

## **Open Space Study for Ponsanooth village**

### **1. Introduction**

Attractive, safe & accessible parks and other open spaces contribute positive social, economic and environmental benefits. Open spaces including play areas are valued community assets improving public health, well-being and quality of life, and bringing regeneration benefits to an area. As required by the National Planning Policy Framework 2021 para98, planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative & qualitative deficits or surpluses) and opportunities for new provision. Neighbourhood Planning offers an ideal mechanism to analyse the local area and to identify specific sites for protection and/or improvement, as well as to propose the creation of new provision where necessary.

In July 2014 Cornwall Council adopted the [Open Space Strategy for Larger Towns in Cornwall](#) as interim planning guidance. Following the adoption of the Cornwall Local Plan in 2016, the work has since been refreshed and the same methodology applied across 42 study areas, which have become evidence bases for Neighbourhood Plans and towards a future Supplementary Planning Document (SPD). This document summarises an assessment for Ponsanooth village & Cosawes Park, which analyses the existing level of different types of open space in the study area and recommends provision standards that will govern the levels & type of provision required of developments in the future. The standards can also help in prioritising investment in the open spaces, and identify opportunities for revenue savings, capital income and improving management practices.

### **2. Existing standards**

There are 8 types of green space included in this strategy, which are as follows: -

1. Parks and gardens; Amenity green space; Civic spaces
2. Natural and semi-natural green spaces, Green corridors, accessible countryside in urban fringe areas
3. Public access sports facilities (outdoor): available for community games
4. Children's play area – equipped
5. Provision for teenagers– equipped facilities
6. Allotments, community gardens, and city (urban) farms
7. Cemeteries and churchyards
8. School pitches and outdoor sports club facilities (No or limited public access)

*For further information see Appendix 1*

The provision standards set cover the following:-

- **Quantity** – m<sup>2</sup> of each type per local resident
- **Accessibility** – this is the maximum distance that a resident should be expected to have to walk (radial measurement). Consideration is given to barriers to access such as waterways, main roads and rail lines.
- **Quality** – this relates to the design, the multifunctionality and the significance of an open space. It may be derived from a quality audit, and will have a bearing on both the management of the open space, as well as the type and level of provision & features required.

### 3. Existing provision

All spaces as described were identified and mapped – see **Map1 and Table 1**.

Please note that some parcels of land do not meet minimum sizes, which are necessary to distinguish usable space for recreation from landscaping and verge. See Appendix 1 for further details, which in most cases is 500m<sup>2</sup>. This is why the enclosed area of land Adjoining 33 Trevonnen Road cannot be included as a type 1 (amenity) space, whilst the proximity of houses precludes the introduction of play equipment to make it a type 4 (children’s equipped play) space.

<b>Table 1 – Open Spaces as identified on Ponsanooth Map1</b>		
<b>Site name</b>	<b>Type</b>	<b>Area (sqm)</b>
Sampson Gardens	1	854
Cosawes Park	1	1058
Ponsvale Amenity	1	1272
Ponsanooth Playing Field– current size <i>[Potential to decrease if pitch expanded]</i>	1	6172 <i>[5117]</i>
CWT Kennal Woods	2	73811
Behind Community Centre nr Ponsanooth Playing Field	2	680
Ponsanooth Playing Field current pitch <i>[Potential to increase up to U13 11-aside]</i>	3	2256 <i>[3312]</i>
Ponsanooth Playing Field play areas	4	690
Ponsanooth Playing Field - Youth facilities	5	305
Chyenhall Burnthouse Allotments	6	39083
Ponsanooth Methodist churchyard and cemetery	7	3617
St Michaels and All Angels churchyard	7	1139
Kennall Vale school sports court	8	596

The existing level of provision as shown in table 2 (column 2) provides a comparable value by dividing the total area of each type by the existing population (estimated at 1283), which is then compared with the averages for similar smaller settlements in Cornwall (column 3).

