LANE, ROPE, CREWE, CHESHIRE, CW2 5DA	3	0	0	3	14/5301N	g
3467	19 Northfield Place, Shavington	1	0	0	1	10/1254N	g
3535	Santune House, Rope Lane, Shavington	14	12	0	2	12/2038N	b
4434	Land on Rope Lane, Shavington	80	35	0	45	11/4549N	g
	<b>Subtotal</b>	<b>106</b>	<b>49</b>	<b>1</b>	<b>56</b>		
	<b>Shavington Total</b>	<b>229</b>	<b>49</b>	<b>2</b>	<b>205</b>		
<b>WRENBURY</b>							
<b>Full Permission</b>							
	<b>Subtotal</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
<b>Outline Permission</b>							
2923	Land south of Sandfield House, Station Road, Wrenbury, CW5 8ER	18	0	0	18	14/5260N	g
2939	WEAVER FARM, THE GREEN, WRENBURY, CHESHIRE, CW5 8EZ	65	0	0	65	14/5615N	g
	<b>Subtotal</b>	<b>83</b>	<b>0</b>	<b>0</b>	<b>83</b>		
<b>Under Construction</b>							
5185	17, OAKFIELD AVENUE, WRENBURY, CW5 8ER	1	0	0	1	15/0244N	g
	<b>Subtotal</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>		
	<b>Wrenbury Total</b>	<b>84</b>	<b>0</b>	<b>0</b>	<b>84</b>		
	<b>Overall Total</b>	<b>2491</b>	<b>430</b>	<b>34</b>	<b>2056</b>		



<b>Rural</b>							
SHLAA Ref	Site Address	Gross Total Dwellings	Completions	Remaining losses	Net remaining	Planning Application Ref	Brownfield/ Greenfield/ Mixed
<b>Awaiting S106</b>							
4571	LAND OFF, NANTWICH ROAD, ALPRAHAM	20	0	0	20	15/4922N	G
5043	LAND OFF SANDBACH ROAD, CHURCH LAWTON, ST7 3RB	14	0	0	14	14/2351C	G
5065	QUARRY BANK MILL, QUARRY BANK ROAD, STYAL, CHESHIRE, SK9 4LA	0	0	14	-14	14/3242M	B
5331	HIVERLEY, MACCLESFIELD ROAD, TWEMLOW, CHESHIRE, CW4 8BP	10	0	1	9	15/1126C	M
5484	Big Stone Cottages, MIDDLEWICH ROAD, CRANAGE, CW4 8HG	4	0	1	3	15/4791C	M
5488	OAK FARM, CHURCH LANE, SANDBACH, CHESHIRE, CW11 4ST	5	0	1	4	15/3394C	M
5491	416, NEWCASTLE ROAD, SHAVINGTON, CHESHIRE, CW2 5EB	5	0	0	5	15/3752N	M
5492	Land South Of, CHESTER ROAD, ALPRAHAM	9	0	0	9	15/2331N	G
5493	Land Off, PARADISE LANE, CHURCH MINSHULL	11	0	0	11	15/3157N	B
	<b>Subtotal</b>	<b>78</b>	<b>0</b>	<b>17</b>	<b>61</b>		
<b>Full Permission</b>							
283	BRIARWOOD, GOOSTREY LANE, CRANAGE, CW4 8HE	1	0	0	1	13/4501C	G
348	224 Sandbach Road, Rode Heath	1	0	0	1	11/1595C	G
352	6 & 10, DRUMBER LANE, SCHOLAR GREEN, CHESHIRE, ST7 3LR	2	0	2	0	14/5859C	B
							B
978	The Old Workshops, Kettle Lane, Chapel End, Buerton, Audlem, Cheshire, CW3 0BX	6	0	0	6	15/4241N	
1068	Goldford House, Goldford Lane, Bickerton, Malpas	1	0	1	0	12/1321N	B
1520	Combermere Abbey, Whitchurch	1	0	0	1	13/2204N	B
	REDUNDANT FARM BUILDING, THE OLD BARNS ADJACENT TO THE SPINNEY, HALL LANE, HAUGHTON, TARPORLEY, CHESHIRE, CW6 9RH	1	0	0	1	15/5733N	G
1593							
1997	RIDLEY HALL FARM, WREXHAM ROAD, RIDLEY, CW6 9SA	11	0	0	11	14/3306N	G
2024	Upper Lightwood Green Farm, Lightwood Green Avenue, Audlem	7	0	0	7	13/2645N	G
2043	Offley Ley Farm, Buttertons Lane, Oakhanger	2	0	0	2	14/3095	G
2128	PALE FARM, CHELFORD ROAD, HENBURY	1	0	0	1	12/4008M	G
2145	Woodside Cottage, Smithy Lane, Mottram St Andrew	1	0	0	1	11/0080M	G
2152	Little Bache House, Chester Road, Hurleston	2	0	0	2	12/4098N	G
2178	STONE COTTAGE, 14, SUMMERHILL ROAD, PRESTBURY	1	0	1	0	15/1202M	B
2187	Peover Grange, Peover Lane, Snelson	1	0	1	0	12/1374M	B
2190	Baguley Farm, Hocker Lane, Over Alderley	1	0	1	0	13/2061M	B
2194	Green Tree Farm, Chelford Road, Somerford	2	0	1	1	13/1455C	G
2219	Prospect House, Knutsford Road, Chorley, Alderley Edge	1	0	0	1	13/1216M	B
2432	Braebrooke, Faulknors Lane, Mobberley, Knutsford	1	0	1	0	13/0809M	B
	BROAD HEATH HOUSE, SLADE LANE, OVER ALDERLEY, MACCLESFIELD, CHESHIRE, SK10 4SF	1	0	1	0	13/5106M	B
2468							
2512	Smoker Hill Farm, Chester Road, Tabley	1	0	1	0	13/0205M	B
2728	Paces Crane Hire, Newcastle Road, Arclid	18	0	0	18	11/2394C	B
2729	Fomer Arclid Hospital site, Newcastle Road, Arclid	83	0	0	83	14/1242C	B
2847	Kermincham Hall Barns, Forty Acre Lane, Holmes Chapel, CW4 8DX	2	0	0	2	15/1642C	G
							G
2927	LAND TO REAR OF WOODLANDS VIEW, 20, BRIDGE STREET, WYBUNBURY, CW5 7NE 14	20	0	0	20	13/4635N	
2976	Church Farm, Chester Road, Acton	11	0	0	11	12/1023N	B
3228	Land and Buildings at, Dairy House Lane, Wilmslow	1	0	1	0	13/1367M	B
3257	CONCRETE BATCHING PLANT, STONYFOLD LANE, BOSLEY	1	0	0	1	14/0674M	B
							G
3265	LAND AT PEAR TREE FARM, CHELFORD ROAD, MARTHALL, KNUTSFORD, CHESHIRE	7	0	0	7	15/4424M	
3338	Unit 3, Bollington Lane, Nether Alderley, Cheshire	3	0	0	3	14/4719M	M
3648	Tree Tops, Holmes Chapel Road, Toft	1	0	0	1	10/3974M	B
3676	THE SHEILING, LONDON ROAD, DODDINGTON, NANTWICH	1	0	1	0	14/4122N	B
3677	WATER TOWER, MOSS LANE, OLLERTON	1	0	0	1	15/3344M	B
3700	MALINDI, MERESIDE ROAD, MERE	1	0	1	0	15/2206M	B
3736	9, LEES LANE, NEWTON, SK10 4LJ	1	0	0	1	15/0917M	B
3756	CARR HOUSE FARM, MILL LANE, PRESTBURY	1	0	1	0	15/2645M	M
3761	Land east of M6, Ullard Hall Lane, Plumley, Knutsford	1	0	0	1	10/2949M	G
3779	Land east of, CHELLS HILL, CHURCH LAWTON	2	0	0	2	15/4119C	G
3831	Land at Stocks Lane, Stocks Lane, Over Peover, WA16 8TW	1	0	0	1	14/1436M	G
3883	ARCLID HALL FARM, HEMMINGSHAW LANE, ARCLID	5	0	0	5	15/0351C	G
3890	SUNNYHILL FARM, MERELAKE ROAD, ALSAGER, STOKE ON TRENT, CHESHIRE, ST7 1UF	1	0	0	1	15/1631C	M
3902	Peover Eye, Crown Lane, Lower Peover	1	0	1	0	11860M	B
3933	Land adjacent to, 11 ELTON LANE, WINTERLEY, CW11 4TN	2	0	0	2	14/1672N	G
4020	BENTSIDE FARM, GREEN LANE, DISLEY	1	0	0	1	15/2777M	G
4073	WELLCROFT, NEWCASTLE ROAD SOUTH, BRERETON	1	0	0	1	15/1000C	B
4126	GIANTSWOOD HOUSE, GIANTSWOOD LANE, HULME WALFIELD, CONGLETON, CHESHIRE, CW12 2JJ	4	0	1	3	14/2239C	Mixed
4208	The Wharf, Kent Green, Station Road, Scholar Green	7	0	0	7	15/0573C	B
4240	Cherry Lane Farm, Cherry Lane, Rode Heath, Stoke on Trent, ST7 3QX 14	6	0	0	6	13/4765C	G
4242	Land at SCHOOL LANE, BUNBURY	2	0	0	2	15/0198N	G
4276	Ivy Cottage, Peckforton Hall Lane, Peckforton	1	0	0	1	12/1899N	G
4279	Land at Middlewich Road, Cranage	1	0	0	1	12/2318C	G
4323	Gore Lane Farm, Gore Lane, Chorley, Alderley Edge	1	0	1	0	12/3107M	B
4364	Unit 1, Windmill Wood, Chelford Road, Ollerton	1	0	0	1	12/2809M	B
4418	Land Adj Moss Meadow Farm, Paddock Hill, Mobberley, Knutsford	1	0	0	1	14/3252M	G
4483	Harley House, 20 Northwich Road, Cranage	1	0	0	1	16/0737C	G
4486	Hillside Farm, Stone House Lane, Peckforton, Tarporley	1	0	0	1	13/2255N	G
4487	73, Main Road, Wybunbury	1	0	0	1	14/1450N	G
4542	Top O Th Hill Farm, Bonis Hall Lane, Prestbury, Macclesfield	1	0	2	-1	12/3096M	B
4562	Land Off, West Lane, High Legh, WA16 6NS	10	0	0	10	14/0883M	M
4588	Silver Birches, New Platt Lane, Cranage	1	0	0	1	13/0017C	G
4591	Bollin Head Farm, Sutton, Macclesfield	1	0	0	1	13/0463M	G
4594	Marlowe, Clamhunger Lane, Mere	1	0	1	0	13/1624M	B
4606	Cheers Green Farm, Free Green Lane, Over Peover	1	0	0	1	13/1074M	G
4622	Wychwood House, Wych Lane, Adlington	1	0	0	1	13/1915M	B
4627	Lyndale, Holmes Chapel Road, Brereton, Congleton	8	0	1	7	15/2800C	G

4662	OAK FARM, AUDLEY ROAD, ALSAGER, ST7 2UQ 14	1	0	0	1	13/3403C	G
4701	Haymans Barn, Hocker Lane, Over Alderley, SK10 4SD 14	1	0	0	1	14/1644M	G
4720	PLUM TREE COTTAGE & BEAVER LODGE, CASTLE HILL, MOTTRAM ST ANDREW, CHESHIRE, SK10 4AX 14	2	0	2	0	13/3710M	B
4740	NUT TREE FARM, WYBUNBURY LANE, WYBUNBURY, CW5 7HD 14	1	0	0	1	13/3649N	B
4748	Townsend Cottage, LOVE LANE, BETCHTON, CW11 2TS 14	1	0	1	0	13/3946C	B
4749	JENNINGS FARM, SOSSMOSS LANE, NETHER ALDERLEY, ALDERLEY EDGE, CHESHIRE, SK10 4TU 14	1	0	0	1	13/4062M	B
4754	Sunnyridge, JUDY LANE, SUTTON, SK11 0LT 14	1	0	1	0	13/4387M	B
4757	THE BUTTLANDS PADDOCKS, WHITCHURCH ROAD, SPURSTOW 14	1	0	0	1	14/1232N	G
4759	LAND ADJ UPPER THURLWOOD LOCKS, RODE HEATH, STOKE -ON-TRENT, ST7 3RP 14	2	0	0	2	13/4758C	M
4760	Paddock House Farm, Back Lane, Somerford, Congleton, CW12 4RB 14	1	0	0	1	13/4753C	G
4762	LAND ADJACENT HARLEY HOUSE, 20, NORTHWICH ROAD, CRANAGE, CREWE, CHESHIRE, CW4 8HL 14	1	0	0	1	13/4496C	G
4771	HIELD HOUSE FARM, HIELD LANE, ASTON BY BUDWORTH, KNUTSFORD, NORTHWICH, CHESHIRE, CW9 6LP 14	2	0	0	2	15/5619M	G
4774	LEIGH END, OAK ROAD, MOTTRAM ST ANDREW, MACCLESFIELD, SK10 4QF 14	1	0	1	0	12/3042M	B
4785	Land Adjacent to 10, West Street, Mount Pleasant, Mow Cop, Cheshire, ST7 4NY 14	1	0	0	1	13/4944C	G
4794	Adjacent Former Hassall Green Canal Centre, Alsager Road, Hassall Green, Sandbach, CW11 4YB 14	1	0	0	1	13/5087C	G
4795	SOMERFORD HALL FARM, HOLMES CHAPEL ROAD, SOMERFORD, CONGLETON, CHESHIRE, CW12 4SL 14	1	0	0	1	13/4099C	B
4800	Land off, Congleton Rd, Smallwood, Sandbach, Cheshire, CW11 2YH 14	14	0	0	14	13/2427C	G
4812	Lower Yew Tree Farm, BIRTLES LANE, OVER ALDERLEY, SK10 4RY 14	1	0	1	0	12/3471M	M
4815	Birch Grove, Brereton Heath Lane, Brereton Heath, Congleton, CW12 4SZ 14	1	0	1	0	14/0284C	B
4817	Stiles Meadow Farm, Bosley, Macclesfield, SK11 0NZ 14	1	0	0	1	14/5307M	G
4831	HUNTERS POOL FARM, HUNTERS POOL LANE, MOTTRAM ST ANDREW, SK10 4QQ 14	4	0	0	4	14/2158M	G
4838	YARWOODS FARM, BOLLINGTON LANE, NETHER ALDERLEY, MACCLESFIELD, CHESHIRE, SK10 4TB 14	1	0	0	1	13/4814M	B
4847	GILLY'S FARM, WRENBURY, NANTWICH, CHESHIRE, CW5 8HN	1	0	0	1	13/1590N	G
4850	HOUGH GREEN FARM, HOUGH LANE, ALDERLEY EDGE, ALDERLEY EDGE, CHESHIRE, SK9 7JD	1	0	0	1	14/0650M	B
4864	Bulkeley Grange, Cholmondeley Lane, Bulkeley, SY14 8BT	8	0	0	8	15/1228N	G
4866	BROOK HOUSE FARM, WITHERS LANE, HIGH LEGH, CHESHIRE, WA16 0SG	0	0	1	-1	14/0945M	B
4873	'The Limes', 425, Crewe Road, Winterley, Sandbach, Cheshire, CW11 4RP	10	0	1	9	13/4194N	M
4910	High Ash, CAPPERS LANE, SPURSTOW, CHESHIRE, CW6 9RP	1	0	1	0	14/1169N	B
4915	1, RENSHERDS PLACE, HIGH LEGH, KNUTSFORD, CHESHIRE, WA16 6NG	2	0	0	2	14/2101M	B
4919	BROOKHOUSE FARM, CONGLETON ROAD, GAWSWORTH, MACCLESFIELD, CHESHIRE, SK11 9ET	1	0	0	1	14/1629M	B
4923	Brook Barn, , Catchpenny Lane, Lower Withington, Macclesfield, SK11 9DG	1	0	0	1	14/0458M	G
4924	LAND AT LANGLEY MILL, LANGLEY ROAD, LANGLEY, SK11 0DG	5	0	0	5	13/3100M	B
4926	Sour Butts Farm, BUXTON ROAD, BOSLEY, SK11 0PS	1	0	0	1	14/2045M	G
4931	25, MILL LANE, MOUNT PLEASANT, ALSAGER, STOKE-ON-TRENT, CHESHIRE, ST7 3LD	1	0	0	1	14/2218C	G
4932	Beech House, Church Minshull, Nantwich, CW5 6DY	1	0	0	1	14/1750N	B
4936	HEYROSE FARM, OLD HALL LANE, OVER TABLEY, KNUTSFORD, CHESHIRE, WA16 0HY	2	0	0	2	14/2579M	G
4937	HEYROSE FARM, OLD HALL LANE, Over Tabley, KNUTSFORD, CHESHIRE, WA16 0HY	1	0	0	1	14/2547M	G
4943	103, CONGLETON ROAD NORTH, CHURCH LAWTON, ST7 3AS	1	0	1	0	14/1968C	B
4945	Deer Park Farm, FORTY ACRE LANE, KERMINCHAM, CW4 8DX	1	0	0	1	14/2530C	B
4963	EDDISBURY GATE FARM, BUXTON NEW ROAD, RAINOW, MACCLESFIELD, CHESHIRE, SK11 0AD	1	0	1	0	14/1262M	M
4965	BATTERY HOUSE, BATTERY LANE, WILMSLOW, CHESHIRE, SK9 5LT	1	0	0	1	14/2622M	B
4967	LAND ADJACENT TO AGRICULTURAL BUIDINGS, SPRINGE LANE, BADDILEY, NANTWICH, CHESHIRE,	1	0	0	1	13/4807N	G
4984	THE BARN LEIGHTON LODGE, FLOWERS LANE, LEIGHTON, CREWE, CW1 4QR	1	0	0	1	14/3457C	G
4985	Mottram Wood Farm, Smithy Lane, Mottram St. Andrew, Macclesfield, SK10 4QJ	1	0	0	1	14/3179N	G
4987	HOLE FARM, PRESTBURY ROAD, WILMSLOW, SK9 2LH	1	0	0	1	14/2145M	G
4988	Countryside, Castle Hill, Mottram St. Andrew, Macclesfield, Cheshire, SK10 4AX	1	0	1	0	14/2742M	B
4990	THATCHED COTTAGE, MOTTRAM ROAD, ALDERLEY EDGE, WILMSLOW, CHESHIRE, SK9 7JQ	1	0	0	1	14/3031M	B
4995	STILES MEADOW HOUSE, SMITHY LANE, BOSLEY, SK11 0NZ	1	0	0	1	14/3435M	G
4996	Long Meadow Barn, Lower Brook Farm, SMITHY LANE, RAINOW, SK10 5UP	3	0	0	3	14/3620M	G
4999	COTTAGE FARM, BETCHTON HEATH, BETCHTON, SANDBACH, CHESHIRE, CW11 4SX	1	0	0	1	14/3423C	B
5004	The Coppice, BIRCH LANE, HOUGH, CW2 5RH	1	0	1	0	14/3632N	B
5011	SANDILANDS, WARRINGTON ROAD, MERE, CHESHIRE, WA16 0TE	1	0	1	0	14/3926M	B
5013	The New Inn, NEWCASTLE ROAD, BETCHTON, CW11 2TG	1	0	0	1	14/3630C	B
5015	Hill View Farm, SANDBACH ROAD, BRERETON, CW11 2UH	1	0	0	1	14/3790C	G
5019	HEATHER COTTAGE, PLUMLEY MOOR ROAD, PLUMLEY, KNUTSFORD, CHESHIRE, WA16 9SE	1	0	1	0	14/3692M	B
5021	MEADOW VALE, CLAMHUNGER LANE, MERE, CHESHIRE, WA16 6QG	1	0	0	1	14/3396M	B
5023	Lowndes Farm, Lower Withington, Macclesfield, SK11 9HT	3	0	0	3	14/2729M	B
5035	Manorfield, CHELFORD ROAD, GREAT WARFORD, ALDERLEY EDGE, SK9 7TL	1	0	1	0	14/3749M	B
5038	Yew Tree Farm, 30, MAIN ROAD, WESTON, CW2 5NA	1	0	0	1	14/4322N	G
5039	Horse Shoe Inn, NEWCASTLE ROAD, WILLASTON, CW5 7EP	4	0	0	4	14/3862N	B
5040	SANDY LANE, CRANAGE, KNUTSFORD CW4 8HR	1	0	0	1	14/2867C	G
5042	Land to rear of Ivanhoe, HOLMES CHAPEL ROAD, BRERETON, CONGLETON, CW12 4SP	2	0	0	2	13/0784C	G
5044	Newton Farm, GRAVE YARD LANE, MOBBERLEY, CHESHIRE, WA16 7LJ	1	0	0	1	14/4638M	G
5048	ASH DENE, WITHERS LANE, HIGH LEGH, CHESHIRE, WA16 0SF	1	0	1	0	14/3860M	B

5049	NEW HALL FARM, STUBBS LANE, MOBBERLEY, KNUTSFORD, CHESHIRE, WA16 7LE	1	0	0	1	14/1882M	G
5058	Sapling Home Farm, ULLARD HALL LANE, PLUMLEY, WA16 9GE	1	0	0	1	14/2187M	G
5059	Haulage Depot, BUNCE LANE, MARTON	1	0	0	1	14/4703M	B
5069	BRAMBLE LIVERY, HOLLYHURST, MARBURY, SY13 4LY	1	0	0	1	14/3139N	G
5070	Mobberley Farm, NEWTON HALL LANE, MOBBERLEY, CHESHIRE	1	0	0	1	14/4808M	G
5081	246, NEWCASTLE ROAD, BLAKELOW, CW5 7ET	4	0	0	4	14/2018N	B
5090	LAND ADJACENT TO CLIFTON HAMPDEN, NEW PLATT LANE, CRANAGE, CHESHIRE, CW4 8HS	1	0	0	1	14/3700C	G
5096	BANK FARM, MILL LANE, SCHOLAR GREEN, CHESHIRE, ST7 3LD	1	0	0	1	14/5185C	G
5100	SPRING BANK FARM, COPPICE ROAD, POYNTON, CHESHIRE, SK12 1SP	6	0	0	6	14/3197M	G
5104	SMITHY GARAGE, LONDON ROAD, ADLINGTON, SK10 4NA	1	0	0	1	14/0781M	G
5107	YEW TREE FARM, HALL LANE, HAUGHTON, TARPORLEY, CHESHIRE, CW6 9RJ	1	0	0	1	14/5637N	B
5109	KILN HALL BARN, SMITHY LANE, BOSLEY, CHESHIRE, SK11 0NZ	1	0	0	1	14/5561M	G
5113	BENBECULA, ELM BEDS ROAD, POYNTON, STOCKPORT, CHESHIRE, SK12 1TG	2	0	1	1	14/5436M	Mixed
5126	Whim Brook Farm, Paddock Hill Lane, Mobberley, Knutsford, Cheshire, WA16 7DH	1	0	0	1	15/0100M	B
5127	Brackenwood, GREEN LANE, OVER PEOVER, KNUTSFORD, WA16 8UH	1	0	0	1	14/5740M	B
5131	MEADOWCROFT, KNUTSFORD ROAD, MOBBERLEY, KNUTSFORD, CHESHIRE, CW5 6AP	1	0	0	1	14/5901M	B
5134	WELD HOUSE FARM, PEEL LANE, NEWBOLD ASTBURY, CONGLETON, CHESHIRE, CW12 3NQ	5	0	0	5	14/4642C	Mixed
5135	Land At Bunbury Heath, WHITCHURCH ROAD, BUNBURY	2	0	0	2	14/0381N	G
5136	The Sprout Ridding, The Bullfield, Long Lane, Burland, CW5 8NE	1	0	0	1	14/3332N	G
5137	HEATHFIELDS, NEW PLATT LANE, CRANAGE, CHESHIRE, CW4 8HS	1	0	0	1	14/4637C	G
5146	Lane End Farm, Chester Road, Alraham, Cheshire, CW6 9JE	3	0	1	2	15/0047N	Mixed
5147	The Spinney, WRENBURY ROAD, ASTON, CW5 8DQ	1	0	0	1	15/0626N	G
5150	WOODSIDE GOLF CLUB, KNUTSFORD ROAD, CRANAGE, CW4 8HJ	7	0	0	7	13/0580C	G
5153	Cranage Nurseries, 79, NORTHWICH ROAD, CRANAGE, WA16 9LE	3	0	0	3	14/4162C	G
5157	The Boundary, 2A, NEW PLATT LANE, GOOSTREY, CW4 8NJ	1	0	1	0	15/0543C	B
5166	R P G HERBS, SMITHY LANE, HULME WALFIELD, CHESHIRE, CW12 2JG	2	0	0	2	15/1181C	G
5177	Bank Farm house, TABLE HILL LANE, TABLEY, WA16 0EP	4	0	0	4	14/3908M	G
5180	THE ORCHARD, HOLMES CHAPEL ROAD, SOMERFORD, CONGLETON, CW12 4SP	10	0	2	8	14/1907C	Mixed
5181	LAND AT HIVERLEY COTTAGE, MACCLESFIELD ROAD, TWEMLOW GREEN, CREWE	1	0	0	1	14/2537N	G
5190	Land Off, SPINNEY DRIVE, WESTON	4	0	0	4	14/0841N	G
5192	CLAPHATCH FARM, GIANTSWOOD LANE, HULME WALFIELD, CONGLETON, CW12 2JJ	1	0	0	1	14/0796C	G
5196	STILESMEADOW HOUSE, SMITHY LANE, BOSLEY, SK11 0NZ	1	0	0	1	15/1605M	G
5198	WHITELEY GREEN FARM, HOLEHOUSE LANE, ADLINGTON, SK10 5SJ	1	0	0	1	14/2567M	G
5202	Riffhams, WILMSLOW OLD ROAD, MOTTRAM ST ANDREW, SK10 4QP	1	0	1	0	14/5441M	B
5206	Moss Farm, Moss Lane, Brereton Heath, CW12 4SX	2	0	0	2	15/1759C	G
5212	HOLT HOUSE, DAVENPORT LANE, MOBBERLEY, KNUTSFORD, CHESHIRE, WA16 7LS	1	0	1	0	14/5511M	B
5214	IRON GATE FARM, CHELFORD ROAD, NETHER ALDERLEY, CHESHIRE, SK10 4SZ	2	0	1	1	15/1584M	B
5215	Greenbank Cottage, Welshmans Lane, Nantwich, CW5 6AB	19	0	1	18	13/4656N	M
5217	GRITSTONE BARN, BOLLINHEAD FARM, BOLLINHEAD LANE, SUTTON, SK11 0NA	1	0	0	1	15/0788M	B
5218	NOVAR, MACCLESFIELD ROAD, NORTH RODE, CONGLETON, CHESHIRE, CW12 2NS	1	0	0	1	15/1378M	G
5221	BROOK HOUSE FARM, BROOKHOUSE LANE, MINSHULL VERNON, MIDDLEWICH, CHESHIRE, CW10 0LU	5	0	0	5	14/5308C	G
5224	Radnor Hall Farm, BACK LANE, SOMERFORD, CW12 4RB	1	0	0	1	15/2345C	G
5225	Poplar Cottage, 2, Hearn Lane, Faddiley, Nantwich, CW5 8NL	1	0	1	0	15/1894N	B
5233	Poachers Pocket, 6, NORTHWICH ROAD, CRANAGE, CHESHIRE, CW4 8HL	1	0	1	0	15/2039C	B
5234	ARCLID GRANGE, HEMMINGSHAW LANE, ARCLID, CHESHIRE, CW11 4SZ	2	0	0	2	15/2353C	G
5235	Redundant Farm Buildings, Bank Farm, Faddiley Bank Lane, Wrexham Road, Faddiley, Nantwich, CW5 8JE	2	0	0	2	15/2509N	G
5236	Pump House Works, ANDERTONS LANE, HENBURY, CHESHIRE, SK10 4RW	9	0	0	9	15/1922M	B
5238	GOOSETREE FARM, WOODHOUSE END ROAD, GAWSWORTH, CHESHIRE, SK11 9QT	1	0	0	1	15/2633M	G
5244	Cross Bank Farm, BETCHTON ROAD, MALKINS BANK, CW11 4YE	1	0	0	1	15/2196C	B
5252	Between Woods, MOSS LANE, HIGH LEGH, WA16 0RG	1	0	1	0	15/1702M	B
5258	32, HIGH STREET, MOW COP, ST7 3NZ	1	0	0	1	15/2528C	G
5260	RYECROFT FARM, MARTHALL LANE, MARTHALL, KNUTSFORD, CHESHIRE, WA16 7ST	1	0	0	1	15/0069M	B
5261	COPPICE FARM, COPPICE ROAD, POYNTON, STOCKPORT, CHESHIRE, SK12 1SP	3	0	0	3	15/0947M	G
5266	BREACH COTTAGE, BREACH HOUSE LANE, MOBBERLEY, WA16 7NT	1	0	1	0	14/3578M	B
5270	BEECH TREE FARM, COOKESMERE LANE, SANDBACH, CHESHIRE, CW11 1PA	4	0	0	4	15/2034C	G
5272	Haybays, CHESTER ROAD, ACTON, CW5 8LD	1	0	1	0	15/0378N	B
5273	GARNERS FARM, HALL LANE, HAUGHTON, TARPORLEY, CHESHIRE, CW6 9RJ	1	0	0	1	15/2594N	G
5274	Moss Lea Farm, Cock Hall Lane, Langley, Cheshire East, SK11 0NA	2	0	1	1	15/3156M	B
5277	HILL FARM, GOLDFORD LANE, BICKERTON, SY14 8LN	1	0	0	1	15/2846N	G
5279	The Woodlands, Whitchurch Road, Aston, Nantwich, CW5 8DB	33	0	0	33	14/3053N	G
5280	Fields Farm, 150B, CONGLETON ROAD, SANDBACH, CW11 4TE	2	0	0	2	15/3152C	G
5282	Roseland Poultry Farm, Peckforton Hall Lane, Spurstow, Tarporley, Cheshire, CW6 9TE	1	0	0	1	13/2079N	G
5294	CHESTNUT TREE FARM, NEWCASTLE ROAD, SMALLWOOD, CHESHIRE, CW11 2UG	1	0	0	1	15/3247C	B
5303	NORMANS HALL FARM, SHRIGLEY ROAD, POTT SHRIGLEY, MACCLESFIELD, CHESHIRE, SK10 5SE	1	0	1	0	15/0620M	B
5305	Oak Cottage, MERRY FARM DRIVE, PLUMLEY, KNUTSFORD, WA16 9TD	1	0	1	0	15/3381M	B
5308	Wood View, Calveley Green Lane, Calveley, Cheshire, CW6 9LF	1	0	1	0	15/2441N	B
5309	Midgebrook Barn, TRAP ROAD, SOMERFORD BOOTHS, CONGLETON, CW12 2LT	1	0	0	1	15/3582C	B
5310	7, CHELFORD ROAD, SOMERFORD, CW12 4QD	1	0	1	0	15/3483C	B
5312	Bank Farm, Macclesfield Road, Twemlow, Cheshire, CW4 8BG	1	0	0	1	15/3137C	G
5314	Bank House Farm, Nantwich Road, Chorley, Cheshire CW5 8JR	3	0	0	3	15/2728N	G
5327	OAKHANGER HALL FARM, TAYLORS LANE, OAKHANGER, CW1 5XD	1	0	0	1	15/1953N	G

5329	WITHINLEE HOUSE, WITHINLEE ROAD, MOTTRAM ST ANDREW, MACCLESFIELD, CHESHIRE, SK10 4QD	1	0	1	0	15/0360M	B
5330	PECK MILL FARM, CARTER LANE, CHELFORD, CHESHIRE, SK11 9BD	1	0	1	0	15/0910M	B
5334	Barn adj Sandy Lane Farm, Sandy Lane, Audlem, CW3 0BN	1	0	0	1	15/3458N	G
5338	Ivy Cottage, CLAY LANE, WILMSLOW, SK9 6DS	1	0	1	0	15/1213M	B
5339	MAPLE FARM, PADDOCK HILL, MOBBERLEY, CHESHIRE, WA16 7DH	1	0	1	0	15/1636M	M
5342	EAST WOODEND FARM, SCHOOLFOLD LANE, ADLINGTON, MACCLESFIELD, CHESHIRE, SK10 4PL	1	0	0	1	15/3918M	G
5346	Jodrell Bank Farm, BRIDGE LANE, GOOSTREY, CW4 8BU	1	0	0	1	15/4065C	G
5347	Land adjacent 1 Festival Avenue, Windmill Lane, Buerton, Crewe, Cheshire, CW3 0DB	1	0	0	1	15/3690N	G
5351	SUNNY BANK FARM, KNUTSFORD ROAD, KNOLLS GREEN, MOBBERLEY, CHESHIRE, WA16 7BJ	1	0	1	0	15/0841M	B
5355	MANOR FARM, ENGLESEA BROOK LANE, WESTON, CHESHIRE, CW2 5QL	3	0	0	3	15/3445N	G
5357	UPPER HULME FARM, DODDS LANE, ASTBURY, CHESHIRE, CW12 3NS	1	0	0	1	15/3679C	G
5359	HOLLINS GREEN FARM, WOOD LANE, BRADWALL, SANDBACH, MIDDLEWICH, CHESHIRE, CW10 0LB	1	0	1	0	15/4269C	B
5361	THE SPINNEY, BRADFORD LANE, NETHER ALDERLEY, MACCLESFIELD, CHESHIRE, SK10 4TR	1	0	1	0	14/3711M	B
5362	LAND AT, Roadside Farm, HOLMES CHAPEL ROAD, OVER PEOVER, KNUTSFORD	1	0	0	1	15/3063M	G
5365	PIGGOTTS HILL FARM, CONGLETON LANE, LOWER WITHINGTON, SK11 9LD	6	0	1	5	15/2852M	G
5369	Cedar Manor, Ash Lane, Ollerton, Knutsford, Cheshire, WA16 8RQ	1	0	1	0	15/2109M	B
5377	THE DEN, SHELOW FARM, SHELOW LANE, NORTH RODE, CHESHIRE, CW12 2NX	1	0	0	1	15/3030M	B
5378	STUBBS FARM, STUBBS LANE, MOBBERLEY, KNUTSFORD, CHESHIRE, WA16 7LF	2	0	0	2	15/2221M	G
5380	Bollin House, BLAKELEY LANE, MOBBERLEY, WA16 7LX	1	0	0	1	15/4921M	B
5381	CHAPEL HOUSE INN, PEPPER STREET, MOBBERLEY, KNUTSFORD, WA16 6JL	1	0	0	1	15/4673M	B
5384	THE OLD VICARAGE, CHELFORD LANE, OVER PEOVER, CHESHIRE, WA16 8UF	1	0	1	0	15/3412M	B
5389	Red Brook, FREE GREEN LANE, LOWER PEOVER, WA16 9QU	1	0	1	0	15/3968M	B
5391	BANK FARM, BACK LANE, SMALLWOOD, CHESHIRE, CW11 2UN	3	0	0	3	15/4380C	G
5393	Hollinswood Farm, WOOD LANE, BRADWALL, CW10 0LA	4	0	0	4	15/4741C	G
5395	Limekiln Farm, LIMEKILN FARM LANE, ASTBURY, CW12 3NU	1	0	0	1	15/2627C	G
5398	Oakland House, 252, Newcastle Road, Blakelow, Cheshire East, CW5 7ET	1	0	0	1	15/4477N	G
5399	Dairy House Farm, Coole Lane, Austerson, Nantwich, CW5 8AT	1	0	0	1	14/2972N	G
5405	HILL TOP COTTAGE, GAWSWORTH ROAD, GAWSWORTH, MACCLESFIELD, CHESHIRE, SK11 9RA	1	0	1	0	15/3408M	B
5406	BLOSSOMS FARM, BLOSSOMS LANE, WOODFORD, STOCKPORT, CHESHIRE, SK7 1RF	1	0	0	1	14/4722M	G
5407	Congleton Edge Methodist Chapel, CONGLETON EDGE ROAD, CONGLETON, CW12 3NB	1	0	0	1	15/4792C	B
5410	Barn adjacent to Green Farm Cottage, Chorley Green Lane, Chorley, Nantwich, CW5 8JR	1	0	0	1	14/2424N	G
5412	4, NEEDHAMS BANK, MOSTON, SANDBACH, CW11 3PF	1	0	0	1	15/4892C	G
5415	MERE COURT FLATS, CHESTER ROAD, MERE	2	0	4	-2	15/4960M	G
5422	LAND AT KILN HALL, BENNETTS LANE, BOSLEY, CHESHIRE, SK11 0NZ	2	0	0	2	15/2689M	G
5423	PINFOLD FARM, PINFOLD LANE, PLUMLEY, KNUTSFORD, CHESHIRE, WA16 9RR	1	0	0	1	15/4289M	G
5425	Star Inn, CHESTER ROAD, ACTON, CW5 8LD	3	0	1	2	15/2941N	B
5426	Bulkeley Grange Cottages, CHOLMONDELEY LANE, BULKELEY, SY14 8BT	1	0	2	-1	15/5227N	B
5428	Land adjacent to Silecroft, Silecroft, Brereton Heath Lane, Brereton Heath, Cheshire East, CW12 4SZ	1	0	0	1	15/5479C	G
5431	Eaton Cottage, MOSS LANE, EATON, CW12 2NA	3	0	0	3	15/2636M	M
5432	Star Inn, CHESTER ROAD, ACTON, CW5 8LD	4	0	0	4	15/2742N	B
5433	Bulkeley Methodist Church, Wrexham Road, Bulkeley, Cheshire, SY14 8BL	1	0	0	1	15/4859N	B
5437	CHAPEL COTTAGE, BUNBURY LANE, BUNBURY, CHESHIRE, CW6 9QS	1	0	0	1	15/5830N	G
5438	HAWTHORN FARM, HOUGH LANE, ALDERLEY EDGE, WILMSLOW, CHESHIRE, SK9 7JD	3	0	0	3	15/1327M	G
5439	Field Cottage, Halliwell's Brow, High Legh, Knutsford, WA16 0QS	1	0	2	-1	15/4934M	B
5442	Gorseymoor Farm, SANDY LANE, EATON, CW12 2NL	1	0	0	1	16/0146C	G
5448	THE SYCAMORES, KNUTSFORD ROAD, KNOLLS GREEN, MOBBERLEY, CHESHIRE, WA16 7BL	1	0	0	1	15/5382M	G
5451	HOLLY BUSH FARM, PICKMERE LANE, TABLEY, CHESHIRE, WA16 0HP	3	0	0	3	16/0125M	G
5452	Maltkiln Farm, WOORE ROAD, BUERTON, CW3 0DA	1	0	0	1	15/4833N	G
5454	ROSEDENE, WHITCHURCH ROAD, ASTON, CW5 8DB	2	0	0	2	15/5531N	G
5478	School House Farm, School Lane, Astbury, Congleton, CW12 4RG	1	0	0	1	14/4911C	G
5481	Land East Of, GORSE LANE, ASTBURY	1	0	0	1	15/5648C	G
5496	BIG STONE CATTERY, GOOSTREY LANE, CRANAGE, CHESHIRE, CW4 8HE	4	0	0	4	15/0053C	B
	<b>Subtotal</b>	<b>644</b>	<b>0</b>	<b>79</b>	<b>565</b>		
<b>Outline Permission</b>							
251	Former Cardboard Factory, Betchton Road, Malkins Bank, CW11 4YF	28	0	0	28	10/3808C	B
2737	The Cottage, CHERRY LANE, CHURCH LAWTON, ST7 3QZ	1	0	0	1	15/2909C	G
2953	Lodge Farm Industrial Estate, Audlem Road, Hankelow	22	0	0	22	14/4300N	M
3268	Langley Works, Cock Hall Lane, Langley (Reiter Scraggs part 2)	77	0	0	77	11/2340M	B
3873	The Maggot Farm, French Lane, Baddington, Nantwich	3	0	0	3	09/3264N	B
4005	Land adjacent to 4 Audlem Road, Hankelow, Cheshire, CW3 4AU 14	10	0	0	10	12/2309N	G
4086	Land To The Rear Of Sandy Lane Numbers 1 To 16, SANDY LANE, WINTERLEY	2	0	0	2	15/3099N	G
4229	1, FESTIVAL AVENUE, BUERTON, CW3 0DB	1	0	0	1	14/2775N	M
4573	LAND TO THE REAR OF, South View, NANTWICH ROAD, CALVELEY	2	0	0	2	14/4006N	B
4658	Rectory Farm, Knutsford Road, Church Lawton, Stoke-on-Trent, ST7 3EQ 14	9	0	0	9	13/2136C	M
4753	38, CONGLETON ROAD NORTH, CHURCH LAWTON, STOKE-ON-TRENT, CHESHIRE, ST7 3BA	1	0	0	1	13/4705C	G
4960	REAR OF 185 & 187 CONGLETON ROAD NORTH, SCHOLAR GREEN, STOKE ON TRENT, ST7 3HD	3	0	0	3	14/1723C	B
5020	LAND AT, Bate Mill Farm, BATEMILL LANE, CHELFORD	1	0	0	1	14/3545M	G
5034	36, BLACK FIRS LANE, SOMERFORD, CONGLETON, CW12 4QQ	2	0	0	2	14/3515C	G
5041	THE CEDARS, WYBUNBURY LANE, STAPELEY, CW5 7JP	1	0	0	1	14/0622N	G
5086	Land at Moss Lane, Brereton, CW12 4SX	6	0	0	6	14/0648C	G
5145	Land Adjacent to Laburnum Cottages, WREXHAM ROAD, BULKELEY, CHESHIRE	1	0	0	1	14/4585N	G
5189	Fred Thompson Commercials, Sandy Lane, Macclesfield, Cheshire East, SK10 4RJ	2	0	0	2	14/5905M	B

