

Open Space Strategy

Regulation 14 Pre-Submission Public Consultation document 7th Jan 2021



Dobwalls and Trewidland Neighbourhood Development Plan

D&T Open Space Strategy (draft)

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1. Introduction

The key role of Open and Green-space in relation to the physical and mental health of the parish population – particularly for those with mobility issues and for young and older people in the community – encouraged the D&T NDP Steering group to look more closely at the distribution and nature of open space across the main settlements of Dobwalls, Trewidland and Doublebois.

During 2020 Stuart Wallace of CC carried out an Open Space Assessment of the parish, and the first draft of this document was published in August 2020. A short Questionnaire was circulated in October 2020, and the results fed into these Policy areas.

These established a need for improved open space facilities in all three areas of the parish, and the release of funding for improvements in Dobwalls and Trewidland has now provided an opportunity for further detailed discussions with these communities to help develop a beneficial and appropriate set of resources to support physical and mental health, and social interaction in each of the communities.

All supporting documents and evidence base are available at www.dobwallsandtrewidlandplan.org.uk/ and hard copies can be made available by request to D&T Parish Clerk. These reports also refer the reader to the original source documents from which the evidence base information is drawn.

2. The Importance of Open Space in the D&T NDP development

From the responses to the Initial Household Questionnaire undertaken in the Spring of 2017 by the D&T NDP Steering Group, (see table 1) it became apparent that Open spaces / Footpaths/community facilities/ Landscape and provision for young people were high priorities for people in the parish. With Open spaces, Footpaths and Community facilities ranking top of the priorities for the Neighbourhood Development Plan

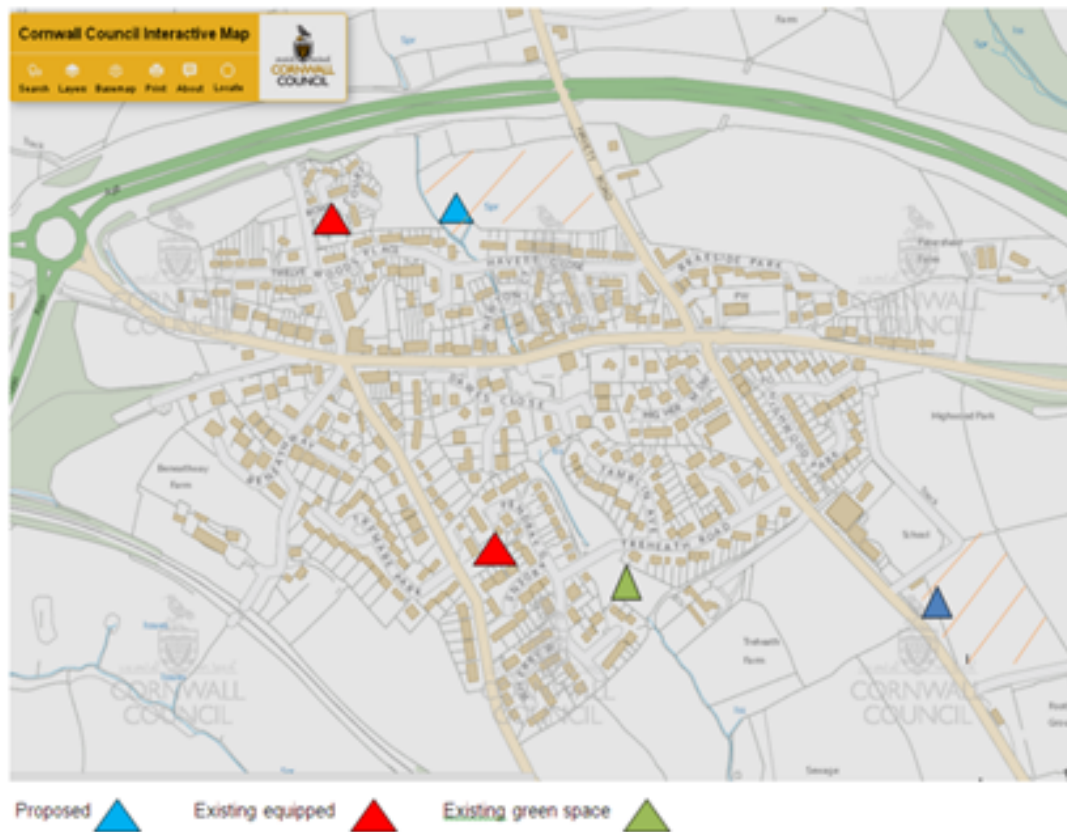
Issue Priorities / levels of importance in Matrix and Comments				
	From tick box matrix	priority	'Important' ticks	from written comments
1	Open spaces, Footpaths Community facilities	top	60 60	+ 13 comments + 14 comments
2	Landscape Provision for young people		57 57	+ 24 comments + 9 comments
3	Health services Type of housing		56 56	+ 9 comments + 5 affordable housing
4	Wildlife Transport, parking and roads		55 55	+ 14 comments + 22 comments
5	Provision for older people		54	+ 4 comments
6	Housing numbers New development location		51 51	+ 6 no more Dobwalls + 4 more please Trewidland
7	Recreation and leisure facilities		50	+ 6 comments
8	Education and skills		46	
9	Economy and jobs		44	
10	Housing design		43	
11	Neighbourhood watch		42	
12	Historic Environment/ Heritage		39	
13	Renewable Energy		29	
14	Second Homes and Holiday homes		27	
15	Tourism	lowest	16	
				+4 Broadband (Trewidland)

Table 1: Matrix of ranked responses to Initial D&T NDP Questionnaire (2017)

The high ranking of health services, recreation and leisure facilities and provision for older people in the community as important concerns emphasised the need for an integrated understanding of Health and Community issues as one of the key areas for the collection of Evidence on which the objectives and policies of the NDP would be based

3. Initial Community Input to Open Space discussions

Dobwalls and Trewidland Parish Council was already aware of several issues relating to the provision and use of open space in Dobwalls, and the lack of public open space in Trewidland. Discussions were already taking place about the best location for children's play equipment and the nature of such provision. The map and comments on Play spaces in the parish was published in September 2016 edition of 'the Villager' parish magazine, after issues were raised at the May 2016 Parish Meeting in Dobwalls.



Play areas in Dobwalls and Trewidland

After the interest shown in the Annual Parish Meeting in May, the plan above shows the location of the existing and proposed play areas in Dobwalls. Several of those at the Parish Meeting were not aware of the play area site behind Pendray Gardens. Issues have also been raised about the provision of seating (for both children and parents) in or near play areas and of the suitability of access which is up steps to the Rows Court playground.

Unfortunately there is no comparable map for play areas in Trewidland. At present local children in the village have no designated play space.

Villager Magazine article and map September 2016

The needs of walkers in the village areas were also regularly raised in comments on the Public Right of Way in the parish, and discussion of the maintenance and accessibility of these important facilities for local people and visitors.

As part of the evidence gathering by the NDP Steering group, detailed surveys were undertaken of both the location and nature of the open spaces and of the PRow in each of the Dobwalls and Trewidland areas.

DOBWALLS GREEN SPACES:	Description and purposes	Quality of facility	Maintained by
Football field, alongside Duloe Road on edge of village	Used regularly for matches by adults and junior teams. No general public access. Stand and new meeting room facility.	Excellent	
School field alongside school, Duloe Road	Used regularly by school. Play facility. Wildlife area. Racing track etc.	Excellent	
'The green' in centre of Treheath Housing.	Popular open, grassed area with road running through it. Groups of well-established trees on one side of the road and groups of boulders on the other. Stream borders part of the green.	Well kept.	
Play Area, off Pendray Gardens	Infant swings and rocking horse on Rubberised soft surface. Large area of grass bordered on 3 sides by houses and the telephone 'exchange' on the 4 th side. Rarely used	Poor. Equipment out of date. Grass rarely cut. No signs at access path	
Play Park, Rowe Court.	Variety of play equipment. Popular with variety of age groups. No signage. Poor access for prams/disabled/maintenance vehicles	Good	
Triangular area on corner of Main Road and old Lostwithiel Road	Planted with shrubs by gardening Club. Small area with easy, ramp access to bench.	Very Good	Gardening Club
Graveyard beside Church	Graveyard 80% full, well kept, open access.	Very good	
Green 'Island', Tremabe Park	Not used	Good	
Grass verges alongside Main Road	Daffodils, young trees in places.	Good, regularly cut	
Grassed area – outside memorial hall and around war memorial	Maintained by memorial hall committee		Memorial Hall Committee
Allotments	Owned by Paula Jay who is the daughter of Geoffrey Harris who owns the tyre company in Liskeard. 07411420715		
Skatepark, Honey Meadow	Maintained by Pearce Homes?		
Benches	1. Grave yard 2. Triangle, Five lanes 3. Outside of Spar shop 4. Facing onto Havett Road 5. at end of Havett Close		
County Wildlife Sites	Doublebois Wood CN4.12 Glynn Valley Woods NC/CN4.9 Graton and Cliver Woods CN 12.8		
Sites of Special Scientific interest	none		

