



Planning Statement

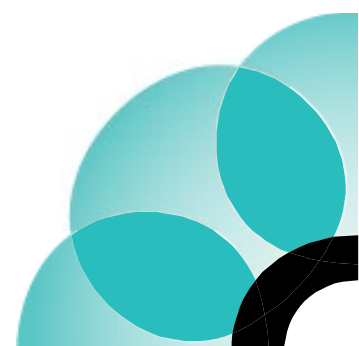
Outline planning permission for
Recreation and leisure use upgrades
to Park Gerry located at Roskear,
Camborne

Camborne Town Council

December 2022

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1.Introduction

Situ8 Ltd have been instructed to act on behalf of Camborne Town Council, to write a supporting Planning statement for Outline planning for recreation and leisure use upgrades to Park Gerry, with all matters reserved at Roskear, Camborne (hereinafter referred to as 'the site').

Park Gerry (previously known as Park Road Playing Fields) lies within the Roskear area of Camborne. It is an open green space which has been protected by Fields in Trust since 2018 and is one of five parks across the Parish which Camborne (Kamm Bronn) Town Council took ownership of in 2017.

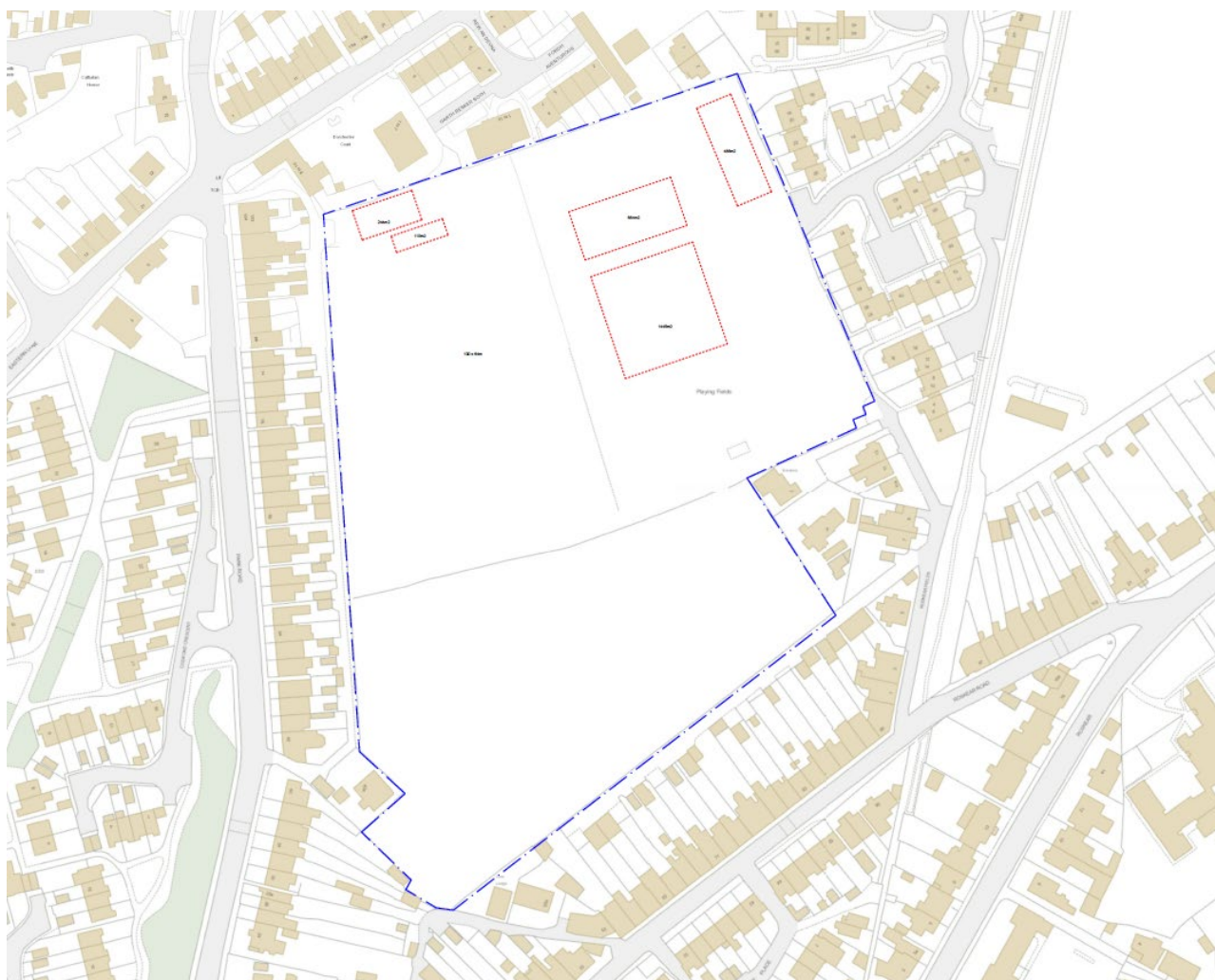
The project scope aims to deliver the following infrastructure and landscape enhancements:

