

25.7.29 Land off Broadmead, Broadmayne - RES/2025/02270

From Simon Sharp <simon.sharp@boonbrown.com>

Date Tue 29/07/2025 15:35

To Matthew Pochin-Hawkes <Matthew.Pochin-Hawkes@dorsetcouncil.gov.uk>

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Dear Matt,

Further to our previous correspondence, please use the WeTransfer link to access the amended suite of documents for this application.

valid for 3 days.

In brief, these include amended and additional drawings to respond to the landscape/urban design comments. It also includes the requested highways/tracking and drainage drawings. A more detailed commentary on each matter is included below in this email along with how the amended and additional documents affect the original submission pack. You will notice that the documentation does not include the Noise Assessment Report in relation to the Air Source Heat Pumps (ASHPs) and that will follow under separate cover.

As previously agreed, the amendments also do not include the additional chimneys requested. We consider these unnecessary and a threat to the viability of this affordable homes' development.

Another, very minor omission is a detailed materials schedule. We consider this to be an unreasonable request at this juncture in the context of manufacturers routinely changing their products lines for facing bricks and roof tiles etc. The detail on the submission gives, in our opinion, the assurances needed as to how the development responds to prevailing character and appearance in the area. It also must be reemphasised that the context is largely late C20th suburban homes of an eclectic and non-vernacular mix.

In more detail, I can advise as follows:-

Boundary treatments: The boundary treatments for plots 21, 41 and 63 have been amended as per the Urban Design Officer's request. The relevant boundaries are now masonry walls (either stone or brick). A fence has been added around the LAP:-

- Height: 1050mm
- Post centres: 3000mm
- Pale spacing: 75mm, Panel width: 3135mm. (18 Pales per panel).

Plots 16-17, 32-33 and 64: Amended elevations responding to the Urban Design Officer's comments are included in the amended submission suite e.g. string courses added.

Design comments from Urban Design Officer: We have amended the drawings to reflect these comments: -

- Pairing of render with clay / plain tiles
- Rendered chimneys
- Bathroom windows
- Design of Plots 28 and 29, in the interest of improving natural surveillance.

Security: Minor amendments have been made in response to the suggestions by Dorset Police.

Additional Drawings: We have included the additional streetscenes as agreed.

Footpaths: The footpath has been amended to the south of Plot 30 to align with the pedestrian desire line to/from the centre of Broadmayne. Similarly, a pedestrian link has been added between the footpath serving Plots 34-40 and the circulatory route within the open space.

Plot 11: A window has been added in the north elevation to improve natural surveillance.

Plots 67 and 69: Windows have been added to the side elevations.

Plot 71: A window has been added to the east elevation.

Plot 21: The first floor window serving bathroom has been specified as being obscure glazed to avoid overlooking of Plot 20.

Plots 30-31: The elevations now match the site plan with PVs limited to the south facing elevation.

Plots 36-38: Drawing 137 should be omitted and drawing 138 has been amended to show the correct position of PVs on the rear of units and retitled to omit reference to units 23-25 which are covered by drawing 126.

Landscaping and LEMP: The previously proposed planting has been omitted from the Wessex Water standoff area as required to overcome their objection. The landscaping has also been amended in general to respond to your Landscape Architect's comments.

However, one point of note is the incompatibility of the original outline's layout with what was proposed in the original LEMP. I fully acknowledge that both layout and landscaping were reserved matters but adherence to the extent of specific landscape areas in the original LEMP would have been nigh on impossible to achieve. For example, the outline's indicative layout limited the tussocky grassland to an area below the housing towards the bottom of the site whereas adherence to the original LEMP would have resulted in nearly all of the POS being this type of landscape.

Following the submission of our revised LEMP and NMA, we consider that our amended landscaping delivers the biodiversity, visual amenity and recreational values sought at the outline stage with an appropriate mix of landscape types that includes all of those originally agreed e.g. the aforementioned tussocky grassland as well as a wildlife pond. We also consider that the scheme is an improvement to that foreseen by the outline's indicative layout and we hope you and your specialist consultees concur with this opinion.

