
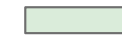

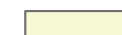




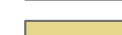














Legend:

 Site (indicative)

Elevation

metres AOD

-  -2.6 - 0
-  0.1 - 10
-  10.1 - 20
-  20.1 - 30
-  30.1 - 40
-  40.1 - 50
-  50.1 - 60
-  60.1 - 70
-  70.1 - 80
-  80.1 - 90
-  90.1 - 100
-  100.1 - 110
-  110.1 - 120
-  120.1 - 130
-  130.1 - 140
-  140.1 - 150
-  150.1 - 160
-  160.1 - 170
-  170.1 - 180
-  180.1 - 190
-  190.1 - 200

Project: Knoll House Hotel

Title: Figure 5a: Topography

Date: December 2017

Ref: 1221/05a

Scale: 1:25,000 at A3



Legend:

- Site (indicative)
- Dorset Landscape Character Types

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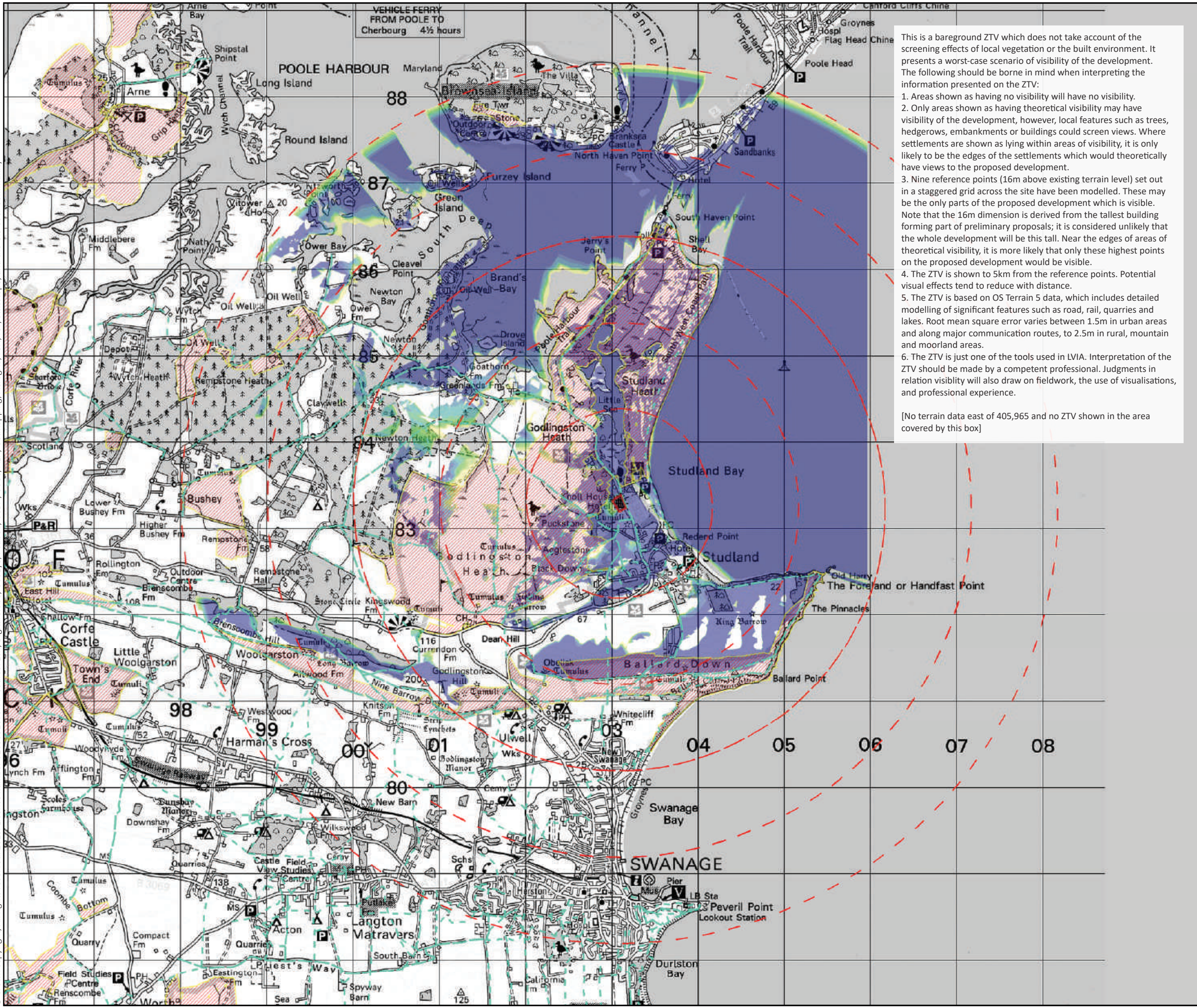


