

Cheshire East Local Plan

Site Allocations and Development Policies Document

Other Settlements and Rural Areas Report [ED 46]

August 2020

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1. Introduction

- 1.1 This report is the 'other settlements and rural areas' ("OSRA") report [ED 46]. It considers the approach to the other settlements and rural areas, to inform the development of the Revised Publication Draft Site Allocations and Development Policies Document ("SADPD") [ED 01].
- 1.2 Documents referenced with the 'ED' prefix are available to view in the Revised Publication Draft SADPD consultation library.

2. Other settlements and rural areas

Introduction

- 2.1 The Cheshire East Local Plan Strategy ("LPS"), adopted in 2017, sets the settlement hierarchy for the borough, which contains four tiers of settlements:
 - i) Principal towns (Crewe and Macclesfield);
 - ii) Key service centres (nine specified settlements);
 - iii) Local service centres (13 specified settlements); and
 - iv) Other settlements and rural areas (settlements not specifically named).
- 2.2 Cheshire East is a large, predominantly rural borough and contains a wide variety of settlements below the level of the local service centres in the settlement hierarchy. The 2018 mid-year population estimate for the whole of the other settlements and rural areas was 52,400 people.

Strategy for development in the OSRA

- 2.3 The LPS strategy is to direct the majority of new development requirements to the higher order centres in the settlement hierarchy.
- 2.4 LPS Policy PG 2 'Settlement Hierarchy' sets out the types of development that may be appropriate in the other settlements and rural areas:

"In the interests of sustainable development and the maintenance of local services, growth and investment in the other settlements should be confined to proportionate development at a scale commensurate with the function and character of the settlement and confined to locations well related to the existing built-up extent of the settlement. It may be appropriate for local needs to be met within larger settlements, dependent on the location."

Neighbourhood Development Plans

- 2.5 Neighbourhood planning was introduced with the Localism Act 2011 and gives communities powers to write planning policies through Neighbourhood Development Plans ("NDPs") and grant planning permission through Neighbourhood Development Orders. Neighbourhood planning provides a powerful set of tools for local people to make sure that they get the right types

of development for their community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.

2.6 Within the other settlements and rural areas, a large number of neighbourhood plans have been made or are being prepared.

| Stage reached | OSRA neighbourhood plans | Other neighbourhood plans with part of the area in OSRA |
|---|--|---|
| Made plans | <ul style="list-style-type: none"> • Acton, Edleston and Henhull • Astbury and Moreton • Brereton • Buerton • Calveley • Church Minshull • Hulme Walfield and Somerford Booths • Marton • Moston • Newhall • Somerford • Stapeley and Batherton • Weston and Basford • Willaston • Wistaston • Wybunbury combined parishes | <ul style="list-style-type: none"> • Alsager • Audlem • Bollington • Bunbury • Chelford • Disley • Goostrey • Handforth • Holmes Chapel • Knutsford • Poynton with Worth • Sandbach • Wilmslow • Wrenbury cum Frith |
| Passed at examination, awaiting referendum | <ul style="list-style-type: none"> • Peover Superior | <ul style="list-style-type: none"> • None at present |
| Under examination | <ul style="list-style-type: none"> • None at present | <ul style="list-style-type: none"> • None at present |
| Consultation on submitted plan (Reg 16) | <ul style="list-style-type: none"> • Eaton • Hankelow | <ul style="list-style-type: none"> • None at present |
| Consultation on draft plan (Reg 14) | <ul style="list-style-type: none"> • Gawsworth | <ul style="list-style-type: none"> • Alderley Edge • Shavington cum Gresty |
| Neighbourhood area designated and draft plan being prepared | <ul style="list-style-type: none"> • Adlington • Ashley • Cholmondeley and Chorley • Church Lawton • Cranage • High Legh • Little Bollington • Lower Withington • Minshull Vernon and District • Nether Alderley • Odd Rode • Ollerton and Marthall • Snelson • Sound and Broomhall • Styal • Worleston and district | <ul style="list-style-type: none"> • Congleton • Haslington • Middlewich |

Table OSRA 1: Neighbourhood plan coverage (June 2020)

2.7 Further information on neighbourhood plans can be found on the council's website¹.

3. Development needs in the other settlements and rural areas

- 3.1 The LPS identifies a borough wide requirement for a minimum of 36,000 homes and 380 hectares of employment land over the Plan period, 2010 to 2030 (Policy PG 1 'Overall development strategy').
- 3.2 The OSRA are expected to accommodate in the order of 69 hectares of employment land (including the 61 hectare LPS employment improvement area at Wardle) and 2,950 new homes (including the LPS strategic site at Alderley Park) (Policy PG 7 'Spatial distribution of development').
- 3.3 The approach to meeting development requirements in the OSRA is set out in a separate paper 'The provision of housing and employment land and the approach to spatial distribution' [ED 05]. This paper establishes that housing and employment allocations are not necessary at the OSRA tier of the settlement hierarchy.
- 3.4 There is a wide variety of settlements and rural areas within the OSRA tier of the settlement hierarchy and, as set out in Figure OSRA 1 below, development requirements can be met from completions to date and existing commitments. Development in the OSRA settlements should be commensurate with the function and character of the settlement and confined to locations well related to the existing built up area of the settlement. Consequently, it will not be necessary to disaggregate the overall OSRA requirement to individual settlements or rural areas in the SADPD or allocate specific sites.
- 3.5 Figure OSRA 1 shows the remaining development requirements for the other settlements and rural areas.



Figure OSRA 1: Amount of land required over the plan period

¹ <https://www.cheshireeast.gov.uk/planning/neighbourhood-plans/neighbourhood-planning.aspx>

- 3.6 There were 1,586 housing completions (net) in the OSRA between 01 April 2010 and 31 March 2020, and 9.38 ha employment land take up. Commitments (excluding LPS strategic sites) at 31 March 2020 were 1,399 dwellings and 6.07 ha of employment land.
- 3.7 In addition, there is also one rural strategic site in the LPS allocated for housing. As at 31 March 2020, there were 119 net housing completions and 262 housing commitments on this site; there were no further housing allocations on this site. Therefore, the total number of dwellings on allocated sites is 381.
- 3.8 There is also one rural strategic employment site allocated in the LPS. At 31 March 2020, there had been 0.00 ha of land taken up on this site and 48.00 ha was committed; a further 13.68 ha of land was allocated. Therefore, the total amount of employment land on allocated sites was 61.68 ha.
- 3.9 Taking into account existing completions/take-up and commitments, this leaves no remaining requirements for the provision of dwellings or employment land over the remaining plan period.

4. Approach to development sites in the other settlements and rural areas

- 4.1 This chapter outlines the approach to sites in the OSRA and should be read alongside the SADPD Site Selection Methodology Report [ED 07], the Revised Publication Draft SADPD Sustainability Appraisal (“SA”) [ED 03], the SADPD Habitats Regulations Assessment (“HRA”) [ED 04], and the Revised Publication Draft SADPD [ED 01]. It documents the relevant stages of the site selection methodology².
- 4.2 Within the top two tiers of the settlement hierarchy (principal towns and key service centres), the total requirement for each tier is disaggregated to individual settlements through the LPS. This means that 11 settlements have an individual housing and employment land figure. These figures are expressed as ‘in the order of’ and a guide to the intended spatial distribution of development within each tier. They are neither targets nor ceilings.
- 4.3 As set out in ‘The provision of housing and employment land and the approach to spatial distribution’ report [ED 05], it is not proposed to disaggregate the PG 7 figures for local service centres or the OSRA to individual settlements through the SADPD. Given the large number and variety of smaller settlements in the OSRA, it is not considered that a prescriptive approach to the spatial distribution of development within this tier is necessary or beneficial. There are a very significant number of settlements

² Stage 1 – establishing a pool of sites; Stage 2 – first site sift; Stage 3 – decision point; Stage 4 – site assessment, sustainability appraisal, and Habitats Regulations Assessment; Stage 5 – evaluation and initial recommendations; Stage 6 – inputs from infrastructure providers/statutory consultees; Stage 7 – final site selection.

in OSRA. Even if the disaggregation exercise was confined to the settlements that have been defined as villages for the purposes of establishing where limited infilling may be acceptable or not, this would still have involved 36 further settlements. The council is also mindful that the overall development requirements for the OSRA tier can be comfortably met (and exceeded) by completions to date and existing commitments. Continued windfall proposals in the OSRA tier is likely to mean that the housing requirement will be exceeded to a significant degree, well above the original level of flexibility applied to it in the LPS. For these reasons, a windfall-based approach was chosen in favour of making further site allocations in the OSRA.

- 4.4 Cheshire East is one of the leading local authority areas in the country for bringing forwards neighbourhood plans. A large number of the made neighbourhood plans and those under preparation include housing targets for the neighbourhood area. Where communities wish to set development requirements in the OSRA tier of the settlement hierarchy, the neighbourhood planning process is able to achieve this.

Stage 1: Establishing a pool of sites for the other settlements and rural areas

- 4.5 In line with the SSM, a longlist of potential sites was established for the OSRA. This pool consisted of all sites submitted to the Call for Sites (June 2017), the First Draft SADPD consultation (October 2018) and the initial Publication Draft SADPD consultation (September 2019).
- 4.6 A total of 279 sites were identified at stage 1 and this pool of sites is listed in Appendix 1, with the headline figures shown in Table OSRA 2 below. Maps of the sites (by parish) are included in the 'Call for sites report' [ED 45].

Stage 2: First site sift

- 4.7 The first site sift was carried out to produce a shortlist of sites for further consideration in the site selection process. Sites were removed that:
- cannot accommodate 10 dwellings or more, unless they are in the Green Belt or Open Countryside, as defined in the LPS and are not currently compliant with those policies;
 - are not being actively promoted;
 - have planning permission as at 31/03/20;
 - are in use (unless there is clear indication that this will cease);
 - contain showstoppers (i.e. SPA, SAC, Ramsar, SSSI, functional floodplain (flood zone 3b), historic battlefield);
 - are LPS safeguarded land; or
 - are allocated in the LPS.
- 4.8 A total of 250 sites were included in stage 2 following the first site sift. These are listed in Appendix 1, with the headline figures shown in Table OSRA 2 below. Maps of the sites (by parish) are included within the 'Call for sites report' [ED 45].

| | Housing | | Employment | |
|----------------|-----------------|-----------|-----------------|----------------------|
| | Number of sites | Dwellings | Number of sites | Employment land (ha) |
| Stage 1 | 279 | 17,124 | 44 | 178.27 |
| Stage 2 | 251 | 16,508 | 42 | 177.83 |

Table OSRA 2: OSRA sites considered in Stages 1 and 2 of the SSM

Stage 3: Decision point – the need for sites in the other settlements and rural areas

- 4.9 Stage 3 of the SSM is a decision point whereby account was taken of the most up-to-date employment and housing land supply information (as at 31 March 2020) to determine whether or not the OSRA required sites to be identified in the SADPD.
- 4.10 As detailed in Figure OSRA 1, there are no remaining development requirements in the OSRA and consequently there is no need to find further sites for housing or employment.
- 4.11 Furthermore, neighbourhood planning is an established part of the development plan in Cheshire East, and as set out in Table OSRA 1 above, there are many made plans, and plans currently under preparation. These are able to allocate sites for development where there are particular local issues. For example, within the OSRA, the Calveley Neighbourhood Plan (made on 20 December 2018) allocates three sites for a total of 19 dwellings. The neighbourhood plans for Hankelow and High Legh are currently under preparation and it is understood that they seek to make allocations for around 4 and 25-50 dwellings respectively.