5201	NEW FARM, BUNBURY COMMON ROAD, BUNBURY (FORMERLEY REFERRED TO AS LAND AT BUNBURY COMMON ROAD (13/966N)	1	0	0	1	15/1444N	G
5222	ROSE COTTAGE, 50, STOCK LANE, WYBUNBURY, CHESHIRE, CW2 5ED	1	0	0	1	15/0482N	G
5227	INGLEWOOD, 2, CASTLE HILL, PRESTBURY, CHESHIRE, SK10 4AR	1	0	1	0	15/0827M	B
5232	Land adjacent to, 96, MACCESFIELD ROAD, HOLMES CHAPEL, CHESHIRE, CW4 8AL	2	0	0	2	15/1248C	G
5241	Land east of Butt Green House, Wybunbury	2	0	0	2	15/1745N	G
5247	ROOKERY COTTAGE, MAIN ROAD, WORLESTON, NANTWICH, CHESHIRE, CW5 6DJ	1	0	0	1	14/4228N	G
5283	METHODIST CHURCH, MEADOWSIDE, ADLINGTON, CHESHIRE, SK10 4PE	4	0	0	4	14/5604M	B
5349	LAND ADJACENT TO LILAC COTTAGE, WYBUNBURY ROAD, WALGHERTON, NANTWICH, CW5 7NG	1	0	0	1	15/4102N	G
5363	FIVE OAKS, SECOND DIG LANE, STAPELEY, CW5 7QR	1	0	0	1	14/4802N	G
5368	Land South Of The Paddock, Booth Bed Lane, Goostrey, Cheshire	1	0	0	1	15/4576C	G
5388	North View, NANTWICH ROAD, CALVELEY, CW6 9JN	5	0	0	5	15/0379N	G
5390	Moss Wood, MOSS LANE, BRERETON HEATH, CW12 4SX	1	0	0	1	15/4260C	B
5396	Land adjacent to, The Paddocks, SANDY LANE, CRANAGE,	1	0	0	1	15/3627C	G
5450	Green Lane House, 31, GREEN LANE, AUDLEM, CW3 0ES	1	0	0	1	15/1964N	G
	<b>Subtotal</b>	<b>195</b>	<b>0</b>	<b>1</b>	<b>194</b>		
<b>Under Construction</b>							
173	Irlam House, Brookhouse Lane, Congleton.	1	0	0	1	15/3525C	G
201	Taxmere Farm, Newcastle Road, Arclid	4	0	0	4	36135/3	G
249	Moston Manor, Plant Lane, Moston	6	1	0	5	32319/3	G
250	Sandhole Farm, Hulme Walfield.	8	1	1	6	34017/3	G
252	Lower Medhurst Green Farm, Sandbach Road, Brereton	1	0	0	1	07/0840/FU	G
260	Stocks Barn, Court House Farm, Sandlow Green	4	0	0	4	34097/3	G
261	Barn at Woodhouse Farm, Swettenham Heath	1	0	0	1	05/0629/FU	G
262	Vernons Yard, Goostrey Lane, Twemlow Green	1	0	0	1	06/0959/RE	B
263	Spark Lane Nursery, Spark Lane, Smallwood	1	0	0	1	04/0453/FU	G
264	Land adjacent to former public house, Foundry Lane, Scholar Green	1	0	0	1	37341/3	B
271	Claphatches, Scholar Green	1	0	0	1	35268/6	B
274	Brownlow Farm, Brownlow Heath Lane, Newbold Astbury	2	0	0	2	09/1665C	G
307	Blackden Manor Estate, Station Road, Goostrey.	1	0	0	1	32023/3	B
342	Land at The Smithy, Hall Green Lane, Somerford Booths	1	0	0	1	08/2026/RE	G
417	Land adjacent to 34 Congleton Road North, Church Lawton	1	0	0	1	09/1594C	M
427	Land west of Newcastle Road, Smallwood, Sandbach	1	0	0	1	09/2498C	G
437	Caravan Site, Park Lane and Flowery Nook, Mere Lane, Pickmere	58	55	2	1	00/1271	B
975	Hankelow Hall, Hall Lane, Hankelow	4	2	0	2	P08/0869	G
1041	The Old Rectory, Audley Road, Barthomley	1	0	0	1	P08/0634	B
1043	The Printworks, Crewe Road, Haslington	1	0	0	1	12/0325N	B
1059	Churchfields Farm, Smithy Lane, Barthomley	2	1	0	1	11/3064N	G
1065	Burland Stores, Wrexham Road, Burland	2	0	0	2	15/3078N	B
1071	Dorfold Dairy House, Dig Lane, Acton	4	0	0	4	11/2735N	G
1072	Fingerpost Farm, Wrexham Road, Faddiley	1	0	0	1	P04/0099	G
1125	The Milehouse, Worleston Road, Worleston	1	0	0	1	P03/0433	G
1129	Poole Old Hall, Poole Old Hall Lane, Poole	3	2	0	1	P03/0295	G
1143	Coos Farm, Coole Lane, Audlem, Crewe	1	0	0	1	P00/0956	G
1166	Basford Hall Farm, Weston Lane, Basford	2	0	0	2	P06/1404	G
1170	Manor Farm, Blakenhall	1	0	0	1	P06/0851	G
1173	Buerton House, Woore Road, Buerton	2	1	0	1	P01/0531	B
1178	Land adjacent to Mill Lane, Bulkeley	1	0	0	1	P95/0699	B
1189	Clays Farm, Calveley	4	0	0	4	P02/0376	G
1253	Newtown Farm, Whitchurch Road, Audlem, Crewe	6	0	0	6	P04/0623	G
1256	Mere House, Baddiley Hall Lane, Baddiley	3	0	0	3	P04/1539	G
1257	New Farm, Baddiley	3	1	0	2	P04/0986	G
1324	Hatherton Farm, Park Lane, Hatherton	1	0	0	1	P05/0248	G
1437	Long Lane Farm, Long Lane, Burland	2	0	0	2	P04/1088	G
1438	Greenfields Farm, Whitehaven Lane, Burland	1	0	0	1	P04/1076	G
1452	Brookfields Farm, Longhill Lane, Hankelow	1	0	0	1	P04/0801	G
1462	Dairy House Farm, Austerson, Nantwich	4	3	0	1	P08/1346	G
1511	Higher Elms Farm, Minshull Vernon	1	0	0	1	P95/0470	G
1514	Brookside Brook Farm, Gauntons Bank, Norbury	1	0	0	1	P02/1212	B
1525	Egerton Bank Farm, Egerton, Malpas	1	0	0	1	P01/0232	B
1543	Moss Farm, Nursery Road, Oakhanger	2	0	0	2	P02/0524	G
1597	The Mount, Hadley Road, Norbury 14	6	5	0	1	14/4551N	G
1598	Firs Bank Farm, Poole, Nantwich	3	0	0	3	P04/0045	G
1609	Radley Wood Farm, Whitchurch Road, Spurstow	1	0	0	1	P04/0526	G
1616	Corner Farm, Long Lane, Wettehall	3	2	0	1	09/1211N	G
1624	Woodcott Hill Farm, Woodcotthill Lane, Wrenbury	3	0	0	3	P03/1139	G
1722	Greenbank Farm, Bradeley Green, Whitchurch	1	0	1	0	P06/0011	B
1726	Wilkesley Farm, Heywood Lane, Wilkesley	7	6	0	1	P05/0497	G
1735	Calveley Green Farm, Cholmondeston Road, Calveley	4	2	0	2	P05/0786	G
1737	Top House Farm, Coole Lane, Coole Pilate	5	2	0	3	09/0623N	G
1744	Land adjacent to 26 Newtons Lane, Winterley	3	2	0	1	10/4094N	G
1764	Hillcrest, London Road, Walgherton	1	0	0	1	13/0581N	B
1766	Land adjacent to Island House, School Lane, Warmingham	1	0	0	1	P05/0986	B
1827	Cherry Tree Barn, Barthomley	1	0	0	1	P03/1366	B
1838	Crossbanks Farm, Stoke Hall Lane, Poole	5	0	0	5	11/0734N	G
1884	Bath Farm, Bath Lane, Audlem, Crewe	1	0	0	1	P05/1454	G
1887	Baddington Farm, Baddington	4	0	0	4	P05/1591	G
1890	Coronerage Farm, Heatley Lane, Broomhall	6	0	0	6	P06/1453	G
1913	2 Bridge Street, Wybunbury	1	0	1	0	09/2517N	B
1915	Pinfold Farm, Wrexham Road, Burland	1	0	0	1	P06/0656	B
1918	Land adjacent Canalside Farm, Nanney's Bridge, Church Minshull	1	0	0	1	P06/0075	G
1920	Edleston Hall, Edleston Hall Lane, Edleston	1	0	0	1	P06/0060	G
1923	Hooter Hall, Elton Lane, Winterley	1	0	0	1	P06/0824	G
1941	Warmingham Grange, School Lane, Warmingham	14	13	0	1	11/3160N	M
1964	Stapeley Hall Farm, London Road, Stapeley	1	0	0	1	P06/1362	G

1983	Crossbanks Farm, Stoke Hall Lane, Poole	2	0	1	1	P07/0956	B
1991	Henhull Bridge Farm, Henhull	3	2	0	1	P07/0321	G
2025	Baddiley Farm, Baddiley	2	1	0	1	P06/0933	G
2027	Dairy House Farm, Weston Lane, Basford	1	0	0	1	P07/1178	G
2035	Bridge Farm, Winsford Road, Cholmondeston	1	0	0	1	P07/1618	G
2039	Manor Farm, Hall Lane, Hankelow	6	5	0	1	11/3818N	B
2050	18 Cemetery Road, Weston	1	0	0	1	10/2602N	B
2123	Walnut Tree Farm, Walnut Tree Lane, Bradwall	3	0	0	3	10/2188C	G
2130	Holford House, Holford Drive, Mossways Park, Wilmslow	1	0	0	1	11/1637M	B
2250	Home Farm, School Lane, Henbury	8	0	0	8	14/5243M	G
2257	Wybunbury Methodist Church, Main Road, Wybunbury	1	0	0	1	12/2740N	B
2445	Old Smithy Garage, Smithy Lane, Bosley	1	0	0	1	12/0552M	B
2448	Woodside Nurseries, Hall Lane, Mobberley	1	0	1	0	11/1081M	B
2465	Bonny Catty Bungalow, Back Eddisbury Road, Rainow	1	0	0	1	09/2019M	B
2727	Land opposite Rose Cottages, Holmes Chapel Road, Somerford	25	21	0	4	12/3807C	G
2750	Hall Green Farm, 157, CONGLETION ROAD NORTH, SCHOLAR GREEN, ST7 3HA 14	2	0	0	2	14/0488C	G
2822	Old Vicarage, Crewe Road, Winterley	5	0	0	5	12/0060C	M
2846	Land at Higher House Farm, Knutsford Road, Cranage	11	0	0	11	12/4771C	M
3201	Walmsley Fold Farm, Hough Lane, Wilmslow	1	0	0	1	08/0485P	M
3221	Sandbach Farm, School Lane, Henbury, Cheshire	1	0	0	1	12/1874M	M
3253	Gleave House Farm, Pavement Lane, Mobberley	1	0	1	0	10/0450M	M
3256	The Hollies, Green Lane, Over Peover	1	0	0	1	10/1011M	B
3262	23 High Street, Mow Cop	1	0	0	1	10/0595C	B
3263	43, ROBIN LANE, SUTTON, MACCLESFIELD	3	0	0	3	09/3832M	G
3403	Ridge Hall, Ridge Hill, Sutton	2	1	0	1	10/2275M	G
3440	The Old Hall, Trap Road, Somerford Booths, Congleton	1	0	0	1	09/3025C	B
3441	2-4 Longbutts Lane, Gawsworth	1	0	0	1	10/0626M	B
3459	Pool Farm, Goldford Lane, Bickerton	3	0	0	3	13/3498N	G
3559	Over Tabley Hall Farm, Old Hall Lane, Tabley	10	0	1	9	10/1900M	M
3564	1 Aston Hall Cottages, Dairy Lane, Aston Juxta Mondrum	1	0	0	1	10/2287N	B
3587	Chain Bar, Buxton Road, Bosley	1	0	0	1	11/3702M	B
3598	Lower Gadhole Farm, Greendale Lane, Mottram St Andrew	1	0	0	1	10/2704M	G
3600	Sutton Hall Farm, Hall Lane, Sutton	1	0	0	1	10/2173M	G
3603	Land adjacent to Macclesfield Road, North Rode, Congleton	1	0	0	1	10/3716M	G
3614	Ash Tree Farm, Mill Lane, Blakenhall	1	0	0	1	13/1888N	G
3640	Rostrevor, Mereside Road, Mere	1	0	0	1	07/0787P	B
3646	Briar Cottage, London Road, Bridgemere, Nantwich	2	1	0	1	11/4310N	B
3674	Land to the east of Grogam Cottage, Sossmoss Lane, Nether Alderley	1	0	0	1	07/2518P	G
3712	Cresswell Farm, Chells Hill, Church Lawton	1	0	0	1	11/1492C	G
3721	15 Cinderhill Lane, Scholar Green	1	0	0	1	11/4233C	G
3730	POOLE BANK FARM, WETTENHALL ROAD, POOLE	4	0	0	4	11/0056N	G
3864	Farmwood House, Holmes Chapel Road, Chelford	1	0	0	1	11/1881M	B
3886	Hornpipe Hall, Whitecroft Heath Road, Lower Withington	1	0	0	1	11/2359M	B
3903	2 Mount Pleasant Road and 50 The Banks, Scholar Green, Odd Rode	5	3	0	2	12/3846C	M
3909	View Fields and Bleeding Wolf Lane, Scholar Green	1	0	0	1	11/0535C	B
3954	Rose Farm, Well Bank Lane, Over Peover	1	0	0	1	11/3262M	M
3955	The Cottage, Ashley Road, Ashley	1	0	0	1	11/1127M	B
3957	Daneside, Macclesfield Road, Twemlow Green	1	0	0	1	11/3669C	B
4018	Woodlands Cottage, Whitchurch Road, Spurstow	1	0	0	1	11/4525N	B
4050	Barn Farm Cottage, Winsford Road, Cholmondeston, CW7 4DR	1	0	0	1	11/4044C	B
4064	Land on Oak Tree Lane, Cranage	2	1	0	1	12/0250C	G
4148	Rushey Hey, Oak Lane, Newbold Astbury, Congleton	1	0	0	1	12/0224C	G
4170	Wash Farm, Pinfold Lane, Plumley, Knutsford	1	0	0	1	11/0722M	B
4199	Firlands, 36, BLACK FIRS LANE, SOMERFORD, CONGLETION	2	1	0	1	15/1654C	G
4244	High Legh Water Tower, Warrington Road, High Legh	1	0	0	1	12/3773M	B
4263	186 Congleton Road North, Scholar Green	4	2	0	2	12/1397C	M
4270	181 Main Road, Worleston	1	0	0	1	12/1949N	B
4281	Newton Hall Farm, Mill Lane, Mottram St Andrew	3	2	0	1	12/1937M	G
4306	Bell Farm, Macclesfield Road, Eaton, Congleton	2	0	0	2	12/2697M	G
4308	Building to rear of 124 Sandbach Road, Rode Heath	1	0	0	1	12/2582C	B
4313	Holmlea Farm, Newcastle Road South, Brereton, Sandbach	1	0	0	1	13/3932C	B
4356	Lower Farm, Whitchurch Road, Burleydam	11	5	1	5	12/3007N	M
4499	Sudlow Farm, Sudlow Lane, Tabley	6	0	0	6	12/4553M	G
4519	Greenbank Farm, Green Lane, Moston	3	0	0	3	12/3644C	G
4552	Newholme, Giantswood Lane, Somerford Booths	1	0	0	1	13/0835C	B
4620	Pownall House Farm, Warford Lane, Great Warford, Knutsford	1	0	0	1	14/4145M	B
4634	Yew Tree Farm, Pinsley Green, Wrenbury	1	0	0	1	13/2496N	G
4653	THE PLUM TREES, NEWCASTLE ROAD, SMALLWOOD, CHESHIRE, CW11 2UA 14	1	0	0	1	14/1523C	G
4751	MISTAL LOFT, VICARAGE LANE, BETCHTON, CW11 4TB 14	1	0	0	1	13/4168C	G
4761	38, BROOKLANDS DRIVE, GOOSTREY, CREWE, CHESHIRE, CW4 8JB 14	1	0	0	1	13/4504C	G
4769	FIELDS FARM, BETCHTON ROAD, BETCHTON, SANDBACH, CHESHIRE, CW11 4YE 14	3	0	0	3	09/2531C	G
4772	LOWER BROOK FARM, SMITHY LANE, RAINOW, MACCLESFIELD, SK10 5UP 14	1	0	0	1	13/2747M	G
4786	GROVE FARM, CHESTER ROAD, ALPRAHAM, CHESHIRE, CW6 9JA 14	1	0	0	1	13/4623N	G
4811	Handfield Farm, Methurst Green, Sandbach Road, Congleton, Cheshire, CW12 4TA 14	1	0	0	1	13/4280C	G
4824	Parkside Farm, Chorley, Nantwich, CW5 8JT 17	7	4	0	3	13/3798N	G
4854	CHURCH FARM, WILLBANK LANE, FADDILEY, CW5 8JG 14	1	0	0	1	10/4111N	G
4941	Old Hall Farm, COOLE LANE, COOLE PILATE, NANTWICH, CW5 8AU	6	0	0	6	14/2236N	G
4942	BYWAYS, KAY LANE, HIGH LEGH, KNUTSFORD, CHESHIRE, WA13 0TN	1	0	0	1	14/2706M	B
4954	High Ash, Cappers Lane, Spurstow, Tarporley, Cheshire, CW6 9RP	1	0	0	1	14/3542N	G
4961	Land Adjacent to Ivy House, Holmes Chapel Road, Somerford, Congleton, CW12 4SP	2	0	0	2	13/4415C	M
4964	GREEN HOLLOW, CASTLE HILL, MOTTRAM ST ANDREW, CHESHIRE, SK10 4AX	1	0	0	1	14/1696M	B
4969	ROSE COTTAGE, SOUTH VIEW LANE, CHOLMONDESTON, CHESHIRE	1	0	0	1	14/2587N	G
4971	FAIRWAYS, MERESIDE ROAD, MERE, KNUTSFORD, CHESHIRE, WA16 6QR	1	0	0	1	14/1159M	B

4973	OLD SPEN GREEN FARM, CONGLETON ROAD, SMALLWOOD, SANDBACH, CW11 2UZ	3	0	0	3	11/3774C	G
4994	Cawley Farm, SWETTENHAM ROAD, SWETTENHAM, CW12 2JY	3	0	0	3	14/3457C	G
5007	Woodside, BLEEDING WOLF LANE, SCHOLAR GREEN, ST7 3BH	1	0	0	1	14/3758C	G
5009	Karibu, BUNBURY ROAD, ALPRAHAM, CW6 9JD	1	0	0	1	14/3487N	G
5047	PARK GATE FARM, SUDLOW LANE, TABLEY, WA16 0TW	4	0	0	4	14/4511M	G
5050	139 A, Wistaston Road, Willaston, Nantwich, Cheshire, CW5 6QS	1	0	0	1	14/4247N	G
5085	Cliff Farm, CLIFF LANE, RAINOW, MACCLESFIELD, SK11 0AB	3	0	0	3	14/3833M	G
5087	Lyndon, BLEEDING WOLF LANE, SCHOLAR GREEN, ST7 3BH	2	0	0	2	14/5382C	B
5089	FRITH LODGE, FRITH LANE, WRENBURY, CW5 8HQ	1	0	0	1	14/5344N	G
5099	THE YEWS, CLAY LANE, WILMSLOW, CHESHIRE, SK9 6DN	2	0	0	2	14/3741M	B
5129	Clayton Greaves Farm, HOPE LANE, ADLINGTON, SK10 4NX	1	0	0	1	14/5747M	B
5161	Old Hall Farm, HOLMES CHAPEL ROAD, LOWER WITHINGTON, SK11 9DT	1	0	0	1	15/0796M	G
5163	TANYARD FARM, CHELFORD ROAD, CHORLEY, CHESHIRE, SK9 7TQ	1	0	0	1	14/1244M	G
5213	Manor Farmhouse, RIDGE HILL, SUTTON, SK11 0LU	2	0	1	1	15/0295M	B
5256	Gate Farm, Wettenhall Road, Poole, CW5 6AL	1	0	0	1	15/0639N	B
5253	1 & 2, Shaws Fold, Styal, Cheshire, SK9 4JB	1	0	0	1	15/2586M	B
5257	WILLOW LAWN FARM, SALTERS LANE, LOWER WITHINGTON, MACCLESFIELD, SK11	1	0	0	1	15/2077M	B
5372	BARNCROFT FARM, WOODEND LANE, MOBBERLEY, KNUTSFORD, CHESHIRE, WA16 7LZ	3	1	0	2	14/3436M	G
5483	Wrenbury Wood Farm, Wrenbury Wood, Wrenbury, Nantwich, Cheshire, CW5 8HH	3	0	0	3	P05/0811	G
	<b>Subtotal</b>	<b>460</b>	<b>149</b>	<b>11</b>	<b>300</b>		
	<b>Total</b>	<b>1377</b>	<b>149</b>	<b>108</b>	<b>1120</b>		

## Appendix 5 - Evidence to Support Strategic Site Forecasting & Delivery

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**Evidence to support Trajectory - Delivery and Forecasting for Strategic Sites / Locations within the Local Plan Strategy (as at 31<sup>st</sup> March 2016)**

Settlement	Strategic Site (with 'CS' Reference)	Site Capacity	Commitments (as at 31 <sup>st</sup> March 2016)	Remaining Capacity (post Commitments)	Number of Outlets <sup>1</sup>	Information received from Landowners / Site Promoter / Planning Application Submission in relation to Lead In / Delivery timescales	Date Evidence Received	CEC Further Comments
<b>Crewe</b>	SL1 – Central Crewe	400	See the Housing Supply and Delivery Topic Paper (base 31 <sup>st</sup> March 2016) at Chapter 7 for full explanation	373	n/a	n/a	n/a	See the Housing Supply and Delivery Topic Paper (base 31 <sup>st</sup> March 2016) at Chapter 7 for full explanation
	CS1 – Basford East	850	SHLAA ref. 5255 - 14/4025N (490 units) SHLAA ref. 5477 - 15/1537N (325 units)	35 units	2	Marketing of Site information received in relation to the disposal of Basford East (element with PP for 490 units) – deadline extended to register interest to end of August 2016 and JLL are the Agents	23/06/2016	CEC are aware that both elements of the site are currently being marketed. An application for a further phase for the remaining units is anticipated imminently. CEC has adopted their standard methodology for this site
	CS2 – Basford West	370	SHLAA ref. 3498 - 15/2943N (370 units)	0 units	1-2	35 units p/a expected (based on a single outlet and including affordable housing)  HS2 will not impact 5YS as sales will continue on half of the site successfully over the next 5 years at the rates set out above  In the last 4 weeks (during June 2016), there have been 5 sales so no indication of HS2 impacting	20/06/2016	CEC has adjusted its forecasting based on this evidence. One developer assumed at present
	CS3 – Leighton West	850	-	850 units	2 (Bloor / Linden)  2 (EoTN)	<b>Bloor and Linden controlled parcel:</b> Looking to submit an application ideally Sept / Oct this year with the start of road construction March / April next year. The first parcel of land will be marketed at a similar time with completion of that sale August 17  The development will be delivered in phases, potentially being developed from the north to meet with the developer(s) bringing the Engine of the North (EoTN) land forward from the south. With two developers delivery could be as high as 70 units per year	11/07/2016  13/07/2016	CEC has adjusted their forecasting on this basis and note that the Parkers Road, Leighton site has been experiencing 1 sale per week  Spine Road application is expected during Q4 2016
	CS38 - Leighton	500	-	500 units	2	Assuming outline planning permission is granted this year (ref. 16/2373N), there is an expectation that the site is to be sold by September 2017. Reserved matters will then be negotiated over the following 12 months, with a September 2018 start on site  Assuming that planning permission is for 400 dwellings, the site will be expected to deliver 120 affordable dwellings, and 280 market dwellings  Based local knowledge, the site could sell 50 – 80 market dwellings per annum. A cautious approach has been taken, using the lower delivery rate figure for the site:	23/06/2016	CEC has adjusted its forecasting based on this evidence  CEC note that the remainder of this site controlled by Bloor is to come forward in the second half of the plan period and this is reflected in the trajectory accordingly

<sup>1</sup> Information on the number of outlets has been derived from Landowners / Site Promoters where possible

**Evidence to support Trajectory - Delivery and Forecasting for Strategic Sites / Locations within the Local Plan Strategy (as at 31<sup>st</sup> March 2016)**

Settlement	Strategic Site (with 'CS' Reference)	Site Capacity	Commitments (as at 31 <sup>st</sup> March 2016)	Remaining Capacity (post Commitments)	Number of Outlets <sup>1</sup>	Information received from Landowners / Site Promoter / Planning Application Submission in relation to Lead In / Delivery timescales	Date Evidence Received	CEC Further Comments
						<ul style="list-style-type: none"> <li>Sept 2018–March 2019 = 15 dwellings;</li> <li>April 2019–March 2020 = 50 dwellings;</li> <li>April 2021–March 2022 = 50 dwellings;</li> <li>April 2022–March 2023 = 50 dwellings;</li> <li>April 2023–March 2024 = 50 dwellings;</li> <li>April 2025–March 2026 = 50 dwellings; and</li> <li>April 2026–Sep 2026 = 15 dwellings</li> </ul> <p>The other 120 dwellings will be completed in association with an affordable housing provider at the normal rates of local affordable housing delivery</p>		
	CS4 – Crewe Green	150	-	150 units	1	<p>Site owners are keen to progress this site and are already in an advanced position with a housebuilder as a joint venture. They anticipate that a full or at least hybrid application would be submitted and determined during 2017 and with conditions discharged early 2018. This programme anticipates completion of the Crewe Green Road Scheme later in 2018</p> <p>Site preparation works could commence in the first half of 2018 but that residential completions/sales are likely to await completion of the road works towards the end of 2018</p> <p>Delivery is therefore anticipated as follows: Oct 2018 - Sept 2019: 40 units, and then the following years at circa 40 p/a, 40 p/a and 30p/a</p> <p>All the land required is in single ownership</p>	17/06/2016	CEC believe that the required Crewe Green improvement works are likely to commence imminently. CEC has adjusted its forecasting based on this evidence
	CS5 – Sydney Road	525	SHLAA ref. 4882 – 13/2055N (240 +12 units)	273 units	1	Information has been requested but no response received from Landowner / Site Promoter	-	<p>CEC note that Phase 2 is currently under appeal (ref. 15/0184N). There is no information within the supporting documentation to the application (or subsequent Proof of Evidence on the likely delivery of this phase</p> <p>CEC has subsequently adopted their standard methodology for the delivery of this site</p>
	CS37 – South Cheshire Growth Village	650	-	650 units	2	This site is a larger project and is identified as a combined JV and land sales route. The delivery trajectory anticipates commencement in 2019 / 20 following detailed masterplanning and heritage assessment work. We would anticipate around 80 units p/a on average based on two outlets, perhaps peaking slightly higher later in the project. This gives a delivery	17/06/2016	CEC has adjusted its forecasting based on this evidence

**Evidence to support Trajectory - Delivery and Forecasting for Strategic Sites / Locations within the Local Plan Strategy (as at 31<sup>st</sup> March 2016)**

Settlement	Strategic Site (with 'CS' Reference)	Site Capacity	Commitments (as at 31 <sup>st</sup> March 2016)	Remaining Capacity (post Commitments)	Number of Outlets <sup>1</sup>	Information received from Landowners / Site Promoter / Planning Application Submission in relation to Lead In / Delivery timescales	Date Evidence Received	CEC Further Comments
						programme of 7-8 years from commencement  All the land required is again in our single ownership aiding delivery and comprehensive masterplanning		
	CS6 – Shavington / Wynbunbury Triangle	400	SHLAA ref. 2897 – 12/3114N (360 units)	40 units	3 outlets (potential)	Reserved Matters application (under approval ref. 14/3039N) for 200 units anticipates a build rate of 35 units p/a  The landowner is in discussions to sell 100 dwellings to Bellway on part of the wider site. In the future they intend on taking on a second phase for the residual units subject to planning  It is anticipated that completions will start from December onwards (2016)	11/07/2016	CEC note that Condition 30 attached to the original permission (ref. 14/3039N) has since been removed (ref. 15/3386N) so the site is not limited to delivered a maximum of 360 units only. CEC has adjusted its forecasting based on this evidence
	CS7 – East Shavington	275	SHLAA ref. 2902 – 13/2069N (275 units)	0 units	1	East Shavington will start residential build in Jan 2017 (as a planning condition restricts the start before this). Infrastructure work will start Nov / Dec 2016  Likely delivery of 30 units p/a (including affordable housing)	20/06/2016	CEC has adjusted its forecasting based on this evidence
	CS39 – Broughton Road	175	SHLAA ref. 2892 – 13/5085N (124 units)	51 units	1	There is prospect of a revised planning application to be submitted in due course, which will need to go through the usual motions, and then - if approved - conditions will need to be discharged before any start on site  They suggest that it is likely to be 2 years before a single house appears on this site, but I would imagine that all of those (or certainly a similar number to that approved) will come forward within the next 5 year period	27/07/2016	CEC has adjusted its forecasting based on this evidence
<b>Macclesfield</b>	SL4 – Central Macclesfield	500	See the Housing Supply and Delivery Topic Paper (base 31 <sup>st</sup> March 2016) at Chapter 7 for full explanation	467	n/a	n/a	n/a	See the Housing Supply and Delivery Topic Paper (base 31 <sup>st</sup> March 2016) at Chapter 7 for full explanation
	CS8 – South Macclesfield Development Area (SMDA)	1050	SHLAA ref. 5495 – 15/2010M (150 units) SHLAA ref. 5476 – 14/0282M (220 units)	680 units	4	EoTN have confirmed the following indicative delivery timescales for SMDA:  Assuming 4 developers they anticipate the following rates of completions: <ul style="list-style-type: none"> <li>▪ 2018-19 = 15 homes;</li> <li>▪ 2019-20 = 85 homes;</li> <li>▪ 2020-21 = 85 homes;</li> <li>▪ 2021-22 = 85 homes;</li> <li>▪ 2022-23 = 85 homes;</li> <li>▪ 2023-24 = 85 homes;</li> <li>▪ 2924-25 = 85 homes;</li> <li>▪ 2025-26 = 85 homes;</li> <li>▪ 2026-27 = 85 homes;</li> <li>▪ 2027-28 = 85 homes; and</li> </ul>	21/07/2016	CEC note that the Henshaw (delivery by Barratt Homes) element of the site (ref. 15/2010M) is currently awaiting signing of a s.106 and is expected to deliver later on in the Plan Period as they need to find a site to move to ahead of it being developed  CEC assume 35 p/a for committed part of site and 50 p/a for

**Evidence to support Trajectory - Delivery and Forecasting for Strategic Sites / Locations within the Local Plan Strategy (as at 31<sup>st</sup> March 2016)**

Settlement	Strategic Site (with 'CS' Reference)	Site Capacity	Commitments (as at 31 <sup>st</sup> March 2016)	Remaining Capacity (post Commitments)	Number of Outlets <sup>1</sup>	Information received from Landowners / Site Promoter / Planning Application Submission in relation to Lead In / Delivery timescales	Date Evidence Received	CEC Further Comments
						<ul style="list-style-type: none"> <li>2028-29 = 85 homes</li> </ul>		remainder and have adjusted their forecasting accordingly
	CS10 – Land at Congleton Road	300	-	300 units	2	<ul style="list-style-type: none"> <li>Submission of Full Planning Application - March 2017 (Q1 2017);</li> <li>Discharge of conditions - October 2017 (Q4 2017);</li> <li>Commencement on site - January 2018 (Q1 2018);</li> <li>Number of developers – 2; and</li> <li>Anticipated total number of completions each year - 100 (including affordable)</li> </ul>	25/07/2016	CEC has adjusted its forecasting based on this evidence
	CS9 – Land East of Fence Avenue	250	-	250 units	1	<p>Indicative timescales provided are as follows:</p> <ul style="list-style-type: none"> <li><b>27 July 2016</b> - planning permission granted for King's School developments as follows: <ul style="list-style-type: none"> <li>a) Derby Fields (ref. 15/4286M) (please note that the new school will be delivered first before the existing school buildings at Fence Avenue are closed for redevelopment);</li> <li>b) Westminster Road (ref. 15/4285M); and</li> <li>c) Fence Avenue (ref. 15/4287M)</li> </ul> </li> <li><b>March 2017</b> – anticipated commencement of construction of new school;</li> <li><b>January 2019 (best case) / 2020 (worst)</b> – anticipated completion of the new school (by this time reserved matters / conditions discharge will have been dealt with so that development of the Fence Avenue site can commence immediately after the new school opens);</li> <li><b>2019 / 2020</b> – ground work and site preparation at Fence Avenue (approximately 1 year); and</li> <li>With construction of new homes at Fence Avenue progressing at an indicative rate of 50 units per annum we anticipate the following delivery of units: <ul style="list-style-type: none"> <li><b>2021 / 2021</b> – 50 units;</li> <li><b>2021 / 2022</b> - 100 units;</li> <li><b>2022 / 2023</b> - 150 units;</li> <li><b>2023 / 2024</b> - 200 units;</li> <li><b>2024 / 2025</b> - 250 units; and</li> <li><b>2025 / 2026</b> – 300 units</li> </ul> </li> </ul>	28/07/2016	CEC has adjusted its forecasting based on this evidence and following ref. 15/4287M having been minded to approve at Strategic Planning Board (SPB) on 27 <sup>th</sup> July 2016
	CS11 – Gaw End Lane	300	-	300 units	2	<p>Likely timescales for this site are as follows:</p> <ul style="list-style-type: none"> <li>Submission of Outline Planning during Q1 2018 (assuming adoption of the Plan);</li> <li>Removal of the site from the Green Belt in Q2 2017;</li> <li>Submission of Reserved matters - Q3 2018;</li> <li>Discharge of conditions - Q4 2018;</li> <li>Commencement on site - Q1 2019;</li> <li>2018 / 19 - 0 homes;</li> </ul>	22/07/2016	CEC has adjusted the delivery rates to 70 units p/a from 2020/21 to reflect current market conditions and delivery rates assumed for 2 developers

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						<ul style="list-style-type: none"> <li>2019 / 20 - 60 homes (assuming 2019/20 = Q2 2019 to Q1 2020);</li> <li>2020 / 21 - 70 homes;</li> <li>2021 / 22 - 70 homes;</li> <li>2022 / 23 - 70 homes;</li> <li>2023 / 24 – 30 units</li> </ul> <p>If the allocation of CS11 is increased from 300 to 450 homes:</p> <ul style="list-style-type: none"> <li>2023 / 24 – 80 homes; and</li> <li>2024 / 25 – 70 homes;</li> </ul>		
	CS40 – Land South of Chelford Road	200	-	200 units	2	<ul style="list-style-type: none"> <li>Submission of Full Planning Application - March 2017 (Q1 2017);</li> <li>Discharge of conditions - October 2017 (Q4 2017);</li> <li>Commencement on site - January 2018 (Q1 2018);</li> <li>Number of developers – 2; and</li> <li>Anticipated total number of completions each year - 100 (including affordable)</li> </ul>	25/07/2016	CEC has adjusted its forecasting based on this evidence
	CS41 – Land between Chelford Road and Whirley Road	150	-	150 units	1	<p>They would expect an application to be submitted early 2017 following adoption of the LPS and as such would anticipate delivery 2017 / 2018 depending upon the conditions attached to any grant of consent and any delays during the application process</p> <p>It is anticipated that there would be 35-40 houses built each year and that the total number of houses would be approximately 150. There would be one developer</p>	22/07/2016	CEC has adjusted its forecasting based on this evidence
<b>Alsager</b>	CS13 – Former MMU	400	-	400 units	2	<p>The submitted Planning Statement to the current application awaiting determination (November 15) for 15/5222C, para 8.93 (p29) says that:</p> <p><i>'The housing will be delivered by both of the residential developers Barratt and David Wilson Homes. The approach will allow both developers to implement the houses at the same time but in different areas of the site. It is likely that the joint completion rate will be 50 units per annum'</i></p>	Submitted Planning Statement (November 2015)	CEC note that the current application ref. 15/5222C was deferred at SPB on Wednesday 27 <sup>th</sup> July for further discussions on contributions and viability
	CS12 – Twyfords and Cardway	550	SHLAA ref. 2347 – 11/4109C (335 units)	215 units	1	Information has not been received from Landowner / Site Promoter	-	CEC has adopted their standard methodology for the delivery of this site
	CS42 – White Moss Quarry	350	SHLAA ref. 4154 – 13/4132N (350 units)	0 units	1-2	Information has not been received from Landowner / Site Promoter	-	CEC has adopted their standard methodology for the delivery of this site
<b>Congleton</b>	CS45 – Congleton Business Park Extension	625	-	625 units	3-4	An application for in the region of 350 units is expected to be prepared and submitted imminently (Mr Scott owned land)	30/06/2016	CEC note the various land holdings of this site (this is reflected in the trajectory)



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	CS46 – Giantswood Lane to Manchester Road	500	-	500 units	2	<p>To this end they are preparing an outline planning application for up to 500 dwellings together with a site for a primary school and local shop</p> <p>They envisage that the application will be submitted towards the end of August or early September 2016. The Worth's are not developers and will be selling the site on providing they are able to secure outline planning permission. Their adjacent site CS16 has taken two years from submission of the outline application to secure a developer who is now at the stage of submitting a reserved matters application.</p> <p>CS46 is entirely dependent upon the CLR and any outline permission granted would reflect this in terms of conditions. Given the timescale for construction of the CLR (estimated by mid 2019) and the lead in time for completing a s106 and selling the site to a developer, realistically it is likely that delivery of the site would commence at the earliest in three years' time. This assumes outline permission is granted by the beginning of 2017. Thereafter, information from those in the house building industry is that build out rates would be likely to amount to circa 50 dwellings per annum</p>	<p>22/06/2016</p> <p>15/07/2016</p>	CEC has adjusted its forecasting based on this evidence
	CS16 – Giantswood Lane South	150	SHLAA ref. 2409 – 14/1680C (96 units)	54 units	1	Currently promoting the balance of land following the granting of PP for 96 units on this site	22/06/2016	CEC has adopted their standard methodology for the delivery of this site
	CS17 – Manchester Road to Macclesfield Road	450	<p>SHLAA ref. 2320 - 13/0918C (45 units)</p> <p>SHLAA ref. 5033 – 13/0922C (49 units)</p>	356 units	3-4	<p>Information received in relation to applications 14/4451C and 14/4452C (currently with a resolution to grant but no formal decision which suggest the following delivery predictions:</p> <p><b>14/4451C:</b></p> <ul style="list-style-type: none"> <li>Phase 1 – 32 plots (2016–2018);</li> <li>Phase 2 – 24 plots (2018–2019);</li> <li>Phase 3 – 34 plots (2019–2020); and</li> <li>Phase 4 – 47 plots (2020–2021);</li> </ul> <p>NB: This is higher due to the larger concentration of smaller properties and in reality may take slightly longer to build out.</p> <p><b>14/4452C:</b></p> <ul style="list-style-type: none"> <li>Phase 1 – 26 plots (2021 – 2022);</li> <li>Phase 2 – 39 plots (2022 – 2023); and</li> <li>Phase 3 – 30 plots (2023 – 2024);</li> </ul>	23/06/2016	<p>CEC has adjusted its forecasting based on this evidence</p> <p>CEC also note that Redrow have submitted an application for 202 dwellings off Macclesfield Road (CS17) – ref. 16/2643C which is awaiting determination</p>
	CS44 – Back Lane to Radnor Park	750	SHLAA ref. 4957 (13/2746C) – 170 units	580 units	4-5 (not all delivering at same time)	Seddon controlled site (approx. 90 units) subject to Full PP (Pre-Application discussions have been ongoing with an application expected to be submitted imminently)	27/06/2016	CEC acknowledge that the Link Road will not be open until 2020 and that will have a bearing on

**Evidence to support Trajectory - Delivery and Forecasting for Strategic Sites / Locations within the Local Plan Strategy (as at 31<sup>st</sup> March 2016)**

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						<p>Commencement on site in June 2017;</p> <ul style="list-style-type: none"> <li>▪ Apr 17–Mar 18 – 12 units</li> <li>▪ Apr 18–Mar 19 – 30 units</li> <li>▪ Apr 19–Mar 20 – 30 units</li> <li>▪ Apr 20–Mar 21 – 18 units</li> </ul> <p>Currently a number of applications on this site having been submitted which are awaiting determination:</p> <ul style="list-style-type: none"> <li>▪ <b>16/1922C</b> – 176 dwellings from Richborough Estates (Phase 2);</li> <li>▪ <b>16/0514C</b> – 140 dwellings from Russell Homes;</li> <li>▪ <b>16/1824M</b> – 275 dwellings, 6.3 hectares of employment land from Ainscough Strategic Land; and</li> <li>▪ <b>16/1921C</b> for a change of use from agricultural land to Community Nature Park</li> </ul>		<p>some of the Congleton sites in terms of timings – this site however s not affected</p> <p>CEC has adjusted its forecasting based on this evidence</p>
	CS47 – Tall Ash Farm	225	SHLAA ref. 2549 (15/2099C) – 236 units	0 units	1	<p>Given those delays that have already been experienced with the s.106 agreement (the resolution to grant was made 8 months ago and the s.106 has still not been signed) and the need to meet the requirements of the new Design Guide through the reserved matters, they do not anticipate the delivery of any units until Q4 2017 / Q1 2018</p> <p>As the final mix hasn't yet been determined, a projected sales rate isn't available at this time</p>	22/07/2016	CEC has adjusted its forecasting based on this evidence
	CS48 – Lamberts Lane	225	<p>SHLAA ref. 4788 (12/3028C) – 38 units</p> <p>SHLAA ref. 4790 (15/0001) – 38 units</p> <p>SHLAA ref. 4791 (13/3517C) – 154 units</p>	5 units over committed	1	<p>CS 48 North of Lamberts Lane, Congleton (following outline PP) (following outline PP and includes Goldfinch &amp; Moorings) 220 units in total;</p> <p><b>Goldfinch Phase (38 units) commenced on site in February 2016 – to complete on site in July 2017:</b></p> <ul style="list-style-type: none"> <li>▪ Apr 16–Mar 17 – 26 units; and</li> <li>▪ Mar 17–July 17 – 12 units</li> </ul> <p><b>Lamberts Lane Phase (144 units) likely to commence on site in July 2017 – 2022;</b></p> <ul style="list-style-type: none"> <li>▪ Apr 17–Mar 18 – 11 units;</li> <li>▪ Apr 18–Mar 19 – 30 units;</li> <li>▪ Apr 19–Mar 20 – 33 units;</li> <li>▪ Apr 20–Mar 21 – 35 units; and</li> <li>▪ Apr 21–Mar 22 – 35 units</li> </ul> <p><b>Moorings Phase (38 units) likely to commence on site in Jan 2022 – April 2023;</b></p> <ul style="list-style-type: none"> <li>▪ Apr 22–Mar 23 - 30 units;</li> <li>▪ Apr 23–Mar 24 – 8 units</li> </ul>	27/06/2016	CEC has adjusted its forecasting based on this evidence

**Evidence to support Trajectory - Delivery and Forecasting for Strategic Sites / Locations within the Local Plan Strategy (as at 31<sup>st</sup> March 2016)**

