

Appendix 1

List of plans/documents LPA refused the application on Land West of Church Hill, and Land off Butts Close and Schoolhouse Lane, Marnhull

Document
Location Plan 22039 100 P3 scale 1:1250 & 1:500 @ A1
TESS SQUARE (plans):
Tess Square Site Layout 22039 101 Rev. P2 scale 1:500 @ A1
Tess Square Block Plan 22039 102 Rev P2 scale 1:500 @ A1
Tess Square Existing Site Plan 22039 103 Rev. P2
Tess Square Food Store Ground Floor Plan 22039 104 Rev. P1 scale 1:100 @ A1
Tess Square Food Store Ground Floor Plan 22039 105 Rev. P2 scale 1:100 @ A1
Tess Square Food Store Roof Plan 22039 106 Rev. P1 scale 1:100 @ A1
Tess Square Food Store Elevations 22039 107 Rev. P1 scale 1:100 @ A1
Tess Square Food Store Sections 22039 108 Rev. P1 scale 1:100 @ A1
Business Units Elevations 22039 109 Rev. P1 scale 1:100 @ A1
Business Units Elevations and Sections 22039 110 Rev. P1 scale 1:100 @ A1
Business Units Ground Floor Plan 22039 111 Rev.1 P1 scale 1:100 @ A1
Business Units Roof Plan 22039 112 Rev. P1 scale 1:100 @ A1
Tess Square Site Sections 22039 113 Rev. P1 1:200 @ A1
Tess Square Aerial Overview from North-East CGI (May 2023)
Tess Square Aerial Overview from South-West CGI (May 2023)
Tess Square Cafe and Business Units CGI (April 2023)
Tess Square Food Store Frontage CGI (April 2023)
Tess Square Material Schedule (April 2023)
Butts Close (plans):
Existing Site Plan 22039 P200 Rev. P2 scale 1:500 @A0
Indicative Proposed Site Layout Plan 22039 P201 Rev. P1 scale 1:500 @ A0
Indicative Proposed Street Scene (Part 1) 22039 P202 Rev. P1 scale 1:100 @ A0
Indicative Proposed Street Scene (Part 2) 22039 P203 Rev. P1 scale 1:100 @ A0
Proposed Site Plan Affordability 22039 P204 Rev. P1 scale 1:100 @ A0
Plans by LHC:
Softworks Plan (Whole Sheet 1 of 5) LHC-00-XX-DR-L -94.01 rev P4 scale 1:500@ A1

Softworks Plan (Sheet 2 of 5) LHC-00-XX-DR-L -94.02 rev P3 scale 1:250@ A1
Softworks Plan (Sheet 3 of 5) LHC-00-XX-DR-L -94.03 rev P3 scale 1:250@ A1
Softworks Plan (Sheet 4 of 5) LHC-00-XX-DR-L -94.04 rev P3 scale 1:250@ A1
Softworks Planting Schedule (Sheet 5 of 5) LHC-00-XX-DR-L -94.05 rev P2 scale N/A @ A3
Hardworks Walls & Fencing Plan-Detail LHC-00-XX-DR-L -93.02 rev P3 scale 1:250@ A1
Hardworks Walls & Fencing Plan-Detail LHC-00-XX-DR-L -93.01 rev P4 scale 1:500@ A1
Ecology reports by Phlorum:
Bat Survey Report Marnhull Hybrid- Land Off Butts Close Rev (Aug 2022)
Preliminary Ecological Appraisal (PEA) Tess Square and Butts Close Hybrid Scheme V1 (July 2023)
Bats Emergence Survey Report Tess Sq & Butts CI V1 (October 2023)
Bat Activity Survey Report V1 (October 2023)
Reptile Survey Report Tess Sq & Butts CI V1 (October 2023)
Tree Report KJF Consultancy Ltd.
Landscape and Visual Impact Assessment- proposed commercial development, Tess Sq- by LHC Design Issue B (March 2023)
TS (Tess Square) Landscape and Visual Impact Assessment Appendix 1 (APP1) Methodology Issue C
TS (Tess Square) Landscape and Visual Impact Assessment Appendix 2 North Dorset Limestone Ridge
TS (Tess Square) Landscape and Visual Impact Assessment Appendix 3 Blackmore Vale
TS (Tess Square) Landscape and Visual Impact Assessment Appendix 4 Viewpoint Photographs
TS (Tess Square) Landscape and Visual Impact Assessment Appendix 5 LVIA diagrams
Landscape and Visual Impact Assessment- proposed residential development, Butts Close- by LHC Design Issue B (Jan 2023)
BC (Butts Close) Landscape and Visual Impact Assessment Appendix 1 (APP1) Methodology Issue C
BC (Butts Close) Landscape and Visual Impact Assessment Appendix 2 North Dorset Limestone Ridge
BC (Butts Close) Landscape and Visual Impact Assessment Appendix 3 Blackmore Vale
BC (Butts Close) Landscape and Visual Impact Assessment Appendix 4 Viewpoint Photographs
BC (Butts Close) Landscape and Visual Impact Assessment Appendix 5 LVIA diagrams
Archaeology by Wessex Archaeology Ltd.
Archaeological Desk-Based Assessment Sites A and B Doc ref: 265290.02 September 2022
Tess Square & Butts Close- Design and Access Statement (May 2023) by Brightspace Architects

