

10.4 Community Facilities & Open Space

Policy Justification

- a) The NPPF sets out the social role of the planning system in 'supporting vibrant and healthy communities' through facilitating social interaction, creating healthy, inclusive communities and promoting the retention and development of local services and community facilities such as shops, meeting places, sports venues, cultural buildings, public houses and places of worship. Ensure that developments create safe and accessible environments where crime and disorder and the fear of crime do not undermine quality of life or community cohesion. Places should contain clear and legible pedestrian routes, high quality public spaces which encourage the active and continual use of public areas and high quality open spaces should be protected or their loss mitigated, unless a lack of need is established. Adopt proactive strategies to adapt and manage risks through measures including green infrastructure (i.e. 'a network of multifunctional greenspace, urban and rural'), which is capable of delivering a wide range of environmental and quality of life benefits for local communities.
- b) Cornwall Local Plan includes policies to reduce poverty and social exclusion and provide opportunities for all to participate fully in society and improve health through access to open space and health, recreation and sports facilities. Also, improvement of access to key services and facilities by reducing the need to travel and by providing safe, sustainable travel choices. Provide Open space and green infrastructure which can play an important role in improving health and wellbeing by providing accessible space for recreation. Support Green Infrastructure networks which can be enhanced through the maintenance/improvement of strategic green corridors, provision of enhanced walking and cycling routes and enhancement to ecological networks.

Policy Intentions

- To support existing community facilities (such as village halls, post offices, shops, schools) and encourage multiple use of these to improve their economic and social viability.
- To support the upgrading of facilities to meet new social needs and to provide accessible local support for health care and welfare needs.
- To ensure all public buildings, premises and open spaces have suitable access for all, including those with mobility issues.
- To ensure that Section 106 Agreements and CIL funds which become available from development within the parish are assigned to support the objectives of the policies.
- To protect, maintain and upgrade public open spaces and greenspaces in the parish and identify opportunities to upgrade existing public open spaces, where these exist to provide a range of age, gender and interest specific activities, especially those that support improved physical and mental health.
- To ensure that appropriately sited and designed seating and other play / exercise equipment is included in all new housing development to support health and social interaction.
- To create informal meeting places as a focus to help people get to know/ interact with their local neighbours.
- To create a children's play area in Trewidland village.
- To maintain and support the Public Footpaths of the parish and enhance their use and enjoyment.
- To ensure that safe areas for dog-walking are identified and that these do not lead to conflicts with other users.
- To support the potential of cycle trails eventually linking up with the proposed Looe Valley route.

Policy: Community Facilities and Open Space

CF1: Protect and promote community facilities: Development proposals should retain, promote and enhance essential community facilities village halls, public toilets, post offices, schools, green

spaces and car parking. The loss of community and cultural assets will be resisted unless replacements of better value are provided at an agreed location.

CF2: Development of community health and cultural facilities and services in sustainable locations (e.g. health clinic facilities, allotments, play parks, fitness trails, extensions to cycle trails and sporting facilities, etc) will be supported.

CF3: Facilities to meet the needs of all sectors of the community: Developments should provide continuous even surfaces and kerbs for pedestrians and wheeled users to aid safe mobility around the parish.

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Policy Justification

- a) A substantial level of concern has developed during the NDP consultation on the shortage of places at Dobwalls School. Rapid development in the village has led to siblings of pupils already at the school being unable to secure places and therefore having to be taxied to primary schools in Liskeard or Looe. The school could consider larger class sizes, but there are current absolute limits on student numbers across all age groups and key stages.
- b) It is clear that the community is concerned that further development should not prejudice places for local children and therefore the impact of further development on the need for school places at Dobwalls School would need to be assessed.

Policy: School Places

SC1 Residential development proposals must demonstrate that suitable school places are available at Dobwalls School or Trewidland School (whichever is the nearer) to accommodate any increased need generated by that residential development.

Policy Justification

- a) The CLP provides protection for open spaces through its Policies 12 (Design), 13 (Development Standards), 16 (Health and Wellbeing) and 25 (Green Infrastructure). Moreover, in order to promote healthy communities the NPPF provides for the designation by local communities of 'Local Green Spaces', thereby affording them special levels of protection from unwanted development while permitting improvements that will enhance their amenity value. Local Green Spaces should be demonstrably special to a local community for their recreational value, including playing fields, or for their beauty, tranquillity, historical significance or the richness of their wildlife.
- b) Dobwalls Parish benefits from a number of small areas that are suitable for designation as Local Green Spaces and include:
- Football fields, school field, The Green on Treheath estate, play area off Pendray Gardens, play park at Rowe Court, triangular area at Five Lanes, graveyard, green 'island' in Tremabe Park, grass verges on main road, grassed area around the Memorial Hall and War Memorial, allotments and a skate park at Honey Meadow.
 - Benches are situated at the graveyard, the triangle at Five Lanes, outside the Spar Shop, facing onto Havett Road, at the end of Havett Close and at Twelvewoods roundabout.