- Construction of skatepark and wheeled sports facility;
- Construction of a Multi-Use Games Area (MUGA) plus outdoor gym/activity facilities;
- Creation of 'pavilion' block and space for community hire;
- Re-instatement of full size football pitch;
- Installation of public conveniences;
- Creation of sensory garden;
- Improved, accessible pathways across the site with seating;
- Creation of wildflower meadows with natural play elements;
- Improved dog walking spaces with more robust pathways;
- Provision of sufficient car parking;
- Improved signage and wayfinding;
- Incorporation of cultural and heritage interpretation through artwork and interpretation boards;
- Improved sense of security and safety.



2.Site and Contextual Appraisal

2.1 Location and existing use



The site is surrounded by existing housing development and is an open green space which is one of five parks owned by Camborne Town Council across the Parish. The site currently consists of 3 large fields (just under 4 hectares), containing a disused football pitch, some hedgerows and trees. It is currently used mainly for dog walking and some recreation. The red dotted line indicates the main areas of focus

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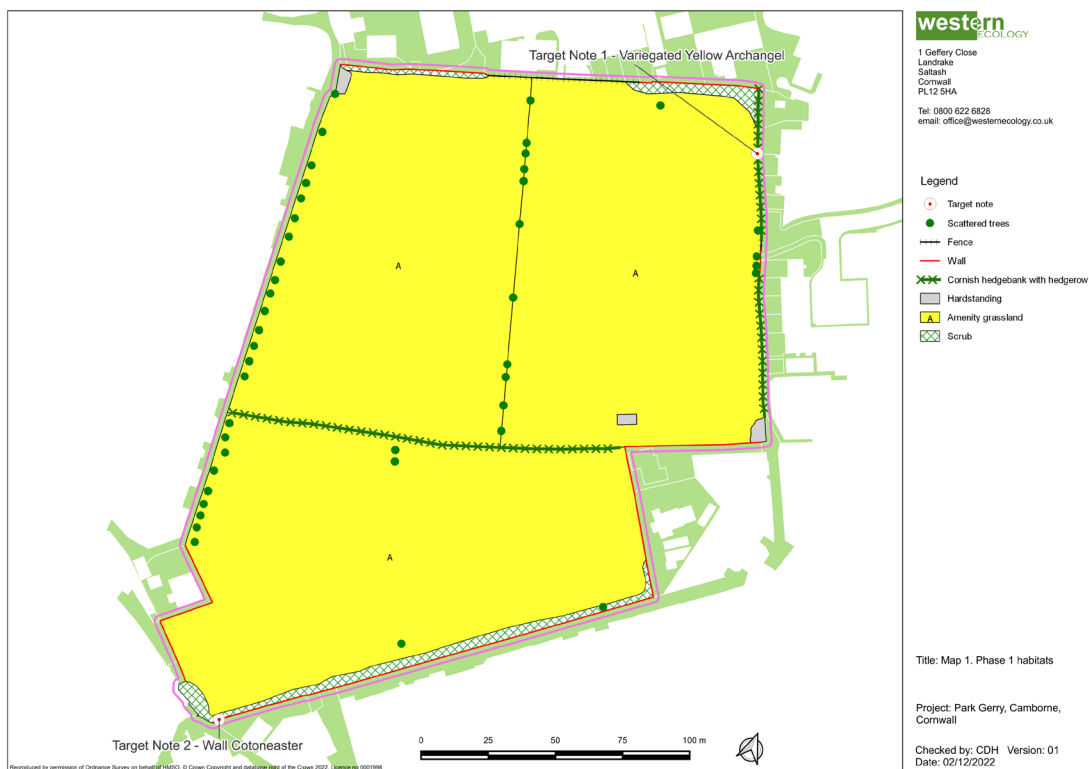