Outside Dorset

Project: Knoll House Hotel
Title: Figure 5b: Dorset Landscape Character Types
Date: December 2017
Ref: 1221/05b
Scale: 1:25,000 at A3



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This is a bareground ZTV which does not take account of the screening effects of local vegetation or the built environment. It presents a worst-case scenario of visibility of the development. The following should be borne in mind when interpreting the information presented on the ZTV:

1. Areas shown as having no visibility will have no visibility.
2. Only areas shown as having theoretical visibility may have visibility of the development, however, local features such as trees, hedgerows, embankments or buildings could screen views. Where settlements are shown as lying within areas of visibility, it is only likely to be the edges of the settlements which would theoretically have views to the proposed development.
3. Nine reference points (16m above existing terrain level) set out in a staggered grid across the site have been modelled. These may be the only parts of the proposed development which is visible. Note that the 16m dimension is derived from the tallest building forming part of preliminary proposals; it is considered unlikely that the whole development will be this tall. Near the edges of areas of theoretical visibility, it is more likely that only these highest points on the proposed development would be visible.
4. The ZTV is shown to 5km from the reference points. Potential visual effects tend to reduce with distance.
5. The ZTV is based on OS Terrain 5 data, which includes detailed modelling of significant features such as road, rail, quarries and lakes. Root mean square error varies between 1.5m in urban areas and along major communication routes, to 2.5m in rural, mountain and moorland areas.
6. The ZTV is just one of the tools used in LVIA. Interpretation of the ZTV should be made by a competent professional. Judgments in relation visibility will also draw on fieldwork, the use of visualisations, and professional experience.

[No terrain data east of 405,965 and no ZTV shown in the area covered by this box]

Legend:

- Site (indicative)
- 1km bands from Site

Public rights of way

- Footpath
- Bridleway
- Byway open to all traffic
- Restricted Byway
- Open Access Land
- + Ref points at 16m

Bareground ZTV of reference points to 5km

No. visible

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9

Project: Knoll House Hotel
Title: Figure 6a: Bareground ZTV
Date: January 2018
Ref: 1221/06a
Scale: 1:40,000 at A3



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This is a bareground ZTV which does not take account of the screening effects of local vegetation or the built environment. It presents a worst-case scenario of visibility of the development. The following should be borne in mind when interpreting the information presented on the ZTV:

1. Areas shown as having no visibility will have no visibility.
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3. Nine reference points (16m above existing terrain level) set out in a staggered grid across the site have been modelled. These may be the only parts of the proposed development which is visible. Note that the 16m dimension is derived from the tallest building forming part of preliminary proposals; it is considered unlikely that the whole development will be this tall. Near the edges of areas of theoretical visibility, it is more likely that only these highest points on the proposed development would be visible.
4. The ZTV is shown to 5km from the reference points. Potential visual effects tend to reduce with distance.
5. The ZTV is based on OS Terrain 5 data, which includes detailed modelling of significant features such as road, rail, quarries and lakes. Root mean square error varies between 1.5m in urban areas and along major communication routes, to 2.5m in rural, mountain and moorland areas.
6. The ZTV is just one of the tools used in LVIA. Interpretation of the ZTV should be made by a competent professional. Judgments in relation visibility will also draw on fieldwork, the use of visualisations, and professional experience.

