

# CORMAC

## Pre-application Enquiry:

Project: Gypsy + Traveller Transit Site

Location: Great Wheal Seton  
OS Field 4554, Treverno Road  
North Roskear  
Cornwall TR14 0AU

## Supporting Statement

Date: April 2024

Doc. Ref: PRJ-08888/SS



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# Introduction

Cormac Solutions Ltd has been commissioned by Cornwall Council to undertake a feasibility study into the provision of a Gypsy and Traveller Transit site on land at Great Wheal Seton, Treverno Road, North Roskear, Camborne, TR14 0AU. The site is in the Camborne Roskear & Tuckingmill Ward, within the Camborne Town Council area.

# Background

Cornwall Council has 3 residential Gypsy & Traveller sites in Cornwall and also a recently constructed site at South Treviddo near Liskeard. There is currently no Transit Site in West Cornwall.



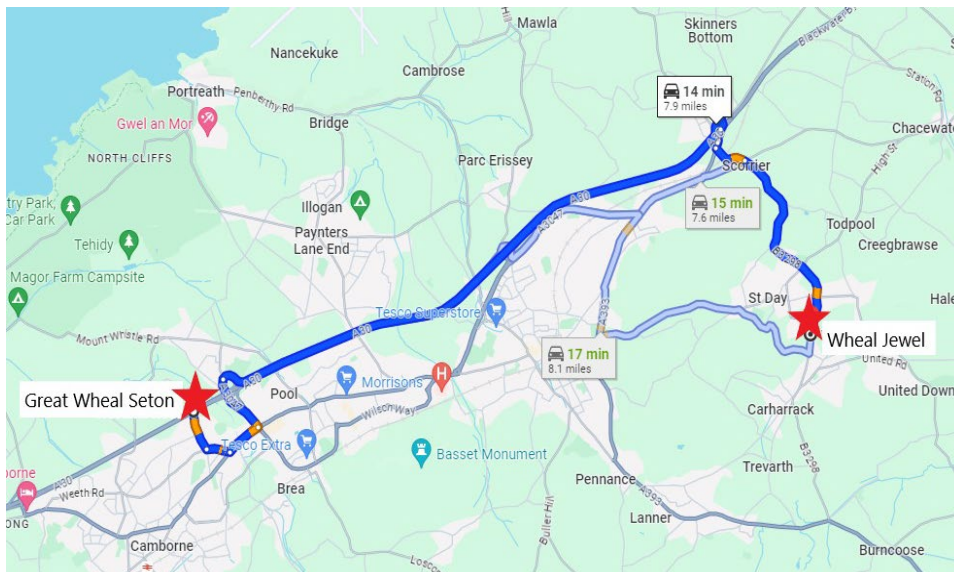
**Cornwall Council Transit Site- South Treviddo, nr Liskeard**

The purpose of a Transit Site is to enable the Local Authority to provide temporary accommodation in a designated stopping place for Gypsies and Travellers, who will then move on to resume their travels.

The land at Great Wheal Seton, which is the subject of this Pre-Application Enquiry, is owned by Cornwall Council and is currently vacant. Its location close to the County and National highway network in West Cornwall, makes it suitable as a stopping place for Gypsies and Travellers who consider travelling as part of their ethnic identity. The Council proposes to develop the site into a Transit site to provide 10 caravan pitches, with ablution and site management facilities.

This proposal is part of a 2- phased Cornwall Council Gypsy & Traveller project in this area: -to create a new transit site at this location and also to refurbish an existing residential site- Wheal Jewel near St Day. The key outcomes of the overall project are -

- improved living conditions and standards of provision,
- enhanced security,
- reduced anti-social behaviour and the
- introduction of new management arrangements



**Location map showing Great Wheal Seton & Wheal Jewel**

Phase 1 is the creation of a new Transit Site at Great Wheal Seton. Phase 2 is the refurbishment of the Gypsy & Traveller site at Wheal Jewel, St Day which currently provides accommodation for 9 families. A Pre-app enquiry for a proposal to remodel the existing 24- pitch Wheal Jewel site into a more manageable and improved 10 pitches will follow this pre-app enquiry.

Subject to planning consent, the construction of the Great Wheal Seton site would allow Cornwall Council to consider ‘decanting’ Wheal Jewel residents to the new transit site on a temporary basis, whilst the refurbishment of the residential site is being conducted.

