

Possible Additional Sites: Summary of Representations Received and Council Responses/Changes made to the Core Strategy

4,755 comments received in total. Of these, 335 were in support; 4,064 were objections; and 356 were comments.

CONSULTATION POINT	SUMMARY OF ISSUE	RESPONSE/CHANGE
<p>Development Strategy - Possible Additional Sites Proposed by Developer and Land Interests 65 representations by 62 people Support Object Comment</p>	<p>The house building options are a developer's planning application, not a 'strategy'. Council should not collude in this. More likely to complain to ombudsman than comment.</p>	<p>The Council has a statutory duty to provide for the objectively assessed needs of the Borough by identifying sufficient land to meet housing and employment needs.</p>
	<p>Must revisit proposals following AZ announcements due to impact on housing requirement and brownfield supply. Alderley Park should be consulted on.</p>	<p>The Core Strategy is based on a detailed evidence base and is fully justified. Alderley Park has been included in the draft Core Strategy as a strategic site.</p>
	<p>No need for additional sites - there are enough in the DS. No evidence of need as required by para 73 of the NPPF.</p>	<p>The Core Strategy is based on detailed evidence including an updated SHMA.</p>
	<p>The sites identified as part of the consultation should be considered in addition to those sites already identified in the SHLAA and Local Plan to positively deliver additional homes.</p>	<p>The sites identified in this consultation will be considered alongside those in the Local Plan. The SHLAA forms part of the evidence base.</p>
	<p>Object to building on greenfield sites. The Council should concentrate on securing sustainable development on brownfield land in accordance with the NPPF.</p>	<p>The Council is pursuing its objective of brownfield first where possible. However, evidence shows that brownfield sites in our towns cannot accommodate sufficient housing to meet the Borough's needs. The 2012 SHLAA showed that 49,645 dwellings could be provided over the next 15 years, of which approximately 7,200 homes would be on brownfield sites, with a further 4,800 on sites that are a mix of brownfield and greenfield.</p>
	<p>Strongly object – a third of the sites are Weston & Basford Parish None are compatible with a rural village.</p>	<p>These sites are options for consultation only. The distribution of development across the Borough as set out in the Development Strategy is largely the same in the draft Core Strategy.</p>
	<p>Identify lots of small housing plots to minimise dramatic impact of developing large swathes of land.</p>	<p>It is essential to provide for development needs, and to do so in relation to where needs arise and in light of sustainability considerations. These represent exceptional circumstances given the</p>

		tight Green Belt boundaries which encompass many of the Borough's settlements.
	Density of developing in larger towns reduces quality of life and leaves small villages untouched.	The settlement hierarchy enables the bulk of development to be directed towards the larger towns where access to services is generally easier, based on objectively assessed needs; and proper consideration of settlement hierarchy; and distribution of development.
	Include policies to reduce unoccupied homes and reduce single occupancy homes.	The Council is working with Local Area Partnerships, carrying out enforcements and facilitating partnerships with Registered Providers and owners to bring empty homes into use. This is monitored in the Annual Monitoring Report.
	Include a policy regarding potential impact of development on level crossings and requirement for developers to contribute financially to upgrades.	This is covered in the Core Strategy by the policy on infrastructure and developer contributions (Policies IN1 and IN2).
	Sites in north of borough benefit from Manchester Airport. Note the Aerodrome Safeguarding for sites in the Airport's safeguarded area, particularly Sites O and P.	Concerns re safeguarding are noted. The Core Strategy notes the Borough's connectivity including the Airport.
	Sites must be screened in relation to the Habitats and Species Regulations 2010. Strengthen protection of designated areas, avoiding effects/mitigating.	A Habitats Regulations Assessment has been undertaken. Environmental protection policies are included in the draft Core Strategy.
	Restrain development close to North Staffordshire to support the Newcastle/Stoke regeneration strategy and avoid out-migration from these Boroughs.	The Council has fully addressed cross-boundary strategic issues with the relevant authorities and other agencies as part of its statutory duties.
	Upcast Lane is a suitable site for residential development included as an alternative site in the Development Strategy	This site is included in the draft Core Strategy as a safeguarded site, to meet longer-term development needs beyond the plan period.
	Allocate sites that plan for compact, sustainable, mixed-use, distinctive and inclusive communities with a range of housing, providing sustainable transport choices and protecting the environment.	This corresponds to the Strategic Priorities of the Core Strategy, and reflects policies included on housing, transport and the environment.
	Consider the School Lane site in Bunbury (SHLAA REF 2890). It is strategic because it would maintain key	The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site

	services in an important Local Service Centre.	selection is included in the Sites Justification Paper.
	Cheshire East needs to undertake a formal Greenbelt Review.	This has been undertaken and forms part of the evidence base.
	Survey the amount of empty office space in Wilmslow; take account of the internet replacing shops; carry out traffic count in Wilmslow.	The Core Strategy is based on a detailed evidence base of needs, including a brownfield capacity study, undertaken to identify available brownfield sites. The Council is pursuing its objective of brownfield first where possible. However, evidence shows that brownfield sites in our towns cannot accommodate sufficient housing to meet the Borough's needs. The 2012 SHLAA showed that 49,645 dwellings could be provided over the next 15 years, of which approximately 7,200 homes would be on brownfield sites, with a further 4,800 on sites that are a mix of brownfield and greenfield.
	Ensure consideration of deliverable and developable for specialist housing for the elderly	This is covered by the housing policies of the draft Core Strategy.
	Consider land at Macclesfield Road, Holmes Chapel for 110 dwellings. It is available, sustainable, deliverable and would round off the settlement.	The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
	To give the consultation value, CEC should state their opinion on the additional sites, capacity, delivery, and on the need for more development sites. Haven't the Council given opinions on them in the SHLAA?	The Council has consulted appropriately in the course of preparing the Core Strategy, in line with statutory requirements. Greater detail on site selection is included in the Sites Justification Paper.
	How will the LPA use/respond to any comments submitted?	Full, appropriate account has been taken of comments received during consultation in preparing the Core Strategy. This document outlines the Council's responses.
	In reviewing sites, the LPA must apply a robust and consistent approach which is available for review.	This is set out in the Sites Justification Paper.
	The National Trust has an interest in respect of four of the sites (B, L, O, W).	Noted.
	Transport impact upon neighbouring Greater Manchester needs to be considered and mitigation evidenced, i.e impacts of increase in commuting from Cheshire East to Manchester. Local authorities	The Council has fully addressed cross-boundary strategic issues with the relevant authorities and other agencies as part of its statutory duties. Full account has been taken of current traffic levels and the amount

must develop a joint approach to the location of development and delivery of infrastructure.	of traffic generation that will arise from proposed developments, and necessary improvements identified in the Infrastructure Delivery Plan.
Why is there only a four-week consultation? Have decisions been predetermined by Council? Sites require equivalent consultation, detailed analysis of constraints and sustainability appraisals. Submission draft cannot include sites which have not been subject to sufficient assessment and consultation.	The Council has consulted appropriately in the course of preparing the Core Strategy, in line with statutory requirements. Sustainability appraisals and detailed analysis have been carried out. Greater detail on site selection is included in the Sites Justification Paper.
Consider land to the rear of 481 Crewe Road, Winterley at the site allocations stage for conversion to older persons' accommodation.	Noted. The Site Allocations work will begin following submission of the Core Strategy.
Do not reduce the overall housing target of the Local Plan due to latest population projections.	The housing target has not been reduced.
Clarify why strategic sites range from 95 to 2,500 homes. What is considered a strategic site?	Strategic sites are identified at the Core Strategy stage, with non-strategic sites being considered at the Site Allocations stage.
There are no spatial objectives in the Development Strategy	Section 8 of the draft Core Strategy sets out the aims, objectives and Vision for the Borough's Principal Towns, Key Service Centres, Local Service Centres and Other Settlements and Rural Locations.
Allocate land off Chelford Road, Henbury in isolation or as part of a larger land release (as per Option J of the DMTS). Site is sustainable and fulfils fewer purposes of Green Belt.	The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
Consult on land off Blakelow Road for housing use.	The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
Consult on land to the east of London Road, south-east of Macclesfield: 12ha, bounded by fixed boundaries.	The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
Include a policy that recognises the need for the release of strategic and smaller sites early in the plan period to meet the district's market and affordable needs.	Reference to phasing has been removed from the draft Core Strategy. It includes a housing trajectory which illustrates how housing may come forward.

548-signature ePetition – extend the Green Belt from Stapeley along the corridor south of Newcastle Road to meet adjoining Green Belt in Chorlton	The Core Strategy is supported by an evidence base which includes a Green Belt review.
The Council should clarify which other sites put forward during previous consultations have been discounted and why. Some are sequentially preferable.	Greater detail on site selection is included in the Sites Justification Paper.
This consultation is not sound as it is not based on robust evidence.	The Core Strategy is based on a detailed evidence base.
Allocate Toft Road, Knutsford, and demonstrate why other options are more suitable for Knutsford.	The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
Allocate Dickens Lane, Poynton – it is viable and accessible.	The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
Allocate Waterloo Road, Poynton.	The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
Allocate smaller, immediately available sites on the periphery of Handforth eg land east of Wilmslow Road on the A555/B5358 junction to reduce the Council's immediate housing shortfall.	It is considered appropriate to allocate sites in line with the settlement hierarchy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
Stoke On Trent and Newcastle Borough Councils maintain their objection to proposed sites South of Crewe and in the South East Crewe Growth Corridor. The sites do not appear to offer reasonable alternatives. Insufficient information to allow full consideration of sites; no Sustainability Appraisal.	Noted. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
Allocate Site H in the Alsager Town Strategy	The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
Allocate a "broad location" for growth in Audlem,	This is not considered appropriate for Local Service Centres, which

with precise sites to be defined at the Site Allocations stage.	the Core Strategy identifies as suitable for 'small scale development to meet localised objectively assessed needs and priorities' (Policy PG2 of the draft Core Strategy).
Allocate land at Moorsfield Avenue, Audlem for housing growth – sustainable, near village centre, no Green Belt constraints.	The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
Establish Green Belt separating Somerford and Congleton to protect green spaces from future development.	Policies in the draft Core Strategy seek to protect green spaces as appropriate. The Core Strategy is supported by a Green Belt review.
Consider more sites including SHLAA sites 2548, 2549, 2550, 2957.	The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
Allocate land off Holmes Chapel Road, Middlewich	The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
Will additional smaller sites outside settlements be allocated subsequently, and would this result in the deletion of strategic sites, which would no longer be needed?	The quantum of development required at both the Core Strategy and Site Allocations stages is established in the draft Core Strategy, based on the evidenced housing need of the Borough, as set out in Appendix A of the draft Core Strategy. As such, there is no possibility of the deletion of strategic sites following the Site Allocations stage.
Allocate land west of Congleton, off the A534 Sandbach Road	The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
This site is not helpful in maximising the participation of Wilmslow, as it only considers one Wilmslow site.	It was considered that only one suitable site was put forward for development in Wilmslow. All comments received will be considered in the formulation of the Core Strategy.
None of these additional sites should be considered, as the requirement is already met by the sites already discussed. However if these sites are to be considered, it should be as an alternative to say Handforth East.	The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
None of these additional sites should be considered, as the requirement is already met by the sites	These sites have been consulted on in order to ensure that the Borough's housing requirements (which have not increased from the

	already discussed	level outlined in the Development Strategy) are located on the most appropriate sites.
Site A- White Moss Quarry 89 representations by 88 people 43 Support 29 Object 17 Comment	Support, if not too much strain on Alsager	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
	Provides additional housing without spoiling Alsager	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
	Requires removal of traveller site.	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
	Development must be sensitive to the neighbouring Cranberry Moss estate.	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
	The at-grade crossing of the Crewe-Alsager railway at Radway Green should be replaced by a bridge.	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
	Road infrastructure should be improved - B5077 is an accident black spot. Needs footpaths (including pedestrian link to Close Lane/Nursery Road; Alsager; and schools) and cycle route.	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
	More retail is needed	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
	Alsager is already providing a number of locations for potential residential development. Further housing growth will overstretch infrastructure –	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included

	schools are full. Housing in Alsager would be on a disproportionate scale, excessive compared to other larger towns. Twyfords & MMU sites are enough.	in the Sites Justification Paper.
	1,000 dwellings would complete the 20-year housing requirement for Alsager, and more, ie no need to build on MMU playing fields and undeveloped fields	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
	This is not brownfield. Site was approved for current use with proviso that it would be restored to countryside/greenfield. Should not be developed	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
	Site should be a nature area for amenity use.	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
	Environmental issues: freshwater pools are an important habitat for newts; orchids; adders, foxes, bats.	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
	Virgin woodland on the south west and north west of the site, close to an SSSI, ancient woodland.	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
	Future expansion of M6 would be compromised; improvements to Junction 16 of M6 required.	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
	Access from the site to the M6 should be by one set of two way traffic lights at the junction of the B5077 Crewe Rd/Butterton Lane and Radway Green Rd B5078. Ie no dogleg or offset junction with three phases.	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
	Open up access to Crewe Road at points, one being	This site is included in the draft Core Strategy. The sites selected in

	the current traffic lights (widen it to accommodate traffic lane in both directions on Crewe Road turning towards the M6 so as not to impede traffic going straight on or onto the new estate), to an extension of Coronation Avenue (access/junction with Close Lane already exists) and to a widened Nursery Road.	the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
	New houses will suffer from noise pollution. Requires acoustic barrier beside the motorway.	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
	Good site overall - close to the M6 & amenities; already in use as a sand and peat quarry.	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
	Much of the site falls within the blast exclusion zone of the Radway Green armaments factory	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
	Development too dense - 400 properties more suitable	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
	Include employment development in the section nearest the Crewe Road with a smaller number of homes.	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
	Retain current footpaths and create new ones for recreation (perhaps footbridge across motorway)	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
	Proposal is not sustainable or suitable.	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included

		in the Sites Justification Paper.
	Use brownfield sites at Twyfords and Hassall Road instead.	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
	Need to preserve as much farmland/ green gap/ playing and sport provision as possible.	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
	Building on this land would put the surrounding greenfield land at risk of development – could join up to Alsager.	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
	Site is preferable as it is near to employment and also the M6	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
	Housing is preferable to the disruption, pollution and heavy lorries that residents currently suffer. An excellent proposal if developers contribute to highway improvements	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
	Could be a sustainable self contained development with minimum visual intrusion and well-placed for transport links, if planned correctly.	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
	This development should take priority over the Barthomley proposal in Green Belt and the green field sites in Alsager.	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
	Retain tree line corridor between Alsager and Crewe	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.

