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PLANNING, URBAN REGENERATION, GRANT FUNDING
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Conversion of existing hotel building to provide a 14 bedroom hotel with restaurant (A3 use class) and retail shop (A1 use class) and demolition of existing buildings/structures and erection of 25 residential apartments/houses, together with access, highway remediation, car parking, infrastructure, landscaping and ancillary works

**Pendower Beach Hotel
Rocky Lane
Ruan High Lanes
Truro
TR2 5LW**



PBHH Ltd

**Environmental Statement
Non-Technical Summary**

30th April 2020

1.0 INTRODUCTION

- 1.1 This document is a non-technical summary of the Environmental Statement (ES) which has been prepared to accompany a planning application in respect of the Pendower Beach Hotel site, Rocky Lane, Ruan High Lanes, Truro, TR2 5LW. The planning application on behalf of PBHH Ltd is for the “conversion of existing hotel building to provide 14 bedroom hotel with restaurant (A3 Use Class) and retail shop (A1 Use Class) and demolition of existing buildings and structures and erection of 25 residential apartments/houses, together with access, highway remediation, car parking, infrastructure, landscaping and ancillary works”.
- 1.2 The Pendower Beach Hotel site comprises a large and extensive previously developed brownfield site overlooking Pendower Beach within the designated Area of Natural Beauty on the Roseland Peninsula. The application site comprises a site area of some 2.87 Ha and the proposed development seeks to facilitate the sensitive regeneration of the existing hotel to provide a refurbished 14 bedroom hotel, restaurant and shop/café and residential apartments/houses together with the cliff stabilisation of Rocky Lane and environmental and landscaping works.
- 1.3 The overriding objective is to facilitate the viable and deliverable regeneration of the Pendower Beach Hotel site to provide a high quality resort accommodation facility appropriate to the outstanding and sensitive AONB location. The planning application is accompanied by an Environmental Statement that provides a rigorous and comprehensive assessment of the environmental impacts of the proposed development with mitigation measures aimed at reducing any adverse impacts during the construction and operational stages. This non-technical summary provides an overview of the findings of the Environmental Statement.
- 1.4 A range of technical studies have been undertaken to establish the baseline environmental conditions in relation to the application site together with an assessment of the potential environmental effect of the proposed development. To ensure that Cornwall Council and the local community and other interested parties have a clear understanding of the proposed development and how any identified potential adverse environmental impacts will be mitigated an ES has been produced which accompanies the planning application and reports on the findings of the Environmental Impact Assessment (EIA).
- 1.5 Led by Business Location Services Ltd the consultant team who have produced the ES comprises Koha Architects, Hydrock, H2OK/Nijhuis, Mei Loci, Green Ecology, South West Archaeology and GPJ Consulting Engineers. The ES can be viewed on the website www.pendower-development.co.uk and copies of the ES (Volumes 1 and 2) can be obtained in CD format at £30.00 per copy and the non-technical summary (free of charge) from Business Location Services Ltd (Tel. 01872 222777 or email info@bls.co.uk).
- 1.6 The planning application, ES and supporting information will be available at Cornwall Council, Pydar House, Pydar Street, Truro, TR1 1XU or via the

Cornwall Council online planning register www.cornwall.gov.uk/environment-and-planning/planning/online-planning-register.

- 1.7 The Pendower Beach Hotel development has been subject to an extensive programme of community engagement and consultation which is summarized in detail in the Statement of Community Involvement which accompanies the planning application. The main technical issues identified during the consultation process which are addressed in the ES are impacts associated with geology and soils, hydrology, landscape and visual, ecology, archaeology and historic environment, traffic and transport, noise and lighting. The form and content of the ES has been guided and informed by the scoping opinion provided by Cornwall Council.
- 1.8 A review of national and local planning policy guidance relating to the proposed development has been undertaken. Given the fact the proposed development provides for the sympathetic, viable and deliverable refurbishment of the existing hotel together with significant environmental improvements it is considered the proposed development is to be in accordance with national planning policy guidance, the development plan and with all material considerations.

2.0 SITE DESCRIPTION AND LOCATION

- 2.1 The Pendower Beach Hotel site comprises a site area of some 2.87 Ha and is located on the South Cornwall Coast on the Roseland Peninsula immediately adjacent to Pendower Beach. The Pendower Beach Hotel site lies within the Cornwall South Coast Central Area of Outstanding Natural Beauty (AONB). It also lies within the Heritage Coast and the Coastal Zone. The Fal and Helford Estuaries Special Area of Conservation (SAC), the Falmouth and St Austell Bay Special Protection Area (SPA) and the Gerrans Bay to Camels Cove Site of Special Interest (SSSI) extend along the frontage of the Pendower Beach Hotel site but are not within the application site.
- 2.2 The Pendower Beach Hotel site is accessed from Rocky Lane which extends from the A3078 via a priority T-Junction in a north-west to south-east alignment for approximately 650m before reaching the Pendower Beach Hotel. The road is a no through road with a rural single lane carriageway width of approximately 3.5m with passing places, devoid of street lighting and footways. The road is an adopted highway.
- 2.3 Adjacent to the lower part of the Rocky Lane it is proposed to stabilise a section of the cliff and install a replacement section of highway adjacent to the new cliff stabilisation which requires excavation and stabilisation to the bank the north side of the highway.
- 2.4 The application site which directly relates to the existing hotel is predominantly an east facing slope which plateaus to the valley floor. There has been many man made interventions to the landscape including two significant areas of excavation to the base of the slope and also the foot of the slope has been plateaued to provide access for vehicles to the north sections of the site.
- 2.5 The existing buildings are situated at the southern end of the application site

comprising the original farmhouse, currently a two-storey building with an attached two-storey wing to the north and a mixed single and two storey attached linear wing to the south. Two further blocks are set behind the main hotel building, across the access road in cuttings at the base of the hillside slope which were previously used as accommodation for guests, staff and offices.