The key observations of the existing provision as shown in table 2 are as follows: -

- Whilst the level of **type 1 (amenity)** is quite typical, the planned increase in the type 3 sports pitch would reduce this down to a moderately low 5.48m<sup>2</sup> per person.
- The level (per person) of **type 2 (natural) space is relatively high**, but only as a consequence of Kennall Vale Nature Reserve, the majority of which falls outside of the parish boundary. It is privately owned and only leased to Cornwall Wildlife Trust.
- The level of both **type 3 public** and **type 8 outdoor sports space is very low**, and even with an expansion of the Playing Field pitch to U13's, it would still only be 23% of what we typically find in larger settlements than this one. Whilst residents are likely to drive to Penryn, Falmouth or Redruth to use facilities there, we are aware of deficiency problems in these areas too.
- Whilst there is not a **type 6 allotment** within the study area, the Chyenhall Allotments at Burnthouse is **more than adequate** to not only serve the population of all of Ponsanooth Parish, but also that of Penryn, Mylor & Mabe parishes

#### 4. Community consultation

Consultations on open space provision were undertaken countywide as part of the development of standards for the larger towns, and the feedback has contributed to the understanding of future needs. In line with the studies undertaken elsewhere in the county, local stakeholder consultation forms an important component of the evaluation. This allows the incorporation of a level of technical detail not possible with general public consultation, whilst ensuring the feedback can be fed directly into the conclusions and standards setting.

Questionnaires were completed by the Ponsanooth Neighbourhood Development Plan Group (PNDP), the Parish Vision Working Group (PVW) and the Ponsanooth Playing Field Association (PPFA), which are collated at Appendix 2. Sites identified as potentially missing from the study (qu.7) did not meet the assessment criteria and have not been added.

Table 2 proposes future quantity standards for the area as a whole (column 4), based upon this feedback and an estimated increase in population of 58 (25 new dwellings by 2030) and associated spatial contributions required from future developments (column 6).

<b>Table 2. Existing &amp; proposed provision of all open space in Ponsanooth (village)</b>					
<b>Typology</b>	<b>Existing provision (m<sup>2</sup>/person)</b>	<b>Average /median for smaller Cornish settlements -m<sup>2</sup>/person</b>	<b>Future quantity provision standard - m<sup>2</sup>/person</b>	<b>Existing requirement based upon distribution or actions recommended</b>	<b>Minimum quantity needed for new housing (m<sup>2</sup> per dwelling)</b>
<b>1. Parks, amenity</b>	6.30	6.44	5.61	Lack of playable space in east of village	12.91
<b>2. Natural space</b>	58.04	37.68 (median)	55.55	Increase GI into small pocket spaces	Off-site enhancement & access only
<b>3. Public sport</b>	1.76	2.79	2.47	Increase playing field pitch	5.68
<b>4. Children's Equipped Play</b>	0.54	0.63	0.70	Cosawes	1.61
<b>5. Teen provision</b>	0.24	0.19	0.25	Consult young people	0.58
<b>6. Allotments</b>	0	1.17	0 – Burnthouse site sufficient	Introduce community food growing into small pocket spaces	0
<b>7. Cemeteries</b>	3.71	3.93	Assumes no increase within town boundary		0
<b>8. School pitches &amp; clubs</b>	0.46	10.19	Requires increased availability to community.		
<b>Total</b>	<b>71.04</b>	<b>63.01</b>			
<b>Total for 1 – 6 (standards apply)</b>	<b>66.87</b>	<b>48.90</b>			

## **5. Accessibility & quality provision**

Accessibility and quality provision standards (as defined in sect 2) were adopted for the larger settlements (see table 2), using four hierarchies that relates to the strategic significance of the space – i.e. the size of community the open space would potentially serve. In most cases this is not applicable & realistic at this scale of settlement. Instead, these are condensed into two, based upon potential quality. Rurality, topography, difficulty walking outside of the area and the feedback from the consultations, have been combined in recommending the standards as appear in table 3.