	Incorporate a country park/green spaces	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
	Constraints include contaminated land; landfill; noise; vibration; air quality; requirement for low emission approach, Electric Vehicle Recharge technology; Travel Plans etc.	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
	Any planning application must demonstrate that any surviving peat and associated deposits don't require further analysis or are not worthy of preservation on palaeoecological grounds.	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
	Alsager needs a proper-sized supermarket and petrol station to avoid increasing dormitory town effect and reduce travel.	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
	The site is much larger than the quarry and includes adjacent greenfield which is used for agriculture.	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
	This development will mean less new housing in Barthomley, not less in Alsager.	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
	Site is not in Green belt, so is better than sites that are.	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
	Due to the site's peat moss origins it requires a full wildlife assessment to identify areas where this threatened habitat should be protected.	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
Site B Land North of	Support the building of decent homes here. Site has	This site has not been taken forward. Greater detail on site selection

Beech Rd, Alderley Edge 240 representations by 238 people 13 Support 219 Object 8 Comment	good access to amenities, A34 and station	is included in the Sites Justification Paper.
	Preferable to build here than other sites	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	No special circumstances apply to justify building in Green Belt. It is an important barrier between Alderley Edge and Wilmslow which should remain separate. Development of this site would be particularly bad given proposed removal of Royal London land from the Green Belt within 20m of this site.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Major loss of publicly accessible amenity land	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Other sites are preferable to this one based on sustainability criteria	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Development here does not meet local need. Demand will decrease due to loss of AZ. Little merit for the local economy.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	More pressure on local infrastructure, which is inadequate to accommodate significant housing development	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	River running through the site is a valuable wildlife habitat	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	There are sufficient brownfield sites to meet needs of Wilmslow and Alderley Edge. Use these first eg Alderley Park	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	No additional sites should be considered however they could be an alternative to Handforth East	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Does any Council member have any link with the developers either in an unpaid or paid capacity?	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Access from Heyes Lane to London Road is already congested.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
The access point would be about half a mile outside Alderley, in the greenbelt, resulting in great visual	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.	

	impact on the green belt and future development of greenbelt land between the access and the village.	
	The proposed country park may not happen	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Will the homes be affordable?	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	There are no pedestrian pathways on Heyes Lane and no available land to construct any. Pedestrians would risk their lives using the A34.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Access to village and major roads will be through an existing estate and minor roads unsuitable for additional traffic. Roads merge onto village road network at unsuitable and dangerous junctions.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Much of the site is in flood zone 3, with new development potentially causing flooding to existing housing. The land has been subsiding over the past 50 years (Black Pit) and now floods. May need compensatory flood storage.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Altering the very fabric of the village in the few shorts years	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Contaminated Land due to two landfill sites within 250m former ponds on the southern boundary (potential localised contamination and ground gas risks).	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Noise and vibration constraints due to proximity of railway requiring noise and air quality assessments, travel measures.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Documentation does not make clear that the site straddles the boundary between Wilmslow and Alderley Edge. This makes the consultation invalid.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Site C Sandbach Road North, Alsager 48 representations by	The entrance to Sandbach Road North would be dangerous due to road width and proximity to the entrance/exit to a public house.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.

48 people 4 Support 35 Object 9 Comment	Site has been refused by Council and is being fought at appeal for good reasons: open countryside, loss of wildlife, dangerous country lane.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Unnecessary to build on green fields when there are so many brownfield sites available in the area.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	A good site as it is relatively small, hence manageable in terms of impact on existing infrastructure	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Not part of Alsager Local Plan. Not needed.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Other sites such as White Moss, Twyfords and MMU make more sense and provide sufficient housing	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Near Salt Line leisure walk – loss of amenity and recreational value.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Increased traffic congestion	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	This site has limited access to good transport links relative to other potential sites	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Local infrastructure cannot cope with increased development	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Loss of agricultural land	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Contaminated Land: bounded by a former landfill to the northwest by a former landfill. Any application would require contaminated land assessment	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Assessment required of travel measures; noise and vibration required.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Archaeology: targeted programme of mitigation was recommended for this site at a 2012 application	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Not more than 1,000 houses should be built in Alsager up to 2030. More would be contrary to Potteries regeneration in North Staffordshire.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Destruction of village character	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.	

		is included in the Sites Justification Paper.
	Subject to flooding: a watercourse runs along the northern site boundary. Flood Zones 2 and 3 affect land adjacent to the watercourse.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	The site should not be considered “strategic”	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	The site is located in a sustainable location however it is unknown whether the site is developable	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Site D Land at Audlem Road, Audlem 50 representations by 50 people 8 Support 32 Object 10 Comment	Proposal is too large and out of proportion with the settlement	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Not sustainably located – lack of public transport provision; poor access to surrounding centres; no access to employment	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Infrastructure (eg sewage) in the village cannot cope	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Demand will be met in other locations in Cheshire East. There is no market for this proposal.	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Traffic generation concerns	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	This land is farmed, designated Open Countryside, and includes a Public Right of Way	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Natural wildlife habitat / ancient trees	This site has not been allocated in the draft Core Strategy but may

		be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Brownfield sites first	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	A good site for development which is close enough to amenities and not too large to cause problems	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Support this proposal providing that the environmental impact is kept to a minimum and no further housing development.	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Extends Audlem from a nuclear village development into an over-extended ribbon development and damages village character	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Would require assessment of contaminated land and air quality impact	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Should include electrical vehicle charging; travel plans; investment in public transport; incentivising cleaner HGV/LGV technologies.	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Site design and layout is crucial to avoid incompatible uses being placed in close proximity.	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	No account of the needs of the village of Audlem (as expressed in the Village Design Statement)	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage.

		Greater detail on site selection is included in the Sites Justification Paper.
	This is a speculative money-making venture	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	This is not a planned development born of diligent investigation into managed growth and should be refused on this basis	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Development will have potential landscape and visual impact on River Weaver and Canal corridor north of the village	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	No heritage assets, distant from Audlem Conservation Area	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Any development should have regard to the EU Water Framework Directive (WFD) and not cause any deterioration in WFD status of watercourses	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	An application has now been submitted and is awaiting validation	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Petition submitted with 315 signatures opposing speculative development in Audlem prior to issuing of Local Plan, particularly land at Little Heath.	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	It is difficult to justify how this site is large enough to be considered strategic in the Local Plan	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification

		Paper.
	No information is known about the site; therefore, the deliverability remains questionable	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
Site E- Land Off University Way, Crewe 86 representations by 83 people 28 Support 49 Object 9 Comment	Loss of prime employment land, need more employment land, as town is due to expand – should remain as employment use, in line with All Change for Crewe ambitions.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Land is available – a good use of redundant land and a natural extension to Crewe	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Houses may make site look better	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	If combined with other additional sites nearby (Site F and Site K), it would result in the complete filling-up of the Green Gap between Crewe and Haslington.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Other suitable sites.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Need to retain green space around Crewe, protect natural flora and fauna. Site is adjacent to SSSI	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	A good, unintrusive area to develop.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	A good site that would further enhance the gateway to Crewe. Development should be focused on the Crewe gateway area.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Support this proposal providing it isn't part of a larger plan to extend into neighbouring villages	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	infrastructure will not cope with this development	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	It will create significant traffic disruption, especially Crewe Green roundabout	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Adjacent to other industrial sites - it is unsuited to residential use. Could result in complaints from new	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.	

	residents re noise from businesses.	
	Sustainable location close to good rail and road networks , not far from local amenities.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Need to ensure that the environmental impact is kept to a minimum and the development is sustainable	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	During the enquiry prior to building University Way, the council committed to NEVER developing east of that road.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Proposal is not sustainable. Site is not well related to Crewe (outside its built-up boundaries) or local services and facilities. Not sequentially preferable to sustainable urban extensions on the edge of Crewe.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Infrastructure cannot cope including Royal Mail, Leighton Hospital, schools.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Who will buy these houses/want to live there? Will they lie empty?	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Where are the jobs for all these people?	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Residential here would complete the development along this route and a number of industrial units remain un-let so the only current demand would be residential.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	HS2 station should be confirmed and the railway station should also be developed further, that way the town can support the housing planned	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Constraints include contaminated land (former pond on the north east); noise issues; air quality	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Will increase pressure on the Valley Brook/Englesea Brook corridors and watercourses. Both are of high wildlife value. Development design should include segregation from and the protection of Valley Brook and Englesea Brook. Industrial development can be	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.

	better buffered against watercourses; domestic use brings additional pressures eg pets	
	In preference to Site K - development affecting character of village.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Need conclusive evidence that the transport and infrastructure links will be improved before developments can take place	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Within setting of Crewe Hall Registered Park, Crewe Green Conservation Area, Listed Buildings (estate village). Crewe Hall Park and Garden is on the Heritage at Risk Register which states that its setting has been harmed by adjoining development. Further development would be detrimental.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Former estate land, should be restored to countryside to restore setting of heritage assets	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Development will enhance the visual aspect and provide needed housing.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	120 houses is too many – 60 are suitable	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Site is unusable and often frequented by illegal motorbike activity.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Development must have regard to the EU Water Framework Directive and not deteriorate watercourses.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Site is significantly affected by Flood Zones 2 and 3.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Petition with 36 signatures. These houses are not required.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Deliverability is questionable.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Site F – Junction of A534 and Sydney Road Crewe	Site is in Green Gap and Strategic Open Gap. Development would merge Crewe, Shavington, Haslington and Weston into Greater Crewe. They	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included

<p>100 representations by 93 people 13 Support 78 Object 9 Comment</p>	<p>must remain separate. Policy is about permanence.</p>	<p>in the Sites Justification Paper.</p>
	<p>A very prominent site in Green Gap. Development would adversely affect the visual character of the landscape.</p>	<p>This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.</p>
	<p>This is prime agricultural land, MAFF 2. Give priority to growth of crops</p>	<p>This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.</p>
	<p>Enough/too much housing land already committed around Crewe in the Plan. No proven need for so many new homes in South Cheshire.</p>	<p>This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.</p>
	<p>Will increase traffic congestion, particularly at Eardley's garage roundabout and routes into/out of Crewe</p>	<p>This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.</p>
	<p>M6 J16 & 17 should be improved</p>	<p>This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.</p>
	<p>Site should be used to build bungalows</p>	<p>This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.</p>
	<p>Not sustainable</p>	<p>This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.</p>
	<p>Some of this land is required for road improvement around Crewe Green roundabout junction.</p>	<p>This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.</p>

	Close to good rail and road networks and not far from local amenities.	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
	In Crewe and surroundings, there is a decline in the terraced stock - this will be made worse and reduce house prices in the town. Use brownfield sites first; regenerate/redevelop areas within Crewe centre	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
	Outside the built-up boundaries of Crewe, and remote from most of its services.	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
	Greenfield site - should not be built on. Development will result in more urban sprawl.	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
	Infrastructure ie roads; Royal Mail; Leighton Hospital; dentists; schools cannot cope	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
	Build a small number of houses in each area of the Borough – would be more easily absorbed.	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
	Where are the jobs for new residents?	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
	Constraints include contaminated land (former ponds); within 250m of former landfill to the north; road traffic noise; air quality	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
	Development should be done based on a properly-	This site is included in the draft Core Strategy. The sites selected in

	formed democratic plan, rather than piecemeal based on proposals by developers.	the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
	Site lies within the Cheshire Brine Subsidence Compensation Board's formal Consultation Area	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
	Any development should have regard to the EU Water Framework Directive (WFD) and not cause any deterioration in WFD status of watercourses.	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
	Refer to Crewe Green Conservation Area (50m to the southeast) and its listed buildings. Requires proper assessment of impacts.	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
	Petition (36 signatures) against development	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
	Site deliverability is questionable	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
Site G – Land off Newcastle Road, Willaston 83 representations by 80 people 5 Support 66 Object 12 Comment	Traffic generation concerns, impact on existing serious traffic problem; will attract further freight on A500 and A51	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Green Gap to be retained at all cost. Development would result in more urban sprawl.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Prime agricultural land (MAFF 2) – prioritise growth of crops	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Infrastructure will not cope	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	An excellent site for development: good road	This site has not been taken forward. Greater detail on site selection

connections for transport and not too large and would provide local employment	is included in the Sites Justification Paper.
No evidence of need	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
A linear site, bound by the A500 – good site for service station, hotel and emergency service depot	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Negative impact on the local environment, wildlife including potential biodiversity value of onsite ditches, and damaging visual impact on local area character and approach to Nantwich	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
This is a residential area. Commercial/hotel use is inappropriate	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
It is completely outside the built-up boundaries of Willaston, and remote from most of its services	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Any application would require assessment of contaminated land, noise, air quality; EMP; electric vehicle recharging; travel plans; public transport investment; incentivising cleaner HGV/LGV technology.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Extra hotel beds will increase business tourism	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Development south of the A500 would breach the strong southern edge of existing development formed by the dual carriageway	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Include reference to the Manor Farm Grade II Listed Building – clearly visible from proposed site	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Have regard to EU Water Framework Directive and not cause deterioration of watercourses	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Significant part of site affected by Flood Zones 2 and 3. Integrate watercourse into development; consider relevant infrastructure; may require compensatory flood storage. Carry out sequential and exception tests and Flood Risk Assessment .	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.

	Within the third most sustainable group of sites based on proximity to existing major roads and public transport links	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	HS2 impacts	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	The site is not sequentially preferable to the sustainable urban extensions on the edge of Crewe.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	No information is known about the site; therefore, the deliverability remains questionable.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Site H Land off Wistaston Green Road Wistaston 574 representations by 553 people 2 Support 559 Object 13 Comment	Intrusion into open countryside. Build on brownfield first and use empty homes.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	The landscaping along Wistaston Brook gives a defensible boundary to the built up area.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Wistaston Green Road is already substandard. Safe highway access onto this road is doubtful. Adverse impact of further traffic, especially on notorious junction by Middlewich Road/Rising Sun, High Risk Collision Route. Must plan to improve Crewe's road infrastructure.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Too much housing already committed or available around urban Crewe.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Infrastructure is already overloaded – schools, hospital, medical centres, Royal Mail, gas, electricity, water, drains, overflowing sewers.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Site is unsustainable, remote from services and has hardly any public transport	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Protect green spaces, flora/fauna (Joey the Swan, kingfishers, newts, bats etc) and rural amenity (well used for recreation). Would intrude on green gap between Crewe and Nantwich, affecting residents' health/wellbeing, urbanising effect. Must keep it as Strategic Open Gap to maintain separation of towns.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Where will these people work?	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.

		is included in the Sites Justification Paper.
	Site is arable and grazing, prime agricultural land, MAFF Grade 2, prioritise crop growing to produce jobs and reduce balance of payments deficit.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Wistaston is a small village, fully developed, to increase the size by 50% would destroy its character	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	The housing market in Crewe, Nantwich and Wistaston is saturated and stagnant, including for affordable homes	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Footpath along Wistaston Brook to Valley Brook, part of Connect 2 cycle & foot path link between Crewe and Nantwich. Wistaston already lacks green space.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	A good site for development, relatively acceptable scale, adjacent to established settlement and close enough to local amenities	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Concerns re overhead cables/pylons –effect on health due to electromagnetic radiation	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Site not justified	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Development should be shared equally across the Borough rather than focusing around Crewe and surrounding area. Would minimise impact on towns and villages.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Out of character with local area – mainly bungalows, not two storey houses	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Threat to TPO trees	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Site is highly visible and has views across to Bickerton Hill – new houses will change views, character and skyline.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	This area should be reclassified as a Green Belt area in order to secure the boundaries of Wistaston.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.

