

## **Evidence statement Gulval - Green Infrastructure**

A public consultation – the “Village ConVersation” – was carried out in May 2014, organised by Gulval Village Community Association (GVCA). This event followed from early proposals in the preparation of Cornwall Site Allocations DPD, the possibility of a large site or sites being allocated for housing development, a strong reaction from residents of the village and a series of public meetings.

Discussions were focused on a number of broad topics and green infrastructure, including the lack of a playground and a focal point for the village in particular, featured across the topics.

The ConVersation led to the preparation of a Draft Village Plan which sought to respond to the issues raised and included the following Vision statement.

**Gulval. A village with a sustainable local identity that promotes health and wellbeing for ALL who live there, both now and in the future.**

A second public consultation event was held in 2016 to consider these proposals and the outcome led to the approval of the Gulval Village Plan at the GVCA AGM in 2017.

The Village Plan includes section 2 “A Green Gulval” which is included in the evidence base.

The following green spaces were identified in the final Village Plan

GULVAL CHURCHYARD

GULVAL LOWER CHURCHYARD

GULVAL CARN

BLEU BRIDGE ALLOTMENTS

GULVAL PRIMARY SCHOOL PLAYING FIELD

LAND AT SCHOOL LANE

LAND AT TREVARRACK (PROPOSED COMMUNITY / PLAY SPACE)\*

A SMALL SITE AT TREVARRACK (PROPOSED COMMUNITY SEATING SPACE)\*

*\* to be incorporated in the proposed housing allocation.*

All these sites were identified because of their importance to the village environment in amenity, visual and biodiversity terms; some provide a tranquil space, others would provide an opportunity for meeting or play or a general appreciation of the village environment.

Together with existing footpaths, proposed pedestrian routes, green breaks and a Conservation Area buffer shown in the Village Plan maps they provide a network of green infrastructure in and around the village.

The adopted Site Allocations DPD (2019) reflects and strengthens this network in many respects with the inclusion of a requirement for public open space in the housing site policy (see *Policy PZ-H3*) as well as pedestrian routes and a green buffer between the village and Penzance. The Gulval green spaces map has been updated in light of this policy.

### **Supporting documents:**

**Gulval Village ConVersation report (2014)**

**GVCA Survey report and Appendix (2016)**

**Gulval Village Plan section 2 A Green Gulval (2017) see Appendix 1**

**Gulval Village Plan Map 4 Footpaths and open spaces (2017) see aAppendix 2**

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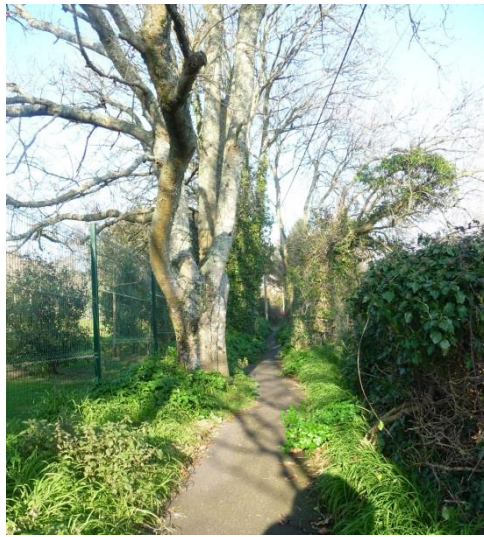
## 2. A Green Gulval

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### *What the ConVersion told us*

There is a network of well used rights of way within and around the village including historic Churchway paths focusing on Churchtown. Two footpaths link Churchtown to the rest of the village: the path from the village hall in School Lane to Trevarrack Noweth and the post office; and the path from Churchtown to Branwell Lane. A further footpath links Branwell Lane with the B3311.

More recently, the “Green Infrastructure” section of the Cornwall Local Plan Draft Site Allocations document included provision for pedestrian and cycle routes linking the coastal path with the village and countryside beyond. While the principle is supported the practicalities of the routes as shown have been questioned through the consultation process.



**Footpath from Trevarrack to School Lane**

Gulval Carn, which overlooks Mounts Bay, is an outcrop of rock standing above the village with superb views. It is linked with the scientist (and most famous son of Penzance) Sir Humphry Davy, who, it is said, used to go there to think and to produce some of his etchings. It is situated on private land, and an etching “Mounts Bay from Gulval Carn” (1846) is in the Penlee House Museum and Gallery collection. A designated right of way goes close by.



**Gulval Carn**

There is no official open space or play area in Gulval. There is a three way agreement in place between the school (part of an academy trust), the Town Council and Cornwall Council for use of the playing field by under-14s out of school hours, but there is no play equipment provided on the site. Many children use the playing fields regularly at weekends and during the holidays. However, there has been a long standing intention to provide a proper playground with easy and safe pedestrian access, play equipment and open space available for all. The three nearest playgrounds are in Penlee Park in the centre of Penzance, on the Promenade in Penzance, and at Longrock, all of which are more than a mile away along narrow and sometimes non-existent pavements that border busy, dangerous roads.

