

**Southern Planning Committee – 3<sup>rd</sup> February 2016**

**UPDATE TO AGENDA**

**APPLICATION No.**

**15/3394C** – Demolition of existing buildings and erection of up to 5 no. residential dwellings with associated infrastructure and ancillary facilities in Outline with Access defined- resubmission of 14/3810C

**LOCATION**

Oak Farm, Church Lane, Sandbach, Cheshire, CW11 4ST

**UPDATE PREPARED**

1st February 2016

**APPRAISAL**

**Other Material Considerations**

**Draft Sandbach Neighbourhood Plan (SNP)**

The position of the SNP has changed since the drafting of the Committee report.

The examination of the Plan is now complete and Policies H1 and H5 amended. Policy H1 no longer details that future housing will be delivered predominantly on small scale sites of up to 30 houses. Although amended, Policy H5 still supports the re-development of brownfield land.

In response, this change in position does not alter the original conclusion in that; as advised, it is not accepted that all of the application site (with particular reference to the land on which the 2 on-site barns are located) represents brownfield development as insufficient information has been provided to demonstrate this at the time of assessment. As such, it is considered that the proposal is contrary to Policy H5 of the Neighbourhood Plan as it would be providing housing not in a preferred location.

**RECOMMENDATION**

**No change to recommendation**