

From: [REDACTED]
Sent: 24 November 2023 10:46
To: Ursula Fay
Subject: FW: P/FUL/2022/06840 Knoll House Hotel

Dear Ursula,

Thanks for providing the landscape strategy. As you will be aware, I have a number of wider concerns about the design proposals and, should these be addressed, there would be a need for the landscaping to be revisited.

Nonetheless, I can provide the following broad points of feedback on what has been provided:

- The landscape strategy shows green roofs in areas where the roof plan for the overall site suggests a green roof will not be used. This remains a point of clarification.
- The strategy does not appear to include details of the proposed green walls included in the design.
- The strategy confirms an observation that the AONB Team previously offered concerning the majority of new planting being proposed between the villas and hotel complex and along the frontage to Ferry Road. It should be noted that the courtyard parking is enclosed by relatively tall structure and whilst this may offer amenity to the users of the site, the planting would not serve to substantively reduce the massing of the buildings when seen from the surrounding landscape. Overall, reductions to the scale/massing of the buildings are recommended, alongside redistribution of planting so as to better enclose and intersperse the structures.
- There is a paucity of planting in in the southern extent of the site, where the two-storey villas, car park and spa are located. The refused application for this site identified the southern boundary as a priority for new planting, whereas the latest plans appear to give limited priority to this area.
- Concerning the frontage to Ferry Road, the plan appears to show that the approach will be to largely retain existing trees to the north of the access, with ribbons of ornamental shrub and herbaceous planting bordering the highway and the buildings. For the most part, this approach is similar to the existing position to the fore of the existing hotel building. The plans also show an area of new advanced stock conifer planting to the fore of the apartments. Furthermore, curtilage planting of ornamental shrub and herbaceous species are shown close to the spa building and between the access road and restaurant. Again, this is not a significant departure in terms of the quantum of landscaping, as compared with the existing position. However, as noted in my earlier response, the impact of the frontage to Ferry Road appears to be quite substantially increased and would appear unlikely fully mitigated by the proposed planting. Consequently, I remain of the opinion that further primary mitigation is required.

I am aware that Helen Liley has commented separately and raised some other points that I have not touched upon. I expect that she will feed back on these in due course.

Kind regards

Richard

Richard Brown CMLI

Dorset AONB Landscape Planning Officer

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