<p>Split into 3:</p> <p>Design & Access Statement 1-25</p> <p>Design & Access Statement 26-40</p> <p>Design & Access Statement 41-56</p>
<p>FRA's by PFA Consulting Ltd.</p> <p>Tess Sq, FRA Issue 1 (May 2023) (Part 1 of 3) (report, appendices 1-4)</p> <p>Tess Sq, FRA Issue 1 (May 2023) (Part 2 of 3) (appendices 5- 8)</p> <p>Tess Sq, FRA Issue 1 (May 2023) (Part 3 of 3)</p> <p>Butts Close, FRA (June 2023) (Part 1 of 3) (report, appendix 1 - 4)</p> <p>Butts Close, FRA (June 2023) (Part 2 of 3) (appendix 5 - 9)</p> <p>Butts Close, FRA (June 2023) (Part 3 of 3) (appendix 9 - 11)</p>
<p>Tess and Butts Heritage Assessment by Kevin Morris Heritage Planning Ltd. (May 2023)</p>
<p>Planning, Retail, Sustainability & Lighting Statement Tess Sq and Butts Close by Chapman Lily Planning (October 2023)</p>
<p>Tess Square, Marnhull Retail Technical Note (24 October 2023) by Lichfields</p>
<p>Transport Statement by Paul Basham & Associates:</p> <p>Transport Statement and appendices A to D rev. 3 (April 2023)</p> <p>Transport Statement appendices E to J</p> <p>Appendix C1 Residential- Proposed site access visibility splays 106.0026-0008 rev P01 scale 1:1250 and 1:1000 @ A3</p> <p>Appendix C2 Residential Proposed Butts Close Site Access Refuse Vehicle & Private Vehicle Tracking 106.0026-0009 P01 1:250 & 1:500 @ A3</p> <p>Appendix C3 Residential School House Lane (Butts Cl) Site access refuse vehicle & private vehicle tracking 106.0026-0008 rev P01 scale 1:250 & 1:500</p> <p>Framework Travel Plan Rev. 2 (April 2023)</p>
<p>Utilities Report Butts Close by PFA Consulting Ltd.</p> <p>Split into 3:</p> <p>Utilities Report Butts Close 1-15</p> <p>Utilities Report Butts Close 16-35</p> <p>Utilities Report Butts Close 36-49</p>
<p>Utilities Report Tess Square by PFA Consulting Ltd.</p> <p>Split into 3:</p> <p>Utilities Report Tess Square 1-15</p> <p>Utilities Report Tess Square 16-35</p> <p>Utilities Report Tess Square 36-44</p>



Statement of Community Engagement by CL Planning (November 2023)

Addendum to Planning and Retail Statement by CL Planning (November 2023)