D&T NDP Evidence base GreenSpace analysis for Dobwalls 2017



Triangle Area

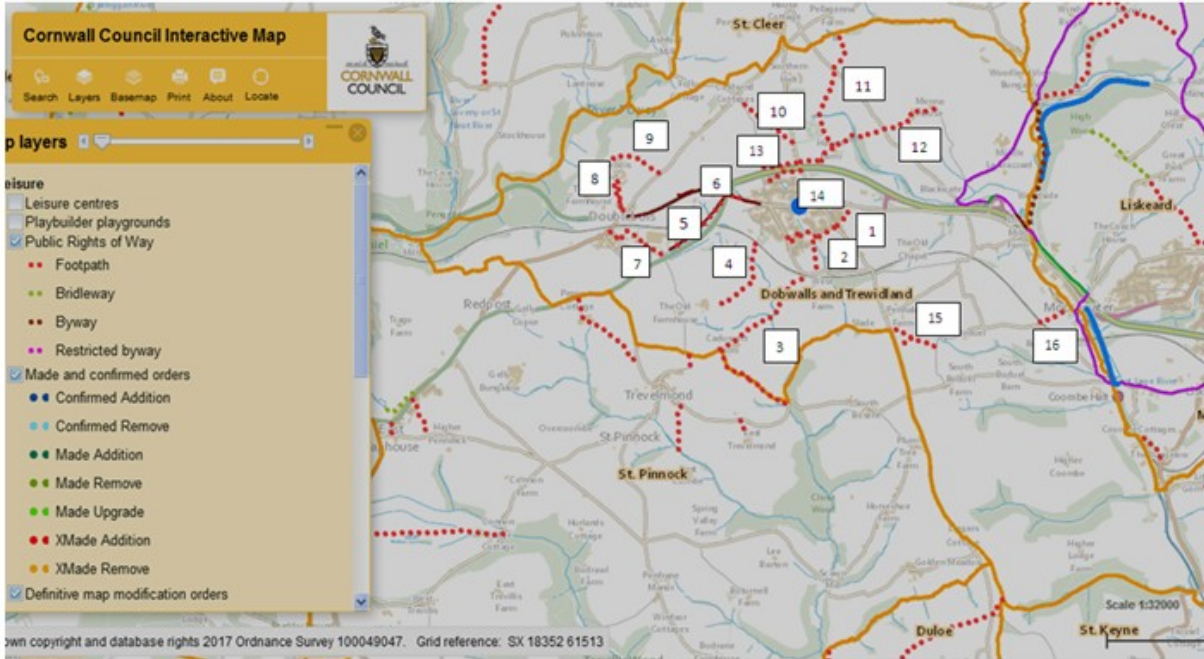


Pendray Play Area



Lower Treheath 'Green'

DOBWALLS



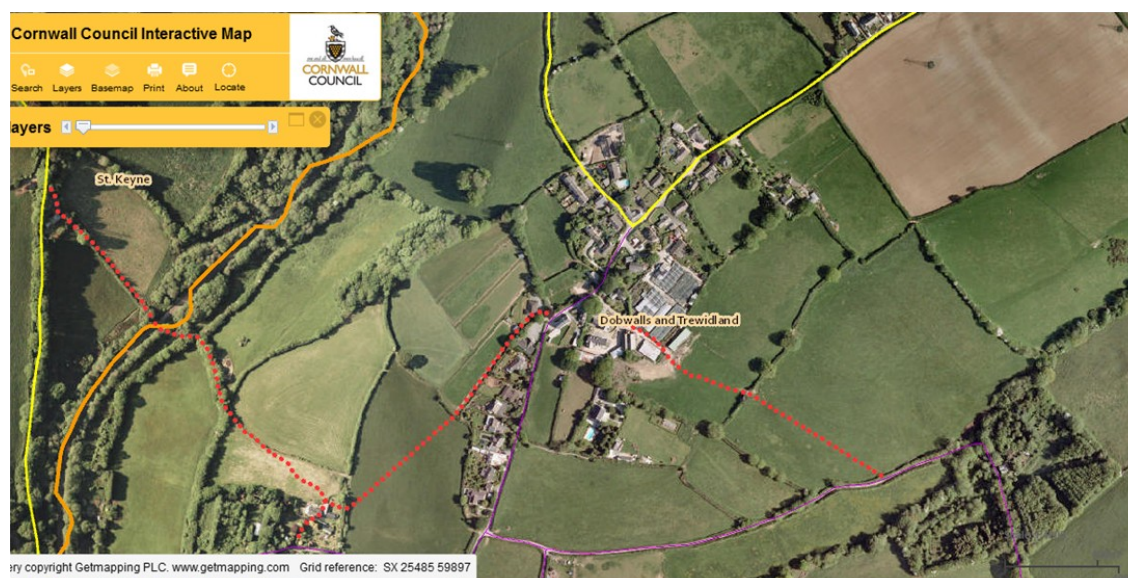
The table below identifies each of the currently used footpaths in the Dobwalls area, and gives the Cornwall Council code, designation, current condition, and responsibility for maintenance of each route. This section of the parish also includes a short section of the Caradon Multi use Trail.

D&T Neighbourhood Plan: Green Infrastructure Audit November 17

Key	Public Footpaths Dobwalls	Condition	CC code	designation	Maintained
DF1.	From Lantoom cottages [stile] on main road to school	[blocked access at school]	607.27.1	Gold	
DF2	From school along track leading to Trebeath Farm and then across field to Trebeath lane [stile and sign]		607.10.1	Gold	
DF3	From Bridge End House [no sign] across field [sign on post] down to stream [geo box] across stream, up across fields to back of Cadyscott [blocked access on track], left after farm along track and the path to join road to Bosant farm.		607.19.1 633.7.1 633.7.2 633.7.3	Silver	
DF4	From lane leading to Bengathway Farm, down under railway bridge, across field to stream [stile], then up across fields to Trebeath Farm		607.7.1	Silver	
DF5	Footpath in front of Trebeath Water houses and onto roundabout. Cross main road from Lostwithble [centre bollards] and footpath leads back to village		Not registered Pre bypass		
DF6	Footpath/ cycle path from roundabout to Doublebois.		Not registered post bypass		
DF7	From Doublebois to Trebeath Water		607.6.1 and 2	Bronze	
DF8	Internal path in Doublebois Park		607.17.1	Bronze	
DF9	From Goldwind Lane to Doublebois Court		607.15.1	Bronze	
DF10	From Havett lane to Goldwind		607.14.1	Silver	
DF11	From Havett road, to Havett Farm and thence to Bodewy farm		607.12.1 and 2	Gold	
DF12	From Havett Farm to East Tuelmenna		607.13.1	Gold	
DF13	From Havett road parallel with by-pass to join old road leading to 'Goldwind', now a dead-end track [overgrown/ impassable]	Overgrown and impassable	Not designated post bypass		
DF14	From Rowe Court to Havett Road, through Honey Meadow and past Skate Park.		Not designated post bypass		
DF15	Bodewy farm to north Boduel lane		607.26.1 & 2	Silver	
DF16	Moorewater works to North Boduel lane		607.20.1	Silver	

Evidence base analysis of Public Rights of way in the Dobwalls area 2017



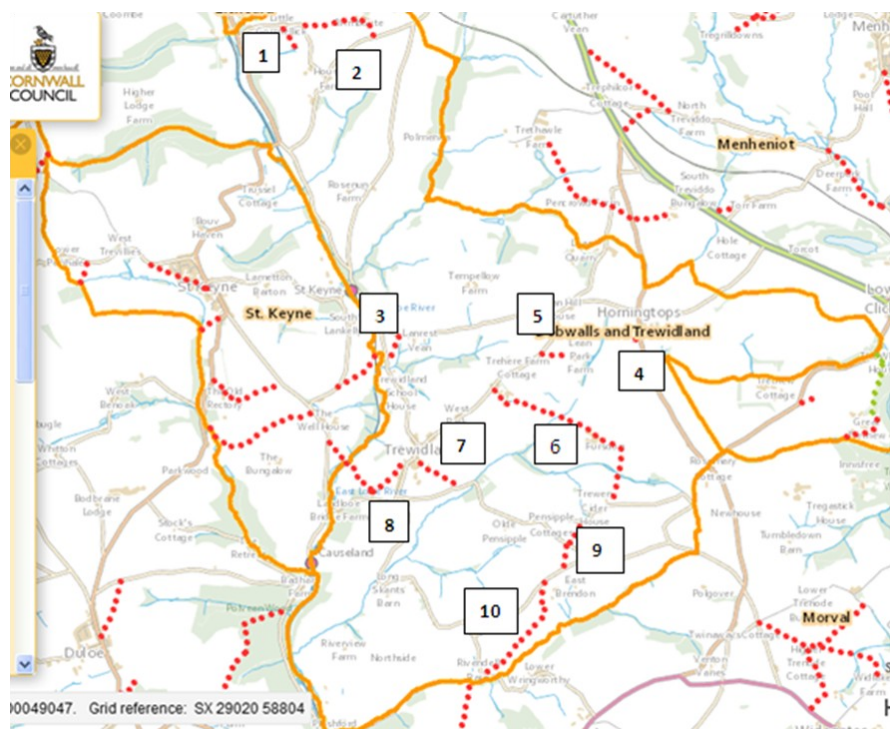


There are no public Open Spaces in Trewidland Village . The seat, next to the village shope (now closed) and next to the notice board, is the only facility.