for new improved facilities. Elsewhere on the fields there would be no operational development requiring planning permission so they are excluded from the planning application but indicative plans illustrate the soft landscaping upgrades we propose.

3.Site investigation

3.1 Ecology

Western Ecology has been commissioned to complete a preliminary ecological appraisal of Park Gerry. The survey and this report identify features of conservation importance that could constitute a constraint to any future proposals for this site. Where appropriate, recommendations for impact avoidance, mitigation and possible post-development enhancement are made to ensure compliance with wildlife legislation and relevant planning policy.



Information within the ecology appraisal is sufficient to allow a robust assessment of the majority of potential effects on the ecological features associated, or potentially associated, with this site. No further survey work is recommended.

Creating new habitats, enhancing existing habitats or providing new wildlife features, can all contribute towards biodiversity enhancement, and helping to rebuild habitat networks in the wider area improves ecological resilience and adaptation to climate change. For this development, we recommend:

- Five bat boxes within retained trees;
- Five bird nest boxes within retained trees

3.2 Ground investigations

Wheal Jane Consultancy was commissioned by MeiLoc Landscape Architects to undertake an environmental risk assessment for a proposed development in November 2022.

There was extensive mining industry surrounding the site through the 19th and 20th centuries. In 1879, there were 6 active mines and 6 inactive mines within 2000m of the site, the closest being Wheal Gerry, 150m to the West. These mines were accompanied with extensive stream works, engine houses, shafts, heaps/tips, and railroads. The mines and other industry slowly dwindled during the 20th century, with South Crofty being the last mine to close, closing in 1998 and being marked as inactive on maps in 2016.

It is recommended that a Phase II Site Investigation be implemented in order to identify, quantify, and delineate any potential areas of contamination on site. The Phase II Site Investigation should also include a geotechnical assessment of the site.

- The Phase II Investigation will be aimed at identifying possible sources of contamination highlighted in the Preliminary Conceptual Model.
- Full radon protective measures are required for any relevant proposed structures inline with BRE guidelines.
- In the event unexpected contamination is found during development, work should cease until the material can be identified and remediated appropriately.

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- All site workers should be equipped with the correct PPE and have undertaken suitable risk assessments, job safety and environmental analysis before work commences.
- Waste material to be removed from site should be handled by a suitably licensed waste contractor

3.3 Flood Risk Assessment, surface and foul water drainage

MBA Consulting have been instructed to carry out a flood risk assessment and surface water and drainage design strategy. The full report accompanies this application and it concludes that the flood risk has been assessed following the principals of National Planning Policy Framework and the level 1 Strategic Flood risk Assessment for Cornwall and that the proposed development of the site does not significantly increase the risk of flooding offsite and the site is not considered to be at significant risk of flooding. It is further concluded that the design of a surface water drainage system using the principles of SUDS and compliant with the requirements of the Cornwall Strategic Flood Risk Assessment is achievable within the confines of the site.

3.4 Heritage

Portico Heritage have been instructed to assess the impact of these proposals on the World Heritage Site within which the site is located. The full report accompanies this application.

Overall, the proposals have been developed to combine both modern, relevant and futureproofed facilities and space with an understanding of the historical evolution of not just the park itself but also Camborne and its surrounding mining heritage. The historic boundaries and sense of open space will be retained – a historic remnant in the centre of Camborne.



