

**From:** [Robert Lennis](#)  
**Sent:** 12 February 2024 11:23  
**To:** [planningnorth](#)  
**Subject:** FW: Planning application P/OUT/2023/02644

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**Consultee response:**

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**From:** Sam Williams <sam.williams@dorsetcouncil.gov.uk>  
**Sent:** Friday, February 9, 2024 7:18 PM  
**To:** Robert Lennis <robert.lennis@dorsetcouncil.gov.uk>  
**Subject:** RE: Planning application P/OUT/2023/02644

Der Robert,

Many thanks for consulting the Natural Environment Team on this application and please accept my apologies for what I appreciate is a significant delay in responding.

We are *satisfied* that, through the Ecological Impact Assessment, the application demonstrates that effects on identified ecological receptors are adequately avoided, mitigated or compensated for, and then an appropriate biodiversity gain is achieved.

Regarding *the full application* we recommend that, *should the application be approved*, the EclA is conditioned *and* that a pre-commencement condition is applied requiring submission of a Landscape and Ecology Management Plan to ensure that appropriate management of existing habitats, and the significant area of new greenspace, is secured.

Regarding *the outline* part of this application, of particular importance is the need to secure the minimum 10m 'soft buffer zone' around the southern and eastern boundary, as identified on the Indicative Site Plan (ref 22039 P201P1). We recommend that that this identified as an ecological buffer/dark corridor and that a condition is applied to any approval requiring submission of a lighting strategy to demonstrate that this corridor is protected from unacceptable levels of light spill from both external and internal lighting associated with the proposal. Recommended wording as follows:

*Prior to commencement a lighting strategy must be submitted, and agreed with the LPA, which demonstrates that light spill within the identified 10m soft buffer zone is below 0.5lux, or no greater than baseline levels. The strategy shall minimise impacts from lighting associated with pre-construction, construction and operational activities, and demonstrate how the current best practice (BCT/ILP, 2023) guidance has been implemented. This shall include details such as the following: artificial lighting associated with public realm lighting and internal and external lighting associated with the residential development.*

We also recommend that the EcIA is conditioned, and that a CEMP and LEMP, specific to this portion of the site, are required when any reserved matters application comes forward.

Kind regards

**Sam Williams**  
**Lead Senior Ecologist**  
**Place Services**  
**Dorset Council**

[01305 224225](tel:01305224225)  
[dorsetcouncil.gov.uk](http://dorsetcouncil.gov.uk)



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**From:** Planning No Reply <[planning-no-reply@dorsetcouncil.gov.uk](mailto:planning-no-reply@dorsetcouncil.gov.uk)>

**Sent:** Wednesday, November 29, 2023 9:20 AM

**To:** Natural Environment Team <[naturalenvironmentteam@dorsetcouncil.gov.uk](mailto:naturalenvironmentteam@dorsetcouncil.gov.uk)>

**Subject:** Planning application P/OUT/2023/02644

Please see the attached correspondence relating to planning application

P/OUT/2023/02644 Proposal: Hybrid planning application consisting of:

Full planning permission for a mixed-use development to erect a food store with cafe, plus office space and 2 No. flats above. Erect building for mixed commercial, business and service uses (Class E), (e.g. estate agents, hairdresser, funeral care, dentist, vet). Form vehicular and pedestrian accesses and parking. Form parking area for St. Gregory's Church and St Gregory's Primary School. Carry out landscaping works and associated engineering operations. (Demolish redundant agricultural buildings). Land west of Church Hill.

Outline planning permission (to determine access) to erect up to 120 dwellings. Land off Butts Close and Schoolhouse Lane. Location: Land west of Church Hill, and Land off Butts Close and Schoolhouse Lane, Marnhull