TREWIDLAND GREEN SPACES	Description and purposes	Quality of facility	Maintained by
School Playing field Trewidland School –	used by school only	excellent	school
Village centre garden –	small area near notice board beside old shop	Poorly maintained	local people
Play Areas	none		
Churchyard/ cemetery	– 50% full. Possible village green space???	Reasonably maintained	Methodist circuit
Village Hall	Small area of green + car park [gravel] Bank/hedge –	Reasonably maintained	maintained by hall committee
Verges and Cornish hedges	Principle route from Horningtops to Landlooe Bridge	Reasonably maintained	farmers
Trewidland village sign –	daffodils planted on verge adjacent	reasonable	Hugh?
Lanes and passing places		Some poor	Cornwall Council
Pavements	Outside 3 and 4 The Village only.	Reasonable	Parish Council
Benches	1. Outside cemetery 2. By village centre notice board	reasonable	Parish Council
Tree preservation orders	none		
Other significant groups of trees	1. At entrance to Lowertown Farm 2. Avenue to Great Trehere		
Sites of Special Scientific Interest	Rosenun Lane		
County Wildlife Sites (no implied access)	Lean and Tempellow Woods CN38 Quarry Wood CN1.1		

D&T NDP Evidence base analysis of open spaces in the Trewidland area 2017





Key no	Public Footpaths TREWIDLAND:	Condition	Cornwall Council Code 2007	designation	Maintained by
TRF1	Little Gormellick to streamhead issue to the south		1 = 607.30.1	Silver	
TRF2	Lane Corner above Little Gormellick via Brimboye Farm to lane towards Liskeard		2 = 607.31.1	Silver	
TRF3	Lower Bultze Lane to Lower Reedy Mill (Continues from railway line to Higher Locrenton in St Keyne)	Generally Good Totally blocked no access	3 = 607.4.1	Silver	
TRF4	Lean Park Farm to Higher Clicker	Assume OK, No sign	4 = 607.25.1	Silver	
TRF5	Lean Park Farm to Upper Trewidland Lane above Trehere cottage.	No Signs/ Sign of path route	5 = 607.28.1	Silver	
TRF6 *	Entrance to Little Trehere via * Where the Ramblers have corrected routes and provided posts for signs, still no signs and totally overgrown.	Some overgrowth at Trehere.	6 = 607.29.1 (Trehere-Fursedon)	Silver	
	Fursedon to Little Pensipple	Totally overgrown in 2 nd field and exit at L/Pensipple	607.24.1 (Fursedon-Trewen)	Silver	
TRF7	Lowertown Farm to Pensipple Lane west of Lake.	Lower entrance blocked. No sign	7 = 607.19.1	Silver	
TRF8	Village Hall car park entrance to Landlooe	Upper access blocked, no sign. Overhanging branches in first field.	8 = 607.18.3 (Village Hall – Landlooe Farm)		
	Landlooe House to Railway line above Bridge. (continues into St Keyne Parish to Lake View).	No access to 2 nd field@ Landlooe	607.18.1 (Landlooe Farm to railway) 629.5.1 (railway to Lake View)	Silver	
TRF9	Pensipple Cottages to east Brendon Farm	Good	9 = 607.23.1 (Trewen to road)	Silver	
			607.21.1 (Road to Brendon)	Bronze	
TRF10	Brendon Farm to Holdencombe (continues into Morval parish via Howland farm to Tregarland)	Generally OK, but steps overgrown	10 = 607.22.1	Silver	

D&T NDP Evidence Base analysis of Public Rights of way in the Trewidland Area

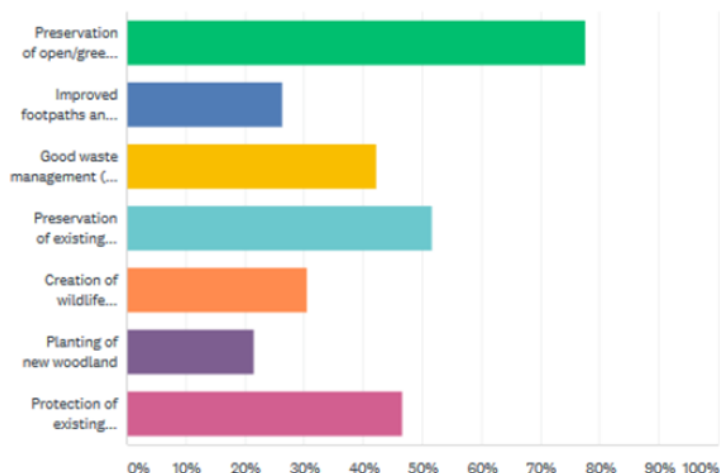


Second D&T NDP Household Questionnaire in May 2018

The major household survey carried out in 2016 again identified the preservation of open space as the most significant issue for respondents.

Q3: Looking ahead, which of the following would be most important to you?

Preservation of open/green spaces is the most important issue for respondents with 78% of respondents selecting this choice with preservation of existing agricultural land and the protection of existing settlement boundaries also being important.



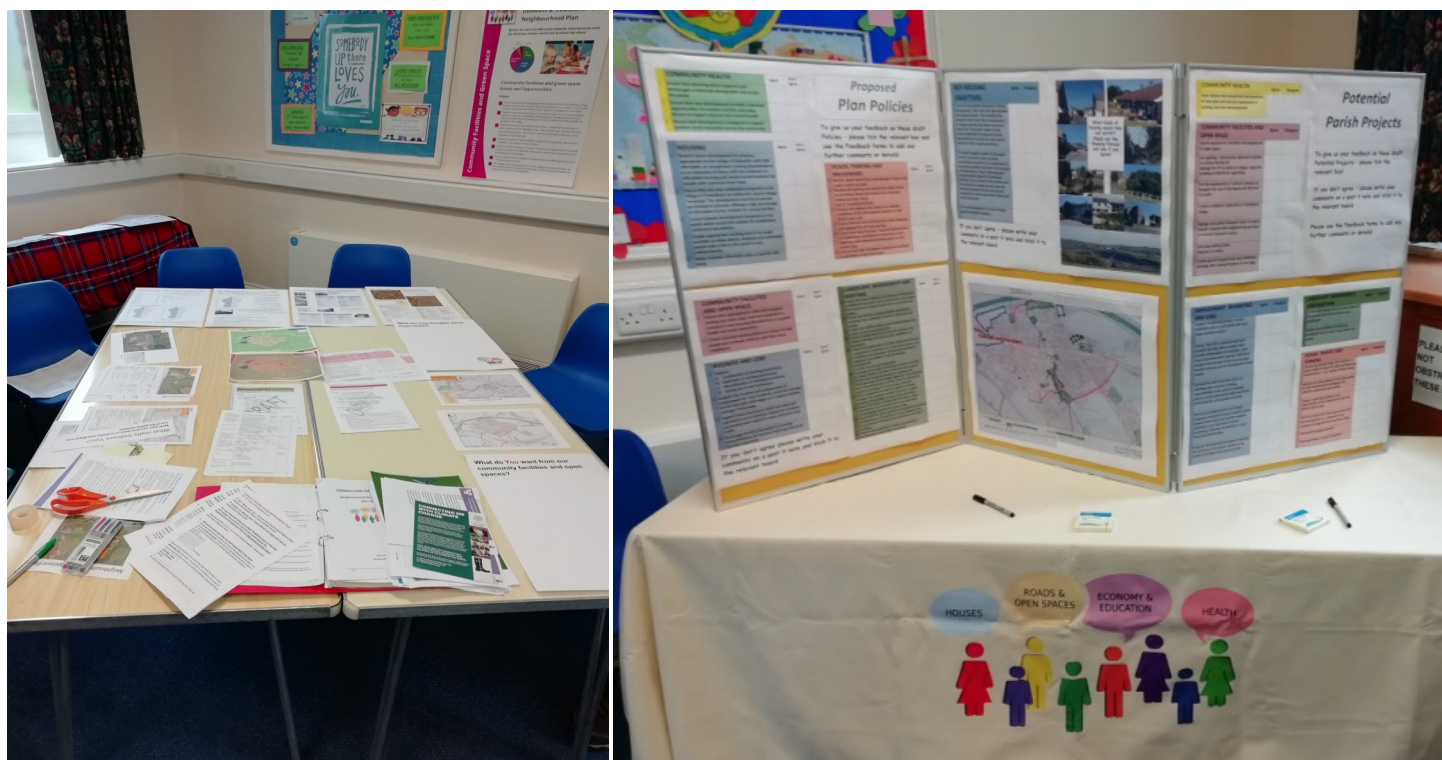
D&T NDP Second Household Questionnaire 2018

This prompted a more detailed discussion of the potential for creating a more positive policy to create linkages between existing local open space via pedestrian routes and to consider the potential of these linked facilities to provide support and encouragement for both physical and mental health for all members of the community.



