

To: Aimee Peckham

Address: The Planning Inspectorate, 3C, Temple Quay House, 2 The Square, Bristol, BS1 6PN

Website: <https://acp.planninginspectorate.gov.uk>

Dear Madam,

**Appeal ref. APP/D1265/W/24/3348224 | 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**

We write in response to Dorset Council's letter notifying us of the above appeal.

The National Trust has an interest in the appeal, both as the freehold landowner of part of the land within the red line, and as landowner / landlord of the surrounding land.

We made two representations on the planning application, as follows, and we trust these have been forwarded to the Planning Inspectorate:

- Letter dated 10th February 2023
- Email dated 10th November 2023

In order to supplement those representations, we are now sharing some maps/plans showing the Trust's land interests in this area – see attached.

As indicated in our first representation, the Trust supports the principle of redeveloping the majority of the hotel site, but we have raised concerns about certain aspects, including ecological, landscape and visual impacts, and highways and parking.

As an organisation we are not currently intending to provide detailed evidence in relation to all matters we raised in our representations. However, we would like to briefly re-visit some of the key issues we have raised, as follows:

- Ecological matters – We continue to be concerned about potential increased recreational impacts on the Dorset heathlands, which in this location are in National Trust ownership. We question the appropriateness of C3 residential dwellings within 400 metres of the heathlands and even in light of Policy E8 in the now adopted Purbeck Local Plan, we are concerned that – due to any future change of site ownership or circumstance – they could become independent dwellings with a greater impact on the heathlands. We consider that policy compliance, any proposed controls on occupation or use, and their robustness and enforceability in perpetuity, need particular attention and request that the

Planning Inspector gives significant weight to this aspect. Natural England may well comment on this further.

- Landscape and visual impacts, matters of design and local character, and the tests for major development – We have raised a range of issues on these matters in our representations and we would ask that (in as much as they are relevant to the reasons for the refusal) they are considered as part of the appeal. Dorset Council and the Dorset National Landscape team would be best placed to comment further.
- Surface water drainage – As stated in our second representation, we welcome the proposal to move surface water discharge away from the protected habitats to the north of the hotel site. We want to be clear on pipe / ditch route being proposed and the location of any SUDS infrastructure (especially any pipe route or infrastructure proposed on National Trust land) and to consider any issues arising.
- Proposed enhancement works on NT land – This is of particular importance to the Trust as a landowner. We stated in our first application that: “Several measures proposed as mitigation are now proposed as enhancements in the ‘wider study area’ (NT land leased by the hotel). As landlord, the Trust could agree to some of these measures, although beyond their initial implementation, it is not clear how they could be secured for the lifetime of the proposed development”. To provide some context, this links to how the Trust is having to look strategically at the Knoll Beach facilities and car park, in the face of climate change and coastal change.
- We also have a long-term interest in the management of all the land surrounding the hotel site. Should the appeal be allowed in some form, we would want to see a long-term agreement in place (whether through condition or Section 106 Agreement, including the Trust as landowner) on the use and management of this land including surface water drainage arrangements. The Appellant has correctly stated in their Pre-Inquiry submission of case, that they have a statutory right to renew clause in the Lease. However, further negotiations are required between the Appellant and the Trust over the terms of the Lease and how this would work with any mitigation and or enhancement on Trust land.
- We would be open to discussing areas of common ground with the appellant and Dorset Council if appropriate, including in relation to the leased land / ‘wider study area’, and to providing further information should that assist the Planning Inspector or other parties.