**Table 3. Proposed open space accessibility standards for Ponsanooth**

Type of open space	Proposed accessibility standard ('as crow flies') depending on open space quality		Min size new (m <sup>2</sup> )
	Higher value	Low value (Neighbourhood 2)	
<b>1. Parks, amenity</b>	720m	500m	1000
<b>2. Natural space</b>	860m	700m	1000
<b>3. Public sport</b>	No limit	NA	10000 (1Ha)
<b>4. Children's Equipped Play</b>	750m	600m	500
<b>'Playable space' of any of the above types</b>	All housing to be no further than <u>330m</u> from at least one open space suitable for children's informal play		500
<b>5. Teen provision</b>	1000m	720m	500
<b>6. Allotments</b>	No limit providing access from village	NA	2500
<b>Proposed quality standard</b>	Fair/good	Fair	

## 6. Design principles for new open space as part of developments

The standards in table 2 & 3 will apply to the Ponsanooth study area as a whole, new development should be assessed for its proportional impact and the on-site requirement based on local future needs. In some cases, new provision may not be viable or necessary within the development boundary (e.g. types 4 (play equipment) & 5 (youth facility)), but an improvement in quality will be needed to mitigate for the additional population. Developments will be required to meet their share of the costs with off-site contributions (through Section 106 or Community Infrastructure Levy (CIL) payment), which will be required for investment in local open space improvements, such as play enhancements. Further investment through local partnerships may be required to supplement the improvements, depending on where they take place.

The green infrastructure network, of which open space is a part, should be designed at the outset, and where possible should promote sustainable access to key local open spaces. Equally open space must in the future provide a greater degree of multifunction with regards to biodiversity, connectivity and hydrology. The Open Space Strategy for Larger Towns in Cornwall contains a set of design principles that relate primarily to the open space function, and it is recommended that their use be extended to the rest of the county.

## **8. Open space provision summary**

Through an evaluation of existing open space provision in the Ponsanooth study area, provision standards have been developed for the quantity, accessibility and quality of six different types of open space required as part of any town or neighbourhood plan. Locations, design principles and types of provision are identified, along with the means of delivering these standards through new development and local partnerships. The work should be updated and reviewed every few years to remain robust & up to date (National Planning Policy Framework 2021 (para98)).

### **Appendix1 - Open space type definitions**

<b>Open Space Type &amp; Ref No.</b>	<b>Planning Policy Guidance PPG17 typology</b>	<b>Category descriptions likely to be found in Cornwall</b>	<b>Unless adjacent other OS, min. size of space (m<sup>2</sup>)</b>
1. Parks and gardens; Amenity green space; Civic spaces	<p>Parks</p> <p>Amenity green space</p> <p>Civic Spaces</p> <p>Public gardens.</p>	<p>Urban parks, 'recreation grounds', 'King George V playing fields' or any decent 'playing fields' with multiple formal uses other than sport. Could contain equipped play areas. Millennium Greens.</p> <p>Informal recreation spaces, landscaped &amp; managed (formally rather than natural) green spaces in and around housing, hospitals, colleges &amp; public buildings. Village greens. Safe, non-equipped 'playable spaces'.</p> <p>Civic and market squares and other hard surfaced areas designed for pedestrians.</p> <p>Highly formalized public gardens, comprising floral displays, seating.</p>	<p>&gt;1000</p> <p>&gt;500 (reduced from 1000 for larger settlements)</p> <p>&gt;500 These are sometimes relatively small, but highly strategic</p>
2. Natural and semi-natural green spaces, Green corridors, accessible countryside in urban fringe areas	<p>Natural and semi-natural green spaces</p> <p>Green Corridors</p> <p>Accessible countryside in urban fringe areas</p>	<p>Land that is <b>open to the public</b> that is predominantly managed for nature conservation. Publically accessible nature reserves, woodlands, urban forestry, scrub, heath, grasslands (e.g. commons and coastal), wetlands, open and running water, reservoirs, heritage mine workings and derelict open land and rock areas (e.g. cliffs, quarries and pits). Country Parks – Tehidy &amp; Kitt Hill. Accessible beaches down to Mean Sea Level. Unlike other typologies the majority of the space will <b>not</b> receive regular short grass mowing. Long established &amp; permanent grasslands managed for meadow flora through one or two crops per year or by natural or livestock grazing, accessible beyond any PROW.</p> <p>Riverside and other narrow strips of land associated with public access, bridleways, cycle ways, national trails, former tramways and rights of way.</p> <p>Generally agricultural or private natural space adjoining housing areas where informal recreation has been established and permitted for at least five years. This is more than a mere public right of way across land. It implies that the public may roam &amp; play throughout the land as long as they adhere to the Countryside Code.</p> <p>Safe, non-equipped semi-natural 'playable spaces'.</p>	<p>&gt;1000</p> <p>&gt;500</p> <p>&gt;1000</p> <p>&gt;500</p>