FIRST DRAFT OPENSOURCE MAP for DOBWALLS (2019)

Alongside the NDO activity, Dobwalls and Trewidland Parish Council were already involved in discussions with Developers about the Section 106 funds which had been identified in association with a major Housing development in Dobwalls. These funds had been specifically allocated to be used for sports and recreation development on a site associated with Dobwalls School, and explorations of potential improvements of facilities in the Treheath green space were already under discussion. However it was clear that there were contentious issues over any changes to be made to this public open space, raised by local residents.



Greenspace display and discussion table at Dobwalls Event Oct 2019)

In October 2019 the emerging Landscape Character Statement, which was being undertaken by members of the NDP Steering group (with the assistance of CC officer Kath Statham) and the Green-space issues were a specific focus of the Local Consultation events which were held in Dobwalls Trewidland and Doublebois.

4. Commissioning the Cornwall Council Open Space Study

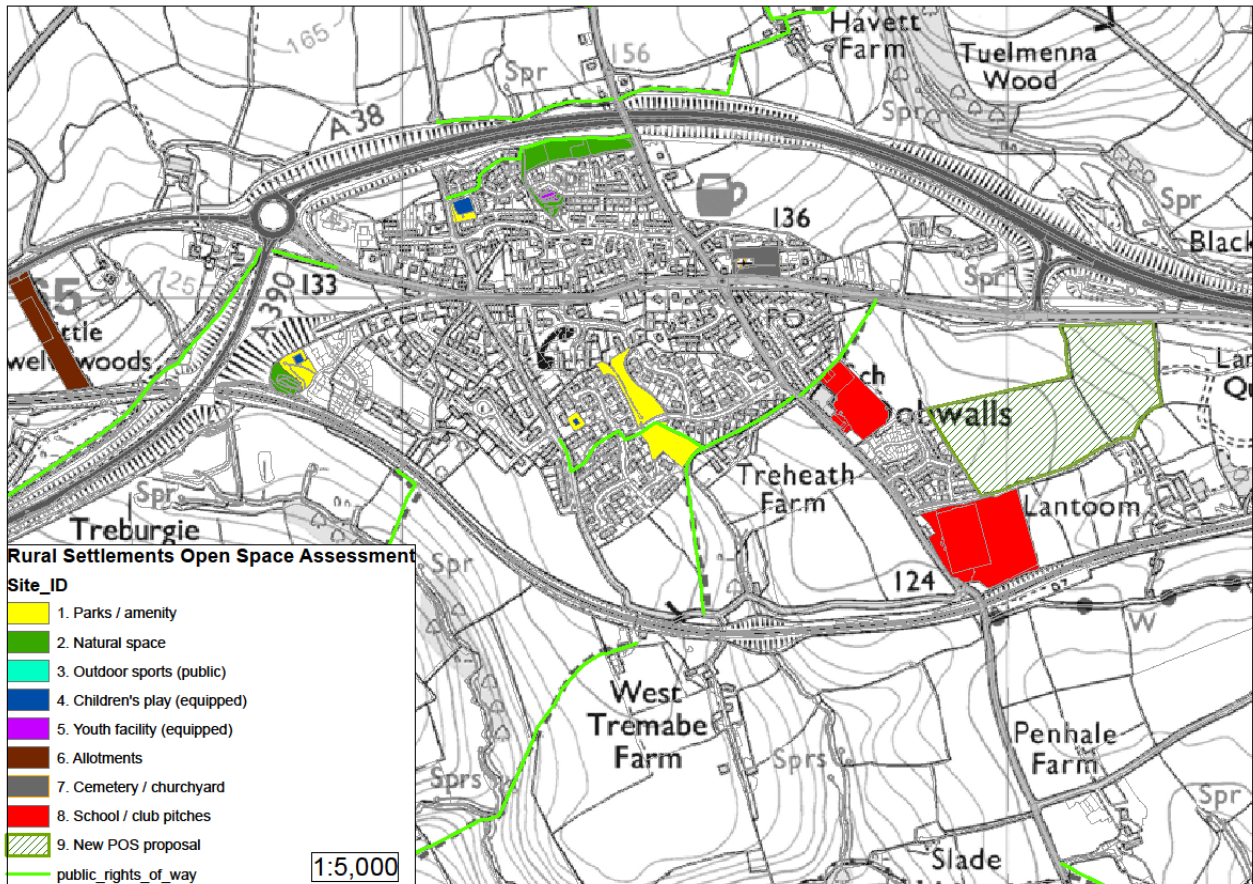
As a result of these discussions, a new group of Green-space volunteers was formed, and it was decided to make contact with Cornwall Council Landscape officer Stuart Wallace, to initiate a formal Open Space Study to assist in moving decisions forward. Mhairi Mackie met with Stuart Wallace in January 2020 to explore this possibility.

After the submission of the Environmental Impact Assessment draft of the D&T NDP plan document in February 2020, and confirmation that no EIA would be required by CC, it was the intention to move forward with these discussions, however the Covid 19 emergency made it impossible for the Greenspace group to meet.

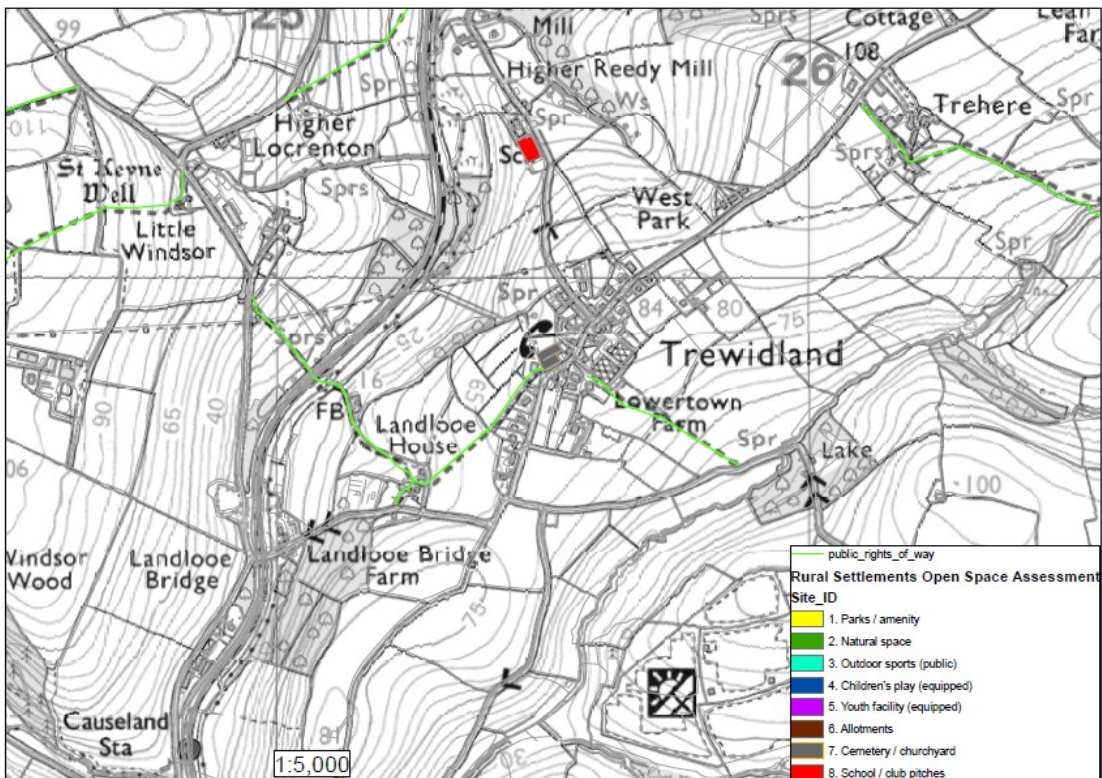
However work on the Open space study continued, and the first draft report was submitted to the Steering group on 1st August 2020. A short Questionnaire was circulated to key stakeholders in October 2020, and the second draft report and analysis was submitted to D&T NDP in November 2020.

