

Detailed Plans Approved

Detailed plans have now been approved for a £100 million re-development of St Mellion International Resort.

The permission paves the way for the return of European Tour golf from 2009 – with all the many benefits that high level, professional golf tournaments can bring to the resort and similarly the local economy.

The re-development, which will transform St Mellion into a world-class resort, will include a new four star standard 80 bedroom hotel, refurbishment of all other existing facilities, up-grading and re-configuration of the golf courses, 265 golf homes and improved road access to the site.

Not only will the scheme provide a huge economic boost to the area in terms of visitor spend and local procurement of goods, supplies and services, it will also create 50 extra full-time jobs and provide another £200,000 of financial support to local employment initiatives over the next five years. In addition, St Mellion International Resort will be contributing £220,000 to local highways projects.



Conditions for approving detailed plans included developing a design code to guide the development style, managing the existing bat population sympathetically and any other protected species or fauna, having a site travel plan that endeavours to reduce the carbon footprint of the resort, sourcing goods and services locally where possible and making financial contributions to community projects.



Grandstand Finish

A new four star, 80 bedroom hotel will provide a suitable grandstand finish to the famous Jack Nicklaus Signature course – one of the UK's finest golfing challenges.

Replacing the existing hotel accommodation which will be demolished, the new hotel will be situated on the final third of the 18th

hole of the Nicklaus course and provide state of the art facilities.

The hotel will be linked to the newly refurbished existing food, beverage, conference and leisure facilities which will also house the hotel reception. Golf dining facilities and a dedicated golf bar will be located within the new hotel's ground floor area.

Infrastructure Changes Fact File

- A new site access road from Viverdon Down roundabout, which will pass along the top end of the existing driving range and join the existing access road before the Mud Lane/Church Lane junction.
- The development of 265 golf homes in four designated locations on the site – one adjacent to the existing St Mellion/time share lodges, one on the right hand side of the new access road south of the existing driving range, one on land currently forming the 15th and 16th hole of the Old Course and one between the existing 18th and 11th holes on the Old Course.
- The creation of associated site services relating to the above
- Re-configuration, enhancement and extension of the Old Course.
- The development of a new 80 bedroom hotel adjoining the existing food, beverage, conference, golf and leisure facilities.
- The creation of approximately 550 incremental car parking spaces (731 spaces total provision) in locations proximate to the new access road, hotel entrance and golf homes.

Major Facilities Re-furbishment

In keeping with its transformation into a top quality, international resort, St Mellion's existing facilities will also undergo a major refurbishment.

There will be a number of new eating and drinking venues including a stylish à la carte restaurant, a modern casual family restaurant that will also offer late night socialising and



entertainment and the 'Club Bar' for traditional golfing fayre. Light refreshments will be served in the hotel and conference lobby and al fresco drinks and tapas are planned on the proposed new roof terrace.

To cater for the growing demand from members and guests, the existing leisure club will be extended to include additional cardio vascular exercise equipment. The changing facilities and pool hall will be refreshed and the ageing pool plant equipment will be replaced.

Every modern resort needs a little luxury and a new spa will provide that with the very best health and beauty treatments available. Situated in a tranquil environment overlooking the golf course, the spa would be linked to the pools and sauna complex and will be available to guests, members, timeshare owners and local residents.

Focussing on the corporate market, the conference and banqueting facilities are being re-configured and completely



refurbished to create a range of suites with comprehensive IT facilities. The two main function rooms will overlook the golf course and have internal bars and external balconies. In total, the resort will be able to accommodate up to 750 delegates.

Since no golf club would be complete without a golf shop, a new one will be created. Stocking a comprehensive range of golfing equipment and apparel, the shop will be supported by market leading brands.



Golf Homes

The first three phases of the golf home development will be under-taken by Living Villages, an eco-friendly residential property developer backed by Highmore Homes.

The properties have been designed in sympathy with the approved design code and a key feature of their design is to ensure sustainability within a minimal carbon footprint.

The golf homes may not be used as a principal primary residence, and must be purchased and occupied as a second home/holiday property.

St Mellion International Resort will offer a letting and management service on purchaser's behalf as required, especially during international golf tournament weeks

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New Homes for St Mellion Bats

St Mellion's bat population, which has been living in the existing office and hotel block, are being moved to brand new, purpose-built accommodation near the 18th hole of the Nicklaus course.

ECOSA, a specialist ecological consultancy, is responsible for managing the move once the bats come out of hibernation. Bat boxes have been built for them in trees on the golf course that have been specifically chosen because they are on the bats' current flight path.

The move will afford a birds' eye view of the championship golf being played!

