

PLANNING COMMITTEE DATE: 11 December 2024

Agenda No: 7

REFERENCE NO: F/YR24/0456/O

SITE ADDRESS: Land North Of, Lambs Hill Drove, March.

PROPOSAL: Erect up to 50 x dwellings involving the demolition of existing dwelling and outbuildings (Outline application with all matters reserved)

UPDATE:

1. Further representations

- 1.1 Comments have been received from the Council's Environmental Services (Waste) Team providing advice to the applicant in respect of design requirements to address refuse collection at detailed design stage.

Officer response: Matters of refuse collection would be considered through the detailed design under reserved matters with regard to the Council's specific requirements, development plan policies and associated guidance.

2. Corrections and clarifications

2.1 Heritage Impacts

Further to the officer's report (section 9.18 to 9.23) and in accordance with paragraph 208 of the NPPF, the public benefits which would arise from this development e.g., through increased housing stock for the district, local spending thereby supporting local economy and helping to improve the overall vitality and viability of the town are cumulatively considered to outweigh the 'less than substantial harm' to heritage assets in the locality – which is particularly relevant to the impact on the setting of the Grade 1 listed St Wendreda's Church. The harm is, in this case, considered to be at the lower end of the spectrum. As such, it is considered that the development would accord with both the NPPF and Local Plan policies LP16 and LP18.

2.2 Bus Service

Section 9.55 of the officer's report refers to a contribution being secured to fund a 'new' demand-responsive bus service. As a correction, the contribution is to fund an extension to an existing demand-responsive bus service serving the locality.

Recommendation:

Grant as per the recommendation at section 11 of the officer's report.