5. Results of the Open Space Study

By August 2020, Stuart Wallace had produced Open Space assessment maps of Dobwalls and Trewidland rural settlements, and carried out an initial survey and report on the classification and adequacy of the existing Open Space provision.



Dobwalls Open Space map 2020



Trewidland Open Space map 2020

In late August 2020 Stuart submitted his report on the analysis of his initial Open Space study with the following conclusions for Dobwalls village

2. Quantity & Accessibility (Table 1)

Typology	Average /median for smaller Cornish settlements - m ² /pers	Existing provision (m ² /person)	Accessibility (m)	Existing provision (m ² /person)		Accessibility (m)	Future quantity response
		Dobwalls		Trewid	Doubs	Trewid / Doublb	
1. Parks, amenity	6.44	5.77	700	0	0	700	We need more space identified to create a new park with decent recreational space for the current population (83%)
2. Natural space	37.68 (median)	4.95	770	0	0	820	The village would benefit from a new accessible wood or wildlife area of a decent size, even though there will be an associated cost to maintain it (100%)
3. Public sport	2.79	0.00	NA	0	0	NA	There is not enough outdoor space in general for residents to participate in other sports and the level should be increased significantly (83%)
4. Children's Equipped Play	0.63	0.50	670	0	0	690	50% said concentrate on natural play only. 33% felt there is not enough quality equipped. Need a strategic.
Nearer playable	NA	NA	420	NA	NA	420	
5. Teen provision	0.19	0.25	Suggest 800	0	0	NA	50% said there is not enough. Need another. 33% felt the existing skatepark needs to be relocated.
6. Allotments	1.17	3.92	NA	0	4	NA	Existing provision is fine with new plots needed only in line with population growth (100%)
7. Cemeteries	3.93	1.77	NA	9.48	0	NA	
8. School pitches & clubs	10.19	15.23	NA	10.04	0*	NA	
Total	63.01	32.39					
Total for 1 - 6 (standards apply)	48.90	15.39		*Excluding golf course			

Existing Open Space Provision

All spaces as described were identified and mapped – see **Map1 [draft A3]**.

Minimum sizes apply, which in most cases is 1000m². 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 1888 for Dobwalls village), which is then compared with the averages for similar smaller settlements in Cornwall (column 3).

Dobwalls

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

1. The level (per person) of **types 1 (parks/amenity) & 4 (children's equipped play) space are lower** than would be expected for a settlement of this size. The uneven distribution of play increases the deficiency for children in the south & east.
2. The level of **type 2 (natural) space is significantly lower** than typically found in settlements in Cornwall. Every resident in nearby Liskeard has 3 times this amount (per person). In most other similar situations we might expect to find a larger than average level of types 1 or 3 (outdoor sport) provision, or even public rights of way that compensates, but this is not the case in Dobwalls. For example Camelford was found to have a similar set of deficiencies, but popular routes alongside the River Camel were able to capitalise on a natural landscape, despite being private land.
3. There is **no type 3 public outdoor sports space** available for residents to use freely or informally. However, the level of type 8 provision, where access is limited to club members or pupils, is adequate for the current population.
4. There is a **higher than average provision in types 5 (youth provision)** as a result of the skate park at Beechwood Drive, **and type 6 (allotments)** are more than able to meet demand.

Overall residents in Dobwalls village have access to a third of the amount of open space that would be typical for other settlements in Cornwall, and residential development in the years leading up to the Cornwall Local Plan's adoption in 2016 have only made this worse. Policies for decent green infrastructure are now embedded and this study should have a real bearing on schemes in the future.

The table also proposes future quantity standards for the area as a whole (column 4), based upon an estimated increased population of TBC (by 2030) and associated spatial contributions required from future developments (column 6).

Trewidland

The assessment for the village of **Trewidland** revealed only a small cemetery (type 7) and the playing field belonging to Trewidland Community Primary School (type 8), and consequently a deficiency in recreational open space. The creation of a new open space of a minimum of 1000sqm would be desirable, and perhaps located to also contribute to a safe pedestrian route to the school.

Doublebois

There is no public open space of any kind in Doublebois.

The above commentary from Stuart Wallace's August 2020 Open Space Study gave a clear indication that all the settlements studied had inadequate public Open Space provision. This indicated that it would be useful to gather more detailed feedback from local communities to identify priorities.

Supplementary Open Space Questionnaires October 2020

Short (6 page) questionnaires were issued in October 2020 to 40 individuals with a clear interest in the future of open space in Dobwalls, Doublebois and Trewidland. The full results of the analysis of responses to these by Stuart Wallace are included in Appendix A

Survey to support the development of local open space standards

Area: Dobwalls Parish

The following questionnaire will help steer the development of provision standards for public open space, as part of the Local Plan & Neighbourhood Planning process. The standards will cover Quantity ('Q&A') of different types of open space (m² per person), Accessibility ('A') distance/barriers to get to facilities) and Quality ('Q'). Additional general questions will steer the development of an action plan for prioritising future projects, applying planning obligations and for informing s106 allocations and funding bids.

Please refer to the A3 maps detailing the locations and categories of the various types of open space in your area. Please return by 20th September 2020

Your name:.....

N.B – unless it states otherwise the following questions relate to the Dobwalls village area.

Q&A. The evaluation of existing open space (m² per person) in the area makes the following observations. Please indicate your preferred response to the following assessments, to help steer where resources are best invested in the future.

Qn1. The existing level of strategic parks, amenity & civic areas is low in comparison to the slightly larger settlements in Cornwall.

- These areas are costly to maintain and should be reduced..... ☐
- The existing areas should be improved to meet the needs of new & current residents rather than create new space..... ☐
- This level is fine with new sites in line with development..... ☐
- We need more space identified to create a new park with decent recreational space for the current population..... ☐
- Other (describe)..... ☐

(tick one)

Qn2. The level of natural open space is very low

- This level is fine, no new sites are needed just better management and access links..... ☐
- New natural assets to be created in line with development... ☐
- The village would benefit from a new accessible wood or wildlife area of a decent size, even though there will be an associated cost to maintain it..... ☐
- Other (describe)..... ☐

(tick one)

D&T NDP Open Space Questionnaire (page 1) October 2020

These results have established a need for improved open space facilities in all three areas of the parish, and the release of funding for improvements in Dobwalls and Trewidland has now provided an opportunity for further detailed discussions with these communities to help develop a beneficial and appropriate set of resources to support physical and mental health, and social interaction in each of the communities. The results supported the detailed drafting of the Greenspace policy in the REg14 Pre-submission Public Consultation.

Summary Results of Stakeholder Survey to Support the Development of Local Open Space Standards

Dobwalls and Trewidland Parish

An assessment was undertaken into the level of open space provision in key settlement areas, which are represented in Map 1 (Dobwalls) & Map 2 (Trewidland). Doublebois was excluded from the analysis as there was not understood to be any open space, and the number of dwellings was not thought to meet the minimum viable number for an assessment of this kind (usually settlements of over 60-100 dwellings). Clarification on number of residential properties in Doublebois is requested.

However, for the purposes of the emerging Neighbourhood Plan, the survey was expanded to encompass Doublebois.

A detailed survey was prepared aimed at key stakeholders and community representatives, who were asked to familiarize themselves with the definitions and findings of the initial open space assessment report. The survey was split into four themes: Quantity, Accessibility, Quality and a Proposal East of Dobwalls for potential new sports pitches and other uses. Ten surveys were submitted, representing single households in Dobwalls (4), Trewidland (4) and Doublebois (2). The following summarises the responses received.

