

Presentation Given by Koha Architects to Gerrans Parish Council February 28th 2023

Those Present - Kate Greet (Chair), Parish members and Julian German (Independent Cornwall Councillor), Johnny Goldsmith (PBHH Ltd.), Russell Dodge (BLS), Matthew Davey (GE Consulting), Derek Jackson (Koha Architects), Gary Wyatt (Koha Architects)

Comments / Q&A that followed the presentation:

Q - Is the developer going to go back to apply for more development post-planning should an approval be forthcoming? Answer – No. The sheer number of designations and constraints on the site plus the information from the previous planning application has limited the spread of development to the areas shown in the current proposals.

Q – We are seeking assurances that access would be maintained for the road improvement / cliff stabilization works. Answer – A Construction and Environment Management Plan (CEMP) will be produced that shows how pedestrian access will be maintained throughout the cliff stabilization work

Q – Green roofs, how can we be certain that they won't fail? Answer – some of the roofs are extensive green roofs (greater depth of soil/make-up) and don't need much maintenance. Some roofs are more limited in depth in order to reduce impact and maximize sea views from the hotel apartments. The build-up is based around a sedum mat and the colours of the planting will be predominantly brown as the lack of soil depth reduces the variety of green

Q – Will there be staff accommodation? –Answer- yes, two no. flats will be provided. It is envisaged that there would be 12-15no. (FTE) staff on site at any one time. Subject to hotel operator, electric bikes may be made available or mini-bus to pick up and drop off staff at shift changes to local bus stops. Keeping staff accommodation to a minimum helps reduce parking and traffic movements. Parking for staff will be compliant with policy requirements.

Q – Will Rocky Lane Car Park be affected by road Stabilization? – Answer – The road works are between the road and the hotel entrance and the works will be carried out off-season so we envisage minimal disruption to the existing car park. The CEMP will outline the works and sequencing.

Q – Why are there no 1 bed units, I would like to stay in one? – Answer – We have been advised by Savills who are carrying out part of the viability assessment that one bedroom apartments should be avoided as they do not suit families which is what this development is primarily focused on in terms of user groups. It is envisaged that Pendower Beach Hotel will contrast The Nare and other local hotels in what it offers.

Q – how will ecology be safeguarded under the proposals? Answer – we have undertaken a suite of ecology surveys at the site for a number of years and have a good understanding of the species and habitats present. We are proposing compensatory measures where features cannot be retained (such as the providing a new bat roost to compensate for the loss of a roost within one of the old hotel buildings), whilst retaining and enhancing the habitats of highest value at the site. There will also be a suite of mitigation measures to safeguard the designations surrounding the site, notably associated with the coastline.

When questioned as to how the Parish group reacted to the revised proposals it was confirmed by Kate Greet following a check on consensus among members, that these revisions were 'significantly better' than the last proposals.