Settlement	Strategic Site (with 'CS' Reference)	Site Capacity	Commitments (as at 31 <sup>st</sup> March 2016)	Remaining Capacity (post Commitments)	Number of Outlets <sup>1</sup>	Information received from Landowners / Site Promoter / Planning Application Submission in relation to Lead In / Delivery timescales	Date Evidence Received	CEC Further Comments
<b>Handforth (incl. NCGV)</b>	CS49 – Land between Clay Lane and Sagars Road	250	-	250 units	1	<p>The site is under the single control of HIMOR. This includes the dwelling (no. 15 Hampson Crescent) which would be demolished to provide access. HIMOR is a privately owned land and property company based in the North West of England. The land and planning arm of the group acquires and promotes greenfield and brownfield sites, with the view to then selling the land on to a developer with the benefit of planning permission</p> <p>The intention for this site is that if the site is allocated, HIMOR would submit an outline planning application for residential development. Upon achieving outline planning permission, the site would then be immediately marketed and sold to a developer. For a site of this scale, it is likely to be developed by a single housebuilder. As we have recommended elsewhere, we consider that lead-in times and build rates should be agreed with the Housing Market Partnership.</p> <p>The site is considered to be available and suitable for development in the short term, subject to achieving planning permission. As with all Green Belt sites, it is only likely that planning permission would be achieved following adoption of the plan which allocates the site</p> <p>HIMOR has undertaken an internal development appraisal of the site allowing for a policy compliant level of affordable housing, and it is considered to be viable. The site is greenfield and there are no known constraints on the land that would affect delivery. Relevant technical matters have been considered and addressed within the technical reports</p>	Representati on to LPS Consultation Version (February 2016)	CEC has adopted their standard methodology for the delivery of this site
	CS30 – North Cheshire Growth Village	1500	-	1500 units	4 (incl. an RSL / RP)	A detailed delivery note was prepared by EoTN during July 2016 and has been summarised as part of the revised forecasting for this site. This will be made publicly available in due course	July 2017	CEC has adjusted its forecasting based on this evidence
<b>Knutsford</b>	CS18a – Land North of Northwich Way	175	-	175 units	CS18a (2) CS18b (1)	A technical team has been appointed and a planning application will be prepared and submitted in outline form by March 2017. Assuming planning permission by the end of 2017, a Reserved Matters Application could be submitted by a housebuilder following the sale of land, and dwellings could be delivered during the 2018 monitoring year	13/07/2016	CEC has intelligence to suggest that the landowners wish to bring these sites forward quickly and this has been reflected in the trajectory as appropriate
	CS18b – Land West of Manchester Road	75	-	75 units		<p>The anticipated delivery timetable for CS18a has been suggested as follows:</p> <ul style="list-style-type: none"> <li>Q1 2017 – Submission of Outline Planning Application;</li> <li>Q3 2017 - Outline Permission granted;</li> <li>Q4 2017 – Reserved Matters Application</li> </ul>	21/07/2016	CEC has adjusted its forecasting based on this evidence



**Evidence to support Trajectory - Delivery and Forecasting for Strategic Sites / Locations within the Local Plan Strategy (as at 31<sup>st</sup> March 2016)**

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						<p>(approval during Q1 2018);</p> <ul style="list-style-type: none"> <li>Q2 2018 - Discharge of conditions;</li> <li>Q3 2018 - Commencement on site;</li> <li>2018 / 19 - 15 homes;</li> <li>2019 / 20 - 60 homes;</li> <li>2020 / 21 - 60 homes; and</li> <li>2021 / 22 - 40 homes</li> </ul> <p>The land off Manchester Road (CS18b) has the potential to be delivered alongside the Northwich Road site, given that it benefits from a separate access. The site could deliver by 2020, assuming a start in 2018</p> <p>The anticipated delivery timetable for CS18b has been suggested as follows:</p> <ul style="list-style-type: none"> <li>Q1 2017 – Submission of Outline Planning Application;</li> <li>Q3 2017 – Outline Permission granted;</li> <li>Q4 2017 - Reserved Matters Application (approval during Q1 2018);</li> <li>Q2 2018 - Discharge of conditions;</li> <li>Q3 2018 - Commencement on site;</li> <li>2018 / 19 - 15 homes;</li> <li>2019 / 20 - 30 homes; and</li> <li>2020 / 21 - 30 homes</li> </ul> <p>For both sites we have assumed a single outlet on each site, albeit the land off Northwich Road has the potential to serve two outlets, which in turn may reduce the delivery period to 2022</p>		
	CS18c – Land East of Manchester Road	250	-	250 units	1	<p>TEM Property welcome the allocation of this highly sustainable site for residential development, TEM anticipate a submission in less than 12 months of the Local Plan being adopted with most technical work including up to date ecology having already been completed - implementation to follow from the determination and we wish to work with the authority towards a positive and speedy determination to allow delivery immediately thereafter. TEM Property are committed to the delivery of this site and regularly meet house builders in anticipation of coming to a swift agreement on development</p> <p>They have received a number of approaches by developers who wish to deliver on this site and await the formal residential allocation in the adopted Local Plan in order to progress these discussions</p>	15/07/2016	CEC has adopted their standard methodology for the delivery of this site
	CS19 – Parkgate Extension	200	SHLAA ref. 4870 (13/2935M) – 200 units	0 units	2	Information is provided by Tatton Estate at the request of the Council and is without prejudice to its position that additional land should be allocated to the west of CS19	15/07/2016	CEC has adjusted its forecasting based on this evidence

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						<p>CS19 was granted outline planning permission in June 2015 (ref. 13/2935M)</p> <p>Tatton Estate is committed to bringing forward CS19 so that the construction of the site can commence by winter 2017 <b>and is doing significant work on detailed design and infrastructure planning.</b> The Estate is keen to work with CEC in order to ensure the swift delivery of the site including through the timely determination of the reserved matters application. The Estate intends to submit a reserved matters application in early 2017, potentially with an agreed Planning Performance Agreement in place</p> <p>The Estate envisages that the site will be brought forward by <b>at least</b> two house-builders</p>		
	CS50 – Land South of Longridge	225	-	225 units	1-2	<p>It is their intention to apply for outline planning permission for residential as soon as possible after adoption of the plan. They currently anticipate that to be Spring 2017. Once outline planning permission has been achieved they will look to market and dispose of the site to a developer. So far there has been strong market interest</p> <p>EoTN are also promoting part of the land, and there will be a contractual agreement with them. This may stipulate timescales for an application, although the details of this agreement is unknown</p>	15/07/2016	CEC has adopted their standard methodology for the delivery of this site
Middlewich	CS20 – Glebe Farm	525	SHLAA REF. 4958 (13/3449C) – 450 units	75 units	1	Information has not been received from Landowner / Site Promoter	n/a	CEC has adopted their standard methodology for the delivery of this site
	CS54 – Brooks Lane Strategic Location	200	-	200 units	1	Information has not been received from Landowner / Site Promoter	n/a	CEC has adopted their standard methodology for the delivery of this site  CEC note that Screening Opinion ref. 16/3209C has since been submitted for 150 dwellings, application to follow imminently
	CS55 – Land off Warmingham Lane (Phase 2)	235	-	235 units	1	Information has not been received from Landowner / Site Promoter	n/a	CEC has adopted their standard methodology for the delivery of this site
Nantwich	CS21 - Kingsley Fields	1100	SHLAA ref. 2926 (13/2471N) – 1100 units	0 units	3	The Consortium are targeting full delivery from the site from 2018 onwards (site on start in early 2017) when we hope to deliver 90 dwellings pa (30 from each developer)	14/06/2016	CEC has adjusted its forecasting based on this evidence

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						from then onwards. The Consortium are unable to deliver any housing on site prior to securing detailed planning consent for the development (anticipated August 2016)		
	CS23 – Snow Hill	-	-	-	-	-	-	-
<b>Poynton</b>	CS57 – Land adjacent to Hazelbadge Road	150	-	150 units	1	Representation (PCV6947) by the site promoter suggests that the site could be extended to the west and accommodate 170 dwellings. Looking at the masterplan submitted the density varies between 35 and 45 dph	Representation on to LPS Consultation Version (February 2016)	CEC has adopted their standard methodology for the delivery of this site
	CS58 – Land at Sprink Farm	150	-	150 units	1	Representation (PCV7341) by the site promoter suggests that 105 dwellings could be accommodated, but are happy with 150 dwellings as it gives flexibility  Representation (PCV7332) by the site promoter says that a substantial amount of dwellings can be delivered in the first five years after adoption	Representation on to LPS Consultation Version (February 2016)	CEC has adopted their standard methodology for the delivery of this site
	CS59 – Land South of Chester Road	150	-	150 units	1	Representation (PCV3495) suggests the site should be extended to the west, and this could accommodate an additional 50 dwellings	Representation on to LPS Consultation Version (February 2016)	CEC has adopted their standard methodology for the delivery of this site
<b>Sandbach</b>	CS24 – Land Adjacent to J17 of M6, south east of Congleton Road	450	SHLAA ref. 4710 (12/4874C) – 50 units SHLAA ref. 4920 (12/3948C) – 250 units	150 units	3-4	Information has not been received from Landowner / Site Promoter  CEC intelligence suggests the following: <ul style="list-style-type: none"> <li>Reserved Matters for 12/4874C – ref. 13/5239C (50 units) has been approved as at 10 July 2015; and</li> <li>Reserved Matters for 12/3948C – ref. 15/3531C (232 units) has been approved as at 10 June 2016;</li> </ul>	n/a	CEC believe that the Barratt element is currently u/c and the Persimmon element has a current application on it which is awaiting determination  CEC has adopted their standard methodology for the delivery of this site
<b>Wilmslow</b>	CS26 – Royal London	175	-	175 units	1	It is noteworthy that the delivery of the site (land west of Alderley Road) is not reliant on land to the east of Alderley Road and as such this self-contained site could come forward during the early stages of the Plan period, assisting CEC in meeting their acute housing needs in the town  The three parts of the site could come forward in parallel (80 units on land east of Alderley Road; 75 units on land west of Alderley Road; 20 units on land north of the existing campus)	Representation on to LPS Consultation Version (February 2016)	CEC has adopted their standard methodology for the delivery of this site
	CS61 – Little Stanneylands	200	-	200 units	1	There are no legal or ownership problems such as ransom strips, tenancies or operational requirements of landowners. The entire site is within a single ownership and under option to David Wilson Homes to promote for	Representation on to LPS Consultation Version	CEC has adopted their standard methodology for the delivery of this site

**Evidence to support Trajectory - Delivery and Forecasting for Strategic Sites / Locations within the Local Plan Strategy (as at 31<sup>st</sup> March 2016)**

Settlement	Strategic Site (with 'CS' Reference)	Site Capacity	Commitments (as at 31 <sup>st</sup> March 2016)	Remaining Capacity (post Commitments)	Number of Outlets <sup>1</sup>	Information received from Landowners / Site Promoter / Planning Application Submission in relation to Lead In / Delivery timescales	Date Evidence Received	CEC Further Comments
						<p>residential development. The option presupposes that the land will be developed as soon as the appropriate policy framework is in place in the adopted Local Plan</p> <p>David Wilson Homes have commissioned a full range of technical reports which demonstrate that the site is not affected by any engineering, environmental or technical constraint that cannot be addressed through the planning and design process. Appropriate mitigation measures will be secured, where necessary, to ensure that the development meets appropriate policy and guidelines in respect of ecology, noise, air quality, ground conditions and flood risk</p> <p>The site has very good accessibility given its close proximity to Handforth and Wilmslow railway stations and adjacent bus stops. A residential development of the scale envisaged in the draft allocation can be achieved through the use of the existing highway network and no major infrastructure works will be required</p> <p>David Wilson Homes are a major volume house-builder with a proven track record in developing large, high quality housing schemes. They are well positioned to promote the site through the Local Plan process and bring it forward for development in a short timeframe. The company has already commissioned a full suite of technical documents and engaged with key stakeholders. It aims to submit a planning application as soon as the appropriate policy framework is in place</p> <p>It is likely that the development of the site will commence in 2018, with the first dwellings delivered in the 2018/19 monitoring period. A significant proportion of the site could therefore come forward in the next five years, with over 90 dwellings contributing towards the five-year housing land supply. The remainder of the site would be delivered within the subsequent five years</p>	(February 2016)	
	CS62 – Heathfield Farm	150	-	150 units	1	<p>The site promoter is seeking the allocation of a much larger site within the plan. In relation to the larger site they say:</p> <p><i>'It is within the control of two major house builders with a proven track record of delivery in Cheshire East and is not subject to any technical or environmental constraints that would prevent it coming forward for housing. There is therefore an excellent prospect of it being delivered within five years and over the remainder of the plan period'</i></p>	Representation to LPS Consultation Version (February 2016)	CEC has adopted their standard methodology for the delivery of this site

**Evidence to support Trajectory - Delivery and Forecasting for Strategic Sites / Locations within the Local Plan Strategy (as at 31<sup>st</sup> March 2016)**

Settlement	Strategic Site (with 'CS' Reference)	Site Capacity	Commitments (as at 31 <sup>st</sup> March 2016)	Remaining Capacity (post Commitments)	Number of Outlets <sup>1</sup>	Information received from Landowners / Site Promoter / Planning Application Submission in relation to Lead In / Delivery timescales	Date Evidence Received	CEC Further Comments
Rural	CS29 – Alderley Park Opportunity Site	275	SHLAA ref. 5494 (15/5401M) – 275 units	0 units	1	Information has not been received from Landowner / Site Promoter	n/a	CEC has adopted their standard methodology for the delivery of this site

**Key (Commitments Planning Status):**

Full

Outline

Awaiting s.106

Under Construction

## Appendix 6 - Build Rate and Lead In Methodology

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Site Status		Site Size / Number of Dwellings						
		Less than 10 homes	11 - 30 homes	31 - 50 homes	51 - 100 homes	101 - 199 homes	200 - 499 homes	500+ homes
Under Construction	Deliverable Sites	Start at Year 1	Start at Year 1	Start at Year 1	Start at Year 1	Start at Year 1	Start at Year 1	Start at Year 1
	Build Rate p/a	All	15 dwgs	15 dwgs	25 dwgs	30 dwgs	30 dwgs (1 developer) <b>50 dwgs (2+ developers)</b>	30 dwgs (1 developer) <b>50 dwgs (2+ developers)</b>
Full Planning Permission / Reserved Matters	Deliverable Sites	Start at Year 1	Start at Year 1	Start at Year 1	Start at Year 1	Start at Year 2	Start at Year 2	Start at Year 2
	Build Rate p/a	All	15 dwgs	15 dwgs	25 dwgs	15 dwgs in Year 2 and 30 dwgs in Year 3	15 dwgs in Year 2 and 30 dwgs in Year 3 <b>30 dwgs in Year 2 and 50 dwgs in Year 3</b>	15 dwgs in Year 2 and 30 dwgs in Year 3 <b>30 dwgs in Year 2 and 50 dwgs in Year 3</b>
Outline Planning Permission	Deliverable Sites	Start at Year 2	Start at Year 2	Start at Year 2	Start at Year 2	Start at Year 2	Start at Year 2	Start at Year 2
	Build Rate p/a	All	15 dwgs	15 dwgs	10 dwgs in Year 2 and 25 dwgs in Year 3	15 dwgs in Year 2 and 30 dwgs in Year 3	15 dwgs in Year 2 and 30 dwgs in Year 3 <b>30 dwgs in Year 2 and 50 dwgs in Year 3</b>	15 dwgs in Year 2 and 30 dwgs in Year 3 <b>30 dwgs in Year 2 and 50 dwgs in Year 3</b>
Sites with Resolution to Grant (awaiting s.106)	Deliverable Sites	Start at Year 2	Start at Year 2	Start at Year 2	Start at Year 3	Start at Year 3	Start at Year 3	Start at Year 3
	Build Rate p/a	All	15 dwgs	15 dwgs	25 dwgs	30 dwgs	30 dwgs in Year 3 <b>50 dwgs in Year 3</b>	30 dwgs in Year 3 <b>50 dwgs in Year 3</b>
Sites Without Permission	Deliverable Sites	Start at Year 2	Start at Year 2	Start at Year 2	Start at Year 3	Start at Year 3	Start at Year 3	Start at Year 3
	Build Rate p/a	All	15 dwgs	15 dwgs	25 dwgs	15 dwgs in Year 3 and 30 dwgs in Year 4	15 dwgs in Year 3 and 30 dwgs in Year 4 <b>30 dwgs in Year 3 and 50 dwgs in Year 4</b>	16 dwgs in Year 3 and 30 dwgs in Year 4 <b>30 dwgs in Year 3 and 50 dwgs in Year 4</b>

#### Notes

1. Sites with a greater than 1,000 dwelling capacity will be dealt with on a site by site basis.
2. 'All' denotes that sites within that category will be delivered in their entirety across the 5 year period (not all in the same year).
3. Sites assumed to have 2 outlets delivering (or 3 in a small number of cases) will need sufficient evidence to support this.

## Appendix 7 - Detailed note from November HMP Workshop

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## **HMP Workshop (with Matter 1 Participants to the Local Plan Strategy EiP)**

**Tuesday 10<sup>th</sup> November – Assembly Rooms, Macclesfield Town Hall**

### **MEETING NOTE**

*Please note that the purpose of this meeting note is to give a summary of those broad discussions held, its purpose is not to act as a detailed set of minutes to the workshop (given the session was subsequently split in to two groups).*

#### **1. General Comments:**

- Central guidance on calculating the 5 year supply should come from the Inspectorate;
- The Local Plan Inspector has not given views on the proposed 36,000 so general feeling was that the meeting was premature;
- There is a delivery issue to achieve the 36,000 target – slide produced by Adrian Fisher shows that private sector contribution to supply nationally has remained constant over the decades therefore it is unlikely that the private sector could significantly increase its contribution;
- The northern towns should be considered separately as they perform differently;
- Sites should continue to be phased;
- Changes to the way RSL's work / will work in the future and are funded will have a major impact. The way affordable housing will be provided in the future needs to be factored in to this process and requires careful consideration;
- Concern that this process is rather nebulous; assumptions will change as will what happens over the next 5 years;
- The numbers are too high, too optimistic; the requirement should be reduced;
- It would be helpful if a map was produced showing where the commitments are located.

#### **2. Historic Performance and Shortfall:**

- Cheshire East Council acknowledges that it is a 20% authority;
- Initial points raised that the buffer should not be applied 'going backwards' as we can't adjust what hasn't been delivered in the past;
- 20% should be applied to the backlog and shortfall – although there has been lots of decisions where you shouldn't apply the 20% to the backlog, it is now deemed to be required to allow flexibility in the plan (Shropshire decision was cited);
- Moratorium was not good practice – too much burden was placed on the Local Planning Authority, as a result it didn't achieve what it needed to and as a result there is resentment in the localities;
- Shortfall should be further analysed as to where it came from, i.e. if majority of under supply was in Macclesfield then it should be apportioned to the area from which it arose;
- Amber Valley Local Plan also makes reference to application of 20% buffer to shortfall as well as requirement;
- The 20% and shortfall is not an additional target but is brought forward from later on in the plan period.

### **3. Sedgfield vs. Sedgpool vs. Liverpool:**

- PPG Guidance identifies that Sedgfield should be used where possible;
- Sedgfield is the preferred approach – going back to the aims of the NPPF to ‘significantly boost the supply of housing’ – only way is to catch up as quickly as you can (i.e. 5 years);
- Questions surrounding when Part II of the plan will come forward – if it is likely to be a quick turnaround on its preparation. Cheshire West were convinced it was on the horizon and now no further ahead;
- A number of recent appeal decisions have supported the use of the Sedgfield methodology;
- Lack of strategic planning in the north of the borough – we must be planning for more strategic sites even if they only deliver in small phases;
- Question of Sedgfield methodology or not has already been tested at appeal – however given the change in circumstances and the housing figure, the Inspector should have an open mind as to what is appropriate;
- Government aspirations clearly encourage Sedgfield methodology but the bigger question is whether there is capacity within the industry to deliver;
- LPS should look at sites of all sizes not necessarily > 125 dwellings as these could deliver much more quickly;
- Examples made in the Matter 1 statement to areas where an Inspector has agreed on the Liverpool methodology are not directly comparable to the Cheshire East HMA so can’t robustly follow them;
- More sites should come out of the Green Belt and more allocated to meet the Local Plan Strategy target and to promote flexibility;
- Solution may be the focus on smaller sites which will have a slower achievement of 36,000 homes but would allow for brownfield sites to come forward.

### **4. Current Supply Position:**

- Main concern that the maths must be correct in the updated Housing Land Supply Position Statement – people need the opportunity to feed back;
- The supply is currently being hampered by the length of time it takes for applications going through the planning process, in particular the signing of section 106 agreements, discharge of condition applications, reserved matters applications and pre-application advice;
- The supply should be encouraged on mainly brownfield sites;
- Consideration should be given to windfall allowances;
- Consideration should be given to the contributions of large and small sites to the supply and how they currently contribute to those sites currently under construction;
- There needs to be a mix of both large and smaller sites to provide the supply;
- Developers should not land bank;
- All sites with planning permission should count towards the supply;
- Law should change to require completions of units / planning consents;
- Record levels of housing permissions are not delivering anywhere near the number of houses required for the period 2015-30;
- This suggests that there are other reasons why houses are not being built at the required numbers;

- Concern was raised that developers could get planning consent but then not implement them.

## **5. Build Rate and Lead In:**

*Please Note: Those representations that were received following the period of consultation during summer 2015 will be fully considered in light of any future revisions to this methodology.*

- The Build Rate and Lead In table represents theoretical methodology to the process of house building, which is affected by a wide range of factors and variables;
- This includes site variations, lead in times, infrastructure requirements, size of house building company, finance availability, policy of house builder, sub market conditions etc;
- Re-iteration from most parties that the representations made from the period of consultation during June 2015 still stood;
- Need to reconsider / review the comments made at the previous consultation on build rate / lead in time methodology consultation earlier in the year as detailed submissions were sent in by many of those at this workshop;
- Comments relating to the presentation of some of the sub-sections particularly the relationship between resolutions to grant and sites without planning permission;
- Questions surrounding whether the Housing and Planning Bill will have implications (i.e. permissions granted in principle) and how they fit in to 5 year supply – on the whole these will make very little difference but shouldn't feature immediately in to the supply;
- General questions surrounding lead in times – in most cases they are too optimistic and parties would like to see the evidence that has fed in to the methodology;
- Needs to be an active release of land in the north of the borough;
- Take up rates in the south are slower due to market saturation – more sites in the north is likely to have the opposite effect;
- Should be a move back to the 2012 SHLAA rates;
- Sites without planning permission should be slower than those with consent;
- The methodology does not include a slippage factor / non-delivery rate;
- Unrealistic to double the output where there are 2 developers on one site; suggest 30-45 where 2 outlets;
- Consideration should be given to older persons accommodation as well as C3 uses;
- Jones Homes find it is more expedient / cost effective for the development industry to apply for full permission and then they can be on site in 1<sup>st</sup> year. They prefer sites between 50 – 200 units but note other developers will have different preferences;
- Changes in affordable housing sector will impact on build rates too particularly due to changes to funding / right to buy / recycling of revenue;
- The process is driven by sales and is affected by infrastructure provision;
- Build rates will vary across Cheshire East depending on the settlement and it's location;
- Build rates should be considered on a site by site basis as it depends on infrastructure, the specific settlement, whether the site is allocated or not.

## **6. Delivery Implications:**

- Methodology used needs to have market reality – are the figures required achievable;

- North of the borough is an obvious constraint due to Green Belt;
- Questions surrounding infrastructure requirements to unlock development in the north;
- Does the NPPF work as is intended – some settlements have plenty of sites committed but not much under construction – prime example of land banking;
- Key to all of this is deliverability – questions over sites with no infrastructure i.e. Handforth East and Green Belt restrictions – it must be released as necessary;
- Brownfield sites / recycling sites should be the way forward. The existence of the Green Belt has forced the recycling/reuse of brownfield sites;
- Sites should be provided in places with facilities and / or properly planned with infrastructure i.e. schools/roads etc;
- C2 uses must be included;
- Concern was raised that developers were land banking; this was refuted by developers as it is not in their interest / how the financing works – once on site they will develop until built out;
- Key is to have an effective pipeline of supply; sufficient planning consents should be granted however having regard to economic decline;
- View from the industry was that the housing requirement could be delivered provided the right amount of deliverable land is available in the right locations (a number of related points were made);
- CEC's land should be brought forward as well to assist with 5 year supply.

## Appendix 8 - Lichfield District Council – Inspector Report – 16 January 2015

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# Report to Lichfield District Council

by **Robert Yuille Msc DipTP MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

16 January 2015

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PLANNING AND COMPULSORY PURCHASE ACT 2004 (AS AMENDED)

SECTION 20

## **REPORT ON THE EXAMINATION INTO THE LICHFIELD DISTRICT LOCAL PLAN: STRATEGY**

Document submitted for examination on 22 March 2013

Examination hearings held between 24 June and 10 July 2013 and between 9 October and 17 October 2014

File Ref: PINS/K3415/429/5

## **Non-Technical Summary**

This report concludes that the Lichfield District Local Plan: Strategy provides an appropriate basis for the planning of the District, as long as a number of modifications are made. Lichfield District Council has specifically requested me to recommend any modifications necessary to enable this plan to be adopted.

All of the necessary modifications were proposed by the Council.

The Main Modifications can be summarised as follows:

- That the Council will carry out an early review or partial review of the plan if further housing provision is needed to meet the needs of Birmingham or Tamworth. Alternatively, in the case of Tamworth, the need for further housing provision could be dealt with through the Lichfield District Local Plan: Allocations document (**MM1**);
- That the housing requirement is expressed as a minimum (**MM2**);
- That the role of the sites identified as having the greatest opportunity for wind energy development be clarified (**MM3**);
- That phasing restrictions be removed from the Strategic Development Allocations and the Broad Development Location identified in the plan (**MM4- MM8**);
- That the extent of the zone of influence of the Cannock Chase Special Area of Conservation be defined (**MM9**);
- That the end date of the plan be extended from 2028 to 2029 (**MM10**);
- That the minimum housing requirement for the period 2008 – 2029 be increased to 10,030 dwellings (**MM11**);
- That additional Strategic Development Allocations at Cricket Lane, Deanslade Farm and Fradley East be identified (**MM12 – MM24**); and
- That Policy H2 be amended to bring it in line with nationally set thresholds (**MM25**).

## Introduction

1. This report contains my assessment of the Lichfield District Local Plan: Strategy (the Plan) in terms of Section 20(5) of the Planning & Compulsory Purchase Act 2004 (as amended). It considers first whether the Plan's preparation has complied with the duty to co-operate, in recognition that there is no scope to remedy any failure in this regard. It then considers whether the Plan is sound and whether it is compliant with the legal requirements. The National Planning Policy Framework (paragraph 182) makes clear that to be sound, a Local Plan should be positively prepared; justified; effective and consistent with national policy.
2. The starting point for the examination is the assumption that the local authority has submitted what it considers to be a sound plan. The basis for my examination is the proposed submission draft of the Plan dated July 2013.
3. My report deals with the main modifications that are needed to make the Plan sound and they are identified in bold in the report (**MM**). In accordance with section 20(7C) of the 2004 Act the Council requested that I should make any modifications needed to rectify matters that make the Plan unsound and thus incapable of being adopted. These main modifications are set out in the Appendix.
4. The Main Modifications that are necessary for soundness all relate either to matters that were discussed at the examination hearings or to changes in national policy which occurred after the hearings. Following these discussions, the Council prepared a schedule of proposed main modifications and carried out sustainability appraisal and this schedule has been subject to public consultation. I have taken account of the consultation responses in coming to my conclusions in this report.

### *Preamble*

5. The hearings stage of the examination commenced in June 2013 and ran into July of that year after which, on 28 August 2014, I issued my interim findings on a number of matters<sup>1</sup>. Broadly speaking I endorsed the steps taken by the Council to discharge its duty to cooperate; I endorsed the Sustainability Appraisal as a reliable piece of evidence; and I endorsed the Strategic Development Allocations and Broad Development Location identified in the Plan. I was, however, concerned that the Plan did not make adequate provision for the objective assessment of housing need contained in its own evidence base. There was, in other words, a need to remedy a shortfall in housing land.
6. There followed a period in which the Council identified further sites to meet this shortfall, carried out further Sustainability Appraisal and

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<sup>1</sup> HD-64a. Inspector's Interim Findings.



undertook the necessary consultations on the resulting Main Modifications. These consultations engendered a number of representations, many of which questioned the soundness of the Council's decision to take land out of Green Belt to meet its need for additional housing land. Consequently, the hearings were resumed in October 2014 to deal with such matters. These will be referred to as the resumed hearings. The earlier hearings will be called the initial hearings.

7. This report incorporates my interim findings either unchanged or, where either a review of existing evidence or new evidence dictates, in a modified form.
8. The Council's decision to endorse the Main Modifications was challenged at the High Court<sup>2</sup>. This challenge was dismissed as was an application to appeal against this decision.

## Assessment of Duty to Cooperate

9. Section s20(5)(c) of the 2004 Act requires that I consider whether the Council complied with any duty imposed on them by section 33A of the 2004 Act in relation to the Plan's preparation.

### *Tamworth and Cannock*

10. It was established at the initial hearings that the Council had agreed with Tamworth Borough Council<sup>3</sup> and with Cannock Chase District Council<sup>4</sup> that provision should be made in the Plan for agreed amounts of housing to meet the needs of those neighbouring councils. The joint level of housing provision for South Eastern Staffordshire has also been agreed with those councils<sup>5</sup>.
11. By the time of the resumed hearings the situation in relation to Tamworth had moved on. Previously it was estimated that Tamworth's housing shortfall amounted to 1,000 dwellings, 500 of which would be located in Lichfield. Now it was estimated that the shortfall amounted to 2,000 dwellings and 14 ha of employment land. The Council has signed a Memorandum of Understanding<sup>6</sup> in which it and North Warwickshire District Council agree to deliver a proportion of the remaining 1,000 dwellings. It has, however, yet to be established how many of the 1,000 additional houses will be located in Lichfield. The Council proposes to deal with this by way of **MM1** which includes a reference to Lichfield accommodating some of Tamworth's growth which, depending on the scale of that growth, would be done either through an early review or partial review of the Plan or through the *Lichfield District Local Plan: Allocations* document which the Council intends to prepare.

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<sup>2</sup> CD5-26. I M properties v Lichfield District Council

<sup>3</sup> CD3-1. Memorandum of Understanding: Meeting Tamworth's Housing Needs.

<sup>4</sup> CD3-2. Memorandum of Understanding: Meeting the Needs of SE Staffordshire.

<sup>5</sup> CD3-4. Meeting Development Needs in SE Staffordshire 2006-2028.

<sup>6</sup> CD5-31. Memorandum of Understanding relating to the delivery of unmet growth arising from Tamworth.

12. I consider this to be the best way forward. I see no merit in the suggestion that Tamworth's housing shortfall should be met entirely within the Tamworth, Cannock, Lichfield Housing Market Area - which in practice would mean entirely within Lichfield - because this was the area used when calculating housing requirements. This ignores both the undisputed links that exist between North Warwickshire and Tamworth and the fact that North Warwickshire has agreed to take a proportion of Tamworth's housing needs.
13. It is true that meeting Tamworth's needs could involve the scale of development in Lichfield that would typically be regarded as a strategic matter to be dealt with in the Plan itself. However, the Council has been placed in the position of having to react, very late in the plan making process, to a major change in circumstances not of its own making. **MM1** is a pragmatic way of introducing sufficient flexibility into the Plan to achieve this end.

*East Staffordshire*

14. It was confirmed at the initial hearings<sup>7</sup> that there is no need for the Council to make provision for any of East Staffordshire Borough Council's housing or employment needs or vice versa.
15. This is relevant to a proposal put forward by representors known as the Brookhay Villages and Twin Rivers Park, a scheme that straddles the boundary between the two council areas. This scheme does not feature either in the Plan or in the emerging local plan for East Staffordshire but both councils acknowledge that it is a strategic matter of importance that warrants further investigation to better understand its deliverability and potential benefits - particularly in providing for Birmingham City Council's housing needs<sup>8</sup>.
16. Although a further Memorandum of Understanding between the two councils had been signed by the time of the resumed hearings<sup>9</sup> there was no suggestion at those hearings that this altered matters significantly as far as the Plan is concerned.

*Birmingham*

17. At the initial hearings it was established that evidence that Birmingham might not be able to meet its own housing needs had emerged relatively late in the preparation of the Plan. Consequently the Council put forward a main modification (**MM1**) which recognised this and proposed collaborative working with Birmingham and other authorities within the Greater Birmingham and Solihull Local Enterprise Partnership to establish the scale of any shortfall and where it should be met. If this work

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<sup>7</sup> CD5-9. Statement of Common Ground with East Staffordshire Borough Council.

<sup>8</sup> CD5-10. Memorandum of Understanding with East Staffordshire Borough Council.

<sup>9</sup> CD5-30. Memorandum of Understanding. East Staffordshire Borough Council and Lichfield District Council.

pointed to a need for further provision of housing in Lichfield then the Plan would be reviewed.

18. By the time of the resumed hearings it had been confirmed that there will be a shortfall in housing supply across the area covered by the Greater Birmingham and Solihull Local Enterprise Partnership (the LEP) much of which will derive from Birmingham's inability to meet its own needs for housing. It had also become apparent that the LEP Joint Housing Study and the LEP Strategic Spatial Plan will play an important role in determining how much housing growth individual authorities such as Lichfield will take in the future to help make up the shortfall<sup>10</sup>. However, at the time of the resumed hearings work on these was not advanced enough to say with any certainty how much growth Lichfield would need to accommodate.
19. The question was raised at the resumed hearings as to how **MM1**, which effectively defers consideration of how this shortfall will be dealt with to a review or partial review of the Plan, would work in practice or indeed whether it would work. The point was made that these LEP documents will not be the subject of formal scrutiny or testing and that the Council will not be obliged to take the findings and policies of these documents into account. These points are undoubtedly true but that was the intention of the legislation which removed a regional planning system which involved the imposition on councils of housing numbers from above and replaced it with the duty to cooperate.
20. Moreover, there will be a strong incentive for the Council to review the Plan once the size of the shortfall and the manner in which it will be distributed has been established. A failure to carry out such a review would conflict with **MM1** and could be argued to render the housing policies in the Plan out of date. The weight that could be given to these policies would, therefore, be greatly reduced and the Council would find it more difficult to rely on them when making decisions on applications for planning permission.
21. If, on the other hand, the Council did carry out a review in accordance with **MM1** it would be required to cooperate with the LEP and have regard to its relevant findings and policies<sup>11</sup>. The question of whether or not it had discharged its duty to cooperate with the LEP would, of course, be tested at the examination into the soundness of the reviewed plan. It is in this context that statements reported in the press by a leading Lichfield councillor - the gist of which was that the Council would resist any land grab attempts from outside the area - need to be construed.
22. The Council and its neighbours are at the early stages of an ongoing and complex process and I do not seek to underestimate the procedural, technical and political challenges they will have to surmount.

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<sup>10</sup> CD5-28. Duty to Cooperate Statement between Lichfield District Council and Birmingham City Council.

<sup>11</sup> Practice Guidance. Duty to Cooperate. Paragraph 6.

Nonetheless they have made a constructive start to tackling the cross-boundary issue of how large the housing shortfall over the wider housing market area will be and how it should be distributed. The efforts they have made go well beyond consultation and amount to more than a mere agreement to agree. **MM1** commits the Council to an early review of the Plan if there is a need for further housing.

23. That being so I do not consider it necessary to specify a time by which this review will take place nor do I consider that there is a need, as was suggested at the resumed hearings, to start afresh and prepare a new plan once the amount of the shortfall in housing provision which will be accommodated in Lichfield has been established.

#### *Walsall*

24. Walsall Metropolitan Borough Council raises no objection to the housing numbers in the Plan but is concerned that there is no explicit policy reference in the Plan to not undermining regeneration in neighbouring areas. However, at paragraph 9.6 of the supporting text, the Plan does include a reference to this effect and little would be achieved by incorporating this into policy.

#### *Transportation and Infrastructure Provision*

25. Even allowing for efforts to reduce the need to travel, the planned growth in housing and employment in the District is likely to lead to an increase in out commuting. If this is to be accommodated then improvements to the road network and to public transport provision will be needed.
26. The Council has cooperated with all the bodies responsible for highways and transportation provision in and beyond its area such as Staffordshire County Council, the Highways Agency, Centro and Network Rail. None of these bodies have raised concern that the housing and employment policies in the Plan are out of step with or compromise their strategies. Moreover these bodies are working with the Council to provide a range of highway and transportation improvements as set out in Core Policy 5 of the Plan.
27. While it is suggested by representors that more should have been done, particularly in improving rail links to Birmingham, it is difficult to see what else the Council could realistically have achieved.

#### *Conclusions*

28. The Plan contains proposals to help the housing needs of neighbouring councils at Tamworth and Cannock Chase. However, mindful of the fact that cooperation should be a continuous process of engagement from initial thinking through to implementation<sup>12</sup> the Council has reacted constructively to information that emerged shortly before and during the hearings. This information indicated that Birmingham would not be able to meet its own housing needs and that Tamworth would require more assistance to meet its housing needs. In essence it has, in cooperation

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<sup>12</sup> National Planning Policy Framework. Paragraph 181.

with these neighbours, devised an arrangement whereby an early review or partial review of the Plan will be carried out if it transpires that further housing provision needs to be made in Lichfield District.

29. On the basis of this evidence I consider that it is reasonable to conclude that the Council has cooperated constructively, actively and on an ongoing basis with relevant bodies on the strategic matters of housing and transportation and in so doing has maximised the effectiveness of the plan making process. It has thus discharged its duty under the Planning and Compulsory Purchase Order Act 2004.

## Assessment of Soundness

### Main Issues

30. Taking account of all the representations, written evidence and the discussions that took place at the examination hearings I have identified 12 main issues upon which the soundness of the Plan depends.

### Issue 1: Housing

#### *The Evidence Base*

31. The Plan seeks to deliver 8,700 homes between 2008 and 2028 at a rate of 435 dwellings per annum (dpa). These figures are derived from the *Housing Needs Study*<sup>13</sup> prepared jointly with Tamworth Borough and Cannock Chase District Council. This study, based on the 2008 Communities and Local Government (CLG) household projections, examined twelve demographic and employment led scenarios which in turn generated a broad range of housing demand of between 76 dpa and 630 dpa for Lichfield District over the plan period. This range was ultimately narrowed down to between 410 and 450 dpa.
32. With the publication of the 2011 CLG household projections the Council produced a *Housing Requirements Update* which concluded that the range of 410-450 dpa remained within an acceptable margin of tolerance despite changes to the growth forecasts<sup>14</sup>. A significant change between the 2008 and 2011 projections is that household representation rates (the factor used to convert population into households) are lower in the latter, reflecting the fact that people are less likely to form households in poor economic times. When account is taken of this a figure of 430 dpa is arrived at<sup>15</sup>.
33. The Council also produced a *Migration Scenario Addendum* which on the basis of the most recent migration trends gives a range of 379-393 dpa, figures which the Council concludes lend further weight towards justifying a figure towards the mid-point of 410 to 450 dpa range<sup>16</sup>.

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<sup>13</sup> CD2-20. Southern Staffordshire Housing Needs Study & SHMA Update.

<sup>14</sup> CD5-5. Lichfield, Tamworth and Cannock Chase Housing Requirement Update paragraph 4.17.

<sup>15</sup> SQ-M2ii-LA1. Supplementary Questions (ii) Table 6.4.

<sup>16</sup> CD5-5a. Addendum. Paragraph 3.2.

34. The *Housing Needs Study* and its associated documents were subjected to detailed demographic and statistical scrutiny - particularly by those arguing for a lower housing figure than proposed in the Plan – with matters such as migration rates, household representation rates, the inherent model volatility when dealing with small areas and the accuracy of iterative models as the length of projection increases, all being thoroughly canvassed.
35. At the initial hearings, however, it was accepted that detailed arguments about such matters would achieve little because in any forecast housing requirement, as opposed to a housing projection, policy considerations such as the need to boost significantly the supply of housing land<sup>17</sup> would be the dominant factor.
36. I regard this as a sensible approach. Certainly when it came to the detailed arithmetical points that were pressed at the initial hearings there was little to indicate that these would significantly affect the housing figures in the Plan. For example, I saw no compelling evidence to indicate that in its Employment Land Review<sup>18</sup> the Council had overstated employment growth (a matter related to housing growth) because it had double counted inward migration<sup>19</sup>.
37. Similarly, while it was accepted that the proportion of the 75+ age group who would live in institutional accommodation as opposed to in general housing was difficult to model, this would not be likely to have a significant effect on household forecasts in the early years of the Plan. If it were to become significant in later years this could be dealt with through a review of the Plan.
38. One further methodological point that needs to be dealt with is that while the Housing Needs Study covers South Eastern Staffordshire (Cannock Chase, Lichfield and Tamworth), it does not include Birmingham - with which Lichfield District has strong migratory links. However, I do not regard this as a fundamental criticism.
39. The Council prepared its Housing Needs Study with Cannock Chase and Tamworth not only because it had strong migratory links with them but also because it was expected to assist them in providing for their housing needs. As has been established when discussing the duty to cooperate, it only became apparent late in the day that there might be a need to assist Birmingham in meeting its housing needs and, if this turns out to be the case, the plan will be reviewed. I regard this as a pragmatic response to a developing situation and do not regard the *Housing Needs Study* as fundamentally flawed because it does not cover Birmingham.

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<sup>17</sup> National Planning Policy Framework. Paragraph 47.

<sup>18</sup> CD2-32. Employment Land Review.

<sup>19</sup> HD48 Employment. This note contains the Council's response on this point.

40. Overall I am satisfied that the Housing Need Study is a robust piece of evidence and that the broad range of housing figures it identifies provides an appropriate basis for determining the objective assessment of housing need. This was generally accepted at the initial hearings. That said, there were those who argued that the housing figures should be lower or higher than those proposed in the Plan. I will deal with these in turn.

*Lower Housing Figures*

41. Those who argued for lower housing figures mention the importance of not derailing the regeneration agenda in Birmingham and the Black Country. They also referred to the increase in out commuting that would accompany housing growth in Lichfield District and the adverse consequences of this. They drew attention to the effect of the 2011 CLG household projections<sup>20</sup> and lower migration trends<sup>21</sup>.
42. To my mind, however, while such factors may point to a figure towards the middle or lower end of the range of between 410 to 450 dpa ultimately selected in the Housing Needs Study, they do not provide evidence for a figure below that proposed in the Plan.
43. There are three reasons for this. Firstly, selecting a figure below that range would be to fly in the face of the policy of boosting significantly the supply of housing land, an aim that, as has already been established, should be a dominant consideration in any forecast housing requirement.
44. Secondly, although the household representation rates in the 2011 CLG household projections are lower than those in the 2008 projections, this is, at least in part, a result of poor economic conditions that the latter projection took account of. However, over the longer term household representation rates have been rising. I see no compelling reason, therefore, to depart from the Council's assumption that beyond 2021 (the end of the period covered by the 2011 projection) household representation rates will resume their long term rise.
45. Thirdly, in migration is the key driver of population growth and hence household growth in Lichfield District. There is limited evidence to suggest that migration levels over the Plan period will fall significantly below past levels. Indeed the emerging evidence that Birmingham may not be able to accommodate its housing needs within its own borders gives credence to the argument that past in migration rates are likely to continue.
46. It is also the case that Lichfield District is and will remain an attractive place to live for local people and in migrants. In such a situation there would need to be strong evidence for abandoning long term migration rates with all of the implications this could have in terms of people who want a house not being able to afford one. No such strong evidence has been put forward.

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<sup>20</sup> CD5-5. Lichfield, Tamworth and Cannock Chase Housing Requirement Update.

<sup>21</sup> CD5-5a. Addendum.