- 2.6 There is historic evidence of their buildings/structures midway along the valley plateau together with the existence of a tennis court to the north of the main hotel building. There are overgrown amenity garden areas that were used by the hotel in the lower valley plateau.
- 2.7 To the east of the application site lies the valley stream boundary and National Trust land including the car park and public toilets, to the north lies the river valley and wet woodland with the beach to the immediate south. The coastal cliffs and lime kiln lie to the immediate west and south of the application site. A public footpath off Rocky Lane runs up the hill along the south western boundary of the site.
- 2.8 The South West Coast Path runs around Gerrans Bay and from the east the footpath passes across the dunes at the rear of Pendower Beach, crossing a stream via a footbridge before reaching the end of Rocky Lane and the application site southern boundary. The footpath then continues along the ~~length~~ of Rocky Lane for a few hundred metres before leaving Rocky Lane back to the coastal cliffs to the west of the site.

3.0 THE PROPOSED DEVELOPMENT

- 3.1 The applicant is PBHH Ltd the company which acquired the Pendower Beach Hotel in 2009. Subject to planning permission being granted the company has the funding to implement the investment to facilitate the regeneration of the Pendower Beach Hotel site.
- 3.2 The Pendower Beach Hotel regeneration proposes the re-use of an existing brownfield site located within Gerrans Bay on the Roseland Peninsula. Through a detailed programme of refurbishment, new build proposals, off-site improvements and sensitive landscape design represented in the proposals the intention is to demonstrate a full understanding of the designations upon the site and how the design responds to these and to comments received during the extensive consultations that have been carried out during the last six years.
- 3.3 A summary of the proposed development is provided below: -
 - Retention of the existing hotel and leisure use on site
 - Retention and refurbishment of the original farmhouse (hotel) to accommodate new core hotel functions
 - Ancillary hotel accommodation to include improved public toilet facilities, a shop, restaurant and café
 - Demolition of poor quality existing 1970's additions which are detrimental to the site and the original building
 - New-build northern and southern hotel wings to complement and enhance the original building and the setting

- 25no. open-market residential apartments/houses across 10 no. new buildings located on the site. These are designed to minimise visual impact and effect of change upon the site whilst providing a cross-subsidy for the regeneration of the hotel.
- Retention of key existing landscape features such as courtyard walls, gates and retaining walls on site
- Off-site enhancements including the concealment of existing overhead power cables below ground, road improvements and cliff stabilisation along Rocky Lane
- Provision of on-site parking spaces to cater for the development
- Site wide Bio-diversity net gain enhancements and significant improvements to water quality within the Melinsey stream
- Retention of the majority of trees and vegetation and new planting of trees and landscaping.
- Long-term future management and maintenance of the site via a management team and succession plan backed up by Building with Nature Accreditation
- Introduction of clean low energy provision to the site

3.4 The schedule of areas for the development can be seen below expressed as Gross Internal Area (GIA) and Gross External Area (GEA):

	<u>GIA (m2)</u>	<u>GEA(m2)</u>
Existing Hotel Site Total	1,290.1	1,563.9
Proposed		
	<u>GIA (m2)</u>	<u>GEA(m2)</u>
Hotel	1,157.5	1,381.1
Residential	2,871.3	3,606.5
Total	4,028.8	4,987.7

4.0 NEED FOR THE PROPSOED DEVELOPMENT

- 4.1 The main part of the hotel building dates back to the 16th Century and was a working farm. Over the years the original house was extended, once in the 1800s and again in the 1930s. The house was converted into a hotel in the 1930s and operated as the Pendower Beach Hotel (Pink Hotel on the Beach) up until its closure in 2008. Since 2008 the hotel has been occupied as a residence by the manager of the shop/café. The shop/café forming part of the hotel has continued in operation to the present day and provides an important community facility for visitors to Pendower Beach. Prior to the closure of the hotel in 2008 the hotel operated with 13 bedrooms together with a restaurant. While part of the existing buildings have been consistently occupied since 2008 the condition of the buildings and site have deteriorated and there is an urgent need to facilitate the regeneration of the application site.
- 4.2 The Pendower Beach Hotel occupies a prominent position on Pendower Beach arguably one of the finest beaches in Cornwall. The current condition of the application site most certainly has an adverse impact on the character of Pendower Beach and the AONB in this location for both local people and

visitors alike. In addition to the condition and visual appearance of the Pendower Beach Hotel site the access to Pendower Beach is also blighted by the access road/cliff collapse on Rocky Lane.

