

From: [REDACTED]
To: [REDACTED]
Subject: Knoll House Hotel - amended plans
Date: 10 November 2023 16:57:00
Attachments: [REDACTED]

Dear Ursula,

Planning application ref. P/FUL/2022/06840 | Redevelopment of existing hotel to provide new tourist accommodation including: 30 hotel bedrooms, apartment and villa accommodation and associated leisure and dining facilities | Knoll House Hotel, Ferry Road, Studland

Thank you for consulting the National Trust on the amendments and further information in relation to the above planning application.

The Trust previously commented in our letter dated 10th February 2023, and the points we raised remain (by and large) relevant and applicable.

In light of the amendments, we'd like to add the following:

- We welcome the removal of the fourth storey, which addresses our concern about the height and scale of that part of the proposed development.
- We welcome the moving of the surface water discharge away from the north, however, we'd want to see details of the pipe route being proposed and the location of any SUDS infrastructure (especially any pipe route or infrastructure proposed on National Trust land).
- We note the applicant's commitment to preparing a revised Woodland Management Plan; however, the management of the woodland is very important for landscape and ecological reasons, and given this importance, we consider this should be part of the planning application for consultees to review, and not considered after (and by condition) if the application is approved.
- We note that there have been other changes (minor changes to building elevations and info on zinc cladding). Whilst these are matters the Trust has raised, the AONB team is best placed to provide detailed comments on landscape and visual impact.
- We note that the amended proposals involve 4 fewer hotel rooms and 4 fewer staff. We are not convinced that this change makes any significant difference to the effects on the surrounding designated Heathland the Trust manages.
- There are several other points we raised in our representation that do not appear to be materially addressed through the recent submissions such as the potential for light pollution, and the change to the historic and iconic front elevation of the existing hotel.

In conclusion, the amendments have improved aspects of the proposed scheme, but many of our original points remain valid and applicable.

Kind regards

Mark Funnell MRTPI



Planning Adviser

National Trust
Dorset, Wilts, Somerset, Glos
nationaltrust.org.uk