Open Space Type & Ref No.	Planning Policy Guidance PPG17 typology	Category descriptions likely to be found in Cornwall	Unless adjacent other OS, min. size of space (m <sup>2</sup> )
3. Public access sports facilities (outdoor): available for community games	<p>Outdoor sports facilities (with natural or artificial surfaces and either publicly or privately owned)</p> <p>* Here separated based upon accessibility for general public</p>	<p>Seasonal and fixed spaces that are formally used for junior or adult sports leagues and are openly accessible to the public (fees may apply). Outdoor gym equipment. Natural or artificial surfaces and either publicly or privately owned - including tennis courts, sports pitches, athletics tracks and other outdoor sports areas, which may be used for informal recreation when not in sporting use. Public access should be interpreted as available for community use for appropriate sports matches. It might <b>not</b> necessarily mean that the sports ground can be accessed by others for informal uses e.g. dog walking.</p> <p>Very often these facilities are located within parks or recreation grounds (typology 1), in which case only the formal pitch should be distinguished in this category.</p>	>500
4. Children's play area – equipped	Provision for children	Public areas specifically laid out for children's play either comprising landscaping or equipment to provide a range of play opportunities. Free access playgrounds and Adventure Playgrounds (e.g. Gwel-An-Top, Redruth).	No minimum for existing. Usually, but not always, part of other open space. In future minimum of 500m <sup>2</sup>
5. Provision for teenagers– equipped facilities	Provision for teenagers	Public areas specifically laid out for young people such as multi-use games areas (MUGA), wheeled sports & skate parks, outdoor basketball hoops, and informal 'hanging out' areas or teenage shelters. Extreme play equipment aimed primarily at 12-17yrs age group.	No minimum for existing. Usually, but not always, part of other open space. In future minimum of 500m <sup>2</sup>
6. Allotments, community gardens, and city (urban) farms	Allotments, community gardens, and city (urban) farms	Local authority or privately operated allotments, community orchards. Permaculture and community food growing initiatives.	<p>Non-standard small plots &amp; access: &gt;300m<sup>2</sup></p> <p>In future minimum of 2500m<sup>2</sup></p>



Open Space Type & Ref No.	Planning Policy Guidance PPG17 typology	Category descriptions likely to be found in Cornwall	Suggested size threshold. Unless strategically significant the minimum size of space (m <sup>2</sup> ).
7. Cemeteries and churchyards	Cemeteries and churchyards	Operating & closed graveyards, cemeteries, gardens of remembrance, church grounds, woodland burial land.	>1000
8. School pitches and outdoor sports club facilities (No or limited public access)	<p>Outdoor sports facilities (with natural or artificial surfaces and either publicly or privately owned)</p> <p>* Here separated based upon accessibility for general public</p>	School playing fields, golf courses, bowling greens and private sports clubs with limited public (non-member) access. Includes facilities on military bases, college campuses and private institutions. Any land or portions of land associated with a school used for the provision of sporting, academic or extracurricular programs outdoors, which often includes other facilities, including playgrounds and recreational places.	>1000

## **Appendix 2 – Results from Survey to support the development of local open space standards**

Questionnaires were completed by the Ponsanooth Neighbourhood Development Plan Group (PNDP), the Parish Vision Working Group (PVW) and the Ponsanooth Playing Field Association (PPFA). Reference was made to existing levels as outlined in Section 3; responses are collated below.