1. Quantity

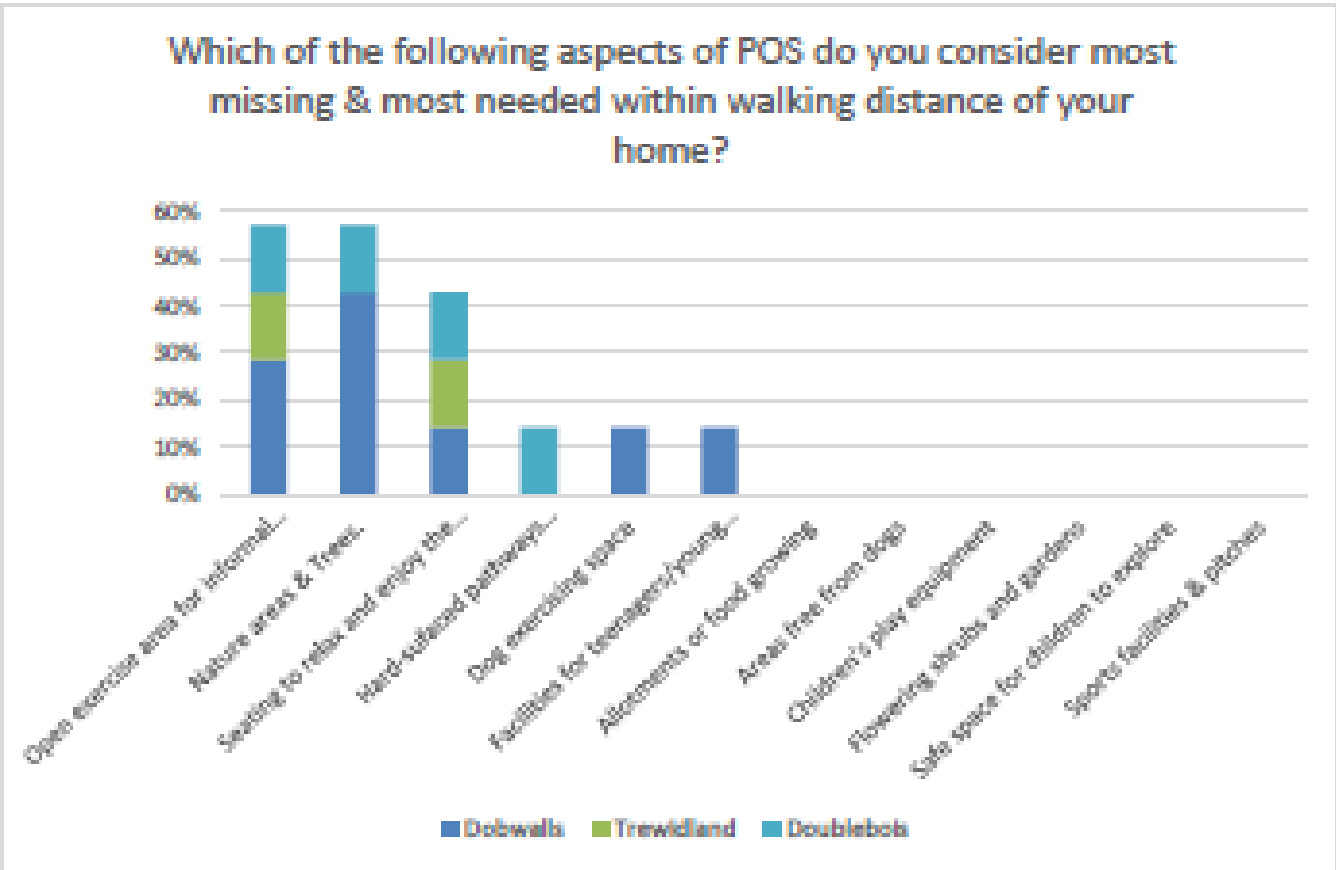


Fig. 1

Further data to supplement the above is anticipated from the consultation due to go out with the NDP Newsletter in early 2021.

6. NDP Green space Policies included in December 9th 2020 Reg14 Pre-Submission Consultation ND Plan document

10.6 Community Facilities and Open Space

Local Green Space

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.

The Reg14 Pre-submission Public Consultation planned for January 2021 took the form of an eight page A2 Newsletter which set out introductions to the policy text for each of the policy themes (see opposite).

Policy: Climate Change and Energy

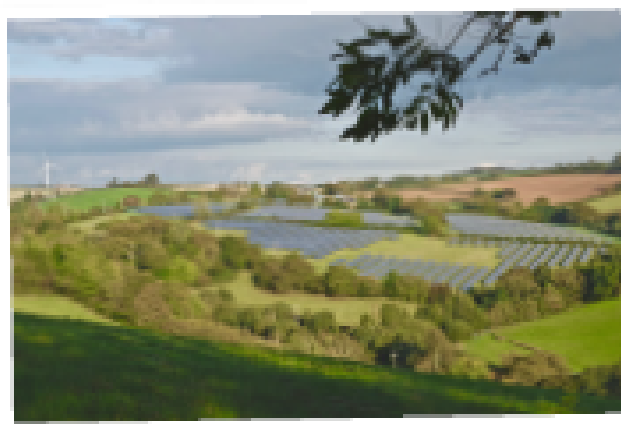
CC1: Development proposals for renewable energy schemes in Dobwalls and Treveland Parish will be supported where they are:

- Integrated so that the energy generated can be supplied directly to domestic, business or other buildings in the Parish, thereby reducing energy consumption, and can show how they meet the criteria set out in the Landscape Character Statement
- Fully or partly owned by Dobwalls and Treveland residents, businesses or community associations. This can be demonstrated by the evidence that the development is fully or partly owned through an appropriate community energy enterprise.
- Are accompanied by Community Infrastructure Levy contributions to the upgrading of the energy performance of existing poor-quality housing in the parish in terms of improving thermal performance and reduced fuel poverty and CO2 production.

CC2: All new developments should include on-site electrical vehicle charging points for each property or appropriate electrical supply to allow access to such a facility appropriate to the development.

CC3: Ensure that no new development increases the risk of flooding or erosion either within specific sites, within settlements, or on the surrounding landscape where it may particularly impact on local roads, lanes and pedestrian routes.

Ensure that all new developments take opportunities to maximise rainwater capture and re-use, and to safely retain floodwater on site as a means of reducing flooding downstream and increasing biodiversity.



Policy: Broadband

BB1: Support future developments which will provide or enhance the provision of high-speed broadband to the parish while not impacting on the character of settlements, the environment or the Landscape Character (as set out in the Dobwalls and Treveland NDP Landscape Character Statement).

4. Community facilities and open space

Green spaces and local facilities are the heart and lungs of our community. As such the Neighbourhood Plan sets out to not only preserve but also to promote our community assets.

Our policies towards open spaces are intended to protect all qualifying open spaces within the parish, while providing for improvements to them that will benefit the community, by designating them as Local Green Spaces as part of our Greenspace Strategy.

The recent Open Space assessment carried out by Stuart Wallace (Cornwall Council officer) and the 'Dobwalls and Treveland Open Space Survey' is intended to give us a much clearer picture of how local people in each of the areas would like to see appropriate open space being developed, improved or created to meet the needs of all members of the community.

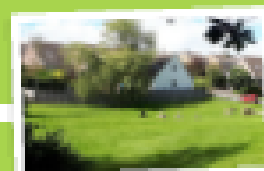
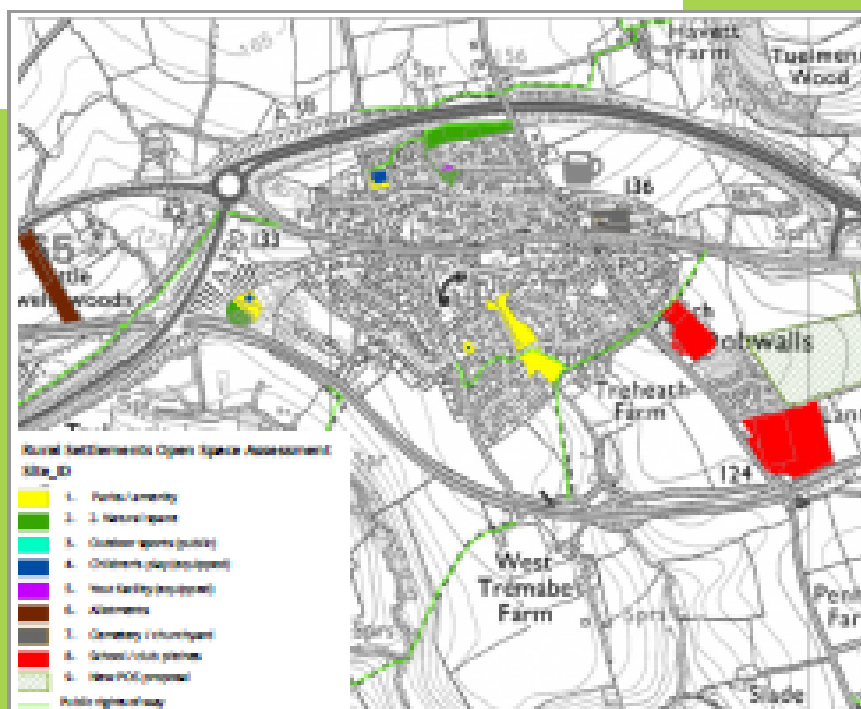
Policy: Community Facilities and Open Space

CF1: To 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 (eg. 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 sections of the community. Developments should provide continuous even surfaces and kerbs for pedestrians and wheeled users to aid safe mobility around the parish.



