

Cheshire East Council

Form submission

Submit site : Call for Sites 2026

Form ID: 276

Received: 23/03/2026 at 16:41

Respondent: Mr Tom Shufflebotham

Agent: SATPLAN Ltd

Section 1: Site interest

Please tick all that apply:

I am an agent/consultant.

Please state the name of your organisation:

SATPLAN

Please state who you are acting on behalf of.

Mr Tom Shufflebotham

If you are not the owner of the site, please provide the owner's contact details:

[REDACTED]

Do you have agreement of the landowner to submit this site for consideration within the land availability assessment/ new local plan?

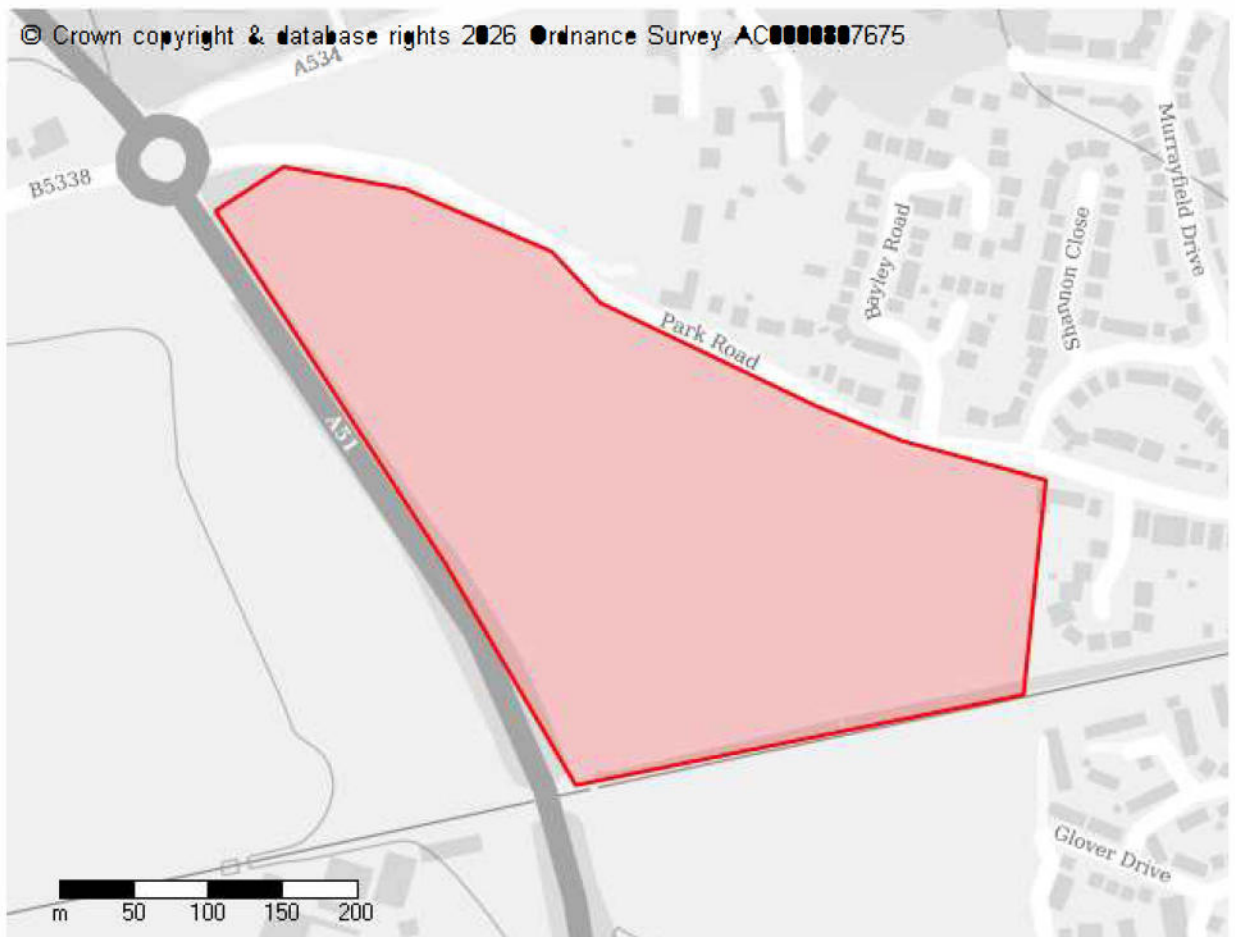
Yes

Please provide further detail on whether any progress is being made towards securing agreement of landowner:

N/A

Section 2: Site details

Draw a boundary directly onto a map:



Site details - continued

Approximate site area (in hectares):

11.9509 ha

Have you submitted this site previously as part of the Call for Sites 2024?