Residents also wanted a small community amenity space where they could meet and sit and there was support for obtaining access to Gulval Carn as an attractive feature and view point within the village.

The Gulval allotments are situated at the western end of the village, near the leat and housing development. There are more than 30 allotments, most of which are well cared for and appear to be very productive, although a few look as though they have fallen into disuse. They are administered by Penzance Town Council and there is a five year waiting list. Allotment users come from all over the Penzance parish area. The Gulval ConVersion highlighted a demand for more allotments within the village for the use of village residents.

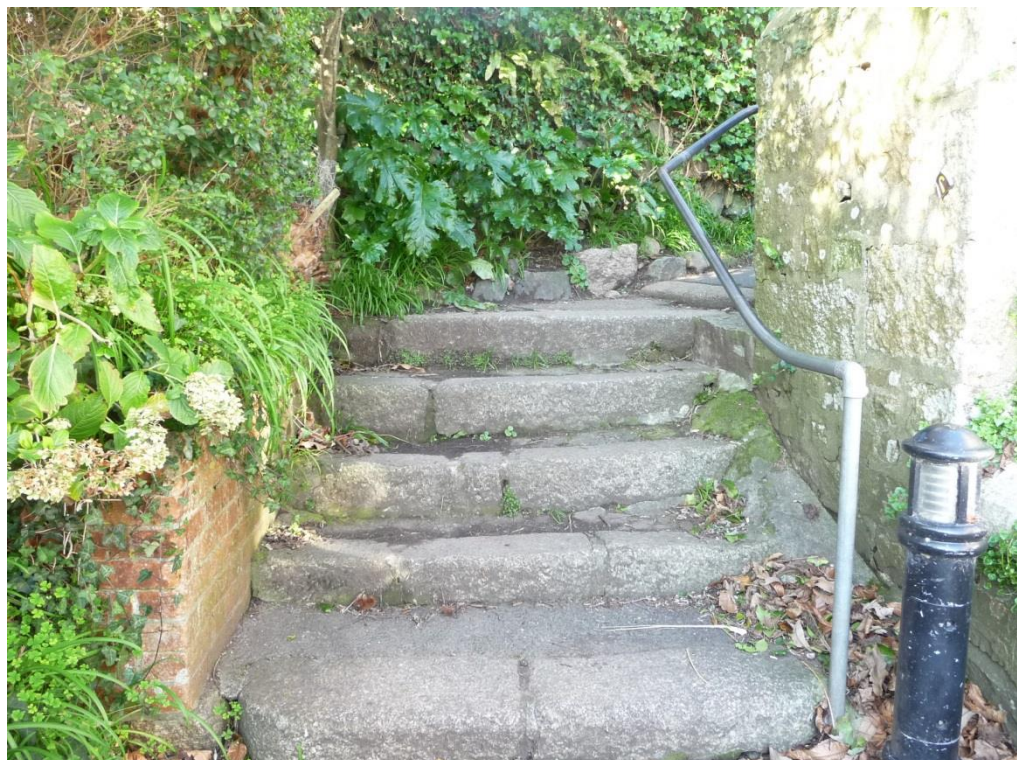
### Our policies

- To promote provision of a **network of accessible and well-managed open and green spaces** within the village which is integrated into a wider green network of walkways, cycle ways and open spaces in Penzance and surrounding parishes. [See Map 4](#)
- To **identify and protect the views, green spaces and open landscape** which contribute to the character and setting of the village.
- To pursue the provision of a new **community space and play area to serve the village as a whole** [See Map 4](#)
- To ensure **public green spaces are incorporated into new development** to provide play and meeting space, an attractive environment, and improve resilience to flooding.
- To **protect and improve existing green spaces, allotments and other public spaces** in Gulval.
- To seek to ensure that **high grade farmland is safeguarded from development** and that its loss to agriculture, where necessary, is outweighed by achieving maximum community benefit from the development.