	Constraints include contamination, landfill buffer constraint, ponds, former landfill 10m south east of site. Requires assessment of contamination, noise from A530 and air quality.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Land floods after heavy rainfall.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Scale of development too large	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Contravenes localism	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Develop nearby Stoke on Trent instead – many brownfield sites in need of redevelopment.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	The plans are unfavourably skewed towards the poorer areas – Wilmslow could accommodate lots more people on its green land.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Procedures are unclear and misleading – appears to have been done purposely to frustrate objectors.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Development should have regard to the EU Water Framework Directive (WFD) and not deteriorate watercourses. Flood Zones 2 and 3 affect the north/eastern boundary of site.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Will result in increased crime rates.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	It is not needed. We have sufficient development over the next 15 years to satisfy Government requirements.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Refer to West End Farmhouse (Grade II*). Proposals must demonstrate that they conserve elements that contribute to its significance and setting.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Site I (i) - Village A Duchy Sites, South East Crewe 230 representations by	The pressure on local infrastructure, services, traffic congestion (especially on roads to motorway) and local businesses would be devastating. Site is outside recommended distances for most services, facilities,	This extended site has not been taken forward as the extra land area is not required. Greater detail on site selection is included in the Sites Justification Paper.

223 people 9 Support	open space and public transport.	
	Retain this open countryside, Green Gap and Green Belt. Urban sprawl - would destroy rural amenity and local character. Use brownfield sites in Crewe, Stoke and allocated sites in CE	This extended site has not been taken forward as the extra land area is not required. Greater detail on site selection is included in the Sites Justification Paper.
	Focus development on Crewe Gateway	This extended site has not been taken forward as the extra land area is not required. Greater detail on site selection is included in the Sites Justification Paper.
	Impact on Conservation Area, Grade II listed Registered Park and Garden at Crewe Hall (on Heritage at Risk Register), Crewe Hall (Grade I), Holly Hedge Farmhouse (Grade II*) and adjacent to curtilages of many listed buildings - views, vista and setting.	This extended site has not been taken forward as the extra land area is not required. Greater detail on site selection is included in the Sites Justification Paper.
	The site is close to good road networks (existing and proposed) and the railway for transport. Close to proposed employment sites. Mostly low grade agricultural land.	This extended site has not been taken forward as the extra land area is not required. Greater detail on site selection is included in the Sites Justification Paper.
	This site is far too large, will destroy local character.	This extended site has not been taken forward as the extra land area is not required. Greater detail on site selection is included in the Sites Justification Paper.
	Prime agricultural land - MAFF 2, prioritise crop growing to ensure food security	This extended site has not been taken forward as the extra land area is not required. Greater detail on site selection is included in the Sites Justification Paper.
	Due to its size and position it is not sustainable unless the developer provides its own infrastructure including shops, schools, health facilities, large play area, two football pitches, large green corridors, pedestrian and bike access, and other amenity space	This extended site has not been taken forward as the extra land area is not required. Greater detail on site selection is included in the Sites Justification Paper.
	Severe environmental impact on ecology and biodiversity, flora/fauna (voles, dragonflies, localised peat deposits)	This extended site has not been taken forward as the extra land area is not required. Greater detail on site selection is included in the Sites Justification Paper.
Excessive oversupply of housing – already many	This extended site has not been taken forward as the extra land area	

development sites in the area, approximately one third of the Borough's total allocations. Weston parish has seen an increase from 400 to over 1,000 dwellings (Wychwood Park and Village) – a 5x increase over 20 years with no significant infrastructure investment.	is not required. Greater detail on site selection is included in the Sites Justification Paper.
Contaminated land due to former ponds, sandpit and Carters Green Farm.	This extended site has not been taken forward as the extra land area is not required. Greater detail on site selection is included in the Sites Justification Paper.
Potential noise pollution due to commercial / employment use at Crewe Hall Enterprise Park	This extended site has not been taken forward as the extra land area is not required. Greater detail on site selection is included in the Sites Justification Paper.
Railway noise and vibration	This extended site has not been taken forward as the extra land area is not required. Greater detail on site selection is included in the Sites Justification Paper.
Will require air quality assessment	This extended site has not been taken forward as the extra land area is not required. Greater detail on site selection is included in the Sites Justification Paper.
Incorporate low emission approach including electric vehicle charging, individual travel plans, public transport investment, incentivising cleaner HGV/LGV technologies. EMP required.	This extended site has not been taken forward as the extra land area is not required. Greater detail on site selection is included in the Sites Justification Paper.
Will cause continuous urban sprawl connecting Stowford to Crewe without a break and Weston to Crewe by all but one small field	This extended site has not been taken forward as the extra land area is not required. Greater detail on site selection is included in the Sites Justification Paper.
No major employment prospects or market demand to justify this level of provision. HS2 will transport people away to major centres of commerce	This extended site has not been taken forward as the extra land area is not required. Greater detail on site selection is included in the Sites Justification Paper.
If greenfield sites need to be developed, this is a preferred site - close to M6/A500 interchange, good access to local and national rail services, HS2, Airports.	This extended site has not been taken forward as the extra land area is not required. Greater detail on site selection is included in the Sites Justification Paper.
BBC Breakfast Television on 17.05.13 showed this	This extended site has not been taken forward as the extra land area

region as having a decrease in house prices	is not required. Greater detail on site selection is included in the Sites Justification Paper.
Englesea Brook is a small hamlet in a rural setting, with a historic Primitive Methodist Museum	This extended site has not been taken forward as the extra land area is not required. Greater detail on site selection is included in the Sites Justification Paper.
Duty to co-operate with the Potteries – the proposals impact adversely on North Staffordshire / the Potteries redevelopment plan.	This extended site has not been taken forward as the extra land area is not required. Greater detail on site selection is included in the Sites Justification Paper.
Of the Duchy sites, this site would have the least direct impact on Alsager Infrastructure	This extended site has not been taken forward as the extra land area is not required. Greater detail on site selection is included in the Sites Justification Paper.
Archaeological assessment required - site includes 1643-4 Civil War Sieges (Battles) of Crewe Hall. c17th Musket Shot recovered in the area.	This extended site has not been taken forward as the extra land area is not required. Greater detail on site selection is included in the Sites Justification Paper.
Stowford Brook	This extended site has not been taken forward as the extra land area is not required. Greater detail on site selection is included in the Sites Justification Paper.
Crewe needs a ring road to realise vision for it to be a city	This extended site has not been taken forward as the extra land area is not required. Greater detail on site selection is included in the Sites Justification Paper.
Provide park and ride option for those commuting to Crewe	This extended site has not been taken forward as the extra land area is not required. Greater detail on site selection is included in the Sites Justification Paper.
This site may prejudice development of Basford East	This extended site has not been taken forward as the extra land area is not required. Greater detail on site selection is included in the Sites Justification Paper.
No evidence of Green Belt review for the boundary revision involved in allocating this site. Also need credible evidence justifying wider issues and lack of more sustainable non-greenbelt site.	This extended site has not been taken forward as the extra land area is not required. Greater detail on site selection is included in the Sites Justification Paper.
Duchy sites are preferable to those near Nantwich	This extended site has not been taken forward as the extra land area is not required. Greater detail on site selection is included in the Sites Justification Paper.

	Have regard to EU Water Framework Directive (WFD), not deteriorate watercourses' status.	This extended site has not been taken forward as the extra land area is not required. Greater detail on site selection is included in the Sites Justification Paper.
	Flood Zones 2 and 3 affect a relatively small area of the north-eastern part of the site.	This extended site has not been taken forward as the extra land area is not required. Greater detail on site selection is included in the Sites Justification Paper.
	Better to create new settlements than 'bolt on' development which puts pressure on existing settlements, decreasing quality of life.	This extended site has not been taken forward as the extra land area is not required. Greater detail on site selection is included in the Sites Justification Paper.
	Within the second most sustainable group of sites based on proximity to existing major roads and public transport links.	This extended site has not been taken forward as the extra land area is not required. Greater detail on site selection is included in the Sites Justification Paper.
	Over 90% disagreed with development of Site D1 in the Crewe Town Strategy consultation yet this is the only Green Gap site from that consultation to be taken forward (as part of Village 'A')	This extended site has not been taken forward as the extra land area is not required. Greater detail on site selection is included in the Sites Justification Paper.
	Due to size, will become commuter settlements, increasing commuting, rather than becoming self-contained settlements	This extended site has not been taken forward as the extra land area is not required. Greater detail on site selection is included in the Sites Justification Paper.
	No information is known about the site and therefore its deliverability remains questionable	This extended site has not been taken forward as the extra land area is not required. Greater detail on site selection is included in the Sites Justification Paper.
Site I(ii) - Village B Duchy Sites, near Barthomley 193 representations by 187 people 10 Support 171 Object 12 Comment	Council do not need to be held to ransom by the Duchy of Lancaster for land to dual the A500	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Negative impact on local infrastructure and services, which are inadequate.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Open countryside. Numerous brownfield sites are available	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Negative impact on Stoke on Trent and Staffordshire regeneration: North West and West Midlands RSS urge development restraint on North Staffordshire borders to help the regeneration of the area	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Prime Agricultural Land - MAFF 2, prioritise growth	This site has not been taken forward. Greater detail on site selection

of crops for food	is included in the Sites Justification Paper.
Poor road access, roads are in poor state of repair already, road safety, traffic generation, particularly in light of lack of railway crossings and insufficient motorway link roads. Roads are already saturated (A500m A5020, Crewe Green Link Road).	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Will result in excessive oversupply of new housing – enough sites already identified in the Plan	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Destroy rural amenity of the area	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
The development looks too dense, not in keeping with current landscape. Area is predominantly agriculture and supporting businesses.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Negative environmental, wildlife and ecological impact including impact on Valley Brook, a wildlife corridor with some wooded banks	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Site is well-served by road and railway ie suitable for development	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
No need. Many houses for sale and little factual proof of demand for higher value properties. Economic forecast suggests little financial support for housebuying for many years	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Alternative sites should be promoted first	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Contaminated land potential due to former landfills onsite and within 250m of the site; former ponds and pits; former brick fields and mill.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Railway noise and vibration, road traffic noise	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Requirement for air quality assessment, EMP, low emission approach to mitigate potential increased transport emissions	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Site design and layout must avoid incompatible uses	This site has not been taken forward. Greater detail on site selection

	being placed in close proximity and amenity loss.	is included in the Sites Justification Paper.
	Disagree with building on Green Belt, but one major site in this area, large enough to generate its own infrastructure, would be good	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	If greenfield sites need to be developed, this is a preferred site due to proximity to M6/A500, local rail services and HS2, good access to national rail and airports.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	We question the sustainability criteria. Report from “The State of Nature” conservation group cites urban sprawl and development of the countryside as causing declining UK wildlife. Development of this site would result in loss of flora and fauna.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	This site would remove need for Village A, enabling greater separation between Crewe and Alsager and more efficient provision of new services	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	For an increase of 1,604 houses, the developer must increase S106 payment to provide extra capacity in schools, nurseries, doctors, dentists, supermarket, community club, village green. A settlement of this size needs employment zones.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	This development would undermine the regeneration of Crewe	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	This is an opportunistic and unwelcome proposal to 'land bank' a vast area for a large scale village	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Unsustainable, requiring total car dependence	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	This area is of high landscape value, contrary to the Council policy on best use of natural resources, and the view that development should be consistent with its setting, character, appropriate in scale, adequate in infrastructure – rural areas are therefore not an appropriate location for large-scale	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.

	development.	
	Cannot allocate without more information, including if/how access and services could be provided	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	No evidence to justify ignoring these alternatives in favour of more distant allocations	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Requires a comprehensive Green Belt Review	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Consider developing new villages (A&B) with their own infrastructure, instead of adding more to Nantwich outskirts and putting pressure on existing services	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Flood Zones 2 and 3 affect adjacent land, may require compensatory flood storage	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Have regard to the EU Water Framework Directive (WFD) and not deteriorate status of watercourses.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Include reference to Grade II listed assets - Mill House Farm (in the site) and Bridge House Farm (on boundary)	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	The Duchy sites are ideally placed due to existing and proposed transport infrastructure and nearby employment sites which are being promoted.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Potential impact on Radway Green and Oakhanger level crossings	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Traffic/highway issues are the number 1 priority of parishioners (75% of respondents to Parish Plan). Most rural roads in the parish are multi-functional (ie cars, horse riders, cyclists, walkers).	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Responses to consultations on Development Strategy, EPP and Crewe Town Strategy showed support for retention of Green Belt, Green Gap and Open Countryside.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Site is mostly Green Belt, grade 2 or 3 agricultural land. This proposal will destroy the character of this	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.

	area, encourage urban sprawl.	
	This direction of expansion is contrary to the view expressed at a previous EIP: "The Secretary of State supports the retention of open countryside between Crewe and the M6 and between the M6 and the Potteries, and considers it desirable to direct expansion away from the south east quadrant of the District".	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Within the second most sustainable group of sites based on proximity to existing major roads and public transport links.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	No information is known about the site, therefore its deliverability remains questionable	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Site I(iii) Employment Parcel A Duchy Site, between Barthomley + the M6 128 representations by 120 people 12 Support 103 Object 13 Comment	The site is Green Belt land, open countryside and should not be developed on. There are sufficient brownfield sites.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	The impact on the local infrastructure would be too significant and for what benefit? Would increase traffic on nearby overcrowded roads especially single-carriageway A500 from Crewe towards the M6 Junction 16. Problems of town being segregated by lack of railway crossing points. In the case of emergencies, services will struggle for access.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	This is prime agricultural land; MAFF 2; priority should be given to growth of crops	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Too large. Employment should be nearer to where people live, and to services, so they do not need a car	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	None of these additional sites should be considered. Requirements are met by the sites already discussed	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	A good site supported by excellent roads for transport	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Would destroy the local environment	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.

		is included in the Sites Justification Paper.
	No demand. New industrial site is not needed.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Alleviation requires a full cloverleaf junction (which would be prohibitively expensive to build). Additional roundabout on the A500 would cause congestion due to J16 of the M6, increasing pollution and failing to benefit users of single-carriageway section of A500.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Create jobs before houses are built	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Air Quality Assessment required	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Contaminated land: former landfill adjacent to Cherrytree Farm; petrol filling station; ponds and pits; farms.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Noise: Property adjacent to nearby M6 defined as 'Important Area' as part of the Environmental Noise Directive assessment of road noise exposure	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Mitigate potential effects of increased transport emissions through low emission approach eg electric vehicle recharging, individual travel plans etc.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Noise and vibration – avoid juxtaposition of incompatible uses	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Negative impacts on local character of Weston and Barthomley, resulting in continuous urban sprawl linking Weston and Crewe.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Negative impacts on amenity	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Wildlife, ecological and biodiversity impacts	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	If greenfield sites must be developed, this would be big enough to generate its own infrastructure; close	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.

	to M6/A500, local rail, HS2, access to airports.	
	Use other, more appropriate, non-greenbelt sites in Crewe which have better access by public transport, cycling, walking and minimise traffic growth. Employment development on this site would compete with Crewe and Basford West/East. Could compromise Basford West.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Employment zones need nurseries, gyms, swimming pools, jogging routes and a supermarket within walking distance for employees	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Lacks regard for the North Staffordshire conurbation – RSS policies require restraint on the borders to encourage regeneration, and there are substantial, underused employment zones in Stoke and N.Staffs	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Once brownfield sites are fully exploited, this site should be considered due to its proximity to major roads, the M6 motorway and national rail links	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Development should be low-rise, aesthetic, with green screening and sympathetic landscaping incorporating green space, but such development should be avoided if at all possible	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	BAE Systems intend to promote the redevelopment of surplus brownfield land at Radway Green – may lead to oversupply of employment land. Consider phasing.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	The sites continue to meet the five purposes of Green Belt - no case for their release.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Research shows that exposure to freshly emitted particulate matter from motorways causes serious poor health. This site would not provide a healthy work environment.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	“The State of Nature” conservation group report cites urban sprawl/development of the countryside	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.

	as major candidates for the decline in UK wildlife. The area supports flora and fauna which will be lost if development proceeds	
	Contrary to the Council's policy on Best Use of Natural Resources	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	The Duchy sites seem preferable of the sites near Nantwich, but would need careful consideration of access, schools and health services	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Any development should have regard to the EU Water Framework Directive (WFD) and not deteriorate status of watercourses.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Flood Zones 2 and 3 affect land adjacent to the watercourse - unlikely to have any significant effects on any proposed development. The majority of the site is Flood Zone 1.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Cherry Tree Farm (Grade II listed) within the site; to the southeast is Bartholmley Conservation Area and the various listed buildings within it	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Appropriate infrastructure and community facilities would be designed into these settlements – better than bolting development onto existing settlements and putting pressure on existing infrastructure, decreasing quality of life.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	The Duchy sites benefit from existing and proposed transport infrastructure, close to nearby employment sites being promoted by the Duchy, therefore it is a sustainable site.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	This direction of expansion is contrary to the view expressed at a previous EIP: "The Secretary of State supports the retention of open countryside between Crewe and the M6 and between the M6 and the Potteries, and considers it desirable to direct expansion away from the south east quadrant of the	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.

