

Calstock Parish 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 Calstock Parish, which was not one of the settlements covered in the above document. This report summarises the conclusions of an assessment of the existing level of different types of open space in Calstock Parish 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: -

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** – m² 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 – see **Map1 [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 6,845) compared with national guidance and the averages for Cornwall's larger towns (column 3) and the smaller settlements done to date (column 4).

The key observations of the existing provision as shown in table 1 are that the parish is quite typical in quantity levels of provision of open space, with the following exception:-

- **High level of youth provision** (5) was identified, but distribution is very uneven, with only the Harrowbarrow & Metherell and St Ann's Chapel areas meeting the need.

A full list of open spaces is provided in Appendix 2.

Despite the apparent adequacy of most open space types in quantity terms, in the case of accessibility, there are obvious deficiencies in some areas of the parish.

Table 1. Existing provision of all open space in Calstock Parish					
Typology	Existing provision (m²/person)	Average/median for larger Cornish towns - m²/person	Average /median for smaller Cornish towns (17 studied) - m²/persn	Existing requirement based upon distribution	Recommended future quantity provision standard town wide
1. Parks, amenity	6.25	8.56	6.46	Chilsworthy, Latchley, Metherell & Clampits,	7.83
2. Natural space	48.23	17.32 (median) (28=ave.)	40.00 (median) (80 = average)	Harrowbarrow, Latchley, Metherell & Clampits,	44.44
3. Public sport	6.15	2.57	2.79	NA	2.09
4. Children's Equipped Play	0.5	0.5	0.63	Chilsworthy, Latchley.	0.70
5. Teen provision	0.26	0.14	0.19	Gunnislake & Calstock.	0.30
6. Allotments	4.73	1.24	1.17	OK	4.34
7. Cemeteries	4.60	2.77	3.93	NA	4.22
8. School pitches & clubs*	7.62	16.28	10.19	NA	6.99
Total	78.33	49.39	65.36		70.90
Total for 1 – 6 (standards apply)	66.11	30.34	51.24		59.69

*Golf courses and pitch & putt facilities are now omitted from evaluations.

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.

A full review of sports pitches in the county is required, following Sport England's latest advice. In the meantime a general standard of 9.0m² of sports pitches per person is considered appropriate for rural areas with settlements <1000 dwellings, based upon the general quantity standards recommended in the 2013 draft sports pitch strategy. This figure may be achieved from a combination of type 3 and type 8 outdoor sports facilities,

and is supplemented in line with the current level of other sports provision such as tennis and bowling. Any new conclusions contained in a future review of the playing pitch study will be fed into the open space standards when available.

5. Accessibility & quality provision

Accessibility and quality provision standards (as defined in sect 2) were adopted for the larger towns (see table 2), using a hierarchy that relates to the strategic significance of the space – i.e. the size of community the open space would potentially serve. Further evaluation with consultation is needed to determine if this is still applicable & realistic at this scale of settlement. This aligns with the Council’s method of determining the risk and level of service standards for its own environmental assets, and can be defined as follows:-

- *Regional significant* sites are usually the largest or contain the best facilities, and will attract visitors from other towns and communities well outside of the area such as Goss Moor.
- *Town/parish (T/P) significant* sites such as the Recreation Ground at St Ann’s Chapel, have strategic importance within the area and contain sufficient facility to potentially attract visitors from outside the immediate community.
- *Neighbourhood 1 (N1)* sites have local importance and contain sufficient provision to meet the needs of the local community, whilst *Neighbourhood 2* sites are the least equipped or most basic amenity, and merely serve residents from the immediate area.

Table 2. Proposed open space provision standards for rural settlements in Cornwall.

Type of open space	Proposed accessibility standard ('as crow flies') depending on settlement size category				Min size new (m ²)
	>1000 dwellings (N1)	~500 dwellings	~200 dwellings	~50 & below dwellings	
1. Parks, amenity	600m	720m	770m	1000m	1000
2. Natural space	800m	860m	960m	1000m	1000
3. Public sport	No limit				7000
4. Children’s Equipped Play	600m (N1) 750m (T/P)	720m (N1) 870m (T/P)	770m (N1) 920m (T/P)	1000m	500
'Playable space' of any of the above types	330m	480m	600m	720m	500
5. Teen provision	800m (N1) 1000m (T/P)	1000m (N1) 1200m (T/P)	No limit		500
6. Allotments	No limit				2500
Proposed quality standard	Fair/good			Fair	

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

The standards in table 1 will apply to Calstock Parish 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, 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 increasing sports pitch capacity. Further investment through local partnerships will be required towards addressing existing accessibility issues.

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.

7 Open space provision summary

Through an evaluation of existing open space provision in Calstock Parish, draft 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 finalised, once the stakeholder consultation has been completed, after which it should be updated and reviewed every three years.