Lighting: Please delete the lighting strategy. Subject to agreement with the Highways Authority through the section 38 process we will propose an unlit development. Perhaps a condition can be applied requiring any lighting to be proposed to be subject to further agreement with the LPA

Highways and parking: Additional drawings are submitted as requested.

Nationally Described Space Standards: All homes will be at least 85% of the standards, thereby meeting Homes England's requirements. This is therefore considered acceptable. Floorspaces above this would financially jeopardise the deliverability of these affordable homes.

The schedule of amendments and additions are as follows: -

Original document to be superseded	Amended/additional document	notes
5160-BB-DR-L-201 Planting Plan Sheet 1 of 8 Rev P1	5160-BB-DR-L-201 Planting Plan Sheet 1 of 8 Rev P3	
5160-BB-DR-L-202 Planting Plan Sheet 2 of 8 Rev P1	5160-BB-DR-L-202 Planting Plan Sheet 2 of 8 Rev P3	
5160-BB-DR-L-203 Planting Plan Sheet 3 of 8 Rev P1	5160-BB-DR-L-203 Planting Plan Sheet 3 of 8 Rev P3	
5160-BB-DR-L-204 Planting Plan Sheet 4 of 8 Rev P1	5160-BB-DR-L-204 Planting Plan Sheet 4 of 8 Rev P3	
5160-BB-DR-L-205 Planting Plan Sheet 5 of 8 Rev P1	5160-BB-DR-L-205 Planting Plan Sheet 5 of 8 Rev P3	
5160-BB-DR-L-206 Planting Plan Sheet 6 of 8 Rev P1	5160-BB-DR-L-206 Planting Plan Sheet 6 of 8 Rev P3	
5160-BB-DR-L-207 Planting Plan Sheet 7 of 8 Rev P1	5160-BB-DR-L-207 Planting Plan Sheet 7 of 8 Rev P3	
5160-BB-DR-L-208 Planting Plan Sheet 8 of 8 Rev P1	5160-BB-DR-L-208 Planting Plan Sheet 8 of 8 Rev P3	
5160-BB-SC-L-260 Planting Schedule Rev P1	5160-BB-SC-L-260 Planting Schedule Rev P3	
5160-BB-XX-XXX-DR-A-002 - Proposed Site Plan Rev J	5160-BB-XX-XXX-DR-A-002 - Proposed Site Plan Rev K	
5160-BB-XX-XXX-DR-A-005 - Proposed Site Section A-A	5160-BB-XX-XXX-DR-A-005 - Proposed Site Section A-A Rev A	
5160-BB-XX-XXX-DR-A-010 Boundary Treatment Plan	5160-BB-XX-XXX-DR-A-010 Boundary Treatment Plan Rev A	
N/A	5160-BB-XX-XXX-DR-A-012 - Proposed Site Section B-B and C-C	Additional document