	District”	
	Not enough detail/ no information about the site. Deliverability is therefore questionable.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Within the second most sustainable group of sites based on proximity to existing major roads and public transport links.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Site I(iv) Employment Parcel B Duchy Site South West of Radway Green 111 representations by 109 people 13 Support 86 Object 12 Comment	Urban sprawl. Land is Green Belt/countryside. Development requires comprehensive Green Belt Review . ‘Exceptional circumstances’ have not been proven. Use brownfield sites instead.	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
	Major impact on infrastructure	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
	Question the access for large lorries to the M6 - small lane, congestion due to new housing. Upgrade J16 & J17 of M6; contribute to A500 improvements and local road safety requirements.	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
	Unsustainable development - remote from all services, weak public transport facilities, and the settlements where the workforce would live, exacerbating carborne travel.	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
	Prime agricultural land - 7 working farms would be lost. MAFF 2, prioritise growing crops.	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
	Will destroy the rural amenity of the area	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
	On the East side adjacent to Radway Green Industrial Estate - an excellent place for extension of industrial use with excellent roads; M6 access;	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included

	airports; and Crewe railway station	in the Sites Justification Paper.
	Few people live near here – development and employment should be near towns e.g. Crewe.	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
	Environmental impact must be kept to a minimum	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
	People of Radway Green and Alsager must be fully consulted on any proposals.	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
	Country lanes will become a rat run for speeding traffic.	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
	The traffic light junction between the B5078 and Crewe Road should be widened to accommodate a lane for traffic in both directions on Crewe Road turning towards the M6, so as not to impede traffic going straight on.	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
	To increase the traffic on the B5078 to this extent will require a bridge to be built over the railway. Congestion at crossings will worsen.	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
	Install a flyover so that A500 through traffic does not have to use the roundabout.	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
	No evidence that this employment area is required or could be filled. Radway Green factory site should be developed to its full potential; sufficient allocated	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included

employment land in Cheshire East, Warrington and Stoke. Many unused warehouses across Stoke and Staffordshire . Do not need more.	in the Sites Justification Paper.
Impact on health of reduced air quality due to increased vehicle emissions.	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
The Cheshire Historic Landscape Characterisation records significant area of historic landscape (Ancient Field Systems) within the eastern half of each of these proposed areas. Exclude these areas.	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
Constraints include contaminated land (former ponds, Foxley Farm); noise from M6 (Important Area as part of Environmental Noise Directive assessment of road noise exposure); requirement for air quality assessment.	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
Requires detailed ecological survey due to drumbles – gorse unspoilt area rich with nature.	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
Would not help regeneration of Crewe – use sites there instead. Would compete with Crewe; Basford East/West; and Radway Green, undermining its accessibility, potential for investment, attractiveness and viability. If this site must be developed, exercise phasing to prevent negative impacts on other sites.	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
Concern from Stoke on Trent and Newcastle Borough Councils who have funding for brownfield regeneration.	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
Employment sites should include nursery, gym, swimming pool, jogging paths, supermarket, good bus links, safe pavements/cycleways	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included

		in the Sites Justification Paper.
	Too close to the ordnance factory – issues re safety and security	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
	Will adversely impact adjoining properties, with homes being lost or devalued.	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
	Need employment land for the increased population of Alsager.	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
	Strongly object – adverse impact of increased traffic on A531 and B5500	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
	Development should have regard to the EU Water Framework Directive and not deteriorate watercourses. Flood Zones 2 and 3 affect land adjacent to these watercourses but are unlikely to have significant effects on proposals.	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
	Insufficient evidence provided to suggest that these unsustainable remote settlements/employment villages meet any of the criteria stated by the NPPF to allow building on such a scale on Green Belt land.	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
	The development to fund the A500 dualling does not need to come from the South East Crewe Growth Corridor. No land is required from the Duchy to widen the A500.	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
	Cannot assess the sites due to lack of detail. Not a transparent consultation.	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included

		in the Sites Justification Paper.
	It would change the character of the landscape and features/identity of small villages like Barthomley	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
	This direction of expansion is contrary to the view expressed at a previous EIP: “The Secretary of State supports the retention of open countryside between Crewe and the M6 and between the M6 and the Potteries, and considers it desirable to direct expansion away from the south east quadrant of the District”.	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
	Deliverability is questionable.	This site is included in the draft Core Strategy. The sites selected in the Core Strategy reflect the detailed evidence base and ongoing monitoring and research. Greater detail on site selection is included in the Sites Justification Paper.
Site I(v) Employment Parcel C Duchy Site between Barthomley and Radway Green 125 representations by 120 people 12 Support	No evidence that this employment area is required or could be filled. Develop Radway Green to its full potential; use allocated employment land in Cheshire East, Warrington and Stoke (hundreds of unused warehouses across Stoke/Staffordshire).	This extended site has not been taken forward as the extra land area is not required. Greater detail on site selection is included in the Sites Justification Paper.
	To increase the traffic on the B5078 to this extent will require a bridge to be built over the railway. Current congestion at crossing will worsen.	This extended site has not been taken forward as the extra land area is not required. Greater detail on site selection is included in the Sites Justification Paper.
	Would increased traffic to gridlock on local roads including the A531 and B5500.	This extended site has not been taken forward as the extra land area is not required. Greater detail on site selection is included in the Sites Justification Paper.
	Development will result in more urban sprawl.	This extended site has not been taken forward as the extra land area is not required. Greater detail on site selection is included in the Sites Justification Paper.
	Impact on health of reduced air quality due to increased vehicle emissions.	This extended site has not been taken forward as the extra land area is not required. Greater detail on site selection is included in the Sites Justification Paper.

	A flyover for A500 through traffic to avoid the roundabout.	This extended site has not been taken forward as the extra land area is not required. Greater detail on site selection is included in the Sites Justification Paper.
	Strongly object.	This extended site has not been taken forward as the extra land area is not required. Greater detail on site selection is included in the Sites Justification Paper.
	Existing dwellings will be either lost or devalued.	This extended site has not been taken forward as the extra land area is not required. Greater detail on site selection is included in the Sites Justification Paper.
	Site would not help the regeneration of more appropriate, more sustainable, brownfield sites in Crewe, Stoke on Trent or Newcastle under Lyme.	This extended site has not been taken forward as the extra land area is not required. Greater detail on site selection is included in the Sites Justification Paper.
	The development to fund the A500 dualling does not need to come from the South East Crewe Growth Corridor.	This extended site has not been taken forward as the extra land area is not required. Greater detail on site selection is included in the Sites Justification Paper.
	Site in good location to access M6; airports and Crewe railway station	This extended site has not been taken forward as the extra land area is not required. Greater detail on site selection is included in the Sites Justification Paper.
	Cannot assess sites due to lack of detail. Consultation is not transparent or appropriate.	This extended site has not been taken forward as the extra land area is not required. Greater detail on site selection is included in the Sites Justification Paper.
	Development should be directed to "sustainable and accessible locations". Public transport provision is weak; site is unsustainable and remote from the facilities of Crewe. Will exacerbate car use through workforce coming to the site from existing settlements.	This extended site has not been taken forward as the extra land area is not required. Greater detail on site selection is included in the Sites Justification Paper.
	Revising Green Belt boundaries requires a comprehensive Green Belt Review. Insufficient evidence provided to suggest that these unsustainable remote settlements and employment villages meet any of the criteria stated by the NPPF to allow building on such a scale on Green Belt land.	This extended site has not been taken forward as the extra land area is not required. Greater detail on site selection is included in the Sites Justification Paper.

	Exceptional circumstances have not been demonstrated. Use brownfield land instead.	
	It would change/destroy the character, identity and rural amenity of the local landscape including villages like Barthomley. Too close, protect Barthomley's setting.	This extended site has not been taken forward as the extra land area is not required. Greater detail on site selection is included in the Sites Justification Paper.
	Too close to other proposed employment site	This extended site has not been taken forward as the extra land area is not required. Greater detail on site selection is included in the Sites Justification Paper.
	Will lead to excessive over supply of new housing	This extended site has not been taken forward as the extra land area is not required. Greater detail on site selection is included in the Sites Justification Paper.
	Major impact on infrastructure – it is overloaded and cannot cope	This extended site has not been taken forward as the extra land area is not required. Greater detail on site selection is included in the Sites Justification Paper.
	Prime agricultural land, MAFF 2, prioritise crop growing. Proposals would result in the loss of 7 working farms.	This extended site has not been taken forward as the extra land area is not required. Greater detail on site selection is included in the Sites Justification Paper.
	RSPB/Defra joint venture here for a Lapwing breeding area: protect the birds, retain habitat.	This extended site has not been taken forward as the extra land area is not required. Greater detail on site selection is included in the Sites Justification Paper.
	Constraints including contamination (former ponds, Flash House Farm); noise from M6 (Important Area as part of Environmental Noise Directive assessment); air quality assessment required.	This extended site has not been taken forward as the extra land area is not required. Greater detail on site selection is included in the Sites Justification Paper.
	Cheshire Historic Landscape Characterisation records significant area of historic landscape (Ancient Field Systems) within the eastern half of each of these proposed areas. Remove these areas from sites.	This extended site has not been taken forward as the extra land area is not required. Greater detail on site selection is included in the Sites Justification Paper.
	Contrary to NPPF paragraphs 79 and 80	This extended site has not been taken forward as the extra land area is not required. Greater detail on site selection is included in the Sites Justification Paper.

	Development of this site and adjacent Parcel C would result in continuous development from the M6 to Alsager, contrary to the Plan's aim to maintain separation between communities.	This extended site has not been taken forward as the extra land area is not required. Greater detail on site selection is included in the Sites Justification Paper.
	Have regard to the EU Water Framework Directive (WFD), not cause deterioration of watercourses. Flood Zones 2 and 3 affect land adjacent to this watercourse, although the majority of the site is Flood Zone 1.	This extended site has not been taken forward as the extra land area is not required. Greater detail on site selection is included in the Sites Justification Paper.
	The Duchy's proposals will be subject to extensive public consultation with stakeholders before they are finalised	This extended site has not been taken forward as the extra land area is not required. Greater detail on site selection is included in the Sites Justification Paper.
	Environmental impact must be kept to a minimum	This extended site has not been taken forward as the extra land area is not required. Greater detail on site selection is included in the Sites Justification Paper.
	No land is required from the Duchy to widen the A500	This extended site has not been taken forward as the extra land area is not required. Greater detail on site selection is included in the Sites Justification Paper.
	Employment villages here will compete with Crewe, Basford East/West, Radway Green. Phasing may be required to prevent this.	This extended site has not been taken forward as the extra land area is not required. Greater detail on site selection is included in the Sites Justification Paper.
	Question the access for large lorries to the M6 along a small lane. Will become a rat run. Locality of new housing would make this site inaccessible. Upgrade J16 & J17, improve A500, and provide local road safety requirements.	This extended site has not been taken forward as the extra land area is not required. Greater detail on site selection is included in the Sites Justification Paper.
	Need employment land for the increased population of SE Cheshire.	This extended site has not been taken forward as the extra land area is not required. Greater detail on site selection is included in the Sites Justification Paper.
	This direction of expansion is contrary to the view expressed at a previous EIP: "The Secretary of State supports the retention of open countryside between Crewe and the M6 and between the M6 and the	This extended site has not been taken forward as the extra land area is not required. Greater detail on site selection is included in the Sites Justification Paper.

	Potteries, and considers it desirable to direct expansion away from the south east quadrant of the District”.	
	Deliverability is questionable.	This extended site has not been taken forward as the extra land area is not required. Greater detail on site selection is included in the Sites Justification Paper.
Site J - Gorsty Hill Golf Course, Weston 620 representations by 601 people 9 Support 601 Object 10 Comment	Gorstyhill Golf Club was part of the original design brief for the area and part of the planning permission for Wychwood Village & Wychwood Park. It was intended to centre housing within a country park, lessening the impact, offering a sense of open countryside.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Section 106 Agreement and restrictive covenants state that across both sides of Wychwood (Village and Park), no more than 725 dwellings can be built, ie only 9 remain. Works resulting in loss of light are prohibited on the golf course.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Adverse impact on house values, quality of life, health/wellbeing, character of local area, adjacent country park.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Damage to wildlife, flora & fauna – variety of species on the site, including some protected.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Road infrastructure already strained especially on the A531 and A500 – village roads are already rat runs. Queues will worsen. Significant traffic noise.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Site is not needed - sufficient housing allocations in the Local Plan; many houses in the area are for sale and take a long time to sell. Growth projections keep failing to be met. Could result in a half-built development.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Site is not sustainable – limited bus service, bus stop is not accessible via any public footpath; local roads unsafe for pedestrians; would encourage car use; no	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.

services on site; limited services proposed; does not easily link with existing settlements.	
Loss of golf course amenity, contrary to NPPF and Sport England objectives.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Loss of open countryside, will cause blight.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
The golf course floods constantly and the sewage system cannot cope.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Land of high agricultural value. Should be used for food production/extended country park/woodland if its use has to change.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Poor broadband infrastructure.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
No demand/interest in retail on this site: it will take trade from nearby businesses and encourage antisocial behaviour.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Noise and disturbance to local residents, increased traffic and implications for child safety during building work	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Golf course has been intentionally poorly managed and closed with the intention of building houses on the site.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Those needing houses would not be able to afford ones that would be built here.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Would burden local facilities (schools, GPs) which are already stretched. Additional facilities won't be delivered to support new homes due to viability. They should be improved before development.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
There is no real employment in the area. Young people are leaving for this reason. Will result in long-distance commuting and traffic impact on neighbouring villages (Weston, Betley).	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Use brownfield sites and refurbish existing dwellings	This site has not been taken forward. Greater detail on site selection

in Crewe instead – it needs regeneration. Focus on Crewe gateway.	is included in the Sites Justification Paper.
Development will impact on other neighbouring villages with a massive increase in traffic flow through Weston and Betley.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Speculative development	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
If affordable housing built here, occupants could not afford travel to work, use of facilities etc	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
If the golf course is no longer viable, it should be compulsory purchased and run as a golf club.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Support – good road links; good use for old golf course.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Requires a Health Impact Assessment	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Light pollution will result in loss of dark night sky	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Would join Weston village to Wychwood Village.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Would set a precedent for development of the nearby golf course at Wychwood Park.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Constraints include contaminated land (former ponds, sand pits); road traffic noise; air quality assessment required.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Golf course was a source of employment	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Further developments at Wychwood Park will adversely affect the water table locally. Water flow in Tan House brook has reduced – it feeds the important wetland of Betley Mere, a SSSI.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
A highly valuable development site due to its close proximity to the M6/A500 interchange; local rail services; and HS2. It is of limited agricultural value.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.

