

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.

Developments should 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 (CLP) 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, CLP encourages the 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, places of worship) 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 are assigned to support the objectives of the policies.
- To protect, maintain and upgrade public open spaces and greenspaces 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 which 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 neighbours.
- To support the creation of a children’s/community play area in Trewidland and Doublebois villages.
- To maintain and support Public Footpaths 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**CF1: Protection of Community Facilities**

Development proposals should retain, promote and enhance essential community facilities - village halls, public toilets, shops/post offices, schools, open spaces, car parking and Public Rights of Way

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

CF2: Promotion of Community Facilities and Services

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 dropped kerbs suitable for pedestrians and wheeled users to aid safe mobility.

CF4: Redundant Buildings

Proposals for the re-use of a redundant building, or part of a redundant building, for either residential or business purposes will be supported, provided that any changes are proportionate and in keeping with the character of the original building and its surroundings. Regardless of its location within a settlement or in the open countryside, a building will be considered redundant if it has not been used for its normal purpose for a significant period and the building is at least 10 years old.

10.5 Community Facilities & Green Infrastructure

Green Infrastructure

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).

Dobwalls village benefits from a number of areas which were included in the Public Open Space Analysis carried out by Cornwall Council (2020), although Dobwalls, Doublebois and Trewidland fail to meet the standards for such open space set out by Cornwall Council for small rural villages.

All the sites identified in the Open Space Study:

- **Dobwalls:** Football fields, school field, The Green on Treheath estate, play area off Pendray Gardens, play park at Rowe Court, play and amenity areas at Juniper Gardens, skate park at Honey Meadow, church graveyard and allotments.
- **Trewidland:** The school field and cemetery are recognised as important Open Space components of the village area.
- **Doublebois** has no Public Open Space.

Doublebois has no public open spaces. Trewidland has a small public green space around the village noticeboard. Each of these villages would benefit from the development of children's play areas, if suitable sites can be found.

- b) In order to promote healthy communities, the NPPF (paragraphs 101 and 102) provides for the designation by local communities of 'Local Green Spaces', so affording them special levels of protection from unwanted development, while permitting improvements which will enhance their amenity value. Local Green Spaces should be reasonably close to the community it serves, 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.

- Dobwalls village benefits from a number of small areas which are suitable for designation as Local Green Spaces and include: Dobwalls Primary School field, Treheath Green, the triangular area at Five Lanes, Dobwalls Church cemetery, grass verges on the main road, Newton Court and Beechwood Drive skatepark.
- 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.

- Doublebois/Treburgie Water has a linear area to the west of the A390 Lostwithiel road embankment.
- Trewidland has three areas - the school field, cemetery and the village notice board/seal, which are also covered by the above criteria. Other benches are situated at Trewidland Village Hall and outside the cemetery.

Policy Intention

Maintaining the openness and accessibility of all these areas will benefit the overall health and wellbeing of the community, as would the provision of further 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.

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 area significant groups of trees and 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 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 at Rosenun Lane.

To protect all qualifying open spaces as described above, 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: Green Infrastructure

GS1: Local Open Space

Areas identified on the Dobwalls and Trewidland Local Open Space maps (see 10.2 Landscape, Biodiversity and Heritage – Biodiversity) will be afforded protection, while permitting improvements intended to increase their amenity value without reducing public access.

GS2: Trewidland and Doublebois New Open Space

To meet open space needs in Trewidland and Doublebois new development should provide or support an appropriate natural area for children's play, exploration, informal games and community use.

GS3: Local Green Space and Infrastructure

- Areas listed and shown as Greenspaces on the following Greenspace maps and site matrix are considered to be of intrinsic special worth (in accordance with NPPF paragraph 102) and any development which would result in harm to their character, setting, accessibility, appearance, wildlife or general quality, will not be supported.
- 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.
- Access to all Public Rights of Way will be retained and, where necessary, re-instated.