

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

10 May 2017

AUTHOR/S: Joint Director of Planning and Economic Development

Application Number / type of application:	S/3391/16/OL / Outline planning application
Parish(es):	Swavesey
Proposal:	Outline planning permission for demolition of farm outbuildings and erection of up to 90 dwellings with public open space, landscaping, sustainable drainage system and vehicular access point from Boxworth End. All matters reserved except for access.
Recommendation:	Approval subject to a Section 106 Agreement covering the issues detailed in the main report and conditions based on the draft list in paragraph 178 of the report, with the addition of a condition requiring a written scheme of archaeological investigation to be submitted and approved prior to the commencement of any development.
Material considerations:	Five year supply of housing land Principle of development Density of development and affordable housing Character of the village edge and surrounding landscape Highway safety Residential amenity of neighbouring properties Surface water and foul water drainage Trees Ecology Provision of formal and informal open space Section 106 Contributions
Site address:	Land off Boxworth End Swavesey
Applicant(s):	Gladman Developments and Burgess
Date on which application received:	06 December 2016
Site Visit:	09 May 2017
Conservation Area:	No
Departure Application:	Yes
Presenting Officer:	David Thompson, Principal Planning Officer

Application brought to Committee because:

Approval would represent a departure from the Local Plan

Date by which decision due: 10 May 2017 (agreed extension)

A. Archaeology

Paragraphs 15 and 129-130 of the main report deal with the issue of archaeology. Since the publication of the report, the County Council Archaeologist has confirmed that the Medieval earthwork remains are of potential significance and will require further investigation. The Archaeologist has confirmed that this investigative work will need to be undertaken and the mitigation measures approved prior to the commencement of development. These details can be secured by the following condition being imposed on the outline planning permission:

'No development (including demolition) shall commence until a written scheme of investigation (WSI) for an archaeological programme of works has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI which shall include:

- the statement of significance and research objectives;
- The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- The programme for post-excavation assessment and subsequent analysis, publication & dissemination, and deposition of resulting material.

The development shall be carried out in accordance with the approved details.

(Reason - To secure the provision of archaeological excavation and the subsequent recording of the remains in accordance with Policy CH/2 of the adopted Local Development Framework 2007.)'

B. Section 106 Matrix

The Section 106 matrix attached as appendix 1 to this report summarises all of the contributions to be sought from this development and includes the policy justification for these.

C. Conclusion

No change to the conclusion in the main body of the report

D. Recommendation

Officers recommend that the Committee grants planning permission, subject to the following:

Section 106 agreement

Completion of a Section 106 agreement confirming payment of the items outlined in Appendix 1 attached to this update report, the management and maintenance arrangements for the surface water drainage infrastructure to be installed and on site public open space etc;

and

The draft conditions listed in paragraph 178 of the main report, with the addition of a condition requiring a written scheme of archaeological investigation to be submitted and approved prior to the commencement of any development.

Additional Background Papers: the following background papers (additional to those referred to in the agenda report) were used in the preparation of this update:

No additional papers

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