Recommendation regarding the allocation of sites for development in the OSRA (Stage 3)

Taking into account and balancing the range of factors considered in the SSM, it is recommended that no sites should be allocated in the SADPD for development in the OSRA.

- 4.12 As the decision at stage 3 of the site selection methodology is not to allocate any sites in the other settlements and rural areas, no further work under stages 4-7 has been carried out.

5. Appendices

Appendix 1: Stage 1 and stage 2 sites table

| Source ³ | Ref | Site name and address | Size (ha) ⁴ | No. of dwgs ⁵ | Emplo land (ha) | Retail (ha) | Other uses? | Sifted out? ⁶ (Y/N) | Comments |
|---------------------|-------|--|------------------------|--------------------------|-----------------|-------------|----------------------------|--------------------------------|---|
| D | CFS3 | Land off and behind Wrenbury Road, Marbury | 1.62 | 9 | 0 | 0 | 0.1ha Community Facilities | N | Although the site cannot accommodate 10 dwellings or more it is in open countryside outside settlement boundaries. |
| D | CFS8 | Edleston Hall Lane, Ravensmoor | 0.72 | 22 | 0 | 0 | No | N | A small part of the site is in flood zone 3b along the northern boundary but the remaining part could accommodate more than 10 dwellings. It is in the open countryside. |
| D | CFS11 | Land off Gawsorth Road, Gawsorth | 3.14 (2.98) | 90 | 0 | 0 | 0.16 ha open space | N | The site is in the Green Belt. |
| D | CFS13 | 277 Crewe Road, Haslington | 4.04 | 100 | 0 | 0 | No | N | A small part of the site along the northern boundary is in Flood Zone 3b but it is considered that the remaining part of the site could accommodate more than 10 dwellings. |
| D | CFS14 | Land southwest of Henhull Bridge, Henhull | 2.30 | 69 | 0 | 0 | No | Y | The site is located in a Registered Battlefield (Battle of Nantwich). |

³ A - LPS Final Site Selection Reports (July 16); B - Urban Potential Assessment (Aug 15); C - Edge of Settlement Assessment (Aug 15); D - Call for sites (June 17); E - LPS Examination Hearings (Oct 16); F - First Draft SADPD consultation (Oct 18); G - initial Publication Draft SADPD consultation (Sept 19).

⁴ Numbers in brackets are the developable areas, when stated in the call for sites/First Draft SADPD/initial Publication Draft representations.

⁵ Figure as stated in call for sites/First Draft SADPD/initial Publication Draft SADPD representations or estimated at 30 dwellings per hectare.

⁶ Exclude sites that: can't accommodate 10 dwellings or more, unless they are in the Green Belt or Open Countryside (as defined in the LPS) and are not currently compliant with those policies; are not being actively promoted; have planning permission as at 31/03/20; are in use (unless there is clear indication that this will cease); contain showstoppers (i.e. SPA, SAC, Ramsar, SSSI, functional floodplain (flood zone 3b), historic battlefield); are LPS Safeguarded Land; are allocated in the LPS.

| Source ³ | Ref | Site name and address | Size (ha) ⁴ | No. of dwgs ⁵ | Emplo land (ha) | Retail (ha) | Other uses? | Sifted out? ⁶ (Y/N) | Comments |
|---------------------|--------------|--|------------------------|--------------------------|-----------------|-------------|--|--------------------------------|--|
| D | CFS18 | Birch Lane, Hough | 3.79 | 50 | 0 | 0 | No | N | Part of the site contains buildings in various uses. It is in the open countryside. |
| D | CFS19 | The Cross Farm, Vicarage Lane, Betchton | 7.57 | 227 | 0 | 0 | No | N | The site is in the open countryside. |
| D | CFS21 | Land to south of Stocks Lane, Over Peover | 1.54 | 15 | 0 | 0 | 0.2ha Community Centre 0.3ha Open Space | N | The site is in the Green Belt. |
| D | CFS22 | New Inn Lane, Betchton | 0.30 | 10 | 0 | 0 | No | N | The site is in the open countryside. |
| D | CFS24 | Land at Wrexham Road, Faddiley | 0.30 | 2 | 0 | 0 | No | N | Although the site cannot accommodate 10 dwellings or more it is in open countryside outside of settlement boundaries and not considered to be infill development in accordance with decisions 16/4657N and 19/5810N. |
| D | CFS26/33/517 | Quarry Bank, Peckforton | 0.09 | 20 | 0 | 0 | No | N | The site is in the open countryside. |
| D | CFS27 | Land to the rear of Three Oakes Caravan Park, Moston | 4.50 | 50 | 0 | 0 | 2.5 ha for the provision of Gypsy and Traveller pitches. | N | Proposed relocation of an existing Gypsy and Traveller site with residential development on the vacated site. The site is also considered in the Gypsy and Traveller Site Selection Report [ED 14]. |
| D | CFS28 | School Lane, Ollerton | 2.12 (1.00) | 6 | 0 | 0 | No | N | Although the site cannot accommodate 10 dwellings or more it is in the Green Belt. |
| D | CFS31 | Land North of Oak Tree Lane, Cranage | 0.18 | 2 | 0 | 0 | No | Y | The site cannot accommodate 10 dwellings and although in the open countryside it might be considered to be the infill of a small gap in an otherwise built up frontage in accordance with decision 17/5208C. |

| Source ³ | Ref | Site name and address | Size (ha) ⁴ | No. of dwgs ⁵ | Emplo land (ha) | Retail (ha) | Other uses? | Sifted out? ⁶ (Y/N) | Comments |
|---------------------|-------|--|------------------------|--------------------------|-----------------|-------------|-------------|--------------------------------|---|
| D | CFS34 | Land adjacent to Ivy Cottage, Haughton | 0.18 | 1 | 0 | 0 | No | N | Although the site cannot accommodate 10 dwellings or more it is in open countryside and not compliant with this policy in accordance with the appeal decision 18/0108N. |
| D | CFS39 | Land at Nantwich Road, Wrenbury | 4.95 | 80 | 0 | 0 | Open space | N | The site is in the open countryside. Part is in Flood Zone 3b along the southern boundary; however it is considered that the remaining area could accommodate more than 10 dwellings. |
| D | CFS40 | Land adjoining The Oaks, Wrexham Road, Faddiley | 1.24 (0.32) | 2 | 0 | 0 | No | Y | The developable part of the site has planning consent for 2 dwellings (18/2088N). |
| D | CFS42 | Land at Dairy Lane, Aston Juxta Mondrum | 0.20 | 2 | 0 | 0 | No | N | Although the site cannot accommodate 10 dwellings or more it is in the open countryside. |
| D | CFS43 | Land adjacent to Norbury House, Great Warford | 1.43 | 26 | 0 | 0 | No | N | The site is in the Green Belt. |
| D | CFS45 | Land at Wrenbury Heath Road / Woodcott Hill Lane, Wrenbury Heath | 0.48 | 4 | 0 | 0 | No | N | Although the site cannot accommodate 10 dwellings or more it is in the open countryside. |
| D | CFS46 | Land at Bridge Street, Wybunbury | 0.15 | 6 | 0 | 0 | No | N | Although the site cannot accommodate 10 dwellings or more it is in the open countryside. |
| D | CFS55 | Land to the north of Moor Lane, Wilmslow (Parcel B) | 1.29 | 40 | 0 | 0 | No | N | The site is in the Green Belt. |
| D | CFS60 | The Cedars, Wrexham Road, Burland | 2.40 (0.80) | 6 | 0 | 0 | No | N | Although the site cannot accommodate 10 dwellings or more it is in the open countryside. |

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| Source ³ | Ref | Site name and address | Size (ha) ⁴ | No. of dwgs ⁵ | Emplo land (ha) | Retail (ha) | Other uses? | Sifted out? ⁶ (Y/N) | Comments |
|---------------------|-------|---|------------------------|--------------------------|---------------------------------------|-------------|--|--------------------------------|---|
| D | CFS61 | Land at Junction of Wrenbury Heath Road and Nantwich Road, Wrenbury Heath | 2.01 (1.60) | 25 | 0 | 0 | No | N | The site is in the open countryside. |
| D | CFS63 | Land to the north of Moor Lane, Wilmslow (Parcel A) | 0.85 | 26 | 0 | 0 | No | N | The site is in the Green Belt. |
| D | CFS65 | Land adjoining 37 Station Road, Aston Juxta Mondrum | 0.23 | 5 | 0 | 0 | No | Y | The site cannot accommodate 10 dwellings or more. Whilst it is in the open countryside, development could potentially be considered as infill. |
| D | CFS68 | Land off Mill Lane, Bulkeley | 0.73 | 30 | 0 | 0 | No | Y | The site has outline permission for 13 dwellings (16/6202N). |
| D | CFS69 | Land at Dark Lane, Gawsworth | 0.18 | 2 | 0 | 0 | No | N | Although the site cannot accommodate 10 dwellings or more it is in Green Belt and is not compliant with this policy in accordance with the appeal decision 19/1333M. |
| D | CFS76 | Hough Mill Quarry, Walgherton | 56.14 (25.00) | 180 | 2 ha offices 2 ha light industrial | 0 | 3 ha sports and leisure facilities; 5 ha community facilities; 23 ha open space; 15 ha wildlife areas/habitat development | N | Part of land going through the middle of the site is in Flood Zone 3b; however it is considered that the remaining part of the site could accommodate more than 10 dwellings. The site is in the open countryside and part is a Nature Conservation Site. |
| D | CFS77 | Field of Ivy Cottage, Sound Lane, Ravensmoor | 1.03 | 79 | 0 | 0 | No | N | A small part of the site is in Flood Zone 3b along the southern boundary; but it is considered that the remaining part could accommodate more than 10 dwellings. The site is in the open countryside. |
| D | CFS81 | Westlands, Leek Road, Bosley | 0.88 (0.75) | 20 | 0 | 0 | No | N | The site is in the open countryside. |

| Source ³ | Ref | Site name and address | Size (ha) ⁴ | No. of dwgs ⁵ | Emplo land (ha) | Retail (ha) | Other uses? | Sifted out? ⁶ (Y/N) | Comments |
|---------------------|-----------------|---|------------------------|--------------------------|-----------------|-----------------|---|--------------------------------|---|
| D | CFS82 | Hooter Hall, Elton Lane, Winterley | 1.55 | 47 | 0 | 0 | No | N | The site is in the open countryside. |
| D | CFS83 | Land at Woore Road, Chapel End | 0.06 | 2 | 0 | 0 | No | N | Although the site cannot accommodate 10 dwellings or more it is in the open countryside and is not compliant with this policy in accordance with the decision 18/2701N. |
| D | CFS84 | Greenbank Business Park, Bradeley Green | 2.54 (1.30) | 40 | 0 | 0 | 1.2ha Open Space | Y | The site is in active uses as a business park. It is in the open countryside. |
| D/G | CFS85 / PBD 297 | Land adjacent to 150 Buxton Road, Disley | 0.38 | 12 | 0 | 0 | No | N | The site is in the Green Belt. |
| D | CFS86 | MOD PSD Goostrey Lane, Twemlow | 4.78 (4.00) | 2 | 1ha B1c; 1ha B8 | Possibly retail | Possibly communal establishment; farm and coffee shop (0.5ha); 1ha energy generation. | N | The site is in the open countryside. |
| D | CFS88 | Gorsty Hall Fishing Lake, Balterley Heath | 0.28 | 13 | 0 | 0 | No | N | The site is in the open countryside. |
| D | CFS93 | Near Bolshaw Farm Lane, Heald Green | 1.17 | 35 | 0 | 0 | No | N | The site is in the Green Belt. |
| D | CFS94 | Heath House, Swanley Lane, Ravensmoor | 0.12 | 7 | 0 | 0 | No | Y | The site has planning permission for 2 dwellings (17/4515N). |
| D | CFS97 | Land at Hough Lane, Alderley Edge | 2.61 | 40 | 0 | 0 | No | N | The site is in the Green Belt. |
| D | CFS98 | Land at Heyes Lane, Alderley Edge | 4.82 | 100 | 0 | 0 | No | N | The site is in the Green Belt. |