4.Planning Policy & Guidance

4.1 National Planning Policy Framework 2021 (Framework)

Section 1. Introduction
Section 2. Achieving sustainable development
Section 4. Decision-making
Section 8. Promoting healthy and safe communities
Section 9. Promoting sustainable transport
Section 11. Making effective use of land
Section 12. Achieving well-designed places
Section 14. Meeting the challenge of climate change, flooding and coastal change
Section 15. Conserving and enhancing the natural environment
Section 16. Conserving and enhancing the historic environment

4.2 Cornwall Local Plan Strategic Policies 2010-2030 (Local Plan)

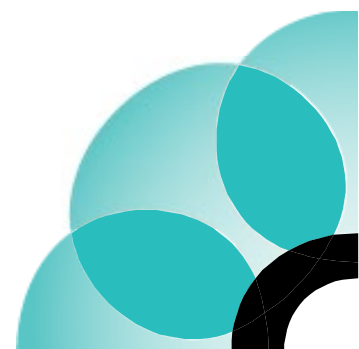
Policy 1 Presumption in favour of sustainable development – this existing park is located within a sustainable location and is an existing underused asset made available for the community.
Policy 2 Spatial Strategy
Policy 3 Role and function of places
Policy 4 Shopping, services and community facilities
Policy 12 Design – indicative designs have been provided for your assessment.
Policy 13 Development standards – where appropriate we will adhere to these.
Policy 16 Health and wellbeing – these policy aims are at the heart of this proposal.
Policy 21 Best use of land and existing buildings
Policy 23 Natural environment – enhancing the natural environment from a biodiversity perspective whilst benefitting the community is the goal we wish to achieve with this proposal.
Policy 24 Historic environment – the design have been informed by its historic siting reflecting the industrial heritage of Camborne.
Policy 26 Flood risk management and coastal change – we have conducted an Flood Risk Assessment
Policy 27 Transport and accessibility – the application is supported by a transport statement

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5.Pre-application consultation and public consultation

Pre-application advice was sought from Cornwall Council following extensive community consultation, for new recreational facilities at Park-Gwari an Park/Roskear Recreation Ground, supported by S106 funding.

The following comments were made which have been accounted for in this submission.

The constraints are as follows, which are populated by the Council's records, are considered relevant to the proposal.

- *Air Quality Management Area*
- *Area Susceptible to Ground Water Flooding*
- *Area Susceptible to Surface Water Flooding*
- *Airfield Safeguarding Zone (Consultation with the MOD for developments exceeding 15.2m in height)*
- *Community Infrastructure Levy - Band 5*
- *Critical Drainage Area - Camborne, Pool, Illogan, Redruth (CPIR)*
- *Metalliferous Mineral Safeguarding Area*
- *Potentially Contaminated Land*
- *World Heritage Site - Camborne and Redruth Mining District*

Principle:

Local and national planning policy and framework acknowledges that access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities. To this end, planning policies and decisions should aim to achieve healthy, inclusive and safe places which, amongst other things, promote social interaction and enable and support healthy lifestyles - for example, through the provision of safe and accessible green infrastructure, sports facilities. The ambitions to increase the use and facilities within the existing recreation ground are therefore supported in principle.

Sport England would be consulted on any future proposal and are likely to comment

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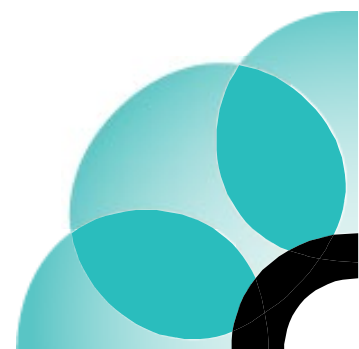
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on the suitability of the dimensions etc of the proposed football pitch. We welcome comment from Sport England.

