

Open space advice for the planning of residential developments

1. What do we mean by open space?

Open space is land in some form of public ownership that is regularly available for recreational or sporting use by the community, and also includes cemeteries & churchyards.

2. Why do we need an open space strategy?

Open spaces are valued community assets improving public health, well-being and quality of life, and bringing regeneration benefits to an area. Without an understanding of the local provision & needs, it is impossible to determine what new provision is required as a consequence of new development. This results in developments under- or over-providing open space, or providing the wrong types or locating them in the wrong place. The National Planning Policy Framework 2012 requires that planning decisions be informed by a robust and up to date local open space assessment.

3. What is the status of the open space strategy?

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 (SPD).

LINK: www.cornwall.gov.uk/environment-and-planning/parks-and-open-spaces/open-space-strategy-standards

4. What types of open space does it cover?

It is important to distinguish the different types or categories of open space, in order to ensure the right balance in provision for the community as a whole. Standards have been set for the following types:

1. Parks and gardens; Amenity green space; Civic spaces
2. Natural and semi-natural green spaces, beaches, green corridors, accessible non-productive 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. Churchyards and cemeteries (new: Penzance & Falmouth/Penryn only)
8. School sports pitches and private sports clubs (limited public access)

5. *Why don't we all use the same national provision standards?*

A number of organisations have produced some standards, but there is not a single set of mutually-compatible standards for all of the types listed under question 4. Rurality, urban densities, tourism, age demographics have a significant effect on requirements for open space. Since 2002 national planning policy has encouraged the establishment of local provision standards. Even within Cornwall it is impossible to establish a single set of standards due to natural, cultural and historic differences.

Evaluations of existing provision, housing targets and local consultations form the evidence base for the setting of new quantity, accessibility and quality provision standards.

6. *What do the standards tell us?*

Quantity – this is the m² of each type of open space required for each person living in the area. Consequently we can forecast how much each new dwelling should contribute on-site (spatially) and/or the financial cost towards strategic provision off-site (S106 or CIL).

Accessibility – this is the maximum distance that a resident should be expected to have to walk to reach their nearest open space of each typology. Whilst we know how much open space we need from the quantity standard, crucially accessibility informs us how many, distribution and what the minimum size should be.

Quality – this determines the type & the level of provision and features required at the different types of open spaces, as well as the level of management to be expected. General design requirements for new open space have been established to guide all involved in the planning of a development at an early stage.

7. *What types of development are affected?*

- a. Any that impact upon access to POS
- b. All residential (including affordable)
- c. Larger holiday accommodation (hotels, caravan parks etc)

8. *How will it affect development?*

- Fair & consistent POS contributions to be secured on and off-site as part of application process.
- Detailed Open Space Delivery Plan to be approved prior to commencement.
- Off-site S106 contributions to be paid prior to occupation of 50% of dwellings.
- On-site open space to be laid out prior to occupation of 75% of dwellings in any phase (as agreed in Delivery Plan).

9. *How will it benefit local communities?*

- More transparency.
- Improved opportunities being seen to arise from development.
- Minimise adverse impacts upon existing open spaces from development.

- Greater control, at a local level, on the type & quality of open space provision.

10. What areas are covered by the open space strategy?

The strategy identifies local provision standards for open space for the following 16 urban settlements:

- Bodmin
- Bude & Stratton
- Camborne, Pool, Illogan and Redruth (CPIR)
- Falmouth and Penryn
- Hayle
- Helston
- Launceston
- Liskeard
- Newquay
- Penzance, Newlyn & Long Rock
- Saltash
- St Austell, Duporth, Charlestown & Carlyon Bay
- St Ives and Carbis Bay
- Torpoint
- Truro & Threemilestone
- Wadebridge

11. What about the rest of Cornwall?

For smaller towns and settlements in rural areas not covered in the plans the Fields in Trust quantity standards (formerly National Playing Fields Association) or Carrick Open Space Standards will continue to apply. However for these unmapped areas the methodology set out for the 16 Cornish towns can be applied and it is the intention that it be developed for use in informing Neighbourhood Planning and eventually rolled out to all of Cornwall.

12. How do we apply/calculate the standards?

- Town frameworks.
- Web page.
 - Maps – pdf's eventually intranet
 - Spreadsheet toolkit.
- Natural Environment support
 - Stuart Wallace, Public Space Officer – stuart.wallace@cornwall.gov.uk
 - Donald Martin, Public Space Officer – dmartin@cornwall.gov.uk
 - Jon Mitchell, Public Space Team Leader – jon.mitchell@cornwall.gov.uk
- In line with the latest government guidance (28 Nov 2014 : Column 55WS) tariff style S106 planning obligations will not be sought from developments of 5 dwellings or less in rural areas and 10 dwellings or less in the towns.

Community Network Area & subdivisions to larger towns	Cost of open space provision (per dwelling/unit) >10 (towns) >5 (rural areas)
Bodmin residential	£ 1,128.08
Bodmin holiday accommodation	£520.53
Bodmin residual CNA residential	£1,008.40
Bude & Stratton residential	£ 1,416.87
Bude holiday accommodation	£514.97
Bude residual CNA residential	£1,308.60
Caradon CNA residential	£1,806.38
Camborne, Pool, Illogan and Redruth (CPIR)	£ 1,808.80
CIPR holiday accommodation	£520.53
Camborne, Pool & Redruth residual CNA residential	£1,689.17
Camelford CNA residential	£1,454.99
China Clay CNA residential	£1,432.98
See also St Austell	
Falmouth and Penryn residential	£ 1,298.02
Falmouth & Penryn holiday accommodation	£514.97
Falmouth & Penryn residual CNA residential	£1,154.79
Hayle residential	£ 1,122.05
Hayle holiday accommodation	£517.57
See St Ives	
Helston residential	£ 1,393.90
Helston holiday accommodation	£529.19
Helston & the Lizard residual CNA	£1,264.58
Launceston residential	£ 2,154.95
Launceston holiday accommodation	£526.65
Launceston residual CNA	£2,033.13
Liskeard residential	£ 1,587.44
Liskeard holiday accommodation	£528.51
Liskeard & Looe residual CNA	£1,462.42
Newquay residential	£ 1,219.26
Newquay holiday accommodation	£514.97
Newquay residual CNA	£1,103.60
Penzance and Newlyn residential	£ 1,727.57
Penzance holiday accommodation	£516.15
West Penwith residual CNA	£1,593.96
Saltash residential (existing town area)	£ 1,541.08
Saltash residential northwest of A38 (urban extension)	£1,528.89
Saltash holiday accommodation	£514.97
See also Torpoint	
St Agnes & Perranporth residential	£1,410.97
St Austell, Duporth, Charlestown & Carlyon Bay residential	£ 1,345.12
St Austell “ “ “ holiday accommodation	£534.72
St Austell & Mevagissey residual CNA residential	£1,213.40
St Blazey, Fowey & Lostwithiel residential	£1,586.80
St Ives and Carbis Bay residential	£ 1,121.84
St Ives holiday accommodation	£514.97
Hayle & St Ives residual CNA residential	£1,008.40
Torpoint residential	£ 1,539.07
Torpoint holiday accommodation	£520.53
Cornwall Gateway residual CNA residential	£1,418.40
Truro and Threemilestone residential	£ 1,471.13
Truro holiday accommodation	£520.53
Truro & Roseland residual CNA residential	£1,352.63

Wadebridge residential	£ 1,493.97
Wadebridge holiday accommodation	£528.96
Wadebridge & Padstow residual CNA residential	£1,403.81
Holiday accommodation in all residual CNA's	£425.42