- 4.3 While there have been a number of previous schemes associated with the redevelopment of the Pendower Beach Hotel site the current proposal has been the subject of extensive community consultations and engagement together with an iterative layout and design process.
- 4.4 There is fundamentally a compelling and demonstrable need to facilitate a viable regeneration of the Pendower Beach Hotel site. Viability is therefore a key material planning consideration with any proposal to regenerate the site and raises complex issues in terms of deliverability. The proposed development provides for the conversion of the existing hotel to a 14 bedroom hotel and restaurant/shop and the demolition of existing buildings/structures to provide 25 residential apartments/houses. The mixed use development on this previously developed brownfield site is reliant on the profit from the 25 residential apartments/houses to cross subsidise the cost/value gap with the hotel and restaurant refurbishment together with the abnormal costs associated with the proposed development, including the cliff stabilisation/access improvements, landscaping and environmental improvements together with the removal and placing underground of the unsightly overhead electricity cables. In this context the proposed 25 residential apartments/houses are critical to the viability and deliverability of the regeneration proposals and are considered to be enabling development to enable the proposal to be delivered.
- 4.5 In terms of the suitability of the application site for a refurbished hotel, a small hotel has successfully existed on the site for some 80 years until its closure in 2008. The changing needs of visitors and the high costs of providing an upgrade to the hotel in 2008 resulted in a situation where the hotel had to close. The application site lies in an idyllic location on the Roseland Peninsula with Pendower Beach being one of the most beautiful beaches in Cornwall. It is considered therefore that there remains a market need to facilitate the regeneration of the Pendower Hotel site into a high quality visitor destination facility.
- 4.6 With the closure of numerous two and three star hotels both in the UK and in Cornwall, the ability for the refurbished Pendower Beach Hotel to compete in the tourism and visitor accommodation market can only be achieved by attaining four star status which requires significant capital investment and the provision of superior facilities. In order for the refurbished Pendower Beach Hotel to compete in the tourism and visitor market requires a mix of hotel and self-catering accommodation and facilities.
- 4.7 A Financial Viability and CIL Assessment has been undertaken and is submitted with the planning application. Viability is therefore considered to be a key material planning consideration in the assessment and determination of this planning application. The viability of the mixed use regeneration proposal on this previously developed brownfield site is entirely reliant on the cross subsid/profit generated from the 25 residential apartments/houses in light of the cost/value gap with the hotel, restaurant, café/shop refurbishment together with the abnormal costs associated with the proposed development including

the access improvements to Rocky Lane, cliff stabilisation, landscaping and environmental improvements with the removal and placing underground of unsightly electricity cables.

- 4.8 The Financial Viability Assessment and CIL Assessment provides for a cost/value assessment in respect of the hotel, restaurant and café/shop which identifies a significant shortfall between the total costs and its completed value. The proposed development of the 25 residential apartments/houses is considered to be the minimum quantum of enabling development to ensure the delivery of the regeneration of the Pendower Beach Hotel site. The Financial Viability Assessment shows that the proposed development is only viable with the 25 residential apartments/houses being open market residential with no holiday occupancy condition. Without the unencumbered open market residential use the development would not generate the level of developer's profit required to cross subsidise the funding shortfall in the hotel, restaurant, café/shop.
- 4.9 The market failure in the development of new holiday occupancy restricted development is fully evident in similar hotel and leisure developments in Cornwall and elsewhere. In a number of cases planning permission has been granted on holiday restricted developments to remove such conditions to ensure the developments are viable including the Cornwall Hotel and Spa, St Austell, Carvynick Resort, Summercourt and Gwel-an-Mor, Portreath.
- 4.10 It has to be emphasised that while for viability reasons the residential apartments/houses need to be open market residential there is also the need for the hotel to provide the mix of the hotel accommodation and self-catering accommodation. In this context the target market for the residential apartments/houses remains geared to the self-catering holiday sector. In limiting the appeal for the residential units to be used for permanent residential use they will be sold on a 999 year lease basis with the provision for ground rents and service charge with the freehold of the entire site being vested into a management company which will manage the site in perpetuity. The business model for the ongoing viability of the hotel as a trading entity is reliant to a considerable extent on the income generated from the visitors to the residential units in addition to the hotel accommodation.
- 4.11 In respect of the need identified in planning policy Policy 4: Shopping, Services and Community Facilities of the Cornwall Local Plan seeks to maintain the retail hierarchy and wherever possible to support community facilities and shops. The café/shop in the existing hotel building has operated from the site for many years and provides an essential facility for visitors to the beach. The proposed development will seek to enhance the current café/shop facility on the site and therefore the proposed development is fully in accordance with Policy 4 of the Cornwall Local Plan. The proposed development in this context is also in accordance with planning policy guidance set out in paragraph 83 of the National Planning Policy Framework.
- 4.12 Policy 5: Business and Tourism of the Cornwall Local Plan provides planning policy support for the development of new or upgrading of existing tourism facilities through the enhancement of existing or provision of new high quality sustainable tourism facilities, attractions and accommodation where they would be of an appropriate scale to their location and to their accessibility by a

range of transport modes with any proposals providing a well balanced mix of economic, social and environmental benefits. National planning policy at paragraph 80 of the National Planning Policy Framework also emphasises that planning decisions should help create the conditions in which businesses can invest, expand and adapt and that significant weight should be placed on the need to support economic growth and productivity taking into account local business needs and wider opportunities for development.

- 4.13 Paragraph 84 of the NPPF provides further policy guidance relevant to the proposed development in that planning decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements and in locations that are not well served by public transport. The use of previously developed land should be encouraged where suitable opportunities exist.
- 4.14 The proposed development comprises a previously developed brownfield site occupied by a collection of existing hotel buildings. In context of economic planning policy guidance in the NPPF and the Cornwall Local Plan the proposed development is considered to be entirely consistent with all the key policy objectives for the development of tourism in a rural area. Given the fact that the Pendower Beach Hotel is an existing site in a sensitive AONB location it will provide a significant enhancement to an existing facility resulting in high quality sustainable tourism facilities being provided.
- 4.15 It is considered that the proposed development is of an appropriate scale to its location and will provide a well balanced mix of economic, social and environmental benefits.