Maintaining the openness and accessibility of all these areas will benefit the overall health and wellbeing of the community, as would the provision of benches beside the play equipment and provision of new play and exercise equipment in existing and new developments, with suitable signage to these areas and those already in place. Sports equipment to suit all ages would be beneficial. Additional benches and signposting would be a bonus, as would the provision of a safe dog walking field/area and extra dog bins on already established dog walks in and around the village.

We should support the Cornwall Council initiative of planting trees as part of the County Forest and wildflower planting by not cutting all green areas to the edge. There are in the Dobwalls are significant groups of trees/County Wildlife Sites at Doublebois Wood, Glynn Valley Woods and Graton and Cliver Woods. There are no Sites of Special Scientific Interest (SSSI) in the Dobwalls area.

Trewidland and Doublebois have no public open green spaces, other than the site around the village noticeboard at Trewidland and both villages would benefit from a children's play area, if suitable sites can be found. Trewidland has no Tree Preservation Orders (TPOs). There are significant groups of trees at the entrance to Lowertown Farm and the avenue to Great Trehere. There are also County Wildlife Sites with no implied access, Lean and Tempellow Woods and Quarry Wood. The only SSSI in the Trewidland area is– Rosenun Lane.

Policy Intention

- To protect all qualifying open spaces as described above within the parish, while providing for improvements to them that will benefit the community, by designating them as Local Green Spaces as part of the D&T NDP Greenspace Strategy.