| Source ³ | Ref | Site name and address | Size (ha) ⁴ | No. of dwgs ⁵ | Empl land (ha) | Retail (ha) | Other uses? | Sifted out? ⁶ (Y/N) | Comments |
|---------------------|--------|---|------------------------|--------------------------|----------------|-------------|-------------|--------------------------------|--|
| D | CFS100 | Land rear of Wheelwrights Cottage, Manchester Road, Eaton | 3.43 | 150 | 0 | 0 | No | N | The site is in the open countryside. |
| D | CFS101 | Starkie Cottage, Street Lane, Adlington | 0.25 | 8 | 0 | 0 | No | N | Although the site cannot accommodate 10 dwellings or more it is in the Green Belt. |
| D | CFS117 | Chestnut Farm, Knutsford Road, Cranage | 1.23 | 10 | 0 | 0 | No | N | The site is in the open countryside. Part of the site has permission for a replacement dwelling (18/0673C). |
| D | CFS118 | Land off Lawton Heath Road, Church Lawton | 10.50 | 315 | 0 | 0 | No | N | A small part of the site is in Flood Zone 3b along the eastern boundary; however it is considered that the remaining part could accommodate more than 10 dwellings. The site is in the Green Belt. |
| D | CFS119 | Land opposite 'Fernhill', Smithy Lane, Hulme Walfield | 1.09 | 30 | 0 | 0 | No | N | The site is in the open countryside. |
| D | CFS120 | Fernhill, Smithy Lane, Hulme Walfield | 1.28 | 38 | 0 | 0 | No | N | The site is in the open countryside. |
| D | CFS124 | Bilberry Cottage, Holmes Chapel Road, Somerford | 0.18 | 5 | 0 | 0 | No | N | Although the site cannot accommodate 10 dwellings or more it is in the open countryside. |
| D | CFS125 | Oak Tree Farm, Kings Lane, Cranage | 0.92 | 13 | 0 | 0 | No | N | The site is in the open countryside. |
| D | CFS126 | Land to west side of Holmes Chapel Road, Over Peover | 1.01 | 10 | 0 | 0 | No | N | The site is in the Green Belt. |

| Source ³ | Ref | Site name and address | Size (ha) ⁴ | No. of dwgs ⁵ | Empl land (ha) | Retail (ha) | Other uses? | Sifted out? ⁶ (Y/N) | Comments |
|---------------------|--------|--|------------------------|--------------------------|----------------|-------------|-------------|--------------------------------|--|
| D | CFS128 | Rose Cottage, Sandy Lane, Cranage | 0.63 | 5 | 0 | 0 | No | N | Although the site cannot accommodate 10 dwellings or more it is in the open countryside. |
| D | CFS131 | Shanty Farm, Moss Lane, Cranage | 5.37 | 20 | 0 | 0 | No | N | The site is in the open countryside. |
| D | CFS133 | Cherry Lane Farm, Cherry Lane, Church Lawton | 2.35 | 71 | 0 | 0 | No | Y | The site is in the Green Belt. Part of the site has consent for 6 dwellings. |
| D | CFS134 | Land off Knutsford Road, Woodside Golf Club, Cranage | 0.60 | 12 | 0 | 0 | No | N | The site is in the open countryside. |
| D | CFS135 | Land adjacent to hay barn, Mill Lane, Brereton | 0.78 | 23 | 0 | 0 | No | N | The site is in the open countryside. |
| D | CFS136 | Alsager Plant Hire, Cherry Lane, Church Lawton | 0.46 | 3 | 0 | 0 | No | Y | The site has consent for three dwellings (17/5022C). |
| D | CFS138 | Bank Farm, Back Lane, Smallwood | 0.59 | 6 | 0 | 0 | No | N | Although the site cannot accommodate 10 dwellings or more it is in the open countryside. Part of the site has an expired permission for conversion of barns to 3 dwellings (15/4380C). |
| D | CFS143 | Hilltop Farm, Blackden Lane, Goostrey | 0.09 | 1 | 0 | 0 | No | N | Although the site cannot accommodate 10 dwellings or more it is in the open countryside. |
| D | CFS144 | Levendale, Twemlow Lane, Cranage | 1.26 | 10 | 0 | 0 | No | N | The site is in the open countryside. |
| D | CFS145 | Land to rear of Manor View, Twemlow Lane, Cranage | 0.60 | 5 | 0 | 0 | No | N | Although the site cannot accommodate 10 dwellings or more it is in the open countryside. |

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| Source ³ | Ref | Site name and address | Size (ha) ⁴ | No. of dwgs ⁵ | Empl land (ha) | Retail (ha) | Other uses? | Sifted out? ⁶ (Y/N) | Comments |
|---------------------|--------|---|------------------------|--------------------------|--------------------------------------|--------------|--|--------------------------------|--|
| D | CFS146 | Land at Manor View, Twemlow Lane, Cranage | 1.17 | 35 | 0 | 0 | No | N | The site is in the open countryside. |
| D | CFS147 | Land to the east of Sheppenhall Lane, Aston | 1.24 | 32 | 0 | 0 | No | N | In use as a cricket ground but there is a clear indication that this would cease as "Aston Cricket Club is currently looking to relocate to a larger site due to the size and access constraints that the current site presents as a cricket ground." It is in the open countryside and is protected open space. |
| D | CFS148 | Rose Bank, Twemlow Lane, Twemlow | 0.26 | 6 | 0 | 0 | No | N | Although the site cannot accommodate 10 dwellings or more it is in the open countryside. |
| D | CFS150 | Land off Goostrey Lane / Knutsford Road Corner, Cranage | 0.76 | 18 | 0 | 0 | No | N | The site is in the open countryside. |
| D | CFS153 | Varden Hayloft, 14 Adlington Road, Wilmslow | 0.25 | 1 | 0 | 0 | No | N | Although the site cannot accommodate 10 dwellings or more it is in the Green Belt. |
| D | CFS157 | 55 Racecourse Road, Wilmslow | 0.30 (0.15) | 2 | 0 | 0 | No | N | Although the site cannot accommodate 10 dwellings or more it is in the Green Belt. It is near, but not in Lindow Common SSSI. |
| D | CFS158 | Former Gorstyhill Golf Course, Wychwood Village | 64.82 (33.50) | 900 | 0.4ha B1a; 0.4ha B1c; 0.4ha B8 | 0.8ha retail | 1ha sports and leisure facilities; 2.1ha community facilities; 30ha open space | N | Planning permission (14/5671N) refused and decision upheld at appeal. |
| D | CFS159 | Land adj to Hazelmere, Sandy Lane, Cranage | 0.24 | 3 | 0 | 0 | No | N | Although the site cannot accommodate 10 dwellings or more it is in the open countryside. |

| Source ³ | Ref | Site name and address | Size (ha) ⁴ | No. of dwgs ⁵ | Emplo land (ha) | Retail (ha) | Other uses? | Sifted out? ⁶ (Y/N) | Comments |
|---------------------|----------------------|--|------------------------|--------------------------|--------------------|-------------|---|--------------------------------|---|
| D | CFS162 | Land rear of 174-204 Sandbach Road, Lawton Heath. | 0.61 | 8 | 0 | 0 | No | N | Although the site cannot accommodate 10 dwellings or more, it is in the Green Belt. |
| D | CFS163 | Land off Chelford Road, Twemlow Green | 2.66 | 20 | 0 | 0 | Village Green | N | The site is in the open countryside. Part of the site is under construction for 9 dwellings (15/1126C). |
| D | CFS169 | Spark Lane Farm, Arclid | 0.59 | 10 | 0 | 0 | No | N | Part of site contains existing farm buildings. The site is in the open countryside. |
| D | CFS172 | Coachmans Cottage, Jodrell Bank | 1.55 | 19 | 0 | 0 | No | N | The site is in the open countryside. |
| D | CFS173 | Land adjacent to Holmlea, Newcastle Road, Shavington | 0.74 | 17 | 0 | 0 | No | N | The site is in the open countryside. |
| D | CFS174 | Land adjacent to Oakmere, Somerford | 1.21 | 27 | 0 | 0 | No | N | The site is in the open countryside. |
| D | CFS175 | Holmes Chapel Road, Somerford | 1.11 | 31 | 0 | 0 | No | N | The site is in the open countryside and contains existing buildings. |
| D/F | CFS177 /232 / FDR840 | Warmingham Brine Field, Off School Lane, Warmingham | 143.41 (20.00) | 0 | Circa 5 B1c | 0 | Central UK hub for energy storage solutions | N | The site is in the open countryside. A small part to the east is in Flood Zone 3b. Numerous applications have been submitted in relation to gas and brine extraction. |
| D | CFS179 | Wheelock Heath Farm, Alsager Road, Wheelock Heath | 5.33 | 100 | office/ commercial | 0 | No | N | The site is in the open countryside. Site contains buildings. |

| Source ³ | Ref | Site name and address | Size (ha) ⁴ | No. of dwgs ⁵ | Empl land (ha) | Retail (ha) | Other uses? | Sifted out? ⁶ (Y/N) | Comments |
|---------------------|--------|---|------------------------|--------------------------|----------------|-------------|-------------|--------------------------------|--|
| D | CFS180 | Land at Wheelock Heath Farm, south of A534, Wheelock Heath | 5.93 | 178 | 0 | 0 | No | N | The site is in the open countryside. |
| D | CFS181 | Land at Wood Farm, Buglawton | 1.56 | 26 | 0 | 0 | No | N | The site is in the Green Belt. |
| D | CFS182 | Trouthall Nurseries, Trouthall Lane, Plumley | 0.47 | 15 | 0 | 0 | No | N | The site is in the Green Belt. |
| D | CFS184 | Land at Saltersford Farm (north of Saltersford House), Macclesfield Road, Holmes Chapel | 0.18 | 5 | 0 | 0 | No | N | Although the site cannot accommodate 10 dwellings or more it is in the open countryside. |
| D | CFS185 | Land at Saltersford Farm (east of Bluebell Cottage), Macclesfield Road, Holmes Chapel | 0.11 | 3 | 0 | 0 | No | N | Although the site cannot accommodate 10 dwellings or more it is in the open countryside. |