N/A	5160-BB-XX-XXX-DR-A-013 - Proposed Site Section D-D and E-E	Additional document
5160-BB-XX-XXX-DR-A-106 Plots 3 6 7 Proposed Elevations	5160-BB-XX-XXX-DR-A-106 Plots 3 6 7 Proposed Elevations Rev A	
5160-BB-XX-XXX-DR-A-108 Plots 4 5 8 Proposed Elevations	5160-BB-XX-XXX-DR-A-108 Plots 4 5 8 Proposed Elevations Rev B	
5160-BB-XX-XXX-DR-A-113 Plots 11 72 Proposed Floorplan Roof Plan and Section	5160-BB-XX-XXX-DR-A-113 Plots 11 72 Proposed Floorplan Roof Plan and Section Rev B	
5160-BB-XX-XXX-DR-A-114 Plots 11 72 Proposed Elevations	5160-BB-XX-XXX-DR-A-114 Plots 11 72 Proposed Elevations Rev A	
5160-BB-XX-XXX-DR-A-115 Plots 12-15 30-31 Proposed Floorplan Roof Plan and Section	5160-BB-XX-XXX-DR-A-115 Plots 12-15 30-31 Proposed Floorplan Roof Plan and Section Rev A	
5160-BB-XX-XXX-DR-A-116 Plots 12-15 30-31 Proposed Elevations	5160-BB-XX-XXX-DR-A-116 Plots 12-15 30-31 Proposed Elevations Rev A	
5160-BB-XX-XXX-DR-A-117 - Plots 16-17 Proposed Floorplan Roof Plan and Section	5160-BB-XX-XXX-DR-A-117 - Plots 16-17 Proposed Floorplan Roof Plan and Section Rev A	
5160-BB-XX-XXX-DR-A-118 - Plots 16-17 Proposed Elevations	5160-BB-XX-XXX-DR-A-118 - Plots 16-17 Proposed Elevations – Rev B	
5160-BB-XX-XXX-DR-A-119 - Plots 18-19 Proposed Floorplans Roof Plan and Section	5160-BB-XX-XXX-DR-A-119 - Plots 18-19 Proposed Floorplans Roof Plan and Section Rev A	
5160-BB-XX-XXX-DR-A-120 Plots 18-19 Proposed Elevations	5160-BB-XX-XXX-DR-A-120 Plots 18-19 Proposed Elevations Rev A	
5160-BB-XX-XXX-DR-A-122 Plot 21 Proposed Elevations	5160-BB-XX-XXX-DR-A-122 Plot 21 Proposed Elevations Rev A	
5160-BB-XX-XXX-DR-A-123 Plots 22 Proposed Floorplan Roof Plan and Section	5160-BB-XX-XXX-DR-A-123 Plots 22 Proposed Floorplan Roof Plan and Section Rev A	
5160-BB-XX-XXX-DR-A-124 Plots 22 Proposed Elevations	5160-BB-XX-XXX-DR-A-124 Plots 22 Proposed Elevations Rev A	