[No terrain data east of 405,965. ZTV shown as far as 405,965 in the area covered by this box]

Legend:

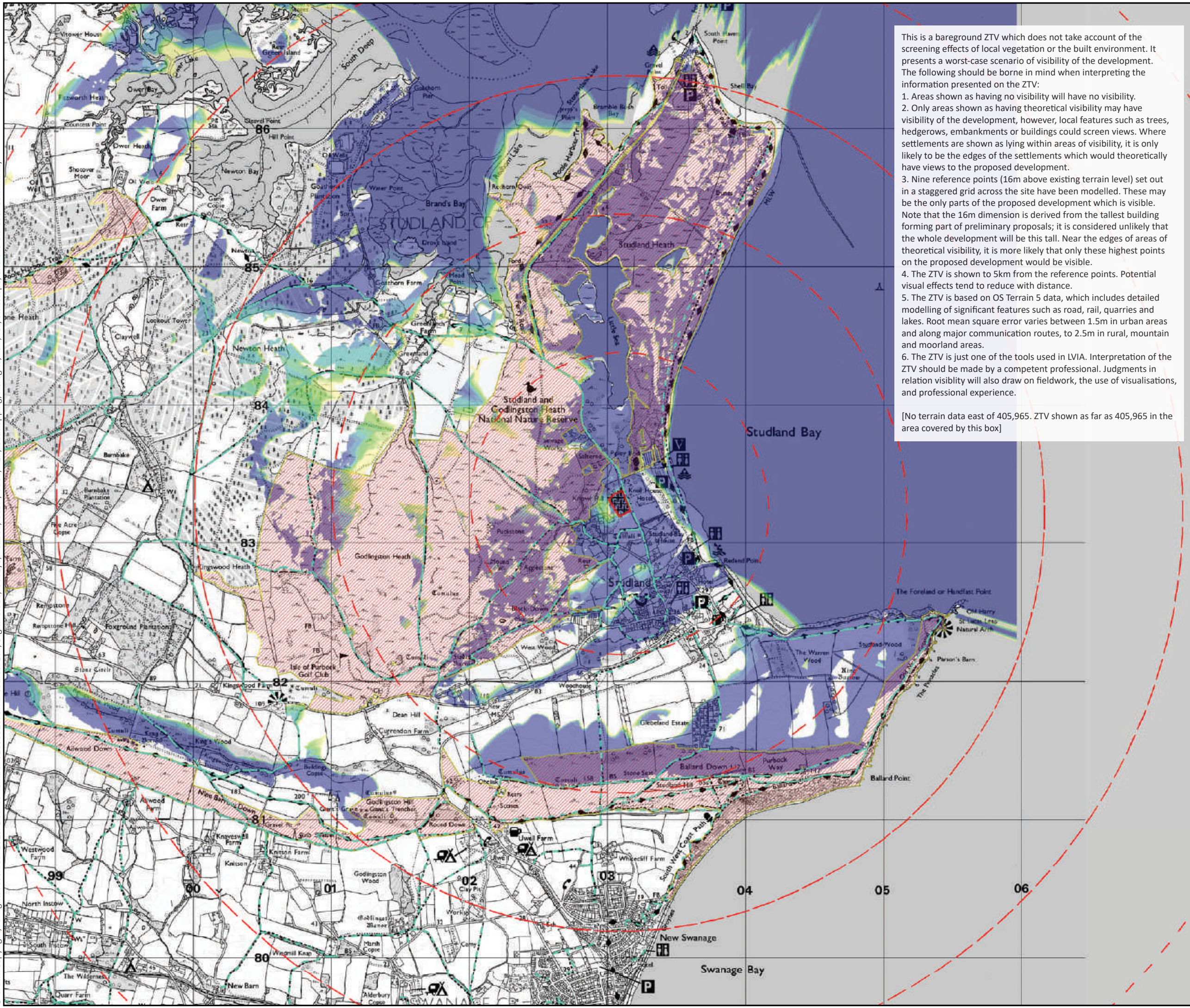
- Site (indicative)
- 1km bands from Site
- Public rights of way**
- Footpath
- Bridleway
- Byway open to all traffic
- Restricted Byway
- Open Access Land
- + Ref points at 16m