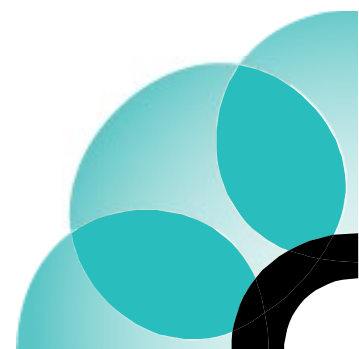
Accessibility:

The ambitions to improve the connectivity and accessibility of the site through the provision of increase signage and additional access are desirable, and it is appreciated that a small area for vehicle parking would improve the accessibility of the site for all people, with the access off of Trenance Road providing a likely suitable entrance for this provision.

Landscape impacts:

The site is designated within the Camborne and Redruth Mining World Heritage Site and acknowledged within the Roskear and Tuckingmill Cornwall Industrial Settlement Initiative report as being a significant site due to the extant playing field and hedges possibility dating to before 1841. In view of the significance of the internal field boundaries, there should be a focus on their retention, subject to the findings of any Heritage Impact Assessment (HIA). Whilst no details of the structures such as the pavilion, amphitheatres and plen an gwari have been submitted, it would be desirable to seek to ensure that they are unobtrusive within wider views and that their designs are reflective of the historic significance of the locality. To provide policy context, policy 12 of the Local Plan seeks to ensure that development retains the distinctiveness of an area and should be designed to reflect the existing context and character. We have retained the field boundaries and further informed the design and layout with the Heritage Impact Assessment.

Any future application should be supported by a HIA. The HIA should be produced in accordance with paragraph 194 of the Framework which states, "Local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation."



Residential amenity: Policy 12 of the Local Plan advises that proposals should protect individuals and property from overlooking and unreasonable loss of privacy, overshadowing and overbearing impacts, and unreasonable noise and disturbance, and policy 16 seeks to protect, and alleviate risk to, people and the environment from unsafe, unhealthy and polluted environments.

The park is surrounded by residential properties which are sensitive receptors to increased noise and light pollution. Whilst the existing use of the site is acknowledged, it is sensible to site the noise producing equipment and activities, such as the skate park in a central area, with most distance from neighbouring properties. We propose that any detailed design proposed will be informed by a full noise survey in order to safeguard the neighbour's amenity. . The Public and Community Protection Officers would be consulted on any future application to provide further assessment on this matter. We welcome their comment

Any scheme for floodlighting should ensure that orientation and illumination is directed away from neighbouring properties, and any proposal involving lighting of this level should be support by a technical assessment to demonstrate the impacts of the scheme of floodlighting. Such lighting has the potential to result in significant adverse impacts. We do not propose external lighting in this proposal.

Any new structures or buildings proposed should be designed so as to avoid any loss of light, overbearing relationships or overlooking impacts that may impact upon the occupants of neighbouring dwellings surrounding the site. You should be mindful of views from the amphitheatre seating and potential adverse overlooking impacts into the gardens and dwellings to the west. We will take this on board in our designs.

Ecology:

The additional planting through the provision of a wild flower areas and a sensory garden has potential to result in overall net gains for biodiversity, to the benefit of the scheme and local environment. Any scheme for floodlighting of the site however has potential for lasting impacts on the ecological value of the site, and, subject to the final design, may need to be accompanied by a Preliminary Ecological Impact Assessment. Should any of the development result in ground works and development within two metres of the canopy spread of a tree, a Tree Survey would be required to accompany a full application submission. We have included our ecology report with this submission, which discusses additional measures to improve biodiversity net gain and also measures to protect existing hedging and wildlife using the site.



Flood risk:

The application site is within the Camborne-Pool-Illogan-Redruth Critical Drainage Area (CDA) and the proposal would result in the loss of porous ground through the provision of hardstanding and new features within the site. The application should therefore be supported by a Flood Risk Assessment produced in accordance with the hierarchy set out within the Surface Water Management Plan (SWMP) for this CDA. Please note that in this location, the use of soakaways is the last option within the hierarchy due to the presence of contaminated land and historic mining infrastructure within the locality.