| Source ³ | Ref | Site name and address | Size (ha) ⁴ | No. of dwgs ⁵ | Emplo land (ha) | Retail (ha) | Other uses? | Sifted out? ⁶ (Y/N) | Comments |
|---------------------|-------------|---|------------------------|--------------------------|-----------------|-------------|-------------|--------------------------------|---|
| D | CFS186 | Land at Saltersford Farm (east of Saltersford Meadows), Macclesfield Road, Holmes Chapel. | 0.26 | 8 | 0 | 0 | No | N | Although the site can't accommodate 10 dwellings or more it is in the open countryside. |
| D | CFS187 | Grange Farm, Holmes Chapel Road, Davenport | 1.53 | 35 | 0 | 0 | No | N | The site is in the open countryside and adjacent to Brereton Heath LNR. |
| D | CFS188 /191 | Land off Pexhill Road, Siddington | 1.09 | 5 | 0 | 0 | No | N | Although the site cannot accommodate 10 dwellings or more it is in the Green Belt. |
| D | CFS189 | Greenbank Farm, Green Lane, Moston | 0.22 | 9 | 0 | 0 | No | N | Although the site cannot accommodate 10 dwellings or more it is in the open countryside. |
| D | CFS190 | Higher Farm, Moss Lane, Mottram St. Andrew | 0.12 | 1 | 0 | 0 | No | N | Although the site cannot accommodate 10 dwellings or more it is in the Green Belt. |
| D | CFS198 | Land west of Main Road, Weston | 2.82 | 50 | 0 | 0 | No | N | The site is in the open countryside. |
| D | CFS202 | Hall Farm, Knutsford Road, Cranage | 0.41 | 6 | 0 | 0 | No | N | Although the site cannot accommodate 10 dwellings or more it is in the open countryside and is not currently compliant with this policy in accordance with the decision 17/5550C. |
| D | CFS203 | Henshaw Green Farm, Plumley | 1.11 | 10 | 0 | 0 | No | Y | The majority of the site has planning consent for 5 dwellings (18/1540M). The site is in the Green Belt. |

| Source ³ | Ref | Site name and address | Size (ha) ⁴ | No. of dwgs ⁵ | Emplo land (ha) | Retail (ha) | Other uses? | Sifted out? ⁶ (Y/N) | Comments |
|---------------------|------------------------|---|------------------------|--------------------------|----------------------------------|-------------|----------------------------------|--------------------------------|---|
| D/F | CFS206 / FDR237 2 | Monks Heath Hall Workshops, Chelford Road, Monk's Heath | 1.21 | 0 | 0.3 B1a; 0.3 B1c; 0.3 B2; 0.3 B8 | 0 | No | N | The site is in the Green Belt. |
| D/G | CFS209 /211 / PBD153 9 | Brookside Hall, Arclid | 7.28 | 30 | 2.00 ha offices | 0 | Potential for sports and leisure | N | The site is in the open countryside. A small part of the site is in Flood Zone 3b along the western boundary; however it is considered that the remaining part of the site could accommodate more than 10 dwellings. |
| D | CFS215 | Boundary Farm, Whisterfield Lane, Siddington | 1.60 | 48 | 0 | 0 | No | N | The site is in the Green Belt. |
| D/F | CFS216 / FDR 2372 | Land at Chelford Road, Siddington | 5.63 | 169 | 0 | 0 | No | N | The site has been divided into four parcels. Two parcels to the north of Chelford Road are in the Green Belt. The other two parcels to the south are beyond the Green Belt in the open countryside. |
| D | CFS217 | Dairy House Farm, Lower Withington | 1.42 | 4 | 0 | 0 | No | N | Although the site cannot accommodate 10 dwellings or more it is in the Green Belt. |
| D | CFS219 | Dingle Bank Quarry, Lower Withington | 23.42 | 200 | 0 | 0 | Sports and leisure | N | A small part of the site is in Flood Zone 3b along the western boundary; however it is considered that the remaining part of the site could accommodate more than 10 dwellings. The site is a former quarry and applications have been submitted for the processing of sand and soil. |
| D | CFS221 | Pickmere Garden Centre and Nursery, Pickmere | 1.29 | 60 | 0 | 0 | No | N | The site is in the Green Belt. A small part has consent for 2 dwellings (17/2882M). |

| Source ³ | Ref | Site name and address | Size (ha) ⁴ | No. of dwgs ⁵ | Emplo land (ha) | Retail (ha) | Other uses? | Sifted out? ⁶ (Y/N) | Comments |
|---------------------|--------|---|------------------------|--------------------------|---|-------------|-------------|--------------------------------|--|
| D | CFS223 | Dumvilles Farm, Bollington Lane, Monk's Heath | 12.24 | 0 | 3.04 B1a; 3.04 B1c; 3.04 B2; 3.04 B8 | 0 | No | N | The site is in the Green Belt. |
| D | CFS224 | Poplars Farm (near Jolly Tar), Wardle | 2.94 | 60 | 0 | 0 | No | N | The site consists of two parcels of land in the open countryside. |
| D | CFS225 | Land at Bradfield Green | 3.74 | 100 | 0 | 0 | No | N | The site is in the open countryside. |
| D | CFS228 | Land at Snape Farm, Weston | 3.81 | 63 | 0 | 0 | No | N | The site is in the Green Belt. The western part has consent for 5 dwellings (19/5186N) and there is also consent to convert existing barns to 8 dwellings (17/0875N). Approx 2.1 ha remains unconsented. |
| D | CFS230 | Land at Weston Road, Wilmslow | 3.45 (2.61) | 75 | 0 | 0 | No | N | The site is in the Green Belt. |
| D | CFS231 | Land off Cemetery Road, Weston (larger site) | 11.31 | 150 | 0 | 0 | No | N | The site is in the strategic green gap. The smaller site FDR1593 also lies in this site. |
| D | CFS233 | Land at Weston Hall Farm, Main Road, Weston | 2.73 | 82 | 0 | 0 | No | Y | The site is in the open countryside. It is in active use and has consent for change of use and redevelopment for B8 uses. |
| D | CFS235 | Land off Marsh Lane, Ravensmoor | 0.60 | 15 | 0 | 0 | No | N | The site is in the open countryside. |
| D | CFS236 | Lindow Moss Peat Farm, Moor Lane, Wilmslow | 1.76 | 14 | 0 | 0 | No | Y | The site is in the Green Belt. It has consent for 14 dwellings (15/0016M) granted 27/02/19. |

| Source ³ | Ref | Site name and address | Size (ha) ⁴ | No. of dwgs ⁵ | Emplo land (ha) | Retail (ha) | Other uses? | Sifted out? ⁶ (Y/N) | Comments |
|---------------------|------------------------------|--|------------------------|--------------------------|-----------------|-------------|-------------|--------------------------------|---|
| D | CFS238 | Land adjoining The Paddocks, Colleys Lane, Willaston | 0.17 | 1 | 0 | 0 | No | N | Although the site cannot accommodate 10 dwellings or more it is in the open countryside and strategic green gap. |
| D | CFS239 | Land to the north of Wilmslow Road, Wilmslow | 1.76 | 45 | 0 | 0 | No | N | The site is in the Green Belt. A small part is in Flood Zone 3b along the eastern boundary; however it is considered that the remaining area could accommodate more than 10 dwellings. |
| D | CFS243 | Lavender Farm, Gorse Lane, Newbold Astbury | 1.55 | 47 | 0 | 0 | No | N | The site is in the Green Belt. |
| D | CFS244 | Land off Crescent Road, Cranage | 0.72 | 15 | 0 | 0 | No | N | The site is in the open countryside and is also protected open space. |
| D | CFS246 | Land off Nursery Road, Alsager | 1.53 | 43 | 0 | 0 | No | N | The site is in the open countryside. |
| D | CFS247 | Dighills Farm, Congleton Road, Gawsworth | 4.59 | 115 | 0 | 0 | No | N | The site is in the open countryside. |
| D | CFS250 | The Fools Nook, Leek Road, Sutton | 0.16 | 7 | 0 | 0 | No | Y | The site is in the Green Belt and has consent for 7 new dwellings (17/2867M). |
| D/F/G | CFS251 / FDR219 8 / PBD121 1 | George and Dragon PH, Higher Hurdsfield | 0.22 | 6 | 0 | 0 | No | Y | The site is a former pub and car park. The site cannot accommodate 10 dwellings or more and although it is in Green Belt, development might be regarded as redevelopment of PDL or limited infilling in villages. |
| D | CFS254 /55 | Davenport House Farm, Carr Lane, Chorley | 2.18 | 52 | 0 | 0 | No | N | The site is in the Green Belt. |

| Source ³ | Ref | Site name and address | Size (ha) ⁴ | No. of dwgs ⁵ | Emplo land (ha) | Retail (ha) | Other uses? | Sifted out? ⁶ (Y/N) | Comments |
|---------------------|------------------------|--|------------------------|--------------------------|-----------------|-------------|-------------------------------|--------------------------------|---|
| D | CFS258 | Land at Barncroft, Woodend Lane, Mobberley | 1.52 (0.80) | 24 | 0 | 0 | No | N | The site contains existing commercial buildings. It is in the Green Belt and a Site of Nature Conservation Importance. |
| D/F | CFS259 / FDR267 5 | Depot west of Crewe Road, Shavington | 2.65 | 80 | 0 | 0 | No | N | The site partly contains buildings. It is in the strategic green gap and open countryside. |
| D/F | CFS262 /469 / PBD107 6 | Land off Dodds Green Lane, Burleydam | 1.22 | 12 | 0 | 0 | No | N | The site is in the open countryside. |
| D | CFS263 /264 | Land at Judy Lane, Sutton | 0.14 | 2 | 0 | 0 | No | N | Although the site cannot accommodate 10 dwellings or more it is in the Green Belt. |
| D | CFS266 | Mill Hill Hollow, Poynton | 0.09 | 3 | 0 | 0 | No | N | Although the site cannot accommodate 10 dwellings or more it is in the Green Belt. |
| D | CFS269 | Land at Bluestone Crossroads, Chester Rd, Acton | 2.56 | 77 | 0 | 0 | No | Y | The site is in the open countryside and a Registered Battlefield (Battle of Nantwich). |
| D | CFS271 | Land to north and east of Rectory Farm, Old Knutsford Road, Lawtongate | 2.07 (1.10) | 20 | 0 | 0 | No | N | The site is in Green Belt. The southern part of the site has now been developed but approximately 1.1 ha remains undeveloped. |
| D | CFS273 | The Hollins, Leek Road, Bosley | 2.65 | 80 | 0 | 0 | No | N | The site is in the open countryside. |
| D | CFS282 /267/28 3 | The Gables, Green Lane, Higher Poynton | 1.97 (1.55) | 14 | 0 | 0 | 1.55ha communal establishment | N | The site contains existing buildings and is in the Green Belt. |