### **1. The level of strategic parks, amenity & civic areas**

(PVW & PPFA): The existing areas should be improved to meet the needs of new & current residents rather than create new space

(NDP): We need more accessible recreational space with surfaced footpaths, level areas for informal games and for exercising of dogs

None agreed that they should be reduced or that the level is fine as other spaces (e.g. the sports pitch and graveyards) make up for the shortfall

### **2. The level of natural open space**

(NDP & PPFA): This level is fine, no new sites are needed just better management and improved access

(PVW): Climate change and connection to nature was a cross-generational theme for people engaged via the Vision working group. The nature reserve is great but gets very busy. People don't feel safe connecting into nearby green space (footpaths, bridleways) due to having to walk down country lanes with fast traffic. Existing small pockets of space could be used more creatively.

None agreed that the nature reserve is too remote to people in the east of the village, and an additional accessible nature area is required, even though there will be an associated cost to maintain it.

### **3. The level of outdoor pitches in the area**

(NPD & PPFA): The proposed expansion of the sports pitch at Ponsanooth Playing Field is adequate

(PVW): Provision of accessible space for residents is very limited. Given its size, the school is reasonably served, but unfortunately these facilities are not available for residents. The deficiency is perhaps more around the accessibility of existing space rather than a total deficiency.

None agreed that these areas are costly to maintain and should be delivered through private enterprise, or that no changes are needed as nearby towns meet the shortfall, or that the level should be increased significantly.

### **4. The level of provision for children's play (equipped)**

(NDP): There is not enough quality equipped provision for children and a new facility is needed to serve another part of the village

(PVW): The provision at Ponsanooth Playing Field has been enhanced recently and is more than adequate for residents.

(PPFA): More play equipment on the existing field would be desirable

None agreed that equipped play provision could be reduced or that future investment should concentrate on natural play opportunities only, rather than expensive equipment.

## **5. The provision for young people (teenagers)**

(NDP & PVW): There is not enough for young people to do and different facilities are required

(PPFA): Reference made to a proposed youth club inside the Krowji Building, which would not meet this public open space criteria

None agreed the facilities are underused and could be reduced or that some minor additions would be sufficient to cater for different teenage interests

## **6. Allotments (nearest facilities at Burnthouse)**

(NPD & PPFA): There are adequate allotment plots in the parish to accommodate future demand

(PVW): Community food growing was mentioned as part of community engagement, this would work best in a village location

None agreed that a new allotment site is needed in the village.