## The site



**Aerial view of the site**

The 0.4 Hectare site has an existing vehicular access on to Treverno Road, Camborne, immediately adjacent to the A30 Trunk Road. There are no adjoining neighbours; only a gas governor building adjacent to the northwest corner of the site.



**Treverno Road looking north over the A30 Bridge, showing the site on the left.**

Treverno Road is an Unclassified Highway connecting the site to the Tuckingmill area of Camborne, via a bridge over the A30. Tuckingmill links directly to the A30 Strategic Road network at Tolvaddon interchange. It is envisaged that Treverno Road would be the signed route to the site since the road to the north is of limited width and poor alignment.



**Existing site entrance**

The site is currently vacant and suffering from unsightly fly-tipping, including asbestos materials. It is very heavily overgrown with scrub and gorse, with significant areas of invasive non-native plant species, including Japanese Knotweed. A preliminary ecological appraisal has been carried out, but due to the heavily overgrown condition of the site, no evidence of animals was obvious (except dogs). The potential for further species surveys such as badger, has been recommended.



**Level of Scrub Gorse & Invasive species**

The ecologist in considering Biodiversity Net Gain implications, suggested that the BNG requirement may prevent the landowner from managing the site's problem of overgrown vegetation. From an aerial photograph dated 1995 it can be seen that the land was largely devoid of vegetation at this time. This is the reason that the majority of trees, shrubs and other vegetation within the site are less than 28 years old.



1995 aerial image

However, in order to inform the design of detailed proposals and deal effectively with the eradication of the Japanese Knotweed and other invasive plants, vegetation would need to be cleared and this will also enable the above-mentioned surveys (topographic, percolation, contamination, mining etc.) to be carried out. Clarification on this was sought from Mark Broomhead (Cornwall Council Development Management Group Leader) who responded: -

*It is strongly recommended that the site should be retained in its current state prior to the submission of any application. As part of the assessment of the application, an assessment would be made as to whether there would be an ecological impact as a result of the works proposed, including whether there is likely to be harm to Protected Species, which are protected by law.*

*There would be a risk that the removal of the vegetation would result in subsequent impacts to the ease of achieving suitable net gains in biodiversity as part of the proposal, the baseline of which would be taken from the site in its original state – the requirement for net gains in biodiversity may be applicable at the time of the submission, subject to the timing of the submission of the application. It may also not be a good use of funds if clearance works are undertaken, and the site is subsequently deemed unsuitable for the development proposed.*

Historic maps show the former position of an engine house and mine shaft on the southern boundary on land now occupied by the A30 trunk road. Surveys to assess the extent of the former mining legacy such as unidentified workings and possible soil contamination will need to form part of the project design.



1875-1901 Historic map overlaid on modern map.

# Indicative Proposals

The proposed indicative layout concept design is in accordance with the Communities and Local Government Good Practice Guide; “Designing Gypsy & Traveller sites.” This is based on research, collaboration and consultation with the end users and the authorities that manage such site in the UK.



**Indicative design concept plan**

The site has a single point of entry, it is secure, with good visibility to all pitches. The caravan pitches each have a small ablution facility and are grouped in an inward-looking arrangement with a central landscaped play space for children, and with on site management facilities.

Landscaping to the site perimeter is proposed to form a minimum 3m wide planted habitat area, but the primary function of the site is to provide hard standings for the caravans and maneuvering space. The central area would therefore need to be cleared of vegetation and there is reduced opportunity for tree and other planting in the central part of the site, it is considered that any gain in biodiversity would need to be provided by offsetting this to other Cornwall Council owned land. This could be provided at Wheal Jewel, on land currently occupied by the 14 pitches which are to be removed from that site.



## Pre-Application advice sought:

This pre-app enquiry is aimed at seeking advice from the Local Planning Authority as to the suitability of the site for a transit site for Gypsy and Travellers. In particular, clarification on the details that will be required to accompany a planning application with regard the following elements.

1. The type of planning application (Full, PPA etc.)- is this a major or minor application?
2. Highways advice, assessments
3. The use of the site as temporary decanting for Wheal Jewel residents
4. Provision of services- water, power, comms. Foul sewage disposal -subject to confirmation pumping to the nearest main sewer is favoured.
5. Surface water disposal
6. Mining legacy mitigation
7. Vegetation clearance- the Council's position on Biodiversity Net Gain (BNG)
8. Planning constraints and any other planning requirements, surveys



Caravan pitches and ablution buildings-South Treviddo, Nr Liskeard

Prepared by:

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**for**

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