

# **Knoll House Hotel, Studland, Dorset**

## **Ecology Proof of Evidence of Dr R Brookbank**

### **Maps and Appendices Volume**

Prepared on behalf of

Kingfisher Resorts Studland Ltd.

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

LPA Reference: P/FUL/2022/06840

Final Report

18 November 2024

3227-2A

## **MAPS**

**Map 1** Site Location & Statutory Designated Sites

**Map 2** Proposed Measures

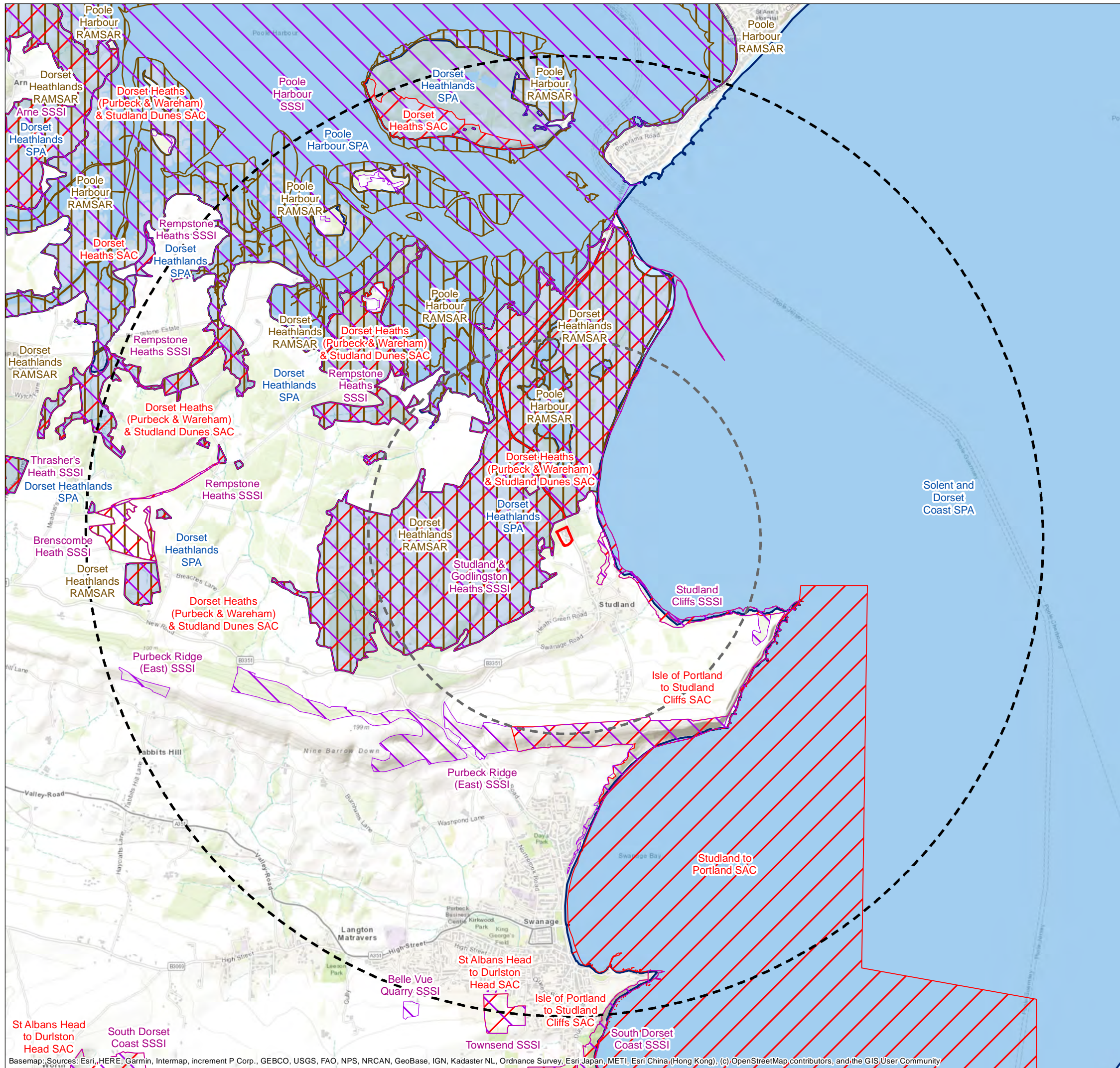
## **APPENDICES**

**Appendix 1** DC correspondence regarding RfR 3

**Appendix 2** DC correspondence regarding RfR 4



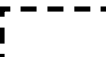




**Appendix 3** DC correspondence regarding RfR 2

**Appendix 4** Walking Routes Leaflet



MAP 1 Site Location & Statutory Designated Sites

KEY

-  Site boundary
-  2km linear distance from site boundary
-  5km linear distance from site boundary
-  Special Protection Areas (SPA)
-  Special Areas of Conservation (SAC)
-  Sites of Special Scientific Interest (SSSI)
-  Ramsar

SCALE: 1:40,000 at A3



CLIENT: Kingfisher Resorts Ltd.

PROJECT: Knoll House Hotel, Studland

DATE: 18 November 2024

Basemap: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



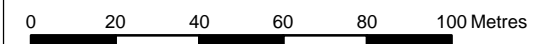


Proposed Measures

KEY

- Site boundary
- Studland & Godlingston Heaths SSSI (as component part of relevant SAC, SPA & Ramsar designations)
- Wider study area
- Woodland management
- Grassland and heathland restoration
- Fencing to restrict offsite access to the west and as a safety measure along Ferry Road
- 2km circular route
- Dog agility trail
- ▲ Gated access point
- ★ Visitor interpretation
- ⬡ Seating

SCALE: 1:1,800 at A3



CLIENT: Kingfisher Resorts Ltd

PROJECT: Knoll House Hotel, Studland

DATE: 18 November 2024

Y:\Knoll House, Dorset 2227\GIS\Map2\_ProposedMeasures\_P3227\_181124.mxd

P32/27

Proposed Block Plan: AWWW, 4561-AWW-SI-ZZ-DR-A-20004-P03, 17/10/2023



## **Appendix 1**

DC correspondence regarding RfR 3

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----- Original Message -----

From: [gemma.fitzpatrick@talk21.com](mailto:gemma.fitzpatrick@talk21.com)

To: [ben.read@blackboxplanning.co.uk](mailto:ben.read@blackboxplanning.co.uk) Cc: [Elisabeth.Lucas@blackboxplanning.co.uk](mailto:Elisabeth.Lucas@blackboxplanning.co.uk);  
[yvonne.lester@dorsetcouncil.gov.uk](mailto:yvonne.lester@dorsetcouncil.gov.uk); [sam.gibbs-jones@dorsetcouncil.gov.uk](mailto:sam.gibbs-jones@dorsetcouncil.gov.uk);  
[kim.cowell@dorsetcouncil.gov.uk](mailto:kim.cowell@dorsetcouncil.gov.uk); [sam.williams@dorsetcouncil.gov.uk](mailto:sam.williams@dorsetcouncil.gov.uk)

Sent: Wednesday, October 23rd 2024, 17:25

Subject: Re: RE: APP/D1265/W/24/3348224 - Knoll House Hotel, Ferry Road, Studland

Dear Ben,

With regard to drainage matters, although the LLFA are not raising an objection to the proposed scheme, the main area of concern with regards to the proposed drainage strategy is the use of the existing off-site ditch. All other aspects of the foul water and surface strategies appear to make use of existing infrastructure, or be confined the developed areas of the proposed development. However, it is proposed that "all surface water runoff from the site will be discharged to the existing surface water ditch adjacent to the south of the site" and that a "new small headwall will be constructed within the ditch, either concrete or built from vegetated walls." The use of the ditch and adjacent habitats by protected species, and the likely impacts on these ecological receptors, is unknown because these habitats were not subject to ecological surveys undertaken to support the planning application, and the proposed drainage strategy lacks detail about the methods for construction of the headwall, and the maintenance plan for this structure. The only reference to ditches in the Appendix 7.1 to the ES relate to pollution controls, which would be secured within a CEMP, and is unclear which ditch is referred to as they are not shown on a plan.

It would usually be expected that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, to be established prior to an application being determined. In the current circumstances I would suggest that your ecologist carries out a survey of these areas to establish what, if any, species, may be affected, in consultation with the Council's ecologist. It may be possible to resolve this issue through suitable conditions. It will also be necessary to demonstrate that the surface water management scheme can be provided within land in your client's control.

Regards,

Gemma

----- Original Message -----

**From:** Gemma Fitzpatrick <[gemma.fitzpatrick@talk21.com](mailto:gemma.fitzpatrick@talk21.com)>

**Sent:** 25 October 2024 14:20

**To:** Ben Read <[ben.read@blackboxplanning.co.uk](mailto:ben.read@blackboxplanning.co.uk)>

**Cc:** Elisabeth Lucas <[Elisabeth.Lucas@blackboxplanning.co.uk](mailto:Elisabeth.Lucas@blackboxplanning.co.uk)>;  
[yvonne.lester@dorsetcouncil.gov.uk](mailto:yvonne.lester@dorsetcouncil.gov.uk); [sam.gibbs-jones@dorsetcouncil.gov.uk](mailto:sam.gibbs-jones@dorsetcouncil.gov.uk);  
[kim.cowell@dorsetcouncil.gov.uk](mailto:kim.cowell@dorsetcouncil.gov.uk); [sam.williams@dorsetcouncil.gov.uk](mailto:sam.williams@dorsetcouncil.gov.uk)

**Subject:** Re: Re: RE: APP/D1265/W/24/3348224 - Knoll House Hotel, Ferry Road, Studland



Dear Ben,

Further to my email below please can you provide details to confirm that the drainage details now proposed are within the red line area of the appeal site or, if not, that the appellant has the necessary ability to implement the drainage proposals?

Regards,

Gemma

----- Original Message -----

From: [ben.read@blackboxplanning.co.uk](mailto:ben.read@blackboxplanning.co.uk)

To: [gemma.fitzpatrick@talk21.com](mailto:gemma.fitzpatrick@talk21.com) Cc: [Elisabeth.Lucas@blackboxplanning.co.uk](mailto:Elisabeth.Lucas@blackboxplanning.co.uk);  
[yvonne.lester@dorsetcouncil.gov.uk](mailto:yvonne.lester@dorsetcouncil.gov.uk); [sam.gibbs-jones@dorsetcouncil.gov.uk](mailto:sam.gibbs-jones@dorsetcouncil.gov.uk);  
[kim.cowell@dorsetcouncil.gov.uk](mailto:kim.cowell@dorsetcouncil.gov.uk); [sam.williams@dorsetcouncil.gov.uk](mailto:sam.williams@dorsetcouncil.gov.uk)

Sent: Thursday, October 31st 2024, 12:27

Subject: RE: Re: RE: APP/D1265/W/24/3348224 - Knoll House Hotel, Ferry Road, Studland

Dear Gemma,

Yes, we are comfortable that the surface water drainage outfall can be achieved. The headwall would be delivered under licence which is common for all surface water drainage discharge into an ordinary watercourse.