*South West Water have made representation to identify a public 100mm sewer in the vicinity of the site and confirm that they must be contacted with regard to any plans for building work over or within 3 metres of any public sewer or lateral drain. **MBA have produced a supporting FRA statement.***

Ground conditions:

The site is within a historic mining area and there is a sporadic pattern of mines and shafts within the locality, in addition to a reasonable likelihood of unknown features associated with historic mining infrastructure. In view of the ground disturbance proposed, a mining survey should be carried out to ensure the site is safe and suitable in its current state, or if remedial works will be required.

*The site is identified on the Council's constraints as being within an area with potentially contaminated land due to its historic uses. In view of the ground works proposed, a Phase 1 Preliminary Assessment would be required. The 'Phase 1' should include a desk-based study (which looks at all available historical and environmental information), a site walkover, and the generation of a risk-based conceptual model of the site identifying the potential sources, pathways and receptors. **A Phase 1 Preliminary Risk Assessment has been carried out which accompanies this application.***

Minerals:

The site falls within a designated 'Mineral Safeguarding Area'. Mineral Safeguarding Areas are subject to Policy MS1 of the Cornwall Minerals Safeguarding Development Plan Document 2018 (DPD).

It is recommended that, should an application be forthcoming, consideration is given to the requirements of policy MS1 of the DPD, in particular:

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- *Demonstrating that the proposed development would not conflict with the mineral related uses in the locality; and we do not consider there to be a conflict which most of the uses proposed being hard and soft landscaping. This park is safeguarded for recreational uses.*
- *That the mineral resource or infrastructure will not be subject to unacceptable detrimental effects and the proposed development would not suffer unacceptable adverse impacts as a result of the mineral operations.*

Security:

The application site is surrounded by residential properties which provide for natural surveillance. It is however unclear whether the park and the facilities will be accessible 24/7. You may wish to make further enquires with the Police Designing Out Crime Officer should you wish to consider any additional mitigation measures to avoid anti-social behaviour. We welcome comment from the Council officers on designing out crime.

Conclusion:

Improvement and regeneration works to the existing recreation ground are supported in principle in view of the significant social benefits associated with the scheme. When progressing with the final design, the impacts to the historic and natural environment, local residents and highway safety should be considered.

6. Proposed development

This application is made in outline with all matters reserved. Indicative details have been submitted regarding Access, Layout, Scale, Appearance and Landscaping. These will be further consulted upon by the statutory consultees and this will be used to inform the final design. This application is accompanied by indicative plans and a supporting design statement which details the design journey.

6.1 Access

The proposed access has been assessed and found to be acceptable and the full findings and conclusions are contained within the Transport Statement by Situ8 Ltd, which accompanies this application.

6.2 Residential amenity

We are mindful that there are some concerns over the antisocial behaviour that takes place during the evening in the park and a worry is expressed by adjoining residents that the introduction of more recreational uses such as the skate park will attract more antisocial behaviour. But there is no evidence to support this on the contrary if the park is used by more groups throughout the day and early evening then natural surveillance will control the behaviour to some extent. We will of course take advice from the council officers on additional designing out crime measures which can be taken. The town council is very mindful to make this a safe space for use by all its community members and we will continue to work with the community to seek out ways of reducing antisocial behaviour.

In terms of noise generation from the skate-park and other recreational uses, these will be controlled to a certain extent by landscaped bunding and planting which will help to help mitigate and act as a sound barrier. The Design statement explores this in more detail. Any final design will be informed by a noise survey which will safeguard the amenity of the immediate neighbours.

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7. Conclusions and recommendations

We trust that the information given within this report and the attached plans demonstrate that our client is very keen and committed to providing a viable recreational and leisure upgrade to Park Gerry which meets the needs of the community in the area.

We have endeavoured to take account of all the relevant planning policy and carried out extensive survey work in order to address any potential issue which could be associated with this site. We have proposed a sensitively designed development which takes account of the important national and international land designations together with the local vernacular whilst providing safe circulation and access to the site for pedestrians and vehicles.

We trust that you will support this proposal, and we look forward to implementing the scheme in the near future.