| Source ³ | Ref | Site name and address | Size (ha) ⁴ | No. of dwgs ⁵ | Emplo land (ha) | Retail (ha) | Other uses? | Sifted out? ⁶ (Y/N) | Comments |
|---------------------|---------------------------------------|--|------------------------|--------------------------|-----------------|-------------|---|--------------------------------|--|
| D/F/G | CFS285 / CFS286 / FDR273 5 / PBD244 9 | Land to the West of Crewe Road, Winterley | 4.54 (3.20) | 105 | 0 | 0 | Open space | N | The site is in the open countryside. |
| D | CFS287 | Seven Springs Outdoor Activity Centre, Corks Lane, Disley | 13.00 (2.52) | 76 | 0 | 0 | Hotel/leisure | N | The site is in the Green Belt. |
| D | CFS288 | Land opposite Brownedge Farm, Newcastle Road, Brereton | 0.80 (0.50) | 5 | 0 | 0 | Energy generation (0.10); open space (0.10) | N | Although the site cannot accommodate 10 dwellings or more it is in the open countryside. |
| D | CFS289 | Land on west side of Knutsford Road, Cranage | 0.44 | 13 | 0 | 0 | Open space | Y | The site is in the open countryside. The majority of the site has consent for three net additional dwellings (15/4791C) granted 08/08/17). This site is a smaller part of FDR2948. |
| D | CFS290 | RPG Herbs, Smithy Lane, Hulme Walfield | 1.25 (1.00) | 30 | 0 | 0 | No | N | Site contains existing commercial buildings. It is in the open countryside. |
| D/F/G | CFS297 /300 / FDR210 9 / PBD154 7 | Land off Newcastle Road and Holmes Chapel Road, Brereton Green | 4.50 | 135 | 0 | 0 | No | N | The site is in the open countryside. |
| D | CFS299 | Land west of the Golden Pheasant Inn, Plumley | 0.49 | 10 | 0 | 0 | No | N | The site is in the Green Belt. |

| Source ³ | Ref | Site name and address | Size (ha) ⁴ | No. of dwgs ⁵ | Emplo land (ha) | Retail (ha) | Other uses? | Sifted out? ⁶ (Y/N) | Comments |
|---------------------|------------------------------|--|------------------------|--------------------------|-----------------|-------------|---|--------------------------------|---|
| D/F/G | CFS303 / FDR225 7 / PBD112 6 | Land opposite Weaver View, Church Minshull | 0.88 | 20 | 0 | 0 | No | N | A small part of the site is in Flood Zone 3b along the western boundary; however it is considered that the remaining part of the site could accommodate more than 10 dwellings. |
| D | CFS311 | Land adjacent to A34, between Lawton Avenue and Knowsley Lane. Church Lawton | 1.65 (1.00) | 31 | 0 | 0 | 0.5ha open space | N | The site is in the Green Belt. |
| D | CFS315 | Farriers Cottage, Back Lane/Moss Mere, Smallwood | 0.66 | 14 | 0 | 0 | No | N | The site is in the open countryside. |
| D/F | CFS317 a / FDR294 2 | Field to the south of Monks Lane, Acton | 4.00 | 52 | 0 | 0 | No | N | The site is in open countryside. |
| D/F | CFS317 b / FDR294 2 | Field to the east of Chester Road, Acton | 1.50 | 0 | 0 | 0 | Public house and community amenity spaces | Y | The majority of this land is part of a Registered Battlefield (Battle of Nantwich). |
| D | CFS318 | Land at Chestnut Tree Farm, Newcastle Road, Arclid | 0.77 | 30 | 0 | 0 | No | N | The site is in the open countryside. |
| D | CFS321 | Land north of A500, Shavington | 5.22 | 130 | 0 | 0 | No | N | The site is in the open countryside and strategic green gap. |

| Source ³ | Ref | Site name and address | Size (ha) ⁴ | No. of dwgs ⁵ | Emplo land (ha) | Retail (ha) | Other uses? | Sifted out? ⁶ (Y/N) | Comments |
|---------------------|--------------------------------------|--|------------------------|--------------------------|-----------------------------|-------------|---|--------------------------------|--|
| D/F | CFS323 FDR267 5 | Land south of A500, Shavington | 5.30 | 130 | 0 | 0 | No | N | The site is in the open countryside and strategic green gap. |
| D | CFS326 | Land off Moss Lane, Scholar Green | 5.33 | 150 | 0 | 0 | No | N | The site is in the Green Belt. |
| D/F | CFS327 / FDR192 1 | Alstonfield, Castle Hill, Mottram St. Andrew. | 2.28 | 70 | 0 | 0 | No | Y | The site is in the Green Belt. It has consent for a replacement dwelling (17/5136M) and a new infill dwelling (19/4540M). |
| D/F/G | CFS330 / FDR191 / PBD623 | Warmingham Brine Field, Warmingham | 25.00 | 0 | Circa 5 ha light industrial | 0 | Central UK hub for energy storage solutions | N | Parts of the site are also promoted under CFS177/232. It is in the open countryside. Numerous applications have been submitted for different parts of the land; namely to do with gas storage and pipelines. |
| D | CFS332 | Mount View, Castle Hill, Mottram St. Andrew | 0.66 | 20 | 0 | 0 | No | Y | The site is in the Green Belt. It has permission for a replacement dwelling (18/6127M). |
| D | CFS334 | Land to the east of Middlewood Road, Higher Poynton | 2.43 | 47 | 0 | 0 | 0.4ha open space / children's play | N | The site is in the Green Belt. |
| D | CFS335 | Sandy Lane, Macclesfield | 0.56 | 7 | 0 | 0 | No | N | Although the site cannot accommodate 10 dwellings or more it is in the Green Belt. It is adjacent to a Site of Nature Conservation Importance. |
| D | CFS336 | Land at Blackershall Farm, Wilmslow Road, Mottram St. Andrew | 10.28 | 410 | 0 | 0 | No | N | The site is in the Green Belt. |

| Source ³ | Ref | Site name and address | Size (ha) ⁴ | No. of dwgs ⁵ | Emplo land (ha) | Retail (ha) | Other uses? | Sifted out? ⁶ (Y/N) | Comments |
|---------------------|-------------------|--|------------------------|--------------------------|-----------------|-------------|-------------|--------------------------------|--|
| D | CFS337 | Land adjacent to Beech Farm, Holmes Chapel Road, Brereton. | 0.80 | 5 | 0 | 0 | No | N | Although the site cannot accommodate 10 dwellings or more it is in the open countryside. It is adjacent to a Local Nature Reserve. |
| D/F | CFS338 / FDR176 9 | Bucklow Garage, Bucklow Hill | 0.27 | 8 | 0 | 0 | No | Y | The site cannot accommodate 10 dwellings or more. Although it is in the Green Belt, it may potentially be classed as the partial or complete redevelopment of a previously developed site. |
| D | CFS341 | Land at the Harrington Arms, Congleton Road, Gawsforth | 0.4 | 12 | 0 | 0 | No | N | The site is in the Green Belt. |
| D | CFS343 | Land adjacent to Dale End, Wilmslow Road, Mottram St. Andrew | 0.58 | 1 | 0 | 0 | No | N | Although the site cannot accommodate 10 dwellings or more it is in Green Belt and is not currently compliant with that policy in accordance with the decision 18/0955M. |
| D | CFS344 | Land west of Back Lane, Spurstow | 0.93 | 18 | 0 | 0 | No | N | The site is in the open countryside. |
| D | CFS345 | Land to the north of Hope Lane, Adlington | 0.98 | 16 | Up to 0.98 | 0 | No | N | The site partly contains buildings and is in the Green Belt. |
| D/F | CFS346 / FDR169 5 | FCC Environment, Nantwich Road, Wardle | 12.92 (6.00) | 144 | 0 | 0 | Marina | N | The site is in the open countryside and is next to the Wardle Employment Improvement Area LPS strategic allocation. |
| D/F | CFS347 / FDR234 7 | Land off Macclesfield Road, Eaton | 1.43 | 15 | 0 | 0 | No | N | The site is in the open countryside. |

| Source ³ | Ref | Site name and address | Size (ha) ⁴ | No. of dwgs ⁵ | Emplo land (ha) | Retail (ha) | Other uses? | Sifted out? ⁶ (Y/N) | Comments |
|---------------------|---------------------------------|---|------------------------|--------------------------|------------------|-------------|---|--------------------------------|---|
| D/F | CFS348 / FDR1917 | Land adjacent to Haslington Hall | 1.81 | 54 | 0 | 0 | 0 | N | The site is in the open countryside. |
| D | CFS358 /558 | Land at junction of Wrenbury Road, Bickerton Road and A49, Cholmondeley | 16.19 (12.00) | 300 | 1ha B1a; 1ha B1c | 0 | 2ha community facilities; 1ha open space | N | The site is in the open countryside. It is split by the A49 and the Wrenbury and Bickerton Road, making four separate parcels. A small part contains buildings and tennis courts/ bowling green. |
| D | CFS361 | South of Woodford Road, Mill Hill Farm, Poynton | 3.20 | 116 | 0 | 0 | No | N | The site is in the Green Belt. |
| D | CFS363 | Land off Newcastle Road, Arclid | 1.63 | 12 | 0 | 0 | No | N | The site is in the open countryside. |
| D/F | CFS365 /382 / FDR2278 / FDR2372 | Land off School Lane, Marton | 1.28 | 27 | 0 | 0 | Open space | N | The site is in the open countryside. |
| D | CFS377 | Agden Brook Farm, Lymm Road, Little Bollington | 40.03 (33.00) | 750 | 0 | 2ha retail | 1ha communal establishment; 0.5ha sports and leisure facilities; 0.5ha community facilities | N | The site is in the Green Belt. The land put forward is split into 3 areas of land due to existing roads. A small part of the site is in Flood Zone 3b along the eastern boundary; and part of the northern end of the site is in Warrington Borough; however it is considered that the remaining part of the site could accommodate more than 10 dwellings. |
| D | CFS378 | Adders Moss, Prestbury Road, Over Alderley | 4.01 | 62 | 0 | 0 | Log cabins on the land to the south – up to 1.3ha | N | The site is in the Green Belt. It is near, but not in Alderley Edge SSSI. |

| Source ³ | Ref | Site name and address | Size (ha) ⁴ | No. of dwgs ⁵ | Emplo land (ha) | Retail (ha) | Other uses? | Sifted out? ⁶ (Y/N) | Comments |
|---------------------|-------------------|---|------------------------|--------------------------|-----------------|-------------|------------------|--------------------------------|--|
| D | CFS386 | Land adjacent to Riverswood, Strines | 0.36 | 11 | 0 | 0 | No | N | The site is in the Green Belt. |
| D | CFS397 | Land at Whetstone Edge Farm, off Sandbach Road, Newbold Astbury | 0.14 (0.08) | 2 | 0 | 0 | No | N | Although the site cannot accommodate 10 dwellings or more it is in the open countryside. |
| D | CFS398 | Land NW of Middlewood Road, Poynton | 0.14 | 4 | 0 | 0 | No | N | Although the site cannot accommodate 10 dwellings or more it is in the Green Belt. |
| D/F | CFS399 / FDR178 6 | Warford Park, Faulkners Lane, Great Warford (smaller site) | 1.09 (1.03) | 31 | 0 | 0 | No | N | The site is in the Green Belt. It forms part of the larger site submitted as PBD1004. |
| D | CFS401 | Land off Manchester Road, Tytherington | 1.02 | 36 | 0 | 0 | No | N | The site is in the Green Belt. |
| D | CFS404 (Plot 4) | Ryleys Farm, south of Chelford Road, Alderley Edge | 12.10 | 0 | 0 | 0 | Safeguarded land | N | The site is in the Green Belt. |
| D | CFS404 (Plot 5) | Ryleys Farm, south of Chelford Road, Alderley Edge | 5.20 | 0 | 0 | 0 | Safeguarded land | N | The site is in the Green Belt. |
| D | CFS409 | Land to the North of Pedley Hill, Adlington | 1.09 | 1 | 0 | 0 | No | N | Although the site cannot accommodate 10 dwellings or more it is in the Green Belt. |
| D | CFS410 | Land at Coppice Lane, Disley | 5.57 | 36 | 0 | 0 | No | N | The site is in the Green Belt. |