With regard to your email, dated 23<sup>rd</sup> October, I would like to be absolutely clear what the Council's position is with regard to the drainage. Are the Council now raising a ecology related concern with using the existing drainage ditch for drainage? I would be grateful if you can clarify so we can ensure we can assist the Inspector and make best use of Inquiry time, rather than dealing with new issues in rebuttal or at the Inquiry itself.

I look forward to hearing from you soon. I would also be grateful for your comments on the SoCG.

Kind regards

Ben

----- Original Message -----

**From:** Gemma Fitzpatrick <[gemma.fitzpatrick@talk21.com](mailto:gemma.fitzpatrick@talk21.com)>

**Sent:** 01 November 2024 13:55

**To:** Ben Read <[ben.read@blackboxplanning.co.uk](mailto:ben.read@blackboxplanning.co.uk)>

**Cc:** Elisabeth Lucas <[Elisabeth.Lucas@blackboxplanning.co.uk](mailto:Elisabeth.Lucas@blackboxplanning.co.uk)>;  
[yvonne.lester@dorsetcouncil.gov.uk](mailto:yvonne.lester@dorsetcouncil.gov.uk); [sam.gibbs-jones@dorsetcouncil.gov.uk](mailto:sam.gibbs-jones@dorsetcouncil.gov.uk);  
[kim.cowell@dorsetcouncil.gov.uk](mailto:kim.cowell@dorsetcouncil.gov.uk); [sam.williams@dorsetcouncil.gov.uk](mailto:sam.williams@dorsetcouncil.gov.uk)

**Subject:** Re: RE: Re: RE: APP/D1265/W/24/3348224 - Knoll House Hotel, Ferry Road, Studland

Dear Ben,

I can confirm that the Council is content with the drainage scheme now proposed save for the introduction of the headwall.



The concern relates to the creation of a headwall within the ditch, rather than use of the ditch for drainage in itself, because the presence of protected species is unknown. As far as I'm aware the drainage strategy put forward at the time that the application was considered did not propose to use this ditch.. If your ecologist is able to state that protected species that might be present (primarily Otter and Water Vole) will not be impacted by the creation of the headwall the issue would be considered resolved.

I am aware that the respective ecologists are due to meet next week so perhaps this can be sorted then.

Regards,

Gemma

----- Original Message -----

**From:** Sam Williams <sam.williams@dorsetcouncil.gov.uk>

**Sent:** 15 November 2024 12:50

**To:** Rebecca Brookbank <rebeccabrookbank@epr.uk.com>; Ben Read <ben.read@blackboxplanning.co.uk>; Katie Cammack <KatieCammack@epr.uk.com>; Elisabeth Lucas <Elisabeth.Lucas@blackboxplanning.co.uk>

**Subject:** RE: Knoll House Hotel Draft Topic SoCGs

Hi Becky,

I'm satisfied with the conclusion set out in v2 of the Ecology SoCG that "there is no risk of harm or disturbance to Water Vole or Otter arising as a result of the proposed headwall installation, nor to Water Vole/Otter habitat." However, I can't comment as to whether this, in itself, allows RfR 3 to be withdrawn.

Kind regards

Sam

**Sam Williams**  
**Lead Senior Ecologist**  
**Place Services**  
**Dorset Council**

[01305 224225](tel:01305224225)

[dorsetcouncil.gov.uk](http://dorsetcouncil.gov.uk)





## **Appendix 2**

DC correspondence regarding RfR 4

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----- Original Message -----

**From:** Sam Williams <sam.williams@dorsetcouncil.gov.uk>

**Sent:** 28 October 2024 10:23

**To:** Rebecca Brookbank <rebeccabrookbank@epr.uk.com>

**Cc:** Katie Cammack <katiecammack@epr.uk.com>; Ben Read <ben.read@blackboxplanning.co.uk>;

Elisabeth Lucas <Elisabeth.Lucas@blackboxplanning.co.uk>; Oliver Rendle

<oliver.rendle@dorsetcouncil.gov.uk>; Squirrell, Nick <Nick.Squirrell@naturalengland.org.uk>

**Subject:** RE: Knoll House Hotel Inquiry - Ecology SoCG meeting

Dear Rebecca,

I thought it might help first of all to clarify the differing interests of myself, Oliver and Nick in the appeal. I am solely dealing with the fourth reason for refusal relating to biodiversity whereas Oliver and Nick are concerned with the matters related to Habitats Sites and the Habitats Regulations which from the second reason for refusal.

I would be grateful if you could please draft the Statement of Common Ground related to the fourth reason for refusal. The outstanding matter for this reason for refusal is the lighting strategy. In January I was working with Ecology Solutions in the Biodiversity Plan (BP) (attached) which had been submitted for review under the Dorset Biodiversity Appraisal Protocol (DBAP). Within this BP is a plan showing dark corridors applied within the site and surrounding habitats to mitigate impacts on foraging and commuting bats, and Nightjar. However, the nature of these dark corridors is not described in any detail to say what the acceptable light levels are, or how this would be achieved in terms of the specifications, locations etc of any lighting fixtures. I requested that Ecology Solutions amend the BP accordingly however this was not received prior to the application being determined, and has not been received since. Upon review of the BP I also have concerns about whether any lighting strategy is achievable, within the framework of the dark corridors as they are shown in the BP, because it seems unlikely that lighting is unlikely to be brought under a level considered acceptable in certain areas for example where the dark corridor is applied across the entrance to the site.

To summarise I would suggest there are three strands to this outstanding matter: a lack of information about the proposed lighting; a lack of detail in how the lighting mitigation/lighting strategy is described; question marks over the achievability of any lighting strategy within the framework put forward by Ecology Solutions.

There is an overlap here with the HRA matters, because of the need to avoid light spill on supporting habitats, so Oliver and Nick will need to be satisfied with any strategy put forward.

I would welcome a meeting to discuss this further. My current availability for w/c 4/11 is 4/11, 6/11 and PM 7/11.

Kind regards

Sam



**Sam Williams**  
**Lead Senior Ecologist**  
**Place Services**  
**Dorset Council**

[01305 224225](tel:01305224225)  
[dorsetcouncil.gov.uk](http://dorsetcouncil.gov.uk)



----- Original Message -----

**From:** Sam Williams <sam.williams@dorsetcouncil.gov.uk>  
**Sent:** 13 November 2024 11:59  
**To:** Rebecca Brookbank <rebeccabrookbank@epr.uk.com>; Ben Read <ben.read@blackboxplanning.co.uk>; Katie Cammack <KatieCammack@epr.uk.com>  
**Subject:** RE: Knoll House Hotel Draft Topic SoCGs

Hi Rebecca,

Subsequent to our meeting last week, the case officer has advised that they would prefer an updated Biodiversity Plan which could then form part of the SoCG. There would then need to be a lighting condition with a requirement for specific details to be provided, based on agreed parameters.

[@Ben Read](#) we would also expect a draft SoCG ready for Reason for Refusal 3 relating to the drainage strategy so that the issue can be resolved before the Inquiry opens, subject to the findings of the ecology survey.

Please could you advise when you will be able to meet to discuss the ecology survey and lux contour plan? I believe the ecology evidence is required on 18<sup>th</sup> November so a meeting tomorrow would be preferable to allow time for any amendments to documents on Friday.

Kind regards

Sam

**Sam Williams**  
**Lead Senior Ecologist**  
**Place Services**  
**Dorset Council**

[01305 224225](tel:01305224225)  
[dorsetcouncil.gov.uk](http://dorsetcouncil.gov.uk)



----- Original Message -----

**From:** Sam Williams <sam.williams@dorsetcouncil.gov.uk>  
**Sent:** 15 November 2024 11:14  
**To:** Rebecca Brookbank <rebeccabrookbank@epr.uk.com>; Ben Read <ben.read@blackboxplanning.co.uk>; Katie Cammack <KatieCammack@epr.uk.com>; Elisabeth

Lucas <Elisabeth.Lucas@blackboxplanning.co.uk>

**Subject:** RE: Knoll House Hotel Draft Topic SoCGs

Dear Becky,

Many thanks for providing those documents however, by omitting to show light spill on the western boundary, from the western elevation of the villa building, it cannot be concluded that the Light Spill Mitigation Report demonstrates there will be no effects on bats. As such we have no choice but to maintain RfR 4 pertaining to the Biodiversity Plan.

I've amended the SoCG accordingly. In this I've taken out the section relating to RfR 3 as I believe this needs to be dealt with separately.

Kind regards

Sam

**Sam Williams**  
**Lead Senior Ecologist**  
**Place Services**  
**Dorset Council**

[01305 224225](tel:01305224225)

[dorsetcouncil.gov.uk](http://dorsetcouncil.gov.uk)



----- Original Message -----

**From:** Rebecca Brookbank <rebeccabrookbank@epr.uk.com>

**Sent:** 15 November 2024 11:33

**To:** Sam Williams <sam.williams@dorsetcouncil.gov.uk>; Ben Read <ben.read@blackboxplanning.co.uk>; Katie Cammack <KatieCammack@epr.uk.com>; Elisabeth Lucas <Elisabeth.Lucas@blackboxplanning.co.uk>

**Subject:** RE: Knoll House Hotel Draft Topic SoCGs

Hi Sam

My understanding is that the western boundary will be the least lit boundary, hence the assessment focus on the others for expediency.

Given the light spill on the other boundaries, in my view the existing modelling does provide comfort that the same or lower lux levels can be met on the western edge. We have also now specified the lighting standard for the dark corridor, max 0.5EHIx, and this can be secured by condition.

Nevertheless, I've gone back to the lighting consultant to query the lighting proposed along the western edge. I don't know if the modelling can be amended, or what the turnaround might be. I remain confident that the scheme will result in positive effects on biodiversity, including on bats.

Kind regards

Becky



----- Original Message -----

**From:** Rebecca Brookbank <rebeccabrookbank@epr.uk.com>

**Sent:** 18 November 2024 11:20

**To:** Sam Williams <sam.williams@dorsetcouncil.gov.uk>; Ben Read <ben.read@blackboxplanning.co.uk>; Katie Cammack <KatieCammack@epr.uk.com>; Elisabeth Lucas <Elisabeth.Lucas@blackboxplanning.co.uk>

**Subject:** RE: Knoll House Hotel Draft Topic SoCGs

Hi Sam

I've amended the map in the Biodiversity Plan (as attached) to show the anticipated light spill along the western boundary, based on the distance of the light spill from the eastern boundary. The actual light spill is likely to be lower as the windows are smaller on the western crescent block. As additional mitigation, not accounted for within the modelling, a light reducing film can be applied to the windows which would reduce light spill further, including along the northern boundary. Depending on the type of film selected, this could reduce light spill significantly. For example, a dark neutral UV window film can reduce lux levels by 76%. Reducing lux levels linked to internal lighting to an acceptable level is therefore completely achievable.

I've also simplified the 'dark corridor' polygon as it followed the modelling contour previously, but that's too detailed as a target for future lighting.

In terms of the SoCG text, I've added RfR 3 info back in for the reason I mentioned before and have included your email response. Your 'matters in dispute' text re: RfR 4 is there, but I don't know whether the above information and attached map goes some way to reassuring you about suitable lighting being achievable? The purpose of the lighting assessment was to inform the starting point for any lighting strategy, but the detailed lighting strategy is to be secured by planning condition. The existence of lighting in the baseline situation is also relevant. Whilst we are setting the standard as 0.5 lux max, there is already lighting across the site including tree mounted flood lights in the car park adjacent to the western wooded boundary, so the bat assemblage present on site will be habituated to a level of lighting. Please can I ask you to consider whether your stated position on RfR 4 still stands.