5.0 PLANNING POLICY

- 5.1 The planning policy assessment provides a summary of the planning policies at the national and local level considered material to the proposed development. It concludes that the proposed development is considered to be in accordance with national planning guidance, the development plan and with all material considerations.
- 5.2 Given the demonstrable economic, social and environmental benefits it is considered the proposed development satisfies and meets the exceptional circumstances test for major development in the AONB and Heritage Coast set out in paragraphs 172 and 173 of the National Planning Policy Framework which the planning policy framework seeks to protect.
- 5.3 No likely significant effects on European site of nature conservation importance have been identified. With mitigation measures in place the proposed development will not adversely affect biodiversity, designated sites, local important habitats or ecological networks and accordance with planning policy guidance in terms of ecology and biodiversity at the national and local level. In context of biodiversity the biodiversity net gain assessment demonstrates a 14.08% net gain in biodiversity arising from the proposed development.
- 5.4 No likely significant geological, hydrological, historic environment, traffic and transport, noise and light effects following mitigation measures are predicted.

Adequate safeguards through mitigation are incorporated with the proposed development to minimise and control impacts on identified receptors for the operational stage.

- 5.5 To the extent that effects of the proposed development are identified, the demonstrable benefits will outweigh the identified adverse impacts and that the proposed development should be considered to be sustainable development for which there is a presumption in favour. In this context the proposed development achieves sustainable development and meets the three overarching objectives (economic, social and environmental) set out in paragraph 8 of the National Planning Policy Framework.

6.0 CONSIDERATION OF ALTERNATIVES

- 6.1 The Town and Country (Environmental Impact Assessment) Regulations 2017 (Schedule 4) requires the applicant to provide a description of reasonable alternatives studied by the developer which are relevant to the proposed project and an indication of the main reasons for selecting the chosen options including a comparison of environmental effects. The following reviews the alternative options considered:-

Alternative Sites

- 6.2 In context of the fact that the proposed development involves the refurbishment of an existing hotel site it is not considered any assessment in these circumstances of alternative sites is either relevant or appropriate. The key objective of the proposed development is to facilitate the delivery of a viable hotel development on the existing previously developed brownfield Pendower Beach Hotel site.

Do Nothing Scenario

- 6.3 The Pendower Beach Hotel was acquired by the applicants in 2009 with the hotel closing in 2009. While the hotel has remained closed since 2008 there remains limited residential occupation of the hotel together with the trading and operation of the café/shop that provides an important community facility. The main hotel buildings and external areas have been unmanaged and the site has become unsightly in appearance and detracts from the character of the area and the AONB in this location. Without long term management and securing a viable use the appearance of the site will continue to deteriorate and in time become derelict. In this context it is not considered therefore that a do nothing scenario is an option for this site. Enabling development through the sympathetic reuse of the site with a viable quantum of development is considered to be essential to ensure the regeneration of the site.

Alternative Uses

- 6.4 Alternative uses in the form of solely a new hotel or new residential development options were considered. Following the PACE meeting in January 2019 and the depth of local community support to retain the existing hotel on the site the proposed development mix was focussed on providing a viable and deliverable hotel refurbishment development option. In these circumstances it is considered that no other alternative use would be

considered appropriate to the site and its sensitive location.

Alternative Scale of Development

- 6.5 The Financial Viability Assessment has demonstrated that in terms of viability the proposed development represents the minimum scale of mixed use development at the Pendower Beach Hotel site. Any development will need to be capable of attracting a branded operator or at least a successful and experienced hotel management team if the full potential of the Pendower Beach Hotel is to be achieved.
- 6.6 The proposed refurbishment of the existing hotel to provide 14 bedrooms, restaurant, café/shop together with the enabling 25 residential apartments/houses provides the minimum mix and scale of development to deliver a quality 4 star hotel at Pendower Beach whilst giving due regard to the site constraints including the AONB and sensitive local landscape.

7.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

7.1 Introduction

7.1.1 This section of the summary provides an assessment of the likely environmental effects of the proposed development during the construction and operational stages. The key topic issues covered within the environmental assessment are:-

- Socio Economic
- Geology and Soils
- Hydrology
- Landscape and Visual
- Ecology
- Archaeology and Historic Environment
- Traffic and Transport
- Noise
- Lighting

7.2 Socio Economic

7.2.1 The tourism sector in Cornwall and particularly the Roseland Peninsula is the most significant sector within the local economy. The continued growth in tourism in Cornwall particularly in the high quality visitor accommodation market sector has had a significant economic impact. For the Pendower Beach Hotel to regain its market position it requires a significant capital investment in terms of the quality of the hotel offer and the ability to compete in the challenging global economy.

7.2.2 In this context the proposed development at the Pendower Beach Hotel represents a significant investment in the regeneration of the site resulting in sustainable tourism and benefit to the local economy. The regeneration of the hotel is only viable and deliverable with the complimentary development of the 25 residential apartments/houses.

- 7.2.3 The proposed development will have a positive economic impact during both the construction and operation stages. During construction the proposed development will create 77 FTE jobs with total construction expenditure of £15.4m of which £11.5m will be in the Cornish Economy. During the operation stage the proposed development will create some 18 FTE jobs with direct benefits to GDP of £1.15m per annum.
- 7.2.4 The overall economic benefit of the proposed development is therefore assessed to be **Minor to Moderate Positive** and this should be considered as material planning consideration.