Bareground ZTV of reference points to 5km

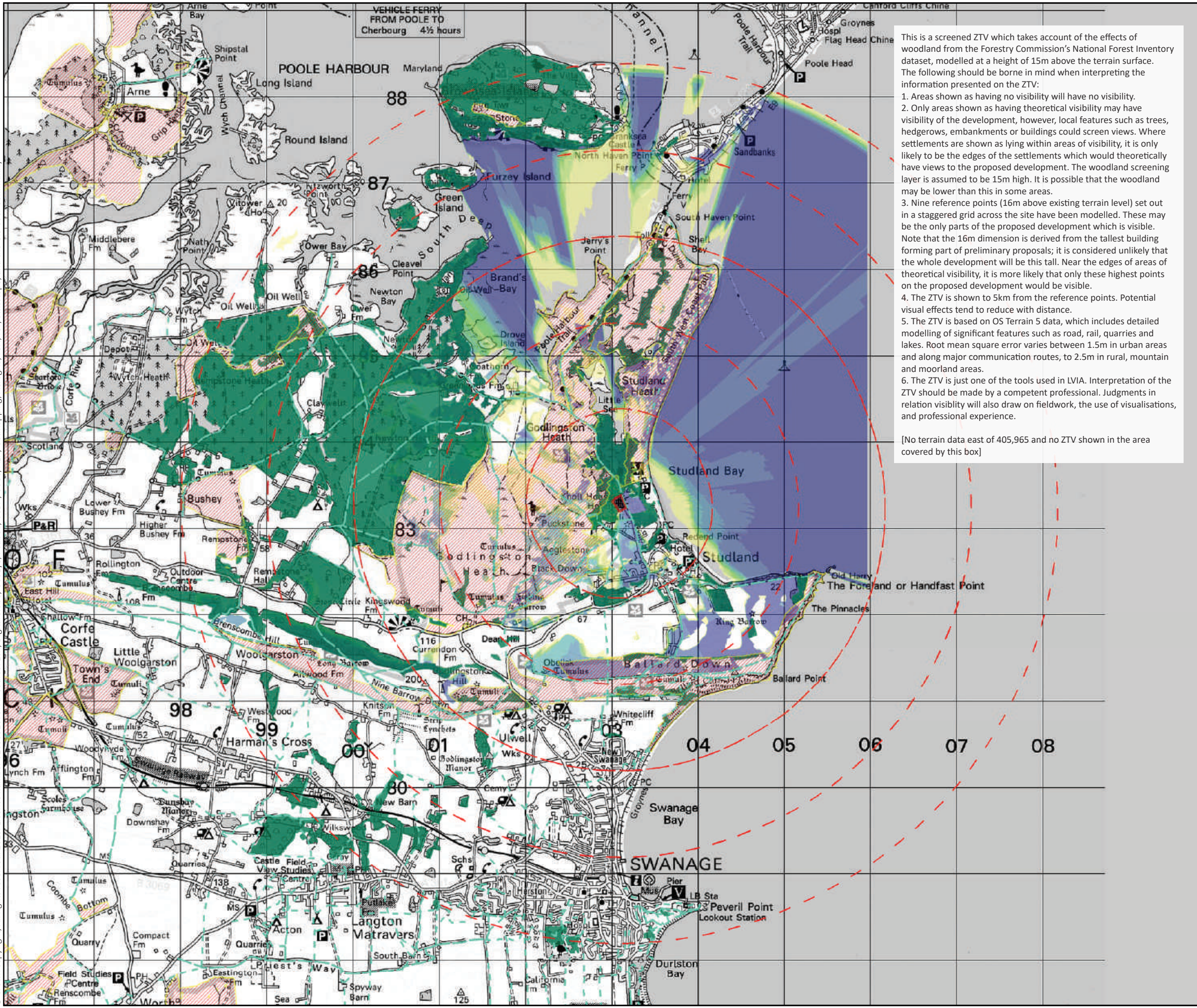
No. visible

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9

Project: Knoll House Hotel
Title: Figure 6b: Bareground ZTV
Date: January 2018
Ref: 1221/06b
Scale: 1:25,000 at A3



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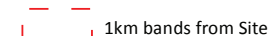
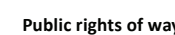

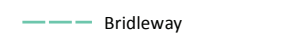






This is a screened ZTV which takes account of the effects of woodland from the Forestry Commission's National Forest Inventory dataset, modelled at a height of 15m above the terrain surface. The following should be borne in mind when interpreting the information presented on the ZTV:

1. Areas shown as having no visibility will have no visibility.
2. Only areas shown as having theoretical visibility may have visibility of the development, however, local features such as trees, hedgerows, embankments or buildings could screen views. Where settlements are shown as lying within areas of visibility, it is only likely to be the edges of the settlements which would theoretically have views to the proposed development. The woodland screening layer is assumed to be 15m high. It is possible that the woodland may be lower than this in some areas.
3. Nine reference points (16m above existing terrain level) set out in a staggered grid across the site have been modelled. These may be the only parts of the proposed development which is visible. Note that the 16m dimension is derived from the tallest building forming part of preliminary proposals; it is considered unlikely that the whole development will be this tall. Near the edges of areas of theoretical visibility, it is more likely that only these highest points on the proposed development would be visible.
4. The ZTV is shown to 5km from the reference points. Potential visual effects tend to reduce with distance.
5. The ZTV is based on OS Terrain 5 data, which includes detailed modelling of significant features such as road, rail, quarries and lakes. Root mean square error varies between 1.5m in urban areas and along major communication routes, to 2.5m in rural, mountain and moorland areas.
6. The ZTV is just one of the tools used in LVIA. Interpretation of the ZTV should be made by a competent professional. Judgments in relation visibility will also draw on fieldwork, the use of visualisations, and professional experience.


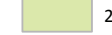
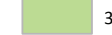






[No terrain data east of 405,965 and no ZTV shown in the area covered by this box]

Legend:

-  Site (indicative)
-  1km bands from Site
- Public rights of way**
-  Footpath
-  Bridleway
-  Byway open to all traffic
-  Restricted Byway
-  Open Access Land
-  Woodland screening at 15m
-  Ref points at 16m

Screened ZTV of reference points to 5km

No. visible

-  1
-  2
-  3
-  4
-  5
-  6
-  7
-  8
-  9

Project: Knoll House Hotel
Title: Figure 6c: Screened ZTV
Date: January 2018
Ref: 1221/06c
Scale: 1:40,000 at A3



This is a screened ZTV which takes account of the effects of woodland from the Forestry Commission's National Forest Inventory dataset, modelled at a height of 15m above the terrain surface. The following should be borne in mind when interpreting the information presented on the ZTV:

1. Areas shown as having no visibility will have no visibility.
2. Only areas shown as having theoretical visibility may have visibility of the development, however, local features such as trees, hedgerows, embankments or buildings could screen views. Where settlements are shown as lying within areas of visibility, it is only likely to be the edges of the settlements which would theoretically have views to the proposed development. The woodland screening layer is assumed to be 15m high. It is possible that the woodland may be lower than this in some areas.
3. Nine reference points (16m above existing terrain level) set out in a staggered grid across the site have been modelled. These may be the only parts of the proposed development which is visible. Note that the 16m dimension is derived from the tallest building forming part of preliminary proposals; it is considered unlikely that the whole development will be this tall. Near the edges of areas of theoretical visibility, it is more likely that only these highest points on the proposed development would be visible.
4. The ZTV is shown to 5km from the reference points. Potential visual effects tend to reduce with distance.
5. The ZTV is based on OS Terrain 5 data, which includes detailed modelling of significant features such as road, rail, quarries and lakes. Root mean square error varies between 1.5m in urban areas and along major communication routes, to 2.5m in rural, mountain and moorland areas.
6. The ZTV is just one of the tools used in LVIA. Interpretation of the ZTV should be made by a competent professional. Judgments in relation visibility will also draw on fieldwork, the use of visualisations, and professional experience.

[No terrain data east of 405,965. ZTV shown as far as 405,965 in the area covered by this box]

Legend:

- Site (indicative)
- 1km bands from Site
- Public rights of way**
- Footpath
- Bridleway
- Byway open to all traffic
- Restricted Byway
- Open Access Land
- Woodland screening at 15m
- + Ref points at 16m

Screened ZTV of reference points to 5km









No. visible

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9

Project: Knoll House Hotel
Title: Figure 6d: Screened ZTV
Date: January 2018
Ref: 1221/06d
Scale: 1:40,000 at A3



Legend:

-  Viewpoints
-  Site (indicative)
- Public rights of way**
-  Footpath
-  Bridleway
-  Byway open to all traffic
-  Restricted Byway
-  Open Access Land
-  World Heritage Site



Project: Knoll House Hotel
Title: Figure 7: Viewpoint Locations

Date: April 2018

Ref: 1221/07

Scale: 1:15,000 at A3