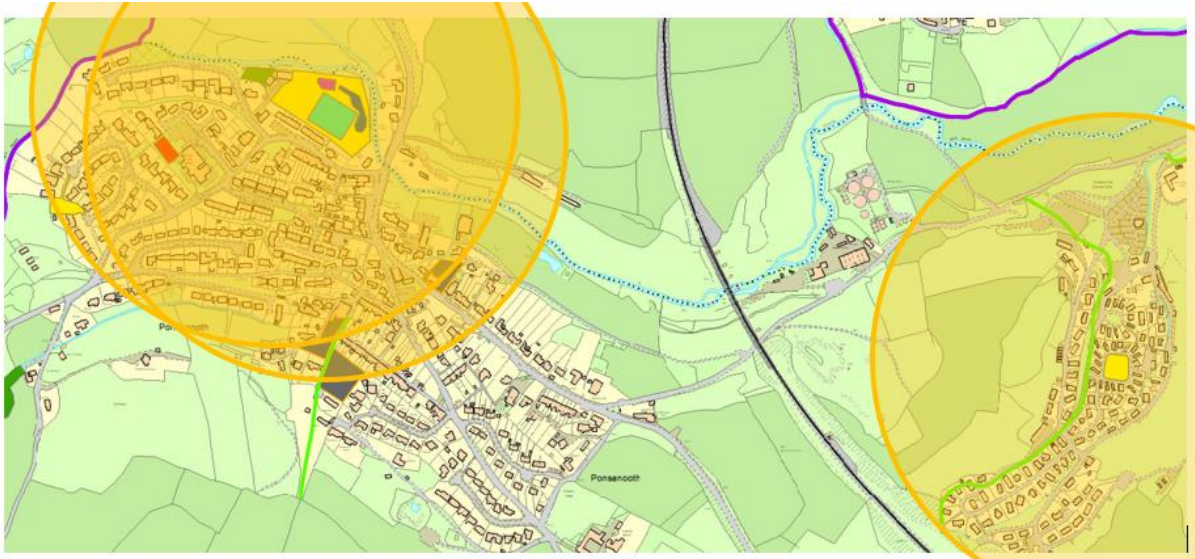
## **7. Suggest sites potentially missing from assessment**

- i. Trevonnen, Fuse Works – *[assessor response – too small]*
- ii. Devichoys Woods – *[assessor response – outside of study area, but some value to residents at Cosawes]*
- iii. Flat area opposite (north of) Cosawes Estate – *[assessor response – private land and might not address any existing deficiencies]*

## **8. (Ac1) Access to playable spaces**

(NPD & PVW): Agreed that the accessibility distance of upto 330m as indicated by the map below was a reasonable reflection, but (NPD) considered road crossing or surveillance improvements were needed.

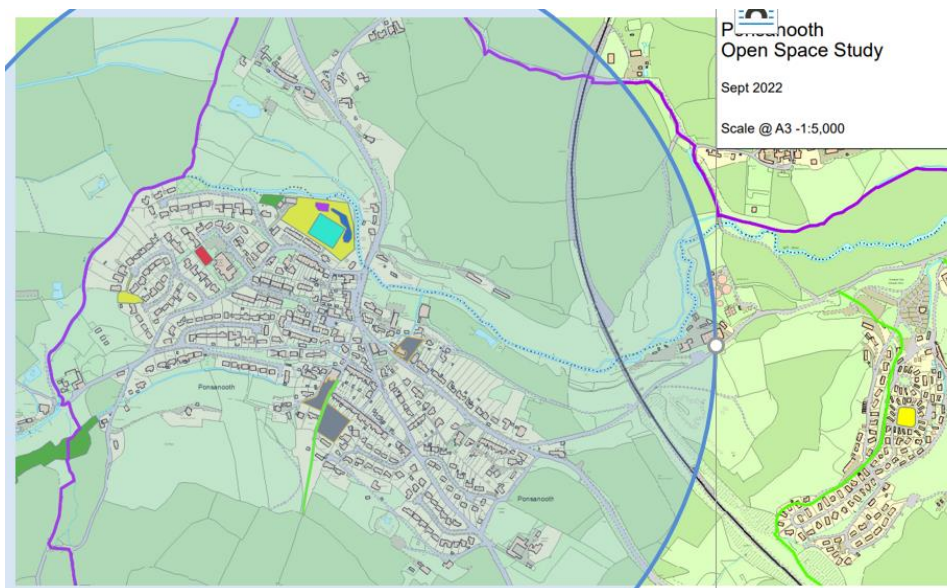
(PPFA): Increase catchments. Children can easily walk further.