7.3 **Geology and Soils**

- 7.3.1 A geology and soils assessment has been undertaken which considered the baseline conditions at the application site and surrounding area together with an assessment of the impacts during the construction and operational stages of the proposed development.
- 7.3.2 The assessment identified the potential for impacts of **Negligible to Moderate (Adverse)** significance with respect to geology, soils, hydrogeology, land stability and land quality to occur to the identified receptors should not development take place.
- 7.3.3 The assessment presented identified the potential for impacts of **Negligible to Moderate (Adverse)** significance with respect to geology, soils, hydrogeology, land stability and land quality to occur to the identified receptors as a result of the proposed development during construction if mitigation is not undertaken.
- 7.3.4 The assessment identified the potential for impacts of **Moderate (Adverse) to Moderate (Beneficial)** significance with respect to geology, soils, hydrogeology, land stability and land quality to occur to the identified receptors as a result of the proposed development during operation if mitigation is not undertaken.
- 7.3.5 With the mitigation measures which are inherent of the design, it is considered that the potential residual effects will be **Moderate (Adverse) to Moderate (Beneficial)** significance with respect to geology, soils, hydrogeology, land stability and land quality.

7.4 **Hydrology**

- 7.4.1 A hydrological assessment was undertaken which included a Flood Risk Assessment (FRA) and detailed foul and surface water drainage design. The assessment of effects considered surface water and groundwater quality and the risk of flooding during the construction and operational stages of the proposed development.
- 7.4.2 Environment Agency (EA) indicative flood mapping shows that the application site is located partially within Flood Zone 3. According to Table 1 of Planning Practice Guidance – Flood risk and coastal change, Flood Zone 3 indicates areas where land has a 1 in 100 or greater annual probability of river flooding; or land having a 1 in 200 or greater annual probability of sea flooding. The risk

of flooding to the application site has been addressed in the FRA which includes measures to minimise the risk of flooding to the proposed development.

- 7.4.3 The FRA has investigated mechanisms for flooding from other sources at the application site and concluded that the site is at negligible risk with regards to flooding from other sources.
- 7.4.4 The “do nothing” scenario has also been considered. In this case, anticipated increases in adverse climate change effects will result in higher peak surface water runoff rates and higher volumes of surface water runoff. This will lead to a potential increase in on-site and local flooding risk. Since annual average rainfall is not anticipated to change in the South of England the net result will also be a lower groundwater recharge rate. The impacts of future climate change could be of **Minor to Moderate Negative** significance.
- 7.4.5 Drainage systems have been designed to manage the surface water runoff from the impermeable areas generated during 1 in 100 year return period events. An allowance of 40% increase in rainfall intensities has been included during the design process to account for the potential impact of climate change over the lifetime of the development.
- 7.4.6 Outline surface water drainage calculations have been undertaken using Windes Microdrainage software to show that surface runoff from the development can be effectively managed on-site.
- 7.4.7 A conceptual SuDS layout has been undertaken showing an outline drainage arrangement for the proposed development. This demonstrates how drainage can be accommodated within the proposed site layout.
- 7.4.8 Construction impacts have been identified. There is a risk of oil and fuel spillage from machinery and contamination of surface runoff during general construction activities. Mitigation measures to be implemented through the construction stage include the use of safe working procedures and good environmental practices in accordance with Construction (Design and Management) Regulations and Pollution Prevention Guidelines. The mitigation measures are included in the Construction Environmental Management Plan which accompanies this planning application.
- 7.4.9 Provided good housekeeping and best practice is followed throughout the construction stage at application site the significance of the impact from contamination on surface water runoff is assessed to be **Negligible** and temporary.
- 7.4.10 Operational impacts have been identified. It is considered that development will result in an increase in impermeable surfaces which could result in changes to surface water flow. It will be necessary to install Sustainable Drainage Systems (SuDS) which will release water of sufficient quality and quantity so as to mimic the pre-construction conditions. These measures will also result in an impact of **Negligible** significance on groundwater/aquifer recharge rates. A suitable SuDS system has been incorporated within the scheme design. These proposals would act to effectively neutralise any potential negative impacts and may result in an overall reduction in surface

water runoff from the application site.

7.4.11 The associated surface water drainage assessment report concludes that there is no increase in flood risk to the site or third party land resulting from the proposed development as long as the proposed SuDS strategy is appropriately implemented.

7.4.12 The overall residual effect of the proposed development on water quality, hydrology and water resources is predicted to be of **Negligible** significance (with the potential for some **Minor Positive** benefits).

7.4.13 The overall residual effect of the proposed development on flood risk and surface water management for the scheme is assessed to be of **Negligible** to **Minor Positive** significance.

7.4.14 No likely significant environmental effects in terms of the hydrological resource and associated receptors are predicted as a result of the construction and operation of the proposed development.

7.5 Landscape and Visual

7.5.1 A landscape and visual impact assessment was undertaken to assess the effects of the proposed development on landscape character of the application site and surrounding area during the construction and operation stages of the development. The landscape features and characteristics within the study area have been assessed using a combination of desktop and field studies/surveys.

7.5.2 The Landscape and Visual Impact assessment has examined landscape character and visual amenity impacts within a 5km radius study area around the proposed development of the Pendower Beach House Hotel, located on Rocky Lane, Pendower beach, on the Roseland Coast, Cornwall.