Development Timetable – Hotel, Facilities and Golf Homes

- **March/April 2008**
Relocate hotel reception and demolish existing hotel, offices and delegate rooms
- **April 2008**
Commence new build hotel works
- **May 2008**
Commence conversion of golf bar and leisure club alterations, temporarily relocate golf bar to Premier Suite
- **August 2008**
Open new function suite, leisure club extension, spa/health and beauty facilities,
- **August 2008**
New access road open and first phase golf home release
- **September 2008**
Commence refurbishment of International Suite, Chimes Restaurant, Gallery and Premier Suite
- **December 2008**
Re-open refurbished International Suite and Brasserie
- **January 2009**
Commence refurbishment of hotel golf retail and the Hamilton Suite
- **March 2009**
Open new golf retail store, delegate rooms and business centre
- **May 2009**
Commence re-furbishment of hotel reception, Chimes restaurant and remaining public areas
- **June 2009**
Re-open remaining facilities, new golf bar and dining area boardroom and new hotel rooms
- **July 2009**
Second phase golf homes release
- **July 2010**
Third phase golf home release
- **July 2011**
Fourth phase golf home release

European Tour Golf Return

In order for European Tour golf to return to St Mellion, a significant amount of money is being invested to update and enhance the resort's golfing facilities.

Plans include refurbishing all cart paths, championship tees and bunkers on the Nicklaus Signature Course along with significant works to the Old Course. The Old Course works include establishing a number of new tees and greens. Also, the existing practice area will be re-presented and a dedicated short game practice area created.

Changes to the Old Course are intended to make it more challenging. This will result in a slightly longer par 69 golf course, comprising two loops of nine starting and finishing at the hotel. The changes will be overseen by Nicklaus design and are likely to take up to early 2010 to fully complete.

Work on the Nicklaus Course is likely to start around mid March and continue until October this year. Since this will probably mean that only 27 of the 36 holes will be available for play at periods



during that time, the club will be adopting "a course of the day approach." This will involve selecting a composite 18 hole course from the available holes, plus an extra 9 hole course of the day.

As well as the courses, there will be an extensive programme of refurbishment to the range facility and other practice areas to create a professional golf academy and teaching centre. Staffed and managed by the South West's leading PGA professional team, the academy will provide comprehensive teaching and golf development programmes for all levels of ability.

Development Timetable - Golf Courses

- **March 2008**
Commence Nicklaus upgrade works including irrigation
- **April 2008**
Commencement of Old Course re-furbishment and re-configuration works including irrigation
- **October 2008**
Completion of Nicklaus upgrade works and Old Course irrigation
- **2008/9**
Staged re-opening of Old Course reconfiguration and upgrade works
- **August 2009**
European Tour Professional Tournament
- **April 2010**
New holes on Old Course open for play

Your Help Required Please

Given that we are undertaking significant re-modelling of the Old Course, the question has been asked as to whether or not we should re-name the course once works are completed. We would like to know what you think and be keen to hear any suggestions you may have as to what it could be called and why, should we choose to re-name it.

We are also looking for an appropriate icon or logo to accompany the re-presentation of the St Mellion name as "St Mellion International Resort". Once again your suggestions, along with an explanation of your rationale would be gratefully received.

Golf Course Development Fact File

Nicklaus Course

- Re-furbished cart paths
- Re-furbished championship tees
- Complete bunker refurbishment
- New tee, fairway, approach and green irrigation
- Refurbishment and enhancement of the existing practice area and range
- Creation of a dedicated short game practice area



Old Course

- New tee, approach and green irrigation
- First and second hole combined to create a new 410 yard opening hole
- Refurbished tee complex to existing 3rd/new 2nd.
- Revised existing 7th/new 6th to create a 340 yard dog-leg right par 4 to a new green, the hole will run parallel with the 17th on the Nicklaus course and re-instate an old original hole, which some long-standing members may recall.
- New 200 yard downhill par three to existing 7th green from a new tee complex adjacent to the back left of the new 6th green
- Extended 8th hole to create 520 yard par five to a new green part way down the existing 9th fairway
- Existing 9th hole is removed from play – this will create sufficient space to develop the new short game practice area. The newly created green will also facilitate a spare par 3 of approximately 145 yards for use during Old course development works and tournament set up periods to avoid un-necessary disruption to golf play.
- New 9th hole created by reversing the existing 18th to create a front nine that finishes back at the clubhouse.
- New tee complex on the 10th to facilitate play as either a true par 3 or as per the current short par 4.
- Two new par 4's created on land below St Mellion Village played as holes 11 and 12 that return to a green bounded by water adjacent to the existing 11th tee.
- Revised hole numbering to the existing 14th, which becomes the new 16th.
- Existing 13th (new 15th) has new bunkers front right and incremental rough areas short right of the new bunkers to ensure the hole is played largely as a true par 4.
- Existing 15th and 16th holes closed – development land for phase 3 of the golf homes.
- New 17th hole played from existing 15th tee to existing 16th green via a newly created fairway and approach, creating a 400 yard par 4.
- Existing 17th will be re-bunkered and becomes the new 18th returning the back 9 to the clubhouse.

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