	The character of the village is an 'open' theme (reinforced by withdrawing permitted development rights from properties). Development would contravene this.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Village is family friendly– a new, large development would increase crime and anti-social behaviour	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	A number of potential sites encircle Weston village – the Council should protect the identity of the village which would be eroded by these proposals.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Development on the site is against the Crewe and Nantwich Borough Council Local Plan.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Residents strongly object	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Adverse impact on the regeneration and sustainability of North Staffordshire	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Deliverability is questionable. Site is shown as non-deliverable in the SHLAA	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Site K - Poole Meadows Road, Haslington 109 representations by 104 6 Support 91 Object 12 Comment	This area is of natural green land/Green Belt. Should not be developed.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Land serves as a boundary/Green Gap between Crewe and the distinct village of Haslington which must retain its unique identity	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Traffic impacts especially on Crewe Green Roundabout	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Impact on local infrastructure is too much - insufficient school places, doctors, leisure in Haslington. No capacity for growth.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Directly adjacent to proposed Site F (Sydney Road/ A534) – the two areas would merge, only separated by the A534	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Access to the site is problematic and unsuitable	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Impact on public footpaths across the site which are	This site has not been taken forward. Greater detail on site selection

used as a public amenity	is included in the Sites Justification Paper.
No proven need. Houses are not selling. The number of new houses agreed for the Crewe area is sufficient	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Site supports diverse ecology: water birds, birds of prey, ground animals, flora and fauna	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Numerous brownfield sites in Stoke On Trent – develop these first (to a high density)	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
It will not satisfy required sustainability criteria	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Prime agricultural land.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Constraints include: traffic noise (proximity to bypass); contaminated land (former ponds, former landfill 10m to northwest); air quality.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Requires EMP for construction phase	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Mitigate impacts of increased transport emissions through low emission approach to development ie electric vehicle recharge technology, individual travel plans, public transport investment, HGV/LGV technology.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Noise and vibration (may require noise action plan due to traffic noise); site layout should avoid incompatible uses being close together.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
The Council would be better focusing on the dilapidated town centre	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Size of site probably merits a Desk Based archaeology Assessment	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
The curse of the Bypass – it was intended to reduce traffic and keep the village pleasant, but has created prime development land, causing urban sprawl	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Site within Cheshire Brine Subsidence Compensation	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.

Board consultation area.	is included in the Sites Justification Paper.
Pool Meadows is ancient right off way/un adopted bridleway - land owners have specific ownership and way leave rights.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
An integrated Travel infrastructure Plan is required	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Power supply company says there is only just sufficient electric supply to the existing houses. Frequent power cuts to Primrose Avenue homes.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
There are present / former ponds on the site	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Running sand caused problems when the By-Pass was built and is believed to be on other parts of this site	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Does Crewe need to grow further – where is the market / demand for this growth	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
More jobs first rather than housing	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
UK grown food will assist in the fight for global warming	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Haslington Parish Council does not support any development in the existing Green Gap between Haslington, Crewe Green and urban Crewe.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
This parcel of land is effectively useless for economic agricultural purposes and provision of housing would remove development pressures from other sites	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Overall noise would increase. Bypass traffic noise is already too noticeable either through volume (commercial or otherwise) or via motorcycles thrashing along in the early hours of the morning.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Likely to affect setting of Crewe Green (estate village) Conservation Area	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
The site is similar to SHLAA site 2945 that Cheshire	This site has not been taken forward. Greater detail on site selection

	East Council has considered “Not Suitable”, “Not currently developable”.	is included in the Sites Justification Paper.
	The access to the site has not been identified; local residential roads can not support more traffic safely. The entire site is within the existing Green Gap, and some of it is within the proposed Strategic Open Gap - though the boundaries are not as yet fully defined.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Could add to congestion at Crewe Green roundabout.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	No heritage assets and distant from setting of Crewe Green Conservation Area.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Any development should have regard to the EU Water Framework Directive (WFD) and not cause any deterioration in WFD status of watercourses.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	This site is in Flood Zone 1 and any proposals greater than 1 hectare in size will require a site-specific FRA to be undertaken.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	CEC is unable to demonstrate anything more than a 3.28 years deliverable housing land supply. The Council must urgently address this critical shortfall of housing land.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Consider the enlarged site (see submitted map) on land on the western side of the A34 By-pass, (known as Land Adj to Bradeley Hall Farm, Haslington). Now 78 acres (gross), capable of 450-500 dwellings on some 47 approx net developable acres. Other adjacent sites may also be available.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	There is a significant undersupply of sports pitches, formal parks and recreational facilities. Updated assessment is required. Strategic development of this nature would contribute to the shortfall and open the Green Gap to public access, while safeguarding its purpose.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.

	Within the second most sustainable group of sites based on proximity to existing major roads and public transport links.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	No information is known about this site; therefore, the deliverability/viability remains questionable.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Land off Clay Lane, Haslington is a better site, outside the Green Gap.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Ordinarily, a site of this size would be expected to achieve around 330-400 units. Why is a figure of only 120 being presented? Is that realistic?	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Site L - Booths Hall Estate, Knutsford 107 representations by 106 33 Support 57 Object 17 comment	Land of Toft cricket club should be safeguarded and views of the original Booths Hall building. Cricket club is a valuable asset.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Ideal site with excellent road infrastructure, site is hidden, no impact on views of neighbouring properties, access established	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Knutsford Rugby Club and Toft CC could share a new state of the art club house, two pitches each and the site could provide open space and public realm	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Possible development site as it is poor wetland - ground conditions too poor for farming	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Could a car parking scheme be incorporated and a small business development for start up firms?	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Mixed use sites preferable as long as in keeping with the local area	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Any development must be in keeping with the rural character	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Sensible site that will not result in an unacceptable loss of countryside	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Development sites in the north and east are badly needed – focus in the south of the county is unsustainable	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Across the borough land allocated to business	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.

	remains undeveloped. This site should be considered for mixed use development – housing (matching the employment profile) and employment.	is included in the Sites Justification Paper.
	Will need to demonstrate “very special circumstances” however this site is less visible than other green belt locations at Knutsford	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Must be considered part of the 400 houses for Knutsford	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Support if limited to 50 to 100 houses, protect recreational grounds, maintain protected open space. Undertake a comprehensive traffic assessment and implement a traffic management plan and parking solution for Knutsford. Create green corridors and protect the ecology	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Need to protect the historic parkland, Booths Hall, the scheduled ancient monument including their setting and long-distance views to them, the two areas of biological importance, the mere/wetland and the mature trees	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Loss of local supply of milk/ a sustainable business	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Need for road and infrastructure improvements	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	If necessary, a small housing development would be appropriate to round off the green belt boundary, only if there are exceptional circumstances. No requirement for additional employment space	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Brownfield sites and conversion of buildings in Knutsford should be considered first but if demonstrated that those are not enough then residential and employment uses only with sensitive planning.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Limit number of houses to 50	This site has not been taken forward. Greater detail on site selection

		is included in the Sites Justification Paper.
	Development should include enhancement of local environmental quality. Screen development if necessary from existing dwellings.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	The site could be used as a way to spread the load of expected development around Knutsford.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	CE Employment Land Review appears to provide evidence for including this site for mixed development or housing for specific market eg older residents	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Potential contamination from former pond and area of disturbed ground; assessment of road noise exposure and vibration required; air quality assessment required.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	The site contains a Scheduled Monument; Norbury Booths Hall Moated Site, fishponds and connecting channels. Ornamental park. In describing surrounding uses, the document should refer to the Scheduled Monument, St Johns Church and surrounding burial ground, 100 metres to the north of the site. Likely to need full desk based assessment.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Development would cause substantive & significant harm to the historic landscape.	
	Within the third most sustainable group of sites based on proximity to existing major roads and public transport links	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Lyme Walk is protected and has a Tree Preservation Order.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Traffic is a major problem; additional traffic will be intolerable and may require a bypass.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	The transport network requires improving before further significant developments can be made	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.

	Spring Wood is a valuable nature area and must be protected. Booths Mere must remain	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Site is unsustainable – access to community services, impact on community infrastructure that is at capacity already (schools, health, sports and roads), loss of important recreational space, loss of land important for milk production delivered locally, adverse impact on open environment. Less than ideal location for road and national rail links. Traffic would have to cross Knutsford to get to M6 and MIA. Would require a bypass.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Area between hall and Chelford Rd bounded by lake, hall and house would be good infill if there is a need for development. But greenfield; prime farmland; Green Belt; margin by lake should be parkland. All other areas encroach into countryside and make Knutsford an absurd shape.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Room for development in western section but lake area is SSSI and south east has exception landscape value so would need high quality housing with aesthetic considerations.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Site does not meet the requirements in the Sustainability Appraisal. It will not promote economic prosperity in Knutsford.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	People will use their cars rather than walk	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Object to the Eastern part – keep woodland and stream as green belt	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Priority must be brown field sites – green belt land must remain	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Site constrained by flood risk, ecology issues, nature conservation priority area, 2 sites of nature conservation importance, historic parkland, Booths	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.

	Hall, a Scheduled Ancient Monument, woodland, recreational/sport facility, local infrastructure capacity	
	Conflicts with CE Sustainable Community Strategy – making the most of heritage and natural assets. No evidence of proper landscape character assessment to assess the suitability of any potential sites given the established Green Belt boundary	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Site falls within the statutory definition of playing field, so must conform to Sport England’s Playing Fields Policy of mitigation for loss.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Object - site includes 2 local Wildlife Sites and an Ancient Woodland Site. Sets a precedent for further development and weakens strong urban edge.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Site already being reoccupied for industrial use	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Site should remain as Business Park – excellent location for employment uses	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Would negate the constraints defined in the Booths Hall Estate Development Brief Supplementary Planning Document.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Development would impact on the character of the town	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Development would generate too much congestion and pollution	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Site M - Glebe Farm, Middlewich (extended site 39 representations by 38 5 Support 26 Object 8 Comment	Support the site but need traffic improvements to Booth Lane and Long Lane South and keep environmental impact to a minimum	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	The local amenities won’t cope	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.

	The roads will not support it	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Not a strategic site	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	None of the additional sites should be considered as the requirement is already met by the sites already discussed. Consider these sites as alternative to Handforth East	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Object, green field outside the built up area remote form services. Middlewich is already lopsided	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Brownfield first	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Former ponds – contaminated. Land assessment required. Road noise exposure assessment required. AQA required.	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	The site is incorrectly designated as Middlewich when it is in Mosto. Inappropriate greenfield development	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	The impact of this plan coupled with the extension of Middlewich 4 (Warmington Lane) would have a major impact on Warmington Lane	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	The site may merit some limited mitigation in view	This site has not been allocated in the draft Core Strategy but may

	of proximity to Tetton Hall Roman site. Development would effectively separate two sizable and good quality areas of Medieval Townfield as categorised in the HCL. Impact of development on historic landscape needs to be assessed in the DBA	be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Site within Cheshire Brine Subsidence Compensation Board Consultation area.	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	The site has relatively poor connectivity to the wide range of transport links available to other sites in the consultation	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Damage to rural character and way of life and ecology	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Unsuitable urban sprawl	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	The site is in Flood Zone 1 any proposal greater than 1 hectare in size will require a site specific FRA to be undertaken	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	The site should be allocated as a Strategic Site as it is sustainably located on the edge of Middlewich (a Key Service Centre) There are no physical or political constraints. It is suitable available achievable	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Within the forth most sustainable group of sites based on proximity to existing major roads and public transport links	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.

Site N - Land to the North West of Booth Lane, Middlewich 49 representations by 47 12 Support 22 Object 15 Comment	There is an opportunity, using the canal as an existing asset, to develop an improvement to this area of Middlewich. The site would be suitable for a marina.	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	The impact on the Trent & Mersey Canal should be fully considered and mitigated if this site is taken forward for mixed use development. Canals and Rivers Trust must be kept informed	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	The road infrastructure is not capable of handling any more traffic. Redevelopment would have to be subject entirely to completing the eastern bypass as the centre of Middlewich cannot accommodate any more traffic.	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Sustainable transport should be encouraged by providing few parking spaces and providing shuttle buses between the town and pedestrian priority on site.	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Infrastructure in Middlewich could support a development of this size and the road network would not cope	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Already part industrial and will adjoin J18 Pochin Industrial Park	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	None of these additional sites should be considered, as the requirement is already met by the sites already discussed. However if these sites are to be considered, it should be as an alternative to say Handforth East.	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	This area is suitable for development as it is close to other similar sites.	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.