Yours sincerely

Planning Advisers

National Trust



Legend

NT Land Interest
 NT Ownership

 NT Land Interest
 NT Ownership

Notes

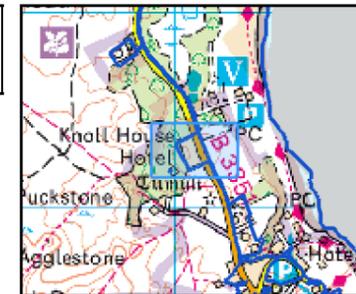
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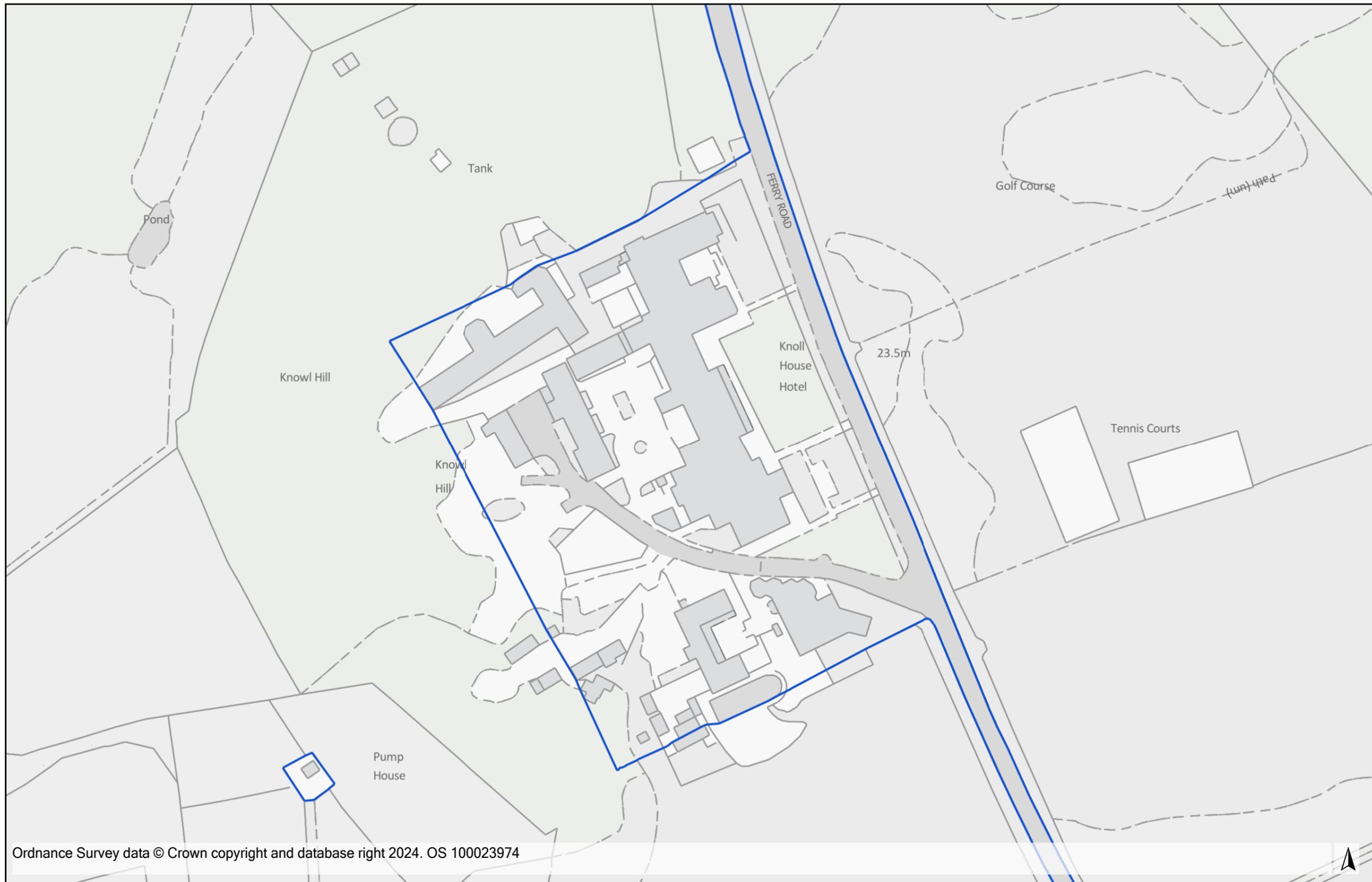
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Legend

NT Land Interest
NT Ownership



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Scale 1: 1250 (when printed at 100% on A3 landscape)

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