Kind regards

Becky

## **Appendix 3**

DC correspondence regarding RfR 2

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----- Original Message -----

**From:** Oliver Rendle <oliver.rendle@dorsetcouncil.gov.uk>

**Sent:** 29 October 2024 09:57

**To:** Katie Cammack <katiecammack@epr.uk.com>; Sam Williams <sam.williams@dorsetcouncil.gov.uk>; Rebecca Brookbank <rebeccabrookbank@epr.uk.com>; Squirrell, Nick <Nick.Squirrell@naturalengland.org.uk>

**Cc:** Ben Read <ben.read@blackboxplanning.co.uk>; Elisabeth Lucas <Elisabeth.Lucas@blackboxplanning.co.uk>

**Subject:** RE: Knoll House Hotel Inquiry - Ecology SoCG meeting

Hello Katie and Rebecca,

Thank you for your email - I would be happy to meet to discuss the HRA issues, and I am available to meet on the afternoon of 7<sup>th</sup> November.

My understanding is that a Statement of Common Ground is being drafted to address the ecological issues prior to the meeting. I would also welcome a draft Statement of Common Ground on HRA matters before we meet, would this be possible?

I believe that there is currently a dispute about what exactly the application is for (C3 residential or C1 tourist accommodation) and the Council is still awaiting a response from the Appellant on that. This is a key issue for the outstanding matters relating to the HRA. If what is being sought (particularly the villa element of the proposal) were to be amended to holiday/tourist accommodation and such an amendment is allowed by the Inspector, and subject to appropriate controls being proposed on that use – for example including restricting the letting of the villas to a certain number of days etc - which would be legally effective and enforceable, then from my perspective it is likely that we can come to an agreement on the HRA issue and this matter may be resolved.

However, I should emphasise that new C3 development within 400m of the Dorset Heaths would be unacceptable, and any tourist/holiday accommodation would also need in any event to be subject to appropriate controls. Therefore, I would need to see clear information on how you propose to clarify that the application is actually for holiday accommodation and the precise wording which describes that, and what controls you propose and how you suggest those controls will be imposed (eg condition or planning obligation). If you set your position out clearly in the draft Statement of Common Ground (which as I understand it was what your advocate proposed at the CMC) this would allow us to work towards resolving this issue.

I look forward to hearing from you,

Best wishes,

Oliver

**Oliver Rendle**  
**Senior Environmental Assessment Officer**  
**Economic Growth and Infrastructure**  
**Dorset Council**

[01305 252528](tel:01305252528)

[dorsetcouncil.gov.uk](http://dorsetcouncil.gov.uk)



----- Original Message -----

**From:** Gemma Fitzpatrick <[gemma.fitzpatrick@talk21.com](mailto:gemma.fitzpatrick@talk21.com)>

**Sent:** 06 November 2024 08:40

**To:** Ben Read <[ben.read@blackboxplanning.co.uk](mailto:ben.read@blackboxplanning.co.uk)>

**Cc:** Elisabeth Lucas <[Elisabeth.Lucas@blackboxplanning.co.uk](mailto:Elisabeth.Lucas@blackboxplanning.co.uk)>; [kim.cowell@dorsetcouncil.gov.uk](mailto:kim.cowell@dorsetcouncil.gov.uk); [yvonne.lester@dorsetcouncil.gov.uk](mailto:yvonne.lester@dorsetcouncil.gov.uk); [sam.gibbs-jones@dorsetcouncil.gov.uk](mailto:sam.gibbs-jones@dorsetcouncil.gov.uk); Dan Trundle <[Dan.Trundle@blackboxplanning.co.uk](mailto:Dan.Trundle@blackboxplanning.co.uk)>; [anna.lee@dorsetcouncil.gov.uk](mailto:anna.lee@dorsetcouncil.gov.uk)

**Subject:** Re: RE: Knoll House Hotel appeal

Dear Ben,

Thank you for your email. The Council notes that you are now content to restrict the use of the proposed development to C1 tourist accommodation only, subject to appropriate controls by way of a s106 and/or conditions.

However, there still remains a discrepancy with the application form, which describes the proposal as Market Housing. We note that we referred earlier to C3 use being referred to on the application form, and accept that C3 is not mentioned on the application form itself, but the key point is that the application clearly refers to market housing (i.e standard residential housing in C3 use). That is consistent with the supporting documentation referring to C3 uses.

The Council is of the view that a change from C3 to C1 use is a fundamental change to the application which requires further consultation (including with Natural England) and should not be allowed through the appeal process. However, ultimately, this is a legal issue which can be dealt with via submissions and does not require evidence.

Notwithstanding this, for the purposes of the HRA issue, the Council is content to proceed on the following basis (which can be reflected in any statement of common ground on the protected heathlands):

1. The parties agree that if any or all of the elements of the proposal were to be in C3 use without any form of occupancy restrictions, that is likely to adversely affect the European protected sites in issue;
2. The appellant is proposing a C1 use in respect of all elements of the proposal including the villas and apartments (how exactly this is to be achieved, whether by condition or s.106 or a combination of both can be discussed).
3. A C1 use, subject to appropriate occupancy restrictions, additional controls in respect of dogs etc (and we note further work is needed on these), and other appropriate mitigation, is unlikely to adversely affect the European protected sites.

Until the detail of the wording in any section 106 obligation in (2) and (3) is provided, the Council is not in a position to formally withdraw RfR 2. If you can provide that wording as soon as possible, that would greatly assist in helping to narrow the issues down and remove the need for evidence on this issue.

Regards,

Gemma



----- Original Message -----

**From:** Ben Read <ben.read@blackboxplanning.co.uk>

**Sent:** 11 November 2024 13:45

**To:** Gemma Fitzpatrick <gemma.fitzpatrick@talk21.com>

**Cc:** Elisabeth Lucas <Elisabeth.Lucas@blackboxplanning.co.uk>; kim.cowell@dorsetcouncil.gov.uk; yvonne.lester@dorsetcouncil.gov.uk; sam.gibbs-jones@dorsetcouncil.gov.uk; Dan Trundle <Dan.Trundle@blackboxplanning.co.uk>; anna.lee@dorsetcouncil.gov.uk

**Subject:** RE: RE: Knoll House Hotel appeal

Dear Gemma,

The issue of what the proposal comprises is clearly a matter of disagreement, which will need to be presented through evidence and, maybe, legal submissions if required. The point of principle the Council is taking presents a barrier to the extent we can narrow down issues in the SoCG on this point, because we will need to continue to cover a wider range of control in respect of the tourist accommodation proposed. However, I do recognise your approach in seeking to narrow matters and aid the Inspector, should the Council be able to cross the fulcrum of the use issue. To that end, I have provided comments in respect of the points raised, below, in red:

The parties agree that if any or all of the elements of the proposal were to be in C3 use without any form of occupancy restrictions, that is likely to adversely affect the European protected sites in issue;

**Appellant response: this is not a scenario we have tested, or ever proposed. I understand the issue around C3 (unrestricted), so we would be agreeable to this, with the caveat of 'at the quantum proposed'.**

2. The appellant is proposing a C1 use in respect of all elements of the proposal including the villas and apartments (how exactly this is to be achieved, whether by condition or s.106 or a combination of both can be discussed).

**Appellant response: This scenario is acceptable to the appellant, as we have set out in the S106 HoTs. We would be happy for you to engage on the wording of such a control. However, given the Council's current position in respect of the application form, it will need to remain as a 'blue line' provision.**

3. A C1 use, subject to appropriate occupancy restrictions, additional controls in respect of dogs etc (and we note further work is needed on these), and other appropriate mitigation, is unlikely to adversely affect the European protected sites.

**Appellant response: we are content with reasonable occupancy restrictions and I think the discussion between the respective HRA witnesses regarding the measures, and consideration of impact pathways, has been productive. However, we do not accept reference to 'mitigation'. The measures proposed will result in beneficial effects. If this remains an issue of dispute for the Council, it will need to be reflected as such in the SoCG.**

I also welcome your reference to the potential for withdrawing RfR 2, this would save a lot of time at the Inquiry but I cannot currently see a clear pathway to doing so unless we can resolve the Council's position that the appellant has somehow changed the proposal for which they seek planning permission. If there is potential to do so, I would be very happy to discuss in more detail.

Kind regards

Ben

## **Appendix 4**

### Walking Routes Leaflet

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# Nine Walks from Knoll House

Please put £1 in the  
MacMillan Charity Box

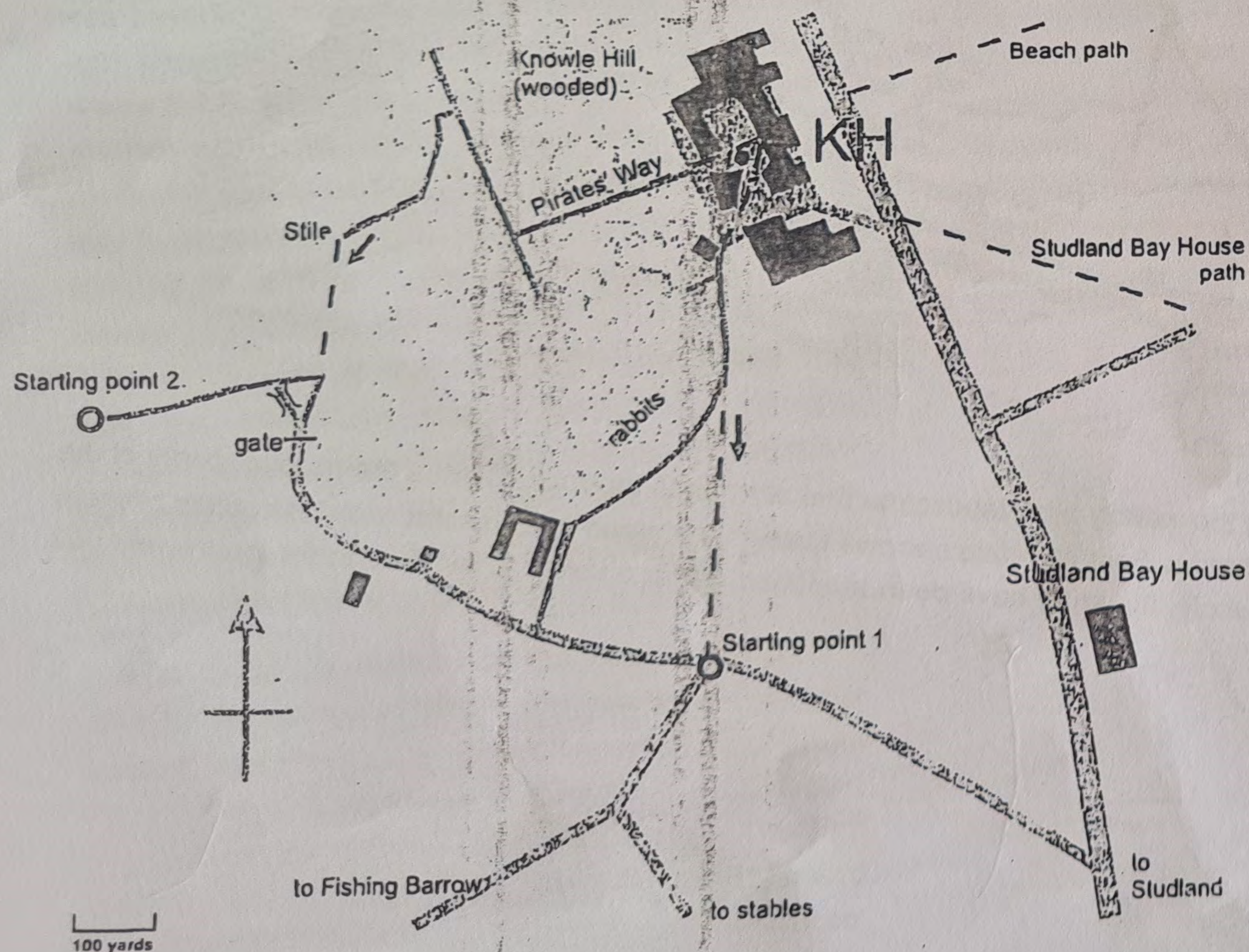
One of Knoll House's greatest assets - the varied, sometimes strange, beauty of the countryside that surrounds it - is the one least known to most guests. It is easily accessible to the walker, with a network of paths providing easy going for explorers of all ages. These nine excursions are of various durations, none lasting longer than an afternoon. What better excuse for yielding to the temptation of steamed sponge pudding and custard than a 6-mile tramp through the Dorset heathland!

