

**STRATEGIC PLANNING BOARD – 19 October 2016**

**UPDATE TO AGENDA**

**APPLICATION NO:** 13/5242C

**PROPOSAL:** 138 dwellings, access and associated works

**ADDRESS:** Land off Hawthorne Drive, Sandbach

**KEY ISSUES**

Since the deferral of the application from the SPB meeting on 27 January 2016, the Council received reports of barn owls being active on the application site. The applicant was then asked to provide an updated barn owl survey, which has been provided.

No evidence of nesting barn owls was found on site. None of the trees on site are suitable to support nesting barn owl due to lack of suitable features, and the buildings on site are unsuitable for barn owls.

The nature conservation officer therefore advises that roosting barn owls are not reasonably likely to be present or affected by the proposed development.

**CONCLUSIONS**

As in the original report, it is recommended that the application is approved subject to conditions and the prior completion of a s106 agreement.