7.5.3 A scheme of landscaping has been prepared with the aim of providing a green and attractive setting to the new development using native and exotic planting schemes to create new naturalised habitats in keeping with the natural ecology of the site and its setting, and providing some mitigation to any potential landscape and visual effects through screening and re-naturalising the landscapes of the site.

7.5.4 The key baseline characteristics for the site and the study area for this assessment were Landscape Character Areas, including National Character Areas 152 Cornish Killas, which covers the site, Local Character Area 40, Gerrans, Veryan and Mevagissey Bays, which covers the application site and the Roseland Local Landscape Character Types.

7.5.5 Natural landscape types which would have been present on the application site historically, have gone due to the past levelling and development of the site. The site is now underused and degraded with very little of the original natural landscape fabric remaining.

7.5.6 The application site lies within the Cornwall AONB Area 9- South Coast Central and is also within the Roseland Heritage Coast. The overarching

aims of the AONB are to '*protect the land to conserve and enhance its natural beauty*'. Whilst the Heritage Coasts were '*established to conserve the best stretches of undeveloped coast in England*'. This site is not an undeveloped, or natural landscape, it is a previously developed and under-used site.

- 7.5.7 The Cornwall AONB Management Plan Local Policies for Section 9 South Coast Central, describes the 'Roseland Mevagissey to St Austell Bay' as its own area. This sets out the special qualities of this particular designated landscape. It is reasonable to conclude that these are what provide the AONB with its natural beauty and which make it 'outstanding.' These 'special qualities' are not present on the application site itself. It has a previously developed and now under-used character with an historic farmhouse at its core that has been extended and added to over many years. The northern end of the site has been levelled and developed as access roads, parking spaces recreational landscapes including tennis court, also now disused. The wider setting of the site, however, is one of a tranquil coastal and wooded valley. A landscape setting which does represent the exceptional characteristics of natural beauty for which the AONB and Roseland Heritage Coast set out to conserve.
- 7.5.8 Visual receptors include users of local public rights of way, including the South West Coast Path, and the local road 'Rocky Lane'. These are local roads and paths which pass directly by the south of the site, and longer distance parts of the South West Coast Path at Nare Head.
- 7.5.9 During the construction stage, a series of mitigation measures are proposed to reduce the change in the landscape character, including the use of a Construction and Environmental Management Plan, together with early establishment of planting together with existing native screening trees and shrubs, which will help provide screening of construction activities and emerging built form.
- 7.5.10 During the construction stage, the changes to the visual amenity are anticipated due to the site clearance activities (including removal of vegetation), topographic changes and emergence of built form. A series of mitigation measures are proposed to reduce the change in the landscape character, including the use of a CEMP and early establishment of planting. Direct residual effects of the construction activities are anticipated at several locations and viewpoints; these vary from *negligible to major negative*, as a result of increased development and intensification of use on the site, with some *minor positive effects* as a result of re-naturalising the site landscapes and in particular the improvements to landscape structure to the sites boundaries and in relation to some of the key characteristics of the Valley Bottom landscape character type, in particular the wet woodland.
- 7.5.11 Once operational, the development will change the landscape character and setting of the application site from one of a previously developed, but now underused site, into a hotel, restaurant, shop, residential units and associated access and car parking.
- 7.5.12 Residual effects remaining following mitigation during the construction phase include: **Minor to Moderate** negative effects on the AONB,

- 7.5.13 There is also residual impact to the South West Coast Path and Sustrans trail on Bridleway (Gold) 315/8/10; increasing to major negative effects (although temporary) if Rocky lane is closed at any point to pedestrians, cyclists and horse-riders. All other designations will not experience more than negligible to minor residual effects at the construction stage.
- 7.5.14 The works to Rocky Lane involves the local widening at the Western section of the lane and opposite the Pendower Court Hotel along with extensive stabilisation work to the cliff and lane around the easternmost end of the lane up to the access into the application site. This work will involve significant vegetation removal and engineering works, including the construction of large retaining structures as such will constitute a significant visual change to the currently coastal characteristic the road. This work is however, although visually intrusive, of great value in terms of the safeguarding of the access and coastal landscape in mitigation of the coastal erosion and is in the public interest.
- 7.5.15 It is also important to state these effects will be limited to the very immediate surroundings with the screening provided by site hoarding and the sensitive management and recreation of natural habitats and ecosystems of the valley landscape.
- 7.5.16 The greater and longer distance prominence of the proposed development to the southern end of the application site, around the existing buildings is considered to be comparable to that of the existing with potentially beneficial change due to the management of the boundaries and a more visually recessive architectural treatment. In addition, the removal of the existing power lines will significantly reduce the visual clutter on the skyline.
- 7.5.17 Within the local landscape and setting of the beach and valley, the additional residential units will be visually prominent in comparison to the existing vegetation on the steep hillside with an associated loss of tranquility through an increase in contemporary development and activity/vehicular movement. This will diminish over the longer term as the vegetation matures and screening becomes more dense however there will be an inevitable and permanent change to the character of the valley within this localised area.
- 7.5.18 With regard to the operation stage, a series of mitigation measures are proposed, including additional screening planting, and naturalising of the site's boundaries, removal of weed/invasive species and management, maintenance and enhancement/strengthening of the internal and peripheral landscapes such as the wet woodland. With this mitigation in place, the residual effects on changes to landscape character resulting from the completed and operational development is considered to range from *minor to major negative effect of change*, resulting from the increase in development on the site, *with positive effects* as a result of improved landscape treatments, screening and renovations of the unused buildings.
- 7.5.19 Residual effect on the AONB is considered to be **Minor Positive** effects arising from improvements to the site and existing buildings and greatly improved landscape structure within the site. Negative residual effects decreasing to **Minor Negative** in the long term when site vegetation matures to provide significant screening of the new development from the wider AONB

landscapes.