No special equipment or clothing is needed for these walks. The paths are pretty dry in the summer, with occasional muddy bits that can be circumvented: trainers are by far the most comfortable wear on heathland paths and on the downs. The Ordnance Survey 1:25,000 Outdoor Leisure map 15 is useful, and a compass can be reassuring, as can Google Earth. Most of the paths are rights of way: either bridleways (marked with blue arrows) or footpaths (yellow). The walking times given are for an unhurried steady pace; you need to add another 50% for a more relaxed ramble.

Most of the walks are circular, but some are outward only and use public transport (train or bus) for the return. A mobile phone is handy: it means you can go further afield on your outward trip and summon a taxi (e.g. 01929 421122 or 01929 556575) when you feel ready to return. You can obtain a free bus timetable for the entire area from Swanage station; they don't seem to change much from year to year; while you're there, pick up the Corfe train times as well.

If you want to learn more about this area, and particularly about its flora and fauna and its industrial archaeology (which extends back to Roman times there are many excellent books that can be obtained from the National Trust Shop at the beach (as can the Ordnance Survey map). The late Rodney Legg's Purbeck Island and Purbeck's Heath are particularly recommended, as also his Purbeck Walks, which describes itineraries further afield.

Roger Carpenter



## Setting out

The walks all start from one of two starting points near the hotel.

**Starting point 1:** Leave the Hotel by the courtyard entrance, turning left and then right, skirting round the Pirate Ship enclosure: ahead, to the right of the sign saying 'Staff cars', you will see a paved path that descends in front of a wooden shed. It continues to curve round to the right, but leave it by going straight ahead over the slight rise in the field ahead: the track leads straight across the field to a gate opening on to lane running to left and right, and a another lane branching of it nearly straight ahead. This crossroads is the first starting point.

**Starting point 2.** A secret path through the beautiful woodland at the back of the hotel that provides a direct route on to the northern heath. Go down the Pirates' Way at the back of the car park; at the bottom a path runs to left and right: turn right. After a hundred yards or so, there is a turning back and to the left crossing a small bridge over a stream. Follow this path as it crosses back and forth across the stream until you come to a small meadow enclosed by a barbed-wire fence. By the time you read this, there should be a stile over the fence; if not, look to your right, where a conveniently-positioned tree-trunk provides a way over. Cross to the gate in the opposite corner, then turn right down a sandy path that soon emerges on to the heath. This is the second starting point.

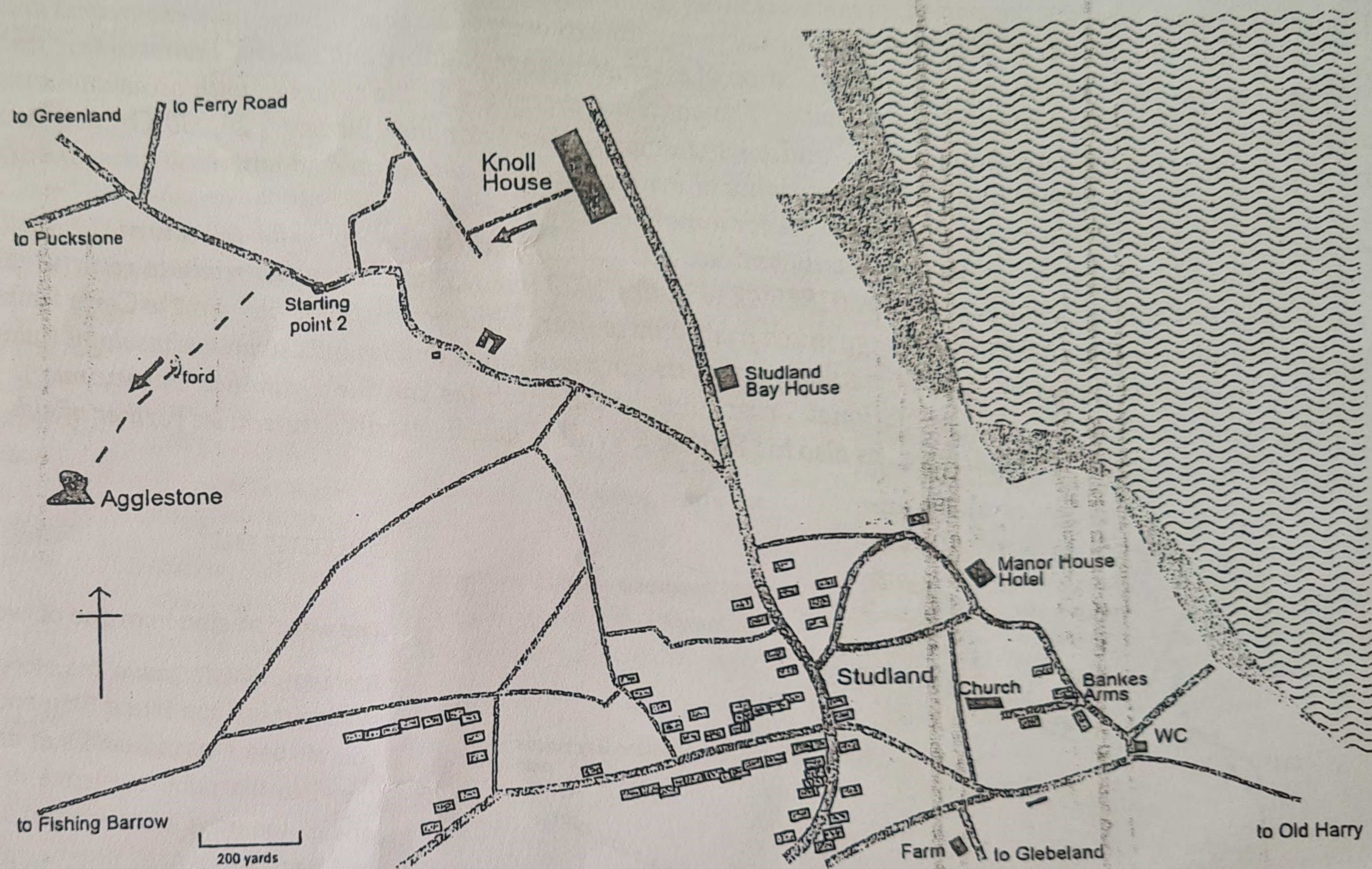


## Walk 1 The Agglestone

A short walk (20 minutes there, 15 back) to visit a local geological curiosity, enjoy a splendid view, and savour something of the weirdness of the terrain in this part of the heath.

Make your way to starting point 2 (see Setting Out). As you emerge from the woodland, the bridleway turns to the right and starts to rise. Very soon on the left you will see a well-marked footpath bending to the left. Follow it as it descends along a stream into a marshy valley, leads you over a shallow ford and then starts to climb to the Agglestone which begins to loom up in front of you. The very last part of the ascent is steep with irritatingly soft sand underfoot, but soon you will arrive in the fort-like plateau under the threatening bulk of the Agglestone.

According to legend, the Agglestone (old English *hagolstan*, holy-stone or hailstone) was a missile thrown by Old Nick from the Needles on the Isle of Wight; it was aimed at Corfe Castle, but missed its target. Geologists assert more prosaically that it is simply the result of stratified erosion. Originally it looked even more spectacular, balanced mushroom-like on a slender support, as can be seen in a collection of postcards displayed in the corridor that runs beside the Ward Room; but in 1970 it toppled over into its present position.



From the Agglestone ramparts there are fine views towards Sandbanks and Bournemouth, and of the weirdly alien landscape that surrounds the rock. This is the product partly of the underlying geology and partly of Man's occupation and exploitation of the area over thousands of years, from Neolithic barrows through the stone quarries and clay extraction of more recent history to shell-craters dating from the last war and the oil-fields of the present. On the whole, the latter have been managed rather discreetly; but over to the north-west you can see the conspicuous drilling tower belonging to the large oil field on the Goathorn peninsula.

For the return, there is no alternative but to retrace your steps.



## Walk 2 Old Harry Rocks

An easy walk along broad paths near the cliffs to another celebrated locality, taking in some of the historic centre of the village en route: 35 minutes each way.

From starting-point 1 (see Setting Out), turn left along the lane; turn right when it reaches the main road, and look out for a path a little further on the other side of the road, just in front of a board advertising the Bankes Arms, that descends steeply beside a more-or-less dried-up river-bed. This provides a pleasantly secluded short-cut as an alternative to following the road. Follow it to a gate where it emerges onto a road junction, where you continue along the road curving round to the right. On your left you pass the Manor House that George Bankes built in the 1840's, now the Manor House Hotel, oddly Gothick in appearance and furnished with a splendid terrace lawn where a disloyal guest could take tea whilst admiring the expanse of sea beyond. Follow the road as it skirts round to the left, passing the Bankes Arms and descending to where the beach path branches off to the left in front of a intrusively commodious public lavatory. Go past the latter; the road turns to the right, but to the left you will see a signposted path leading upwards. Follow it, passing to admire - and wish you owned - the wonderfully-situated cliff-top house on the left. From here on the path is unambiguous, emerging on to a long and remarkably straight stretch that plunges through a patch of woodland that is being managed by traditional coppicing, and where wild garlic can be seen on the left. You emerge on the cliffs, with the Old Harry Rocks of Handfast Point straight ahead.

This complex promontory is the counterpart of the Needles on the Isle of Wight, that you should be able to see fifteen miles away across the water. In between lies a band of chalk whose weathering has generated the arches and columns that you see. The first isolated wall of chalk is No Man's Land, separated from Old Nick's Ground on the mainland by St Lucas'

leap: beyond lies Old Harry himself, a cylindrical pinnacle, and beyond that are the remains of Old Harry's Wife, who largely collapsed into the sea in 1896; if you look at old prints you will see how erosion has been altering the appearance of Handfast Point over the centuries. Old Nick's Ground was the site of Studland Castle, built by Henry VIII and finally claimed by the sea in 1770.

