

**From:** Robert Lennis  
**Sent:** 24 April 2024 11:15  
**To:** planningnorth  
**Subject:** FW: Planning application P/OUT/2023/02644

Consultation response.

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**From:** Sam Williams <sam.williams@dorsetcouncil.gov.uk>  
**Sent:** Wednesday, December 20, 2023 6:14 PM  
**To:** Robert Lennis <robert.lennis@dorsetcouncil.gov.uk>  
**Subject:** RE: Planning application P/OUT/2023/02644

Dear Robert,

Many thanks for consulting the Natural Environment Team on this application. We note that an EclA has been submitted but this is not yet supported by a Landscape and Ecological Management Plan, which should be submitted instead of a Biodiversity Plan (BP) for major residential developments over 50 dwellings. As such we would ask that the applicant submits a LEMP to NET for review under the Dorset Biodiversity Appraisal Protocol.

Kind regards

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

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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