| Source ³ | Ref | Site name and address | Size (ha) ⁴ | No. of dwgs ⁵ | Emplo land (ha) | Retail (ha) | Other uses? | Sifted out? ⁶ (Y/N) | Comments |
|---------------------|--------|---|------------------------|--------------------------|--------------------------------|-------------|---|--------------------------------|--|
| D | CFS411 | Land at London Road (A523), Adlington | 4.17 | 0 | 0 | 0 | A petrol filling station; ancillary shop; drive through coffee shop; car sales showroom; commercial units totalling 19,220 sq.ft. | N | The site is in the Green Belt. Part of the site is in the proposed route of the Poynton Relief Road. |
| D | CFS413 | Land to the West of London Road, Adlington | 4.84 | 415 | Up to 4.84 B1a; up to 4.84 B1c | 0 | Up to 4.84ha sports and leisure; up to 4.84ha community facilities; up to 4.84ha open space | N | The site is in the Green Belt. |
| D | CFS414 | Land to the North of Legh Arms, Adlington | 0.84 | 25 | Up to 0.84 B1a; up to 0.84 B1c | 0 | Up to 0.84 ha sports and leisure; up to 0.84 ha community facilities; up to 0.84 ha open space | N | The site is in the Green Belt. |
| D | CFS415 | Land adjacent to Adlington Station, Adlington | 0.62 | 19 | Up to 0.62 B1a; Up to 0.62 B1c | 0 | Up to 0.62 ha sports and leisure; up to 0.62 ha community facilities; up to 0.62 ha open space | N | The site is in the Green Belt. |

| Source ³ | Ref | Site name and address | Size (ha) ⁴ | No. of dwgs ⁵ | Empl land (ha) | Retail (ha) | Other uses? | Sifted out? ⁶ (Y/N) | Comments |
|---------------------|------------------------------|--|------------------------|--------------------------|--|-------------|---|--------------------------------|---|
| D | CFS416 | Land to the South of Legh Road, Adlington | 12.31 | 369 | Up to 12.31 B1a; Up to 12.31 B1c | 0 | Up to 12.31 ha sports and leisure; up to 12.31 ha community facilities; up to 12.31 ha open space | N | The site is in the Green Belt and partly contains a Site of Nature Conservation Importance. |
| D | CFS420 | Blackden Manor, Goostrey | 11.68 | 350 | Up to 11.68 | Up to 11.68 | Station car parking. | N | The site is in the open countryside. |
| D/F | CFS429 / FDR292 ³ | Yarwood Heath and Land North of Yarwood Heath, Rostherne | 9.23 | 277 | Up to 9.23 B1a; up to 9.23 B1c; up to 9.23 B2; up to 9.23 B8 | Up to 9.23 | Sports and leisure / tourist accommodation/ road side uses. | N | The site is in Green Belt. It is near, but not in Rostherne Mere SSSI and Ramsar. |
| D/G | CFS432 / PBD124 ³ | Land at Agden Park Lane, Broomedge | 0.55 | 7 | 0 | 0 | No | N | Although the site cannot accommodate 10 dwellings or more it is in the Green Belt. |
| D | CFS433 | Land at Arley Village, Arley (Parcel A) | 0.17 | 4 | 0 | 0 | No | Y | The site cannot accommodate 10 dwellings and although it is in the Green Belt, it may potentially be classed as infill. |
| D | CFS435 | Land at Arley Village, Arley (Parcel B) | 0.42 | 6 | 0 | 0 | No | N | Although the site cannot accommodate 10 dwellings or more it is in the Green Belt. |
| D | CFS436 | Land at Arley Village, Arley (Parcel C) | 0.21 | 4 | 0 | 0 | No | N | Although the site cannot accommodate 10 dwellings or more it is in the Green Belt. |

| Source ³ | Ref | Site name and address | Size (ha) ⁴ | No. of dwgs ⁵ | Emplo land (ha) | Retail (ha) | Other uses? | Sifted out? ⁶ (Y/N) | Comments |
|---------------------|--------|---|------------------------|--------------------------|-----------------|-------------|---|--------------------------------|--|
| D | CFS437 | Land at Arley Village, Arley (Parcel D) | 0.05 | 2 | 0 | 0 | No | N | Although the site cannot accommodate 10 dwellings or more it is in the Green Belt. |
| D | CFS438 | Land at Arley Village, Arley (Parcel E) | 0.03 | 1 | 0 | 0 | No | Y | The site cannot accommodate 10 dwellings or more and although it is in the Green Belt, it may potentially be classed as infilling or redevelopment of previously developed land. |
| D | CFS440 | Ashley Car Park, Land adjacent to St Elizabeth's Church, Ashley | 0.05 | 2 | Up to 0.05 | - | Cemetery; tourist accommodation | Y | The site cannot accommodate 10 dwellings or more and although it is in the Green Belt, it may potentially be classed as infilling. |
| D | CFS442 | Ashley Hall Showground, Ashley Road. Ashley | 30.89 | 927 | Up to 30.89 | Up to 30.89 | Events / conferences / studios / cookery school / tourist accommodation | N | The site is in the Green Belt. |
| D | CFS443 | Rose Cottage, Magpie Bank, Newcastle Road, Astbury | 0.46 | 14 | 0 | 0 | No | N | The site is in the Green Belt. |
| D | CFS445 | Land east of Whitchurch Road, Aston | 1.64 | 24 | 0 | 0 | Open space | Y | The site is in the open countryside. It has outline permission for up to 24 dwellings (17/0374N). |
| D | CFS446 | Land at Wrenbury Road / Whitchurch Road, Aston | 1.44 | 44 | 0 | 0 | No | N | The site is in the open countryside. |
| D | CFS450 | Back Lane / Moberley Road, Ashley | 0.91 | 27 | Up to 0.91 | Up to 0.91 | Station car park / tourist accommodation | N | The site is in the Green Belt. |
| D | CFS451 | Back Lane, Ashley | 0.40 | 12 | Up to 0.40 | 0 | Leisure / tourist accommodation | N | The site is in the Green Belt. |

| Source ³ | Ref | Site name and address | Size (ha) ⁴ | No. of dwgs ⁵ | Empl land (ha) | Retail (ha) | Other uses? | Sifted out? ⁶ (Y/N) | Comments |
|---------------------|--------|---|------------------------|--------------------------|----------------|-------------|---|--------------------------------|---|
| D | CFS454 | Birkin House, Birkin Heath Lane, Ashley | 1.00 | 30 | Up to 1.00 | Up to 1.00 | Leisure / laundry / nursery / tourist accommodation / sports / recreation | N | The site is in the Green Belt. It is near, but not in, Rostherne Mere Ramsar, SSSI. |
| D | CFS455 | Birtles Farm, Ashley Road, Ashley | 0.72 | 22 | Up to 0.72 | Up to 0.72 | Leisure / nursery / tourist accommodation / sports / recreation | N | The site is in the Green Belt. |
| D | CFS456 | Bowden View Farm, Yarwoodheath Lane, Rostherne | 22.72 | 682 | Up to 22.72 | Up to 22.72 | Leisure / tourist accommodation | N | The site is in the Green Belt. It is near, but not in, Rostherne Mere Ramsar, SSSI. |
| D | CFS458 | Land off Newcastle Road, Brereton Green (larger site) | 6.34 | 125 | 0 | 0 | No | N | The site is in the open countryside. The smaller site FDR599 is also located in this site. |
| D | CFS460 | Land at Moss Nook, Moss Lane, Brereton Heath | 0.52 | 10 | 0 | 0 | No | N | The site is in the open countryside. |
| D | CFS461 | Broadoak Farm and buildings, Broadoak Lane, Mobberley | 1.10 | 33 | Up to 1.10 | Up to 1.10 | Leisure / tourist accommodation | N | The site is in the Green Belt. It has also come forward for minerals and waste local sites. |
| D | CFS462 | Land off Broadoak Lane, Mobberley | 23.12 | 0 | 0 | 0 | Energy related uses | N | The site is in Green Belt. It has also come forward for minerals and waste local sites. |
| D | CFS463 | Land to north of sewerage plant, Broadoak Lane, Mobberley | 1.87 | 0 | 0 | 0 | Energy related uses | N | The site is in the Green Belt. |

| Source ³ | Ref | Site name and address | Size (ha) ⁴ | No. of dwgs ⁵ | Emplo land (ha) | Retail (ha) | Other uses? | Sifted out? ⁶ (Y/N) | Comments |
|---------------------|------------------|--|------------------------|--------------------------|-----------------|-------------|---|--------------------------------|---|
| D | CFS464 | Land adjacent to 2 Wrexham Road, Burland | 0.47 | 6 | 0 | 0 | No | N | Roughly half of the site is located in Flood Zone 3b. Although it cannot provide 10 dwellings or more, it is in the open countryside. |
| D | CFS465 | Land south of Wrexham Road (west of Walleys Lane), Burland | 1.40 | 10 | 0 | 0 | No | Y | The site is in the open countryside and its majority is in Flood Zone 3b. |
| D | CFS466 | Land adjacent to 7 Tollemache Cottages, Burland | 0.63 | 4 | 0 | 0 | No | Y | The site is in the open countryside and its majority is in Flood Zone 3b. |
| D | CFS467 | Land south of Wrexham Road, Burland | 0.54 | 6 | 0 | 0 | No | N | Although the site cannot accommodate 10 dwellings or more it is in the open countryside. |
| D | CFS468 | Land south of Castle Hill Cottage, Wrexham Road, Burland | 0.33 | 5 | 0 | 0 | No | N | Although the site cannot accommodate 10 dwellings or more it is in the open countryside. |
| D | CFS471 | Land at Station House, Calveley | 0.39 | 4 | 0 | 0 | No | Y | The site has outline permission for up to 4 dwellings (17/2324N). |
| D | CFS472 | Cherry Tree Farm, Cherry Tree Lane, Rostherne | 1.25 | 38 | Up to 1.25 | Up to 1.25 | Leisure / tourist accommodation / sports / recreation | N | The site is in the Green Belt. It is near, but not in, Rostherne SSSI, Ramsar. |
| D/F | CFS473 / FDR2830 | Land east of Congleton Road South, Church Lawton | 0.51 | 25 | 0 | 0 | No | N | The site is in the Green Belt. |
| D | CFS475 | Land west of Congleton Road South, Church Lawton | 3.06 | 92 | 0 | 0 | No | N | The site is in the Green Belt. |