Appendix1 - 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 ²)
1. Parks and gardens; Amenity green space; Civic spaces	Parks Amenity green space Civic Spaces Public gardens.	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. Informal recreation spaces, landscaped & managed (formally rather than natural) green spaces in and around housing, hospitals, colleges & public buildings. Village greens. Civic and market squares and other hard surfaced areas designed for pedestrians. Highly formalized public gardens, comprising floral displays, seating.	>1000 >1000 >500 These are sometimes relatively small, but highly strategic
2. Natural and semi-natural green spaces, Green corridors, accessible countryside in urban fringe areas	Natural and semi-natural green spaces	Land that is open to the public 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 not 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

	Green Corridors	Riverside and other narrow strips of land associated with public access, bridleways, cycle ways, national trails, former tramways and rights of way.	>500
	Accessible countryside in urban fringe areas	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 & play throughout the land as long as they adhere to the Countryside Code.	>1000

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 ²)
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 not 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 ²
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 ²
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 & access: >300m²</p> <p>In future minimum of 2500m²</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 ²).
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

Appendix 2 – List of Open Spaces

<u>Description</u>	<u>Location</u>	<u>Type</u>	<u>Area (m²)</u>
Recreation ground	Albaston/ Drakewalls/ St Anns Chapel	1	8589.05
Millennium Green	Albaston/ Drakewalls/ St Anns Chapel	1	5325.84
Edgecombe Way green	Albaston/ Drakewalls/ St Anns Chapel	1	1746.93
Natural area at Rec	Albaston/ Drakewalls/ St Anns Chapel	2	4385.51
Hingston Mine, Hitching's Shaft	Albaston/ Drakewalls/ St Anns Chapel	2	92795.41
Matthew's Shaft	Albaston/ Drakewalls/ St Anns Chapel	2	20707.00
Hingston Down common	Albaston/ Drakewalls/ St Anns Chapel	2	20459.32
Sylvia's Meadow & wood	Albaston/ Drakewalls/ St Anns Chapel	2	60121.37
Football pitch	Albaston/ Drakewalls/ St Anns Chapel	3	6248.15
St Ann's Chapel Play Area	Albaston/ Drakewalls/ St Anns Chapel	4	1243.39
St Ann's Chapel skate park	Albaston/ Drakewalls/ St Anns Chapel	5	791.20
Allotment gardens	Albaston/ Drakewalls/ St Anns Chapel	6	5683.08
Cemetery	Albaston/ Drakewalls/ St Anns Chapel	7	15273.53
Delaware Community Primary Sch	Albaston/ Drakewalls/ St Anns Chapel	8	5450.94
Recreation ground	Calstock	1	6554.74
Open space, community centre	Calstock	1	864.79
Riverside walk	Calstock	2	10122.66
Cotehele Wood paths	Calstock	2	84021.79
Land at Harewood Lane	Calstock	2	1643.66
Riverside adj slipway	Calstock	2	1034.78
Football pitch	Calstock	3	5566.53
Calstock Playing Field (Cricket club)	Calstock	3	22839.67
Playground, community centre	Calstock	4	217.39
Basketball hoop	Calstock	5	76.81
Church Hill allotments, Calstock	Calstock	6	11947.57
St Andrew's church and cemetery	Calstock	7	16229.56
Calstock Community Primary School	Calstock	8	2839.11
Calstock Community Primary School	Calstock	8	0.00
Calstock Cricket Field	Calstock	8	19891.29
King Georges field	Gunnislake	1	5203.37
Mason row green	Gunnislake	1	6574.30
greenspace behind Woodland way	Gunnislake	1	2241.55
Amenity garden, The Square	Gunnislake	1	46.50
Woodland	Gunnislake	2	12792.50
Gunnislake Riverside walk	Gunnislake	2	3551.25
Gunnislake riverside	Gunnislake	2	10322.56
Football pitch	Gunnislake	3	5875.88
Tennis court	Gunnislake	3	544.87

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Football goal	Gunnislake	3	1014.45
Play equipment	Gunnislake	4	454.27
Play equipment area	Gunnislake	4	460.58
Cricket Ground, Gunnislake	Gunnislake	8	18215.55
Harrowbarrow And Metherell Village Hall	Harrowbarrow	1	1387.41
Harrowbarrow And Metherell Play Area	Harrowbarrow	1	2093.41
St Dominic Park Harrowbarrow	Harrowbarrow	1	1411.75
St Dominic Park Harrowbarrow	Harrowbarrow	1	721.17
St Dominic Park Harrowbarrow	Harrowbarrow	2	956.42
Harrowbarrow And Metherell Play Area	Harrowbarrow	4	1033.45
Harrowbarrow And Metherell MUGAs	Harrowbarrow	5	893.34
New allotments Harrowbarrow	Harrowbarrow	6	2455.66
Community Orchard Metherell	Harrowbarrow	6	5787.69
New allotments Lower Metherell	Harrowbarrow	6	6473.99
Harrowbarrow School Field	Harrowbarrow	8	5757.25
North Dimson heritage wood	North Dimson	2	7210.78