Yes

Please state if there have been any changes to the site, or provide any updated information:

N/A

Site name:

Land at Park Road Willaston Nantwich

Site address:

Park Road, Willaston, Nantwich, CW5 6PL

Please select one from the following:

Current land use

Please select one from the following:

Agricultural

Please specify:

No answer given

If the site is not in active use, what was its last use(s), and when did this previous use(s) cease?

No answer given

Approximate developable area of the site (in hectares):

10

How will access from the public highway be achieved?

The Site can be accessed from Park Road. Technical investigations conclude access is not a constraint to the Site

Is the site greenfield or brownfield, or a mix of both?

Greenfield

Please specify the approximate area (in hectares) of greenfield land:

10

Please specify the approximate area (in hectares) of brownfield land:

0

Would you be willing for the site to be split or merged with another neighbouring site if this would make it more suitable?

Yes

Please provide any relevant information:

N/A

Section 3: Development uses

What types of development or uses do you want to be considered for this site? (tick all that apply):

Housing (with BNG enhancement) , Employment

Please specify:

No answer given

Please specify whether you intend that we consider each use separately or as a combined mix use development:

Separately and Combined

Please specify the approximate area (in hectares) of each use:

No answer given

What type(s) of housing would you be willing to consider on this site? (tick all that apply):

Market housing for sale, rent and co-living , First homes ,
Affordable housing

Please specify (Other forms of specialist housing):

Possible Care Home

Please specify (Other forms of housing):

No answer given

You have selected multiple house types, please specify the desired mix for each type (in %):

TBC

What capacity do you think the site has for each housing type that you have selected? (for example, 70 market housing for sale dwellings and 30 affordable):

30% AH - 90 units 70% Market -210 units

What annual build rate do you think each housing type could achieve and why? (for example, 30 market housing for sale dwellings per annum):

45 dpa

What type(s) of employment uses would you be willing to consider on this site? (tick all that apply)

Research development & knowledge , Industrial , Other
uses

Please specify mix of uses:

No answer given

Please specify:

We are putting the Site forward for a residential use,
however, parts of the Site closest to Peacock roundabout

could be suitable for commercial / roadside uses. We would be willing to consider individual uses or a combined mixed-use scheme.

What capacity do you think the site has for each of the identified employment types (i.e. area of site in hectares or amount of floor space)

10

If the housing site is located on brownfield land, do you agree to it being considered for inclusion on the council's brownfield land register?

N/A

Please provide any additional information you would like to be considered about the suggested housing uses for the site:

No answer given

Please provide any additional information you would like to be considered about the suggested employment uses for this site.

No answer given

Please provide any information you'd like to be considered about the suggested Gypsy, Traveller or Travelling Showpeople uses at this site:

No answer given

Please provide details of other site uses you'd like to be considered at this site:

No answer given

Section 4: Site suitability

Do any of these issues apply to the site? (tick all that apply):

No known issues

Please specify:

No answer given

Please provide further details of any issues or constraints identified including any interventions that

could be made to overcome them:

No answer given

What services are available at this site? (tick all that apply)

Electricity , Mains gas , Mains water supply , Mains sewerage , Telecoms

Please specify:

No answer given

Please provide details of any interventions that could be made to overcome any issues identified:

No answer given

Section 5: Availability

Please indicate if any of the following issues apply to this site (tick all that apply):

Site is available/ none apply

Please specify:

No answer given

Please provide details of any issues identified including any interventions that could be made to overcome them:

No answer given

Has there been any developer interest in the site?

Yes

Please provide any further details:

Significant developer interest has been expressed in this Site since 2014. Letters of interest can be provided on request

When do you think the site could deliver the suggested uses? Please tick the relevant timescale

Within the next 5 years

Section 6: Achievability

Are there issues that may affect the achievability of the site (for example viability):

No

Please provide information about any achievability issues affecting the site that you are aware of (for example abnormal site costs or economic issues):

No answer given

Section 7: Other supporting information

Please provide any other supporting information you wish to make about the site.

No answer given

Please upload any relevant files. For example, this could include details of any planning permissions for the site, site plans, digital files like GIS shapefiles, land registry information, details of any previous call for sites or brownfield land register submissions.

File: Park Road, Willaston - Masterplan.pdf

Section 8: Authority employee/member

Do any of the following statements apply to you or the landowner? (please tick all that apply)

None of the above apply

Please provide details of their name, role and how you are related:

No answer given

Section 9: Agreement

I understand the above statements and agree to submit the site for further consideration.

Yes