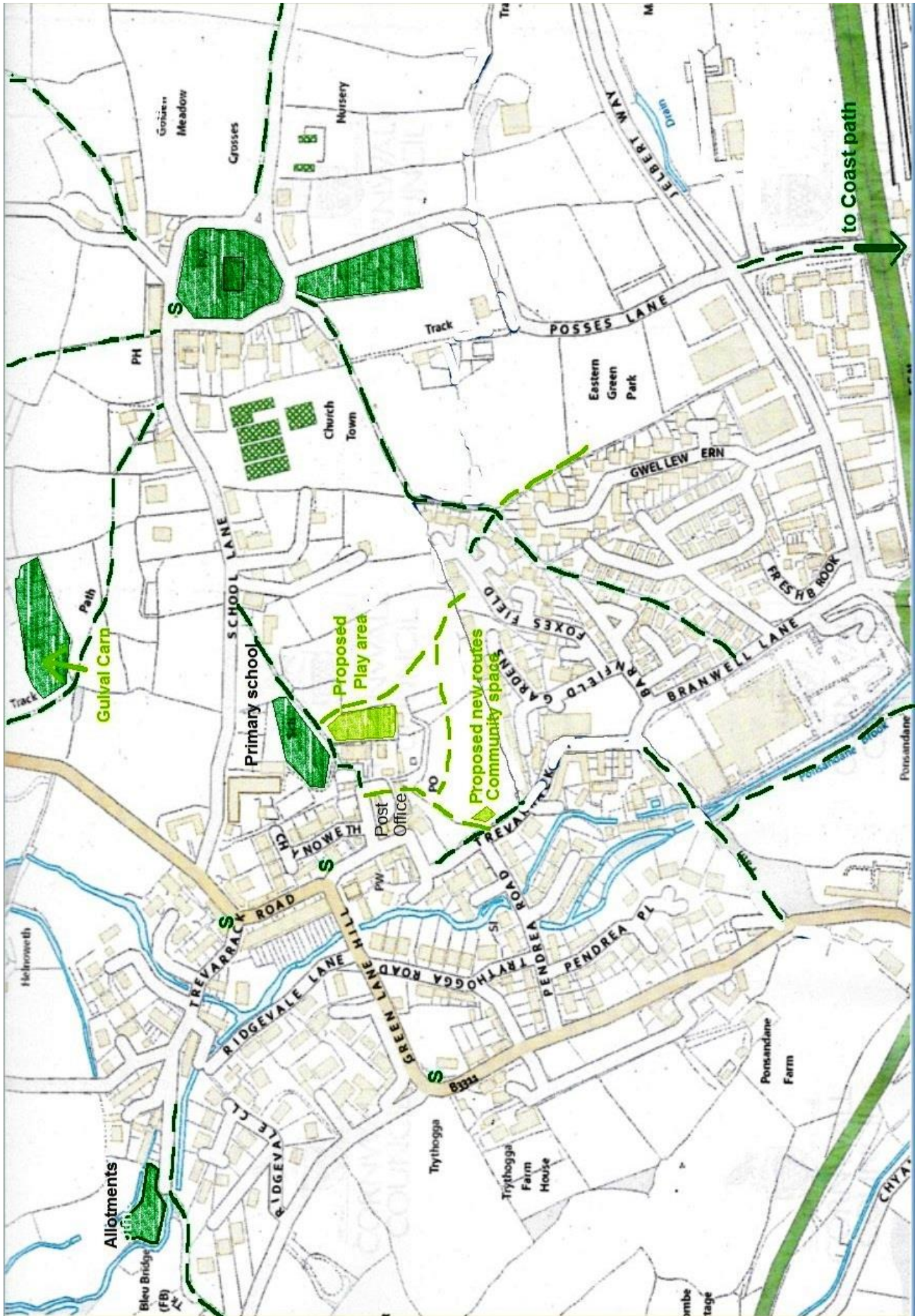
### Actions for a Green Gulval

- Seek to formalise access to Gulval Carn from the footpath through negotiation with the landowner. The existing footpath through the field is part of the network of paths in and around Gulval, and starts in Gulval Churchtown.
- Pursue the provision of a play area with playground for young children, and community space with seating for older residents, in the centre of the village within the proposed development of the Pig Field site where it would be close to the school and accessible to the village community as a whole. [See Section 4 Site adjacent to Parc Clies](#)

- Ensure, through the emerging Cornwall Local Plan (Allocations Document) and the planning application process, that new housing sites in or close to the village incorporate tree planting and screening and pedestrian links to local facilities and the existing footpath network. **See Section 4 Housing sites**
  - Ensure, through the emerging Cornwall Local Plan (Allocations Document) that the proposals for Green Infrastructure are practical, achievable and well integrated with the existing footpath network.
  - Seek to maintain and enhance the network of rural footpaths within and around the village
  - Investigate the potential demand for, and the likely take-up of, allotments for village residents.
  - Investigate the need and options for an extension to the churchyard, which would also contribute to an open buffer around the Gulval Conservation Area, through discussion with the Church authorities and landowners.
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**GULVAL:**

