

Date: 06/12/2024



Statement of Common Ground (SoCG) in Relation to Arboricultural Matters at Knoll House Hotel

PINS Reference: APP/D1265/W/24/3348224

LPA Reference: P/FUL/2022/06840

Introduction

This SoCG is a written statement prepared jointly by Dorset Council, the Local Planning Authority (“LPA”) and Edward Cleverdon, Focus Environmental Consultants, on behalf of Kingfisher Resorts Ltd (‘the Appellant’) which contains agreed factual information about the proposal, which is the subject of the application or appeal.

Signed on behalf of the Appellant	Signed on behalf of the Council
Edward Cleverdon Focus Environmental Consultants	Andrew Douglas Interim Trees Team Leader
	

This Arboricultural SoCG should be read alongside the Planning SoCG produced by Black Box Planning and DC. Planning-related matters covered under the following subject headings are not duplicated here:

- Planning History;
- Description of the Site;
- Development Plan; and
- Appeal Proposal.

The Appeal Site

The site is located at Knoll House Hotel, Ferry Road, Studland, Dorset, BH19 3AH. The site is centred on Ordnance Survey grid reference SZ030833.

Description of Development

“Redevelopment of existing hotel to provide new tourist accommodation including: 30 hotel bedrooms, apartments and villa accommodation and associated leisure and dining facilities.”

Areas of Agreement

It is agreed that the demolition of the main building and outbuildings may be undertaken whilst protecting retained trees, as per the details submitted within the updated Arboricultural Impact Assessment, subject to a pre-commencement site meeting and system of Arboricultural Site Monitoring.

It is agreed that the removal of the Chestnut (T73) would be reasonable to facilitate the proposed build.

Areas of Disagreement

It is not agreed that the loss of trees internal to the site may be mitigated through new planting.

In the absence of a construction method statement, it is not agreed that the construction of the above-ground swimming pool will be achievable without detriment to the oak tree T40.

It is not agreed that the position of the swimming pool beneath the canopy of the tree will be manageable in the future, and that future pressure to significantly prune or remove the tree is too great despite TPO controls.

In the absence of a construction method statement, it is not agreed that the construction of the access road may be undertaken without significant detriment to the chestnut tree T75.

Signed 

Dated 06/12/2024

Signed

Dated