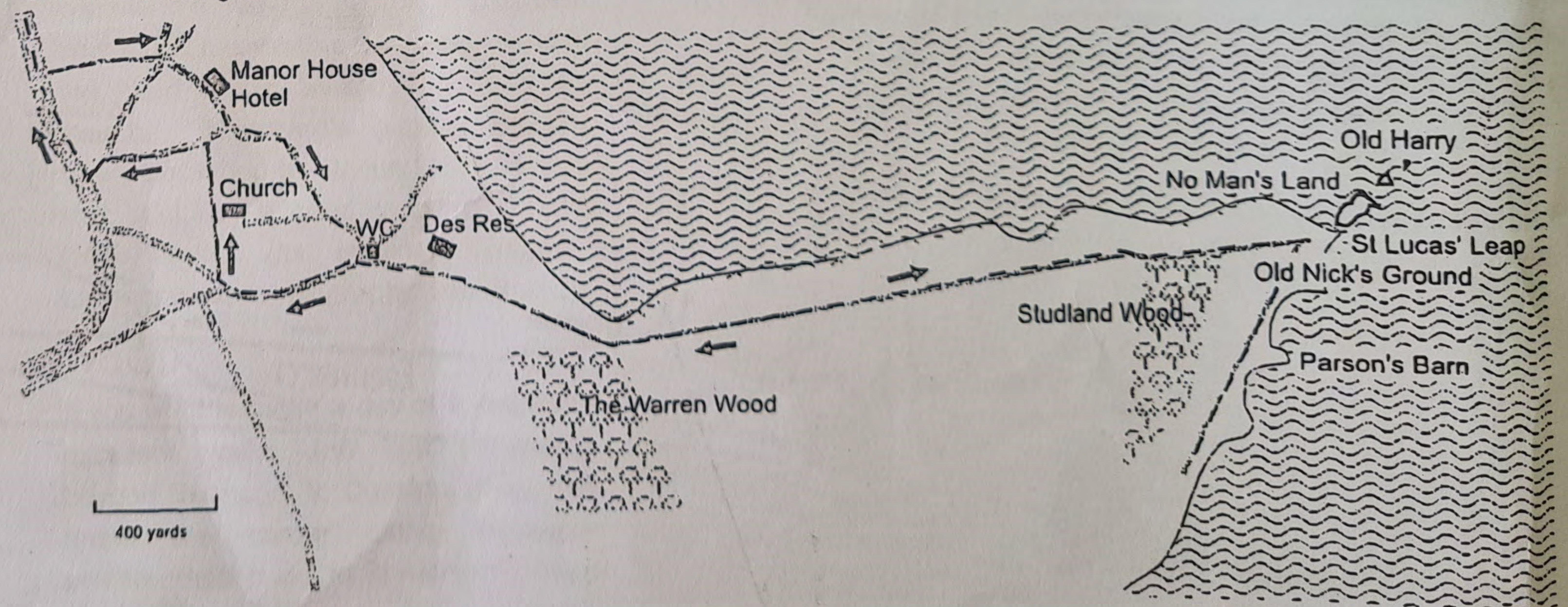
If you are feeling energetic, walk along the cliffs a little to the right, as close to the edge as you dare, and enjoy a series of vertiginous perspectives that are terrifyingly evocative of the clifftop scene in *King Lear*.

Return as you came, at least until you get to the end of the path, at the public lavatory. You might like to take the opportunity of seeing Studland's parish church, St. Nicholas. Follow the road that rises ahead of you, looking for an opening on the right that is the start of a footpath to the church. Just before you reach the building, look out for a headstone near the porch commemorating a remarkable man. Sergeant William

Lawrence ran away from Studland to join the army in 1805, and served with the South American Expedition, and with Wellington in the Peninsular Wars and at the Battle of Waterloo. In 1828 he returned bringing with him his French wife, Clotilde, and together they set up as the tenants of the *New Inn*, renamed the *Wellington Inn*; it was situated just a few yards up the road from the present Bankes' Arms. Lawrence's Memoirs have recently been edited by Eileen Hathaway and can be bought locally.

St. Nicholas' robust early Norman architecture is striking: perhaps especially the chancel arches and the vaults of the chancel and sanctuary. Outside, look for the grotesquely carved heads under the eaves, especially on the south side.

Leave the churchyard by continuing along the path by which you entered; eventually it reaches a side-road, where you turn left and eventually regain the main road.





## Walk 3 Ballard Down

*More of a climb, but spectacular views in all directions once you're there: you can either return directly to the village, or go along the ridge to the Obelisk: about 70 minutes out, 35 minutes back by the direct route, or 60 via the obelisk (or catch a bus).*

The pleasantest route to Ballard Down is via Handfast Point, as described in Walk 2. From Old Nick's Ground, continue to the right along the clifftop path. To your left, gulls and cormorants, and more chalk pinnacles; to your right, skylarks sing far overhead. In the summer, there is a good chance of seeing butterflies here: painted ladies, red admirals and peacocks.

Go on until you reach Ballard Point, and Swanage comes into sight: from this distance an enchanting view on a clear summer's day. Continue along the path as it veers upwards and slightly to the right to a group of tumuli and an Ordnance Survey triangulation point.

In fact you could have reached the some point slightly more directly, but more tediously, by taking the path that forks to the right and climbs fairly steeply just after the gate that you can see conspicuously ahead of you as you ascend the path beyond Old Nick's Ground. Either way, you now have spectacular views in every direction: east to the Isle of Wight, south to Swanage, west to Wareham, and north to Studland and beyond that to Sandbanks, Poole and Bournemouth.

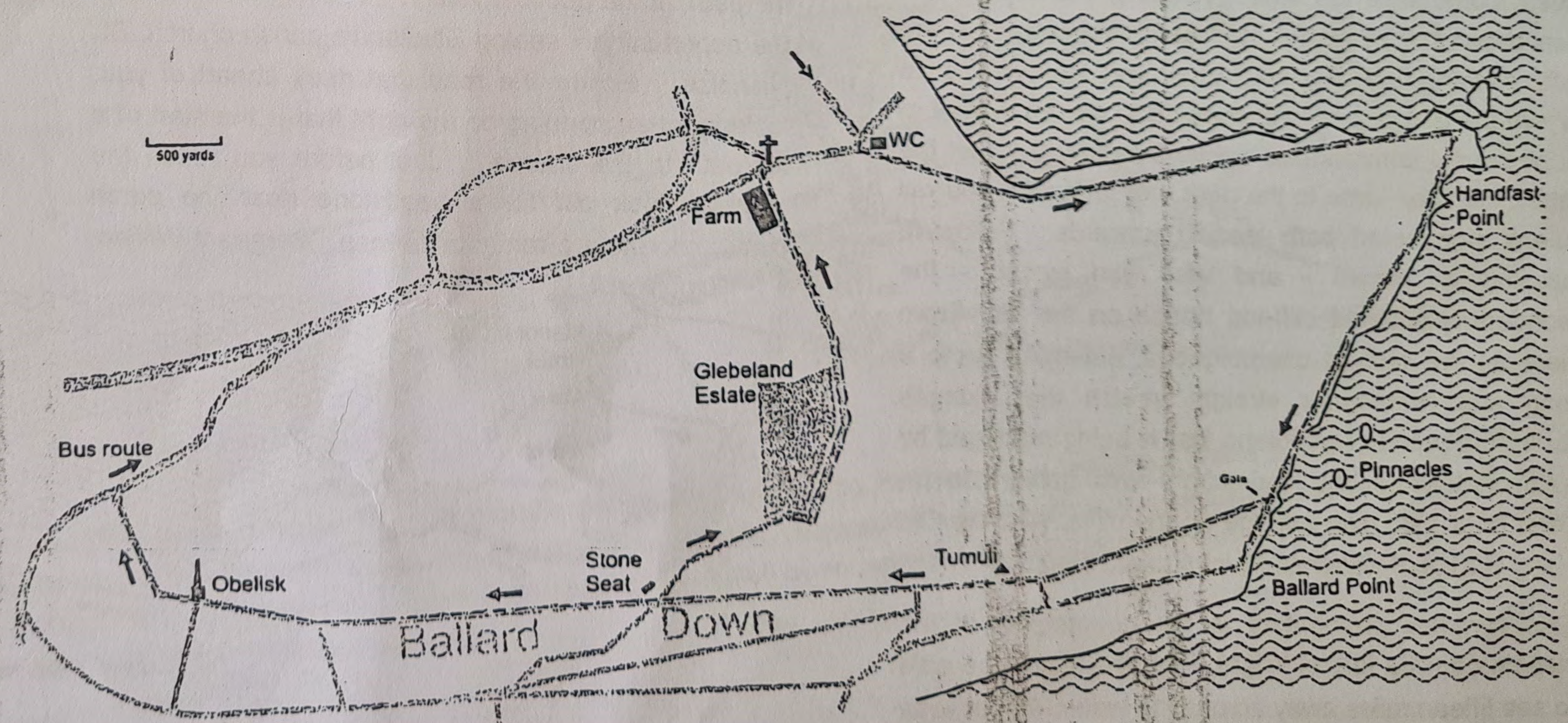
The path continues along the entire length of Ballard Down - a delightful walk on springy downland turf.

About half a mile on is a sort of cross-roads, with a path to Swanage branching half left, and another back to Studland diagonally back to the right across the fence, next to a rather splendid stone seat, inscribed *Rest and be thankful*. If you decide to return now, follow this path steeply down to the Glebeland Estate, an immaculate oasis of suburbia that you see straight ahead of you: the path joins a small but richly hedged road that turns to the left, and skirts the estate. After passing a farm on the left, it arrives at a junction with a stone cross. Carry on upwards and half left, and you will join the main Studland road.

If on the other hand you want to see more of Ballard Down, continue along the ridge path another mile or so

and you will reach the Obelisk - originally a gas lamp standard from the City of London! - set up in 1892 to mark the provision of Swanage's first municipal water supply. From here there is a steep path down to the right that leads to the Swanage-Studland road. Walking back along the road to Studland from here is tiresome and hazardous, but a bus passes every twenty minutes at the height of the season, that can be flagged down and will deposit you outside Knoll House in eight minutes; alternatively, summon a taxi.

Conversely, this obelisk path provides a good way of getting to Ballard Down, if you take a bus from K.H; though steep, it's over relatively quickly and the return walk is then sheer bliss.





## Walk 4 Swanage

*You can go steeply but directly up to Ballard Down, or make the shallower detour via Old Harry; then downhill all the way (in every sense!) to Swanage, with bus back. The last part of the walk, through the Swanage suburbs, is a little tedious. Outward journey: 45 minutes to Ballard Down by the direct route, otherwise 70 minutes; then 30 minutes for the descent.*

We walk to Swanage via Ballard Down, as described in Walk 3. If you want to get there extra fast, take the Glebeland route in reverse: i.e. at the main Studland cross-roads, go left downhill until you get to the junction with the stone cross, then take the lane past the farm to the right, skirting round the Glebeland Estate and then diagonally (and steeply) up Ballard Down to the cross-roads with the stone seat at the top. This is quite a hard climb but saves a great deal of time.