47. For these reasons I do not consider the housing figures in the Plan should be reduced.

*Higher Housing Figures*

48. The reason put forward most strongly by representors arguing for increased housing numbers relates to the question of how the Plan deals with cross boundary provision. Briefly the argument put is as follows. The Plan seeks to deliver 8,700 homes over the period 2008-2028 (435 dpa) and on the face of it these figures sit within the 410-450 dpa range identified in the Housing Needs Study, a range that amounts to 8,200 – 9,000 dwellings over the plan period.
49. However, the 8,700 dwellings referred to in the Plan includes 1,000 dwellings to meet the needs of Tamworth and Cannock Chase Councils and when this figure is taken out, the Plan only provides 7,700 dwellings to meet the needs of Lichfield District (385 dpa) over the plan period – a figure that is below the range set out in the Housing Needs Study.
50. At the initial hearings the Council accepted that the 410-450 dpa range in the Housing Needs Study did not include the 1,000 dwellings for Tamworth and Cannock Chase so it was indeed proposing a lower housing figure for Lichfield District than its own evidence indicated was needed. However, it considered that the important figure to look at was the 903 dpa for South Eastern Staffordshire as a whole (ie including Cannock Chase and Tamworth) and that this figure would be achieved.
51. I do not accept this approach. While the Council has quite correctly cooperated with its neighbours in preparing its evidence base, while it has signed memoranda of understanding with them relating to the delivery of housing and while Cannock Chase and Tamworth have each submitted local plans (the latter having been withdrawn) – the fact remains that the Council is not preparing a joint plan with its neighbours.
52. To rely on the figure of 903 dpa would be to rely on those other councils being able to deliver their share of overall housing provision. This is something that has not been tested and on which I have very limited evidence to formulate a view, even if it were appropriate for me to do so.
53. Given that there was no significant evidence at the initial hearings to dispute the soundness of the figure of 1,000 dwellings to meet the needs of Cannock Chase and Tamworth (although such evidence emerged subsequently - see paragraph 11 above) I consider that the figure which needs to be scrutinised is the 7,700 dwellings (385 dpa) proposed in the Plan to meet the needs of Lichfield District. This figure is below the Council's own objective assessment of housing need (410-450 dpa) set out in its housing needs assessment and the Council put forward no substantial reasons at the initial hearings as to why this should be.



54. There were those who argued that the housing figures in the Plan should be increased to 601 dpa, a figure derived from the forecast jobs growth scenario (Scenario F) in the *Housing Needs Study*. While such a figure would have the advantage of providing more affordable housing, for which there is an unquestioned need, there is insufficient evidence to indicate that such a high annual rate of housing could actually be delivered over the plan period.
55. While 601 dpa has been achieved on three occasions over the last 11 years and while the housing trajectory in the Plan anticipates figures in excess of this at times during the life of the Plan, it remains the case that achieving such a figure consistently over the plan period would require something in the order of a 40% increase in average net annual completions<sup>22</sup>.
56. I do not consider a figure of over 600 dpa to be provided consistently over the entire 20 year period of the Plan would be deliverable when this has not in the past been consistently achieved even during the boom years of construction. It would be well in excess of the long term average net annual completion rate. Plans are expected to be aspirational but they are also expected to be realistic<sup>23</sup>. I do not consider such a high figure would be realistic.
57. Other representors argued that the figure of 430 dpa produced by the Council<sup>24</sup> would be more appropriate. I agree. This figure is soundly based in that it takes on board the most recent household representation rates referred to above but is also aspirational in that for the later years of the Plan those rates will rise as the economy improves.
58. Raising the annual house building for Lichfield District from 385 dpa as proposed in the Plan to 430 dpa would involve an additional 45 dpa which over the 20 year plan period would amount to an additional 900 dwellings. The 7,700 dwellings proposed in the Plan to meet Lichfield District's needs would, therefore need to be increased to 8,600 dwellings. When the 1,000 dwellings to meet Tamworth and Cannock Chase's needs are added in this gives a figure of 9,600 dwellings<sup>25</sup>. Given the need to boost significantly the supply of housing land and given that the argument has not been made that factors such as Green Belt restrict the ability of the District to meet its objectively assessed need, this figure should be expressed as a minimum as is proposed in **MM2**.
59. At the time of the initial hearings it was thought that there was a reasonable prospect that the Plan would be adopted in 2014. In order to give the Plan a fifteen year life the Council proposed, through **MM10** and

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<sup>22</sup> HD17. Matter 2 Housing Numbers. Paragraphs 4.5 & 4.8.

<sup>23</sup> National Planning Policy Framework. Paragraph 154.

<sup>24</sup> SQ-M2ii-LA1. Supplementary Questions (ii) Table 6.4.

<sup>25</sup> While the need to provide housing to meet Tamworth's needs has increased the provision of this has been deferred to a review or partial review of the Plan and does not, therefore alter the housing requirement in this version of the Plan.

**MM11**, to extend its end date from 2028 to 2029 and to increase the housing requirement over the period 2008 – 2029 to 10,030 dwellings. In the event, for reasons beyond the Council's control, such as the High Court challenge referred to in paragraph 8, the Plan will not be adopted before 2015 and it was suggested that the end date should be extended again. I do not agree. This would cause further delay to the adoption of the Plan while consultation on such a change took place and the Framework simply says a fifteen year time horizon is preferable, it does not say it is essential.

*Conclusions on Housing Numbers*

60. I conclude that the Plan is not justified, and hence unsound, in that it does not make adequate provision for the objective assessment of housing need contained in its own evidence base. This unsoundness would be remedied by making the changes set out in **MM2**, **MM10** and **MM11**.

## **Issue 2: Sustainability Appraisal**

*Background*

61. Although the Sustainability Appraisal is not the only piece of evidence underpinning the selection of the spatial strategy and the sites allocated in the Plan, it is the document that attracted the most comment, much of it highly detailed, at both sets of hearings. I will, therefore, deal with these comments before considering the appropriateness of the strategy. I made it clear at both sets of hearings that while it is not my role to comment on the legality of the Sustainability Appraisal it is necessary to establish whether it is a reliable piece of evidence. On neither occasion was the correctness of this approach challenged.
62. In formulating its preferred spatial strategy the Council, through the Sustainability Appraisal and its precursor documents<sup>26</sup>, considered various ways of distributing differing levels of growth throughout the District. Early work included an assessment of four initial spatial options (town focussed development, town and key rural village focussed development, dispersed development and a new settlement option) together with an examination of several different directions of growth around Lichfield and Burntwood as well as consideration of the sustainability of rural settlements and cross boundary issues at Tamworth and Rugeley.
63. Later work involved the consideration of four alternative spatial strategies, these being various versions of the Fradley West option, the New Village option (north east of Lichfield) and the JVH option (which involved a range of sites throughout the District) together with the

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<sup>26</sup>CD1-8. Sustainability Appraisal Proposed Submission Local Plan Strategy (Updated); CD1-10 Sustainability Appraisal Proposed Submission Local Plan Strategy; CD1-14 Interim Sustainability Addendum; CD1-17 Sustainability Appraisal: Shaping Our District; CD 1-19 Interim Core Strategy Sustainability Assessment; and, CD1-23 Scoping Report for the Sustainability Appraisal.

Brookhay Villages and Twin Rivers Park which emerged at an advanced stage in the plan making process. Consideration was also given to various combinations of sites which could deliver ten alternative Housing Growth Scenarios derived from the Housing Needs Study<sup>27</sup>.

64. Finally the Council appraised a number of sites and a number of combinations of sites (strategic options) in order to determine its preferred approach to meeting the identified housing shortfall<sup>28</sup>. In carrying out this appraisal the Council imposed an information guillotine of 10 July 2013 after which developers could not submit more information in relation to their schemes. I supported the Council's decision to impose this guillotine because I was concerned that it would not be able to complete its appraisal if the nature and extent of these sites continued to change as they had done in the past. However, at the resumed hearings I did allow evidence produced after the guillotine to be introduced and I have taken such evidence into account.
65. A number of criticisms of the Sustainability Appraisal were made at both the initial and resumed hearings. I will deal firstly with the main criticisms of the Sustainability Appraisal that were made at the initial hearings.

*Congestion and Greenhouse Gas Emissions*

66. The suggestion was made that the Sustainability Appraisal failed to identify, describe and evaluate the effects of cross boundary commuting in terms of increased congestion and greenhouse gas emissions. This is not the case. One of the objectives of the Sustainability Appraisal is to improve the availability of sustainable transport options to jobs and services and detailed targets and criteria have been devised to enable alternative strategies and sites to be assessed in this respect<sup>29</sup>.
67. The results of this exercise have fed through into policies in the Plan such as Policy CP7 which seeks to balance housing and job provision and Policies CP5 and ST1 which seek to achieve sustainable transport. While it is always possible to suggest ways in which evidence could be elaborated on and improved, the Sustainability Appraisal deals with the matter of congestion and greenhouse gas emissions in a proportionate manner.

*Lower Housing Figure*

68. As has already been established there is little evidence to suggest that the split between elderly residents living in institutions rather than households will have a significant effect on housing need in the early years of the Plan. A wide range of housing numbers were tested through the Sustainability Appraisal and there is no pressing need for a lower

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<sup>27</sup> CD1-8 Sustainability Appraisal Update; page 123.

<sup>28</sup> CD 1-8a Sustainability Appraisal Submission Local Plan Strategy (including EiP Modifications).

<sup>29</sup> CD1-8 Sustainability Appraisal Update; Sustainability Objective G page 71.

housing figure based on this consideration to have been specifically assessed.

*Flexible Housing Target*

69. It was suggested that a flexible housing target, one that increased towards the latter part of the Plan as the economy came out of recession, should have been appraised. However, this ignores the fact that housing growth is seen by the Government as a main driver in boosting the economy. A housing target which followed rather than helped drive the economy would be inconsistent with this approach.

*Tamworth and Rugeley*

70. There is an undisputed need for more lower priced housing in the District. The suggestion was made that the option of accelerating housing provision on land adjoining Tamworth and Rugeley (where house prices are lower and where there is a prospect of improving rail services) should have been assessed. However, there is little to suggest that such an option would indeed have delivered a sufficient supply of housing early in the plan period or that it would necessarily result in cheaper housing. This was not an option, therefore, that the Council was bound to assess.

*Mandatory Review*

71. It would have been possible to include a requirement for a mandatory review of the Plan triggered, for example, by a failure to deliver a critical piece of infrastructure or by housing and employment provision getting significantly out of step. However, there is no requirement that a plan should contain such a review.
72. In this instance the Plan would be monitored annually and this could trigger a review of the Plan. Moreover, it is acknowledged in the Plan that a review may be necessary to meet Birmingham or Tamworth's housing needs. In these circumstances the Council was not bound to appraise the option of incorporating such a mandatory review in the Plan.

*Lack of Change in the Plan*

73. It is difficult to substantiate the charge made at the initial hearings that the Plan has not changed as a result of the Sustainability Appraisal. The Plan has been in preparation since 2006 while the first document in the process of sustainability appraisal was produced in 2007<sup>30</sup>. Over that period the strategy in the Plan has clearly changed and evolved and there is no reason to doubt that the Sustainability Appraisal has played a part in this.

*Errors and Inaccuracies*

74. The Sustainability Appraisal has been prepared over a long period, its scope is broad and its methodology complex. Some errors and inaccuracies have, therefore, inevitably crept in. However, there is no

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<sup>30</sup> CD1-23 Scoping Report for the Sustainability Appraisal 2007.

evidence<sup>31</sup> to suggest that these amount to major flaws that significantly undermine the reliability of the Sustainability Appraisal.

*Not all alternative sites assessed*

75. Although the Sustainability Appraisal assesses a range of alternative sites that have been put forward it is criticised for not assessing every individual site suggested. However, I do not consider that there is an obligation on the Council to assess in detail every individual site put forward particularly if these sites are included within the scope of a more general option that has been assessed - such as, for example, the broad direction of growth south of Lichfield.

*Equal Appraisal of Options: Relationship between Table A1 and Table F1*

76. In Table F1 the Brookhay Villages alternative is assessed against a range of Sustainability Objectives including objectives G (Sustainable Transport) and I (Mixed and Balanced Communities). The Local Plan Spatial Strategy and all other options and alternatives are assessed against the same range of Sustainability Objectives (Table A1) but objectives G and I are divided into economic and social sub categories (G-Ec, G-Soc, I-Ec and I-Soc). This inconsistency, it was argued, throws doubt on whether all alternatives have been afforded an equal examination.
77. Although the basis for this sub division is not fully explained in the Sustainability Appraisal, the Council has subsequently confirmed which of the detailed criteria relating to these Sustainability Objectives are deemed to be economic and which social<sup>32</sup>. On that basis it is clear that when appraising the Brookhay Villages Alternative, account was taken of both the economic and social aspects of Sustainability Objectives G and I<sup>33</sup>. The various alternatives have, therefore, been equally appraised.
78. That said it would, as the Council acknowledged at the initial hearings, have been much better if the assessment of all alternatives had been presented in a consistent manner and if the economic and social sub categories had been clearly defined. This was done in the subsequent version of the Sustainability Appraisal<sup>34</sup> (CD1-8a) in which alternative ways of meeting the identified housing shortfall were assessed.

*Not all options assessed in the same level of detail*

79. It was suggested that not all options have been assessed in the same level of detail with Brookhay Villages, unlike other options, having a separate table (Table F1) devoted solely to it. To my mind this is largely a matter of presentation, probably prompted by the fact that Brookhay Villages was a late comer to the process and was thus appraised separately. The important point is that, as has already been established,

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<sup>31</sup> SQ-M3ii-LDC1 contains the Council's response on this matter.

<sup>32</sup> HD56. Joint Hearing Notes BDW/LDC. Paragraphs 7(b) and (c), page 5 and paragraph 2, page 7.

<sup>33</sup> HD56. Joint Hearing Notes BDW/LDC. Paragraphs 2a-2d, pages 4 and 5.

<sup>34</sup> CD1-8a. Sustainability Appraisal: Submission Local Plan Strategy (including EIP Modifications)

all options have been appraised against the same Sustainability Objectives and the same Appraisal Framework<sup>35</sup> has been applied to each option. Consequently, while the amount of commentary may vary between options, I am satisfied that they have been assessed in the same level of detail.

*Individual sites in the Council's chosen strategy not assessed separately*

80. It was suggested that the individual sites proposed by the Council were not assessed separately in the Sustainability Appraisal but rather the overall strategy proposed was assessed as a whole. The point has been made that this makes it difficult to compare the proposed new village at north east Lichfield to individual sites forming part of the Council's strategy.
81. In fact assessments of the individual sites and groups of sites selected by the Council are contained in the Sustainability Appraisal<sup>36</sup>. It is true that Table A1 compares the Council's chosen strategy as a whole with various options including the new village at north east Lichfield, but this is a legitimate approach as that new village was being promoted as an alternative to the Council's strategy as a whole.

*Need to Assess all Housing Growth Scenarios*

82. The Sustainability Appraisal does not assess all of the Housing Growth Scenarios identified in the Housing Needs Study. In particular it does not assess the two economic growth scenarios (F and G) which gave the highest housing figures.
83. However, while the Housing Needs Study identified a broad range of housing requirements (a range of between 76 and 630 dpa) which included these two scenarios - it also, quite legitimately sought to refine that range. In so doing it excluded 'outliers' such as Housing Growth Scenarios F and G which produced housing requirements that were inconsistent with the majority of other scenarios which clustered around the 400-460 dpa range. This is a reasonable approach.

***Resumed Hearing Sessions***

84. The following criticisms of the Sustainability Appraisal were made at the resumed hearing sessions.

*Lack of a scoring system*

85. While a scoring system is used in parts of the Sustainability Appraisal such a system is not used in the part of the report which considers strategic options as it was considered that this could be misleading<sup>37</sup>. This is an acceptable approach. There is no absolute requirement to use a scoring system and in this instance a summary of the findings relating to each option is given.

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<sup>35</sup> CD1-8 Sustainability Appraisal Update. Table 11.2, page 96.

<sup>36</sup> CD1-8. Sustainability Appraisal Update. Tables 16.1 to 20.1.

<sup>37</sup> CD1-8a. Paragraph A12. Page 241.

*Green Belt*

86. It was suggested that no account was taken in the Sustainability Appraisal of the fact that Deanslade Farm and Cricket Lane are in the Green Belt. This is true in one sense in that the Sustainability Appraisal is intended to be policy neutral so it is understandable that sites are not specifically assessed in Green Belt terms.
87. However, sites are assessed in terms of criteria such as whether they will promote and maintain attractive and diverse landscape, whether they will improve areas of lower quality landscape, whether they protect diverse and locally distinctive settlement and townscape character and whether they safeguard historic views and valuable skylines<sup>38</sup>. In effect such an assessment includes considering the sites in terms of the effect that their development would have on the purposes of including land in Green Belt. Moreover, the fact that these sites are in Green Belt, and the implications of this, are discussed in some detail in the Sustainability Appraisal<sup>39</sup>. I do not, therefore, consider that this criticism of the Sustainability Appraisal is justified.

*Errors and Inaccuracies*

88. It was suggested the Sustainability Appraisal contained major errors and inaccuracies which had been perpetuated despite them having been pointed out to the Council. The example given at the resumed hearing sessions was biodiversity where it was said that, when considering the Brookhay Villages site, it was wrongly stated that there were sites of significant biodiversity value and Ancient Woodland within the site. However, the relevant section of the Sustainability Appraisal<sup>40</sup> simply says that the site is close to Ancient Woodland. Similarly it was said that the Sustainability Appraisal does not acknowledge that mineral extraction will take place on the site. In fact it does refer to this both in the context of the loss of open countryside and in the context of archaeology<sup>41</sup>.
89. Finally it was suggested that the site could have no effect on the River Mease Special Conservation Area. While this may be the case, the Council confirmed at the resumed hearings that the Environment Agency had raised concerns about poor water quality in that area, among others, and in the absence of other information at the time it was concluded that a further assessment would need to be undertaken. I do not, therefore, consider that, on the basis of the information available to it, the Sustainability Appraisal contains major errors and inaccuracies in this respect.

*Inconsistent Judgements*

90. The site at Brookhay Villages is described in the Sustainability Appraisal as having a high HECA (Historic Environment Character Assessment) score and so its development would involve the loss of an historic

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<sup>38</sup> CD1-8a. Table 10.2. Page 69.

<sup>39</sup> CD1-8a. Paragraphs 11.105 – 11.110. Page 97.

<sup>40</sup> CD1-8a. Table A19. Page 237.

<sup>41</sup> CD1-8a. Table A19. Page 237.

landscape<sup>42</sup>. The sites at Deanslade Farm and Cricket Lane, on the other hand, are described as being positive for landscape<sup>43</sup>. This is said to show inconsistent judgement.

91. To deal with this matter it is necessary to look in more detail at the Sustainability Appraisal. The first point to make is that in assessing the ability of a site or sites to meet the objective of maintaining and enhancing landscape and townscape quality a composite judgement has to be made involving seven detailed criteria<sup>44</sup> of which the HECA score is only one aspect.
92. The second point to make is that the HECA zone in which both Cricket Lane and Deanslade Farm are located is described as being '*... one that is predominantly 20<sup>th</sup> century in nature...*' where '*medium or large scale development is unlikely to have a significant impact upon the historic environment assets of the zone...*'<sup>45</sup>. Moreover the sites at Cricket Lane and Deanslade Farm are not within the settings of the two most significant historical assets in the vicinity (the Scheduled Monument and the Conservation Area at Wall) and so would not adversely affect these. The same considerations do not apply to the HECA zone in which the Brookhay Villages proposal is located.
93. The third point to make is that the sites at Cricket Lane and Deanslade Farm also offer benefits such as providing a District Park and the provision of a section of canal. With these points in mind I see no obvious inconsistency in the judgements made in the Sustainability Appraisal about the relative merits of these sites in terms of their ability to maintain and enhance landscape and townscape quality.

#### *Changing Circumstances*

94. Undoubtedly circumstances have changed since the Sustainability Appraisal was prepared. So, for example while the Highways Agency previously took the view that the junction which lies between the site at Fradley West and the A38 needed further assessment in terms of its capacity and safety, it subsequently took the view that there were no highway issues that could not be resolved.
95. However, while this change in stance by the Highways Authority - had it been known about when the Sustainability Appraisal was prepared - would have reduced the assessed impact of developing the site on the A38, it would not have increased the ability of the site to reduce trips by car, or to provide increased opportunities for walking or cycling or to provide access to new development for those without a car. Nor would it have altered the fact that the development of this or any other site which will increase the numbers of cars on the road inevitably attracts a negative highway safety score. I do not consider, therefore, that the

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<sup>42</sup> CD1-8a. Table A19. Page 237.

<sup>43</sup> CD1-8a. Tables A2 & A3. Pages 227 & 228.

<sup>44</sup> CD1-8a. Table 10.2. Page 69.

<sup>45</sup> CD2-67. Historic Environment Character Assessment. Appendix 3. Pages 21 -23.



change in the stance that the Highway's Agency takes to this particular junction need necessarily lead to a significant change in the overall assessment of the site at Fradley West's ability to meet the broad objective of improving the availability of sustainable transport options to jobs and services.

96. It is also the case that since the preparation of the Sustainability Appraisal the Fradley Junction Conservation Area has been extended. However, I see no reason why this should lead to any change in the assessment of the Fradley West site. That site remains part of the setting of the Conservation Area and should be assessed accordingly.

*New Information*

97. As has already been established earlier in this report (see paragraphs 64) the Council imposed an information guillotine when assessing the additional sites needed to make up for the shortfall in housing provision. This meant that, for example, the information submitted in support of an outline planning application, for which planning permission was refused, for 750 dwellings off Watery Lane<sup>46</sup> was not taken into account.
98. However, I have taken account of this information in preparing this report; I have also taken account of the fact that planning permission has been granted on appeal<sup>47</sup> for housing on a site adjacent to the Watery Lane site; and I have taken account of the fact that although the Watery Lane land forms part of the site of the proposed new settlement to the north east of Lichfield, the 750 house scheme is now being promoted as being independent of that new settlement.
99. It was suggested that this information indicates that the Sustainability Appraisal treats the site at Watery Lane in an unfair and unequal way particularly in relation to its transportation credentials. However, no detailed evidence to support this point was drawn to my attention at the resumed hearings. Broadly speaking, the Sustainability Appraisal does not indicate that the Watery Lane site is unsustainable but rather that it is less sustainable than the sites selected by the Council. I see no reason to dispute this judgement.

*Conclusions on Sustainability Appraisal*

100. The purpose of the Sustainability Appraisal is to provide a reasonably consistent analysis of the sustainability credentials of alternative sites and the likely impacts of development upon them. I am satisfied that the Sustainability Appraisal assesses a range of alternative sites and groups of sites in an equal manner and on a like for like basis and that this purpose is achieved.
101. Not everyone agrees with the findings of the Sustainability Appraisal but, having examined the minutiae of that document at some length, I am of the opinion that such disagreement comes down to honest differences in

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<sup>46</sup> Ref: 14/00057/OUTMEI.

<sup>47</sup> Ref: APP/K3415/A/14/2216143

planning judgement. I consider that there is a reasonable basis for the planning judgements the Council has made and see no support for the suggestion that the Council has used the Sustainability Appraisal to bolster predetermined decisions.

102. The Sustainability Appraisal is not a simple document. The commonest criticism of it is that it is hard to understand. There is some truth in this. Indeed the Council was itself hard pressed at times to explain the intricacies of the Sustainability Appraisal and only did so by way of additional explanatory notes - although to be fair it needed to do so only when the document was subjected to forensic examination. However, a document of this scope is necessarily complex and while parts of it require close reading, its main points are clearly drawn out in the non-technical summary. Having considered the various criticisms made of the Sustainability Appraisal, and mindful of the point that the preparation of such a document is not to be treated as an obstacle course, I am of the opinion that it is a reliable piece of evidence.

### **Issue 3: The appropriateness of the Spatial Strategy**

#### *Background*

103. This section seeks, firstly, to establish whether the Strategic Development Allocations and the Broad Development Location identified in the submitted Plan (the identified sites) are suitable and sustainable, whether they are deliverable or developable, whether they are viable and whether they are the most appropriate having considered reasonable alternatives. Secondly, it considers whether the sites selected by the Council to accommodate the identified shortfall in housing provision (the additional sites) are suitable and sustainable, whether they are deliverable or developable, whether they are viable and whether they are the most appropriate having considered reasonable alternatives.

#### *Identified Sites*

104. The Strategy in the Plan seeks to concentrate major growth within the urban area, at a Broad Development Location on the edge of an urban area and at five Strategic Development Allocations (SDA's) four of which are on the edge of urban areas – the fifth being Fradley which is centred on a former airfield. Other than that, development will for the most part be focussed on Key Rural Settlements ie those having the widest range of facilities and judged to be the most capable of accommodating growth.
105. On the face of it this is a sustainable strategy as it makes use of existing facilities and infrastructure in the urban areas, provides opportunities to travel by means other than the private car and reduces the need to travel. This is borne out by the findings of the Sustainability Appraisal which, for the reasons set out above, can be treated as a reliable piece of evidence. However, it is necessary to look at individual sites that go to make up the strategy in more detail.

*South Lichfield SDA*

106. This site is located on the southern edge of Lichfield relatively close to the city centre. The development of this site would enable the construction of a link of the Lichfield southern by-pass.
107. The long term development potential of a sizeable proportion of this site is recognised in the existing Lichfield District Local Plan where it is designated as an Area of Development Restraint – that is a site which it is not essential to keep open for Green Belt purposes. The remainder of the site is in Green Belt but it is proposed that this land will be kept in open uses such as playing fields and green infrastructure. It is relevant to note that since the initial hearings the Council has resolved to grant outline planning permission for up to 450 houses on the site subject to the signing of a section 106 agreement<sup>48</sup>.
108. The benefits of such an urban extension in terms of sustainability have already been mentioned, more information is contained in the Sustainability Appraisal<sup>49</sup>. While it is important not to overstate the extent to which future occupants of this site would walk, cycle or use public transport, the fact remains that these options would be open to them. The site is, therefore, sustainable in these respects.
109. Nonetheless, the site will generate additional trips by car and it was the effect that these would have on roads in the vicinity and the role that developing the site would play in completing the southern by-pass which were the principal unresolved issues discussed at the initial hearings.
110. Dealing firstly with the issue of the southern by-pass, the uncompleted section of this road runs between Birmingham Road and London Road under the railway bridge a short distance to the east of Birmingham Road. It is common ground that this section of by-pass needs to be completed in the plan period. Previously the Council had taken the view that the completion of the by-pass was a pre-requisite for developing the South Lichfield SDA.
111. However, while the developer of the site proposes to construct, at their own expense, the section of by-pass between London Road and the railway, they do not control the land necessary to complete the link to Birmingham Road. The Council regards this as acceptable and no longer requires the completion of the by-pass as a condition of developing the site.
112. The completion of the final section will be the responsibility of Staffordshire County Council (the County Council) which will make a bid for the necessary funding. The additional housing site which the Council proposes to allocate at Deanslade Farm will also assist in the provision of

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<sup>48</sup> Ref: 12/00182/OUTMEI.

<sup>49</sup> CD1-8 Sustainability Appraisal Update. Table 16.1. Pages 198-200.

this section of the by-pass. The contribution that the South Lichfield SDA would play in providing the last link in a by-pass that will perform an important function in traffic management for the City is a factor in its favour.

113. It was suggested that a site that requires a piece of infrastructure as costly as a section of the by-pass is neither sustainable nor viable and that there are more economic sites that could be developed. However, this overlooks two facts. Firstly, the role of the additional section of the by-pass is not simply to serve the site, it will assist in the completion of the by-pass which will have wider benefits to the City. Secondly, the evidence is that the development of the site is a viable proposition<sup>50</sup>. This was confirmed by the developer at the initial hearings who made clear that the proposed scheme would pay for the section of by-pass to be provided and allow for an adequate profit.
114. As to the effect that developing this site would have on the nearby roads, it is common ground that local roads, particularly London Road, are congested at peak times. Proposals for gaining access to the site have changed over time, at the time of the initial hearings the latest proposal involved three linked junctions onto London Road where only one existed previously.
115. Although concern was expressed at the initial hearings about the effect that this would have in highway terms, traffic modelling carried out in support of the planning application on the site indicated that - assuming the existing modal split, taking account of all proposed uses on the site and assuming either that the by-pass has been completed or that it has not – the effect on local roads would not be severe.
116. Based on this and other highway evidence produced in the run up to the initial hearings<sup>51</sup>, the Highways Agency, which had issued a holding objection, and the County Council both unequivocally confirmed at those hearings that all outstanding highway objections to the development proposed on this site could be overcome. On that basis I am satisfied that the site is capable of being accessed and in this respect the selection of the site as a Strategic Development Allocation is soundly based.
117. Those opposing the development of the site pointed out that they had not seen or had the opportunity to comment on the latest modelling information. However that information relates to the latest junction design which is a matter to be dealt with as part of the planning application – something that is beyond the scope of the Examination. The purpose of the Examination is to decide whether the allocation is soundly based. To do this it is not necessary to know the full details of the proposed access but to be satisfied that an access is capable of being

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<sup>50</sup> CD5-6. Initial Strategic Sites Viability Assessment: Summary Report. Table 4.2.6.

<sup>51</sup> CD2-14 Transport Appraisal of Spatial Strategy for Lichfield City Addendum & SQ-M3iii-LDC1 Joint Statement of Persimmon Homes, Lichfield District Council, Staffordshire County Council and (in part) the Highways Agency.

provided. The evidence indicates that it is – a conclusion borne out by the Council's subsequent resolution to grant planning permission on the site.

*Conclusions on South Lichfield SDA*

118. Drawing together my findings on the South Lichfield SDA I conclude that it is in a suitable and sustainable location, there are no insurmountable technical barriers to its development, it is deliverable in the sense that it is in the control of a developer with a confirmed intention to develop it, it is viable and there is a reasonable prospect of housing coming forward on it within the next 5 years. The decision to allocate the site as a SDA is, therefore, soundly based.

*East Rugeley SDA*

119. This SDA is located on the eastern edge of Rugeley, a market town in the neighbouring district of Cannock Chase. It consists of three sites; the Power Station site on which planning permission has been granted for, and development commenced on, a scheme including some 600 houses; the Borrow Pit Land which has a capacity of approximately 450 houses; and the British Waterways site (now the Canals and Rivers Trust) with a capacity of some 80 dwellings. 500 of the approximately 1,130 dwellings on this SDA would be to meet the needs of Rugeley.
120. Retail and community facilities are planned within the development. The SDA, which relates well to Rugeley and involves the reclamation of brownfield land, is in a suitable and sustainable location<sup>52</sup> and that part of it covered by the existing planning permission is certainly deliverable. The Borrow Pit site needs to be filled before it can be built on and given that Rugeley Power Station produces less ash than previously, this process is unlikely to be completed before 2021.

*Alternative Sites at Rugeley*

121. An alternative put forward was that the nearby Key Rural Settlement of Armitage with Handsacre should accommodate more growth. This settlement has a range of local facilities and is close to Rugeley Town Station but the option put forward would involve alterations to the Green Belt boundary to the west, south and south east of the settlement. The Rugeley SDA, by contrast, is not in Green Belt.
122. Green Belt boundaries should only be altered in exceptional circumstances. Given that there is an alternative, more sustainable, site outside the Green Belt capable of helping to meet both the Council's and Rugeley's housing needs then it is reasonable for the Council to select that site.

*Conclusions on East Rugeley SDA*

123. The site is in a suitable and sustainable location. There is a reasonable prospect of this site being available before 2021; the British Waterways site could be available earlier. These parts of the SDA are, therefore,

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<sup>52</sup> CD1-8. Sustainability Appraisal Update. Table 19.1, page 215

developable. The SDA as a whole is viable<sup>53</sup> and there are no substantial technical or environmental reasons why it should not be developed. The site is the most suitable having considered reasonable alternatives. The decision to allocate this site as a SDA is, therefore, soundly based.

*East of Burntwood By-pass SDA*

124. This site is well related to the urban area of Burntwood and within walking distance of existing services and facilities. It is in a suitable and sustainable location<sup>54</sup> and there are no technical or environmental reasons why it should not be developed. It was allocated as an industrial site in the 1990's and it was hoped that road improvements in the area would enhance its attractiveness to the market. They did not and following investigation of the site's potential<sup>55</sup> it was decided that there was no reasonable prospect of it being developed for that purpose.

125. The site has no ownership constraints and it was reported at the initial hearings that a development partner was shortly to be appointed with a view to submitting a planning application in the near future and starting building on site within 5 years. The indications are that the viability of the site is marginal<sup>56</sup> but this would improve as and when the economy recovers. The Council also indicated that if economic viability were to prove an issue it would look again at its affordable housing requirements.

*Alternative Sites at Burntwood*

126. Earlier versions of the Plan proposed a broad direction of growth to the south and south east of Burntwood. This included a site at Highfields Road and a site south east of Burntwood in the vicinity of Hammerwich both of which were promoted at the hearings. An additional site at Meg Lane, which lies to the north of Burntwood, was also promoted at the initial hearings.

127. Following public objections to the extent of Green Belt releases that developing to the south and south-east would cause, the Council elected to pursue an approach of limiting Green Belt release around Burntwood and bringing forward brownfield sites. It was assisted in this by the fact that further housing sites within the urban area had come forward - including the site at Mount Road Industrial Estate.

128. It was suggested that reliance should not be placed on urban sites because their viability for housing had not been established, indeed a viability assessment of the Mount Road site prepared by a representor<sup>57</sup> concluded that it was not viable for housing.

129. However, there is no suggestion that the Mount Road site is likely to come forward in the short term, the Council's assessment is that the site

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<sup>53</sup> CD5.6. Initial Strategic Sites Viability Assessment: Summary Report. Table 4.2.6

<sup>54</sup> CD1-8. Sustainability Appraisal Update. Table 17.1. Pages 205-206.

<sup>55</sup> CD2-32. Employment Land Review. Pages 89-91

<sup>56</sup> CD5.6. Initial Strategic Sites Viability Assessment: Summary Report. Table 4.2.6

<sup>57</sup> HD33. Mount Road Industrial Estate Viability Assessment

is developable in the next 5-10 years<sup>58</sup>. Any improvement in market conditions over that time would have a positive effect on that site's viability as would any flexibility shown by the Council in affordable housing requirements. It cannot, therefore, be concluded that urban sites such as this will not come forward.

130. There is, therefore, no clear advantage in the suggestion that one or other of the greenfield sites referred to above should be allocated for housing either to replace urban capacity sites or to provide additional capacity should the East of Burntwood By-pass SDA not deliver the number or type of housing anticipated.
131. All of these other sites are in Green Belt and, to repeat a point made earlier, Green Belt boundaries should be altered only in exceptional circumstances. Exceptional circumstances have not been demonstrated. Moreover, one of the purposes of Green Belt is to assist in urban regeneration by encouraging the recycling of urban land. It is difficult to see how releasing housing sites in the Green Belt as an alternative to developing urban sites or the East of Burntwood By-pass SDA would assist the regeneration of Burntwood, which is one of the Strategic Objectives of the Plan.
132. The alternative sites put forward at Burntwood are not, therefore, preferable to the strategy proposed in the Plan of focussing development in the urban area.

*Conclusions on the East of Burntwood By-pass SDA*

133. The site is in a suitable and sustainable location, it is developable, it is or could be made to be viable and it is the most suitable having considered reasonable alternatives.

*North of Tamworth*

134. At the time of the initial hearings it was estimated that Tamworth's housing shortfall amounted to 1,000 dwellings and it was proposed that 500 of these would be accommodated in a Broad Development Location located to the north of Tamworth on land to the east and west of the railway. This Broad Development Location, which would also accommodate 500 houses to meet Lichfield's needs, was to be planned comprehensively with the adjoining Anker Valley Sustainable Urban Extension proposed in the emerging Tamworth Local Plan. Both would rely on improvements to the local highway network - possibly involving the construction of the Anker Valley Link Road.
135. As a result I concluded in my interim findings that while there was no certainty that the Anker Valley scheme would come forward there remained a reasonable prospect that it would - given Tamworth Borough Council's firm commitment to it. However, if this proved not to be the case then the Council (Lichfield Council that is) would need to reconsider its position when preparing the *Lichfield District Local Plan: Allocations*

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<sup>58</sup> CD2.23. Strategic Housing Land Availability Assessment 2012. Table B.33, page 64.

document when it would be considering the Broad Development Location in more detail.

136. As has been established earlier in this report (paragraph 11) the situation had changed radically by the time of the resumed hearings. Tamworth's estimated housing shortfall had increased from 1,000 to 2,000 dwellings and although the Council had agreed to take a proportion of the additional 1,000 dwellings it had yet to be determined how many that would amount to. What is more, Tamworth Borough Council decided that the Anker Valley Relief Road was not viable and deleted it from its emerging plan as well as significantly reducing the extent and capacity of the Anker Valley scheme so that it would now accommodate only some 500 dwellings or so. Moreover, Tamworth Borough Council had resolved to grant outline planning permission<sup>59</sup>, subject to the signing of a section 106 agreement, for 535 dwellings on the land in Anker Valley that it is proposing to allocate.
137. The situation had also changed in Lichfield in that the Council had resolved to grant outline planning permission<sup>60</sup>, subject to the signing of a section 106 agreement, for 165 dwellings in the western part of the Broad Development Location at Browns Lane. It was also considering an outline planning application<sup>61</sup> for up to 1,000 dwellings on the eastern part of the Broad Development Location at Arkall Farm. The Council confirmed at the resumed hearings that it had resolved all matters relating to this application, including concerns about the way development would relate to the surrounding countryside, and the only outstanding matter related to the effect that such a scheme would have on the local highway network.
138. These various changes have not had an effect on the suitability and sustainability of the Broad Development Location in a number of respects as it is still, or has the potential to be, well related to the urban area of Tamworth with the range of facilities that this provides. Moreover, there was no suggestion at the resumed hearings that it was not deliverable or developable, subject to agreement on highway matters, or that it was not viable. Nonetheless, the lack of agreement as to the effect that developing the Broad Development Location as a whole would have on the highway network raises the question of whether it is capable of being developed in full.
139. Staffordshire County Council, supported by Tamworth Borough Council, is of the opinion that the Broad Development Location, other than Browns Lane, should be deleted from the Plan. In its judgement the evidence indicates that the local roads have the capacity to accommodate 700 or so extra dwellings - and that capacity had been used up by the resolutions to grant planning permission for 535 dwellings in Anker Valley and 165 dwellings at Browns Lane. The highway evidence produced by

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<sup>59</sup> Ref: 0105/2014

<sup>60</sup> Ref: 14/00018/OUTM

<sup>61</sup> Ref: 14/00516/OUTMEI



the developer of the Arkall Farm site, on the other hand, indicates that the local roads could accommodate up to 1,000 more dwellings.

140. The Council takes the view that the highways debate has far to go before it reaches its conclusion and that the Broad Development Location should be retained in the Plan as there is a reasonable prospect that some additional housing, over and above that which it has been resolved to permit, will be able to be accommodated.
141. I share the Council's view on this point. While I have no doubt about the seriousness of the problems of congestion and highway safety that could result from the overdevelopment of this Broad Development Location, I consider that it is too soon to conclude that local roads can accommodate no more development. I consider that, in principle, the 'monitor and manage' approach offers a way forward. With such an approach the actual impact of various increments of development is monitored annually as it is brought forward with trigger points being built in to any planning permission granted to govern the amount of development.
142. While I acknowledge that the County Council is wary of adopting such an approach in this instance, influenced no doubt by the breadth of the gap between its professional assessment of the capacity of the local roads and that of the developers professional advisers, I consider that there is still scope for discussion on the details of a 'monitor and manage' scheme insofar as it would apply to this site and on other matters which have yet to be agreed<sup>62</sup>.
143. I accept that it would have been preferable if agreement had been reached on the principle of access to the Broad Development Location but in this instance the Council is reacting to major changes that have occurred late in the day and which are beyond its control. Moreover, I agree with the Council that it is likely that the bulk of the Broad Development Location will not come forward until the later stages of the Plan so if alternative land needs to be found there will be time to do this.
144. For these reasons I consider that the Broad Development Location is a suitable and sustainable location, that it is deliverable or developable and that it is viable. If it transpires that the Broad Development Location as a whole is not capable of delivering something in the order of 1,000 dwellings then **MM1** provides the mechanism through which additional land could be identified either through a review of the Plan or through the preparation of the *Lichfield District Local Plan: Allocations* document.

#### *Alternative Sites at Tamworth*

145. An alternative approach suggested by representors was to cater for development needs in the area by developing on the edge of Fazeley, a Key Rural Settlement a short distance to the west of Tamworth where the Council is promoting development within the defined urban area. It was

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<sup>62</sup> RHD-02. Summary Statement – Land north of Ashby Road, Tamworth (Savills, Peter Brett & Staffordshire County Council).

pointed out that development on the edge of Fazeley has previously been assessed and found to be somewhat more sustainable than developing to the north of Tamworth<sup>63</sup>. Such an approach would not be dependent on development at Anker Valley.

146. However, Fazeley, unlike the land north of Tamworth, is in Green Belt and development in the manner proposed would involve an alteration of Green Belt boundaries, something which should only be done in exceptional circumstances. No such exceptional circumstances have been demonstrated. It is quite legitimate for the Council, therefore, to select an option which - although somewhat less sustainable - avoids developing in Green Belt.

*Streethay SDA*

147. Streethay SDA is located on the eastern edge of Lichfield. It is within walking distance of a range of services and facilities within the City including Lichfield Trent Valley Station. Since the initial hearings the Council has passed a resolution to grant planning permission for 750 houses, shops and a care village on the site together with additional parking for the nearby station<sup>64</sup>.
148. Streethay SDA is well related to Lichfield City. Of particular significance is its proximity to Lichfield Trent Valley Station and the opportunity it offers to improve on the existing limited provision of parking at that station. Clearly if this station is to be used to its full potential then improvements to it will need to be made, including the provision of disabled access, and the Council is working with other interested bodies to this end. Nonetheless the proximity of this station to the SDA and the opportunity it would offer to the future occupants of the SDA to use the train is an important point in its favour.
149. There are, however, no plans to improve the frequency of train services to Birmingham and the fact remains that future occupants of the site will be largely reliant on the private car. Access to the site would be onto Burton Road, a busy approach road to the City with a nearby junction onto the A38. While Burton Road is undoubtedly congested at peak times neither Staffordshire County Council nor the Highways Agency have raised an objection in principle to the proposed SDA.
150. Streethay is not administratively part of the City and concerns were expressed that its identity as a separate community would be submerged by the development of the SDA. This is a matter which, to a large extent could be addressed through the detailed design of the site. Some sense of separation could, for example, be achieved by the suitable positioning of open space.

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<sup>63</sup> CD2-31 Tamworth Future Development and Infrastructure Study. Table 9.1 page 78, Option F.

<sup>64</sup> Ref: 12/00746/OUTME1.

151. Streethay SDA is, therefore, in a suitable and sustainable location<sup>65</sup> and there are no technical or environmental constraints to its delivery that cannot be overcome. The site is in the control of a developer with a confirmed intention to develop and there is a reasonable prospect that houses will be built on it in the next five years. The site is therefore, deliverable. Moreover, the evidence is that the site is economically viable<sup>66</sup> - a point confirmed by the developer. The proposal to allocate the Streethay SDA is, therefore, soundly based.

*Fradley SDA*

152. The existing housing provision at Fradley consists of an older, smaller residential area known as Fradley Village and a more recent, larger area known as Fradley South. The latter area is set on an old airfield as is the adjacent employment park, the largest employment location in the District. Some of this employment land has been judged to be surplus to requirements.<sup>67</sup>

153. The proposed SDA at Fradley consists of some 750 houses on brownfield land formerly allocated for employment uses and some 250 houses on a greenfield site to the north of Hay End Lane. In the submitted Plan an area of land to the east of Gorse Lane was to be retained in employment use.

154. Fradley is defined as a Key Rural Settlement in the Plan. The question was raised as to whether it was a sufficiently sustainable settlement to warrant that designation. Alternatively it was argued that, given the amount of development allocated to it, it should have been given another designation more akin to that of a main settlement. However, these are largely semantic points – more important is whether it is a suitable and sustainable location for the level of growth proposed.