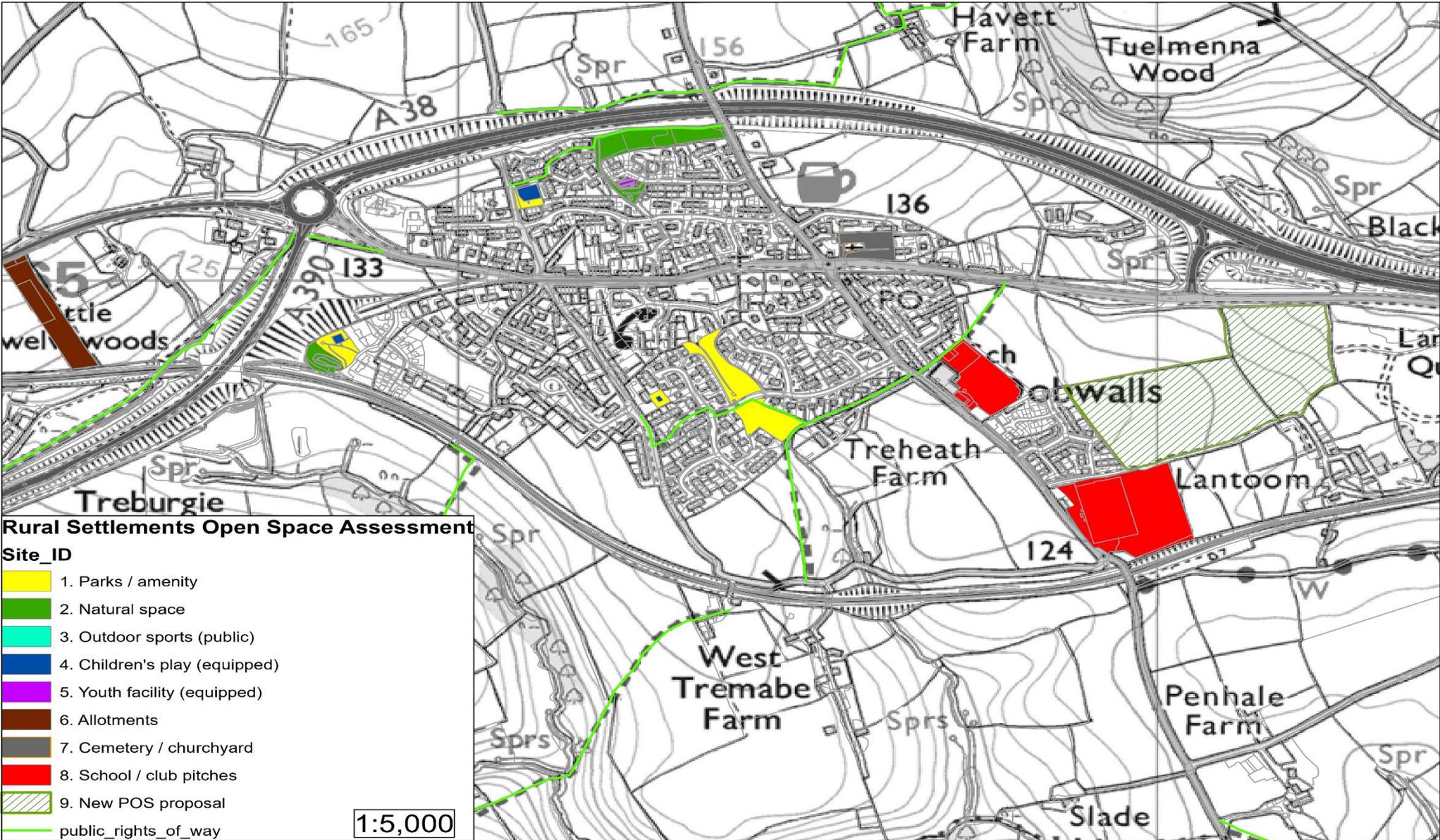
Policy: Local Green Spaces**GS1:**

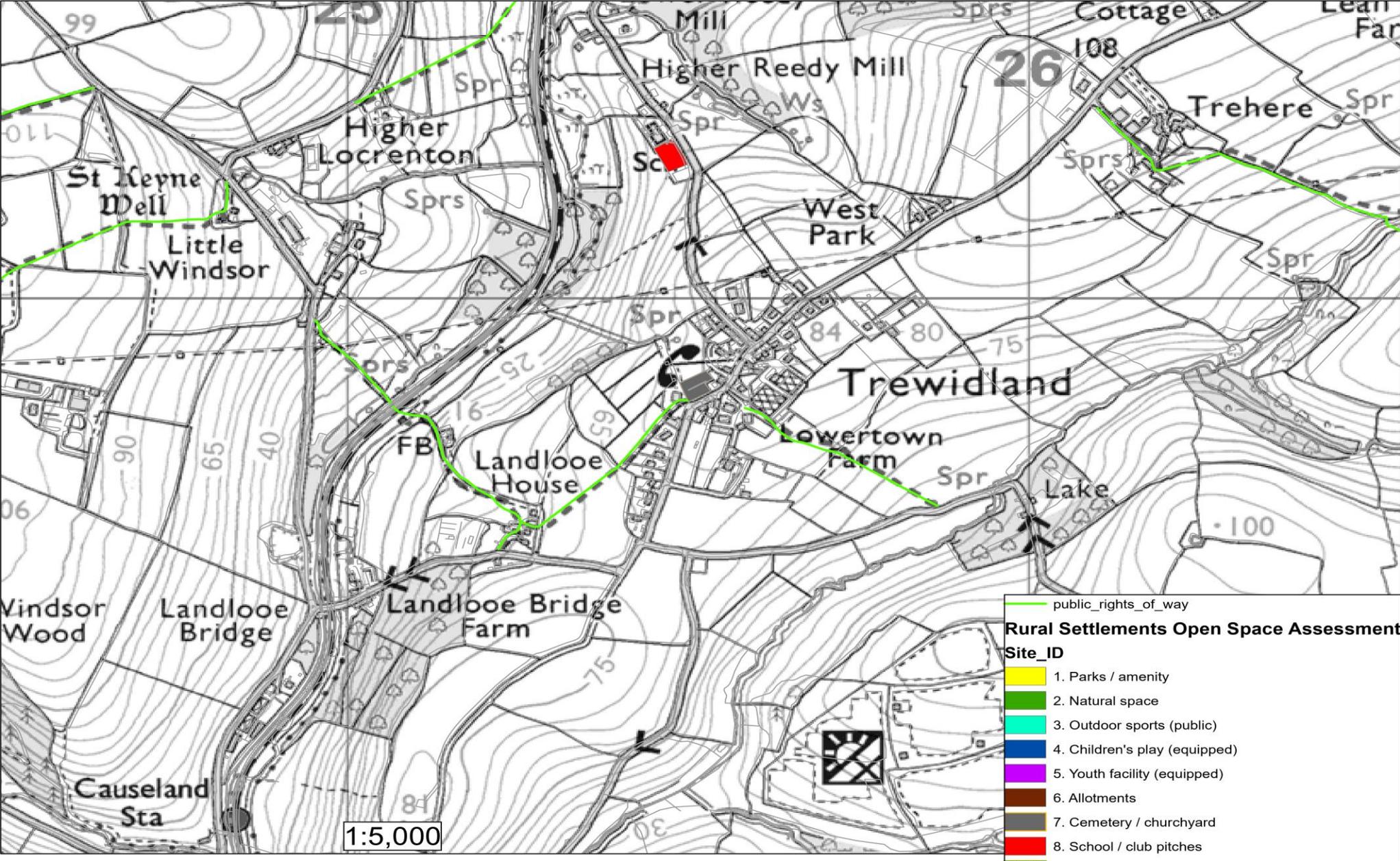
- a) Areas as listed above and shown on the Green Space maps are designated as Local Green Spaces and will be afforded protections accordingly, while permitting improvements intended to increase their amenity value. Development that would result in the loss of the amenity value of any of these areas or that would result in any harm to their character, setting, accessibility, appearance, wildlife or general quality, will not be supported.

- b) As part of the Forest for Cornwall initiative, tree planting in these areas, as an element of any development and to preserve ancient woodland at Doublebois, will be supported.
- c) Access to all Public Rights of Way will be retained and where necessary re-instated.

GS2: New development in Trewidland should provide appropriate green space for a children's play area and community use.

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