There are several routes down from the ridge to Swanage. If you have come via Handfast Point, you can continue along the clifftop path after Ballard Point instead of veering right to the tumuli; there is a sign warning you off the original descending path, which is now much too dangerous because of erosion. Further along is a similar but safer path that eventually joins the first one. (It can also be reached by descending straight down from the tumuli.) At the end of the descent one arrives in farmland, on a path that is extremely clear and leads to a narrow bridge across a miniature ravine, then up some steps to a green and unattractive housing estate. Following the little yellow arrows, navigate your way (straight on, then left, then right where it says 'Dead Slow') to its main entrance: from there the main road leads left and downwards through endless vistas of retirement homes, holiday flats and bed-and-breakfasts to Swanage Esplanade. Follow it to the amusement arcade on the right opposite the curious ball-surmounted monument on the left, then turn sharp right: at the end of this street is

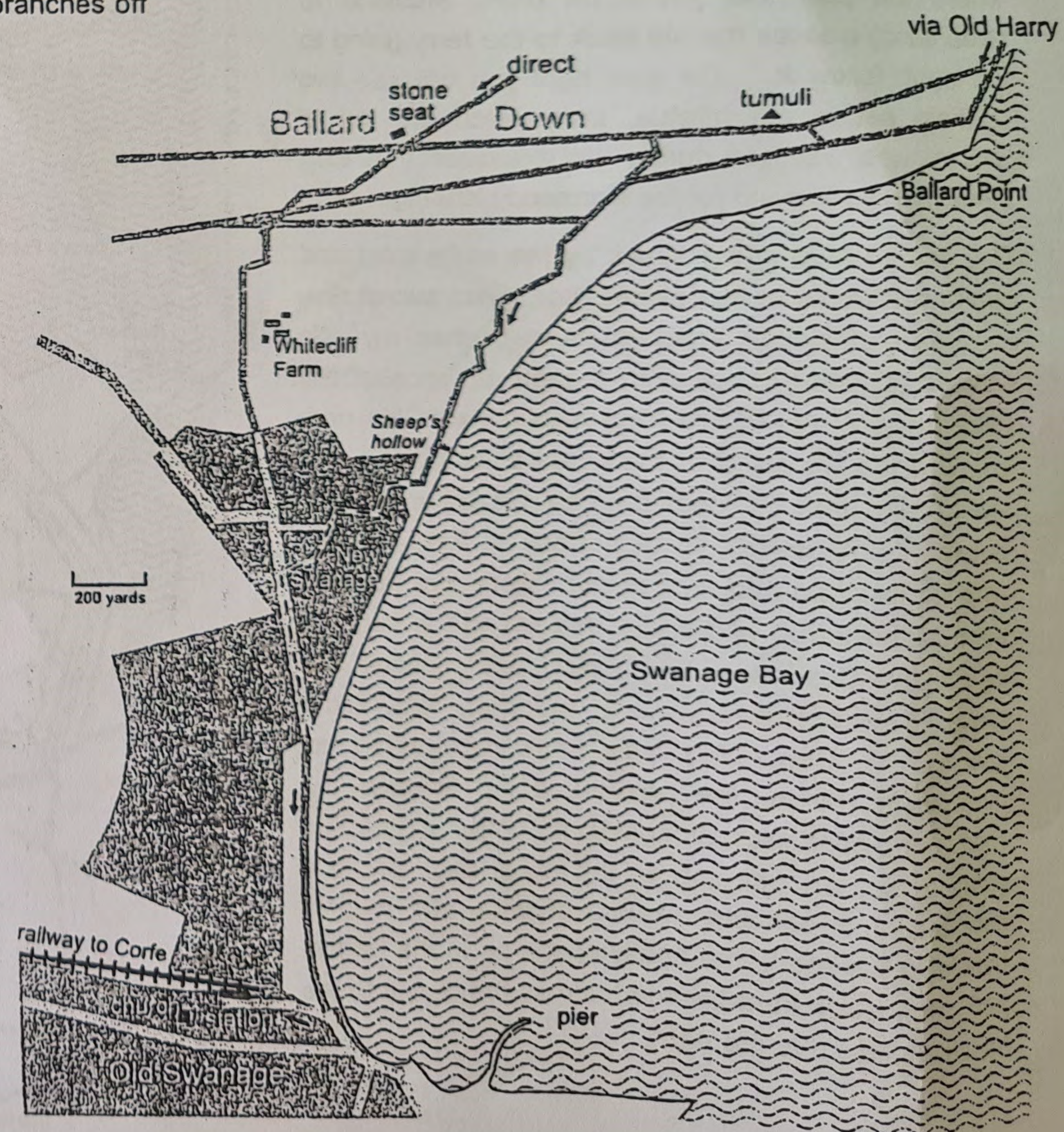
the station, which also serves as the bus terminus. Here you can catch a 50 bus, every twenty minutes during the summer season, that will drop you at the gate of K.H. in 14 minutes.

Yet another way down is to continue to the gate with the stone seat where the Glebeland path branches off to the right (see Walk 3); takes its continuation to the left that leads diagonally down the side of the ridge, then turns steeply downhill, eventually passing Whitecliff Farm on the left, continuing through a short but unpleasant wire-fenced section before joining the northern fringe of Swanage, very close to the route already described.

The further end of Swanage - towards and around the pier - has more to commend it than the nearer. If you have time to kill, it is worth penetrating inland to the heart of old Swanage, around the church. Blanchard's (mostly second-hand) bookshop in Station Rd is worth a visit, and has a good stock of titles of local interest (for instance, Sergeant Lawrence's auto-biography: see Walk 2).

If you want to make a day of it, there are excellent walks and bus excursions beyond Swanage, to Durlston Head, and round the corner along Purbeck's southernmost coast to St Aldhelm's head

via Blacker's Hole, Dancing Ledge and Seacombe Cliff. A good plan is to take the 144 bus (rather infrequent) to the attractive village of Worth Matravers, and walk back from there. Or you could take the steam train to Corfe and back.





## Walk 5 The Little Sea: Nature and Naturists

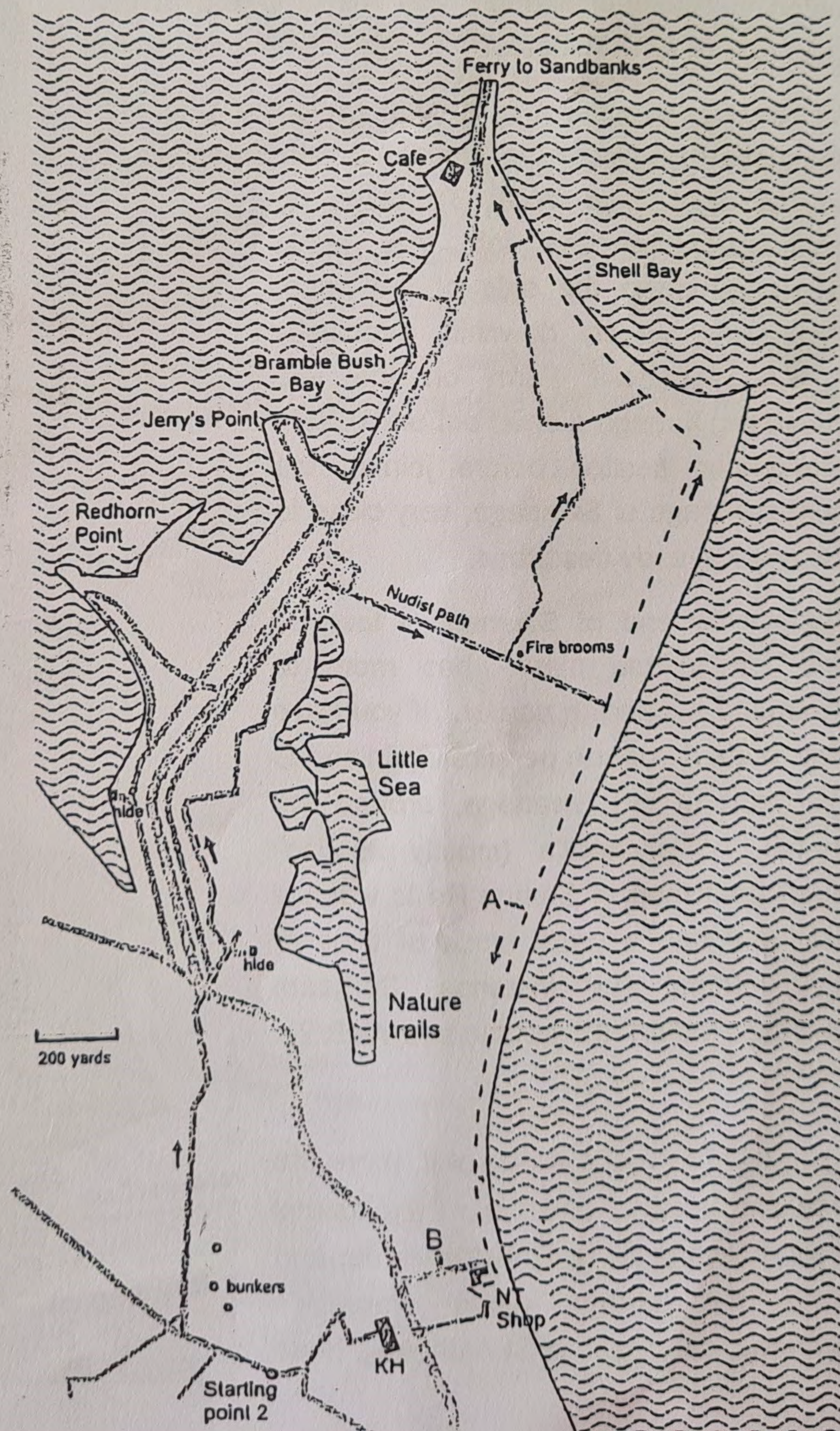
*A level walk with haunting views of the Inner Sea (Studland's well-kept secret) and its wild-life. The approach is via the heath, returning along the beach with optional detours along the Nature Trail. The shorter route takes 2 hours in all if you're very brisk and don't stop to admire; another hour if you decide to go as far as the ferry and walk back, or of course there is the bus.*

Going to Shell Beach and back along the shore is straightforward but lacks variety; the route that follows is a circular one that takes in the Inner Sea, a stretch of water that few K.H. guests visit.

Go to Starting Point 2, but don't take the Agglestone fork to the left; carry straight on up the sanded bridleway until you come to a complicated junction where the path that you're on (from Studland to Greenland) crosses the old track to the ferry going to the right: follow it. On your right you will see two bunkers set in the hillside, from which the fall of artillery was watched during the exercises that took place here as training for the Normandy landings.

One cannot help being struck by the eerie quiet and other-worldliness of this secret water (less secret now because of National Trust clearance); when my wife and I first visited it we both thought at once of the reed-fringed lake where King Arthur meets his end; only later did we discover the local tradition that it was indeed here that Sir Bedivere cast Excalibur into the waters. (Impossible, in fact, since in King Arthur's time the lake did not exist at all). Here can be seen some of the 2,000 wild ducks that spend the summer on the Little Sea, as well as wigeon, teal, mallard, little grebe, Bewick's swan, coot, moorhen and other species. Continuing past a conspicuous and magnificent rowan, the path turns left towards the road, then continues alongside it. After a hundred yards or so, an opening to the right leads on to a secluded and winding woodland path still roughly parallel to the road, that finally opens on to the "nudist path", that leads from the road across the dunes to the beach. Follow it to the right.

