

Knoll House Hotel – Document Submission List

1. Planning Application Form
2. Ownership Certificate
3. CIL Requirements Form
4. Planning Statement (Black Box Planning, October 2022)
5. Environmental Statement including Non-technical Summary (Black Box Planning, October 2022) –
 - Chapters 1-4: Preliminary Chapters;
 - Chapter 5: Socio-economic Effects
 - Appendix 5.1 Staff Development Strategy (Kingfisher Resorts Studland Ltd, October 2022)
 - Chapter 6: Landscape Visual Impact Assessment (Richard Sneesby Landscape Architects, October 2022)
 - Appendix 6.2 Methodology (Richard Sneesby Landscape Architects, October 2022)
 - Appendix 6.3 Figures and Photographs (Richard Sneesby Landscape Architects, October 2022)
 - Appendix 6.4 Viewpoints (Richard Sneesby Landscape Architects, October 2022)
 - Appendix 6.5 Photomontage Studies (Richard Sneesby Landscape Architects, October 2022)
 - Chapter 7: Biodiversity (Ecology Solutions, October 2022);
 - Appendix 7.1 Technical Appendix to chapter 7 Ecology
 - Appendix 7.2 Shadow Habitat Regulations Assessment
6. Statement of Community Involvement (Liz Lean Public Relations, October 2022)

7. Design and Access Statement (AWW, October 2022)
8. Transport Statement (Exigo, October 2022)
9. Framework Travel Plan (Exigo, October 2022)
10. Flood Risk Assessment (Patrick Parsons, October 2022)
11. Drainage Strategy (Patrick Parsons, October 2022)
12. Arboricultural Impact Assessment (Focus Environmental Consultants, October 2022)
13. Energy Statement (Spoomaker, October 2022)
14. Geotechnical and GeoEnvironmental Desk Report (Arup, March 2018)
15. Heritage Statement (EDP, April 2018)
16. Nutrient Statement
17. Operations Report (Black Box Planning, October 2022)
18. Woodland Management Plan (Focus Ecology, August 2019)
19. Shadow Habitat Regulations Assessment (Ecology Solutions – to follow)

The following architectural plans (see Planning Issue Sheet):

- Site Location Plan – 4561-SI-10001
- Site Block Plan Existing – 4561-SI-10002
- Existing Floor Plan Lower Ground – 4561-SI-11001
- Existing Floor Plans Ground Floor – 4561-SI-11002
- Existing Floor Plans First Floor – 4561-SI-11003
- Existing Hotel Elevations – 4561-SI-11004
- Existing Leisure and Ancillary Elevations – 4561-SI-11005
- Existing Ancillary Accommodation Elevations -4561-SI-11006
- Existing Site Extended Site Sections – 4561-SI-11007
- Site Demolition Plan – 4561-SI-12000
- Hotel and Ancillary Demolition Elevations – 4561-SI-12001
- Site Demolition and Proposed Overlay - 4561-SI-12002

- Proposed Site Lower Ground Floor Plan – 4561-SI-20001
- Proposed Site Ground Floor – 4561-SI-20002
- Proposed Site Roof/Landscape – 4561-SI-20003
- Proposed Site Block Plan – 4561-SI-20004
- Proposed Site Extended Site Sections – 4561-SI-35000
- Proposed Site Extended Site Sections Sheet 2 – 4561-SI-35001
- Proposed Car Park Boundary Sections – 4561-SI-35002
- Proposed Restaurant Pod – 4561-SI-20020

- Proposed Villas Ground and Lower Ground Floor – 4561-T2-10001
- Proposed Villas First and Second Floor – 4561-T1-10002
- Proposed Villas Roof Plan – 4561-T1-10003
- Proposed 3 Bed Villas Elevations – 4561-T1-30000
- Proposed 2 Bed Villas Elevations – 4561-T1-30001
- Proposed Villas Sections AA and BB – 4561-T1-35000

- Proposed Spa Lower Ground Floor Plan – 4561-T2-10001
- Proposed Spa Ground Floor Plan – 4561-T2-10002
- Proposed Spa Roof Plan – 4561-T2-10003
- Proposed Spa Elevations – 4561-T2-30000
- Proposed Spa Sections AA and BB – 4561-T2-35000

- Proposed Hotel Basement Floor Plan – 4561-T3-10001
- Proposed Hotel Lower Ground Floor Plan – 4561-T3-10002
- Proposed Hotel Ground and Upper Ground Floor Plan – 4561-T3-10003

- Proposed Hotel First Floor Plan – 4561-T3-10004
- Proposed Hotel Second Floor Plan – 4561-T3-10005
- Proposed Hotel Roof Plan – 4561-T3-10006
- Proposed Hotel Elevations – 4404-T3-30001
- Proposed Hotel Sections AA and DD – 4404-T3-30002

The following Arboricultural Plans:

- Tree Survey – 1122-P-10
- Tree Protection Plan for Demolition – 1122-P-12
- Proposed Layout and Tree Removals – 1122-P-11