- 7.5.20 Residual effects of change must be considered in the context of the current site situation, which is a previously developed, brownfield underused site. This results in a locally weak (within the site boundaries) landscape structure and value. The development has the potential to improve and strengthen the internal quality by providing a high-quality landscape setting for the proposed buildings, and through a sensitive design of the architectural form to minimise the perceived effect of change.
- 7.5.21 Given the already developed and degraded character and location of the application site within the existing scene, along with the retention and enhancement of landscape features and proposed landscaping across the site, the proposed development would not cause unacceptable levels of harm to the immediate character of the application site or its boundaries. Nor would the proposed development form prominent features in key longer distance views from the AONB, associated character areas or the wider landscape which would unacceptably alter the character or quality of the receptors or their setting.
- 7.5.22 It would however alter the character of the valley itself upon the approach to the application site from the east along the South West Coast Path and along the unnamed access road from the east through the perception of greater extent of development to that of the existing condition.
- 7.5.23 The proposed residential units which extend northwards within the application site from the existing hotel building may present some major negative changes within a very localised area, however, the effects are contained almost wholly within the immediate valley, facing hillsides and with some limited influence to the south at Pendower Beach and Gerrans Bay. The effects of change in views to the south, will diminish over time, with the establishment and growth of boundary and internal vegetation, however, there will remain visibility and activity associated with this extension to the existing built envelope, which will alter the character of the local area.
- 7.5.24 The changes to the existing hotel building and the replacement of the existing degraded buildings along with an enhanced use will also present an improvement to the existing condition both architecturally and through the protection, management and enhancement of the existing site and natural landscape setting. The scale of development within this part of the application site is comparable to that of the existing condition and presents a zone of visual influence which is not dissimilar to the existing condition. In conclusion, the proposed development will not cause an unacceptable level of landscape impacts, and will not cause unacceptable visual impacts.

7.6 Ecology

- 7.6.1 An ecological assessment was undertaken and describes how the proposed development is likely to affect the nature conservation and biodiversity value of the application site and surrounding area.
- 7.6.2 The assessment identified several significant effects to ecologically important features, both on and close to the application site. This includes significant

adverse effects during construction and operation on The Fal and Helford SAC, the Falmouth Bay to St Austell Bay SPA, Gerrans Cove to Camels Cove SSSI, Pennarin Point to Portscatho and Treburthes CWS, broadleaved woodland, scrub/ bracken, hedgerows, scattered trees, stream, badger, bats, breeding birds, invertebrates, reptiles and otter.

- 7.6.3 Mitigation proposals for impacts to important ecological features during construction, which will be implemented via an Ecological Design Strategy include sensitive timing and phasing of works, minimising loss of important habitats and implementing protective measures to those being retained, ecological clerk of works and EPS licensing (where relevant) during sensitive tasks, measures to control invasive species and buffer planting ahead of construction where possible.
- 7.6.4 Mitigation proposals for impacts during the operational phase include the implementation of a well-designed SuDS strategy, creation of naturalistic and well-connected areas of open space, including the planting of shrubs and trees to provide habitat and corridors/ stepping stones for protected species and provide protective screening along the watercourse, a long-term management plan, buffers along key wildlife corridors and a sensitive lighting strategy. Use of minimal post and wire fencing to protect sensitive areas, interpretation boards and clear footpath signage will also minimise impacts to ecological features outside the application site.
- 7.6.5 Further to this, compensation measures are required to reduce residual effects and to ensure that the development is in line with local and national planning policy and guidance, comprising the planting of trees throughout the application site, creation and management of a mosaic of habitats from wetland, scrub, open grassland and coastal grassland and the provision of nesting/ roosting features for bats and birds, all of which will contribute to biodiversity net-gain of 14.08%.

7.7 Archaeology and Historic Environment

- 7.7.1 An archaeology and historic environment assessment was undertaken and provides a baseline description of archaeological and historic environment significance of the application site and surrounding area together with an assessment of impacts during the construction and operation stages of the proposed development.
- 7.7.2 A desk-based assessment was undertaken and indicates the hotel at Pendower (*'mouth/end of the water'*) began life as a smallholding, probably a parcel of the Manor of Ardevro/Adevora. For most of the 19th century it was owned by the Peters family of Treviles in Philleigh, and leased to a succession of agricultural tenants. Towards the end of the 19th century the farmhouse appears to have been reinvented as a gentleman's seaside residence, and in the 1930s it was converted into a hotel. Each new phase was accompanied by modifications to the original farmhouse and new outbuildings. In the second half of the 20th century several new detached structures were built on a terrace cut back into the hillside, with the spoil used to create a long raised platform that extends c.150m to the north of the hotel. The extant hotel complex is the culmination of a steady process of enlargement, with a farmhouse of c.1600 at its core. One other part of the

building pre-dates 1840, with three major phases of extension: in the late 19th century when a backblock was built; in the 1930s when a major new wing was added; and in the later 20th century, when a series of new structures were built to the west. Each phase was accompanied by internal changes, and most of the historic structures have recent roofs and most period fixtures and fittings are 20th century in date. As well as the hotel, a lime kiln, now partly ruinous, was built next to the beach in the later 18th century, and several concrete bunkers with beach defences were built across the beach during the Second World War.