5160-BB-XX-XXX-DR-A-125 Plots 23-25 36-38 Proposed Floorplans Roof Plan and Section	5160-BB-XX-XXX-DR-A-125 Plots 23-25 36-38 Proposed Floorplans Roof Plan and Section – Rev A	
5160-BB-XX-XXX-DR-A-126 Plots 23-25 36-38 Proposed Elevations	5160-BB-XX-XXX-DR-A-126 Plots 23-25 36-38 Proposed Elevations – Rev A	
5160-BB-XX-XXX-DR-A-127 Plots 26-27 Proposed Floorplans Roof Plan and Section	5160-BB-XX-XXX-DR-A-127 Plots 26-27 Proposed Floorplans Roof Plan and Section – Rev A	
5160-BB-XX-XXX-DR-A-108 Plots 4 5 8 Proposed Elevations	5160-BB-XX-XXX-DR-A-108 Plots 4 5 8 Proposed Elevations – Rev B	
5160-BB-XX-XXX-DR-A-113 Plots 11 72 Proposed Floorplan Roof Plan and Section	5160-BB-XX-XXX-DR-A-113 Plots 11 72 Proposed Floorplan Roof Plan and Section- Rev B	
5160-BB-XX-XXX-DR-A-114 - Plots 11 72 Proposed Elevations	5160-BB-XX-XXX-DR-A-114 - Plots 11 72 Proposed Elevations Rev A	
5160-BB-XX-XXX-DR-A-115 Plots 12-15 30-31 Proposed Floorplan Roof Plan and Section	5160-BB-XX-XXX-DR-A-115 Plots 12-15 30-31 Proposed Floorplan Roof Plan and Section – Rev A	
5160-BB-XX-XXX-DR-A-116 Plots 12-15 30-31 Proposed Elevations	5160-BB-XX-XXX-DR-A-116 Plots 12-15 30-31 Proposed Elevations – Rev A	
5160-BB-XX-XXX-DR-A-117 Plots 16-17 Proposed Floorplan Roof Plan and Section	5160-BB-XX-XXX-DR-A-117 Plots 16-17 Proposed Floorplan Roof Plan and Section – Rev A	
5160-BB-XX-XXX-DR-A-118 - Plots 16-17 Proposed Elevations	5160-BB-XX-XXX-DR-A-118 - Plots 16-17 Proposed Elevations – Rev B	
5160-BB-XX-XXX-DR-A-119 Plots 18-19 Proposed Floorplans Roof Plan and Section	5160-BB-XX-XXX-DR-A-119 Plots 18-19 Proposed Floorplans Roof Plan and Section – Rev A	
5160-BB-XX-XXX-DR-A-120 Plots 18-19 Proposed Elevations	5160-BB-XX-XXX-DR-A-120 Plots 18-19 Proposed Elevations Rev A	
5160-BB-XX-XXX-DR-A-122 Plot 21 Proposed Elevations	5160-BB-XX-XXX-DR-A-122 Plot 21 Proposed Elevations Rev A	
5160-BB-XX-XXX-DR-A-123 Plots 22 Proposed Floorplan Roof Plan	5160-BB-XX-XXX-DR-A-123 Plots 22 Proposed Floorplan Roof Plan and Section – Rev A	