		Paper.
	A good location, providing that only sustainable development is built in the area and the environmental impact is kept to a minimum.	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	This area is much more suitable than other sites as it has large areas of old works that are unused already. Site suitable for a mixed use development as part of it is derelict land and an eyesore which should be developed!	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	A much smaller development solely on the brownfield areas of this proposal would be acceptable with conditions, if the Middlewich by-pass is completed & extensions to school capacities are achieved. Developers should contribute funding to both schemes.	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Object to loss of green fields, no justification	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Object to building on green fields, would damage to rural way of life and ecology.	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	outside of built-up boundary; remote from services; Middlewich is already lopsided and this would make it worse	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Brownfield sites should be developed with high density housing before any open space/green sites are developed.	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Not a suitable site for development	This site has not been allocated in the draft Core Strategy but may

		be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Contaminated land - former ponds may pose localised contamination and ground gas issues.	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Landfill buffer; part of the site has a current and former industrial use and there is a former landfill within 250m of the site boundary.	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Noise issues; AQA required.	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	This site is incorrectly designated as Middlewich. In fact the site is in the Parish of Moston	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	The area between Middlewich and Sandbach i.e. Moston was proposed as a Strategic Open Gap in the original Draft Local Plan.	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Development west of A533 and east of railway line would harm historic landscape (Medieval Townfield). These areas should be excluded. If remainder of area comes forward, an overarching DBA advised to identify areas with minimum archaeological impact.	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Possible flood risk that could be caused by development on this site. Any changes to the water level in Sanderson's Brook will cause flooding in the Parishes of Bradwall and Sproston. Careful planning	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.

	of drainage and groundwater run-off must be included in the detailed planning process.	
	This site has limited access to good transport links and, hence, is not preferred for development relative to many of the other potential sites presented in this document.	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Object to retail development on this site which is of a scale which could prejudice retail growth and success in Crewe Town Centre.	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Should not be developed owing to weight of already proposed development, the need to access the M6 by passing through either Middlewich or Sandbach and the absence of a railway station	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Retain green corridor through the western part of the site and enhance canal side GI PDL is suitable for redevelopment but pipeline corridor should provide a strong eastern boundary.	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Middlewich getting more than its share	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	The Town Council recommends mixed use development on this site (including employment, retail, leisure, tourism, hotel and residential) is not supported as this would be a change of use from the use identified in the Draft Middlewich Town Strategy	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	As part of any significant development we may also require a WFD assessment to be undertaken. A relatively small area is Flood Zone 2 affecting the south-eastern part of the site.	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	The Trent and Mersey Canal Conservation Area runs through the middle of the two southern parcels. This	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage.

	includes two mileposts and a lock all of which are Grade II listed. There are also various cottages that may be of local significance.	Greater detail on site selection is included in the Sites Justification Paper.
	The site contains land that falls within the statutory definition of playing field. Any proposal must conform to Sport England's Playing Fields Policy and paragraph 74 of the NPPF.	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Land adjacent to railway inc old sidings	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Within the third most sustainable group of sites based on proximity to existing major roads and public transport links	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	The site is located on the edge of Middlewich in a sustainable location. Middlewich has good access to a range of public transport and certain key services and facilities	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
Site O - Ilfords, Ilford Way, Mobberley 73 representations by 72 people 19 Support 35 Object 19 comment	Excellent choice of land for developing and regenerating – brownfield site which would benefit from both new housing and mixed use development, close to amenities and other housing. Should take preference over greenfield sites.	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Retain public footpath and tree screening	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Traffic created and road congestion will create a serious safety issue	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Will impact on Knutford's infrastructure – roads,	This site has not been allocated in the draft Core Strategy but may

	health, schools are already pressurised and turning away local children. Will require new school, retail units, health care.	be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Housing numbers proposed seem high	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Site identified in the SHLAA as available for housing development within next 1-5 years. Employment land Review – site has limited appeal as an employment site. Adjacent SBI would not be affected	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Any development should be more sympathetic than the previously - enhance village with open spaces, landscaping, community facilities	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	The site immediately abuts the Mobberley Conservation Area to the east, which includes listed buildings. Must assess the impact.	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	The watercourse adjacent to north-eastern boundary of site is "main river" requiring written consent for any proposed works. The majority of the site is Flood Zone 1 and any proposals greater than 1 hectare in size will require a site-specific FRA to be undertaken. Consideration must be given to supply of water and the sewage network capacity	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Site has been marketed for a significant period of time and therefore the Council needs assurance that it will come forward for residential development.	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Take into account aircraft noise as a material consideration.	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage.

		Greater detail on site selection is included in the Sites Justification Paper.
	Within the third most sustainable group of sites based on proximity to existing major roads and public transport links	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Additional sites in this northern part of Cheshire East, (eg O and P) serve a different housing market to Knutsford, hence would not detract from the housing requirements of Knutsford.	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Increased population and employment land in Mobberley is unsustainable from a highways perspective. It will be detrimental to surrounding towns such as Knutsford.	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	No infrastructure -Schools already at maximum capacity. Village becoming more of a town (250 dwellings in last 10 years), losing its identity, urban sprawl. Residents don't want more housing. Increased traffic risks/parking problems. Impact on businesses/jobs.	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Development could damage to the visual amenity and landscape qualities of the wider area, including views from the Conservation Area. Ensure adequate screening.	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	No further housing development in this part of rural Cheshire; employment is needed and should remain in employment use	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Within the Public Safety zone therefore should not be developed – serious safety issues.	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Access is down a narrow country lane	This site has not been allocated in the draft Core Strategy but may

		be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Permission been previously refused for this site	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Should remain as employment site – been industrial for 60 years. Mobberley has one of the highest start up rates for new businesses and this site should be retained for that purpose	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Contrary to CE commitment to plan led, jobs led sustainable development – removes jobs, no exceptional circumstances to build more houses.	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Green belt sites must be resisted. No special circumstances. Protected by green belt legislation/NPPF	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
Site P - Land at Junction of Town Lane and Smith Lane, Mobberley 91 representations by 88 9 Support 73 Object 9 Comment	This would make an excellent site – if linked to Ilfords site for housing and mixed use development. Site is deliverable; well contained; will deliver community benefits.	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Creating jobs too would be preferable	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Preferable to using green field sites	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Support if: new school provided, railway station resited to Broadoak Lane, inclusion of shops, access	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage.

	road are onto Town Lane, Smith Lane and Broadoak Lane needs to be included	Greater detail on site selection is included in the Sites Justification Paper.
	Potential contamination from former ponds; railway noise; aircraft noise (on fringe of Airport Public Safety Zone); AQA required. Requires FRA if over 1ha in size.	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Archaeology: The size of the site probably merits the preparation and submission of a DBA in support of any application	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Adjacent to the railway with Broad Oak Farm to the West	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Within the fourth most sustainable group of sites based on proximity to existing major roads and public transport links	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Would serve a different housing market to Knutsford, so would not detract from the housing requirements of Knutsford itself.	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Increased population and employment land in Mobberley is unsustainable from a highways perspective. Would create dangerous junction, parking problems. It will be detrimental to surrounding towns such as Knutsford.	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Green Belt separating Knutsford and Mobberley, prime agricultural land. No village education facilities. Mixed use with small scale retail would detract from the village centre. Village identity is gradually being eroded. More housing goes against the wishes of the residents and Parish Plan.	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.

	No further housing development in this part of rural Cheshire; greenfield; scale of development proposed too large for character of Mobberley, detrimental impact on village character.	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Infrastructure can not support further development, facilities do not support the existing population. School full. Drainage, power supply, medical facilities and roads could not cope. Foul drainage system grossly overloaded	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Pavements too narrow and road too busy – dangerous for children to walk to school	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Existing houses not selling	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Site serves green belt function – separates Knutsford from Mobberley; would destroy the openness of the green belt; would materially change the boundary of the village and lead to threats of further release of land	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Site has poor connectivity in terms of transport links in comparison to other sites	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Contrary to CE commitment to plan led, jobs led sustainable development, not deemed necessary by the CE DS	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Site of wildlife importance	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification

		Paper.
	Inadequate publicity and awareness of this consultation	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Detrimental impact on water table – frequent flooding in several areas particularly Town Lane	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Site not sustainable – need to own and use car	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
	Mobberley had a lot of development in recent years	This site has not been allocated in the draft Core Strategy but may be appropriate for consideration at the Site Allocations stage. Greater detail on site selection is included in the Sites Justification Paper.
Site Q - Land West of Cooksmere Lane, Sandbach 293 representations by 280 5 support 279 Object 9 Comment	Opposed to all new build homes on greenfield areas.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	There are numerous brownfield sites prime for employment and residential development in Stoke On Trent, and allocated land throughout Cheshire East.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	The impact on the local infrastructure would be too significant and for what benefit?	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Object to loss of farmland which we will need just to feed the people in the UK by 2050	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Wildlife will be severely affected also, at a time when many species are rapidly declining in the country as a whole.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Objection to the number (scale) of houses being proposed on green fields with no regard to countryside, wildlife and infrastructure.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.

	Housing on this site would NOT be a sustainable development as it is too far from the town centre and other facilities. The only way to make the site accessible would be to build a northern bypass going from J17 all the way through to Middlewich Road north of Elworth. No mention of this in the plans.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Sandbach is a great location for further development and expansion.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	If greenfield sites need to be developed, this is a preferred site owing to its close proximity to the M6 / A500 interchange, local rail services & HS2, good access to airports via motorways and rail.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Sites Q, R and S are all farm land with nearly 3000 houses proposed - monstrous. The pressure on the golf club which they will surround is obvious. The town will find it hard to provide a proper infrastructure for these houses which are not therefore sustainable.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	No to large housing developments that destroy our communities, green space, wildlife and agricultural land and threaten our well being and quality of life.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	No to commuter estates that contribute nothing to the local economy but increase demand on our already overstretched services and infrastructure.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	There is inadequate access for development from Cookesmere Lane / Bradwall Road / Vicarage Lane / Marsh Green Lane. North of Marsh Green Road. This is a very narrow country lane just wide enough for 1 car. 3000 houses here would be a nightmare. Traffic congestion is already very bad getting out of Marsh Green Rd in the morning with permanent queues stretching to town.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Land prone to flooding - marshland.	This site has not been taken forward. Greater detail on site selection

		is included in the Sites Justification Paper.
	Threat to wildlife	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	This proposal could only be viable if it helps create a thriving and sustainable community, including one new primary school, several play areas, a skate park with appropriate facilities for older children, community allotments, cycle tracks and dedicated space for woodland and wildlife.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	The town needs investment and bringing in new people will encourage local businesses to stay in Sandbach. I hope this will force the changes needed to improve local roads and in particular to junction 17 on the M6.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	There is no offer to develop the centre of Sandbach to cater for this large increase of population	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	It is contrary to Policies PS8 & H6 of the CBC local plan.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	The site would erode the "Green gap" between Elworth and Sandbach.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Planning permission has already been granted for 1,639 new houses in the Sandbach area. This together with a planned housing growth of 700 dwellings represents a growth of over 30%	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	These developments detract massively from what makes Sandbach a good place to live	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Bradwall Road is used for recreational purposes. Loss of public rights of way linking Cookesmere / Wood Lane to Elworth Hall and Bradwall Road.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	No justification as houses are not required to meet local need and not included in local plan. Exceeding housing demand already satisfied by approved schemes.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.

	There is not enough employment within the local area to sustain the additional working adults who will live on the proposed development.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	I do not believe 600 jobs will be created and I would be very surprised if any additional jobs will last beyond the build programme	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	"When the last tree is cut down, the last fish eaten, and the last stream poisoned, we will realise that we cannot eat money"	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	The site is not deliverable. The current land owner is totally opposed to development and does not want the site to be included in the local plan. The land is not available to meet the Council's targets.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Former ponds; former landfill; farms - contaminated land assessment required. Noise impact assessment required due to railway; AQA required.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Who will be financially gaining from this venture?	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Archaeology: a pipeline has passed through this site and been subject to a watching brief without significant results. A DBA would be advised if the site was brought forward for development.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	What's needed is sustainable, mixed use development on brown field sites, NOT more houses on open countryside.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	The homes are not included in the emerging local plan, there is no justification for their inclusion.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	1. Public Safety. Risk especially at M6 Junction 17 2. Danger on main roads. e.g. A50 3. Danger on Country Roads. Those are crumbling and full of pot holes	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Why are you engaged with Majolica Ltd, when a	This site has not been taken forward. Greater detail on site selection

	search suggests the Company is dissolved? Struck off register 2009.	is included in the Sites Justification Paper.
	Before we expand Sandbach any further we need a 21 century town plan which takes through traffic away from the centre ie strategic land designated for this purpose before it has all been built on	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	A development of this size needs to include schools, doctors, dentists, a supermarket, leisure facilities, bus stops and safe footpaths and cycle ways. Employment zones should be included so that people can walk to work.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	There are also many sites which are undeveloped which already have planning permission - these should be developed first to stop the practice of property developers "land banking".	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Currently on rightmove.co.uk there are already over 1000 affordable (i.e. under £140,000) homes within a 15 mile radius of the CW11 postcode	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Location joins with resident area to south and also to proposal site R to the east making a total of over 2,000 new homes! Where is the infrastructure?	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	This country is facing a major housing crisis and unless we start building more now we will be in a real mess. The planning laws need to be brought up to date so it is easier to get permission	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Flood Zones 2 and 3 affect land along the northern boundary, requiring Sequential and Exception Tests and also compensatory flood.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Within the second most sustainable group of sites based on proximity to existing major roads and public transport links.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Site R - Land East of Cooksmere Lane,	Sites Q, R and S are all farm land with nearly 3000 houses proposed - monstrous. The pressure on the	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.

Sandbach 287 representations by 289 5 Support	golf club which they will surround is obvious. The town will find it hard to provide a proper infrastructure for these houses which are not therefore sustainable.	
	This site links with site Q to the west, therefore the impact of both sites should be considered as one huge block of housing development. Dishonest and misleading to present them as two separate sites.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Why are you engaged with Majolica Ltd, when a search suggest the Company is dissolved? Struck off register 2009.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Opposed to building on Green Belt, designated Green Gap, will result in urban sprawl	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	The impact on the local infrastructure and services such as schools and doctors would be too great, it is stretched already	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Would cause traffic congestion	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Car parking in Sandbach is already full.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Sandbach needs an overall traffic plan to divert through traffic away from its centre. This site provides part of an obvious route for removing the Middlewich traffic which must not be lost due to a premature housing development which based on its size would also overload the current local road system.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	There are sufficient brown field sites including in Stoke on Trent	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Too much housing planned already	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Housing will not meet local need. Planning permission has already been granted for 1,639 new	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.	

	houses in the Sandbach area. This together with a planned housing growth of 700 dwellings, represents a growth of over 30%. There is no need for additional sites, no provision or plan to support any further sites with upgraded infrastructure.	
	Knock on effect new homes will have on the prices of existing properties. This could put some existing home owners into negative equity. Currently on rightmove.co.uk there is in excess of 1000 affordable (i.e. under £140,000) home within a 15 mile radius of the CW11 postcode, why build more when these could be inhabited?	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Object to the damage to wildlife and habitat. Planners should read The State of Nature report, launched on 21 May 2013, showing why 60% per cent of UK wildlife species are in decline.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Object to the loss of farm land. Development on graded agricultural land (supplies food and jobs). This 75 acre site produces grass, wheat, barley, fodder beet and oats for animal and human food.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	The site is not sustainable as it is too far from the town centre	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	There is inadequate access for such a development Cookesmere Lane/Bradwall Road/Swallow Drive. Vicarage Lane and Marsh Green Lane roads are insufficient for the capacity of cars that would be generated by the extra volume of houses.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	The site is not easily accessible and would need a bypass from J17, especially if the adjacent sites were also developed.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	1. Public Safety. Risk especially at M6 Junction 17 2. Danger on main roads. e.g. A50	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	To make rapid expansion on this scale viable for a	This site has not been taken forward. Greater detail on site selection

	sustainable community, it requires a large investment in technical and social infrastructure, including a primary school, play areas, skate park for older children, community allotment, cycle tracks and woodland and wildlife areas.	is included in the Sites Justification Paper.
	Lack of local employment opportunities and poor public transport links	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Would be a commuter estate and would not contribute in any way to the local economy but rather would drain and place additional strain on services and facilities. Turning a pleasant market town into a faceless dormitory	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	None of these additional sites should be considered, as the requirement is already met by the sites already discussed. However if these sites are to be considered, it should be as an alternative to say Handforth East.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	This proposed site is totally unjustifiable, unsustainable and is contrary to policies PS8 & H6 of the adopted CBC local plan.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Significant and demonstrable harm to the open countryside and local wildlife including onsite Ancient Hedgerows. Northern Crested Newts, a protected species, have been seen in the area. Houses are not required to meet a local need and are not included in the emerging local plan, there is no justification for approving these sites.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Loss of amenity. Local residents and visitors use the area for recreational activities.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Loss of footpaths	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	The site is of such a significant size that it will significantly impact on the character of Sandbach.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.