None agreed that the catchments should be reduced to allow for the steepness of the hill gradient

## 9. (Ac2) Access to strategic equipped play spaces for children

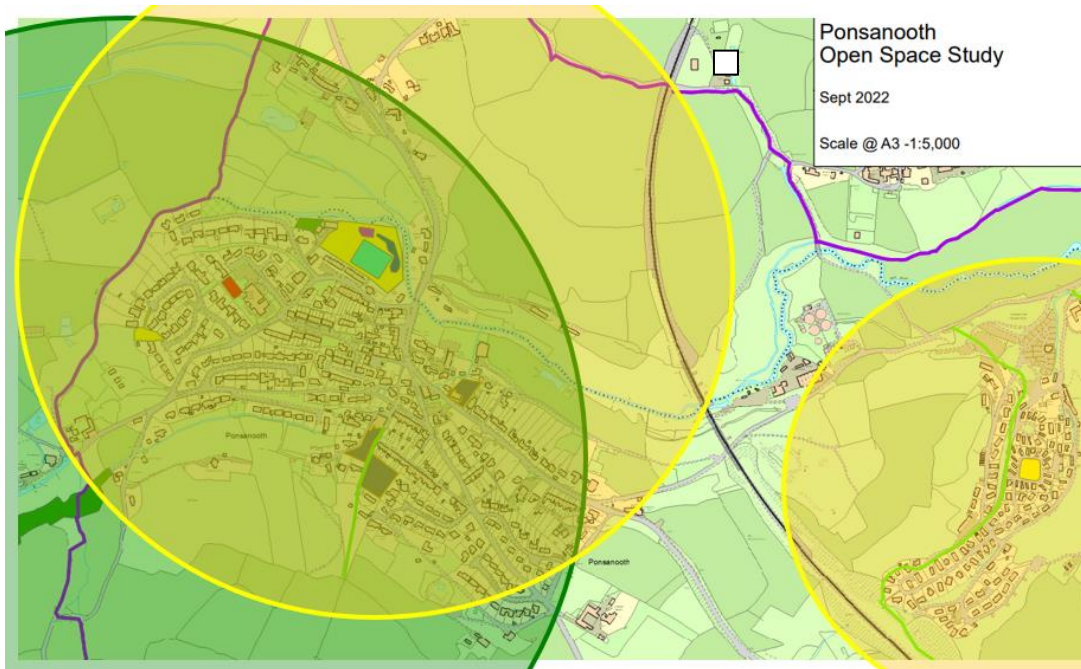
(NPD & PVW & PPFA): Agreed that the accessibility distance of upto 750m as indicated by the map below was a reasonable reflection



None agreed that better promotion & signage was needed should be reduced to allow for the steepness of the hill gradient

## 10. (Ac3) Access to type 1 (amenity) and type 2 (natural) open space

(NPD & PVW & PPFA): Agreed that the accessibility distances as indicated by the map below were a reasonable reflection, but (PVW) better permissive paths & public rights of way are needed



None agreed that catchments ought to be reduced or that more accessible recreational space to the east of the village was needed.

**11. (Q11) Which type of open space is the highest priority for investment in the study area?**

(NPD & PVW): Type 5. Equipped youth facilities

(PPFA): Type 1. Park, amenity, civic space, playing field

**12. (Q13) Policy on open space provision**

All agreed with existing policies placing an emphasis on improving existing strategic open spaces before creating new ones.

**13. (Q14) What open spaces (anywhere in Parish) should be prioritised for additional investment in the near future based upon their strategic value? And why?**

- i. Improve existing facilities including Trevonnen, the wild area across river
- ii. Ponsanooth Playing Field - level access, parking, adjacent to a building with changing rooms. Investment not just capital though, support needed to maximise existing facilities e.g. adult football; working with school to enable residents to benefit from facilities out of school hours (appreciate PFI but this cannot be insurmountable) Field is also well located on edge of village so noise from activities has minimal disruption.
- iii. Smaller pockets of land could be rejuvenated with relatively small investment, e.g. micro orchard planting; wild flower planting; seating areas - the important of climate change and nature was important for all generations
- iv. Kennall Vale Woods although they are just outside our Parish boundaries.
- v. The PC have acquired/are acquiring open space at Trevonnen and a smaller area at Forth an Cos, which will be very valuable additional areas of recreational use