| Source ³ | Ref | Site name and address | Size (ha) ⁴ | No. of dwgs ⁵ | Emplo land (ha) | Retail (ha) | Other uses? | Sifted out? ⁶ (Y/N) | Comments |
|---------------------|------------------|---|------------------------|--------------------------|-----------------|-------------|----------------------------------|--------------------------------|--|
| D | CFS476 / FDR1924 | Land east of Greendale Lane, Mottram St. Andrew | 2.81 | 84 | 0 | 0 | No | N | The site is in the Green Belt. |
| D | CFS478 | Land adjacent Haughton View, Long Lane, Haughton | 1.36 | 40 | 0 | 0 | No | N | The site is in the open countryside. |
| D | CFS480 | Land opposite the Dairy Farm, Long Lane, Haughton | 0.07 | 3 | 0 | 0 | No | N | Although the site cannot accommodate 10 dwellings or more it is in the open countryside. |
| D | CFS481 | Land south of Long Lane, Haughton | 1.35 | 40 | 0 | 0 | No | N | The site is in the open countryside. |
| D/F | CFS482 / FDR2847 | Land off Pheasant Walk, High Legh | 1.23 | 1 | 0 | 0 | No | N | Although the site cannot accommodate 10 dwellings or more, it site is in the Green Belt. |
| D/F | CFS483 / FDR2847 | Land adjacent to Golf Course, High Legh | 6.19 | 186 | 0 | 0 | Public open space | N | The site is in the Green Belt. |
| D/F | CFS484 / FDR2847 | Woodside Farm Steading, High Legh | 0.57 | 17 | Up to 0.57 | 0 | No | N | The site is in the Green Belt. |
| D/F | CFS486 / FDR2847 | Plots at Ditchfield Lane, High Legh | 0.15 | 5 | 0 | 0 | No | N | Although the sites cannot accommodate 10 dwellings or more they are in the Green Belt. |
| D/F | CFS487 / FDR2847 | Land to the west of West Lane, High Legh | 27.00 | 810 | 0 | 0 | Community facilities; open space | N | The site is in the Green Belt. |

| Source ³ | Ref | Site name and address | Size (ha) ⁴ | No. of dwgs ⁵ | Empl land (ha) | Retail (ha) | Other uses? | Sifted out? ⁶ (Y/N) | Comments |
|---------------------|------------------------------|---|------------------------|--------------------------|--|-------------|-----------------------------------|--------------------------------|--|
| D/F | CFS488 / FDR284 7 | Land off Wrenshot Lane, High Legh | 0.32 | 9 | 0 | 0 | No | N | Although the site cannot accommodate 10 dwellings or more it is in the Green Belt. |
| D/F | CFS490 / FDR284 7 | Golf course land, High Legh | 9.92 | 0 | 0 | 0 | Holiday / mixed-use accommodation | N | The site is in the Green Belt. |
| D/F | CFS491 / FDR284 7 | Legh Oaks Farm, High Legh | 0.53 | 16 | Up to 0.53 commercial and light industrial | 0 | No | N | The site is in the Green Belt. |
| D/F | CFS492 / FDR284 7 | Overflow car park off Halliwell's Brow, High Legh | 1.48 | 0 | Up to 1.48 commercial and light industrial | 0 | No | N | The site is in the Green Belt. |
| D | CFS493 | Spode Green Farm, Little Bollington | 12.25 | 0 | Up to 12.25 | 0 | Car park / road side uses | N | The site is in the Green Belt. |
| D/F/G | CFS495 / FDR185 0 / PBD139 4 | Land off Newcastle Road, Hough | 2.91 (2.33) | 70 | 0 | 0 | No | N | The site is in open countryside. |

| Source ³ | Ref | Site name and address | Size (ha) ⁴ | No. of dwgs ⁵ | Empl land (ha) | Retail (ha) | Other uses? | Sifted out? ⁶ (Y/N) | Comments |
|---------------------|------------------|---|------------------------|--------------------------|----------------|-------------|--|--------------------------------|---|
| D | CFS497 | Land at Nantwich Road, Alpraham | 0.79 | 24 | 0 | 0 | No | N | The site is in the open countryside. |
| D | CFS498 | Land adjacent to A556, Chester Road, Millington | 3.15 | 95 | 0 | 0 | Roadside uses / cemetery | N | The site is in the Green Belt. It is near, but not in, Rostherne SSSI. |
| D/F | CFS499 / FDR1140 | Land east of Hilbre Bank, Alpraham | 0.66 (0.46) | 13 | 0 | 0 | No | N | The site is in the open countryside. |
| D | CFS500 | Land North of A51 and West of Hilbre Bank, Alpraham | 1.03 (0.72) | 21 | 0 | 0 | No | N | A small part of the site is in a 'Village Settlement Boundary'. The rest is in the open countryside. |
| D | CFS501 | Lower House Farm, Lower House Lane, Ashley | 1.23 | 37 | Up to 1.23 | Up to 1.23 | Leisure / tourist accommodation / nursery / sports / recreation | N | The site is in the Green Belt. |
| D | CFS502 | Millington Hall Farm, Millington Hall Lane, Millington | 7.38 | 221 | Up to 7.38 | Up to 7.38 | Leisure / restaurant / pub / tourist accommodation / sports / recreation | N | The site is in the Green Belt. A small part is in Flood Zone 3b along the western boundary; however it is considered that the remaining part of the site could accommodate more than 10 dwellings. |
| D | CFS504 | Land at Wilmslow Old Road / Moss Lane, Mottram St. Andrew | 0.49 | 10 | 0 | 0 | No | N | The site is in the Green Belt. |
| D | CFS505 | Long Meadow, 2 Sand Lane, Nether Alderley | 0.36 (0.16) | 1 | 0 | 0 | No | Y | The site could not accommodate 10 dwellings or more and although it is in the Green Belt, it may potentially be classed as limited infilling or the partial or complete redevelopment of previously developed land. |

| Source ³ | Ref | Site name and address | Size (ha) ⁴ | No. of dwgs ⁵ | Emplo land (ha) | Retail (ha) | Other uses? | Sifted out? ⁶ (Y/N) | Comments |
|---------------------|-------------------|---|------------------------|--------------------------|-----------------|-------------|---|--------------------------------|---|
| D | CFS506 | Newhall Farm, Millington Road, Millington | 1.66 | 50 | Up to 1.66 | Up to 1.66 | Leisure / tourist accommodation / roadside uses / sports / recreation | N | The site is in the Green Belt. It is near, but not in Rostherne Mere SSSI. |
| D/F | CFS508 / FDR136 1 | Land north of Clay Lane, Over Peover | 10.30 | 309 | 0 | 0 | No | N | The site is in the Green Belt. |
| D/F | CFS509 / FDR136 1 | Land south of Clay Lane, Over Peover | 19.33 | 580 | 0 | 0 | No | N | The site is in the Green Belt. |
| D | CFS510 | Parkside Garage Site, Mereside Road, Mere | 0.39 | 12 | Up to 0.39 | Up to 0.39 | Leisure / restaurant / children's nursery / tourist accommodation | N | The site is in the Green Belt and may potentially be classed as redevelopment of a previously developed site. However, it is not screened-out as it could accommodate more than 10 dwellings. |
| D | CFS512 | Peckforton Hall Lodge, Peckforton Hall Lane, Peckforton | 0.18 | 6 | 0 | 0 | No | N | Although the site cannot accommodate 10 dwellings or more it is in the open countryside. |
| D | CFS513 | Land at Peckforton Village – Parcel 1 | 0.27 | 8 | 0 | 0 | No | N | Although the site cannot accommodate 10 dwellings or more it is in the open countryside. |
| D | CFS515 | Land at Peckforton Village – Parcel 2 | 0.25 | 8 | 0 | 0 | No | N | Although the site cannot accommodate 10 dwellings or more it is in the open countryside. |
| D | CFS516 | Land at Peckforton Village – Parcel 3 | 0.40 | 12 | 0 | 0 | No | N | The site is in the open countryside. |

| Source ³ | Ref | Site name and address | Size (ha) ⁴ | No. of dwgs ⁵ | Emplo land (ha) | Retail (ha) | Other uses? | Sifted out? ⁶ (Y/N) | Comments |
|---------------------|--------|--|------------------------|--------------------------|-----------------|-------------|---|--------------------------------|--|
| D | CFS518 | Rose Cottage / Sandhole Farm, Millington Hall Lane, Millington | 0.13 | 4 | Up to 0.13 | Up to 0.13 | Leisure / tourist accommodation / sports / recreation | N | Although the site cannot accommodate 10 dwellings or more it is in the Green Belt. |
| D | CFS521 | Land West of Whitchurch Road (northeast of Heath Farm), Bunbury | 0.71 | 11 | 0 | 0 | No | N | The site is in the open countryside. |
| D | CFS522 | Land West of Whitchurch Road (north of Leafield), Bunbury | 0.09 | 3 | 0 | 0 | No | N | Although the site cannot accommodate 10 dwellings or more it is in the open countryside. |
| D | CFS523 | Land West of Whitchurch Road (rear of Leafield / Ivy House), Bunbury | 0.21 | 5 | 0 | 0 | No | N | Although the site cannot accommodate 10 dwellings or more it is in the open countryside. |
| D | CFS525 | Land West of Whitchurch Road (rear of Holly Mount), Bunbury | 0.90 | 13 | 0 | 0 | No | N | The site is in the open countryside. |
| D | CFS526 | Land West of Whitchurch Road (southeast of Heath Farm), Bunbury | 0.98 | 13 | 0 | 0 | No | N | The site is in the open countryside. |
| D | CFS528 | Rushford Cottage, Millington Hall Lane, Millington | 1.36 | 41 | Up to 1.36 | Up to 1.36 | Leisure / tourist accommodation | N | The site is in the Green Belt. |

| Source ³ | Ref | Site name and address | Size (ha) ⁴ | No. of dwgs ⁵ | Empl land (ha) | Retail (ha) | Other uses? | Sifted out? ⁶ (Y/N) | Comments |
|---------------------|--------|---|------------------------|--------------------------|----------------|-------------|---|--------------------------------|---|
| D | CFS529 | Spode Green Farm (buildings), Spode Green Lane, Little Bollington | 1.52 | 46 | Up to 1.52 | Up to 1.52 | Leisure / tourist accommodation / sports / recreation | N | The site is in the Green Belt. |
| D | CFS530 | Sugar Brook Farm, Mobberley Road, Ashley | 0.66 | 20 | Up to 0.66 | Up to 0.66 | Leisure / nursery / storage / tourist accommodation | N | The site is in the Green Belt. A small part of the site, along the southern boundary, is in Flood Zone 3b. |
| D | CFS531 | Tabley Court, Moss Lane, Over Tabley | 0.39 | 12 | Up to 0.39 | Up to 0.39 | Leisure / tourist accommodation | Y | The site is in the Green Belt. Prior approval has been granted for conversion to 7 dwellings (19/2600M). |
| D | CFS532 | Land West of Whitchurch Road (west of The Cedars), Bunbury | 1.05 | 13 | 0 | 0 | No | N | The site is in the open countryside. |
| D | CFS534 | The former Elms Public House, Pickmere | 0.13 | 4 | 0 | 0 | No | Y | The site has permission for redevelopment for 4 dwellings (17/4264M). |
| D | CFS536 | Waugh Brow Farm Shop, Smith Lane, Mobberley | 0.65 | 20 | Up to 0.65 | Up to 0.65 | Leisure / nursery / tourist accommodation | N | The site is in the Green Belt. Part of the site is in Flood Zone 3b along the western boundary; however it is considered that the remaining part of the site could accommodate more than 10 dwellings. It has also come forward for Minerals and Waste Local Sites. |
| D | CFS538 | Fir Farm, Newcastle Road, Brereton. | 4.41 (1.80) | 54 | 0 | 0 | No | N | The site is in the open countryside. Part of the site has also been put forward for a Travelling Showpersons site. |
| D | CFS539 | Wellcroft, Newcastle Road, Brereton | 0.44 | 4 | 0 | 0 | No | N | The site is in the open countryside. |