	The trees to the north of the site should be protected as a wildlife habitat. Sustainable living and transport measures should be included in the plans and paid for by the developer (ie safe pathways, play areas, skateboard park, cycleways)	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	I object because it is too close to the site of the Bradwall Horse trials and the rugby club. The road is poor, not suitable for additional traffic.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	It would set a precedent for future development of open countryside for the next 20 years.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	The site is not deliverable, the current land owner is totally opposed to development and does not want the site to be included in the local plan. The land is not available, undeliverable in respect of meeting the Council's targets.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	This site in adjacent to land north of Marsh Green Road, an area already considered by Cheshire East Council as an alternative site and rejected as unsuitable. Preferred sites in the Sandbach area are for mixed development, not housing only, wouldn't meet strategic goals of the Plan.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Convert vacant pubs/banks in centre of Sandbach into housing, bringing life to the town centre.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Contaminated land – former ponds, pits, brickworks.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Air Quality Assessment would be required due to scale of development. There is presently 1 Air Quality Management Area in the Sandbach area, and a number of areas where levels of pollution are known to be close to statutory limits.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	EMP for construction phase	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Good for Sandbach to grow, but ensure smooth	This site has not been taken forward. Greater detail on site selection

	traffic flow and all types of properties are built.	is included in the Sites Justification Paper.
	Archaeology: A pipeline has passed through this site and been subject to a watching brief without significant results. DBA would be advised if the site was brought forward for development.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Any development should have regard to the EU Water Framework Directive (WFD) and not cause any deterioration in WFD status of watercourses. Flood Zones 2 and 3 affects a relatively small area at the north-western part of the site.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Within the second most sustainable group of sites based on proximity to existing major roads and public transport links. Should be included in the Plan in preference to any sites around Congleton or Macclesfield	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Site S - Land to the Rear of Park Lane and Crewe Road, Sandbach 136 representations by 134 5 Support 121 Object 10 Comment	Sites Q, R and S are all farm land with nearly 3000 houses proposed - monstrous. The pressure on the golf club which they will surround is obvious. The town will find it hard to provide a proper infrastructure for these houses which are not therefore sustainable.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Opposition to any new build homes on green belt areas.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Object to infilling	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Would join Sandbach with Elworth; more suitable sites available; too many houses; would change nature of Sandbach	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	To build on this land would destroy the villages of Elworth and Wheelock, amalgamating them into one large housing estate. There is also no suitable vehicular access.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	The Green Space Strategy document state that;	This site has not been taken forward. Greater detail on site selection

	<p>“Sandbach has no accessible countryside on the urban fringe” and also “little public open space”. Building on this land would not alleviate the situation.</p>	<p>is included in the Sites Justification Paper.</p>
	<p>Infrastructure is not present to support this.</p>	<p>This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.</p>
	<p>Congestion is already seen at certain hot spots around the town and increasing the number of homes will only make this dramatically worse. Between 600-1500 vehicles trying to exit Park Lane early in the morning and returning at night doesn't bare thinking about.</p>	<p>This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.</p>
	<p>There are numerous brownfield sites prime for employment and residential development in Stoke On Trent, and allocated land throughout Cheshire East.</p>	<p>This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.</p>
	<p>We must preserve all green space at all costs to preserve our countryside for future generations.</p>	<p>This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.</p>
	<p>Should leave farm land alone</p>	<p>This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.</p>
	<p>Wildlife will be severely affected also, at a time when many species are rapidly declining in the country as a whole.</p>	<p>This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.</p>
	<p>Object to the scale of development 714 houses would mean approximately five times the number of houses</p>	<p>This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.</p>
	<p>This site fits in well with the strategy for further development of the south Cheshire area.</p>	<p>This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.</p>
	<p>We already have speculative housing developments going ahead and certainly do not need any more. The Development Strategy should be about jobs and economic investment not house building which is of no benefit to our community.</p>	<p>This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.</p>

	None of these additional sites should be considered, as the requirement is already met by the sites already discussed. However if these sites are to be considered, it should be as an alternative to say Handforth East.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	This site is not sustainable. It is outside the development area of Sandbach	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Would be a great loss of open green space for recreation, wildlife and the wellbeing of local people.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	The site has for many years been subject to brine extraction collapse. Site within Cheshire Brine Subsidence Compensation Board consultation area.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	M6 Junction 17 is already very severely congested, taking much more traffic than it is designed to take. Increasing the population of Sandbach in this way will make the problem worse	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	The proposal is on open countryside in contravention of both the local adopted policies and the NPPF. It should not be considered in isolation but is one of a number of similar developments submitted recently. Planning permission has already been granted for 1,639 new dwellings in the Sandbach/Elworth area.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	The houses are not required to meet local need and are not included in the emerging local plan.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Based on the evidence to date, sufficient housing will be provided in Sandbach though the two sites for Sandbach as identified in the Development Strategy.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Impact on listed buildings (Abbeyfields grade II) which would no longer be visible from the Wheelock Trail.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.

It is contrary to Policies PS8 and H6 of adopted Congleton Borough local plan,	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Building on Countryside which has been designated as "Green gap" in the draft strategy.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Contaminated Land – former ponds.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Noise: Crewe Road identified as 'First Priority Location' as part of the Environmental Noise Directive road noise assessment.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Air Quality: Air Quality Assessment will be required due to the scale of development and potential cumulative impact in the area	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Light pollution will be caused	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Good for Sandbach to grow, but ensure smooth traffic flow and all types of properties are built.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Archaeology work to date: Part of this site has been considered in a report by the Cheshire Gardens' Trust (ECH4709) as part of their wider project to examine gardens in Chester. A DBA would be advised if the site was brought forward for development.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
This and other developments proposed for the town will spoil our beautiful town and turn it into urban sprawl	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
The Local Planning Authority can demonstrate a 5 year supply of alternative housing land supply, hence the application is premature. Consequently, there are no material circumstances to indicate that permission should be granted contrary to the development plan.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
An application to develop this site has already been refused; nothing has changed to warrant its	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.

	inclusion.	
	I object to this site because it affects ancient woodlands	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	If greenfield sites need to be developed, this is a preferred site owing to its close proximity to the M6 / A500 interchange, local rail services & HS2, good access to airports via motorway and rail.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	With adequate road access onto Crewe Road partial development here would be better than at Sandbach Heath/ Heath Road where there is no suitable road access for significant housing increase. Site S provides easy access to secondary schools and Wheelock Primary School and would avoid the need for a new primary school at Sandbach Heath	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	This is a proposed local plan which doesn't even consider the 1000's of houses proposing to be built at present outside of the local plan. If proposals Q,R and S are approved then that will add a further 2,800 houses to what used to be a small market town and which is now experiencing unsustainable growth.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Sandbach is already being overdeveloped, planning granted for 1600+ dwellings, WITHOUT any major 21st century infrastructure improvements.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	If this proposed site should be included for whatever reason then Sandbach Housing provision should be reduced accordingly.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Site T - Land on Crewe Rd along A500 Linking to Park Estate Shavington 102 representations by 98	No need for this development in Shavington eg Triangle site recently approved for housing.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Site is Greenfield and should not be built on.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Infrastructure cannot cope – local schools, doctors are full; BT; Royal Mail cannot cope	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.

14 Support 77 Object 11 Comment	Where is the social housing that is so desperately needed?	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Viability depends on the new "pinch point" road being built from A500 to Gresty Road, (just south of railway bridge). Traffic levels will still overwhelm Mill St/Nantwich Road junction at busy times.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	It will create unmanageable traffic congestion	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Contrary to current Green Gap policy & would join Shavington with Crewe.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	The Gresty Oaks proposal would make more sense. If the intention is for Crewe to join up with Shavington, then you have to choose carefully between the land options available.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Site is unsustainable	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Short sighted to build housing here – site next door will be employment development – need a gap between it and the village of Shavington	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Shavington is a village with no parks to walk dogs or for leisure activities, so pieces of farmland like this serve a dual purpose in that respect & should not be built on.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Will spoil the rural character of the area & Shavington village.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Land should be used for agriculture	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Crime will increase	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Decent transport links to the site.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
It is completely outside the built-up boundaries of Shavington, and remote from most of its services.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.	

	It would reduce the appeal of Shavington village & reduce local house prices.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Not a suitable site for development	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Use empty properties	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Where will people work?	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Use brownfield sites first	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Development will result in more urban sprawl.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Part of the SE Crewe corridor where development is being proposed – this area already has major traffic congestion which will be made worse	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Major employment is located to the north of Crewe – housing to the south will have to use congested routes through the town.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Before any development is contemplated both junction 16 and 17 of the M6 should be redeveloped and their subsequent link roads upgraded, the HS2 station should be confirmed and the railway station should also be developed	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Constraints - Contaminated Land (former ponds); Noise: Road traffic noise, adjacent commercial / leisure use on proposed residential; Air Quality: Air Quality Assessment will be required due to the scale of development and potential cumulative impact in the area and proximity to existing main road	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Archaeology: work to date – Desk Based Assessment (DBA) and mitigation carried out on the parcels adjacent to the A500 as part of the works associated with the construction of the bypass. DBA likely to be	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.

	<p>advised with particular reference to the less disturbed southern area. Site is within a sizeable area of Ancient Field Systems, as characterised in the Cheshire Historic Landscape Characterisation. The impact of any development on the historic landscape needs to be assessed in a DBA.</p>	
	<p>Will cause more pollution & congestion & significantly affect people's health</p>	<p>This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.</p>
	<p>Object to the destruction of wildlife and the ecology of the surrounding area</p>	<p>This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.</p>
	<p>The main site to the South of the A500 is suitable for a carefully considered housing development whilst at the same time creating a better defined green buffer between the A500 and Shavington with appropriate tree planting and landscaping. Site has excellent access & potential to strengthen green buffer. Possible Emergency Centre site on one of the parcels. Number of potential dwellings overstated.</p>	<p>This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.</p>
	<p>Site has good highway links to M6, A500 & rail services</p>	<p>This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.</p>
	<p>The proposed development is too large.</p>	<p>This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.</p>
	<p>The two smaller sites bordering the road are unsuitable for housing - the residents would find it very difficult to walk anywhere safely - which is unsustainable. The site is more suitable for commercial use or emergency vehicles.</p>	<p>This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.</p>
	<p>Site is close to industry & the local community. This site is on existing bus routes, proposed cycleway to Basford West, in walking distance of Basford West; Basford East employment site also in close proximity. Shavington has existing schools, Doctors & leisure centre.</p>	<p>This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.</p>

Part of the site off the roundabout has possible potential for a roadside and emergency service centre.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Care must be given to development design and sympathetic landscaping.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
A reduced amount of housing on the site is needed to allow this site to blend into its surroundings & making it an ideal site for development.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Added to other proposals in the Crewe area means 10,000 properties not 5,000.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Loss of biodiversity.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
It would fill in the last piece of green gap land between Shavington and Crewe.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Site is important ecologically eg protected species on site	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
The local people of Shavington say NO to this development	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Any expansion of Shavington should be further south, closer to the centre, so that residents can walk to the shops and other local facilities	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Land adjacent to this site (N of Weston Lane) & in a different ownership should have also been included in this consultation; land could be phased with this site.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
The two small parcels of land beside the on/off ramp of the A500 are of questionable delivery.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Density too high – the main site could provide 165 to 329 homes.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Shavington-cum-Gresty Parish Council object – need for more large housing developments has not been proven; will destroy village character; would double the housing stock in the village.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.

Residential development in this location could suffer from increased noise levels and air pollution.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Pedestrian and child safety could be compromised by the 'island' location of part of this allocation.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Not a viable agricultural site.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Site is suitable for mixed usage and recreation, benefitting the local community	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Site is often subject of anti-social behaviour	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Adverse impact on the setting of the Grade II Listed Shavington Hall. Any development proposals for this site will need to demonstrate that they will conserve those elements which contribute to the significance of the listed building and its setting.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Application on adjacent land has been refused, so this should not be supported either.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Shavington getting more than its share	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Plans are unfavourably skewed to poorer areas eg large amount of new housing proposed for the outskirts of Crewe & very little for places like Wilmslow.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
The site to the west, known as Shavington House Farm, Crewe Road, is better suited & more sustainable as a prospective allocation for housing development.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
The Council should allocate sites that have been considered developable in the evidence base, the findings of which inform the formulation of the Local Plan.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Any development should have regard to the EU Water Framework Directive. This site is in Flood	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.