155. Judged in terms of accessibility by public transport to then existing services and facilities, Fradley has not previously been identified as one of the most sustainable rural settlements<sup>68</sup>. However, the provision of further housing would create the opportunity to bolster the provision of facilities in the settlement<sup>69</sup>. Furthermore, Fradley's potential to provide a suitable location for development outside the Green Belt has been recognised in previous plans and much of the development now proposed would make use of previously developed land - which is a point in its favour<sup>70</sup>.

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<sup>65</sup> CD1-8. Sustainability Appraisal Update. Table 16.1, pages 198-200 (where Streethay SDA is considered as part of the appraisal for Lichfield City). HD34 contains other references from CD1-8.

<sup>66</sup> CD5-6. Initial Strategic Sites Viability Assessment: Summary Report. Table 4.2.6.

<sup>67</sup> CD2-34. General Employment, Existing Estates and Land Allocations: A Market Assessment, page 44.

<sup>68</sup> CD2-69 Rural Settlement Sustainability Assessment 2011

<sup>69</sup> CD1-1 Lichfield District Local Plan: Strategy, Policy Frad2 page 124.

<sup>70</sup> National Planning Policy Framework, paragraph 111.

156. There is no substantial evidence to suggest that there are insurmountable technical or environmental constraints to the development of this SDA. It is outside the safeguarding zone for the preferred route of HS2 (the proposed high speed link) and there is little to indicate that the presence of a nearby pig farm would cause any air quality or odour problems that could not be dealt with at the planning application stage. Concerns about existing views across the site north of Hay End Lane could also be dealt with at the planning application stage.
157. There was discussion at the initial hearings about whether additional school facilities should be in the form of an extension to the existing school or on a new school site – with the existing school governors favouring the latter approach. It was confirmed that either approach could be accommodated in emerging proposals for the SDA. The Fradley SDA is, therefore, in a suitable and sustainable<sup>71</sup> location.
158. Both of the proposed housing sites are controlled by developers who have expressed a firm intention to develop them. The Council has resolved to grant planning permission subject to signing a section 106 agreement for a 750 house scheme on the land formerly allocated for employment and for a 250 house scheme on the green field site<sup>72</sup>. These sites are, therefore, deliverable. The evidence is that these sites are economically viable<sup>73</sup> - something which the developers confirmed at the initial hearings. The decision to allocate the Fradley SDA is, therefore, soundly based.

*Alternative sites at Fradley*

159. At the initial hearings it was suggested that brownfield land to the east of Gorse Lane (Fradley East) currently allocated for employment should be used for housing rather than the greenfield site to the north of Hay End Lane. This proposal has attracted some local support. These arguments have been overtaken by events as the Council now proposes to allocate this land for housing as one of the additional sites needed to make up the identified shortfall in housing provision.
160. Land to the west of Gorse Lane (Fradley West) was also promoted as an additional site. This will be dealt with later in this report.
161. The question of whether smaller, non-strategic sites at Fradley, such as the site controlled by the Booth Trustees, should be developed for some form of housing is a matter that would more appropriately be dealt with through the preparation of the *Lichfield District Local Plan: Allocations* document.

*Rural Areas*

162. In addition to Fradley, which has been discussed above, five Key Rural Settlements have been identified in the Plan (Fazeley, Shenstone,

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<sup>71</sup> HD30 Updated Sustainability Appraisal: Fradley, particularly Table 20.1 on page 220.

<sup>72</sup> Ref: 13/00633/OUTM.

<sup>73</sup> CD5.6. Initial Strategic Sites Viability Assessment: Summary Report. Table 4.2.6.

Armitage with Handsacre, Whittington and Alrewas). These settlements have been selected following an assessment of the sustainability of all rural settlements<sup>74</sup>. It is proposed that these, along with 'other rural' settlements would accommodate some 16% of the housing growth in the District (around 11% in the key rural settlements and 5% in the 'other rural' areas). For each key settlement an upper and a lower figure is proposed with sites within the settlement boundaries that are judged to be deliverable or developable<sup>75</sup> making up the lower figure (a capacity of around 575 dwellings) while the upper figure is made up of these sites plus additional sites which will be identified through the *Lichfield District Local Plan: Allocations* document (sites with an additional capacity of some 440 dwellings).

163. The ability of these settlements to accommodate this level of growth in suitable, sustainable, deliverable and developable locations was not questioned at the initial hearings. On the contrary the suggestion was made that these figures would not reflect the sustainability credentials of the settlements and should be increased.

164. The figures are expressed as a minimum. There is a possibility, albeit one considered by representors to be remote, that more houses could be allocated through the *Lichfield District Local Plan: Allocations* document or through Neighbourhood Plans/Community Plans. Nonetheless, it is also the case that such an approach would increase the amount of land to be released from Green Belt and the exceptional circumstances that would warrant this have not been demonstrated. There is no clear evidence as to why such an approach would be superior to the strategy proposed by the Council of focussing development on large sites on the edge of principal settlements on land for the most part outside Green Belt.

165. It was also pointed out that Little Aston has not been identified as a Key Rural Settlement even though it has been assessed as one of the most sustainable of the rural settlements. The reasons for this are partly that it is not a freestanding settlement but an adjunct to the West Midlands conurbation and partly that it has few potential housing sites within its boundaries.

166. As a result additional development there would involve the release of Green Belt land in a position where there is a particular need to check the unrestricted sprawl of large built up areas and to safeguard the countryside from encroachment. The decision not to take this approach - which would conflict with two of the purposes of Green Belt - is, therefore, soundly based.

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<sup>74</sup> CD2-69 & CD2-70 Rural Settlement Sustainability Study dated 2011 and 2008 respectively.

<sup>75</sup> CD2-23 Strategic Housing Land Availability Assessment 2012

*Alternative Strategies*

*The JVH Alternative Strategy*

167. The JVH Alternative consists of a combination of sites at Burntwood (Meg Lane), Armitage with Handsacre, Fazeley and Little Aston. These sites have been dealt with previously in this report when considering the Burntwood SDA, the Rugeley SDA and the rural area. As established there, these sites offer no clear advantages over the sites selected by the Council principally because they rely on the release of Green Belt sites and the exceptional circumstances that would warrant this have not been demonstrated.

*New Village Option – North East Lichfield*

168. Various versions of this alternative have been put forward during the emergence of the Plan but it was confirmed at the initial hearings that what was then being promoted was a 2,000 house new village. A scheme for 750 dwellings had been the subject of pre-application discussions and this would form the first phase of the new village.<sup>76</sup> It was envisaged that a large proportion of the 2,000 houses proposed could be delivered in the plan period.
169. There is nothing to suggest that such a scheme would not be viable and it is common ground that such a proposal would be developable and it may well be that the 750 dwelling scheme is deliverable - although at the time of the initial hearings little in the way of detailed evidence was provided about matters such as how it would link to the A38 and the local road network.
170. It is common ground that this is a sustainable site but there is disagreement as to whether it is more sustainable than the strategy proposed by the Council. The Sustainability Appraisal concludes that it is not.<sup>77</sup> The promoters of the site disagree and have carried out their own Sustainability Appraisal to demonstrate their point.
171. However, this exercise simply makes the point that such assessments are based on a series of judgements and such judgements can vary. There is, however, no substantial evidence to suggest that the judgements in the Council's Sustainability Appraisal are awry or that they are based on inaccurate information.
172. To take the example of flood risk, when considering this the Council's Sustainability Appraisal gives this new village option a score of '0' meaning that it would have no effect. This appears to be sensible since, while the risks of flooding caused by any development on the site could be effectively managed, it would not offer opportunities to reduce flood risk in the wider area. In other words it will not have a positive or negative impact in terms of flood risk. There is no reason, therefore, to think that the Sustainability Appraisal is flawed in this respect.

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<sup>76</sup> Subsequently planning permission for this scheme (Ref: 14/00057/OUTMEI) was refused.

<sup>77</sup> CD1-8. Sustainability Appraisal Update. Table A1, page 229.

173. It is also difficult to see how a strategy which proposes to focus housing development in one location rather than a variety of locations would meet the Plan's Strategic Priorities of consolidating the sustainability of, and supporting regeneration initiatives in, Lichfield, Burntwood and Key Rural Settlements as well as developing and maintaining sustainable rural communities. It is also questionable how effective a site relatively remote from Tamworth and Rugeley would be in meeting the housing needs of those settlements.

174. While the promoters of this scheme confirmed at the initial hearings that in preparing detailed technical and environmental work for the 750 house scheme they would 'have an eye' to the scheme for 2,000 houses – there is relatively little information about the masterplanning of this new village. Clearly this has an effect on the depth to which it can be assessed and more detailed debates could take place on whether this new village would put additional pressure on existing facilities in Lichfield or conversely whether it would help support them. Similar debates could take place on biodiversity, heritage and townscape.

175. However, on the information available, there is no clear indication that the proposed new village at north east Lichfield would be a more suitable or sustainable alternative than the strategy selected by the Council in the Plan.

*Brookhay Villages and Twin Rivers Park (Brookhay Villages)*

176. This alternative, which emerged at a late stage in the preparation of the Plan, consists of a new settlement planned on 'Garden City' principles which would straddle the boundary between Lichfield District Council and East Staffordshire Borough Council. It would be on land which has been or is soon to be worked for gravel extraction.

177. The settlement would include housing, retail, leisure, health, sports, recreational and employment uses together with the construction of two new rail stations, major junction improvements on the A38 and improved bus services and cycle/footpath links.<sup>78</sup> In total it would involve the construction of up to 7,500 dwellings<sup>79</sup> and it is estimated that some 8,000 jobs would be created.<sup>80</sup>

178. It is common ground that the site as a whole is developable and the promoter of the site has given varying estimates of the number of houses that could be delivered in the plan period - earlier evidence gave a figure of 2,500 dwellings<sup>81</sup> while a more recent figure is 1,200 dwellings over the period 2016-2020 at a rate of up to 300 dwellings per annum<sup>82</sup>.

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<sup>78</sup> SQ-M3ii-LG1. Appendix A. Brookhay Villages and Twin Rivers Park. Deliverability and Viability Report to Landowners, paragraphs 2.1-2.6.

<sup>79</sup> See above paragraph 2.5.

<sup>80</sup> HD43. Notes Submitted to Assist the Inspector by BDW Trading Ltd. Paragraph 4.1.7

<sup>81</sup> MMI-40 M4. Council's Hearing Statement on Matter 4. Paragraph 1.7.

<sup>82</sup> SQ-M3ii-LG1-Appendix A. Brookhay Villages and Twin Rivers Park. Deliverability and Viability Report to Landowners, appendix B.

179. The promoter of the site is satisfied that the scheme would be economically viable although few detailed figures as to costs and values are provided<sup>83</sup>.
180. The evidence is that Brookhay Villages would be a sustainable proposal<sup>84</sup> and there is no evidence to suggest that it would face insurmountable technical or environmental objections.
181. The Highways Agency has no objection in principle to the proposed junction improvements on the A38<sup>85</sup>. The Environment Agency agrees in principle with the approach being taken to determining the flood compensation required and acknowledges that it could improve the available floodplain<sup>86</sup> although it is noted in the Sustainability Appraisal that the degree to which flood risk would be reduced is unknown because of conflicting advice from the Environment Agency and the promoter of the site<sup>87</sup>. Network Rail has confirmed that it is happy to engage in discussions about a new station in the Alrewas area.<sup>88</sup>
182. Nonetheless Brookhay Villages is an ambitious undertaking and much would need to be done if, as planned, all highways, rail infrastructure and much of the drainage infrastructure were to be provided by 2020<sup>89</sup>. In particular, work on the proposed new stations, an eye catching advantage of this proposal, appears to be at a very preliminary stage with the promoters of this scheme accepting at the initial hearings that the letter from Network Rail in fact says very little.
183. Moreover, as with the new village proposed to the north east of Lichfield, Brookhay Villages would concentrate housing in one location. As with that other proposal it is difficult to see how such an approach would meet the Plan's Strategic Priorities of consolidating the sustainability of, and supporting regeneration initiatives in, Lichfield, Burntwood and Key Rural Settlements as well as developing and maintaining sustainable rural communities. It is also questionable how effective a site relatively remote from Tamworth and Rugeley would be in meeting the housing needs of those settlements.
184. As has already been established earlier in this report the Council acknowledges that the Brookhay Villages proposal is a strategic matter of importance that warrants further investigation to better understand its deliverability and potential benefits - particularly as it is now established

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<sup>83</sup> See above Chapter 6.

<sup>84</sup> CD1-8 Sustainability Appraisal Update. Paragraphs 14.8 to 14.12 and Table F, page 258.

<sup>85</sup> HD40. Letter from the Highways agency (21/06/13) regarding Brookhay Villages.

<sup>86</sup> HD42. E Mail from Environment Agency (03/07/13) regarding Brookhay Villages.

<sup>87</sup> CD1-8a. Page 237 Table A19.

<sup>88</sup> HD41. Letter from Network Rail (10/06/13) regarding potential new station in Alrewas area.

<sup>89</sup> SQ-M3ii-LG1-Appendix A. Brookhay Villages and Twin Rivers Park. Deliverability and Viability Report to Landowners, appendix B.



that Birmingham City Council cannot accommodate its housing needs within its own area. This is something that would be likely to take place through a review of the Plan. However, there is no clear evidence at this time which suggests that the strategy of concentrating development at Brookhay Villages would be more appropriate than the strategy proposed by the Council in the Plan.

185. Moreover, Brookhay Villages is quite correctly being promoted as a single proposal that would be planned comprehensively. However, as has already been noted, the scheme would involve land in both Lichfield District and East Staffordshire Borough and if it were to progress would need to be included in the Local Plan for each area. The evidence at the initial hearings was that the scheme does not feature as a proposal in the emerging plan for East Staffordshire.

186. There would be little merit, therefore, in me recommending that, in effect, the Plan should unilaterally propose this scheme, a scheme which requires comprehensive and cross boundary planning, without clear evidence that it was supported by the neighbouring council. There is no evidence at this time that such support would be forthcoming.

187. This comment is not intended as a criticism of either council as this scheme only emerged relatively late in the day. Rather it is intended to point out the procedural difficulties of promoting this scheme without clear evidence of cross boundary agreement.

#### *Conclusions on Identified Sites*

188. I am satisfied on the available evidence that the proposed Strategic Development Allocations and the Broad Development Location identified in the Plan are either deliverable or developable, they are viable and they are sustainable. I am also satisfied that these sites are the most appropriate having considered reasonable alternatives.

#### ***Additional Sites***

##### *Preamble*

189. It has been established earlier in this report (paragraph 64) that in its search for the additional sites necessary to remedy the housing shortfall the Council considered a number of alternative sites and strategic options. The outcome of this process, which included an updated Green Belt Review<sup>90</sup>, was the selection of two sites, Deanslade Farm and Cricket Lane, sites which involved taking land out of Green Belt<sup>91</sup>.

190. There was relatively little in the way of suggestion at the resumed hearings that these sites were not in suitable locations, that they were not deliverable or developable or that they were not viable. Indeed the evidence points to the contrary - the sites are on the edge of and well related to Lichfield City which is by far the most sustainable settlement in

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<sup>90</sup> CD2-44a. Green Belt Review Supplementary Report.

<sup>91</sup> The Council's decision to allocate further land for housing at Fradley East was not seriously challenged.

the District and they are in the hands of developers who have done the work necessary to demonstrate that they are deliverable or developable and that they are viable. The focus of concern at the resumed hearings was not with these matters but with the fact that the allocation of these sites involves taking land out of Green Belt.

191. It was common ground at the resumed hearings that an essential characteristic of Green Belt is its openness and its permanence and that once established Green Belt boundaries should be altered only in exceptional circumstances through the preparation or review of a local plan. It was also agreed that when reviewing Green Belt boundaries account should be taken of the need to promote sustainable patterns of development or, to put it another way, that the revised boundaries should be consistent with the Local Plan strategy for meeting the requirements for sustainable development <sup>92</sup>.
192. The government has recently published updated guidance on housing needs<sup>93</sup> but this does not alter the points made above, it simply re-states the point that in considering whether to meet its assessed need for housing the Council should take account of constraints such as Green Belt which indicate that development should be restricted. When considering the relevance of this point it is important to bear two facts in mind. Firstly, the Council has never sought to argue that Green Belt is a factor which, in its particular area, restrains its ability to meet its need for development. Secondly, this is not a situation in which the option of taking land out of Green Belt is being imposed on the Council. In my interim findings I concluded that there was a need to identify more housing sites. I did not conclude that this amounted to the exceptional circumstances that would warrant the release of Green Belt land nor did I conclude that this could not amount to such exceptional circumstances. I left this judgement to the Council.
193. Following on from these points it was agreed at the resumed hearings that the question of whether or not exceptional circumstances exist is a matter of planning judgement taking into account the objective of contributing to the achievement of sustainable development. The Council considers that exceptional circumstances exist: others disagree. I will deal now with the various points of disagreement.

*Exceptional Circumstances Ignored*

194. The Council was clearly aware that the sites it had selected were in Green Belt. Before selecting them it produced its Supplementary Green Belt Review<sup>94</sup> the purpose of which was to establish which parts of the Green Belt it should continue to protect and which parts it would be best to release if such release were required. In its Sustainability Appraisal<sup>95</sup> the

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<sup>92</sup> National Planning Policy Framework paragraphs 79, 83, 84 and 85.

<sup>93</sup> Planning Guidance. Housing and Economic Land Availability. Paragraphs 44 and 45.

<sup>94</sup> CD2-44a. Supplementary Green Belt Review.

<sup>95</sup> CD1-8a. Paragraphs 86 and 87.

Council also, in effect, took account of the fact that these sites were in Green Belt. So, although the exceptional circumstances test is not specifically referred to in the Supplementary Green Belt Review, the Sustainability Appraisal or the Plan, I am satisfied that the Council had it in mind when it made its decision to remove two sites from Green Belt.

*Too Much Credence Given to Strategy*

195. It was argued that the Council gave too much credence to an urban/key centre focussed strategy in the submitted Plan. The point being made was that the Council should have looked afresh at where the increased number of houses, in total, should be located. It could, for example, have looked again at the merits of a new settlement as a way of accommodating some or all of the total number of houses needed rather than take the approach that it did of appraising new settlements only as a way of accommodating the additional houses.

196. While such an approach was open to the Council I do not consider that the Council was bound to take it. It is entirely legitimate for the Council to seek to find additional sites that are consistent with the strategy of the submitted Plan, particularly as I had already endorsed that strategy in my Interim Findings.

*Too Little Credence Given to Strategy*

197. It was argued that by taking land out of Green Belt the Council gave too little credence to the Plan's strategy as this sought to minimise Green Belt releases. When assessing ways of accommodating the additional housing land required the Council should have adopted a sequential approach and looked first at alternatives which conformed with all aspects of the strategy.

198. However, while the strategy seeks to minimise Green Belt releases it has never ruled them out in the longer term. The submitted version of Core Policy 1 made clear that changes to Green Belt boundaries around the edge of Lichfield city to meet longer term needs would be considered. The need to find additional housing sites has simply brought the process forward. I see no reason, therefore, why the Council should have adopted the sequential approach suggested.

*Green Belt as a Last Resort*

199. The fact that land is in Green Belt should not be taken lightly, it should be released only in exceptional circumstances. So, for example, it would be legitimate for the Council, as it has done elsewhere, to select a site although it was somewhat less sustainable in other respects than alternative sites but which avoided developing in Green Belt.

200. However, I can find no justification in the Framework, in Planning Guidance or indeed in the case of *I M Properties*<sup>96</sup> for the proposition that Green Belt land should be released only as a last resort. This would be to accept that sustainability is the servant of Green Belt designation - which

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<sup>96</sup> CD 5-26. *I M Properties v Lichfield District Council*. Paragraph 96.

it is not. On the contrary, as has already been established, the duty in determining Green Belt boundaries is to take account of the need to promote sustainable patterns of development.

*Suitability of Deanslade Farm and Cricket Lane for Green Belt Release*

201. The Council, on the basis of information contained in its Supplementary Green Belt Review and Sustainability Appraisal, has concluded that the release of the sites at Cricket Lane and Deanslade Farm would not cause unacceptable harm to the purposes of including land in Green Belt. Both sites obviously have a role to play in safeguarding the countryside from encroachment and the higher portions of Deanslade Farm form part of the landscape around the city of Lichfield which in its undeveloped state helps preserve the historic character and setting of that city.
202. However it is proposed that the upper part of Deanslade Farm would remain in Green Belt and be incorporated into a District Park. The lower part of the site could be developed without having a major impact on the open aspect of views towards the city. The provision of the Country Park would help provide a strong defensible boundary to the Green Belt at Deanslade Farm. Cricket Lane already has such boundaries, being contained within the A38, London Road and Cricket Lane.
203. Having visited these sites and examined the evidence I agree with the Council's conclusion that their deletion from Green Belt would not cause unacceptable harm to the purposes of including land in Green Belt.

*Conclusions on Additional Sites*

204. The focus of concern at the resumed hearings was not so much that Cricket Lane and Deanslade Farm were unsuitable, undeliverable, undevelopable or unviable but rather that there were better sites which should have been selected. This argument was put forward in favour of Brookhay Villages, of sites at Burntwood, of various sites in the rural area including sites at Fazeley, Armitage and Stonnall, of the site at Watery Lane and of the site at Fradley West. These arguments are not, however borne out by the findings of the Sustainability Appraisal which I have examined at length and have concluded are reliable. These findings indicate that the additional sites selected by the Council are the most suitable.
205. I have already considered a number of these alternative sites earlier in this report and concluded that they were not more suitable than the sites allocated in the submitted version of the Plan. A number of the comments which I made about Brookhay Villages (Paragraphs 178-187), about sites at Burntwood (paragraph 131) and about sites in the rural area (paragraph 164) hold good when comparing these sites to the additional sites selected by the Council.
206. New information was submitted in support of the site at Watery Lane but as I have concluded earlier in this report (paragraph 99) I see no reason to dispute the judgement that this site is less sustainable than the

additional sites selected by the Council. As to the site at Fradley West, it is common ground that Fradley is a sustainable location for growth as evidenced by the proposal to allocate other sites there. The fact remains, however, that it is not as sustainable a location as sites on the edge of Lichfield and it has not been seriously argued that it is.

207. Nonetheless, the additional sites selected by the Council are in Green Belt and land should be released from Green Belt only in exceptional circumstances. In my judgement the lack of more sustainable sites outside the Green Belt to meet the identified need for housing in a way that is consistent with the Plan's urban and key centre strategy amounts, in this instance, to the exceptional circumstances that justify the release of Green Belt land at Deanslade Farm and Cricket Lane and their allocation for development (together with additional housing land at Fradley East) as proposed in **MM12 – MM24**. I am also satisfied that the additional sites selected by the Council are the most suitable having considered reasonable alternatives.

#### **Issue 4: Housing Supply**

208. Discussion on housing supply at the resumed hearings focussed on the ability of the Strategic Development Allocations in the Plan, particularly those around Lichfield city, to deliver a five year supply of housing land.

209. Broadly speaking the Council's evidence at the resumed hearings was that if the Strategic Development Allocations in the Plan, including the sites at Deanslade Farm and Cricket Lane, were taken into account it could demonstrate a 5 year supply of land if the 'Liverpool' approach were adopted and the shortfall in housing completions since the start of the plan period were spread over the remaining plan period. On the other hand it could not demonstrate a 5 year supply if the 'Sedgefield' approach were adopted and the shortfall in housing completions were spread over the next 5 years. This calculation gave rise to a number of questions.

#### *Sedgefield and Liverpool approaches*

210. The question of whether the Liverpool or Sedgefield approach is adopted has a critical impact on housing land supply calculations. The advice<sup>97</sup> is that the Sedgefield approach should be taken where possible. This is understandable as seeking to remedy any past undersupply within the first five years of the Plan is consistent with the aspiration of boosting significantly the supply of housing land.

211. However the use of the words 'where possible' clearly anticipates that there will be circumstances in which it will not be possible to apply the Sedgefield approach.

212. Applying the Sedgefield approach would mean that between 754 and 825 houses would need to be built per annum over the first five years of the

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<sup>97</sup> Planning Practice Guidance: Housing and Economic Land Availability: Paragraph 35

Plan period. A housing trajectory produced by the Council indicates that in the short term the projected completions would need to approach 1,000 dwellings a year. Such figures would be well in excess of the highest number of houses ever delivered in the District - which was 647 delivered in 2005/6 when the economy was healthy and the supply of housing sites was not constrained. Such figures are also well in excess of those which I have concluded can be realistically delivered on a consistent basis. (see paragraph 56 of this report). It is difficult to conceive how such figures could be achieved in the short term even if additional sites were allocated. Plans are required to be realistic as well as aspirational. I consider that the Plan would fail the first of these tests if the Sedgefield approach were adopted.

213. The Liverpool approach, on the other hand, would lead to an annual requirement of between 581 and 653 homes over the first five years of the Plan period with a peak in delivery of some 800 or so dwellings per annum early in the plan period when a number of the Strategic Development Allocations would be delivering housing. Such figures would be broadly consistent with the highest rates of delivery achieved in the District and would represent a marked increase over the annual rates of housing achieved since 2008. I consider therefore that the Liverpool approach would lead to housing supply figures which would be both realistic and aspirational. For these reasons I consider that the Liverpool approach to dealing with the shortfall in housing supply should be used when calculating housing land supply figures in Lichfield.

#### *Buffer*

214. In calculating housing land supply there is a requirement that an additional buffer of 5% be moved forward from later in the plan period. Where there is a record of persistent under delivery that buffer is increased to 20%<sup>98</sup>. This gives rise to the question of over what period the Council's record of delivery should be judged. Should it be over a shorter period, such as the last 5 years, during which time, it was established at the initial hearings, there had been undersupply in 4 out of 5 years. Alternatively should it be over a longer period such as the last 11 years during which time the Council had met its housing targets in 7 out of 11 years. I consider that the longer period provides the more robust evidence as it takes better account of peaks and troughs in the housing market cycle<sup>99</sup> and over such a period the Council does not have a record of persistent under delivery. I consider, therefore, that in its housing land supply calculations a 5% buffer should be used.

#### *Rate of Development*

215. It was assumed in the Council's housing land supply calculations that each Strategic Development Allocation was capable of delivering a maximum of 150 dwellings per annum. At the resumed hearings there were representatives of the development industry who questioned the robustness of this assumption and considered it to be extremely

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<sup>98</sup> National Planning Policy Framework. Paragraph 47.

<sup>99</sup> Planning Practice Guidance: Housing and Economic Land Availability: Paragraph 35

optimistic, particularly as the Plan would involve the development of three Strategic Development Allocations in close proximity to each other on the southern fringes of Lichfield city. Equally, however, there were representatives of the development industry who considered such a rate of delivery to be conservative and were confident it could be exceeded.

216. The factual evidence is that, when there was more than one developer on site, such a rate has been achieved at the East Rugeley Strategic Development Allocation. The developers of the Strategic Development Allocations around Lichfield city have confirmed that they would expect more than one developer to operate on each site. Historically sites in Lichfield city have proved capable of delivering high numbers of houses which bears out the undisputed evidence at the resumed hearings that Lichfield, particularly the area to the south of the city, is an area of high demand. It is also the case that this rate of development has been arrived at as a result of evidence provided by the developers of the Strategic Development Allocations.

217. With these points in mind I consider that the Council's assumption that each Strategic Development Allocation is capable of delivering up to a maximum of 150 dwellings per annum is robust.

*The Role of Cricket Lane and Deanslade Farm*

218. It was suggested that in deciding to allocate these sites the Council had overstated their ability to contribute to the current five year supply of housing land. However, it is made clear in **MM22** and **MM23** that the Council has not assumed that the Strategic Development Allocations at Cricket Lane and Deanslade Farm will contribute to the current 5 year supply of land - even though the developers of the sites indicated at the resumed hearings that there was a possibility that they could. So, although the Council clearly regarded the fact that these sites were capable of being developed sooner rather than later as being an important factor in deciding to allocate them, they did not overstate the ability of these sites to contribute to the current 5 year supply - indeed they took a suitably cautious approach to the rate at which they were likely to come forward.

*Other Matters*

219. It is also the case that none of the Strategic Development Allocations are subject to phasing restrictions and that those at South Lichfield, at Streethay and at Fradley are the subject of resolutions to grant planning permission for housing while the Strategic Development Allocation at East Rugeley is under construction.

*Conclusion on Housing Supply*

220. Taking account of the above points, and having regard to the possibility that the Plan will be the subject of an early review, I consider that it is reasonable to conclude that the Plan does identify a sufficient supply of housing sites for the first 5 years of its span and that **MM4, MM5, MM6, MM7 and MM8** which remove any phasing restrictions from the Strategic

Development Allocations and set out assumed rates of delivery are soundly based.

### **Issue 5: Balanced Housing Market**

221. Lichfield has a high proportion of large, detached and relatively expensive dwellings. This restricts opportunities for young, first time buyers many of whom move out of the District. Lichfield also has an ageing population which contains a high proportion of single person households. There is, in other words, a mismatch in housing terms between what the market provides and what is needed.
222. Evidence indicates<sup>100</sup> that to meet the needs of the local population a mix of housing types should be provided as set out in Table 8.2 of the Plan. This would see the bulk of housing provided being in the two and three bedroom range.
223. However, the evidence on which this proposed housing mix is based has its limitations. Although Lichfield has four sub-housing market areas which have differing characteristics the evidence is not sufficiently robust to provide a different mix within each area. When deciding the mix of housing in a particular area or on a particular site an element of judgement will need to be applied.
224. Policy H1 is, therefore, couched in flexible terms. It provides a broad understanding of the housing needs of the District, that is the need for smaller dwellings, but it is not prescriptive. In reaching a decision on the appropriate mix for a particular site a balance will need to be struck between the needs of a particular area and other factors such as the character and appearance of that area. This is a sound approach.

### **Issue 6: Gypsies and Travelling Showpeople**

225. Policy CP6 indicates that the Council will support the delivery of a minimum of 14 residential pitches and 5 transit pitches over the period 2008-2028. These figures are derived from two assessments of the need for gypsy and traveller accommodation in the area<sup>101</sup>. Although the later of these two assessments indicated a somewhat lower figure<sup>102</sup> the figures in the Plan are derived from the higher figures in the earlier document<sup>103</sup>.

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<sup>100</sup> Housing Needs Study CD 2-20, Rural Housing Needs Survey CD2.22, Lichfield District Housing Strategy CD3-29

<sup>101</sup> CD2-18 Gypsy Traveller and Travelling Showpeople Accommodation Assessment: Lichfield and Tamworth & CD2.19: Southern Staffordshire and Northern Warwickshire Gypsy and Traveller Accommodation Assessment.

<sup>102</sup> CD2-18 Gypsy Traveller and Travelling Showpeople Accommodation Assessment: Lichfield and Tamworth. Page 10, Executive Summary, Table 1.

<sup>103</sup> CD2-19: Southern Staffordshire and Northern Warwickshire Gypsy and Traveller Accommodation Assessment. Page 14, Table 1.



226. Both of these documents gathered information on existing supply and demand and used this as a basis for assessing need. It is not the case, therefore, that they failed to take account of previously established but unmet need. Both of these assessments also sought to take account of likely future family formation, that is they attempted to assess future accommodation needs. They also sought to take account of gypsies and travellers now living in houses, the so called 'bricks and mortar' families, who would want pitches in the future. These assessments are, therefore, reasonably robust and the accommodation figures derived from them are well founded.
227. Since 2008 planning permission has been granted for 7 residential pitches. This leaves 7 residential pitches to be allocated and the 5 transit pitches. As the allocation of this number of pitches is not a strategic matter it is appropriate that it be dealt with through the *Lichfield District Local Plan: Allocations* document.
228. Policy H3 sets out the criteria against which any future allocations will be made. These include the requirement that such sites be within or adjacent to either Lichfield, Burntwood or a key Rural Settlement or be close to the A5 or A38 corridors. It was common ground at the initial hearings that these road corridors were likely to be the places where the greatest demand for transit pitches would be found. The Council also confirmed at these hearings that the term 'adjacent' did not mean 'adjoining' and that it had a broader meaning. I consider, therefore, that policy H3 contains a necessary element of flexibility and is soundly based.

### **Issue 7: Affordable Housing**

229. The proposition that it is important to ensure the provision of the maximum viable level of affordable housing at any particular time was not seriously disputed at the initial hearings because of the acknowledged need for such housing. To this end Policy H2 sets a target of up to 40% affordable housing being provided. This is an upper target or ceiling based on the assessment contained in the Affordable Housing Viability Study<sup>104</sup> of the level of affordable housing that would have been viable at the peak of the market in 2007.
230. The actual target percentage of affordable housing will vary over the plan period according to market conditions and will be calculated each year in the Annual Monitoring Report. These calculations will be carried out using the Dynamic Viability Model which looks at different combinations of house prices, costs and land values to inform the level of viability for a particular year.
231. The Council considers that this approach produces a cautious estimate of the percentage of affordable housing that will be viable at any point in time and points to the fact that when applied to past years the Dynamic

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<sup>104</sup> CD2-29. Affordable Housing Viability Study Final Report.

Viability Model produces a figure of 20% affordable housing when in fact a figure of 25% had proved achievable.

232. Nonetheless the Council accepts that there may be sites with particular viability issues in which case it would take a flexible approach initially on thresholds, proportions, tenure, size and type – and if this did not result in a viable scheme it would consider reducing the percentage of affordable housing required. This latter point is confirmed in a minor modification made by the Council.
233. Policy H2, therefore, demonstrates a flexible approach which seeks to address the significant need for affordable housing while taking account of changing market conditions. This aspect of the policy is soundly based.
234. Policy H2 also states that outside the main urban areas affordable housing will be required on housing developments of 5 or more dwellings or sites of 0.2ha in size. However a recent update to Planning Guidance<sup>105</sup> states that affordable housing contributions should not be sought from developments of 10 units or less, and which have a maximum combined gross floorspace of no more than 1,000sqm. The Council proposes, therefore, to amend the policy (**MM25**) to reflect this guidance and in so doing would make the Plan more effective.

### **Issue 8: Green Belt**

235. The submitted version of the Plan (paragraph 4.15), when read as a whole, indicates that safeguarded land might need to be identified at Lichfield city to meet longer term development needs and that this would be done through the *Lichfield District Local Plan: Allocations* document. This raises the question of whether the Council should defer such decisions to the 'Allocations' phase of the Local Plan. I see no reason why it should not. This document would be part of the local plan for the area and it is likely that when such a plan is prepared that it will be clearer what role Lichfield will play in accommodating Birmingham's shortfall in housing provision. Moreover, things have moved on since the Plan was submitted and an early review of the Plan itself is now likely (see **MM1**). It may well be, therefore, that in practice the question of whether or not to identify safeguarded land will be dealt with through that review.
236. The question was also raised as to whether the Plan should, by specifying that safeguarded land should be released at Lichfield city, rule out the possibility of identifying such land at Burntwood. It is undoubtedly the case that there are a number of constraints at Burntwood - such as its limited range and level of services, the proximity of the Cannock Chase AONB, the possibility of coalescence with the West Midlands conurbation

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<sup>105</sup> Planning Guidance. Planning Obligations. Paragraph 12.

to the south and with villages such as Hammerwich to the south east – and these are not likely to change over time.

237. However, safeguarded land would not be developed until after 2028 and, given the uncertainty about how much land will need to be allocated in Lichfield to meet Birmingham's housing needs it would be prudent for the Council to keep its options open in this respect and not to limit the possibility of safeguarding land to Lichfield city. The Plan is, therefore, unjustified and hence unsound in this respect. This element of unsoundness would be removed by simply stating that meeting longer term growth needs for the District could impact on Green Belt - as is proposed in **MM19**.

### **Issue 9: Employment**

238. Policy CP7 allocates 79.1ha of employment land (with a further 10ha to be allocated in the *Lichfield District Local Plan: Allocations* document) based on a forecast of 7,310-9,000 jobs being created over the plan period, the intention being to achieve a job balance ratio of 85%. The job balance ratio is calculated by dividing the number of jobs in the District by the number of economically active residents and a job balance ratio of 85% would, theoretically, enable 85% of the economically active residents in the District to both live and work there.
239. The forecast number of jobs and the demand for land that these are likely to generate are derived from the Employment Land Review and these were confirmed in an update of this review carried out in 2014 in the light of the increased housing numbers now proposed in the Plan<sup>106</sup>.
240. The suggestion was made that the District already has an ageing or 'top heavy' population. It was also suggested that as in migrants into the District are older than the average for the West Midlands their working lives will be much shorter than the period over which they occupy a dwelling in the District. It follows from this that the employment pool of economically active people could fall short of the projected number of jobs and if this happened, the levels of cross boundary commuting, mainly by car, would increase. It was suggested, therefore, that the amount of employment land allocated in Policy should be reduced.
241. However, such a thesis relies on a detailed statistical analysis of population and employment forecasts/projections which themselves employ different methodologies, which do not purport to be exact or precise in their conclusions and which rely to a considerable degree on professional judgement in, for example, how to take account of the percentage of the population that is likely to be economically active over the plan period.

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<sup>106</sup> CD2-32b. Employment Land Review Update 2014.

242. Given these caveats I do not consider that such an analysis warrants reducing the amount of employment land allocated in the Plan when this amount is derived from a broadly reliable source, namely the Employment Land Review<sup>107</sup> and its update<sup>108</sup> nor does it indicate that the amount of employment and housing land proposed are seriously out of balance with each other.

### **Issue 10. Renewable Energy**

243. The Plan refers at paragraph 5.25 to the *Staffordshire County-Wide Renewable/Low Carbon Energy* study as having identified six individual sites in the District as providing the greatest opportunity for wind development. This paragraph goes on to indicate that each of these sites has the capacity for three or more large scale turbines. However while the boundaries of these area are shown on Map 5.1 no reference is made to them in Policy SC2 so it is unclear what role they would play in any decision making on the location of future wind turbines. In this respect the Plan is not effective and hence unsound. This unsoundness would be remedied by making clear that these sites will be taken into account when considering the location of large scale wind turbines in the District as is proposed in **MM3**.

### **Issue 11: Cannock Chase Special Area of Conservation**

244. Policy NR7 seeks to avoid any adverse effects resulting from population growth in the vicinity of the Cannock Chase Special Area of Conservation (SAC). Integral to this policy is the identification of a zone of influence around the SAC within which certain forms of development would be required to provide or pay for mitigation measures. However, while the policy refers to this zone of influence it does not define its extent. In this respect the policy is ineffective and hence unsound.
245. The Council proposes to remedy this element of unsoundness by way of a main modification (**MM9**) which defines the extent of this zone of influence as being within a 15km radius of Cannock Chase SAC. Some neighbouring councils considered that the zone of influence should be defined as having an 8km radius, partly because most visitors come from within this radius and partly because in practice it is likely that only those developments within an 8km radius will be required to provide or pay for mitigation measures.
246. To my mind it is important not to confuse the zone of influence with what might be termed the zone of payment. The definition of the zone of influence put forward in the Plan is based on the fact that 75% of visitors to the SAC come from within a 15km radius. Such a method of defining a zone of influence has been used elsewhere and is supported by a number of neighbouring councils and Natural England. While there may be other

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<sup>107</sup> CD2-32. Employment Land Review.

<sup>108</sup> CD2-32b. Employment Land Review Update 2014.

ways of defining the zone of influence the method chosen by the Council provides adequate justification for a 15km radius.

247. As to the so called zone of payment, at the time of the resumed hearings, it had yet to be formally established what the extent of this would be and the point was made that when it was established it would not be immutable and could change over time. I consider, therefore, that the Council is right to take the approach that it does in **MM9** and simply seek to define the extent of the zone of influence. Moreover there is a reasonable basis for concluding that the zone of influence should be defined as being within a 15km radius of Cannock Chase SAC.

## **Issue 12: Other Matters**

### *Built and Historic Environment*

248. It was suggested that Policies CP14 and BE1 would not ensure that the desirability of new development making a positive contribution to local character and distinctiveness<sup>109</sup> was taken into account when considering proposals for development. I do not agree. Policy BE1 does require new development to have a positive impact on a range of factors including the historic environment and the built vernacular. Moreover, Policy CP1 requires the protection of the District's important historic environment including views to and from Lichfield Cathedral. Policy Lichfield 1 gives more detail about key heritage assets that will be protected and enhanced. Read as a whole, therefore, the Plan does seek to ensure that the local character and distinctiveness of the District will be enhanced.

### *Car Parking*

249. The question was raised as to whether car parking in Lichfield City should have been a strategic matter dealt with in the Plan, as the proposals for development that it contains will increase pressure on existing car parks. However, the Council confirmed at the initial hearings that the demand for car parking spaces in the city was declining and that, contrary to public perception, parking surveys indicated that there was spare capacity in existing car parks. Given this information and given that the Council is committed to keeping the situation under review I do not consider that car parking is a strategic issue that need necessarily have been dealt with in the Plan.

## **Assessment of Legal Compliance**

250. My examination of the compliance of the Plan with the legal requirements is summarised in the table below. I conclude that the Plan meets them all.

LEGAL REQUIREMENTS	
Local Development	The Plan is identified within the approved LDS of

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<sup>109</sup> National planning Policy Framework. Paragraph 126.

Scheme (LDS)	March 2013 which sets out an expected adoption date of December 2013. The LDS is to be updated so that the Plan's content and timing are compliant with it.
Statement of Community Involvement (SCI) and relevant regulations	The SCI was adopted April 2006 and consultation has been compliant with the requirements therein, including the consultation on the post-submission proposed 'main modification' changes (MM)
Sustainability Appraisal (SA)	SA has been carried out and is adequate.
Appropriate Assessment (AA)	The Habitats Regulations AA Screening Report (May 2012) and the addendum to the Habitat Regulations (January 2014) sets out why AA is not necessary.
National Policy	The Local Plan complies with national policy except where indicated and modifications are recommended.
Sustainable Community Strategy (SCS)	Satisfactory regard has been paid to the SCS.
Public Sector Equality Duty (PSED)	The Local Plan complies with the Duty.
2004 Act (as amended) and 2012 Regulations.	The Plan complies with the Act and the Regulations.

## Overall Conclusion and Recommendation

251. The Plan has a number of deficiencies in relation to soundness which mean that I recommend non-adoption of it as submitted, in accordance with Section 20(7A) of the 2004 Act. These deficiencies have been explored in the main issues set out above.

252. The Council has requested that I recommend main modifications to make the Plan sound and capable of adoption. I conclude that, with the recommended main modifications set out in the Appendix, the Lichfield Local Plan: Strategy satisfies the requirements of Section 20(5) of the 2004 Act and meets the criteria for soundness in the National Planning Policy Framework.

