

## **Fowey Open Space Study**

### **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 part of the preparation of the Cornwall Local Plan, Cornwall Council must ensure appropriate protection of open space, as well as the creation of new provision where necessary, as part of the development proposals.

In July 2014 Cornwall Council adopted the [Open Space Strategy for Larger Towns in Cornwall](#) as interim planning guidance pending adoption of the Cornwall Local Plan, when it will follow the process to become a Supplementary Planning Document. This document follows on from that work, rolling out the same methodology to an assessment for Fowey, which was not one of the towns covered in the above document. This report summarises the conclusions of an assessment of the existing level of different types of open space in Fowey and recommends provision standards that will govern the levels & type of provision required of developments in the future. The standards will also help in prioritising investment in the open space assets of the council and its partners, 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:

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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 2*

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** – derived from a quality audit to influence both the management of open spaces, as well as the type and level of provision & features required on new or enhanced spaces.

### 3. Existing provision

All spaces as described were identified and mapped for the Parish– see **Map1 [A3]**. Minimum sizes apply, which in most cases is 1000m<sup>2</sup>. The existing level of provision as shown in table 1 (column 2) provides a comparable value by dividing the total area of each type by the existing population (estimated at 3411) compared with national guidance and the averages for Cornwall's key growth towns (column 3). The table also proposes future quantity standards for the parish as a whole, based upon an estimated increased population of 4101 (by 2030).

The key observations of the existing provision as shown in table 1 are as follows:-

- **The level of parks & amenity (type 1 open space) is very low**, and is a quarter of the average of the larger towns. 40% of the apparent shortfall is due to higher levels of other uses on the key strategic park (Squires Field), such as formal sports pitches & play area.
- **The level of natural open space (2)** is very high on account of the large coastal area.
- The level of outdoor sports when combined (public (3) and private sports space (8)) appears lower than the larger town average, but this is mostly on account of there not being a golf course in the immediate area. **An analysis of sports pitches alone indicates a higher than average provision.**
- **Higher than average level of children's play (4)**, but **no youth provision (5)**
- **High level of allotment (6) provision**

*For list of sites and areas see Appendix 1*

<b>Table 1. Existing &amp; proposed provision of all open space in Fowey</b>					
<b>Typology</b>	<b>Existing provision (m<sup>2</sup>/ person)</b>	<b>Average/ median for larger Cornish towns - m<sup>2</sup>/person</b>	<b>Recommended future quantity provision standard town wide</b>		<b>Existing requirements based upon an assessment of distribution (see table 2)</b>
<b>1. Parks, amenity</b>	2.36	8.74	Modest increase & invest in existing	4.04	West
<b>2. Natural space</b>	177.8	17.01 (median) (28=ave.)	Existing more than sufficient to meet future needs	148.7	
<b>3. Public sport</b>	10.33	2.88	Increase capacity	18.6 - ty8	Invest in existing
<b>4. Children's Equipped Play</b>	0.76	0.5	Some consolidation possible	0.64	Good existing distribution
<b>5. Teen provision</b>	0.00	0.13	Create new	0.21	
<b>6. Allotments</b>	2.18	1.18	Existing likely to meet future needs	2.18	NA
<b>7. Cemeteries</b>	2.95	2.78	NA	2.95	Assumes no increase within town boundary
<b>8. School pitches &amp; clubs</b>	12.84	27.84		18.6 - ty3	
<b>Total</b>	<b>209.25</b>	<b>61.07</b>		<b>176.5</b>	
<b>Total for 1 – 6 (standards apply)</b>	<b>193.46</b>	<b>30.45</b>		<b>167.4</b>	

#### **4. Community consultation**

Consultations on open space provision were included with the Core Strategy Surveys (Jan 2012) and a countywide survey was undertaken through the Cornwall Conversation later in the same year. 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. These consultations are to be undertaken next, after which the recommended standards can be refined.

An assessment of sports pitch provision in 2009 was based upon consultations with sports clubs, schools and other leisure stakeholders on current trends in demand. It identified a current latent demand for 1 additional senior and 1 youth football pitch in the St Blazey, Fowey & Lostwithiel network area. It also recommended that the capacity of Lankelly Farm be increased to reduce overplay. A review of the playing pitch study is proposed in the coming year. Any new conclusions will be fed into the open space standards when available.

**5. Accessibility & quality provision***Awaiting consultation information***6. Design principles for new open space as part of developments***Awaiting consultation information***7 Open space provision summary***Awaiting consultation information***Appendix1 – List of Open Spaces**

<u>Id</u>	<u>Name</u>	<u>Type OS</u>	<u>Area (sqm)</u>	<u>Owner</u>
397	headland open, space Esplanade	1	1619.8	
401	St Fimbarrus road amenity green	1	1081.0	
410	The Squires Field, Recreation ground	1	5157.0	CC
1295	Caffa Mill 3	1	84.0	
1299	Readymoney roof seating area	1	109.0	CC
395	Ready money woods	2	4741.9	CC
396	St Catherines Castle headland	2	8632.9	
398	Readymoney beach	2	3422.4	CC
400	Beach	2	1446.2	CC
416	Hanson Drive woodland	2	6424.9	CC
1293	Caffa Mill waterside	2	567.0	
1294	Caffa Mill 2	2	164.5	
1296	Woods west of North S	2	124353.4	NatT
1297	Esplanade waterfront	2	1987.5	
1298	Blockhouse waterfront	2	1481.9	
1302	Allday's Fields	2	152266.0	CC (Licenced out)
1303	Gribben Head	2	278257.3	NatT
1351	Polkerris Beach	2	6715.8	
1353	Polridmouth Beach	2	16072.6	
399	Paddling pool	3	138.7	CC
408	Football Pitch, The Squires Field	3	2648.4	CC
409	Football Pitch, The Squires Field	3	4757.3	CC
412	Games Court	3	2930.0	
413	Sports Centre athletics track and multiuse field	3	24765.6	CC (Licenced out)
Var	Squires Field play area	4	2587.0	CC
1185	Hanson Drive Allotments	6	2672.2	
1300	Hanson Drive 2 allots adopted 2013	6	4776.7	FPC
402	St Fimbarrus' Church	7	1598.4	
403	Cemetery	7	8462.4	CC
405	Bowling green	8	1548.3	CC
411	Fowey Primary School	8	2860.1	CC
414	Fowey C College Games Court	8	1467.0	CC
415	Fowey C College Sports Field	8	21302.7	CC
1354	Lankelly Farm, Rugby Playing Field	8	16625.6	

***Appendix2 - Open space type definitions***

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> )
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.</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;1000</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	Natural and semi-natural green spaces	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 & 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 & permanent grasslands managed for meadow flora through one or two crops per year or by natural or livestock grazing, accessible beyond any PROW.	>1000

	<p>Green Corridors</p> <p>Accessible countryside in urban fringe areas</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, and implies that the public may roam &amp; play throughout the land as long as they adhere to the Countryside Code.</p>	<p>&gt;500</p> <p>&gt;1000</p>
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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</p>

<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>	2500m <sup>2</sup> <b>Suggested size threshold. Unless strategically significant the minimum size of space (m<sup>2</sup>).</b>
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)	Outdoor sports facilities (with natural or artificial surfaces and either publicly or privately owned)  * Here separated based upon accessibility for general public	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