Policy: Local Green Spaces

GS1:

- Areas designated as Local Green Spaces will be afforded protection 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.
- As a part of the Forest for Cornwall initiative, tree planting in these areas, as a part of any development and to preserve ancient woodland at Doubledicks, will be supported.
- Access to all Public Rights of Way will be retained and where necessary re-instated.

GS2: New development in Treveland village should provide appropriate Greenspace to accommodate children's play and community use.

7. Results of the REg14 Pre-submission Public Consultation

Have the final word!

Pulling the draft Neighbourhood Plan together has been a long process, taking many months of consultation and design, and countless hours of voluntary work.

We are not there yet though. There is still time for you to have the final say and influence the plan even at this late stage.

Please take the time to fill in the supplementary survey questions below and return it to us using the FREEPOST envelope provided.

No stamp needed. Alternatively you can complete the survey online at:
www.surveymonkey.co.uk/r/DTSurvey2

Complete the Survey!

Green spaces

1. Do you agree that we should develop a green space plan for each of the major settlements in the parish?

YES ☐ NO ☐ Not sure ☐

2. Which of the following aspects of parks & open spaces do you consider are missing and most needed within walking distance of your home? (Please tick up to 3 only).

- ☐ Allotments or food growing
- ☐ Areas free from dogs
- ☐ Children's play equipment
- ☐ Dog exercising space
- ☐ Facilities for teenagers/young people
- ☐ Flowering shrubs and gardens
- ☐ Hard-surfaced pathways accessible to all
- ☐ Nature areas & trees
- ☐ Open exercise area for informal ball games or events
- ☐ Safe space for children to explore
- ☐ Seating to relax and enjoy the view
- ☐ Sports facilities & pitches

Please write in your postcode: _____

3. Do you agree with the proposed settlement boundaries?

YES ☐ NO ☐ Not sure ☐

4. Do you agree that there should be no further development off Duloe Road, in order to protect pedestrians and ensure traffic calming?

YES ☐ NO ☐ Not sure ☐

5. Do you agree all development should be high quality, appropriate to its setting and designed to be sustainable?

YES ☐ NO ☐ Not sure ☐

Comments

7. Do you have comments or questions about the survey on this page, or about any aspect of the draft Neighbourhood Development Plan presented here?

Page 6 of the REg14 Pre-submission Public Consultation Newsletter Jan 2021

Feedback on Greenspaces was one of the key focuses of the feedback requested in the Reg14 Pre-submission Newsletter, which gave all parish households the opportunity to respond to the range of open space requirements they felt were most necessary in their own areas.

The results of this feedback will be added to this document after the analysis of the Reg14 Consultation results.

8 Public Rights of Way

It is recognised that the existing public Right of Way form a very important resource as part of the open space network around the parish as a whole. Attempts have been made during the development of the D&T NDP Open Space process to have constructive discussions with the relevant Cornwall Council officers to pursue the opportunities for upgrading and improving connectivity between many of the current PRoW and other footpaths and open spaces (particularly around Dobwalls, where many pathways were disrupted by the Construction of the A38 Dobwalls bypass). However no progress has been made on this to date.

The timescale of the D&T NDP process, and the difficulties during the Covid19 Emergency, together with the immanent changes in Parish boundaries in May 2021, have encouraged us to delay further discussion and decisions on these parts of the Open Space Strategy until a time when they can more effectively be discussed and actioned by the new parishes of Dobwalls, and of St. Keyne and Trewidland.

9. Funding and Land Acquisition issues

Dobwalls and Trewidland Parish Council has been in discussion with Cornwall Council and developers focussing on the potential for use of Section 106 Agreement funds for upgrading the deficient public space provision, particularly in Dobwalls , where most of the recent housing development has taken place.

D&T NDP Housing policies have also set out requirements for proposed developments in future to make provision for contributing to Open space facilities.

10. Looking Forward: Green-space Strategy development

It is recognised that with the ongoing difficulties that have resulted from the Covid Emergency, it has been difficult to make significant progress with Consultations on the future shape of proposals within any of the villages.

However we have reached a point where we have a clear, logical basis for future decision making when the circumstances allow us to engage in more detail with local people in each of the three areas of the parish.

Appendix A results of Open Space Questionnaire Oct2020

Summary Results of Stakeholder Survey to Support the Development of Local Open Space Standards Dobwalls and Trewidland Parish

An assessment was undertaken into the level of open space provision in key settlement areas, which are represented in Map 1 (Dobwalls) & Map 2 (Trewidland). Doublebois was excluded from the analysis as there was not understood to be any open space, and the number of dwellings was not thought to meet the minimum viable number for an assessment of this kind (usually settlements of over 60-100 dwellings). Clarification on number of residential properties in Doublebois is requested.

However, for the purposes of the emerging Neighbourhood Plan, the survey was expanded to encompass Doublebois.

A detailed survey was prepared aimed at key stakeholders and community representatives, who were asked to familiarize themselves with the definitions and findings of the initial open space assessment report. The survey was split into four themes: Quantity, Accessibility, Quality and a Proposal East of Dobwalls for potential new sports pitches and other uses. Ten surveys were submitted, representing single households in Dobwalls (4), Trewidland (4) and Doublebois (2). The following summarises the responses received.

1. Quantity

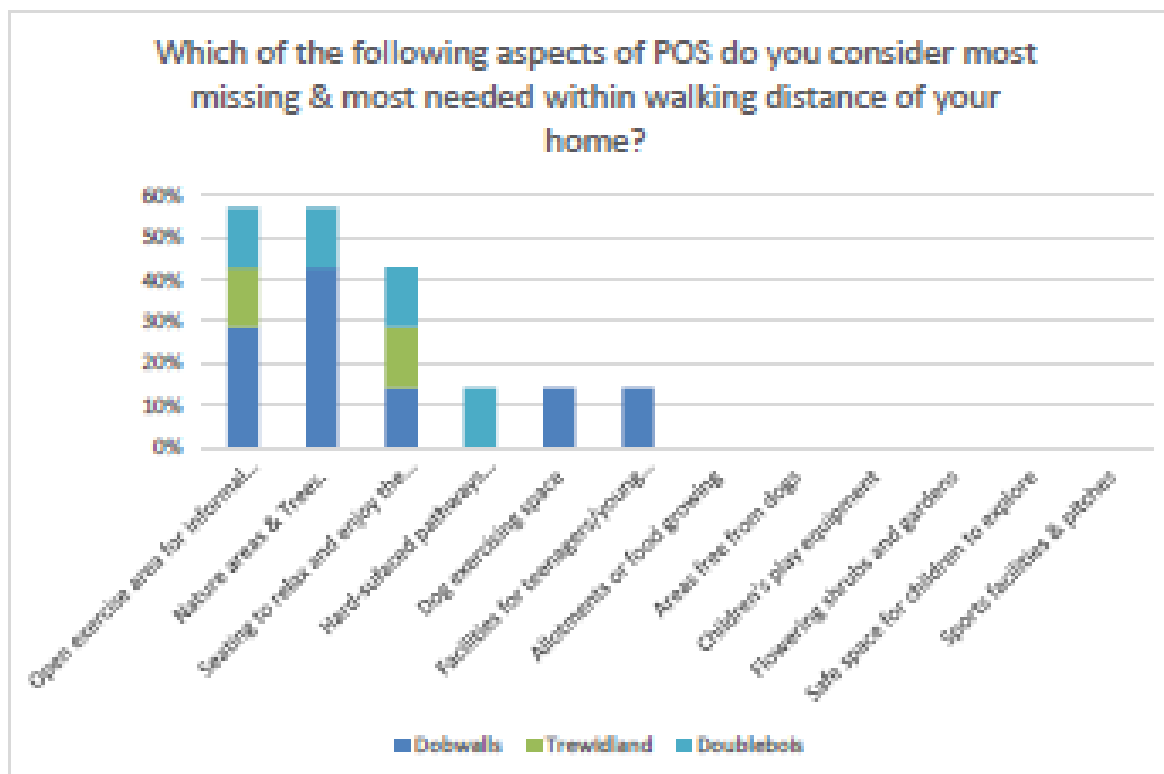


Fig.1

Further data to supplement the above is anticipated from the consultation due to go out with the NDP Newsletter in early 2021.

3. Quality

Q11/2 -Of the 6 types of open space which one is the highest priority for investment in the 3 areas?

1. Dobwalls village – Natural space (67%)
2. Trewidland – Parks amenity (67%)
3. Doublebois – Parks amenity (50%), Natural space (50%)

Q13 - Existing policies place an emphasis on improving existing strategic open spaces before creating new ones.

50% - Yes agree

50% - No disagree

Q14 - What open spaces (anywhere) should be prioritised for additional investment in the near future based upon their value to the community, and why?