*RJ Yuille*

Inspector

This report is accompanied by the Appendix containing the Main Modifications



## Appendix 9 – High Peak Borough Council – Inspector’s Report to the Local Plan – March 2016

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# Report to High Peak Borough Council

**by Mike Moore BA(Hons) MRTPI CMILT MCIHT**

**an Inspector appointed by the Secretary of State for Communities and Local Government**

**Date: 24<sup>th</sup> March 2016**

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PLANNING AND COMPULSORY PURCHASE ACT 2004 (AS AMENDED)

SECTION 20

**REPORT ON THE EXAMINATION INTO HIGH PEAK**

**LOCAL PLAN**

Document submitted for examination on 28 August 2014

Examination hearings held between 13 January and 5 February 2015 and on 3 September 2015

File Ref: PINS/H1033/429/5

## **Abbreviations Used in this Report**

AA	Appropriate Assessment
DCLG	Department for Communities and Local Government
GTAA	Gypsy and Traveller Accommodation Assessment
HMA	Housing Market Area
IDP	Infrastructure Delivery Plan
LIA	Landscape Impact Assessment
LDS	Local Development Scheme
LEP	Local Enterprise Partnership
LP	Local Plan
MM	Main Modification
MoU	Memorandum of Understanding
NLP	Nathaniel Lichfield and Partners
NP	Neighbourhood Plan
OAN	Objectively assessed need
OE	Oxford Economics
PEZ	Primary Employment Zone
PPG	Planning Practice Guidance
PSA	Primary Shopping Area
PSF	Primary Shopping Frontage
SA	Sustainability Appraisal
SAC	Special Area of Conservation
SCI	Statement of Community Involvement
SDS	Strategic Development Site
SHLAA	Strategic Housing Land Availability Assessment
SHMA	Strategic Housing Market Assessment
VTR	Viability Test Report
WMS	Written Ministerial Statement

## **Non-Technical Summary**

This report concludes that the High Peak Local Plan provides an appropriate basis for the planning of the area providing a number of main modifications are made to the plan. The Council has specifically requested me to recommend any main modifications necessary to enable the plan to be adopted.

The great majority of the modifications to address this were proposed by the Council and I have recommended their inclusion after considering the representations from other parties on the issues raised.

The main modifications can be summarised as follows:

- Amend the overall approach to sustainable development so that it is consistent with national policy;
- Amend objectively assessed housing need to 350 dwellings per annum to reflect latest household projections;
- Delete requirement for 500 dwellings in the Cheshire East Council area;
- Include an updated housing trajectory;
- Delete reference to the phasing of new housing;
- Clarify the relationship with Neighbourhood Plans in terms of new housing;
- Amend approach to previously developed land for consistency with national policy;
- Amend approach to sustainable new housing on unallocated sites;
- Update affordable housing policy;
- Update and clarify policy for gypsies and travellers;
- Strengthen approach to the setting of the Peak District National Park;
- Introduce separate policies for the Green Belt and rural development;
- Amend rural development policies for consistency with national policy;
- Strengthen policies for European nature conservation sites;
- Clarify approach to mineral water bottling plants in the Buxton Sub-area and extensions to Waterswallows Lane Primary Employment Zone;
- Clarify approach to tourist accommodation in market towns;
- Clarify approach to new retail floorspace at New Mills;
- Amend approach to inclusive design;
- Amend approach to heritage assets for consistency with national policy;
- Clarify policy for Local Green Space;
- Clarify approach to protection and provision of sports facilities;
- Clarify the approach to surface water drainage from new developments;
- Introduce reference to the Trans-Pennine Feasibility Study;
- Amend approach to parking standards for consistency with national policy;
- Amend references to the relationship between the Plan and Supplementary Planning Documents or other reports and strategies;
- Update the approach to housing standards, sustainable construction and wind energy in the context of changes to national policy;
- Redesignate some housing allocations as Strategic Development Sites;
- Delete Strategic Development Site at Woodhead Road, Glossop; and
- Amend policy criteria at most Strategic Development Sites to ensure that they will be effective and, in some cases, remove ceiling on amount of housing development.

## Introduction

1. This report contains my assessment of the High Peak Local Plan (LP) in terms of Section 20(5) of the Planning & Compulsory Purchase Act 2004 (as amended). It considers first whether the Plan's preparation has complied with the duty to co-operate, in recognition that there is no scope to remedy any failure in this regard. It then considers whether the Plan is sound and whether it is compliant with the legal requirements. The National Planning Policy Framework (paragraph 182) makes clear that, to be sound, a Local Plan should be positively prepared; justified; effective and consistent with national policy.
2. The starting point for the examination is the assumption that the local authority has submitted what it considers to be a sound plan. The basis for my examination is the High Peak Local Plan Submission Version (April 2014). In error this included an allocation for 47 dwellings on land to the rear of Laneside Road, New Mills (site C14). The document submitted for examination included a correction to remove this site and I have considered the plan in that context.
3. After the main hearings were concluded the Council undertook further work on the implications of the DCLG 2012-based sub-national household projections and the Strategic Development Site at Land at Woodhead Road, Glossop. Consultation was undertaken on the outcome. In the light of the representations made an additional hearing was held and I have taken into account the written and oral submissions made in relation to those matters.
4. Following the additional hearing further consultation took place on the implications of a new Gypsy and Traveller Accommodation Assessment, a change in circumstances affecting the Strategic Development Site at Hogshaw, Buxton, and the Council's intentions concerning the Government's housing standards review. The responses have also been taken into account in my conclusions.
5. My report deals with the main modifications that are needed to make the Plan sound and legally compliant and they are identified in bold in the report (**MM**). In accordance with section 20(7C) of the 2004 Act the Council requested that I should make any modifications needed to rectify matters that make the Plan unsound/not legally compliant and thus incapable of being adopted. These main modifications are set out in the Appendix.
6. The main modifications that are necessary for soundness and/or legal compliance all relate to matters that were discussed at the Examination hearings. Following these discussions, the Council prepared a schedule of proposed main modifications and carried out sustainability appraisal and this schedule has been subject to public consultation for over six weeks. I have taken account of the consultation responses in coming to my conclusions in this report and, in the light of this, I have made some amendments to the detailed wording of a few of the main modifications. None of these amendments significantly alters the content of the modifications as published for consultation or undermines the participatory processes and sustainability appraisal that has been undertaken. Where necessary I have highlighted these amendments in the report.

## **Assessment of Duty to Co-operate**

7. Section s20(5)(c) of the 2004 Act requires that I consider whether the Council complied with any duty imposed on them by section 33A of the 2004 Act in relation to the Plan's preparation.
8. The duty to co-operate is not a duty to agree but local planning authorities should make every effort to secure the necessary co-operation on strategic cross boundary matters before they submit their local plans for examination. The Council has summarised its approach in a Duty to Co-operate Statement (August 2014) which sets out the other relevant bodies that it has worked with, identifying actions and outputs.
9. The Plan as submitted does not make sufficient provision within the Plan area to meet the Borough's full, objectively assessed housing needs (OAN) as identified in the April 2014 Strategic Housing Market Assessment and Housing Needs Study: Final Report (SHMA) produced by Nathaniel Lichfield and Partners (NLP). The basis for this and the Council's post submission reassessment of housing need as a result of the Department for Communities and Local Government's (DCLG) 2012-based sub-national household projections are considered further below. However, the duty must be complied with at submission, as a failure in this regard cannot be remedied. The way in which the Council has sought to address not meeting its OAN is clearly a significant factor in assessing whether the duty has been met.
10. In this context, the Council approached neighbouring authorities to ascertain whether they could accommodate some of the unmet needs in their areas. This process has not been assisted by the fact that the plans of neighbouring Councils are at different stages, with some already having adopted Core Strategies. Nevertheless, there were a number of positive outcomes.
11. There is a signed Memorandum of Understanding (MoU) with Cheshire East Council where there would be a 500 dwelling contribution towards High Peak's needs in the period 2020/21 to 2029/30. That Council's submission version Local Plan includes 500 dwellings in the latter part of its plan period. Stockport Metropolitan Borough Council entered into a signed MoU whereby it would consider the scope to accommodate some of the unmet need in any review of its Core Strategy. There is a similar but draft MoU with Tameside Metropolitan Council. A draft MoU with the Greater Manchester Combined Authority includes an agreement to discuss contributing to High Peak's unmet need in the later phase of the Local Plan period. The Peak District National Park Authority entered into a signed MoU whereby, based on past delivery rates, there would be an estimated contribution of 110 dwellings within that part of the National Park that is in the Borough, albeit that this would not be a target. Staffordshire Moorlands District Council made a written agreement to consider the request to contribute to unmet needs in the partial review of its Core Strategy.
12. The committed contributions from some neighbouring authorities would not meet the shortfall in provision in full and there is uncertainty as to whether others could contribute in the longer term and what the amount of assistance would be. However, the Council has sought to work collaboratively and with some effect with neighbouring Councils to address unmet needs. The Council's position on the need for the provision of 500 new dwellings in Cheshire East

has changed as a result of its assessment of the implications of the DCLG's 2012-based sub-national household projections. I deal with that matter below. In terms of the duty to co-operate it is clear that the Council has made extensive efforts to secure effective policies to address this strategic matter.

13. The national Planning Practice Guidance (PPG) indicates that authorities should explore all available options for delivering the planning strategy within their own planning area. Here the Council has pointed to the different options for delivering growth that it considered and the evidence on the constraints that it has taken into account. I consider their merits below, but the Council's conclusions are based on an examination of the possibilities within the plan area.
14. There is clear evidence of collaborative working with neighbouring Councils on other matters including joint Gypsy and Traveller Accommodation Assessments. The Council has been a partner in various infrastructure studies that support the plan.
15. High Peak was initially engaged in producing a joint Core Strategy with Derbyshire Dales and a number of joint studies were produced as a result of that. The Councils decided to prepare separate plans on the basis that the High Peak housing market related more to Greater Manchester and Cheshire East while Derbyshire Dales looked to Sheffield and Derby. They have sought assistance from each other in meeting unmet housing needs but in that context, and the position High Peak had identified for its own plan, the Borough was justified in being unable to accommodate the request.
16. Tameside Metropolitan Borough Council had asked about the scope for High Peak to accommodate some of its requirement for employment land as an alternative to a proposed strategic site there. However, High Peak has been unable to provide a site of sufficient quality and Tameside has discounted High Peak as a potential location for accommodating its employment land requirements.
17. On the basis of these considerations I am satisfied that the Council has co-operated constructively, actively and on an on-going basis with relevant bodies on strategic matters. As such, it has maximised the effectiveness by which the Local Plan has been prepared. The minimum legal requirements of the duty to co-operate under the Planning and Compulsory Purchase Act 2004 (as amended) have therefore been met.

## **Assessment of Soundness**

### **Main Issues**

18. Taking account of all the representations, written evidence and the discussions that took place at the examination hearings I have identified ten main issues upon which the soundness of the Plan depends.

## **Issue 1 - Whether the spatial strategy has been positively prepared and is soundly based and justified, presenting a clear spatial vision for the Local Plan area in accordance with national policy**

### *Vision and objectives*

19. The LP contains an appropriate spatial vision and a list of strategic objectives that relate well to that vision. The main concern in representations is that there is an inconsistency between the vision and the scale of development proposed. This is considered further in subsequent sections of this report, particularly in relation to housing.

### *Sustainable development*

20. Policy S1 sets out the sustainable development principles on which the LP is based. The Council has suggested modifications to the policy (**MM1 part**) that more closely align its provisions with the definition of and approach to sustainable development included in the Framework and these are necessary for that reason. Policy S1a reflects the presumption in favour of sustainable development in national policy.

### *Strategic alternatives and sustainability appraisal*

21. The submitted LP was accompanied by a Sustainability Appraisal (SA) that seeks to set out the reasonable alternatives to the overall strategy, policies and proposed allocations that were considered during its evolution and the reasons why they were progressed or rejected.
22. Early in the examination the Council were asked whether in the light of recent case law (particularly in *Save Historic Newmarket Ltd v. Forest Heath District Council* [2011] EWHC 606, *Heard v Broadland District Council and Others* [2012] EWHC 344, *Berkeley v Secretary of State for the Environment* [2000] UKHL 36, [2001] 2 AC 603 and *Cogent Land LLP v Rochford District Council* [2012] EWHC 2542) it had fully complied with the requirements of European Directive 2001/42/EC (the 'SEA Directive') and associated regulations. This requires that an environmental report (such as an SA) should identify the likely significant effects on the environment of implementing a plan and reasonable alternatives. In particular, the Council was asked whether it was satisfied that the report accompanying the plan adequately summarised or repeated the reasons that were given for rejecting the alternatives at the time when they were ruled out (and that those reasons were still valid).
23. The Council's view is that the SA report meets legal requirements and appraises reasonable alternatives for the proposed policies, including alternative locations for development and gives reasons why they were rejected. It considers that both the rejected and adopted alternatives were assessed to the same standard.
24. The Framework requires that the plan should be the most appropriate strategy when considered against the reasonable alternatives. From the various consultation documents and the submission SA it is clear how the LP was derived from a positive process of considering alternatives, narrowing down to a preferred option. The submission SA records consideration of options for the

scale of growth and the spatial distribution of development as well as alternative strategic sites.

25. The evaluation of site allocation alternatives is considered later in this report in the context of the Sub-area strategies. The main modifications have been subject to further sustainability appraisal but this does not alter my conclusions on the consideration of reasonable alternatives to the overall strategy. It is evident that reasonable alternatives in terms of the scale and distribution of development have been considered. There is a clear audit trail showing how and why this strategy was arrived at, demonstrating that with the main modifications the plan is the most appropriate strategy.

### *Flexibility*

26. The LP is not dependent on a small number of large sites and does not set an overall ceiling on development. There are misgivings about the Council's approach to the phasing of residential development which are considered under Issue 2 but, taken in the round, the overall strategy is sufficiently flexible to respond to an unexpected change in circumstances.

### *Greater Manchester Spatial Framework*

27. The Greater Manchester Combined Authority has consulted on an initial technical evidence base for a Greater Manchester Spatial Framework. The Framework could have implications for the Borough as a neighbouring authority. However, beyond the various matters which the Council has discussed with Greater Manchester authorities under the duty to co-operate, there is insufficient evidence at this stage on any impacts on High Peak for there to be any necessary changes to the LP.

### *Settlement hierarchy*

28. Policy S2 sets out a settlement hierarchy of market towns, larger villages and smaller villages, with the rest of the plan area outside settlement boundaries being regarded as countryside for the application of the LP policies. This seeks to focus development in sustainable locations where there is or can be the infrastructure to support growth. The policy has to be read in conjunction with the other provisions of the LP. On that basis the categories in the settlement hierarchy are appropriate and justified.
29. It has been suggested that Hadfield should be considered as a market town rather than as a larger village. However, the plan makes clear that, within larger villages, development of an appropriate scale and nature will be allowed, taking account of their current size and infrastructure. As such, proposals for development in Hadfield would be assessed in terms of its characteristics as a larger settlement. A case for designation as a market town has not been made. Overall, there is no persuasive evidence that the position of individual settlements within the settlement hierarchy should be changed.
30. I conclude that with the main modification identified above the spatial strategy has been positively prepared and is soundly based and justified, presenting a clear spatial vision for the LP area in accordance with national policies.



**Issue 2 – Whether the housing strategy has been positively prepared and whether the overall level of housing provision and its distribution are justified and appropriate**

*Objectively assessed housing needs*

31. The National Planning Policy Framework ('the Framework') seeks to boost significantly the supply of housing. To that end local planning authorities should use their evidence base to ensure that their local plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies in the Framework.

*Housing market area*

32. The plan area relates to that part of the Borough that is outside the Peak District National Park. It comprises two areas separated by a section of the National Park. The smaller northern area is centred on Glossop and the larger part to the south around New Mills, Whaley Bridge, Chapel-en-le-Frith and Buxton. Only about 7% of High Peak's residents live in the National Park even though it comprises the major part of the Borough area. The Council's assessment of housing needs is based on the Borough as a whole. In that the adopted National Park Core Strategy does not include a housing target and that policies within that area are restrictive in the light of its overriding purposes, this is a reasonable and justified approach for the Council to take.
33. Given the geography of the Borough it is not surprising that the SHMA concludes that High Peak is split between 3 separate local housing market areas which extend beyond its boundaries. The evidence shows considerable overlaps between housing market areas in High Peak. It also has a high degree of self-containment for a rural area. Whereas an earlier SHMA had recommended that the housing market area should include Derbyshire Dales District there are limited migratory and commuting linkages between the two. In this context, I am satisfied that basing the housing needs assessment on the Borough as a whole as recommended by the SHMA is the pragmatic and correct approach. The Council has followed this course, seeking to collaborate with neighbours where appropriate as I have noted under the duty to co-operate.

*Amount of objectively assessed housing needs*

34. The April 2014 SHMA concludes that the OAN for the Borough in the plan period 2011-2031 is between 420 and 470 dwellings per annum (dpa). Following the subsequent publication of the 2012-based sub-national population projections by the Office for National Statistics, an updated Housing Needs Study was produced by NLP which concluded that the range should be modified to 280 to 420 dpa. At the hearings the Council indicated that if a single figure were to be used it should be 420 dpa. The submitted plan provision is 360 dpa.
35. After the main programme of hearings was concluded, the DCLG's 2012-based sub-national household projections were published at the end of February 2015. As such, I asked the Council to assess any implications of the projections for the plan and to undertake consultation on the outcome. A further hearing was held at which the results were considered. The Council's conclusions were based on NLP's High Peak Housing Needs Study 2012-based

SNHP Update (May 2015) (NLP Study). This recommends that the range of OAN should be 310 to 350 dpa based on a number of assumptions which are considered below. The Council has proposed that 350 dpa should be the figure adopted and suggested main modifications to the Plan to this effect (**MM3, MM4, MM5, MM6, MM7, MM11 part**).

#### Starting point estimate

36. The PPG indicates that the household projections published by DCLG should provide the starting point estimate of overall housing need. The DCLG 2012-based projections show annual growth between 2012 and 2037 of 262 households. The NLP Study models the same projection in terms of the number of households and, taking account of dwelling vacancy rates, converts this to 296 dpa for the plan period. Notwithstanding the earlier SHMA and its update this represents the latest evidence. No other significantly different figures were suggested and, as such, 296 dpa represents the starting point estimate of overall housing need.
37. The NLP Study examines the impact of a 'partial return to trend' sensitivity test for younger household formation rates. Up to 2017 this retains the DCLG household formation rates in younger age groups which were particularly affected by the economic recession and then seeks to make up half the difference between the 2012- and 2008-based projection headship rates by 2033. The results show only a modest effect and in my view this factor is not critical to the overall housing needs figure.

#### Market signals

38. The PPG indicates that the housing need number suggested by household projections should be adjusted to reflect appropriate market signals. The SHMA provides an analysis of the performance of High Peak against the range of indicators listed in the PPG, showing that the Borough is generally performing well against the national average. However, on some indicators it is experiencing worsening market conditions relative to comparable areas nearby. It concludes that overall some upward adjustment could be necessary relative to adjoining areas but that the scale would not need to be substantial. The NLP Study suggests that there needs to be a very modest improvement in affordability and a requirement to stabilise increasing house prices. It therefore allows for a 5% uplift which would increase the requirement to 311 dpa – the lower end of the proposed OAN range.
39. The PPG provides no detailed guidance on the amount of uplift that is appropriate. Moreover, plan makers should not attempt to estimate the precise impact of an increase in housing supply. Having regard to the circumstances of the degree of uplift used by Inspectors at other examinations in comparison with the significance of the considerations here, the 5% used by the Council is a reasonable assumption.

### Economic factors

40. The SHMA considered a range of different economic-led scenarios which the NLP Study has updated. The 'Policy On Job Growth' scenario uses the job creation figures in the Council's Employment Land Review (ELR) and results in an annual need of 352 dpa, corresponding to the upper end of the proposed OAN range. The ELR in turn was based on econometric forecasts prepared by Oxford Economics (OE), modified to take account of local priorities in some sectors.
41. It has been suggested that insufficient uplift has been given to reflect economic factors. While this is the most optimistic of the various economic scenarios tested it envisages annual growth of only 25 jobs. This would make only a very small contribution to the job growth objective identified by Derbyshire County Council, as its contribution to a wider target established by the D2N2 Local Enterprise Partnership (LEP). The Framework seeks proactively to drive and support sustainable economic growth. The Plan is supportive of employment growth and there are planned future investments in the Buxton area in particular. Since the OE forecasts on which the Plan is based were produced there have been more optimistic assessments of future prospects.
42. The Plan is required by the Framework to be aspirational but realistic. The detailed basis for the LEP target, which applies across a large and diverse area, has not been established at the examination but this is not generally subject to the same degree of scrutiny as the evidence that underpins the Plan. The PPG indicates that the likely change in job numbers should be based on past trends and/or economic forecasts as appropriate. In that context, employment growth projections should not rely on an aspirational strategy. Alternative scenarios have not been justified in terms of econometric trends and forecasts.
43. The PPG also indicates that the assessment of the likely change in job numbers should have regard to the growth of the working age population. In High Peak there is an ageing population with a reduction in those of working age projected. Nonetheless, the 'Policy On Job Growth' scenario has accelerated some job growth assumptions beyond those projected by OE to reflect the local circumstances. At the same time there are some sectors where there is likely to be a reduction in jobs, reflecting national trends. There are more recent economic indicators and forecasts, but on the evidence before me they have not justified departing from the Council's data and projections. In the light of these considerations I am satisfied that 350 dpa is a realistic level of housing need in relation to economic factors. The LP has dealt appropriately with the relationship between employment and population growth, and therefore between jobs and new housing.

### Affordable housing needs

44. Although the Framework requires that both market and affordable housing needs should be met, the PPG sets out a methodology for calculating affordable needs which is different to the demographic-based approach used above. This entails adding together the current unmet housing need and the projected future needs and then subtracting it from the current supply of affordable housing stock. Having said that, there is an element of affordable need that is included in the demographic calculation.

45. In the SHMA the Council has estimated that, using an approach based on that in the PPG, there is a gross annual need for 878 affordable dwellings, or a net annual requirement of 526 if likely social re-lets and re-sales of intermediate affordable housing are taken into account. This estimate was not revisited as part of the NLP Study but there is no substantive evidence that the magnitude of these figures will have changed significantly since the SHMA was produced.
46. The judgement in *Satnam Millennium Limited v Warrington Borough Council [2015] EWHC 370 (Admin)* restates the approach set out in the PPG that, having identified the OAN for affordable housing, this should then be considered in the context of its likely delivery as a proportion of mixed market/affordable housing development. An increase in the total housing figures should be considered where it could help deliver the required number of affordable homes. The judgement indicates that the local plan should then meet the OAN for affordable housing subject only to the constraints in Framework paragraphs 14 and 47.
47. The Plan provides for affordable homes as 30% of market-led housing schemes (on sites of 25 units or more) and 20% on sites of 5-24 units. To achieve and sustain even the net affordable need of 526 dpa would require a total building rate very significantly greater than the highest single year figure achieved in the last 15 years and in excess of the total annual provision proposed by the Council. Need should be met as far as is consistent with other policies in the Framework. Framework paragraph 154 requires that local plans should be aspirational but realistic. The amount of market housing to deliver the full affordable needs would result in an excessively high building rate which the market may be unable to deliver and in my view is unrealistic. Indeed, such an increase would be likely to reduce the viability of some larger allocations and may undermine the numbers of affordable units being delivered. It has been suggested that an uplift to the OAN, short of the full affordable figure should be considered. However, the uplift to the starting point estimate of OAN proposed by the Council will provide some additional affordable housing. I am not convinced that any further uplift and the allocation of more sites would be an effective way of addressing affordable needs.

#### Conclusion on objectively assessed housing needs

48. Based on the above considerations, I am satisfied that the OAN range of between 310 and 350 dpa recommended by the NLP Study and the Council's conclusion that the Plan should be based on 350 dpa, at the top end of the range, are justified. For effectiveness and consistency with national policy therefore, this will require the main modifications to the Plan as suggested by the Council (**MM3, MM4, MM5, MM6, MM7, MM11 part**).

#### 5-year housing land supply

49. The Framework requires that the Council should identify and update annually a supply of specific deliverable sites sufficient to provide 5 years worth of housing against their housing requirements with an additional appropriate buffer. It goes on to indicate that relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a

5-year supply of deliverable sites. Accordingly, there should be reasonable certainty that on adoption the Borough would have a 5-year land supply.

50. During the examination the Council amended and refined its calculation of the 5-year land supply in the light of comments made and more up to date information. I have therefore based my conclusions on the latest position as at March 2015 and a requirement for 350 dpa in the plan period. While the Council produced alternative calculations depending on the methodology and assumptions made, its preferred approach shows a 6.4 year supply.

#### Buffer

51. The Council has accepted that in the light of recent low levels of housing delivery against targets the buffer should be 20% and I have seen no evidence that would lead me to a different conclusion. However, the buffer should be applied to the sum of the 5-year target and the shortfall. The Council has referred to a Secretary of State decision (APP/R0660/A/13/2209335) where he added the shortfall adjustment after the buffer had been applied. Nevertheless, no other Ministerial or Inspector decision where that approach has been used has been drawn to my attention. The shortfall is part of the requirement and to take a different view would be to discount part of the requirement for the plan period as a whole. Using this approach would reduce the supply to 6.2 years based on the Council's calculations.

#### Shortfall

52. There is a shortfall against the requirement in the early years of the Plan period 2011-15. The Council seeks to meet this past undersupply across the whole of the remaining Plan period (the 'Liverpool' method). However, the PPG indicates that, preferably, this should be dealt with in the first 5 years of the plan period where possible (the 'Sedgefield' method).
53. The shortfall is some 918 dwellings which represents more than 2.5 years supply in terms of the annual requirement over the plan period. Taking account of the buffer, to address this over the 5 year period would require an average building rate of 600 dpa. This has been approached in only one single year in the recent past – in 2006/07 when the housing market was buoyant and mill conversions contributed to the figure. If other sites without planning permission were brought into the supply there would be a lead time before they could deliver completions, meaning that the building rate in the latter part of the supply period would have to be materially higher. As such, it is difficult to see how the completions resulting from the Sedgefield method could be achieved in the short term. Even if the Liverpool method were to be used the completion rate over the remaining part of the plan period would be over 400 dpa which has only been exceeded in two years since 2001 and would therefore represent a marked and sustained increase on recent performance.
54. In the circumstances in High Peak therefore, I consider that the Liverpool method of meeting the shortfall should be used. It would result in a housing land supply that was both aspirational and realistic.

### Specific deliverable sites

55. For a site to be considered deliverable it must meet the Framework definition. It should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within 5 years and in particular that the development of the site is viable. Sites with planning permission should be considered deliverable until permission expires unless there is clear evidence that schemes will not be implemented within 5 years. The PPG indicates that allocations can also be included as deliverable sites on this basis.
56. At the March 2015 base date of the Council's land supply calculation it estimates that there were planning permissions for some 2,857 dwellings. This is a significant number in relation to the annual requirement and does not rely on any very large sites which may take longer to commence and build out. The Council has also included some of the proposed allocations in the 5-year supply. In general, the evidence indicates that the identified sites are both suitable and available.
57. In terms of achievability, the Council has made allowance for lead times and expected delivery rates on individual sites. Some of these assumptions were challenged during the examination and some were adjusted. Nonetheless, there was criticism from some developers that there had been insufficient liaison with those having interests in sites to be confident about these factors. There was concern that the Council had been too optimistic in terms of lead times, the discharge of reserved matters on outline permissions and overcoming infrastructure constraints.
58. One example is the Waterswallows site in Buxton which has outline permission for 331 dwellings of which 180 are included in the 5-year supply. In the past its implementation has been delayed by Town and Village Green applications but these appear to have been resolved. It is tied to the provision of the Fairfield Link Road. Whereas the Council's trajectory on this site may be optimistic there is a developer involved and it is likely to contribute new dwellings in the supply period. Taking account of the evidence on all of the identified sites, including those considered under Issue 10, there is scope for some slippage while maintaining a robust 5-year supply.

### Windfall sites

59. The Framework allows for windfall sites to be included in the 5-year land supply provided that there is compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply.
60. In its March 2015 based calculation of the land supply the Council has not included windfalls in the first 3 years to avoid double counting of sites with planning permission but has included an allowance for small sites in the last 2 years. The assumption is based on the number of extant planning permissions rather than any detailed annual assessment of past rates. Nonetheless, larger sites are not included and it is based on evidence of past permissions. In this context, I am satisfied that the evidence is sufficiently compelling that a windfall allowance should be made as proposed in the 5-year land supply.

61. The supply includes a small allowance of 7 dpa for completions in that part of the National Park that is within High Peak. While outside the Plan area these completions would be within the Borough and the Council has based its OAN on the Borough as a whole. Accordingly, it is appropriate to include this assumption, supported by the MoU with the National Park Authority.
62. The Council has not made any provision for the possibility that some existing planning permissions may lapse. There is no requirement for this in either the Framework or the PPG. No evidence has been presented on fallout rates. In the light of the limited assumption made about windfalls and the amount of dwellings with planning permission, I consider that a specific estimate of lapsed permissions is not necessary in this case.

#### Conclusion on 5-year land supply

63. I note that the calculation currently used by the Council for development management purposes shows only a 3.8 year land supply. However, amongst other things, this is based on the Sedgefield method of dealing with the backlog and does not include new allocations made in the LP. Taking account of the evidence before me from all parties relating to the position at the time it was calculated by the Council, the housing land supply is likely to be less than the Council estimates. Nevertheless, it would be closer to six years than five. Recent progress on some individual sites may have been different to that assumed when the supply was calculated. Nonetheless, I am satisfied that on adoption there would be a reasonable prospect that the Plan would result in an appropriate supply of sites to provide 5 years worth of housing in accordance with the Framework.

#### *Housing trajectory and allocated sites*

64. In accordance with the Framework, the LP illustrates the expected rate of housing delivery through a housing trajectory. A detailed version of this has been updated during the course of the examination alongside the 5-year land supply. It includes the allocated sites in the Plan. The Council's suggested main modification (**MM106**) proposes to substitute the revised trajectory for that in the LP. This is necessary to ensure that it is consistent with all the other modifications relating to sites. The amended trajectory is based on evidence as at September 2015. It has been suggested in representations on the main modifications that it should be revised further in the light of events that have occurred since this date, particularly where some sites are not being developed at the anticipated rate. However, the trajectory is inevitably based on information at a particular point in time. It is more important that the Council monitors development against the trajectory (and the 5-year land supply requirement) in a comprehensive way having regard to progress on all sites. As such, further changes to the trajectory are not necessary for soundness.
65. The Framework requires the identification of a supply of specific, developable sites or broad locations for growth for years 6-10 and, where possible, for years 11-15. To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

66. My reasoning on individual allocations is set out later in this report. Having regard to my conclusions on those and the consequent updating of Policy H3 (**MM63**), I am satisfied that the Framework requirements in this regard have been met.
67. The Council has included an allowance for small windfall sites across the plan period in its housing trajectory. Given the number of small sites that have been permitted in the past, I am satisfied that this is acceptable in principle. However, the Council would need to ensure that this could be achieved in the long run. In a suggested main modification the Council has proposed several changes to Policy H1 which is the principal policy dealing with windfall housing. These would give greater flexibility in supporting appropriate unallocated sites. However, the Council should monitor windfall completions annually to ensure that the assumptions remain valid and Policy H1 should be further modified to this effect (**MM59 part**). For clarity, a further reference to the likely scale of windfall development and other possible locations for new housing on industrial legacy sites should be included in the LP (**MM61**) as suggested by the Council.
68. The Council's suggested modification to Policy H1 included an appropriate commitment to review the Local Plan if necessary to bring forward additional sites for housing. It also proposed that where there is less than a 5-year supply of deliverable sites the Council would give consideration to approving sites adjacent to built up area boundaries where various criteria are met. However, the Framework requires Councils to plan positively and to identify a 5-year supply of deliverable sites. As Policy H1 is clearly a policy for the supply of housing it would be regarded as out of date if the required supply could not be demonstrated. The policy would be ineffective therefore and, as such, it is inappropriate to plan for failure in this way. However, sustainable sites that meet the specific and limited circumstances consistent with the criteria proposed in the Council's modification would assist in meeting the windfall requirement. I have therefore amended the suggested modification to enable such sustainable sites to be considered even if there is a 5-year supply (**MM59 part**). Other policies in the LP, including those relating to biodiversity and water pollution, would of course apply to windfall sites as appropriate.

### *Distribution*

69. In the light of my conclusions on the OAN and the amount of housing provision being proposed by the Council, there is no longer an unmet need in the plan area that would have to be met by neighbouring authorities. In that context, the provision of 500 dwellings by Cheshire East Council is no longer necessary. The Council's proposed modifications to the LP to remove this are therefore justified (**MM8, MM10, MM11 part**).
70. The LP distributes the total housing provision between three Sub-areas. Given the geography of the plan area, with Glossopdale separate to the north, the southern section centred on Buxton and the proximity of the 3 market towns of New Mills, Whaley Bridge and Chapel-en-le-Frith in the Central Sub-area, this is a justified approach to take in principle. The Council considered different options for the distribution of dwellings on new sites between the Sub-areas. The distribution in LP Policy S3 is justified by the evidence base, subject to main modifications suggested by the Council for consistency with other changes to the plan and updated information (**MM11**).



71. Policy H1 prioritises new housing development on previously developed land and adopts a restrictive approach to unallocated greenfield sites. However, whereas the Framework encourages the re-use of brownfield land, it does not give it priority and does not prevent the development of sustainable greenfield sites. The Council's proposed main modification to Policy H1 that addresses this difference (**MM59 part**) is endorsed in that respect for consistency with national policy.

*Phasing and flexibility*

72. The LP includes a specific policy, H2, on the phasing of housing development and there are other references to phasing in Policy CS3 on infrastructure and elsewhere. Phasing can be justified where there is a clear link to the provision of essential infrastructure or services. However, there is a need for clarity as to what the phasing intentions of the plan are, as limiting the release of land for reasons other than the delivery of key infrastructure could prevent sites coming forward at the earliest opportunity in accordance with the national aim of boosting significantly the supply of housing. The Council's proposed modifications (**MM60, MM71 part**) would delete Policy H2 and otherwise address this concern. They are necessary for the LP to be effective in this regard.
73. While the overall housing provision figure for the plan period is expressed as a minimum in Policy S3, the total additional dwellings required on new sites is stated as a maximum. A number of the individual site allocations refer to development up to a specified number of units. The Council has reviewed this and in main modifications (**MM79, MM86 part, MM87 part, MM90 part**) is proposing in most cases to remove the ceiling on development. The detailed policies of the LP, including the requirements set out for individual sites, would continue to apply. For Neighbourhood Plans, **MM12** indicates that they should provide at least the same amount of housing land as identified in the LP. These modifications are necessary for the plan to be flexible and accord with the aims of national policy.

*Mix, size, type, tenure and range of housing*

74. The SHMA has addressed the need for housing for different types of household and Policy H4 sets out in general terms how this would be taken forward. Although the policy does not provide detailed targets for particular categories, it can accommodate changing circumstances when the SHMA or similar document is updated. Subject to the specific considerations below, the policy provides sufficient guidance on these matters.
75. Policy H4 includes a requirement that all dwellings should be designed to provide accommodation capable of adaptation to meet the Lifetime Homes criteria. However, in March 2015 the Government set out in a Written Ministerial Statement (WMS) its policy on the setting of technical standards for new dwellings. There is an option for Councils to set additional technical standards, exceeding the minimum required by Building Regulations, including in respect of access, and an optional nationally described space standard. In this context, the Council has proposed a main modification to Policy H4 that would seek to achieve internal space in accordance with the Nationally

Described Space Standard and delivered to meet the accessibility standards set out in the Optional Requirement M4(2) of Part M of the Building Regulations.

76. The optional new technical standards can only be required where they address a clearly evidenced need and where their impact on viability has been considered. An Addendum (August 2015) to the previously published Viability Test Report (VTR) (April 2014) shows that the removal of the requirement to achieve compliance with the Code for Sustainable Homes (considered under Issue 9) would outweigh any additional costs associated with these optional standards and therefore viability would not be at risk. The assumptions used in the original VTR mostly complied with the new optional standard.
77. In terms of evidenced need, the Council has produced an analysis of the size and type of dwellings currently being built. This shows that 1 to 3 bedroom units are smaller than the optional standards would require. The SHMA indicates that there will be significant increases in the numbers of older people over the plan period. However, it is not evident as to what the potential impact would be on meeting demand for starter homes, or whether a transitional period is necessary to enable developers to factor the cost into future land acquisitions.
78. The PPG indicates that plans should state what proportion of new dwellings should comply with the accessibility requirements. The Council's proposal is that it should apply to all dwellings but it is not clear that there is a need for this in all cases in High Peak. However, the modified policy would not be expressed as a requirement. In the light of the evidence it is reasonable for the Council to seek homes that meet the optional standard and appropriate main modifications (**MM63, MM64**) will achieve this. There is insufficient evidence to conclude that the modification should be widened to include provision for a proportion of M4(3) wheelchair accessible dwellings.
79. Amongst the changes the Council is proposing to Policy H1 is the introduction of support for development identified through a Community Right to Build Order and for self build housing schemes. In this respect modification **MM59** in part is justified as it carries forward national policy.

#### *Overall conclusion*

80. My overall conclusion on this issue is that, subject to the main modifications indicated, the housing strategy has been positively prepared and that the overall level of housing provision and its distribution are justified and appropriate.

### **Issue 3 – Whether the Local Plan makes appropriate provision for affordable housing**

81. The overall amount of affordable housing need has been considered above. However, in terms of how provision can be achieved from individual developments, Policy H5 sets out the size thresholds at which affordable housing would be sought and the percentage of dwellings that should be affordable. In the context of the November 2014 WMS and associated changes to the PPG, the Council had proposed modifications to the plan that would restrict affordable housing contributions to developments larger than 10 units.

However, in *West Berkshire District Council and Reading Borough Council v Secretary of State for Communities and Local Government* [2015] EWHC 2222 (Admin) the High Court has ruled that policies in the WMS must not be treated as a material consideration in development plans. Accordingly, the Council has indicated that it wishes to revert to the submitted policy.

82. The Policy requires 30% affordable housing on sites of 25 units or more and 20% on sites between 5 and 24 units. These assumptions have been built into the Council's VTR which has undertaken site specific viability assessments for most of the Strategic Development Sites and major housing allocations and a sample of smaller housing sites reflecting broad typologies. It uses a residual valuation approach.
83. The VTR has included assumptions about possible planning obligations or the Community Infrastructure Levy (CIL) and the Addendum has addressed the implications of the Government's review of the technical standards for new dwellings. It concludes that overall the plan requirements are not of such a scale that they threaten the ability of the sites allocated to be developed viably. However, in certain circumstances there will need to be a balance between affordable housing and other requirements. The Addendum indicates that the modifications to the plan as a result of the technical standards review mean that these circumstances are likely to be more limited, suggesting a greater prospect for the delivery of affordable housing. Overall, the conclusions of the VTR and Addendum are robust.
84. Policy H5 includes flexibility by accepting reduced provision where this is supported by a financial appraisal. In this context and having regard to the conclusions of the VTR and Addendum the thresholds and percentages for affordable housing have been justified.
85. The LP seeks to achieve a target of 80% rented and the balance as intermediate affordable housing. This has been based on the findings of the SHMA and has been incorporated into the VTR. Policy H5 allows these proportions to be varied where justified. This approach provides the flexibility required in national policy.
86. Policy H6 supports affordable housing on rural exception sites subject to a series of criteria. These include allowing an element of market housing where it would deliver a significant amount of affordable housing. This is consistent with national policy which provides for rural exception sites where appropriate, reflecting local needs.
87. Subject to some main modifications to wording for clarity and effectiveness (**MM65, MM66**) the LP makes appropriate provision for affordable housing.

#### **Issue 4 – Whether the Local Plan has adequately addressed the accommodation needs of travellers**

88. The Council has jointly undertaken a Gypsy and Traveller Accommodation Assessment (GTAA) along with other Derbyshire Councils, East Staffordshire Borough Council and the Peak District National Park. The assessment was undertaken in 2014 but the final report was not published until June 2015. Revised national Planning Policy for Traveller Sites was published in August 2015. As these were not available when the LP was submitted for examination, the views of relevant consultees on the documents were sought and have been taken into account in this report.
89. The GTAA identifies a need for additional residential pitches, transit sites and travelling showpeople plots over the period to 2034 in the study area as a whole. However, for High Peak it includes no indication of a need for transit sites or travelling showpeople plots. It also concludes that there is no need for additional pitches in this period based on survey results of unauthorised encampments in the Borough. Nevertheless, it indicates that need does not have to be met where it arises. The GTAA goes on to record that if the needs arising from unauthorised encampments were shared equally between all authorities in the study area, High Peak would have a need for 2 pitches.
90. National policy requires that local planning authorities should set pitch targets which address the accommodation needs of travellers in their area. The GTAA does not recommend sharing need equally between the different authorities. Indeed, it concludes that over the study area as a whole this would be unrealistic. However, it does recommend that smaller collaborative groupings should be adopted to determine jointly how to meet needs. In the case of High Peak this would include Derbyshire Dales District Council and the National Park Authority.
91. The Council indicates that the participating authorities are not considering splitting the need between them and that at this stage it is envisaged that this will be met where it arises. There is no recent evidence of unauthorised encampments or planning applications for pitches within the plan area. While there may be needs in other parts of north Derbyshire and around the Manchester conurbation, the GTAA appears to have been produced in accordance with good practice and is robust. In these circumstances, in the light of the GTAA's conclusions it is appropriate for the LP not to include a pitch target or to identify sites. However, Policy H7 should be updated following the publication of the GTAA to ensure that it is consistent with national policy by carrying forward a commitment to meet needs (**MM67 part**).
92. Policy H7 also contains a series of criteria against which any proposals for gypsy and traveller sites would be considered. While not expressed in the same form, the criteria generally reflect the aims of national policy. However, the requirement for permanent sites to have reasonable access by foot, cycle or public transport to various services goes further than national policy for traveller sites and is too onerous. As such, to be consistent with national policy I am recommending a further main modification (**MM67 part**).
93. With the main modification indicated I conclude that the LP has adequately addressed the accommodation needs of travellers.

## **Issue 5 – Whether the Local Plan is consistent with national policy relating to the Green Belt and the countryside**

94. Policy EQ3 sets out the LP's approach to development in the Green Belt and the countryside. In the plan area the Green Belt extends around Glossop and New Mills and to the north of Whaley Bridge, whereas the countryside is defined as land outside the settlement boundaries established on the Policies Map. The designations overlap in the northern part of the plan area. Nonetheless, Green Belt is a national policy serving very clear purposes set out in the Framework with a fundamental aim of preventing urban sprawl by keeping land permanently open. By treating the two designations in one policy other factors which do not feature in national policy appear to apply to the Green Belt here. The Council has proposed main modifications (**MM40 part, MM41**) that transfer the Green Belt aspects to a separate, plainly expressed policy, EQ3a, which refers to applying national policy for the Green Belt. These modifications are necessary for the plan to be effective and consistent with national policy in this regard.
95. Once established Green Belt boundaries should only be altered in exceptional circumstances. The LP proposes a single change, at Furness Vale where land on the edge of the village adjacent to the A6 would be removed from the Green Belt and allocated for 39 dwellings. The site is enclosed by a road, canal and existing built development. The Council's Landscape Impact Assessment (January 2014 with updates in July and August 2014) (LIA) undertaken by Wardell Armstrong has demonstrated to my satisfaction that it does not contribute to the purposes of including land within the Green Belt. Furness Vale is identified as a larger village in the LP settlement hierarchy where a moderate scale of development is acceptable. Taking these factors together the exceptional circumstances test has been met and the exclusion of the land from the Green Belt has been justified. The LP would not be sound unless the Policies Map was amended to show the boundary change and housing allocation as proposed by the Council.
96. A number of changes to the Green Belt boundaries have been promoted in representations. The LIA also recommends removal of land from the Green Belt at Kinder Road, Hayfield and at Brickfield Street and Platt Street, Padfield. These have not been taken forward in the LP. The Platt Street site raises coalescence issues with Hadfield, recognised in the LIA. While the LIA identifies some Green Belt benefits at Kinder Road these are not persuasive in demonstrating that there are exceptional circumstances for boundary changes. The Brickfield Street site has mainly been assessed in landscape rather than Green Belt terms in the LIA. Planning permission was granted on appeal for two dwellings on this site in December 2015. However, the Inspector regarded the proposal as limited infilling which is not inappropriate development in the Green Belt. This does not of itself justify a change to the boundary.
97. A change to the Green Belt boundary to accommodate housing development on land at Meadows Farm, Hayfield would result in an extension to the village on prominent rising ground. As such, in this case any benefits in terms of providing new homes would not amount to exceptional circumstances sufficient to justify such an amendment.