Notice the succession of parallel ridges separated by marshy valleys or slacks, the result of a cycle in which sand is blown inland, colonised by plants that bind it and act as an obstruction that traps more sand, and so



on until a complete ridge forms. The youngest of the present ridges, nearest the beach, is only fifty years old; the next perhaps a hundred years older, and so on. If you look at the 1586 map in the Cocktail Bar you can see how dramatically the topography of this area has been changing.

Eventually you will come to a junction to the left. Were you to continue straight on to the beach, you would arrive in the middle of the nudist area, with a decision to make. You could turn left towards Shell Bay and perhaps take the chain ferry across to Sandbanks where tea - not up to K.H. standards - can be had at the Haven Hotel, followed by an equally self-indulgent bus-ride back (No. 50, every twenty minutes in the season). You could in fact have reached the same destination more directly by taking the broad leftward route at this point through the duned hinterland.

Or on reaching the beach you could turn right and walk along the shore, perhaps with a diversion to visit the Nature Trail a mile further on. The entrance is marked by a yellow-capped post (A); it ends at the beach road (B). The trail is marked with further numbered yellow-topped posts; to make the most of it you should buy the guide from the National Trust shop. A subsidiary, very attractive, circular woodland trail branches off to the right on the last stretch before B: it includes a hide (with bird-recognition charts) from which you can observe the wildlife on the Inner Sea.



## Walk 6 Fishing Barrow

*A steady climb to an eminence in the middle of the golf course with breath-taking views, returning via the Agglestone. 35 minutes out, 35 back.*

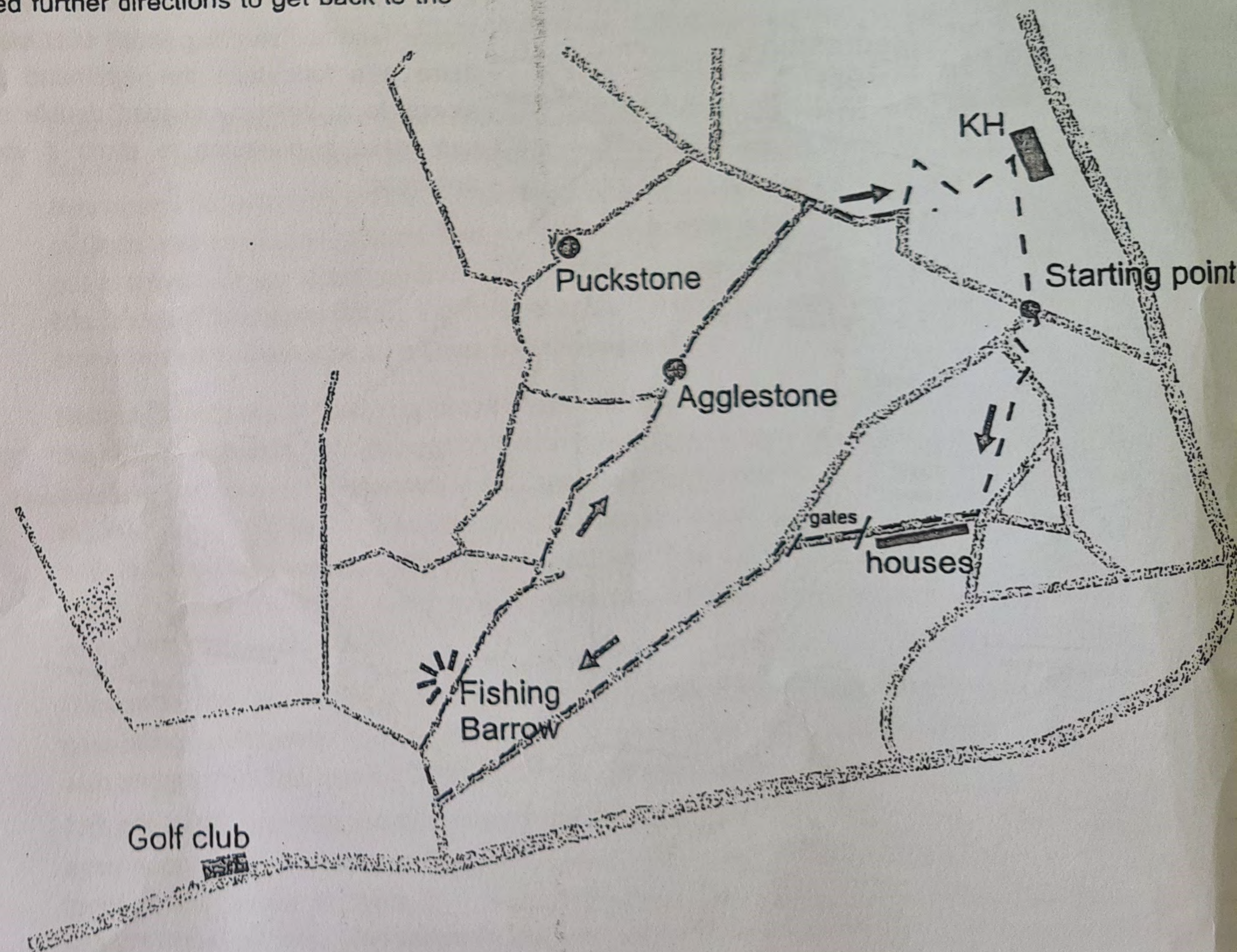
The pleasantest, though not the shortest, route to Fishing Barrow is via the picturesque and horse-free footpath that has been recently been created. At Starting Point 1, note the lane straight ahead that is a continuation of your path across the field: the right fork in this bridgeway leads straight to Fishing Barrow, but is often a sea of mud because of its heavy use by the riding school. But a few yards to the left is a small footpath that at first runs parallel to the bridgeway, then crosses it and leads diagonally across a field to a strangely isolated road of suburban houses, at the end of which is a path leading diagonally to the right up to the heath.

Here it joins the original bridgeway, which skirts to the left of a mound and then follows the edge of the golf course; the track is deeply grooved here and can be muddy in wet weather. After a steady climb, you emerge on to the golf-course itself, with a path leading to the main road (and also to Nine Barrow Down: see Walk 9) to the left, and another to the right, marked with a sort of miniature tombstone: this is the one you want. These are all rights of way, so do not be intimidated by disapproving looks from golfers.

After 50 yards or so there is another bifurcation: the leftward path is marked to Rempstone Forest; the right, which we take, begins the return journey via the Agglestone. The gorse hillock to the right is Fishing Barrow, and a little further along the path to the left is a stunning view out over the heathland and peninsula. Immediately ahead is the expanse of Rempstone Forest, tapering round to the right as the Goathorn Plantation and Goathorn Point, where the superstructure for the oil-well is. Beyond lie Furzey

Island and Brownsea Island, and beyond that is Poole Harbour.

You can continue to admire the vista as you stride downhill, but be aware of golf balls as you go. The path is obvious, even if it occasionally takes you straight through a gorse-bush, but fork right where instructed by the Agglestone sign: it then leads straight to down to the Agglestone. Consult the description of Walk 1 if you need further directions to get back to the hotel.





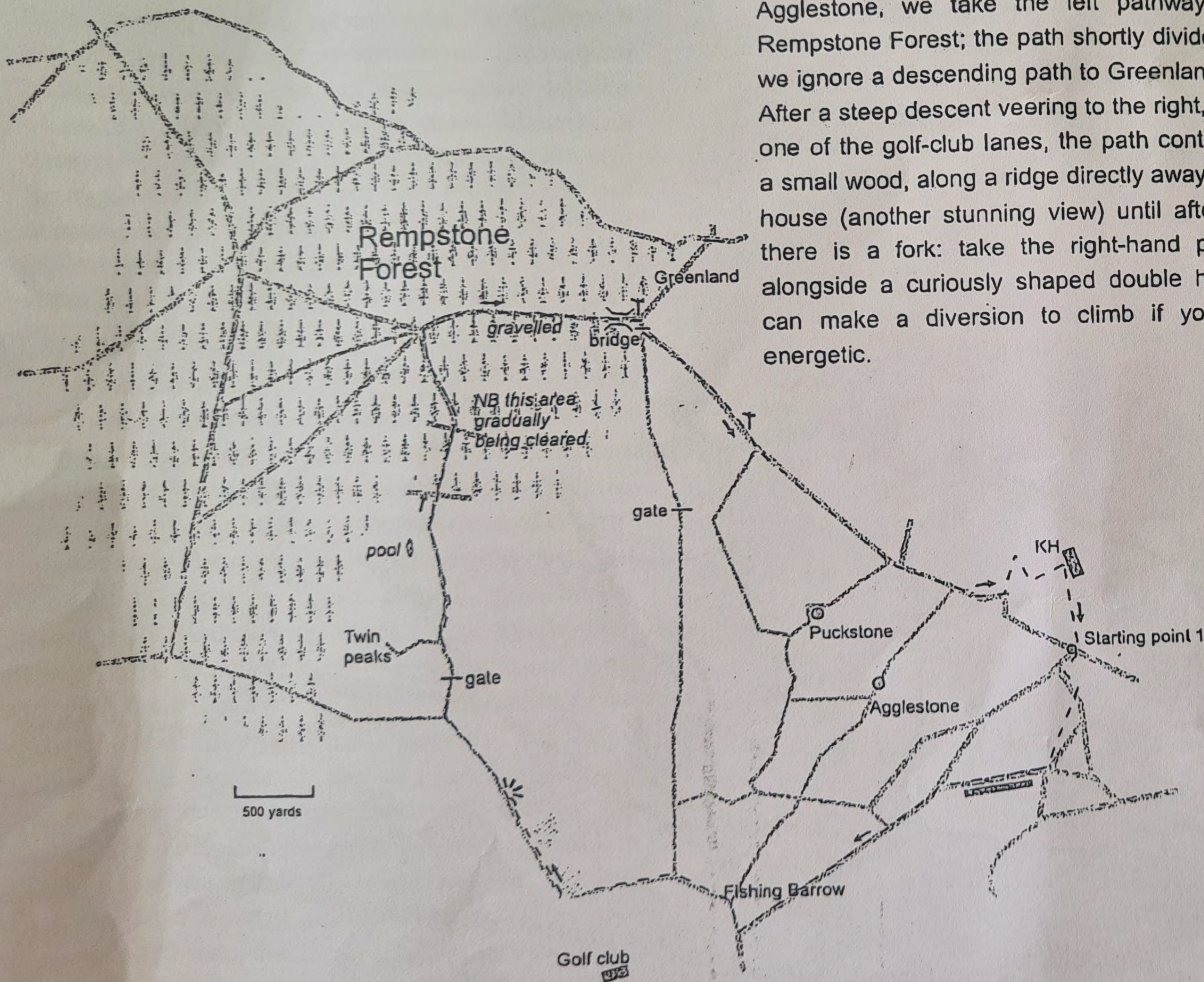
## Walk 7 Rempstone Forest

*A complete change of scene: a walk across airy, open heathland with stunning views, before plunging into a pleasantly varied forest with broad walks where deer may often be seen. A good place for creative thoughts. Round trip is roughly 2½ hours.*

We begin by walking to the Fishing Barrow (Walk 6), but at the bifurcation where we chose the return to the Agglestone, we take the left pathway, marked to Rempstone Forest; the path shortly divides again, and we ignore a descending path to Greenland to the right. After a steep descent veering to the right, and crossing one of the golf-club lanes, the path continues through a small wood, along a ridge directly away from the club house (another stunning view) until after half a mile there is a fork: take the right-hand path. It runs alongside a curiously shaped double hill, which you can make a diversion to climb if you are feeling energetic.