and Section		
5160-BB-XX-XXX-DR-A-124 Plots 22 Proposed Elevations	5160-BB-XX-XXX-DR-A-124 Plots 22 Proposed Elevations – Rev A	
5160-BB-XX-XXX-DR-A-125 Plots 23-25 36-38 Proposed Floorplans Roof Plan and Section	5160-BB-XX-XXX-DR-A-125 Plots 23-25 36-38 Proposed Floorplans Roof Plan and Section – Rev A	
5160-BB-XX-XXX-DR-A-126 Plots 23-25 36-38 Proposed Elevations	5160-BB-XX-XXX-DR-A-126 Plots 23-25 36-38 Proposed Elevations Rev A	
5160-BB-XX-XXX-DR-A-127 Plots 26-27 Proposed Floorplans Roof Plan and Section	5160-BB-XX-XXX-DR-A-127 Plots 26-27 Proposed Floorplans Roof Plan and Section – Rev A	
5160-BB-XX-XXX-DR-A-128 - Plots 26-27 Proposed Elevations	5160-BB-XX-XXX-DR-A-128 - Plots 26-27 Proposed Elevations – Rev A	
5160-BB-XX-XXX-DR-A-129 Plots 28-29 Proposed Floorplans Roof Plan and Section	5160-BB-XX-XXX-DR-A-129 Plots 28-29 Proposed Floorplans Roof Plan and Section – Rev A	
5160-BB-XX-XXX-DR-A-130 Plots 28-29 Proposed Elevations	5160-BB-XX-XXX-DR-A-130 Plots 28-29 Proposed Elevations – Rev A	
5160-BB-XX-XXX-DR-A-131 Plots 30-31 Proposed Floorplans Roof Plan and Section	5160-BB-XX-XXX-DR-A-131 Plots 30-31 Proposed Floorplans Roof Plan and Section – Rev A	
5160-BB-XX-XXX-DR-A-132 Plots 30-31 Proposed Elevations	5160-BB-XX-XXX-DR-A-132 Plots 30-31 Proposed Elevations – Rev A	
5160-BB-XX-XXX-DR-A-133 Plots 32-33 Proposed Floorplan Roof Plan and Section – Rev A	5160-BB-XX-XXX-DR-A-133 Plots 32-33 Proposed Floorplan Roof Plan and Section – Rev B	
5160-BB-XX-XXX-DR-A-134 Plots 32-33 Proposed Elevations	5160-BB-XX-XXX-DR-A-134 Plots 32-33 Proposed Elevations – Rev A	
5160-BB-XX-XXX-DR-A-137 - Plots 36-38 Proposed Floorplans Roof Plan and Section	5160-BB-XX-XXX-DR-A-125 Plots 23-25 36-38 Proposed Floorplans Roof Plan and Section – Rev A	See commentary in email above.
5160-BB-XX-XXX-DR-A-138 - Plots 36-38 Proposed Elevations	5160-BB-XX-XXX-DR-A-126 Plots 23-25 36-38 Proposed Elevations Rev A	See commentary in email above.
5160-BB-XX-XXX-DR-A-145 Plots 49-51 Proposed Floorplans Roof Plan and Section	5160-BB-XX-XXX-DR-A-145 Plots 49-51 Proposed Floorplans Roof Plan and Section – Rev A	
5160-BB-XX-XXX-DR-A-146 Plots 49-51 Proposed Elevations	5160-BB-XX-XXX-DR-A-146 Plots 49-51 Proposed Elevations – Rev A	
5160-BB-XX-XXX-DR-A-147 Plot 54-55 Proposed Floorplan Roof Plan and Section	5160-BB-XX-XXX-DR-A-147 Plot 54-55 Proposed Floorplan Roof Plan and Section – Rev A	
5160-BB-XX-XXX-DR-A-149 Plot 56-57 Proposed Floorplan Roof Plan and Section	5160-BB-XX-XXX-DR-A-149 Plot 56-57 Proposed Floorplan Roof Plan and Section Rev A	
5160-BB-XX-XXX-DR-A-151 Plot 58 Proposed Floorplan Roof Plan and Section	5160-BB-XX-XXX-DR-A-151 Plot 58 Proposed Floorplan Roof Plan and Section Rev A	
5160-BB-XX-XXX-DR-A-152 Plot 58 Proposed Elevations	5160-BB-XX-XXX-DR-A-152 Plot 58 Proposed Elevations – Rev A	
5160-BB-XX-XXX-DR-A-153 Plot 59-60 Proposed Floorplan Roof Plan and Section	5160-BB-XX-XXX-DR-A-153 Plot 59-60 Proposed Floorplan Roof Plan and Section – Rev A	
5160-BB-XX-XXX-DR-A-155 Plot 63 Proposed Floorplans, Roof Plan & Section – Rev A	5160-BB-XX-XXX-DR-A-155 Plot 63 Proposed Floorplans, Roof Plan & Section – Rev B	
5160-BB-XX-XXX-DR-A-157 Plots 64-65, Proposed Floorplans, Roof Plan & Section – Rev A	5160-BB-XX-XXX-DR-A-157 Plots 64-65, Proposed Floorplans, Roof Plan & Section – Rev B	
5160-BB-XX-XXX-DR-A-158 Plots 64-65 Proposed Elevations	5160-BB-XX-XXX-DR-A-158 Plots 64-65 Proposed Elevations – Rev A	
5160-BB-XX-XXX-DR-A-160 Plot 66 Proposed Elevations	5160-BB-XX-XXX-DR-A-160 Plot 66 Proposed Elevations – Rev A	
5160-BB-XX-XXX-DR-A-161 Plots 67-69 Proposed Floorplans Roof Plan and Section	5160-BB-XX-XXX-DR-A-161 Plots 67-69 Proposed Floorplans Roof Plan and Section – Rev A	
5160-BB-XX-XXX-DR-A-162 Plots 67-69 Proposed Elevations	5160-BB-XX-XXX-DR-A-162 Plots 67-69 Proposed Elevations – Rev A	

