

Main points of our arguments to date -

- As residents in the local community around the Admiral Nelson site we have had to witness its partial demolition and abandonment to its present dilapidation. We would welcome renewal of this site as it has become an eyesore. 'That something needs to be done' is not an excuse for doing the wrong thing under pressure however.
- Local residents, Falmouth Civic Society, English Heritage, the Falmouth Conservation Area Advisory Committee, the Conservation Officer as well as Town and Cornwall Councillors have all agreed that the proposed development is too big, too high and is out of keeping.
- The current application by Acorn Developers fails to uphold development strategies and planning policies which state that new buildings in a conservation area must be carefully designed *to preserve or enhance the special character of the area in terms of scale, height, form and massing*.
- The proposed density is unacceptable. Building 46 units on an area of around an acre (approximately *150 units per hectare*) constitutes massive over-development with all its attendant problems and negative impact on the existing residential community. (By comparison, Port Pendennis has around *30 units per hectare*.)
- Developers have professed to be considerate of clear feedback the community has given them, but in fact have continued with plans for a 5 storey development. This is aggressively prominent in a neighbourhood of predominantly 2 and 3 storey dwellings.
- The proposed development is domineering, over-sized and incongruous in this setting.
- Comparisons with the height of Imperial Court opposite, on land 15-20 feet higher and set some 30 feet back from the road, are contrived and misleading.
- Building lower with a smaller number of units has already been calculated to still be financially viable. Developers appear to want to build as intensively as they can be allowed to.
- Insufficient parking spaces for the number of units planned will inevitably aggravate the traffic and parking problems in Bar Road that already exist. The proposed 'car-club' facility is an unrealistic solution to the problem.
- The proposal fails to provide any affordable housing on the site or make adequate provision via financial contribution.
- As residents we have waited a long time for a resolution to the Admiral Nelson predicament. Many in Falmouth would have wanted the old pub restored and renovated. We need a development that respects the site, its context, history and community in order to justify the demolition of these building. This proposal for a completely over-blown development does **not** do that.