7.7.3 The extent of the changes at the hotel, and the current state and character of the building would indicate it is of local (i.e. *low*) significance. Conversely, the size and quality of the lime kiln would suggest that, despite its undesignated status, it is of equivalent value to a Grade II Listed building.

7.7.4 In terms of indirect impacts, most of the designated heritage assets in the wider area are located at such a distance to minimise the impact of the proposed development, or else the contribution of setting to overall significance is less important than other factors. The landscape context of many of these buildings and monuments is such that they would be partly or wholly insulated from the effects of the proposed development by the topography. The hotel complex is set down in the base of a steep-sides valley and largely concealed on all sides save the sea from designated heritage assets in the wider landscape. The only site where there is likely to be an appreciable impact is the undesignated lime kiln, and even here there may be a positive offset if sympathetic development and design can improve its setting and stabilise the structure.

7.8 Traffic and Transport

7.8.1 A transport assessment was undertaken and addresses traffic and transport issues arising from the proposed development during the construction and operation stages of the proposed development.

7.8.2 The assessment that has been carried out is in accordance with the methodology from the “Guidelines for the Assessment for Road Traffic” produced by the Institute of Environmental Assessment 1993.

7.8.3 The local and national policy compliance of the proposed development has been examined and it is considered that the proposal is compliant with the relevant local and national policies as contained in the NPPF.

7.8.4 The assessment demonstrates that the long-term traffic and transport related environmental impacts are a moderate adverse impact that is geographically limited to Rocky Lane. It is important to recall that this is a result of the very low base traffic flows, consequently when considering the entirety of the Pendower Beach Hotel project, the environmental impacts associated with transport and traffic are considered to be **Minor Adverse** during the construction period due to it being short term, and during operation of the development, **Moderate to Minor adverse** in the longer term.

7.9 Noise and Vibration

- 7.9.1 A noise and vibration assessment was undertaken and has considered the potential impacts of noise and vibration on existing and sensitive noise receptors during the construction and operation stages and where appropriate mitigation measures are identified to minimise any adverse impacts.
- 7.9.2 Noise predictions have been undertaken to provide an estimate of the noise emissions from the application site during the construction stage at the nearest sensitive receptors.
- 7.9.3 Considering the proposed mitigation measures incorporated into the demolition and construction works, noise levels are anticipated to remain comfortably within the 65 dB (A) target criterion for all works and receptor locations resulting in no worse than temporary Minor Adverse residual effects.
- 7.9.4 Furthermore, the adoption of these measures would also ensure that noise levels within the closest ecological receptor location to the site would remain within recommended guideline values.
- 7.9.5 Given the distance between the works and the closest off-site receptors alongside the construction measures proposed, it is considered that the levels of construction vibration will be of no impact significance.
- 7.9.6 The application site is relatively unaffected by noise and will continue to be acoustically dominated by the sounds of the sea state. Consequently, noise will not be a steering factor in the design of the residential apartments within the application site.
- 7.9.7 Changes in traffic flows on nearby links as a direct result of the proposed development have been assessed. Predicted changes in noise level on the road network as a result of changes to traffic flows would have no worse than a Negligible effect on the wider road network, with a locally Moderate effect, considered to reduce to a minor effect, once all local factors are considered.
- 7.9.8 Target noise criteria have been set for static plant and commercial activities. Providing that the rating noise levels from such development components do not exceed the stated noise criteria, whether through the application of noise control techniques or otherwise, no noise effects from such sources are predicted on existing and future sensitive receptors within or around the site.
- 7.9.9 Noise predictions have been undertaken to provide an estimate of the noise emissions from the application site during the construction stage at the nearest sensitive receptors.
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7.10 Lighting

- 7.10.1 A lighting assessment was undertaken and addresses the potential effects of lighting from the proposed development for both the construction and operation stages.
- 7.10.2 Illuminance levels within the site have been recorded and day/night images of key viewpoints have been compared and accessed to illustrate the current lighting arrangement.
- 7.10.3 Having determined the need for external lighting, established criteria for the design of the external lighting has been identified for consideration as part of the planning application and for a future lighting scheme as part of detailed design. The design criteria will ensure the use of low energy / high efficiency luminaires incorporating high quality optics to ensure a controlled distribution of light to the minimum acceptable levels on the specific areas that require it and for the minimum periods of time required.
- 7.10.4 The selection of suitable luminaires, landscaping and best design practises in conjunction with control systems that allow reduced levels of light will be the major factors in minimising the impact of the illumination both within and outside of the site boundary. This would also be applicable for when in construction with appropriate construction phasing and other mitigation measures previously stated in place.
- 7.10.5 During the construction stage it is expected that temporary site lighting will cause a minor negative impact as these temporary luminaires would be sporadic in use and of lower optical quality than the final fixed arrangement.
- 7.10.6 During the operational phase there will be an overall increase in artificial lighting to the application site. Any operational lighting will have to conform

with the mitigation measures proposed to ensure that residual effects are mitigated. Through appropriate design the result will be a **Minor Adverse** effect from the general increase of artificial lighting to the application site and a **Moderate Adverse** effect in relation to indirect reflected light (Sky glow).

7.10.7 The external lighting on the proposed development will be designed for minimal light pollution within and outside the application site boundary. This has demonstrated how this can be achieved through the mitigation strategy which will be used to reduce the adverse effects of lighting.