98. The LIA has found development of some land at the Bridgeholme Industrial Estate as acceptable in landscape terms but that is a separate consideration from maintaining Green Belt openness. While there is some sporadic development in the area, the Industrial Estate is located in the countryside in an area of Green Belt between Chinley and Chapel-en-le-Frith, some distance from either settlement. Reference has been made to developments allowed elsewhere in the Green Belt but these did not entail a boundary change. Notwithstanding the limitations that this may place on the expansion of businesses, a case for taking land out of the Green Belt here based on exceptional circumstances has not been made.
99. A previous Local Plan Inspector was concerned that there may not have been a consistent approach to where built up area boundaries are established and, in the Green Belt, where small settlements are 'washed over' rather than treated as insets. The village of Bridgemont is within the ribbon of development along the A6 south of Furness Vale and is washed over by Green Belt. Given the loose-knit nature of the groups of dwellings within the settlement there is not an exceptional case for an inset to be introduced.
100. Although land at Buxton Road, Bridgemont has well defined boundaries and is screened by woodland, its development for housing would introduce built form into a part of the gap between the village and the edge of Whaley Bridge. Its removal from the Green Belt would not be justified therefore.
101. Land at Hog's Yard, Buxton Road, Whaley Bridge is close to the Bridgemont site and enclosed by roads and a canal. Its development could be viewed as an extension to the Bingswood Industrial Estate. It is argued that the site is similar to that at Furness Vale. However, in this case it contributes to the limited gap between the settlements and, as such, a change to the Green Belt boundary to exclude this land cannot be justified.
102. Other locations have been referred to where the Green Belt boundary might be adjusted to reflect recognisable features. However, except for the site at Furness Vale, it has not been demonstrated that there is a case based on exceptional circumstances for land to be removed from or added to the Green Belt.
103. Policy EQ3 includes criteria by which development in the countryside will be assessed. The Council's proposed main modification **MM40** recasts and amends the policy so that it is clearer and consistent with national policy, particularly in relation to housing, and is justified on that basis.
104. Subject to the above main modifications my conclusion is that the LP is consistent with national policy relating to the Green Belt and the countryside.

## **Issue 6 – Whether the Local Plan would proactively drive and support sustainable economic development**

### *Vision and strategy*

105. The LP Spatial Vision incorporates aims for the prosperity of the Borough, emphasising the growth sectors that have been identified in the evidence base. These are developed in the Spatial Strategy. The economic strategies for each

of the Sub-areas are then included in Policies S5, S6 and S7. There is a strong regeneration theme running through the plan, including the redevelopment of industrial legacy sites. Taken as a whole the LP sets out a clear economic vision and strategy for the area which proactively encourages sustainable economic growth and regeneration.

### *Employment land needs*

106. The LP is underpinned by an Employment Land Requirement Study Update (July 2014) which identifies a need for between 40 and 80ha of employment land in the plan period. A further Appendix (September 2014), which took account of the publication of the 2012-based sub national population projections, was added to the report but did not alter this conclusion.
107. This range of employment land needs has been appropriately identified and justified. The top end is based on projecting forward past take up and allowing for the re-provision of likely losses to non B-Class uses. However, this is well in excess of demand forecasts based on the OE econometric model which are at the bottom end of the range.
108. In Policy S4 the LP provides for at least 45ha of land which is towards the lower end of the identified range but not a ceiling on development. Having regard to the conclusions under Issue 2 concerning objectively assessed housing needs, this broadly aligns with the demographic and econometric projections that support the plan and the amount of new housing. It would accord with the LP policy aspirations for economic development. As such, the overall land provision in the LP has been justified.

### *Sites*

109. The LP identifies new employment land allocations in Policy E2 and lists Primary Employment Zones (PEZ) in Policy E3 where employment development will be supported. The VTR concludes that none of the new allocations would be viable for speculative development. However, they could come forward as sites for an individual owner occupier to expand or for businesses that need to develop in that area. The Council's 'Growth Fund' may provide some assistance in bringing forward new employment land, albeit that there will be competing demands on its resources.
110. There is an existing PEZ on Waterswallows Road near Buxton. Policy E2 proposes that this should be extended to include the recently constructed bottling and distribution plant for Nestlé Waters UK Ltd and that there should be a further allocation of land around this as an extension to the employment area. Nestlé have made significant investment in the new facilities and contend that a larger area should be allocated to provide sufficient flexibility for the business to change and expand over the plan period.
111. The PEZ and the new plant are situated in the countryside in an open pastoral landscape and the additional land proposed in the LP would have to include landscaping for any further buildings. The wider extension proposed would align with field boundaries and would include land controlled by the company. However, the Council has proposed modifications to Policy E2 and associated reasoning that support an additional extension of the site for the purposes of

the bottling plant subject to consideration of other LP policies (**MM56, MM57**). While these fall short of the allocation sought by the company, the landscape implications in particular of a larger extension have not been satisfactorily addressed at this point. The modifications nevertheless are more positively worded and are necessary for the LP to be both justified and effective in this respect.

112. It has been suggested that the LP should support mineral water bottling plants elsewhere, specifically at Cowdale, exploiting the Rockhead Spring. In the past there have been concerns over, amongst other things, the setting of a Scheduled Monument and the removal of extracted rock from the site. There is insufficient evidence at this point to be sure that a sustainable development could be achieved. However, the Council is proposing a modification to the LP (**MM24**) that refers to the possibility of further opportunities for bottling plants, including Rockhead Spring. Taken with the modification to Policy EQ3 (**MM40**), this provides a more positive approach to the economic opportunities presented by exploiting a natural and renewable resource in line with national policy and is necessary for that reason. The protection of the quality and supply of natural mineral water in the Buxton Sub-area is an important aim of the LP and **MM25**, as suggested by the Council is necessary to ensure that this is effectively expressed in Policy S7.
113. The proposed extension to the Tongue Lane Industrial Estate, Buxton is linked to the provision of the Fairfield Link Road. The likelihood of delivery of the road is considered under Issue 8 and, in the context of my conclusions on that, the extension has a reasonable prospect of being delivered within the plan period. The other new allocations proposed are at land off Wren Nest Road at Glossop and an extension to existing provision at Staden Lane, Buxton. There is no persuasive evidence that would suggest that these allocations are not justified and deliverable. The Council is not proposing to make specific employment land allocations in the Central Sub-area but has set a requirement for 7.7ha of land to be identified in the Chapel-en-le-Frith Neighbourhood Plan. Overall, the LP has identified an appropriate supply of justified and deliverable new sites to meet anticipated needs over the plan period.
114. The Thornsett Industrial Estate is included in the list of PEZs in Policy E3. It comprises a mixture of modern industrial and former mill buildings, typically appropriate for B2 or B8 uses. However, there is significant vacancy, some of the older units are in a poor state of repair and the access is difficult, particularly for large vehicles. The Council is proposing that a former employment land allocation adjoining the site should be redesignated as part of the PEZ.
115. The site has been assessed by the Council as performing poorly and some buildings are unusable at present. However, there are businesses in some of the older buildings, albeit at favourable rentals, as well as in the modern units. Low quality premises can be appropriate for some users. Other similar sites are to be redeveloped as part of the Council's approach to its industrial legacy and there may be some displaced businesses as a result. Given the access to and layout of the site and its relationship with the river, it is unclear how a mixed use development might be achieved. At this point the PEZ designation is, on balance, justified. However, the Council should closely monitor the



estate and review this if it is clear that it is not fulfilling the role associated with that status.

### *Flexibility*

116. Policy E1 supports new business and industrial developments in sustainable locations, including criteria as to how this will be achieved. It encourages development on allocated sites, the more efficient use of PEZs and development within built-up areas. In terms of rural areas, the Framework supports economic growth, setting out requirements for local plans that will promote a strong rural economy. In part, main modification **MM40** modifies Policy EQ3 on rural development so that it is brought into line with this approach. Modifications to some other policies that cross refer to it are also proposed (**MM13, MM55**). These are therefore necessary for the LP to be consistent with national policy in this regard. In this context, the LP employment policies are sufficiently flexible that they could accommodate needs not anticipated in the plan.
117. In the light of the Framework policy that the long term protection of sites allocated for employment use should be avoided when there is no reasonable prospect of a site being used for that purpose, the Council has not carried forward some allocations from the current saved Local Plan. A number of industrial legacy sites containing infrastructure or premises no longer suited to meet the needs of modern businesses are proposed for redevelopment under Policy E5, mainly for mixed use schemes. However, Policy E4 limits the change of use of existing business or industrial land or premises, requiring that, amongst other things, there is marketing evidence to show that the site is no longer suitable or commercially viable.
118. The Council has clearly examined the status of existing sites. It is reasonable that for a change of use there should be a requirement to demonstrate that there is no market for the employment use. The policy limits this to that commensurate with the size and scale of development. There is no requirement for marketing evidence on those sites where an alternative use is supported by the LP. In the light of these considerations, the approach to the protection or release for redevelopment or change of use of existing employment sites or premises is consistent with national policy.

### *Tourism and culture*

119. Policies E6 and E7 set out a criteria-based approach to tourism and culture. They reflect the importance of tourism to the local economy while at the same time recognising the need to safeguard the environmental assets that are a crucial part of the attraction to visitors. Policy S7 supports the Buxton Crescent and Spa Hotel project and generally encourages the provision of additional visitor accommodation and facilities. Hotel and tourist accommodation is included in the Station Road and Spring Gardens Regeneration Area, Buxton allocation in Policy DS20.
120. The Framework indicates that local plans should allocate a range of suitable sites to meet development needs in town centres, including those for tourism and culture. Although the Council's approach is not as specific as this, it is positive and flexible. However, Policy E6 only refers to Buxton and Glossop as

named locations. The Council's proposed main modification (**MM58**) would clarify that tourist accommodation can be appropriate in other market towns. With that change, overall, the LP provides a justifiable and effective strategy for the promotion of tourism and culture.

121. My overall conclusion on this Issue is that with the main modifications the LP would proactively drive and support sustainable economic development

**Issue 7 – Whether the Local Plan provides a sound basis for retail development and the management and growth of town and local centres**

122. The strategy for retail uses is based on the Quantitative Retail Study Update (October 2013) and an Addendum Report (February 2014) which takes account of some significant changes in baseline data, including growth forecasts and information from the 2011 Census. Allowances have been made for the effect of the position of students and the impact of tourists. Some of the specific conclusions of the Studies are considered below, but overall they provide an appropriate and robust objective assessment of needs.
123. The LP makes no provision for additional convenience goods shopping in Buxton. This is in accordance with the conclusions of the Retail Studies that there are no overriding grounds to allocate a new site over the early to mid-phase of the plan. It is in contrast to the earlier 2009 Retail Study which had identified the need for a new mainstream foodstore in or on the edge of the town centre. This was to provide choice and competition due to the dominance of the out-of-centre Morrison's foodstore. It has been suggested that there would be benefits to the viability and vitality of Buxton town centre in locating a new foodstore on land to the north of Station Road, the former Nestlé Water (UK) site. There would be an opportunity for linked trips to the town centre and in effect provide additional town centre car parking capacity.
124. Since the 2009 Study the market share of Morrison's has reduced by about 10% while that of the edge-of-centre Aldi store has increased significantly. Both stores are trading well above their company average. Nonetheless, the evidence shows that Buxton town centre stores are generally trading below the company average. Qualitatively there is currently a breadth of provision and therefore choice and competition within the town. There is projected convenience expenditure growth but in the light of these factors I agree that it would be inappropriate to allocate a site at this time. However, the Council should continue to monitor the health of the town centre and the basis for further convenience store provision in the longer term.
125. It has been suggested that the Primary Shopping Area (PSA) for Buxton should be extended to include the land to the north of Station Road. The LP has included this land within the Station Road and Spring Gardens Regeneration Area (Policy DS20) which is considered in detail under the Buxton Sub-area Strategy, below.
126. The Aldi store is to the north of Station Road next to the Nestlé Waters land. No doubt some further improvements could be made to assist pedestrians crossing Station Road. However, Station Road is a busy through route presenting a considerable barrier to movement between the Spring Gardens Centre and other retail frontages to the south of the road. There is also a

sizeable gap between existing retail frontages and the Aldi store. Having regard to the definition of the PSA in the Framework, I consider that the case has not been made for the land north of Station Road to be included within it.

127. Policy CF1 includes the strategy for development in Town Centres. A change to the Policies Map is proposed to amend the town centre boundary for New Mills to remove an area of residential properties while including a convenience store. The approach to development in Primary Shopping Frontages (PSF) is set out in Policy CF2. The proposal to extend PSFs in Buxton and Glossop as shown on the Policies Map is based on evidence of concentrations of A1 uses. These changes to the Map reflect the position on the ground and Policies CF1 and CF2 would not be effective unless these amendments were made.
128. Policies CF1 and S6 include provision for a new Class A1 food store at New Mills. This is supported by the Retail Study Update but references in the policies to demonstrating a need would be inconsistent with national policy. The Council's suggested modifications (**MM23, MM68**) would address this concern. The modifications also delete reference to the particular part of New Mills where the store should be located. This is necessary for the policy to be effective by providing flexibility in this respect. Supporting text indicates that a deep discount store is likely to be appropriate to help broaden choice. However, this is a preference rather than a requirement and any proposal would be considered in the context of the tests in Policy CF1.
129. The LP includes provision for small scale A1 retail convenience development at Harpur Hill Local Centre which would be part of the Strategic Development Site at Land off Ashbourne Road and Foxlow Farm, Buxton (Policy DS18). Outline planning permission has been granted for the development of this site. The Council is proposing main modifications (**MM69, MM99**) to Policies CF1 and DS18 that remove a requirement to link the retail floorspace to the implementation of the residential element of the overall scheme and to clarify that the total floorspace limit of 2,500 sqm for the Local Centre relates to town centre uses only. It has not been demonstrated that phasing the retail aspect is necessary. The limit on town centre uses is supported by the 2014 Retail Study Addendum in terms of possible effects on Buxton town centre. As such, these modifications are necessary for the plan to be justified and effective in this regard.
130. In the light of these considerations and with the main modifications indicated, I consider that the LP provides a sound basis for retail development and the management and growth of town and local centres.

## **Issue 8 – Whether the infrastructure requirements for the Local Plan are soundly based and deliverable and whether there are clear mechanisms for implementation and monitoring**

### *General*

131. The Council's Infrastructure Delivery Plan (IDP) (August 2014) sets out the infrastructure needs associated with the LP, distinguishing between those that are critical and those that are desirable. A critical dependency is where development would be prevented or delayed unless the infrastructure is provided at the appropriate time. However, in many instances it is not clear

why particular infrastructure in the IDP is so fundamental that the consequences of non-delivery can be regarded as critical. When the IDP is updated it would be appropriate to adopt a more focused approach so that the priority requirements are clear. Nonetheless, the IDP provides a comprehensive basis for considering the relationship between development and infrastructure, setting out, amongst other things, those responsible for delivery, the costs and funding sources where known and the likely timescale.

132. The LP policies relating specifically to infrastructure, such as CF3, CF4, CF5 and CF6 do not detail individual schemes. These are included in the policies for Sub-areas or individual site allocations where relevant. Overall, the plan has included the elements of infrastructure that are critical to the delivery of the LP and the Council has shown that there is sufficient commitment at this stage from the relevant organisations responsible for delivery. Subject to more detailed considerations, below in this section or under Issue 10, there is reasonable certainty that the overall infrastructure requirements of the development proposed can be delivered.

### *Transport*

133. The LP is supported by the High Peak Local Plan Transport Study (July 2014) which assesses the likely transport and traffic implications of the development proposed, including the likely trip generation from the allocated sites. It identifies the mitigation measures required. The Study has been prepared using an appropriate methodology and forms a robust basis for this aspect of the LP.
134. The A628 is a trunk road and part of the Strategic Route Network, providing an important cross-Pennine route and a link between Glossopdale and the Manchester conurbation. There are issues of congestion and delays, particularly with the A628/A57 junction at the Gun Inn. Following initial findings from the Trans-Pennine Feasibility Study, the Government's Road Investment Strategy (December 2014) has identified improvements to the A57, although the precise timing of this is not established.
135. Highways England (formerly the Highways Agency) considers that the cumulative effect of the Strategic Development Sites in the Glossopdale Sub-area has the potential to impact upon the Strategic Road Network. However, it also considers that this represents a limited risk. The cumulative impact of proposed development on the A628 may be relatively limited and could reasonably be considered as part of further assessments at the planning application stage. Air quality matters would be addressed through Policy EQ9 (as modified by **MM52** and **MM53**). It has not been suggested that the A57 improvements are critical to the plan. The Council's suggested main modification to Policy S5 (**MM17**) relating to the outcomes of the Trans-Pennine work and the approach to developments affecting the A57 and A628 is sufficient but necessary to ensure that the LP would be effective in this regard.
136. The County Council as local highway authority concludes that the evidence does not indicate that the combined impact of the strategic sites identified would result in insurmountable difficulties. I agree that the transport assessments, including the A6 Corridor Study, support that outcome. For individual sites transport mitigation, where appropriate, is considered mainly under Issue 10.

However, there are three Strategic Development Sites (SDS) for which the Fairfield Link Road, Buxton is a relevant consideration, identified as critical infrastructure in the IDP.

137. Tongue Lane, Buxton is narrow and unsuitable to take additional traffic. Planning permission has been granted at Waterswallows for 331 dwellings tied to the provision of a link road from the A6 to the Tongue Lane Industrial Estate. Strategic allocations for residential development at land west of Tongue Lane (Policy DS16) and an addition to the Tongue Lane Industrial Estate (Policy DS19) would be reliant on a further extension to that link road. The LP therefore safeguards a route for the Fairfield Link Road from these sites to a new roundabout junction on the A6. Land at Hogshaw (Policy DS15) for mainly residential development would require access on to this roundabout. It is proposed that the link road would be funded by contributions from these developments.
138. The Link Road has been provided for in previous local plans but has not been delivered. The Waterswallows permission has been extant for some time and a related application for the link road was approved in 2013 but subject to a planning obligation that has yet to be agreed. There have been Town and Village Green applications and land ownership issues. The IDP shows the provision of the Link Road in two phases. The first, between 2014 and 2019, would relate to that necessary for development with planning permission and the second, between 2026 and 2031, would relate to the further housing and employment sites. However, this is only indicative and there is no reason why the road could not be brought forward if the issues affecting delivery could be addressed.
139. The Council has control of land relating to some of these sites and there are interested developers. The new residential allocations are shown as being built out towards the end of the plan period. Having regard to evidence on site viability, there is reasonable certainty that the matters that have caused delay could be resolved and the Link Road delivered such that the developments could be achieved in the plan period.
140. The LP provides for new railway stations at Gamesley and Chapel-en-le-Frith. The former is defined as critical to the plan in the IDP and has some funding in place, while the latter is identified as desirable. There is no evidence that any of the development in the plan would be put at risk if either project was not carried forward. Although there is some way to go before the schemes could be delivered and the Chapel station in particular would be towards the end of the plan period, they would assist in providing sustainable transport choices. Their inclusion in the plan is therefore justified.
141. The LP spatial strategy reflects the opportunities for sustainable transport choices in the plan area. There is provision within various policies to promote walking, cycling and public transport. Main modification **MM71** in part ensures Policy CF3 reflects national policy in terms of seeking modal shift. With this, overall, the LP facilitates the use of sustainable modes of transport where reasonable to do so.
142. Policy CF6 requires that development should accord with local parking standards as identified in Appendix 1 of the plan or future standards set by the

highway authority. However, the March 2015 WMS indicates that local parking standards should only be imposed where there is clear and compelling justification that it is necessary to manage the local road network. The Council is proposing main modifications to both the policy and the Appendix (**MM77, MM105**) which include removing the requirement. They refer to parking guidance and clarify the approach to be taken to parking matters related to development. The modifications are necessary for the plan to be consistent with national policy.

### *Other services and infrastructure*

143. Much of the specific infrastructure identified by the IDP as being required in the first 5 years of the plan period relates to extensions to schools. Cost estimates are included where known and funding sources identified, principally through developer contributions. The measures reflect the needs identified by the local education authority and there is no evidence to suggest that they have not been based on a robust methodology. While the solutions to deliver extra capacity are not resolved in all cases, there is no compelling evidence to indicate that satisfactory outcomes will not be achieved.
144. The LP also identifies sites that will be safeguarded for education purposes. These are based on the local education authority's requirements. The position of land at Green Lane, Buxton for the re-location of school sports pitches is considered under Issue 10. Subject to that, taken as a whole the education infrastructure implications of the LP have been justified and are deliverable.
145. Sport England considers that the evidence base on which the LP's provisions on sports and recreation are based is out of date. The main assessment was undertaken in 2009 jointly with Derbyshire Dales District Council and the National Park. A joint Open Space, Sport and Recreation Strategy was adopted by the Council in 2012. The Council has suggested main modifications to the LP that include a commitment to update the 2009 assessment as soon as reasonably practical and to refer to the latest Strategy (**MM18, MM22, MM30, MM72, MM74**). The methodology for the existing needs assessment appears robust and it retains some relevance for the LP. Accordingly, while less than ideal in terms of its currency, in the light of the proposed modifications on balance a conclusion of unsoundness would not be justified.
146. In various respects Policy CF4 on open space, sports and recreation facilities does not accord with the Framework. The Council's suggested main modifications (**MM14, MM19, MM27, MM30, MM71 part, MM73**) address this and also ensure that sports and recreation considerations are given appropriate attention in other parts of the plan. With these changes the LP is consistent with national policy and provides an adequate framework for the protection and development of sports and recreation facilities.
147. The IDP indicates that the water and waste water infrastructure implications of development will be addressed on a site by site basis. No specific new projects have been identified as necessary to support development generally. The Environment Agency and the utilities companies have not raised any in principle objections to this. Subject to a main modification (**MM70**) proposed by the Council, which would clarify the approach to co-ordinating development with the timing of infrastructure improvements, the plan is sound in this regard.

148. The approach to flood risk management in Policy EQ10 has raised no concerns from the Environment Agency, or the County Council as lead local flood authority. It accords with national policy and would be effective in ensuring that development takes account of flood risk. However, clarification of the approach to dealing with surface water from new development in supporting text is necessary for effectiveness as set out in the Council's modification (**MM54**). In the light of comments made by the Environment Agency, a minor change to the modification has been incorporated to provide more flexibility in the priority method of discharge.
149. The Council has proposed a main modification (**MM71 part**) to Policy CF4 that introduces a requirement for the provision of waste management infrastructure related to development. This is necessary for the plan to be effective in ensuring that the waste implications of development are addressed.

### *Implementation*

150. In terms of the effect of infrastructure requirements on the viability of development, in general appropriate assumptions have been built into the VTR and Addendum. Overall, having regard to other requirements as considered above, the conclusions of the VTR and Addendum are robust. However, the position on individual sites is considered where appropriate under Issue 10.
151. The LP indicates that the Council is giving further consideration to the introduction of the CIL. However, the levy will not be in place at the point of adoption of the LP and there is not a clear timescale in which it might be introduced. As such, the Council must rely mainly on planning obligations where it is seeking the provision of or financial contributions towards infrastructure from developments, at least in the short term. Based on the IDP, the situations in which such obligations would be sought would be proportionate and could meet the requirements of CIL Regulation 122 and the tests in Framework paragraph 204.
152. CIL Regulation 123(3) places a limit on the pooling of contributions in respect of up to five separate planning obligations that relate to planning permissions granted for development within the area of the charging authority. Pooled contributions beyond that limit may not lawfully be used to fund infrastructure which could be funded from CIL. There is no evidence that this will inhibit the Council's ability to achieve the infrastructure that is critical to the LP in the early years of the plan. However, the Council will no doubt wish to factor in the implications of the pooling restriction for development across the plan period when considering whether to take forward CIL.
153. There are several LP policies (including H5, CF4, CF7, EQ2 and EQ5) where there are references to Supplementary Planning Documents or other reports and strategies as a mechanism to assist with implementation. These are in many cases worded in such a way as to confer development plan status on the other documents. However, they have not been subject to the same process of preparation, consultation and examination as a local plan. The Regulations require that policies intended to guide the determination of applications for planning permission should be in the local plan. The Framework also indicates that policies on local standards should be in the plan. The Council has

suggested main modifications that would introduce more appropriate wording (**MM46, MM75, MM78, MM97 part, MM103 part**), which are necessary to address this concern.

154. The LP contains a section on implementation and monitoring, setting out in a table the principal outcomes, implementation mechanisms and delivery bodies for each policy. A further table lists the LP objectives, monitoring indicators, targets and data sources, again on a policy by policy basis. This establishes clear arrangements for managing and monitoring the implementation of the plan.

### *Conclusion*

155. Having regard to these considerations on Issue 8 and with the main modifications identified, I conclude that the infrastructure requirements for the LP are soundly based and deliverable and that there are clear mechanisms for implementation and monitoring

## **Issue 9 – Whether the Local Plan makes appropriate provision for the protection and enhancement of the natural and built environment, to address climate change and for the safeguarding of resources**

### *Nature conservation*

156. The European sites likely to be affected by proposals in the LP are the Peak District Moors (South Pennine Moors Phase 1) Special Protection Area (SPA) and the South Pennine Moors and Peak District Dales Special Areas of Conservation (SAC). The Council undertook a Habitats Regulations Assessment (HRA) for the Submission Version LP (March 2014). However, Natural England raised a number of concerns with the Assessment and some LP policies in terms of soundness and meeting the requirements of the Habitats Regulations. Accordingly, the Council produced an Addendum to the HRA (August 2014) that sought to address these matters.
157. In December 2014 the Council and Natural England agreed a Statement of Common Ground whereby subject to various modifications to the LP the concerns would be resolved. It concluded that the HRA and its Addendum demonstrated compliance with the Habitats Regulations. Subject to avoidance measures incorporated as appropriate in the modifications, the LP would not result in adverse effects on European designated sites, both alone and in combination with other plans.
158. At the hearing on this matter the Council and Natural England agreed that some of the modifications were not necessary for soundness or legal compliance but could be treated as additional modifications if the parties wished. However, the others that they had identified, particularly in relation to Policy EQ4 on biodiversity, the Sub-area strategies and some individual site allocations are necessary main modifications in order for the LP to comply with the Regulations and to be effective in protecting European sites. Although there is some further variation of wording in the main modifications that are being recommended (**MM16, MM21, MM26, MM29, MM35, MM37 part, MM39, MM42**), this does not affect the substance of what was agreed between the Council and Natural England.



159. The Framework requires that distinctions should be made between the hierarchy of international, national and locally designated sites so that protection is commensurate with their status. Policy EQ4 differentiates between each type of site but **MM42** in part is necessary to ensure that it is clearer and therefore effective in this regard.

#### *Landscape and green infrastructure*

160. The Peak District National Park has the highest protection in relation to landscape and scenic beauty. The LP area is outside but on the edge of the National Park. Their topography and proximity is such that there is extensive intervisibility between the two areas. There is no specific provision for safeguarding the setting of National Parks in national policy. However, the PPG refers to the statutory duty to have regard to the purposes of designation as being relevant to development proposals that are outside the National Park but which might impact on the setting. This is a significant factor here and the LP makes some references to it. Nonetheless, the Council has proposed a number of main modifications (**MM1 part, MM2, MM15, MM20, MM28, MM43, MM44**) that would strengthen this aspect. These are necessary for the LP to be effective in this regard.
161. Policy EQ2 sets out a criteria-based approach to protecting and enhancing landscape character. Taken with site specific policies, including their main modifications for reasons considered elsewhere in this report, it should be effective in achieving these aims. Policies EQ7 and EQ8 relating to green infrastructure and trees, woodland and hedgerows are justified and will be effective in meeting their aims.

#### *Design and heritage*

162. Policy EQ5 sets out a series of criteria relating to good design and place making. They are generally expressed but are nonetheless broadly consistent with national policy. However, the Framework encourages inclusive design and a more specific reference to this in Policy EQ5 as proposed by the Council (**MM45 part**) is justified for that reason.
163. The Council has suggested a number of main modifications (**MM47, MM48, MM49, MM50**) to Policy EQ6 that are intended to bring the approach towards heritage assets in line with that in the Framework. Historic England supports these changes which are necessary for EQ6 to be consistent with national policy. A further suggested main modification is necessary to ensure that it is clear where Article 4 Directions will be used (**MM51**).

#### *Pollution*

164. The provisions of Policy EQ9 and supporting text in so far as they relate to pollution, including air quality, are not clearly expressed and would be ineffective in achieving the aim of avoiding or mitigating potential impacts. The Council's suggested modifications (**MM52, MM53**) are therefore necessary as they address this concern.

### *Climate change and resources*

165. The LP's strategy to mitigate and adapt to climate change is included in Policy EQ1. Amongst other things, this seeks to ensure that renewable energy installations do not have adverse landscape impacts and, specifically, that wind turbine developments do not adversely affect European sites. Having regard to the WMS of June 2015 the Council is proposing that this reference to wind energy should be deleted, relying on the WMS for future planning decisions in this regard. This main modification (**MM37 part**) is necessary for the plan to be consistent with national policy.
166. Policy EQ1 also requires new dwellings to achieve standards set by the Code for Sustainable Homes. However, following the Government's housing standards review and the WMS of March 2015 the Government has withdrawn the Code. LPs should not include any policy requiring any level of the Code to be achieved by new development. As such, the Council has proposed various modifications that would delete references to the Code (**MM32, MM33, MM34, MM36**). Nonetheless, there is an optional Building Regulation on water. The Council has proposed to delete reference to the Code but to require new residential development in the Buxton Sub-area to meet the optional national technical requirement for water efficiency of 110 litres per person per day.
167. The PPG provides guidance on the evidence necessary to establish a clear local need to support a tighter water efficiency standard. In this case, the Buxton Sub-area is not subject to serious water stress. However, the PPG does not limit the application of this optional standard to those circumstances. Parts of the River Wye are within the Wye Valley Site of Special Scientific Interest, a component site of the Peak District Dales SAC. Targets have been set for phosphate levels in the river. The Buxton Sewage Treatment Works can deliver the water quality targets within its headroom. Nevertheless, Seven Trent Water, Natural England and the Environment Agency support the proposed standard in order to preserve that headroom. United Utilities also supports the proposal based on its Water Resources Management Plan. The measure would clearly assist in the management of nutrients in the SAC.
168. With savings in costs associated with the removal of the Code for Sustainable Homes the VTR Addendum has shown that, in combination with the other optional housing standards, the water efficiency requirement would not threaten the viability of development overall. With appropriate reference to viability the Council's main modifications to Policy EQ1 and supporting text (**MM35, MM38**) are therefore justified.
169. Taking account of the main modifications proposed, I conclude that the LP makes appropriate provision for the protection and enhancement of the natural and built environment, to address climate change and for the safeguarding of resources.

**Issue 10 – Whether the Sub-area strategies are soundly based and justified and whether the Strategic Development Sites and other allocations in each Sub-Area are justified and deliverable.**

**General**

170. The LP area is divided into three Sub-areas, each with its own strategy, component policies and site allocations. The thrust of each strategy, set out in Policies S5, S6 and S7, flows from the overall scale and distribution of development in the plan area and, subject to detailed points considered below and elsewhere in this report, is the most appropriate for the Sub-area.
171. The Council's Strategic Housing Land Availability Assessment (SHLAA) forms the basis from which the LP residential allocations have been selected. These (and employment site options) have been assessed through the SA process and evaluated in accordance with their impact in relation to a series of objectives. It has been suggested that the SA gives environmental factors too much weight in the scoring system in relation to other considerations. However, the methodology was subject to public consultation. The SA objectives were weighted, with four being given high importance including supporting economic development and provision of affordable housing. Within the context of the overall scale and distribution of development the methodology provides an appropriate aid to site selection.
172. In some instances sites have been included in the LP that have lower SA scores than some that have been omitted. However, the SA is an aid to decision making. Other factors such as deliverability must be taken into account and there is still a need for judgement, albeit supported by appropriate reasoning. There is therefore no in principle reason why lower scoring sites should not be included.
173. The LIA has been an important factor in the consideration of potential development sites in greenfield locations. This has included landscape assessments of sites not included in the plan but promoted in representations. The LIA has identified whether sites are suitable for development in landscape terms, identifying mitigation where necessary. It is a consistent, appropriate and generally robust starting point for evaluating sites in this respect but is dealing with the general principle of development on a site rather than a specific scheme. As such, there may be some instances where it concludes that a site is not suitable for development in landscape terms but where, when examined in greater detail in terms of the amount and nature of proposed development and the mitigation measures that could be applied, a different conclusion could be reached. This possibility is reflected in the proposed modification to Policy H1 (**MM59**) considered above.
174. Built-up area boundaries are shown on the Policies Map for the purpose of distinguishing where policies for settlements and those for the countryside apply. The Council is proposing to amend these boundaries, mainly so that new allocations or extant planning permissions on the edge of settlements would be included within them and it is clear which plan policies would then apply. The Policies Map does not form part of the LP, but the boundary changes shown in the Council's Further Changes to the Policies Map document (December 2015) are necessary for the plan to be effective.

175. The Council has suggested that 4 of the housing sites allocated in Policy H3 (Roughfields and North Road at Glossop, land south of Macclesfield Road at Whaley Bridge and Market Street Depot at Buxton) should be treated as Strategic Development Sites (SDSs) so that the detailed criteria used to assess proposals can be set out in the plan. As such, it has proposed main modifications (**MM83, MM84, MM95, MM104**) that would introduce additional policies to the plan (DS21 to DS24) which list the considerations that would apply. The merits of each of these sites are considered further below but in principle these modifications are justified in order for the LP to be effective in this regard.

### ***Glossopdale Sub-area***

#### *Strategic Gap*

176. Policy S5 provides for the maintenance of a strategic gap between Glossop and Hadfield which is shown on the Policies Map. The gap comprises mostly grassland and woodland. It is justified in order to prevent visual and physical coalescence and will assist in maintaining the separate identities of the two settlements.

#### *Local Green Space*

177. The LP designates two areas of Local Green Space (LGS) in the Sub-Area – at George Street, Glossop and at Padfield. The Framework indicates that the designation will not be appropriate for most green areas or open space and should only be used where a series of criteria are met. In this case, both are in reasonably close proximity to the community they serve and they are not extensive tracts of land. However, all the criteria for designation must be achieved. As such, the position here turns on whether the spaces are demonstrably special to a local community and hold a particular local significance.

178. The George Street land was developed in the past as part of Shepley Mill. However, it now mostly comprises a small wood but with some open areas including land used for car parking. A recent application to register the land as a Town Green has been rejected. The report following the public inquiry in 2014 concluded that there was no public access as of right although it had been used for recreational purposes for many years in the past. Other than the car park the land is enclosed by various types of boundary treatment.

179. Land can be considered for designation even if there is no public access. The site is located adjacent to Glossop Brook and close to a footbridge that leads from George Street to Harehills Park on the opposite bank. The wooded area has an attractive, natural appearance. The report on the Town Green application refers to the land as being regarded as a highly valued amenity by local inhabitants and remaining as such. There are some objections but on the evidence before me this is an area of particular importance to the local community and demonstrably special to it.

180. The land at Padfield has public access to part, including a children's play area, and is situated in the centre of the village. It has an open character with

significant views of distant hills from the top of the sloping site and there is evidence of local support for the LGS. In this context I consider that it is demonstrably special to the community.

181. On this basis, I conclude that both areas of LGS have been justified. The Council has proposed a main modification to Policy CF4 (**MM76**) to clarify that the local policy for managing development in a LGS should be consistent with that for Green Belts. This is necessary for the plan to be effective and consistent with national policy.

#### *Built up area boundary*

182. The Council is proposing various adjustments to the built up area boundaries on the Policies Map at Dinting Road and Cliffe Road. They reflect the conclusions of the SA. The LP is not unsound as a result of these changes.
183. A site at *Wimberry Hill Garden Centre, Glossop* was promoted in response to consultation on the main modifications, seeking its inclusion within the built up area boundary on the Proposals Map. There is no evidence that this has been subject to sustainability appraisal and the details provided are too limited for the LP to be regarded as unsound if it was not included.

#### *Strategic Development Sites*

184. *Woods Mill, Glossop* (Policy DS1) is proposed for a mixed use development including up to 104 dwellings. The site comprises mainly previously developed land and contains a number of former mill buildings. The housing trajectory shows the dwellings being developed in the middle part of the plan period. The evidence indicates that the site is both justified and deliverable. Subject to modifications to remove the ceiling on housing development and to clarify the relationship with other policies (**MM79**) the allocation is sound.
185. *The former Railway Museum and land off Dinting Road, Glossop* (Policy DS2) is an area of former railway sidings now mainly overgrown and wooded. About 139 dwellings are proposed. The site is located between Glossop and Hadfield but adjacent to Dinting railway station. With an appropriate landscaping scheme, as required in the Policy, an acceptable development could be achieved. There are access issues but these could be overcome for the development to deliver the required housing towards the end of the plan period as envisaged in the trajectory. The general conclusions of the VTR Addendum would assist its viability. Subject to the addition of a requirement for a wildlife survey (**MM80**), the site is sound.
186. *Charlestown Works, Charlestown Road, Glossop* (Policy DS3) is a site containing a number of redundant mill buildings in a 'gateway' location for the town. A mixed use development including business/industry and about 100 dwellings is proposed. Planning permission was granted for 100 new homes in 2014. The evidence supports the case that this is a justified and developable allocation.
187. *Adderley Place, Glossop* (Policy DS4) is a greenfield site on the edge of Glossop where approximately 130 new dwellings are proposed. It is adjacent to existing properties and woodland and has a generally low visual impact in the

wider landscape. A crucial issue is creating a new access to the site from the A57 and the additional traffic. The evidence does not indicate that these matters are insurmountable and the VTR has taken the access into account. The Council owns part of the site, which the trajectory shows as coming forward in the middle of the plan period. Subject to the addition of a requirement for a wildlife survey (**MM81**), the site is sound.

188. *The former Ferro Alloys Site, Glossop* (Policy DS5) is allocated in the LP for mixed business, industrial and residential use. The former factory has been demolished and the site largely cleared except for a tall steel chimney. In the current Local Plan it is part of a wider regeneration area where comprehensive development involving a mix of potential uses including retail and leisure are supported. Its redevelopment as a brownfield site within the urban area of Glossop is clearly justified. The main issues concern viability in the context of the need for decontamination and the removal of the chimney. The VTR concludes that speculative development as far as employment uses are concerned is not currently viable. There have been proposals for affordable housing on some of the site. The VTR points to the possibility of development by an owner occupier or with public sector funding support. Policy DS5 allows for a range of possibilities and on that basis this is a sound proposal.
189. *Land at Woodhead Road, Glossop* (Policy DS6) is allocated for approximately 121 dwellings. It is mainly undulating farmland, sloping downwards from its northern and north-western boundaries towards Old Glossop where part is located in Old Glossop Conservation Area. The upper elements of the site have views of the National Park. In recognition of its context the amount of development is limited in comparison with the size of the site and the policy requires a comprehensive landscaping plan and consideration of the setting of nearby heritage assets. However, English Heritage (now Historic England) raised concerns regarding the principle of development in this location in the absence of an assessment that demonstrated that the development could be accommodated without harm to heritage assets.
190. The Council therefore commissioned a heritage appraisal (supported by a landscape and visual appraisal) that examined the potential impacts of development on the site. It concluded that development of the land within the Conservation Area would cause substantial harm to the special interest of the asset. Development of some other parts of the site would be highly damaging to the character and setting of the Conservation Area. In some areas, development would variously harm the settings of nearby Grade II listed buildings – the All Saints Roman Catholic Church and Presbytery, the Anglican Church of All Saints and Laneside Farm.
191. The appraisal also concludes that the landscape has been consciously designed, being largely unchanged since at least 1857 and reflecting an aesthetic untypical of farmland in its ornamental planting, ornamented boundaries and the relationship between ornamental buildings within it. As such, the landscape is in itself of local significance and could be considered a non-designated heritage asset. The appraisal goes on to conclude that the cumulative impact of development on all heritage assets would be much greater than individually and that, apart from a small area on the Woodhead Road frontage, the harm could not be overcome by mitigation. The Council has therefore proposed to delete

the allocation from the Plan and has undertaken consultation on this. The matter was also considered at the further hearing.

192. The Conservation Area mainly comprises the historic core of the settlement of Old Glossop and also Manor Park, the former grounds of Glossop Hall, now a public park. Its importance is largely derived from the core of 17<sup>th</sup> to mid-19<sup>th</sup> century buildings and the topography of Old Glossop as a hillside settlement.
193. The allocation is divided into 4 sub sites – G8 to G11. G11 is within but on the edge of the Conservation Area. It is part of a wider open pastoral landscape and contributes to the significance of the heritage asset as part of the agricultural context for the historic settlement, which has been mostly lost elsewhere due to more recent development. On this basis, housing development here would be materially harmful to the Conservation Area. However, given the overall extent and character of the asset, the harm would be less than substantial.
194. Beyond the Conservation Area the pastoral landscape continues on rising land. There are views back towards Old Glossop from a public footpath, 'Backsitch', crossing the allocation site. From the Conservation Area settlement edge there are views across the allocation. As part of the pastoral agricultural setting of the Conservation Area the landscape contributes to its significance as an historic hillside settlement.
195. The Anglican Church is centrally located in Old Glossop. It was rebuilt during the 19<sup>th</sup> and 20<sup>th</sup> centuries with the spire dating from 1854. It is significant as the tallest building in the Conservation Area and accordingly stands out in glimpsed and wider views. The Roman Catholic Church is from the 1830s, of classical design with a prominent bell-cote. Its significance derives from the level of preservation of its original design as a post-emancipation church with a nationally important architect and benefactor. Views of the church from within the settlement have been constrained by more modern development. However, it is situated on the edge of the settlement adjacent to the allocation site where its setting includes open pasture land.
196. There are views from Backsitch of both the listed churches which would be screened or fragmented by development. Wider views of the Anglican Church spire from the south east of Glossop would change as it would be seen against a background of development if the allocation were to proceed.
197. Laneside Farm comprises a model farmhouse and group of farm buildings from the early 20<sup>th</sup> century, situated just to the north of the allocation. They are an isolated picturesque group within a rural landscape. The buildings are screened to some degree from the allocation by a wooded area but the tower with a dovecote and red-tiled roofs are distinctive in wider views. They are also seen from a public footpath that passes close to the buildings. The setting in an agricultural landscape maintains the historic working relationship between the buildings and the land and contributes to the significance of the asset. Preserving this setting would affect development in the northern part of the allocation.
198. In the light of these considerations, there is the potential for harm to the settings of the listed buildings, albeit this is likely to be less than substantial in

terms of its effect on the significance of the assets. In terms of possible mitigation, the number of dwellings proposed is smaller than the notional capacity of the allocation giving scope for flexibility in the layout and design. Some key views towards the heritage assets from within the development could be retained. However, the experience of those views would be more limited to specific locations and some would change from a rural to a suburban context. It would be possible to develop the allocation with an area of open space in G11 which could potentially retain some views into the Conservation Area and to listed buildings. Nonetheless, the views out from the settlement edge would be of new development beyond the open space. Reducing the developable area of the allocation would be likely to lead to a fragmented scheme that would still result in significant change to this part of the agricultural landscape setting of Old Glossop.

