

## Application details

<b>Ref:</b> P/FUL/2022/06840	<b>Applicant:</b> Kingfisher Resorts Studland Ltd	<b>Case Officer:</b> Ursula Fay
------------------------------	---	---------------------------------

<b>Address:</b> Knoll House Hotel, Ferry Road, Studland BH21 3AH
<b>Description:</b> Full application for the redevelopment of existing hotel to provide new tourist accommodation including 30 hotel bedroom apartment villa accommodation and associated leisure and dining facilities.
<b>Case Officer comments to Consultee:</b>
<b>Consultee:</b> Helen Lilley CMLI, Senior Landscape Architect
<b>Date:</b> 26 October 2023
<b>Has a Pre-application discussion taken place with you?</b> No

<b>Support</b>	
<b>Support subject to condition(s)</b>	
<b>Unable to support</b>	✓
<b>No objection</b>	
<b>Request for further information</b>	✓
<b>Other</b>	

## Summary

The additional information and amendments to the scheme are welcomed. However, to comply with the requirements of NPPF para 130 and LP Policies D and LHH further changes are required as detailed by the Dorset AONB team.

Rainwater harvesting and micro-SuDS including rain gardens should also be considered, and the Landscape Masterplan identified in the addendum to the LVIA needs to be submitted.

## Site description/context/significance

As previous comments.

## Main issues

As previous comments

## The proposal

30 bed hotel + apartment and villa accommodation + leisure and dining facilities.

Amendments to the submitted scheme include:

- Apartments in the north of the site reduced from 4 storeys to 3 storeys (resulting in a reduction in the ridge height of one part of the redevelopment by 2.5m).
- Zinc roofing will be supplied with a 'pre-weathered' finish.
- All external glazing will be supplied with appropriate visible light transmittance (LVT)
- The use of solid panels to break up the extent of glazing in some areas (notably the first-floor frontage of the restaurant building addressing Ferry Road and the southern elevation of the spa building).
- Extension to roof eaves to enclose balconies
- External slatted screens for e.g. the upper portion of the extensive area of glazing on the southern elevation of the spa building.
- Internal blackout blinds within the spa and villas (with residents receiving advice on the importance of using these).

## Comments on proposal

The amendments to the scheme are welcomed, however the proposal will still represent significant change in one of the most sensitive landscapes nationally. I share the concerns of the Dorset AONB team about the scale form and massing of the buildings/visual impact of the development, particularly in relation to:

- The scale and form of the 3 storey villas and hotel.
- Presentation to Ferry Road.
- The amount of glazing and rooflights proposed (in relation to reflectivity and light pollution).
- The location of solar panels on the roof of the northwestern portion of the hotel building.

The addendum to the LVIA states that a detailed landscape masterplan has been submitted, however I can't find this on MasterGov or the website. Any planting proposed would however represent secondary mitigation only and is unlikely to overcome the above concerns. On this basis, I am not able to support the application as I do not consider that the proposals adequately comply with the requirements of Policies D and LHH of the Purbeck Local Plan.

The following changes recommended by the AONB team would however overcome any standing objection:

- A softer approach to the design of the hotel, and further reduction in the amount of glazing, especially along the Ferry Road frontage.

- Breaking down the massing and scale of the 3 storey villas to achieve a more diffuse arrangement.
- A reduction of the amount of rooflights/glazed roofing.
- The use of 'green wall' construction and additional timber cladding and green roofs
- Consideration of alternatives to roof mounted solar panels.

I also note that although some surface water will be intercepted by the green roofs, most will be piped into the existing surface water drainage system. This should be reviewed, with rainwater harvesting and micro-SuDS including rain gardens being considered.

## Policy consideration

### **NPPF 2021** (revised September 2023)

The site is in the Dorset AONB and forms a part of the setting of the Heritage Coast. Heritage Coasts are protected by the planning system with paragraph 174 of the National Planning Policy Framework indicating a requirement to 'maintain the character of the undeveloped coast, protecting and enhancing its distinctive landscapes, particularly in areas defined as heritage coast, and improve public access to and enjoyment of the coast' (NB para 178 is not triggered in this case as the Heritage Coast forms part of the AONB). Provision for AONBs is included in NPPF paragraph 176, which indicates that 'Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues' and 'the scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas'.

In addition to this, parts b) and c) of paragraph 130 require development to be:

- visually attractive as a result of good architecture, layout and appropriate and effective landscaping, and
- sympathetic to local character and history, including the surrounding built environment and landscape setting.

### **Purbeck Local Plan Part 1 2012**

Policy D requires proposals for all development and other works to:

- Positively integrate with their surroundings;
- Reflect the diverse but localised traditions of building material usage found across the District;
- Avoid and mitigate effects of overshadowing, overlooking and other adverse impacts including light pollution from artificial light on local amenity;
- Demonstrate support for biodiversity through sensitive landscaping and through in-built features, which provide nesting and roosting facilities for bats and birds;

(continues.....)

Policy LHH requires development 'to conserve the appearance, setting, character, interest, integrity, health and vitality of landscape (including trees and hedgerows) and heritage assets - be these locally, nationally or internationally designated or otherwise formally identified by the Local Planning Authority' and to 'deliver enhancement and improved conservation of those assets'.

### **Other material considerations**

The Dorset AONB Management Plan 2019-2024 contains policies which are intended to protect and enhance the landscapes of the AONB. The following policies are relevant to the proposal.

- Policy C2 a: Proposals affecting the AONB will be assessed to a high standard.
- Policy C2b: Landscape and seascape character assessment will be used to consider the effects of proposals on the character and appearance of the AONB.
- Policy C2 d: The key test of a proposal against the statutory purpose of the AONB will be its ability to demonstrate that the proposed change would conserve and enhance landscape and scenic beauty.
- Policy C2e: The conservation and enhancement of the AONB's special qualities will be a significant consideration in the planning balance.
- Policy C2f: Proposals that are harmful to the character and appearance of the area will not be permitted unless there are benefits that clearly outweigh the significant protection afforded to the conservation and enhancement of the AONB. Where impacts cannot be mitigated, planning gain and compensatory measures will be considered.
- Policy C4c: Protect and where possible enhance the quality of views into, within and out of the AONB.

The Landscape Character Assessment for the Dorset AONB forms a part of the AONB Management Plan. It indicates that that the site forms a part of the Corfe Clay Valley Landscape Character Area (LCA), and includes the following Planning Guidelines which are relevant to this proposal:

- Encourage the use of native planting in any landscape scheme associated with new development and consider removal of unsympathetic species, such as the Leylandii screening hedges that stand out in the landscape.
- Avoid unnecessary and prolonged noise and light pollution. Require good design to limit the impacts and use appropriate planning conditions to secure ongoing control.

The Purbeck District Design Guide SPD 2014 provides guidance on the design of new development. In relation to scale, mass and form it highlights the importance of maintaining a harmonious relationship with neighbouring buildings, spaces and streets. It also indicates that rainwater harvesting/SuDS should be considered in preference to direct connection to piped drainage systems.