- General POS & safe route to school
- Road safety programmes to prioritise ped/cycles
- Communal general space
- (Trewidland) Communal general space and for events. In past had to use farms. Suggests location next to graveyard, old well, drainage issues. *[sw comment: IF NDP identify as LT plan & get consented, then future development could be asked to contribute]*
- Land On The South Side Of Twelvewoods Place Dobwalls - natural & views.
- Land around the school children play & expand
- Land at edge of settlement to create community/family space (open air)
- All spaces need to be maintained and more provided - wellbeing, mental H & fitness
- Teen facilities without the negativity
- Beware of horses - Highways
- PROW's blocked. New needed

4. Proposal East of Dobwalls for potential new sports pitches and other uses.

Q15. In Map1 an area has been indicated for potential new public sports pitches and other uses.

100% supportive of this proposal

Q16. In Map1 an area has been indicated for potential new sports pitches and other uses. Consultees were asked to prioritise 5 key elements:-

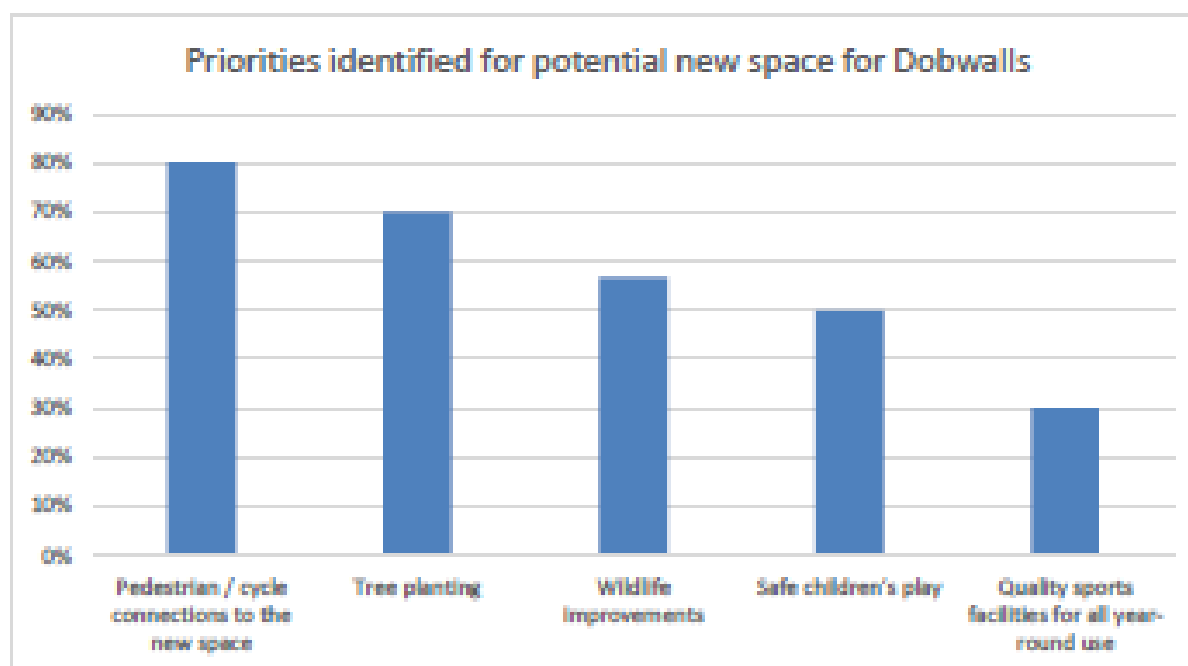


Fig.2

Q17. Tell us about other priorities for the potential new site for sports pitches and other uses. Or any other projects elsewhere

- Outdoor fitness. All weather ball games. Running route/pushchairs. Lighting. Communal area.
- Sports pitches for events etc. Family recreation area. Woods & wildflowers.
- Provision for dog exercise and inclusive to all
- A park large enough for families to picnic etc - but no ball games or dogs

Based upon the survey responses to questions Qn2, Qn8, Q11 & Q16 the preference for the other uses for this new open space is for nature & trees, as a type 2 natural space. 100% of responses agreed that the village would benefit from a new accessible wood or wildlife area of a decent size, even though there will be an associated cost to maintain it.

In the questions on Accessibility (Ac1-Ac4) for relevant categories of open space, we asked consultees to indicate the maximum walking distance (in terms of time taken) that you consider acceptable for smaller communities to access these facilities. The results appear in the table on page 2. When determining the location for new open space, it is essential to consider how it will be accessed. The respondents suggested that on average residents from the village would be willing to walk up to 16 minutes from their home to access a space of this scale & type. This translates to a catchment with a radial distance of 770m. If we assume that the most direct route would take you to an entrance indicated with the yellow arrow in Fig. 3 below, it is possible to reveal what proportion of the village residents are likely to benefit. Unfortunately this suggests that the distance may discourage use for more than 50% of the villagers.

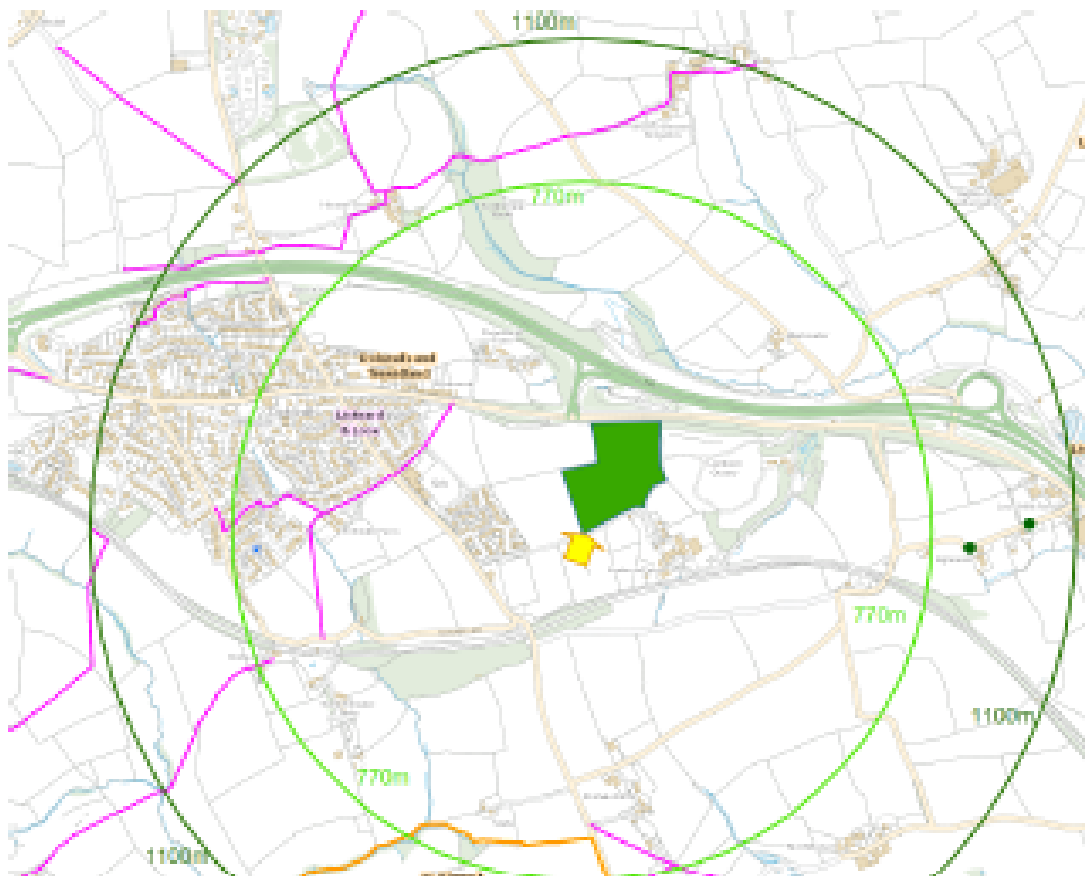


Fig.3

We know from the standards developed for larger towns that residents in urban areas might be prepared to walk as far as 1100m to a space of a much higher significance. These attract higher visitor numbers and would typically contain public toilets, a café or business providing on site supervision, accessible pathways, play features etc, which is possibly beyond the scope of this scheme. Even then it would be too far to walk from the far west of the village, and wouldn't address the current deficiency in Doublebois.

Based upon typical smaller settlements, we would determine that Dobwalls requires a minimum of an additional 3 - 5 hectares of type 2 natural/semi-natural open space. This could be provided in two locations e.g. east & west. However, in order to maximise the benefit to villagers, it/they would ideally offer good connectivity and an entrance(s) within the green circle in fig.4.