Ahead, the path plunges straight into Rempstone Forest. The next bit is not well marked, and may be partially obstructed by fallen timber: do your best to continue in the same line until you reach the bottom of a broad, straight avenue climbing upwards. Follow it for half a mile or so until you come to another broad avenue running diagonally to the left. This in turn leads after about a quarter of a mile to a large junction where a great deal of tree felling has been going on; turn right on to the surfaced road – Bournemouth is straight ahead of you in the distance – that bends gradually round to the right and continues to the eastern edge of the forest. Here there is a sharp right turn, but slightly to the left a bridge takes you across a little stream.

On the far side you find yourself in a small clearing with a track running to left and to right. Turn right, and go through the gate into the well-horsed field. Your path lies diagonally across it: aim for the signpost just to the left of the far corner. There is then a path that runs across a gorse-studded hillock down to another gate at a lower level, in an area that is often muddy. Follow the well-marked path: ahead you will see the Agglestone and the mass of trees surrounding the hotel. Follow the slowly ascending path until you reach the junction with the ferry track described in Walk 5; continue on downwards and you will reach the point where the Agglestone path goes off to the right: by now you should know your way back to the hotel.

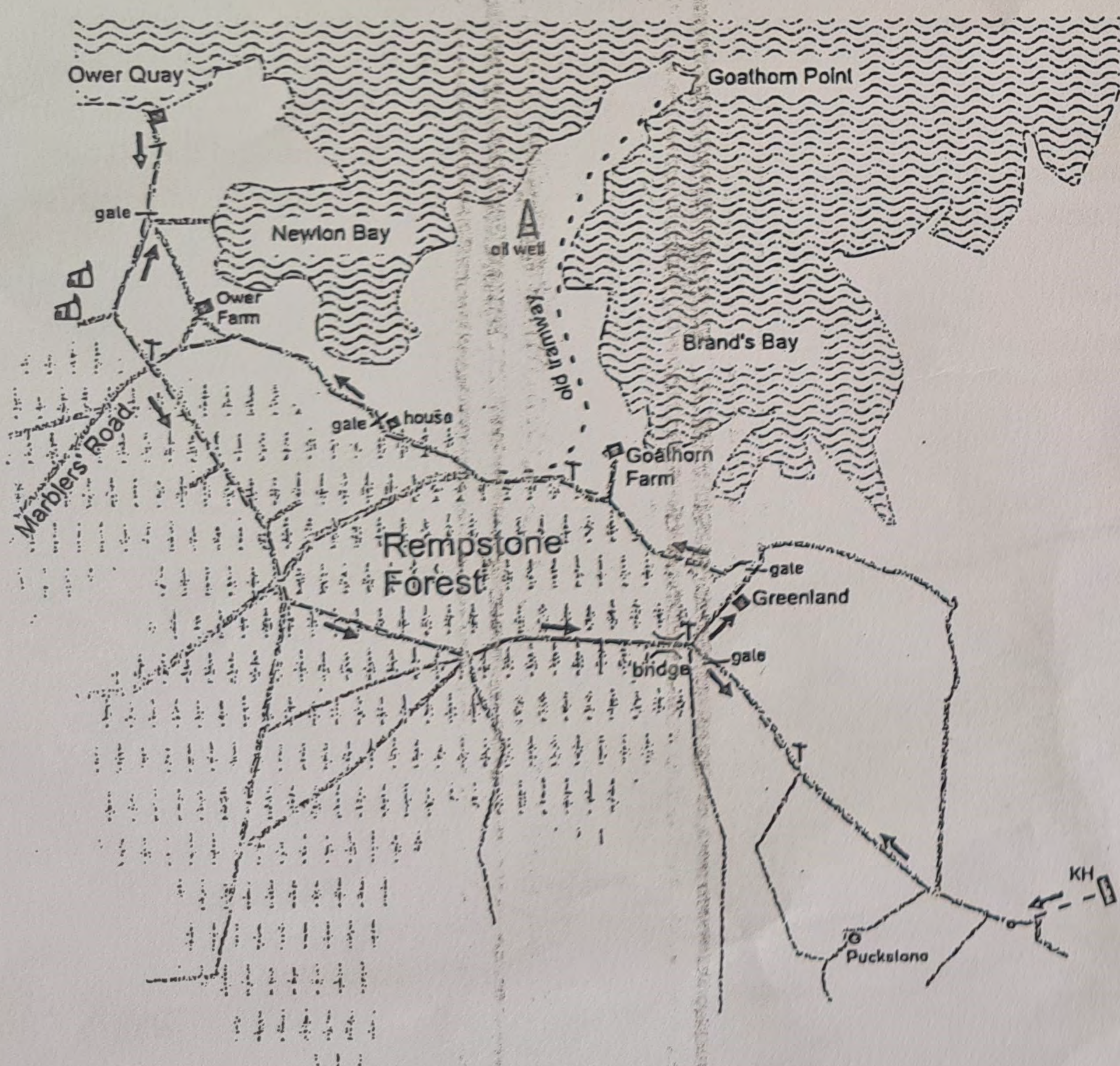




## Walk 8 Ower Quay

*A long but mostly flat walk through the fringe of Rempstone Forest, and the unexpectedly lush northern meadows to the former customs house at Ower Point, where Roman and medieval Purbeck pottery and marble was shipped across the bay: a place of memorable peace and tranquillity. 3 hours in all, with possible additional detours.*

We start by retracing the route that forms the return from Walk 7: up past the cross-roads with the Ferry track, on over the hillock and diagonally across the large field, and through the gate to the clearing with a signpost to Rempstone. This time, do not turn left into the forest but continue straight on past the farm buildings on the right; go through the gate and left along the gravelled road that meanders for a mile or so, ignoring side-roads off to the right to Goathorn. Follow the signpost to Ower and Norden: the road becomes metallised and swings round to the left, running parallel to the remnants of the old railway, abandoned in 1937, that once ran from Corfe up to the pier on Goathorn Point. Then the road divides into two: take the smaller right fork that runs more-or-less straight ahead: follow the blue arrows. After half a mile it emerges dramatically from the forest into an entirely unexpected scene, with rolling Arcadian meadows, punctuated by oak-trees, running down to the shores of Newton Bay on the right. Follow the path through this idyllic landscape skirting a copse to your right. When you reach a metalled road, turn left along it until you come to the Ower cross-roads with a signpost, where you turn right down a secluded lane. Ignore a turning to the left: crossing a cattle grid you will see ahead a gate leading to a narrow hedged lane. Go through, and follow it right down to the end, through the garden of the private house on the right to the shore.



This is Ower Quay, a spot now of almost magical peace and seclusion, but once the focus of bustling commercial activity and Purbeck's chief port. The house to your right is the old Custom House, and for centuries it was through here that the marble from the quarried from the workings in Corfe and southern Purbeck, and carried with immense labour across the heath, was finally put in ships that would carry it to London: it has been estimated that thousands of marble coffin lids followed this route during the middle ages. But in the eighteenth century the shipping of stone moved to Swanage, and Ower fell into neglect.

Retrace your steps to the Ower cross-roads, with the signpost. If you have time, you could take the secluded road to the right, which leads to woodland path of great beauty - now unfrequented, but once the Marblers' Road, the route along which the marble and other goods were carted up to Ower Quay. If you are feeling adventurous and have a mobile phone with you, follow this path in the same direction right through the forest and out the other side, across a clearing to a minor road, where a left turn will bring you, after a mile, to the road from Corfe to Swanage where you can be picked up.

Otherwise, just go straight ahead, and take the gently rising grassy track into Rempstone Forest, now being increasingly felled. After three-quarters of a mile, you will come to a metalled road with telegraph poles running alongside. Go straight across, through a gate, and you will see a fork ahead of you: take the left branch and follow it for another half mile (incidentally, keep your eyes open for deer, often seen in this part of the forest). You will then arrive at the five-way junction, mentioned in Walk 7. Take the road immediately to your left, with Bournemouth straight ahead of you in the distance and you will be on the route home that completes that walk.



## Walk 9 Corfe Castle

*In many ways the most satisfying walk of all: a steady climb to the long ridge of Nine Barrow Down is rewarded by a gentle descent along the downland turf to Corfe, with engaging vistas of the Corfe valley and the approaching castle ruins. Two hours if you walk all the way, but you can avoid the rather tedious and car-plagued approach to Nine Barrow Down by getting a lift to near the golf club: from there it is only about 70 minutes. Enjoy the newly-restored train journey back to Swanage, or take a bus; from there another bus takes you to Knoll House. A brisk walker can set off after breakfast and be back for lunch; alternatively, on a clear day, with a picnic lunch on Nine Barrow Down, it makes a wonderful family outing.*

The first part of this walk is irritating: ascent of the fishing barrow route, followed by three-quarters of a mile along a narrow winding road with no provision for pedestrians and frequented by half-wit motorists who may or may not notice that you are there. There is a lot to be said for arranging transport instead of doing the first stage on foot.

If you do decide to walk the first section, take the first section of the Fishing Barrow route (Walk 6), to the point where the path emerges on to the golf course; take the left turn to the road and then turn right and start walking along it. There are no walkways, so be alert and walk on the right so as to face oncoming traffic: It is best to walk quite far out into the road to

help drivers see you, and force them to give you a wide berth: you can step to the right as they approach.

On bends to the right it can be safer to walk on the left for greater visibility. Continue past the golf club and the turning off to the left, to Swanage. A few hundred yards further on is a prominent gate on the left: this is the start of the ascent of Nine Barrow Down, and the place to aim for if you decide to do the first section by car. Go through the gate, and along the edge of the field until you reach a gate straight ahead that leads into the King's Wood. The path turns right, then rises gently before opening out on to the down; carry on diagonally left to the ridge.

Another possibility is to take the bus to the gap just before Ulwell Farm; the beginning of this alternative route is clearly signposted on the right, and it leads steadily up to the ridge.

The walk along the ridge, on springy turf, is sheer delight. After half a mile the Nine Barrows appear on the right - a fine place for a picnic. From here there is a steady, gentle descent, as the ruins of Corfe Castle gradually come into view. Continue down, veering slightly to the left past the intriguing radio mast, and then take the rather steep and stony bridleway down to the village. When it meets the road, continue straight on, under the arch of the Swanage railway, then left when finally you come to the main road. A road to the left leads to the station, where you can enquire about trains back to Swanage. If they're not convenient, buses for Swanage leave from a stop on the left-hand side of the road, immediately outside the cemetery in East Street. Either way, you can then get the 50 back to Knoll House, from the Swanage station/bus-terminus.