5160-BB-XX-XXX-DR-A-163 Plot 70 Proposed Floorplans, Roof Plan & Section	5160-BB-XX-XXX-DR-A-163 Plot 70 Proposed Floorplans, Roof Plan & Section – Rev A	
5160-BB-XX-XXX-DR-A-165 Plot 71 Proposed Floorplans Roof Plan and Section	5160-BB-XX-XXX-DR-A-165 Plot 71 Proposed Floorplans Roof Plan and Section – Rev B	
5160-BB-XX-XXX-DR-A-166 - Plot 71 Proposed Elevations	5160-BB-XX-XXX-DR-A-166 - Plot 71 Proposed Elevations – Rev A	
5160-BB-XX-XXX-DR-A-167 Plots 73-74 75-76 Proposed Floorplan Roof Plan and Section	5160-BB-XX-XXX-DR-A-167 Plots 73-74 75-76 Proposed Floorplan Roof Plan and Section – Rev A	
5160-BB-XX-XXX-DR-A-168 Plots 73-74 75-76 Proposed Elevations	5160-BB-XX-XXX-DR-A-168 Plots 73-74 75-76 Proposed Elevations – Rev A	
5160-BB-XX-XXX-DR-A-169 Plots 77-78 Proposed Floor Plan Roof Plan and Section	5160-BB-XX-XXX-DR-A-169 Plots 77-78 Proposed Floor Plan Roof Plan and Section – Rev A	
5160-BB-XX-XXX-DR-A-170 Plots 77-78 Proposed Elevations	5160-BB-XX-XXX-DR-A-170 Plots 77-78 Proposed Elevations – Rev A	
5160-BB-XX-XXX-DR-A-171 Plots 53 Proposed Floorplans Roof Plan and Section	5160-BB-XX-XXX-DR-A-171 Plots 53 Proposed Floorplans Roof Plan and Section – Rev A	
5160-BB-XX-XXX-DR-A-174 Plots 20 Proposed Elevations	5160-BB-XX-XXX-DR-A-174 Plots 20 Proposed Elevations – Rev A	
5160-BB-XX-XXX-DR-A-175 Plots 61-62 Proposed Floorplan Roof Plan and Section SW	5160-BB-XX-XXX-DR-A-175 Plots 61-62 Proposed Floorplan Roof Plan and Section SW – Rev A	
5160-BB-XX-XXX-DR-A-177 Plots 79-80 Proposed Floorplan Roof Plan and Section	5160-BB-XX-XXX-DR-A-177 Plots 79-80 Proposed Floorplan Roof Plan and Section – Rev A	
5160-BB-XX-XXX-DR-A-178 Plots 79-80 Proposed Elevations	5160-BB-XX-XXX-DR-A-178 Plots 79-80 Proposed Elevations – Rev A	
5160-BB-XX-XXX-DR-A-179 Plots 52 Proposed Floorplan Roof Plan and Section	5160-BB-XX-XXX-DR-A-179 Plots 52 Proposed Floorplan Roof Plan and Section – Rev A	
5160-BB-XX-XXX-DR-A-180 - Plots 52 Proposed Elevations	5160-BB-XX-XXX-DR-A-180 - Plots 52 Proposed Elevations – Rev A	
N/A	24592-RLL-25-XX-CA-C-2005 SW Calcs	Additional document
N/A	24592-RLL-25-XX-DR-C-2000-P03 Visibility Plan	Additional document
N/A	24592-RLL-25-XX-DR-C-2001-P03 Refuse Vehicle Tracking	Additional document
N/A	24592-RLL-25-XX-DR-C-2002-P01 Fire Tender Vehicle Tracking	Additional document
N/A	24592-RLL-25-XX-DR-C-2003-P01 Drainage General Arrangement	Additional document
N/A	24592-RLL-25-XX-DR-C-2005-P01 Drainage Catchment Area Plan	Additional document
Tree Protection Plan and Arboricultural Method Statement DS 32725 AC 03.04.25	Tree Protection Plan and Arboricultural Method Statement DS 32725 AC 17.06.25	
Arboricultural Impact Assessment & Method Statement DS/32725/AC 03.04.25	Arboricultural Impact Assessment & Method Statement DS/32725/AC 17.06.25	
SLDS-4528 Lighting Strategy Lighting Design Report REV A 31.3.25	N/A	Deleted. See commentary in email above.

In the context of the above, the only outstanding document to be submitted is the Noise Assessment Report in relation to the ASHPs. I have not included the LEMP as that was included in the NMA and relates to the outline permission.

I realise that we will need to discuss an EOT and I look forward to hearing from you confirming safe receipt of the email and safe download of the document suite from WeTransfer.

Kind regards

Simon

Simon Sharp BSc(Hons) BA(Hons) DipTP MRTPI
Associate | Town Planner

boon brown

Motivo, Alvington, Yeovil BA20 2FG
+44 (0) 7780953927 +44 (0) 1935 420803
simon.sharp@boonbrown.com www.boonbrown.com

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