	Zone 1 and any proposals greater than 1 hectare in size will require a site-specific Flood Risk Assessment to be undertaken.	
	Of the 27 sites out for consultation, 1/3 of the total number of sites are directly within the Parish of Weston & Basford and would contribute a further 3500 dwellings (excluding Basford East) – 3 and a half times the number of dwellings currently existing within the parish. Over the last 15 years the number of dwellings has increased from around 400 to over 1000. The Parish Council has supported and accepted the principle of Basford East which will provide a further 1000 dwellings.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Too much emphasis and focus on housing provision to the SE of Crewe; there is a need for a more even distribution of growth within the Borough	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	There is an urgent need to increase Green Belt and Green Gap protection around the settlements of Weston, Stowford, Basford and Wychwood.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Adverse effect on the character of Basford	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Potential adverse effect on existing road system within the parish in particular Weston Lane Basford, Whites Lane (narrow country lanes) and Main Road, Weston.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	The Site is not part of an agricultural holding; it is farmland grade 3	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Part of the site is physically detached from Shavington and is separated by the A500.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	The emerging Local Plan identifies Shavington as a Local Service Centre (LSC). LSCs are only expected to accommodate modest growth. A proposal for 850 dwellings is not considered to be modest growth and	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.

	could damage the character of the settlement.	
Site U - Rotherwood Road, Wilmslow 193 representations by 190 14 Support 162 Object 17 Comment	Site suitable for development. Part brownfield land – strikes a balance	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Minor impact on existing housing	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Some support for brown field only part of the site	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Potential in preference to other proposed sites	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Appropriate improvements to local roads required	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Preserve any trees on site	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Suitable location – for occupants to commute to Manchester and where there are jobs, much needed houses for Wilmslow	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Wilmslow’s allocation is disproportionately low – around 1500 would be proportionate	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Brown field sites must be used first	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Green belt sites must be resisted. No special circumstances. Protected by green belt legislation/NPPF	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Roads leading to Moor Lane are narrow and already congested and unsuitable for construction traffic and then the additional traffic the development will create	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Opposed to any development of Greenfield/greenbelt land.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	No need having regard to loss of jobs at Astra Zeneca	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Large area of disturbed ground; within 250m of landfill; garden centre - contaminated land	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.	

	assessment required. Road noise issues; AQA required. All developments: air quality, travel measures, noise & vibration important.	
	Archaeology: in view of the proximity of Lindow Moss, a DBA may be appropriate to assess the presence absence of peat, early boundaries, etc	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Preserve of all footpaths affected by this potential development.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Poor proximity to major roads and national rail links	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	The strong wishes of Local communities to retain Green Belt for its own intrinsic and frequent ecological value, for the appreciation of it by their own and future generations should be paramount	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Existing buildings may be of local heritage interest - an assessment of their value should be made	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Ordinary watercourses affect the site, some in culvert. This site is in Flood Zone 1 and any proposals greater than 1 hectare in size will require a site-specific FRA to be undertaken.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Within the third most sustainable group of sites based on proximity to existing major roads and public transport links – less preferable to group 1 and 2 sites	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Town Council oppose development on undeveloped Green Belt part of site but don't oppose development on the brownfield part provided it forms part of the 400 homes identified for Wilmslow.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Roads flood following development on Cumber Lane recently	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Roads and narrow pavement mean it is unsuitable for more residents. Children have to walk in the	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.

	roads – further development would create unacceptable danger. Roads widely used by walkers, horse-riders, cyclists and dog-walkers.	
	No new housing required in the Wilmslow area. Over 600 houses for sale within 1 mile and will increase due to Astra Zeneca move	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Soil/ground conditions /drainage unsuitable	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Site adjacent or on Lindow Moss – which could be damaged by construction ie depth of piles.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Alderley Park should be added to list of strategic sites for development	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Potential impact on the flora and fauna due to moss and moisture levels. Impact on peat extraction. Bog area is fragile	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Adverse impact on Saltersley Moss Nature Reserve and the wider Lindow Moss environment	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Insufficient green infrastructure already and this would destroy more	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Gypsy site rejected – similar arguments apply	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Local health care would be stretched	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	In the light of the latest national housing projections housing numbers should be reduced by 17% so the allocation for Wilmslow should be 320 houses	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Area prone to flooding	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	The site is made up of 3 areas of land unrelated to each other, as such isolated blocks of land; they represent piecemeal and unsustainable development.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Roads could not cope with cumulative impact of	This site has not been taken forward. Greater detail on site selection

	proposed developments in and around this vicinity	is included in the Sites Justification Paper.
	Schools do not have capacity for more children	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Infrastructure is not capable of coping with this proposed level of development	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Chorley Parish Council object to development within the Green Belt. There are sufficient Brown Field sites available within Wilmslow for all proposed housing needs.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	There are lots of empty offices that could be used	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Consultation misleading/not honest – doesn't make it clear that most of this site is green belt.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Has an archaeological survey been carried out	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Site is on periphery of Wilmslow – there are better sites closer to the centre	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Site V - Land South of Weston, Crewe 200 representations by 193 7 Support 184 Object 9 Comment	The pressure on the infrastructure of Weston would be devastating as would be the impact on local businesses	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	The site is also on high grade agricultural land (MAFF 2) which must be retained	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Two neighbouring sites (Basford East and West) have been given the green light and must surely be enough for this area	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	This proposed development is out of character with the surrounding areas and will swamp the existing village of Weston	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	850 new houses would have a detrimental effect on the existing infrastructure which would not cope with the additional traffic (already overloaded at peak times) and school places required	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	These will almost double the size of Weston Village,	This site has not been taken forward. Greater detail on site selection

making it difficult to see how it will retain its character	is included in the Sites Justification Paper.
In terms of Primary School there is one in Weston, but we already have such huge development going at Wychwood that pressure for places will be high. The issue of secondary schools is of greater concern	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
This is open countryside and provides a gap between Weston village and Wychwood Park and Chorlton	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
It is close to the West Coast Main Line and will be adversely affected by the HS2 and its new viaduct. Considerable sound proofing will be necessary.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
It will destroy the natural flora and fauna of the area and loses the Green Gap separating this village from its nearest conurbation	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
A good site for development with good road and rail network. Any trees on site should be preserved	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
It would adversely affect the beautiful and rural nature of Crewe Hall	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
While it has the excuse of being near Weston, it completely dwarfs the village and would require a complete new set of services. Destroys the character of this area	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
There is insufficient employment to support such a housing development in the foreseeable economic future	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
The village will lose most of its green space	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
It's all about speculation and land banking	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
No demand for these homes	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
The land proposed has much needed industrial units for rent with competitive rents for small businesses	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.

	and is presently occupied by a number of small businesses adding value to the local area	
	Is Crewe and Nantwich going to be littered with empty old properties?	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	The telephone exchange which covers Wybunbury and Hough are experiencing extreme problems	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	The result would be chaotic on surrounding roads around Weston, particularly Wychwood village	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	It is an unsustainable, unnecessary and unwanted development	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Brownfield sites should be developed for housing	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Urban sprawl	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	The size of the community as is only manages to support the Post Office and, just about, the White Lion Public House. More people being resident in Weston would bring more amenities to the area	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	We note that sufficient sites have already been identified in the Cheshire Local Plan and that additional sites are clearly not required	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Contaminated Land: former ponds, two former landfills within 250m of the site, farm at Weston Hall. Requires contaminated land assessment	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Air Quality Assessment will be required	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	EMP for construction phase	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Mitigate potential effects of increased transport emissions through incorporation of electric vehicle recharge technology, individual travel plans, public transport infrastructure, incentivising cleaner HGV/LGV technologies.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.

	Noise, Vibration. Site design must avoid incompatible in close proximity	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	The size of the site merits the preparation and submission of a Desk Based Archaeology Assessment	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Weston does not have the facilities to provide for a new influx of residents, the nursery and surrounding schools are already full	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Development would destroy the character of the historic site of Weston Hall (where approval for a replacement Weston Hall has already been granted)	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	The site is physically detached from the settlement	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	This reflects the sustainability credentials of the settlement. There are more sustainable settlements than Weston. Developments should be directed towards the most sustainable settlements	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	No information is known about the site; therefore, the deliverability remains questionable.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Weston is a village settlement. Paragraph 5.75 in the emerging local plan identifies Weston sustainable village. Sustainable villages are only expected to accommodate small scale infill and change of use or conversion of existing buildings. A proposal in excess of 850 dwellings is not considered to be appropriate and does not accord with the emerging local plan. It is also considered that this level of development will damage the character of the settlement.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Within the second most sustainable group of sites based on proximity to existing major roads and public transport links. Should be included in the Plan in preference to any sites around Congleton or Macclesfield	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	A provision of a bus service would be necessary that	This site has not been taken forward. Greater detail on site selection

would transport people to Newcastle, Crewe and the Railway Station. The houses would need to be built to the highest eco standard and inspected	is included in the Sites Justification Paper.
The housing density would need to be reduced so there is a feeling of space and the house are not crammed in	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
If greenfield sites need to be developed, this is a preferred site owing to its close proximity to the M6 / A500 interchange, local rail services & HS2. There is also good access to airports	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
None of these proposals are tolerable or indeed justified on any conceivable measure of economic / growth / or the buzz word sustainable for Crewe	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Englesea Brook is a small hamlet in a rural setting, with a historic Primitive Methodist Museum in its midst	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Imbalance would be created between population and currently available local services	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Agricultural land should be protected to ensure food security	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Impact on Weston Conservation Area	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Once brownfield sites are fully exploited, this site should be considered owing to its good proximity to major roads, the M6 motorway & national rail links	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
There are areas of woodland on the boundaries of this development which are home to much wildlife and their ecosystems, Basford Brook runs adjacent to the site as well. There are a number of protected species which have been found along this waterway as part of the investigation into the Basford East development	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Too much emphasis and focus is being given to	This site has not been taken forward. Greater detail on site selection

	housing provision to the South East of Crewe	is included in the Sites Justification Paper.
	Potentially seriously damaging impacts on important Local Wildlife Site (Basford Brook) and woodland and other wetland habitats within the site boundary. Loss of greenfield with biodiversity value. Loss of landscape character and distinctiveness of Weston village	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Houses are struggling to sell in the North West currently (see recent government figures) identifying that there is no need for additional housing	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	No heritage assets and potentially sufficiently separated from Weston Conservation Area and its Listed Buildings	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	The proposal of this site shows a disregard to the Councils policies, the 'Vision for Cheshire East' and Development Strategy. The response to both the Crewe Town Strategy Consultation and the Development Strategy and Emerging Policy Principles Consultation showed an overwhelming support for the retention of Green Belt, Green Gap and Open Countryside	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Coppenhall East could take more development	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Of the 27 sites out for consultation, 1/3 of the total number of sites. Are directly within the Parish of Weston & Basford	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Any development should have regard to the EU Water Framework Directive (WFD) and not cause any deterioration in WFD status of watercourses. Basford Brook ("main river") runs along the western/south-western boundary. Flood Zones 2 and 3 affect land along the western/south-western boundary.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.

	<p>A 'Vision' document for the site is attached - the site could create a sustainable development of 850 dwellings, non-greenbelt, providing financial contribution to A500 upgrade, job creation, support for local services, improved public transport, school, open space, health services.</p>	<p>This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.</p>
	<p>All of the above proposals would be contrary to the Borough Council's own policy on Best Use of Natural Resources. As these sites are distant from access to services they are contrary to this principle</p>	<p>This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.</p>
	<p>The Borough Council has expressed the view that development should only be allowed where it is consistent with its setting, appropriate in scale and character, and supported by adequate infrastructure. Rural areas are therefore not an appropriate location for large scale development which could be accommodated in or adjacent to existing urban areas. For these reasons the proposed sites identified above are unsustainable</p>	<p>This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.</p>
	<p>The proposed allocations fail to meet the Development Strategy Policy CS9 (Sustainable Development Principles) sets out (in Section 2 ii) a range of access to facilities which residential development will be expected to meet.</p>	<p>This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.</p>
	<p>The area this development is proposed on contains the crop marks of the main area of medieval strip open field systems of farming in Weston township. There will be an abundance of archaeological material which if not recovered and recorded would be lost to future generations and the local area. There is also a unusual crop mark adjacent to Hodge Lane (Main Road) opposite the Cricket Club which would require further investigation to ascertain its</p>	<p>This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.</p>

	age and function	
Site W - Land Adjoining Lark Hall, Macclesfield 334 representations by 321 19 Support 299 object 16 Comment	Disagree with any building on green belt land and brown field sites must come first, it would be a great benefit to the hospice	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Site is close to amenities – town centre, bus and rail links, schools, parks, canal and Middlewood Way	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Preserve the trees and protect the wildlife if developed	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Minimal impact on roads and adjacent wildlife and can incorporate open space within it – site better than some other potential sites	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Ensure minimal impact on the environment	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Site is within 250m of a known landfill site which may pose issues/risks. Air Quality Assessment will be required due to the scale of the development and effect on other developments proposed or likely in the area.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Possible candidate for a DBA but marginal in view of size and limited obvious archaeological potential.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Preserve all footpaths affected	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Access and impact/increase in traffic using the narrow one-way road system of Barracks Lane/Cottage Lane and traffic passing Puss Bank School. Impact on the landscape which was recognised in past development plans. Difficult site to develop without harm to natural and heritage features including Macclesfield Canal Conservation Area.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Any development should have regard to the EU Water Framework Directive (WFD) and not cause any deterioration in WFD status of watercourses.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.	

	This site is in Flood Zone 1 and any proposals greater than 1 hectare in size will require a site-specific FRA to be undertaken.	
	Various Grade II listed buildings immediately adjacent to the site two on the northern edge and three on the southern. Surrounding uses should include reference to the Macclesfield Canal Conservation Area, which is in the east of the site.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Within the fourth most sustainable group of sites based on proximity to existing major roads and public transport links – should not be developed	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Access to site would be extremely difficult	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Development would guaranteed future loss of greenbelt between site and centre of town	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Object: Plenty of other brownfield sites within Macclesfield town suitable for houses	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Little merit in additional housing in this part of Cheshire	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Object: Protected wildlife species. Wildlife should be protected and local amenities useful to local people and dog walkers etc.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Serious/problematical access/highway issues. Detrimental access/ egress roads such Barracks Lane, Higher Fence Avenue, Cottage Lane etc . Buxton Road already congested and can not take additional traffic	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Dangerous impact on schoolchildren attending Puss Bank School and traffic to and from School	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Land is located on the site of old mine workings therefore unsuitable for development. 2 properties on Telford Close had to be demolished because of extensive subsidence	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.

Development would be in contradiction to retaining the natural landscape	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Enough brownfield sites – do not build on Greenfield/greenbelt sites	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Beautiful countryside enjoyed by many local residents – a green lung and used for tourism	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Risk of flooding and would cause more potential flooding to lower areas	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
No need for this development – no evidence/need over estimated and Government has reduced household projections/targets	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Development not justified on green belt, no exceptional circumstances. Land currently serves the function of green belt land as laid down by Government, no good reason for removal from greenbelt.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Area of Special County Value adds to protection required for this land. Wildlife on site will be destroyed along with mature trees. Swans pool threatened by this.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Puss Bank School is full to capacity.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Important area for children to play	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Site was carefully considered and rejected at previous local plan inquiry (1995) see paras 4.317 to 4.322 of Inspectors report where the harmful impact on the green belt, Peak Park Fringe, and Areas of Special County Value etc were fully considered.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
A Nature Conservation Priority Area	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
Not needed with changes and loss of jobs at Astra Zeneca	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.

	Planning permission been dismissed on several occasions in the past and the reasons still stand	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Very strong opposition to this site in the town strategy consultation	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	CEC is proposing to upgrade the public footpath between Ecton Avenue and Bibbys Lane to a bridleway. Area of high amenity and wildlife value	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Important visual and physical link between the Peak Park Fringe, Victoria Park and the town centre.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	This area is deficient in public playing field provision so retaining open space should be a priority	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Contrary to Emerging Policy Principles SE3, SE4, and SE5 relating to areas of high biodiversity and geodiversity, wildlife corridors and green spaces.	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Serious lack of water pressure that can not be resolved in this area	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Totally unnecessary, should not become a designated development site, not needed - there is overprovision of land to meet the estimated growth distribution	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Petition of 540 signatures against any development on this site (and land behind Kings School) having regard to destruction of green spaces and increased traffic and affects on schools and services	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Petition of 371 people against development of this site as it is green belt, sufficient brownfield sites exist, site is haven for wildlife, important open space, old mine workings in the area and subsidence, significant infrastructure issues including roads, drainage, power, farming land, detrimental impact on Macclesfield town and views, site used for leisure, impact on character and landscape, no arithmetical need to develop this site, significant	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.

	opposition to Town Strategy consultation, would result in dangerous conditions for children attending Puss Bank school	
	Site not deliverable	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Variety of brown field sites within Macclesfield suggested instead	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.
	Other sites put forward by landowners/agents as more suitable than this site	This site has not been taken forward. Greater detail on site selection is included in the Sites Justification Paper.