| Source ³ | Ref | Site name and address | Size (ha) ⁴ | No. of dwgs ⁵ | Emplo land (ha) | Retail (ha) | Other uses? | Sifted out? ⁶ (Y/N) | Comments |
|---------------------|----------------------------|---|------------------------|--------------------------|-----------------|-------------------------|--|--------------------------------|---|
| D | CFS543 | Land west of College Lane, Bunbury | 4.11 | 156 | 0 | 0 | 4ha community facilities; 4ha open space | N | The site is in the open countryside. |
| D | CFS545 | Land west of Crewe Road, Wheelock Heath | 2.39 | 60 | 0 | Local convenience store | No | N | The site is in the open countryside. |
| D | CFS546 | Whitehouse Farm, Chester Road, Bucklow Hill | 1.45 | 44 | Up to 1.45 | Up to 1.45 | Leisure / tourist accommodation | N | The site is in the Green Belt. |
| D | CFS547 | Manor Lodge, Rostherne Lane, Rostherne | 2.01 | 60 | 0 | 0 | No | N | The site is in the Green Belt. It is adjacent to Rostherne Mere SSSI. |
| D/F/G | CFS548 / FDR1739 / PBD1350 | Land off Crewe Road, Winterley | 2.00 | 55 | 0 | 0 | No | N | The site is in the open countryside. |
| D/F | CFS549 / FDR2917 | Land to the North of Main Road, Wybunbury | 1.60 | 34 | 0 | 0 | No | N | The site is in the open countryside. |
| D | CFS550 | Land to the West of Riddings Lane, Wybunbury | 4.15 | 125 | 0 | 0 | No | N | The site is in the open countryside. |
| D/F | CFS552 a / FDR2917 | Land to the south of Church Way (west), Wybunbury | 1.55 (1.06) | 32 | 0 | 0 | No | N | The site is in the open countryside. |

| Source ³ | Ref | Site name and address | Size (ha) ⁴ | No. of dwgs ⁵ | Emplo land (ha) | Retail (ha) | Other uses? | Sifted out? ⁶ (Y/N) | Comments |
|---------------------|------------------------------|---|------------------------|--------------------------|-----------------|-------------|-------------|--------------------------------|--|
| D/F | CFS552 b / FDR291 7 | Land to the south of Church Way (east), Wybunbury | 2.25 (1.90) | 57 | 0 | 0 | No | N | The site is in the open countryside. |
| D/F | CFS553 FDR291 7 | Land to the West of Bridge Street, Wybunbury | 1.06 | 21 | 0 | 0 | No | N | The site is in the open countryside. |
| D | CFS554 | Land at Yarwoods Farm, Bollington Lane, Nether Alderley | 14.90 | 447 | 0 | 0 | No | N | The site is in the Green Belt. |
| D | CFS556 | Land at Moor Lane (east of Paddock Chase), Wilmslow | 1.13 | 34 | 0 | 0 | No | N | The site is in the Green Belt. |
| D | CFS572 | Land off Legh Road, Disley | 0.88 | 5 | 0 | 0 | No | N | Although the site cannot accommodate 10 dwellings or more it is in the Green Belt. |
| D | CFS579 | 110 Adlington Road, Wilmslow | 0.14 | 5 | 0 | 0 | No | N | Although the site cannot accommodate 10 dwellings or more it is in the Green Belt. |
| D | CFS580 | Laburnum Farm, Knutsford Road, Alderley Edge | 1.91 | 25 | 0 | 0 | No | N | The site is in the Green Belt. |
| D | CFS581 | Land adjacent to Nursery Site (Site A), Moor Lane, Wilmslow | 0.76 | 20 | 0 | 0 | No | N | The Site is in the Green Belt. |
| D | CFS604 | Land at & adjacent to Primrose Hill Nurseries, Warrington Road, High Legh | 3.44 | 103 | 0 | 0 | No | N | The site is in the Green Belt. |

| Source ³ | Ref | Site name and address | Size (ha) ⁴ | No. of dwgs ⁵ | Emplo land (ha) | Retail (ha) | Other uses? | Sifted out? ⁶ (Y/N) | Comments |
|---------------------|--------|--|------------------------|--------------------------|-----------------|-------------|------------------------|--------------------------------|---|
| D | CFS610 | Land Adjacent to Monk's Heath, Monk's Heath. | 0.24 | 2 | 0 | 0 | No | N | Although the site cannot accommodate 10 dwellings or more it is in the Green Belt. |
| D | CFS614 | Land adjacent to Wrexham Road (A534), Bickerton | 0.76 | 10 | 0 | 0 | No | N | The site is in the open countryside. |
| D | CFS615 | Land adjacent to Tanyard Farm, Chelford Road , Alderley Edge | 0.92 | 27 | 0 | 0 | No | N | The site is in the Green Belt. |
| D | CFS617 | Dorfold Cottage, Swanley Lane, Burland | 0.35 | 1 | 0 | 0 | No | N | Although the site cannot accommodate 10 dwellings or more it is in the open countryside. |
| D | CFS619 | Land at Bradford Lane, Nether Alderley | 1.14 | 35 | 0 | 0 | No | N | The site is in the Green Belt. |
| D | CFS624 | Land at Clay Lane and Maw Lane, Haslington | 16.74 | 10 | 0 | 0 | Communal establishment | N | The sites are in the open countryside and the area to the south of Maw Lane is also in the Strategic Green Gap. |
| D | CFS628 | The Old Hall, Congleton Road, Nether Alderley | 3.95 | 3 | 0 | 0 | No | N | Although the site cannot accommodate 10 dwellings or more it is in the Green Belt. |
| D | CFS630 | Rear of Westholme Farm, Audlem Road, Hankelow | 0.34 (0.25) | 4 | 0 | 0 | No | N | Although the site cannot accommodate 10 dwellings or more it is in the open countryside. |
| D | CFS631 | Byley Lane, Cranage | 1.51 | 45 | 0 | 0 | No | N | The site is in the open countryside and is also protected open space. |

| Source ³ | Ref | Site name and address | Size (ha) ⁴ | No. of dwgs ⁵ | Emplo land (ha) | Retail (ha) | Other uses? | Sifted out? ⁶ (Y/N) | Comments |
|---------------------|---------------------|--|------------------------|--------------------------|---------------------|-------------|-------------|--------------------------------|---|
| D | CFS633 | Former railway sidings, Goostrey | 0.71 | 20 | B1a / B1c / B2 / B8 | 0 | No | N | The site is in the open countryside. |
| F | FDR391 | Land at Sally Clarkes Lane, Wybunbury | 0.24 | 3 | 0 | 0 | No | N | The site is in the open countryside. |
| F/G | FDR599 / PBD158 6 | Land off Newcastle Road, Brereton Green (smaller site) | 1.73 | 29 | 0 | 0 | No | N | The site is in the open countryside. It is a smaller part of CFS458. |
| F | FDR141 1 | Land north of Bolshaw Farm Lane, Heald Green | 0.30 | 9 | 0 | 0 | No | N | The site is in the Green Belt. |
| F/G | FDR159 3 / PBD225 7 | Land off Cemetery Road, Weston (smaller site) | 3.68 | 65 | 0 | 0 | No | N | The site is in the strategic green gap. It is a smaller part of CFS231. |
| F | FDR173 3 | Land off Monks Lane, Hankelow | 0.29 | 2 | 0 | 0 | No | N | The site is in the open countryside. |
| F/G | FDR191 8 / PBD179 0 | Stone Cottage, 14 Summerhill Road, Prestbury | 1.45 | 3 | 0 | 0 | No | N | Although the site could not accommodate 10 dwellings or more, it is in the Green Belt. |
| F/G | FDR192 6 / PBD102 0 | Land at The Boar's Head Public House, Walgherton | 1.56 | 40 | 0 | 0 | No | N | The site is in the open countryside. |
| F | FDR265 4a | Land north of Middlewich Road, Holmes Chapel | 6.60 | 0 | 6.60 | 0 | No | N | The site is in the open countryside. This is a smaller part of site CFS425. As this larger site CFS425 is adjacent to the Holmes Chapel settlement boundary, it is considered in the Holmes Chapel settlement report. |

| Source ³ | Ref | Site name and address | Size (ha) ⁴ | No. of dwgs ⁵ | Emplo land (ha) | Retail (ha) | Other uses? | Sifted out? ⁶ (Y/N) | Comments |
|---------------------|-----------|---|------------------------|--------------------------|-----------------|-------------|---|--------------------------------|---|
| F | FDR265 4b | Land south of Middlewich Road, Holmes Chapel | 4.60 | 0 | 4.60 | 0 | No | N | The site is in the open countryside. As this larger site CFS425 is adjacent to the Holmes Chapel settlement boundary, it is considered in the Holmes Chapel settlement report. |
| F | FDR284 7 | Grit Depot, off A50, High Legh | 0.19 | 0 | 0.19 | 0 | No | N | The site is in the Green Belt. |
| F | FDR237 2a | Land at Congleton Road, Marton | 5.66 | 170 | 0 | 0 | No | N | The site is in the open countryside. |
| F | FDR237 2b | Land at Marton Lane, Marton | 2.05 | 62 | 0 | 0 | No | N | The site is in the open countryside. |
| F | FDR293 9 | Buxton Road Depot, Disley | 0.93 (0.10) | 3 | 0 | 0 | No | N | The site is in the Green Belt. |
| F | FDR294 2 | Former stable yard, Dorfold Hall, Acton | 0.25 | 0 | 0 | 0 | Wedding and events venue building | Y | The site is in the open countryside. It has permission for a wedding and events venue (19/1088N). |
| F | FDR294 8 | Land at Big Stone Cottage, Cranage | 1.60 | 30 | 0 | 0 | No | N | The site is in the open countryside. A small part of the site has consent for 3 net additional dwellings (15/4791C) granted 08/08/17. The smaller site CFS289 is in this larger site. |
| G | PBD132 3 | Land west of Fowle Brook, Crewe Road, Winterley | 0.51 | 15 | 0 | 0 | No | N | The site is in the open countryside. |
| G | PBD100 4 | Warford Park, Faulkners Lane, Great Warford (larger site) | 6.96 (3.20) | 96 | 0 | 0 | C2 uses (extension to existing care home) | N | The site is in the Green Belt. It contains a mixture of, older persons housing, a nursing home, market housing, bowling green, tennis courts and a gym/café facility. The smaller site CFS399 is in this larger site. |
| G | PBD148 0 | Land at Corner Farm, Newcastle Road, Hough | 0.45 | 14 | 0 | 0 | Self and custom build housing | N | The site is in the open countryside. |
| G | PBD141 5 | Land of Audlem Road, Hankelow | 1.10 (0.94) | 28 | 0 | 0 | No | N | The site is in the open countryside. |

| Source ³ | Ref | Site name and address | Size (ha) ⁴ | No. of dwgs ⁵ | Emplo land (ha) | Retail (ha) | Other uses? | Sifted out? ⁶ (Y/N) | Comments |
|---------------------|---------|--|------------------------|--------------------------|-----------------|-------------|-------------|--------------------------------|--|
| G | PBD1225 | Land at Disley Golf Club, west of Jacksons Edge Quarry | 0.75 | 3 | 0 | 0 | No | N | Although the site could not accommodate 10 dwellings or more, it is in the Green Belt. |

Table OSRA 3: Stage 1 and Stage 2 sites