199. Irrespective of whether the landscape is ornamental and can be regarded as a non-designated heritage asset, the cumulative impact of development in this location on the various heritage assets and their settings, particularly in relation to the Conservation Area, is such that it would give rise to harm to their significance. For the above reasons, while I have found that the overall harm would be less than substantial, it would nonetheless be material.
200. The Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special regard is paid to the desirability of preserving the setting of a listed building and special attention to the desirability of preserving or enhancing the character or appearance of a conservation area. The public benefits of the development would include the contribution of additional housing towards meeting needs (including affordable housing needs), economic benefits during construction, spending by future residents and potential contributions to local services and facilities. However, in the light of my earlier conclusions on housing needs in particular, these factors do not outweigh the harm that would occur if the allocation were to be developed. As such, for the plan to be sound the Woodhead Road allocation should be deleted from the LP in accordance with the Council's suggested main modifications (**MM62 part, MM82**) and from the Policies Map.
201. In the context of **MM83** and **MM84** (considered above), sites at *Roughfields*, *Hadfield* and *North Road, Glossop*, which are allocated in Policy H3, would be designated as SDSs. *Roughfields* is allocated for some 102 dwellings with part being safeguarded for education use. It comprises a large open grassed area on the edge of Hadfield. There are some existing recreational facilities which could be incorporated into the development. The site is visually prominent from the National Park, but with an appropriate landscaping framework it should be possible to accommodate the amount of development proposed without unacceptable harm to the wider landscape. This should also assist in maintaining the separate identities of Hadfield and Padfield. Infrastructure concerns would be addressed through the criteria in **MM83** and the evidence indicates that development would be viable here. In that context, the site is both justified and developable.
202. *North Road* is a greenfield site on the edge of Glossop. There is no evidence that the allocation would not be deliverable. It is in an elevated position and would require a landscape plan in accordance with **MM84** to mitigate potential harm, including to the setting of the National Park. The site was granted



planning permission for 150 dwellings in 2014, which is the number proposed in the LP. In the light of these considerations its inclusion in the LP is justified.

#### *Other housing allocations*

203. Land at *Paradise Street, Hadfield* (28 dwellings) is mainly grassed and open but adjacent to residential properties and within the settlement boundary. It is well located in relation to local services and there is no evidence of significant infrastructure or viability issues. It is appropriate for it to be included in the LP.
204. Land at *Bute Street* (30 dwellings) and *Hawkshead Mill, Old Glossop* (31 dwellings) are adjacent sites. *Bute Street* is mainly greenfield but has development on three sides. There is some flood risk but no indication that this cannot be addressed through the approach set out in national policy and LP Policy EQ10. *Hawkshead Mill* is a brownfield site containing a range of former mill buildings. The principle of development is acceptable here and the general conclusions of the VTR Addendum would lend weight to the prospect of a viable scheme. There are potential issues for both sites relating to primary school places but the Council indicates that there is scope for resolution of this. Overall, these sites are sound.
205. *Dinting Road/Dinting Lane, Glossop* (64 dwellings) comprises mainly grassland on a sloping site. The proximity of existing development would limit wider landscape impacts. There is reasonable certainty that appropriate access could be achieved and the Council considers that there is scope for school capacity issues to be resolved. The site is both justified and deliverable.
206. Land off *Melandra Castle Road, Gamesley* (35 dwellings) is an open grassed area. This has some informal recreational use. If appropriate, the provisions of Policy CF4 would apply. However, it has not been demonstrated that this would be a constraint on development here. There is some uncertainty as to the viability of development if higher levels of affordable housing are sought due to the possibility of lower house prices in this location. The Council should monitor whether the likely lower house prices in this location affects viability to the extent that a developer does not come forward. Nonetheless, this is an appropriate site for housing and is sound.
207. Land adjacent to *Gamesley Sidings* (38 dwellings) is a grassed field on the edge of Gamesley. Impact on the wider landscape is limited by the background of existing residential development and proximity to a disused factory. A satisfactory access could be achieved and there is no evidence to indicate that any flooding concern cannot be addressed at the planning application stage. There are no overriding constraints on development here and the allocation is sound.

#### *Other employment allocation*

208. Land off *Wren Nest Road, Glossop* is allocated for employment use in Policy E2. It is an open, grassed area to the rear of existing business and retail buildings and would provide an extension to the established industrial area. It is likely that the site would be developable but only if taken forward by an owner occupier in the current market conditions. Its inclusion in the LP is justified but the Council should continue to monitor its long term protection in the context of

national policy.

#### *Omission sites*

209. Sites not included in the LP but being promoted for development include land at *Dinting Road and Shaw Lane, Hadfield* and at *Glossop Road, Gamesley*. However, both have planning permission for residential development and are regarded by the Council as 'commitments' in its land supply. The changes proposed to the Policies Map relating to built up area boundaries would include these sites within the settlements and therefore subject to the policies that apply there. In that context, the inclusion of these sites in the LP as specific allocations is not necessary for soundness.
210. *Land to the rear of Cottage Lane, Gamesley* was considered by the Council at the Issues and Options stage but was not included in the LP for ownership, biodiversity and access reasons. However, it is being promoted for up to 30 affordable homes by a company that specialises in bringing forward such schemes. It would appear that the ownership concerns have been resolved. The viability of the scheme would depend on the amount of grant available. The site would be accessed from Cottage Lane which is a narrow residential road with traffic calming features. There is a potential access at a gap between properties but there is insufficient evidence to be sure that appropriate access arrangements could be achieved. Notwithstanding the need for affordable homes, in this context it has not been demonstrated that the LP would be unsound without this site.

#### **Central Sub-area**

##### *Chapel-en-le-Frith*

211. The LP does not allocate sites in Chapel-en-le-Frith parish as this is a matter for the Neighbourhood Plan (NP). In this context, the LP sets a strategic context for the NP. Policy S3 provides for a minimum of 850 dwellings to be delivered by the NP over the plan period in addition to a small sites allowance of 100 dwellings. It indicates that this figure may be exceeded to help meet the needs of the Borough. Policy S4 sets a requirement for a minimum of 7.7ha of employment land allocations.
212. The general scale of development is in accordance with Chapel-en-le-Frith's status in the LP as a market town and, accordingly, the provisions of Policy S2. The LP housing figure took account of the significant number of dwellings with planning permission with a further allocation of 42 dwellings in the then emerging NP. Since the figure was derived there have been further planning permissions, such that the overall amount of development is in the order of 1,100 dwellings. As the LP provision is clearly set as a minimum it is not necessary for soundness for the amount in Policy S3 to be updated in this regard.
213. The LIA has identified land in the NP area that it concludes has potential for development and which would be additional to the sites taken into account in the LP provision figure. However, landscape impact is only one factor to be considered and, in any event, on the basis of the evidence before me there is no overriding need for the LP housing provision for the parish to be changed.

214. In August 2015, during the course of the examination, the Chapel-en-le-Frith Neighbourhood Plan was 'made' by the Council. For clarity the Council's suggested main modification (**MM9**) includes this position. The NP Examiner had considered the plan in the context of the emerging LP. On that basis she concluded that the housing allocations in the NP were consistent with the requirements of emerging LP Policy S3 and that the NP policy setting the scale of employment land provision met the Basic Conditions, which include general conformity with the LP strategic policies.

215. In the light of these considerations, the LP includes appropriate strategic policies to provide the context for the NP. The level of housing provision for the NP area is justified by the evidence base.

### *Green Wedges*

216. The LP includes two Green Wedges at New Mills, the aim of which would be to maintain their open character. That at Ladyshaw Bottom is already designated as countryside in the existing Local Plan. It forms a substantial undeveloped finger of land between residential and commercial development in the town. It is focused around the River Sett, containing both open grassed areas and woodland. There are a number of public footpaths through the area and some significant views. There are some remaining walls and bases from a derelict former effluent works, but this is much overgrown and clearly not in use for a considerable time. Overall, this area serves an important open function within the fabric of New Mills and the Green Wedge designation is justified.

217. A smaller Green Wedge between Church Lane and St Georges Road forms an undeveloped break between development within the town, being partly rough grass and partly woodland. The boundary would exclude an area where there has been a resolution to grant planning permission for development. While public access is limited this does perform an important local function as open land and the designation is therefore justified.

### *Built up area boundary*

218. The Council is proposing various adjustments to the built up area boundaries on the Policies Map at Reservoir Road, Whaley Bridge and New Mills Road, Hayfield. The areas of land involved are small and take account of the conclusions of the SA. The LP is not unsound as a result of these changes.

### *Strategic Development Sites*

219. *Land off Derby Road, New Mills* (Policy DS7) is allocated for about 107 dwellings. It comprises a mainly flat area of grassland on the edge of the settlement. There is a pylon line across the site and appropriate landscaping would be required. The Council's suggested main modifications (**MM85, MM86 part**) are necessary to ensure that the Policy would be effective in addressing these matters. There is a reasonable prospect that matters relating to school capacity could be resolved. The Policy includes provision for mining legacy issues to be addressed. Overall, the site is both justified and developable.

220. *Land at Ollersett Lane/Pingot Road, New Mills* (Policy DS8) is indicated as providing for about 239 dwellings. It is a greenfield edge of settlement site. The Policy includes provision for mining and ground condition issues to be

addressed. Provided that a transport assessment is undertaken (**MM87**) the evidence indicates that this is a sound site.

221. *Britannia Mill, Buxworth* (Policy DS9) is within the Green Belt. The area includes the remains of the former mill buildings which have been largely destroyed by fire, other brownfield land in employment use, container storage and woodland. It is close to the Peak Forest Canal and Buxworth Basin and adjacent to the Black Brook.
222. The Policy refers to an area of 5ha allocated for mixed use business, tourism-related and residential development. Up to approximately 50 dwellings would be restricted to the brownfield part of the site (approximately 1.5ha). The Council has suggested a main modification (**MM88**) that would amend the Policy so that it referred specifically to the 1.5ha site as an allocation for approximately 50 dwellings, the precise capacity being determined by considerations of viability and compliance with Green Belt policy. The modification would support infilling and the redevelopment of previously developed land which would not have a greater impact than the existing development on the openness of the Green Belt and the purpose of including land within it. Further changes in the modification would require the preparation of a design and development brief, specific details to be included in a masterplan and potentially a heritage assessment.
223. The site is somewhat isolated in a rural location. However, there would be benefits from the redevelopment of a partly derelict site. The partial or complete redevelopment of previously developed sites (excluding temporary buildings) which would not have a greater impact on openness or the purpose of including land within the Green Belt would not be inappropriate development.
224. A key consideration here is whether the amount of development that could be achieved without harming Green Belt openness would be deliverable. The VTR and its Addendum have presented a robust case that 50 units would be viable. The impact of that on the Green Belt would depend on the nature of the development proposed and the amount that would be removed. The nature of the existing development on the site, including a number of different buildings and structures, is such that there is sufficient prospect that an acceptable scheme could be achieved. Accordingly, with the Council's suggested main modification the allocation is sound.
225. *Bingswood, Whaley Bridge* (Policy DS10) comprises 6.8ha of land allocated for business and mixed use development. The site includes the existing Bingswood Industrial Estate and vacant land to the south and east of the River Goyt and an undeveloped area, Hogs Yard, to the north and west of the river (excluding land that is in the Green Belt and has been considered under Issue 5).
226. The Policy identifies appropriate land uses for Hogs Yard as being business, hotel, assembly and leisure, food and drink and tourist accommodation and facilities. However, there are extant planning permissions on part of this land for, firstly, a building containing retail, office and restaurant uses and, secondly, 3 comparison retail units. The permissions were granted in the context of the adopted Local Plan policies. The Framework requires that development needs should be met. However, the Council's Retail Studies that

support the LP do not indicate a need for more retail floorspace in Whaley Bridge. In any event, Policy CF1 would apply to proposals for town centre uses. In this context, there is no compelling case for non-food retail uses to be included in the Hogs Yard part of the Policy.

227. It has been proposed that the southern part of the Hogs Yard land should be allocated for residential use and there has been a planning application for 23 apartments. This area has planning permission for a mixed use development and has been marketed for that purpose for a number of years without development taking place. However, this has included a period of poor economic conditions and details of the marketing are limited. It would need to be established that such a use would be compatible with nearby employment uses. On that basis, Policy DS10 is not unsound by omitting residential use for this area. Any proposals could be considered in the context of Policy E4.
228. The current bridge access to the Industrial Estate is substandard and is reached via narrow roads through residential areas and the historic core of the town. Policy DS10 seeks to achieve a new access road and bridge over the River Goyt from the Hogs Yard part of the site. However, there is a considerable funding gap and there are multiple land ownerships.
229. The LP has therefore relaxed the uses that would be appropriate in this part of the allocation, including about 75 dwellings on 2.5ha to the north of the Industrial Estate, potentially to secure some developer funding for the bridge. There would need to be some relocation of businesses to facilitate this and viability is affected by addressing other site constraints. However, as the site is not envisaged to come forward until later in the plan period, the Council would have a reasonable timescale to seek to resolve these matters.
230. The owner of the Hogs Yard site has transferred land to the Council to facilitate the route to the bridge as part of an earlier planning permission. Nonetheless, it is appropriate for the LP Policy to refer to development not prejudicing the construction of the bridge and road as this will also apply to that on the Industrial Estate side of the river. A suggested main modification (**MM89**) is necessary for the Policy to be effective in this regard. Subject to that, this is a sound allocation.
231. *Furness Vale Business Park, Calico Lane, Furness Vale* (Policy DS11) comprises an existing industrial estate, based around converted mill buildings, with associated car parking. The Policy allocation provides for business, tourism and leisure uses and residential development of about 26 dwellings. In the light of concern about suitability of the mill buildings for modern businesses and the need for refurbishment, the intention is that a comprehensive mixed use scheme will improve the employment potential. The Council's suggested modification (**MM90**) that would introduce the possibility of live/work units and deal with flood risk and ecological matters is necessary for the Policy to be effective.
232. The existing industrial estate is a PEZ and a small extension to this is proposed. I agree with a representation made on the main modification and Policies Map that, due to its narrow shape and topography, the PEZ extension would not provide a useful space for further buildings. It could potentially have a poor relationship with the mixed use area and should therefore be included within it.

The extent of the overall area proposed for development would not change. In this context, I have made a minor amendment to **MM90** to incorporate the PEZ extension in the mixed use area and the Council should also amend the Policies Map to that effect for the LP to be sound in this regard. With that change, the site is both justified and deliverable.

233. The *Torr Vale Mill, New Mills* (Policy DS12) SDS comprises a Grade II\* listed former cotton mill and surrounding car parking and unused land situated at the bottom of a gorge on a meander of the River Goyt. The Policy promotes mixed use development with the aim of preserving the character of the building and providing it with a viable future. The Council recognises that it is likely that contributions for affordable housing or open space will not be required due to the effect on the viability of development. Subject to the Council's suggested main modifications (**MM91, MM92**) for effectiveness to ensure that there is a clear heritage focus to development, the Policy is sound.
234. *Newtown, New Mills* (Policy DS13) comprises two allocations – housing off *Woodside Street* (25 dwellings) and the *Newtown Industrial Legacy Site* (mixed use). The former has a canal-side location which is taken into account in the Policy. The *Legacy Site* is adjacent to New Mills Newtown Railway Station. The mixed uses proposed include housing (approximately 15 dwellings), B1b and c and about 30 extra parking spaces for the station but retail is not one of those specified. The need for further retail provision in New Mills is established in Policy CF1 which indicates that an out of centre site can be appropriate. However, the list of uses in Policy DS13 is not exclusive and refers to town centre uses being dealt with in accordance with Policy CF1. Amongst other things, there are access issues that would need to be resolved. In that context a potential retail use has been dealt with satisfactorily. Overall, the SDS as proposed is justified and there is reasonable certainty of its deliverability.
235. *Birch Vale Industrial Estate* (Policy DS14) is an industrial legacy site where, while there are some modern buildings in use, a considerable area is vacant. About 100 dwellings are proposed with 0.9ha to be retained as employment land. Given its location and proximity to housing this is an appropriate mix of uses. A transport assessment is an appropriate approach to access concerns. Subject to additional criteria suggested by the Council (**MM93, MM94**) relating to a landscape framework and a contamination survey, this is a sound site.
236. In the context of modification **MM95** (considered above), a site *South of Macclesfield Road, Whaley Bridge*, which is allocated in Policy H3, would be designated as a SDS. This would provide for about 83 dwellings. The site comprises a mainly grassed area adjacent to dwellings on the settlement edge. The allocation would be seen in the context of existing development and would not have significant adverse effects on the wider landscape, including the setting of the National Park. In May 2015 the Council granted outline planning permission for 107 dwellings on a larger site than the proposed allocation. There is sufficient evidence to conclude that matters relating to traffic, ecology, infrastructure and flooding can be resolved through the development management process.
237. Representations were made to the effect that, due to the loss of countryside, the rights of local residents under Article 1 of the First Protocol of the Convention, as incorporated in the Human Rights Act 1998, would be violated.

However, the SA has considered the site along with other alternatives. The evidence does not indicate that the principle of the allocation would give rise to a violation of rights to peaceful enjoyment of property and to respect for private and family life and the home and, therefore, that there would be a breach of the requirements of the Act or First Protocol. Any detailed matters of the effect on living conditions of individual residents could be addressed through the planning application process. Subject to **MM95** the inclusion of the site in the LP is justified.

#### *Other housing allocations*

238. *Buxton Road, Chinley* (13 dwellings) is a small greenfield site on the edge of the village but with clear boundaries, including the railway line. The development would not have significant adverse landscape impacts. In summary, the evidence shows that the allocation is both justified and deliverable.

239. The merit of removing land at *Furness Vale adjacent to the A6* from the Green Belt was considered under Matter 5. In the context of nearby built development the allocation of 39 dwellings would not have a significant adverse landscape impact and the VTR indicates that it would be likely to be viable. In those respects the proposed development is sound.

#### *Omission sites*

240. Amongst the sites promoted in representations but not included in the LP are land at *Buxton Road, Bridgemont; Buxton Road, Whaley Bridge; Meadows Farm, Hayfield; Kinder Road, Hayfield; and the Bridgeholme Industrial Estate*. These are all within the Green Belt and, in the light of my conclusions under Issue 5, allocations for development would not be justified.

241. *Land at Laneside Road, New Mills* was initially included in the LP as a housing site for 47 dwellings but withdrawn in the final submission version. It is unclear as to whether access to the land can be achieved. In that context, the LP is not unsound by the site being omitted.

242. A number of possible development sites have been promoted within Chapel-en-le-Frith parish. These fall within the remit of the NP and are not matters for consideration in the LP.

### ***Buxton Sub-area***

#### *Green Wedges*

243. The LP proposes Green Wedges between Harpur Hill and Buxton with the object of preventing coalescence between these settlements. There is little public access to these areas. However, they provide a narrow but nonetheless visually important break of partly wooded and partly open land. The Green Wedges are therefore justified in order to assist in maintaining the separate identities of the settlements.

### *Strategic Development Sites*

244. *Land at Hogshaw, Buxton* (Policy DS15) includes an area of former railway sidings and a refuse tip, now mostly overgrown with scrub and woodland, and also an undeveloped greenfield area. The LP proposes approximately 124 dwellings with public open space and recreation and amenity space.
245. The site has particular constraints in terms of access to the A6, the remediation of contamination and compensatory ecological measures that could have implications for viability. The Council has produced a Site Delivery Report (January 2015) that has considered these factors. It has made reasonable assumptions about, amongst other things, developer's profit, land values and sales revenues. Although the amount of affordable housing achievable would require detailed consideration in the context of a particular scheme, there is reasonable certainty that a viable development could be achieved.
246. The main elements of the site are owned by the Council and a developer. In the light of its location within the site, an easement for the Nestlé water pipeline can be taken into account in the detailed housing layout. The Site Delivery Report shows that there is potential for most of the dwellings to be accommodated on the greenfield part of the site. However, appropriate landscaping will be necessary for this area. Some other changes to the Policy are necessary for effectiveness by giving more flexibility to developers. These are included in the Council's suggested main modification to Policy DS15 (**MM96**).
247. During the Examination Network Rail indicated that they wished to extend the railway sidings at Hogshaw to include land within the SDS boundary. The Council and Network Rail have agreed that the amount of housing development proposed can still be achieved, provided that there is a modification to Policy DS15 (included in **MM96**) and an appropriate amendment to the Policies Map. The specific amounts of open space set out in the LP would be removed. Given the size of the site any noise from the sidings should not materially affect the proposed housing.
248. **MM96** is necessary for Policy DS15 to be sound. In the context of the housing trajectory that places the development of the site in the latter part of the plan period this is a justified and developable site.
249. *Land West of Tongue Lane, Fairfield, Buxton* (Policy DS16) is an area of mainly rough grassland on the edge of the town. It is adjacent to undeveloped land previously granted a planning permission for housing that has expired. The LP provides for an allocation of approximately 215 dwellings. Appropriate landscaping and design quality as required by the policy are necessary to ensure that wider adverse landscape impacts are avoided.
250. The critical infrastructure for the site is the Fairfield Link Road, the delivery of which is considered under Issue 8. In any event, the housing trajectory does not envisage the land being developed until the latter part of the plan period and the site can be regarded as developable in that context.
251. The site is close to Ashwood Dale Quarry where a proposed extension is being planned. The Council has agreed a statement of common ground with the site



operator and the County Council that would enable a potential quarry extension with a reduced number of houses at the SDS. In this context, the Council has proposed modifications to Policies H3 and DS16 (**MM62 part, MM97**) (and an amendment to the Policies Map) reducing the number of dwellings to about 139 in the plan period and indicating a 200m buffer zone in relation to the limestone quarry extension. The modification also includes specific reference to mitigating any effects on the Peak Dales SAC. These aspects of the modification are necessary for the LP to be effective and justified in these respects.

252. *Land off Dukes Drive, Buxton* (Policy DS17) is an elevated mainly grassed site but reasonably contained visually so that landscape impacts could be addressed satisfactorily. Minor changes to the site boundary are proposed by the Council. The proposal is for approximately 338 dwellings. There are particular access and school capacity issues to be resolved. However, the landowner is supportive of development and the VTR Addendum indicates that the proposed allocation is likely to be viable. The site is envisaged as coming forward in the middle part of the plan period. On this basis, the SDS is a developable site and its inclusion in the LP is justified.
253. *Land off Ashbourne Road and Foxlow Farm, Buxton* (Policy DS18) comprises an area of farmland situated between existing housing at Harpur Hill and Staden Lane Industrial Estate at Ashbourne Road. The LP proposes an allocation of about 440 dwellings and a Local Centre. Although greenfield, this SDS is well related to existing development. The site is close to a scheduled ancient monument (Fox Low Bowl Barrow) and Historic England has raised concerns about potential harm. However, the site has outline planning permission for 445 dwellings. Policy DS18 includes the preparation of a comprehensive landscape masterplan to mitigate wider landscape impacts, including on the setting of the National Park. The Council's proposed modification (**MM98**) requires this to include mitigation of any impact on the scheduled monument. In the context of these considerations and with the modification, the SDS is justified.
254. *Tongue Lane (land south of Tongue Lane Industrial Estate), Buxton* (Policy DS19) would be an extension to the existing industrial estate. It comprises an area of rough grazing and various agricultural buildings. The Fairfield Link Road would pass through the site unless an alternative utilising the line of the existing industrial estate road could be achieved. The relationship of the site with the delivery of this road scheme is considered under Issue 8. Provided that appropriate mitigation relating to its landscape setting and the Peak Dales SAC is included, in accordance with the Council's suggested modifications **MM100**, **MM101** and **MM102**, the SDS is justified and developable.
255. *Station Road and Spring Gardens Regeneration Area, Buxton* (Policy DS20) includes land around Buxton railway station, the former Nestlé Waters site and other land within the town centre. The LP proposes town centre regeneration uses, including residential, office, hotel and tourist accommodation, leisure and cultural related developments. Retail development within the PSA is supported but this does not include the Nestlé Waters land. This was considered under Issue 7. Subject to the Council's suggested modification (**MM103**) which, amongst other things, clarifies the need for an Environmental Impact

Assessment, the SDS is sound.

256. In the context of modification **MM104** (considered above), *Market Street Depot, Buxton*, which is allocated in Policy H3, would be designated as a SDS. The site is within the urban area of Buxton and includes some residential properties, a car park, garages and storages. The LP proposes an allocation of 24 dwellings. Concern over possible loss of public parking would be addressed by inclusion in **MM104** of a requirement that this is retained. The site is owned by the Council which should assist with its delivery. Overall, this is a sound allocation.

#### *Other housing allocations*

257. *Batham Gate Road, Peak Dale* (25 dwellings) is a grassed field between existing frontage properties. The Church has indicated that there are no plans to extend the neighbouring burial ground into the site. The evidence indicates that the site could come forward early in the plan period and is both justified and deliverable.

258. *Hardwick Square, South Buxton*, (30 dwellings) is an urban brownfield site mostly to the rear of existing residential and commercial properties. It comprises mainly disused factory buildings. The redevelopment is supported by the landowner and justified as an appropriate re-use of previously developed land.

259. *Harpur Hill College Campus* (105 dwellings) is a redundant educational establishment. Many of the buildings have been demolished. The site is within the built up area boundary of the settlement and the landowner is promoting its redevelopment with a development partner. Overall, this is a sound allocation.

#### *Other employment allocations*

260. An extension to the existing employment allocation at *Staden Lane, Buxton* proposed in Policy E2 would be into grassed fields on the edge of the settlement. Development would be seen in the context of the existing industrial estate and would not materially harm the wider landscape. The extension would improve access options to the site and therefore assist with its deliverability and, as such, the allocation is sound. The proposed extension to the PEZ at *Waterswallows Lane, near Buxton* was considered under Issue 6.

#### *Omission sites*

261. *Land off Macclesfield Main Road, Buxton* was considered by the Council as a potential housing allocation at the Issues and Options stage (Option B17) but was not taken forward due to possible impacts on the landscape and European sites of nature conservation, its distance from the town centre and school capacity. On the evidence submitted neither the town centre relationship nor education matters are likely to be overriding constraints on development here.

262. Representations have been made promoting housing development on two separate parts of the site. The first, and larger, area is adjacent to Macclesfield Main Road and Leek Road and comprises mainly grassed fields. The intention is to bring forward only part of the site with substantial landscaping mitigation

and the developer has been in pre-application discussions with the Council about development of up to 120 units.

263. The Macclesfield Main Road omission site is set down in a bowl between the National Park boundary and the edge of development in Buxton, at a 'gateway' location for the town. I note that the National Park Authority has not raised concerns with the pre application proposal. However, while topography and the presence of boundary walls would provide some limits to views of the site when approaching Buxton in cars on the A54, it is nevertheless prominent in views after the stone piers of a former railway bridge, including from a pedestrian footway. The site can also be seen more distantly from Macclesfield Old Road where this becomes a public right of way entering the National Park.
264. Development would be viewed in the context of the existing urban edge. Nevertheless, this is an important location visually, marking the transition from the town to fields before the open moorland. It is not clear whether some development as proposed would be the appropriate distance from the nearby Peak District Moors (South Pennine Moors Phase 1) SPA. Notwithstanding the options for different layouts and amounts of landscaping that been put to the Council, it is not possible to be confident as to whether there is an acceptable and viable amount or extent of development here that would not harm the landscape or ecological interests. In that context, the plan is not unsound by omitting the site.
265. The second area of land being promoted in B17 is to the north of and adjoining the first site and is referred to as *Land at Burbage, Buxton*. It contains a dwelling, access road and an area of rough grass. There is a stream on its northern boundary and it is adjacent to new residential development on the urban edge. The unmanaged and more undulating appearance of much of the site gives it a different character to the first area of land. However, it is still visually part of the wider B17 land. Some development here would be visible from Macclesfield Main Road. Notwithstanding the adjacent buildings it has not been demonstrated that the development of this site in isolation could be accommodated without harm to the wider landscape considerations at site B17.
266. *Harehill Kennels, Burbage* is close to site B17. This was also considered as an allocation at the Issues and Options stage but was not taken forward by the Council mainly for landscape and ecological reasons. It includes a single dwelling and several outbuildings but also trees and undeveloped areas on land sloping down towards the stream and site B17. Topography and existing vegetation limit views of the site. Nevertheless, it can be seen from various locations. It is at the end of built development on Macclesfield Old Road and a significant housing scheme here would be likely to be visually prominent from here at the edge of the National Park.
267. The Council has refused a planning application for 31 dwellings on the basis of impact on the landscape and the effect on trees that are subject to a preservation order. A lower density scheme of 15 dwellings is seeking to address these issues. There has not been an objection from the National Park Authority. However, it has not been demonstrated that in principle it is possible to achieve a development that would successfully address all of the landscape, tree and ecological concerns. As such, it is not appropriate to include the site in the LP.

268. Owners of *land off Green Lane, Buxton* have objected to this being allocated as playing fields for Buxton Community School as they consider a mixed development of playing fields and housing would be more appropriate. Taking account of the preference of the local education authority to use land in their ownership instead, the Council has proposed a main modification to Policy S7 (**MM31**) and a change to the Policies Map to include the appropriate alternative land and reference to the need for any landscape and nature conservation interests to be addressed. These are justified in order for the LP to be effective. In terms of the originally allocated site, while this was considered for housing at the Issues and Options stage (Options B13 and B14) it was not pursued by the Council. There were a number of concerns identified and there is insufficient evidence in relation to these matters for the land to be included in the LP as a housing site.

### *Overall conclusion*

269. Subject to the main modifications identified, the Sub-area strategies are soundly based and justified. Furthermore, the Strategic Development Sites and other allocations in each Sub-Area are justified and deliverable.

## **Assessment of Legal Compliance**

270. My examination of the compliance of the Plan with the legal requirements is summarised in the table below. I conclude that the Plan meets them all.

<b>LEGAL REQUIREMENTS</b>	
Local Development Scheme (LDS)	The Local Plan is identified within the approved LDS (April 2014 with amended timetable August 2014) and was submitted for examination in accordance with that. The amended timetable does not include a likely date of adoption. This is acceptable as, in any event, local circumstances have meant that the time taken for the examination may have been longer than could have been anticipated. The Local Plan's content is compliant with the LDS.
Statement of Community Involvement (SCI) and relevant regulations	The SCI was adopted in May 2006 and consultation has been compliant with the requirements therein, including the consultation on the post-submission proposed 'main modification' changes (MM)
Sustainability Appraisal (SA)	SA has been carried out and is adequate.
Appropriate Assessment (AA)	A Habitats Regulations Assessment (March 2014 with Addendum August 2014) has been undertaken and concludes that subject to recommended modifications the plan complies with the Regulations.
National Policy	The Local Plan complies with national policy except where indicated and modifications are recommended.
2004 Act (as amended) and 2012 Regulations.	The Local Plan complies with the Act and the Regulations.

## **Overall Conclusion and Recommendation**

- 271. The Plan has a number of deficiencies in relation to soundness for the reasons set out above which mean that I recommend non-adoption of it as submitted, in accordance with Section 20(7A) of the 2004 Act. These deficiencies have been explored in the main issues set out above.**
- 272. The Council has requested that I recommend main modifications to make the Plan sound and/or legally compliant and capable of adoption. I conclude that with the recommended main modifications set out in the Appendix the High Peak Local Plan satisfies the requirements of Section 20(5) of the 2004 Act and meets the criteria for soundness in the National Planning Policy Framework.**

*M J Moore*

Inspector

This report is accompanied by the Appendix containing the Main Modifications

## Appendix 10 - Local Plan Strategy (LPS) – updates to Appendix A and E following updated base date to 31 March 2016

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Appendix A: Proposed Housing Growth Distribution  
Principal Towns

Area	Expected Level of Development	Completions 01/04/10- 31/03/16	Commitments 31/03/16 <sup>(a)</sup>	Local Plan Strategy Sites and Strategic Locations		Site Allocations	Total
Crewe	7700	1029	2018	Central	400	158	8350
				Crewe(103)			
				Basford East	850		
				Basford West	370		
				Leighton West	850		
				Leighton	500		
				Crewe Green	150		
				Sydney Road (incl. extended site)	525		
				South Cheshire	650		
				Growth Village			
				The Shavington /	400		
				Wybunbury			
				Triangle			
				East Shavington	275		
				Broughton Road	175		
				Crewe Subtotal	5145		
Macclesfield	4250	692	779	Central	500	107	4328
				Macclesfield(103)			
				South	1050		
				Macclesfield			
				Development			
				Area			
				Land at	300		
				Congleton Road			
				Land East of Fence Avenue	250		
				Gaw End Lane	300		
				Land South of Chelford Road	200		
				Land between Chelford Road and Whirley Road	150		
				Macclesfield Subtotal	2750		
Totals	11950	1721	2797		7895	265	12678

<sup>103</sup> note Adjustments have been made to the commitments totals for Central Crewe and Central Macclesfield to remove the potential for double counting with the SL1 and SL4 Strategic Locations.

Key Service Centres

Area	Expected Level of Development	Completions 01/04/10- 31/03/16	Commitments 31/03/16 <sup>(a)</sup>	Local Plan Strategy Sites and Strategic Locations		Site Allocations	Total
Alsager	2000	131	512	Former MMU Campus	400	107	2050
				Twyfords and Cardway	550		
				White Moss Quarry	350		
				Alsager Subtotal	1300		
Congleton	4150	638	975	Congleton Business Park Extension	625	0	4538
				Giantswood Lane to Manchester Road	500		
				Giantswood Lane South	150		
				Manchester Road to Macclesfield Road	450		
				Back Lane / Radnor Park	750		
				Tall Ash Farm	225		
				Lamberts Lane	225		
				Congleton Subtotal	2925		
Handforth (incl. NCGV)	2200	70	323	Land between Clay Lane and Sagars Road	250	15	2158
				North Cheshire Growth Village	1500		
				Handforth Subtotal	1750		
Knutsford	950	33	45	Land North of Northwich Road	175	0	1003
				Land West of Manchester Road	75		
				Land East of Manchester Road	250		
				Parkgate Extension	200		
				Land South of Longridge	225		
				Knutsford Subtotal	925		
Middlewich	1950	400	293	Glebe Farm	525	347	2000
				Brooks Lane Strategic Location	200		
				Land off Warmingham Lane (Phase 2)	235		
				Middlewich Subtotal	960		
Nantwich	2050	491	591	Kingsley Fields	1100	0	2182
				Snow Hill	-		
				Nantwich Subtotal	1100		
Poynton	650	20	23	Land adjacent to Hazelbadge Road	150	200	693
				Land at Sprink Farm	150		
				Land South of Chester Road	150		
				Poynton Subtotal	450		
Sandbach	2750	693	1827	Land Adjacent to J17 of M6, south east of Congleton Road	450	0	2970
				Sandbach Subtotal	450		
Wilmslow	900	97	305	Royal London	175	26	953
				Little Stanneylands	200		
				Heathfield Farm	150		
				Wilmslow Subtotal	525		

**Sub Total**

Area	Expected Level of Development	Completions 01/04/10- 31/03/16	Commitments 31/03/16 <sup>(a)</sup>	Local Plan Strategy Sites and Strategic Locations		Site Allocations	Total
Key Service Centres	17600	2573	4894		10385	695	18547

**Local Service Centres**

Area	Expected Level of Development	Completions 01/04/10- 31/03/16	Commitments 31/03/16 <sup>(a)</sup>	Local Plan Strategy Sites and Strategic Locations		Site Allocations	Total
Local Service Centres	3500	568	2056		0	1125	3749

**Other Settlements and Rural Areas**

Area	Expected Level of Development	Completions 01/04/10- 31/03/16	Commitments 31/03/16 <sup>(a)</sup>	Local Plan Strategy Sites and Strategic Locations		Site Allocations	Total
Other Settlements and Rural Villages	2950	733	1120	Alderley Park Opportunity Site	275	1250	3378

**Totals**

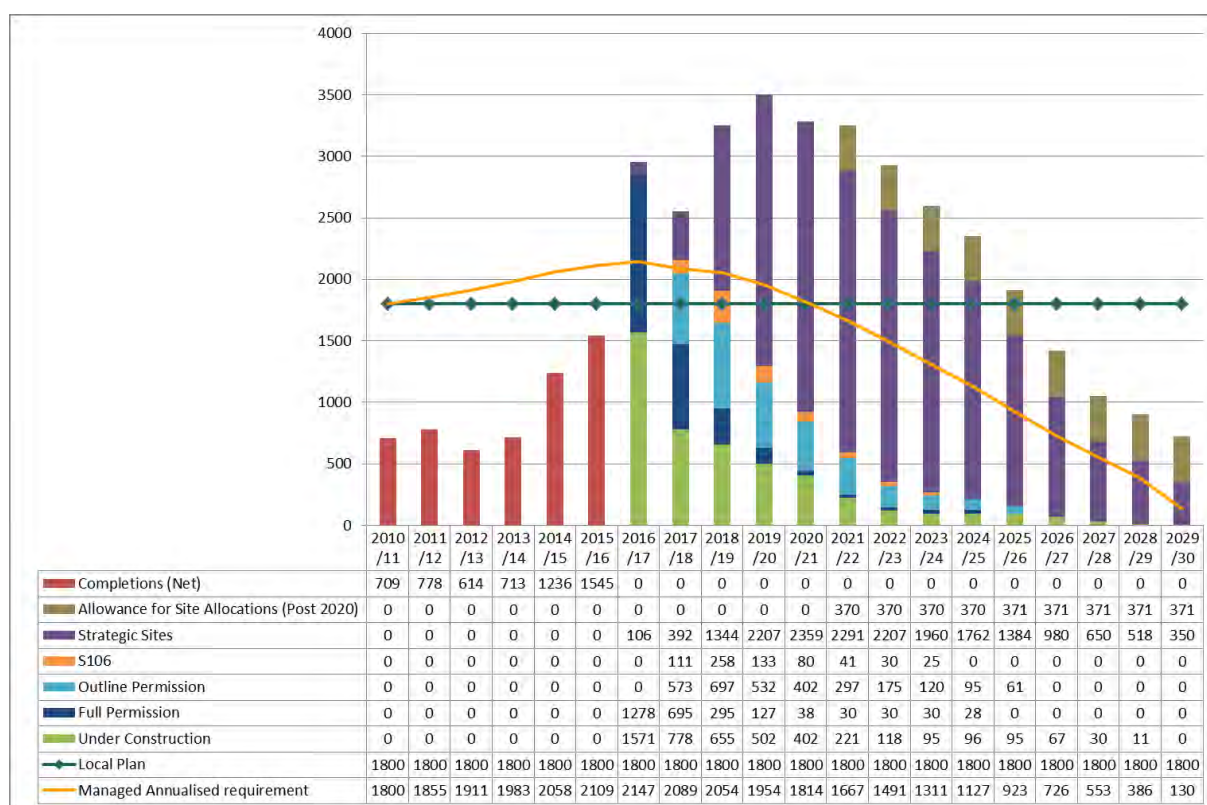
Area	Expected Level of Development	Completions 01/04/10- 31/03/16	Commitments 31/03/16 <sup>(a)</sup>	Local Plan Strategy Sites and Strategic Locations		Site Allocations	Total
All Areas	36000	5595	10867		18555	3335	38352

<sup>(a)</sup> note Commitments, as of 31 March 2016, include sites that are subject to and awaiting s106 agreements but exclude applications on Strategic Sites. The following Strategic Sites have either been granted consent or are subject to outstanding s106 legal agreements:

CS1 Phase 1 Basford East (490 units - outline);  
CS1 Land at Basford East (325 units - awaiting s106);  
CS2 Land off Crewe Road, Basford West (370 - under construction);  
CS5 (part) Sydney Road (240 - outline);  
CS5 (part) Land south west of Thornyfields Farm (12 units - awaiting s106);  
CS6 Land South of Newcastle Road, Shavington & Wybunbury (360 - under construction);  
CS7 Land to the east of Crewe Road, Shavington Cum Gresty (275 - full consent);  
CS8 Land southwest of Moss Lane, Macclesfield (150 units - awaiting s106);  
CS8 Land off Congleton road, Macclesfield (220 units - awaiting s106);  
CS12 (part) Twyford's Bathrooms, Lawton Road, Alsager (335 - outline consent);  
CS16 Land Between Manchester Road and Giantswood Lane, Hulme Walfield, Congleton (96 - outline);  
CS17 (part) Manchester Road to Macclesfield Road (94 - outline, 45 and 49 units respectively);  
CS19 Land North of Parkgate Industrial Estate, Knutsford (200 - outline consent);  
CS20 Glebe Farm, Booth Lane, Middlewich (450 - awaiting s106);  
CS21 Land at Kingsley Fields, Nantwich (1,100 - outline consent);  
CS24 Land off Hawthorne Drive, Sandbach (50 - full);  
CS24 Land bounded by Old Mill Road & M6 North Slip Road (250 units - outline consent);  
CS29 Alderley Park, Congleton Road, Nether Alderley (275 units - awaiting s106);  
CS42 Land at and adjacent to, White Moss Quarry, Butterton Lane, Barthomley, Crewe (350 - outline);  
CS44 (part) Land between Black Firs Lane, Chelford Road & Holmes Chapel Road, Somerford (170 - outline);  
CS39 (part) Broughton Road (124 full);  
CS47 Tall Ash Farm Congleton (236 units - awaiting s106);  
CS48 Land west of Goldfinch Close, Congleton (230 units - outline consent, however 2 parts of 38 units have full consent).



## Appendix E: Housing Trajectory



**Figure E.1 Housing Trajectory with a Base Date of 31.03.16**

**E.1** The housing trajectory for Cheshire East illustrates the expected delivery rate of new dwellings. It demonstrates how the proposed housing requirement of 36,000 new dwellings will be achieved, over the whole plan period.

**E.2** The 'Local Plan' line in the trajectory represents the annualised average housing dwellings for Cheshire East from 2010 to 2030, as set out in this document. The vertical bars show the number of dwellings that have been completed, the anticipated supply, and the number of dwellings that are predicted to be built over the plan period. The 'Managed Annualised Requirement' line represents how the Council will manage the annual requirements to maintain the annual housing figures.

**E.3** From 1st April, 2010 to 31<sup>st</sup> March, 2016, a total of 5,595 dwellings (net) have been constructed, including C2 uses, leaving 30,405 dwellings to be delivered over the remainder of the plan period.

**E.4** The 'Allowance for Site Allocations' bar represents the projected delivery from sites which are not formally identified at present but will be identified in the Site Allocations and Development Policies Document. This will allocate a further 3,335 over the plan period. For the purposes of this trajectory this contribution is spread equally over the plan period post 2020

**E.5** Details of how the overall Local Plan housing requirement will be met is set out in the published Housing Topic Paper (August 2016). This Paper also identifies the Council's five year supply of deliverable housing land and has a base date of 31 March 2016. The Housing Topic Paper (August 2016) replaces the February 2016 version, updating the housing supply from a base date of 30 September 2015 to 31 March 2016.