Name of Site	Audit Site reference	PLAN REFERENCE*	Notes
GULVAL CHURCHYARD	/G1	84	
SOUTH CHURCHYARD	/G2	83	
GULVAL CARN	/G3	85	potential for public access from adjacent footpath and wildlife project.
BLEU BRIDGE ALLOTMENTS	/G4	89	
PRIMARY SCHOOL PLAYING FIELD	/G5	87	
<b><i>NEW GREEN SPACES:</i></b>			
<b>LAND SOUTH OF THE PRIMARY SCHOOL IN GULVAL PROPOSED FOR USE AS A COMMUNITY GREEN SPACE AND CHILDREN'S PLAY AREA</b>	/G6		Not included as not an existing green space; site is within the housing allocation at Trevarrack - implementation is compatible with the Site Allocations DPD - policy PZ - H3. Policy protection to be extended to new green spaces once implemented.
<b>LAND IN THE SOUTH WEST CORNER OF THE HOUSING ALLOCATION IN GULVAL PROPOSED FOR USE AS A PUBLIC OPEN SPACE AND COMMUNITY SEATING SPACE WITHIN THE SUSTAINABLE DRAINAGE (SUDS) AREA.</b>	/G7		Not included as not an existing green space; site is within the housing allocation at Trevarrack - implementation is compatible with the Site Allocations DPD - policy PZ - H3. Policy protection to be extended to new green spaces once implemented.
<b>GREEN SPACE SCHOOL LANE</b> <i>(potential community space)</i>	/G8		Not included, alternative open space identified at Trevarrack (housing allocation)

**LOCAL GREEN SPACES AUDIT FORM** Source: Cornwall Council Neighbourhood Planning Advice Note

**COMMUNITY**

**GULVAL**

**Site Information**

Name of Site	<b>Gulval Churchyard</b>
Grid Ref	see map
Plan reference (include map of the area showing all candidate sites)	<b>LGS/G1</b>
Ownership of site (if known)	Truro Diocese (Church of England)
Is the owner aware of the potential designation and are they supportive? (Please note, objections from site owners will not necessarily prevent designation)	No - shown on Cornwall Council's Town Framework map - Open Space
Description of the site (use, condition, accessibility)	Burial ground, still partly in use. Extensive tree and shrub planting, maintained by Church
Is the site covered by any statutory designations (e.g. SSSI, Public Rights of way etc)	Conservation Area
Community served by this site (does the site serve the whole settlement or a particular area or group of people?)	Primarily the settlement but pedestrian routes used more widely.

**Planning Context**

Is there currently a planning application for this site?	No
Is this site allocated for development in the Local or Neighbourhood Plan?	No
If the answer is yes to either of the above questions, could part of the overall space still be used as local green space?	n/a

**Size and Character of the Area**

Area of proposed site (Local Green Spaces should not be 'extensive tracts of land', suggest under 20 ha as a guideline)	
Is the site 'local in character'? (Does the site feel like it is part of the local area? How does it connect physically/visually/socially?)	The site is central to Gulval Churchtown and is connected physically from adjacent public roads, visually to surrounding housing and roads and socially by the Church and, informally, by the wider community.

**Need for Local Green Space**

Is there a need for green space of this type at this location? (Evidence for this may include questionnaire responses, allotment waiting list etc depending on the type of green space)	There is a shortage of open space in the area; the Churchyard provides a quiet space with seats and a safe traffic free walking route.
How far is the green space from the community that it serves? (Local Green Spaces should be in close proximity, suggest within 2km as a guideline)	The space is within Gulval Churchtown, surrounded by housing.
Are there any barriers to the community accessing the site from their homes?	No

**Evidence to show that the Green Space is 'demonstrably special' to the local community**

Evidence of Support from the Town or Parish Council (evidence of support may include Council minutes or a letter/email)	
Evidence of support from other local community groups, community leaders (councillors, MP etc) and other groups (wildlife trust, CPRE etc) (evidence of support as above)	Maintained by the Church and volunteers. Gulval Village Community Association evidence statement.
Does the green space hold 'a particular local significance' for reasons of:	
Beauty	Yes - significant area of trees and flowering shrubs
Historic	The Churchyard is an early medieval Christian site and the setting for the Church which is a Grade II* listed building. Headstones record generations of local families.
Recreational value	Informal use as quiet space with seats and safe pedestrian routes.
Tranquility	Yes "a peaceful oasis"
Richness of Wildlife	Yes, trees, shrubs and wild areas support biodiversity
Other (please state):	
What evidence is there to support this local significance?	Well used by local people and visitors (Trip advisor reviews)

**LOCAL GREEN SPACES AUDIT FORM** Source: Cornwall Council Neighbourhood Planning Advice Note

**COMMUNITY**

**GULVAL**

**Site Information**

Name of Site  
 Grid Ref  
 Plan reference (include map of the area showing all candidate sites)  
 Ownership of site (if known)

**Gulval Lower Churchyard**  
 see map  
**LGS/G2**  
 Truro Diocese (Church of England)

Is the owner aware of the potential designation and are they supportive?  
 (Please note, objections from site owners will not necessarily prevent designation)

No - shown on Cornwall Council's Town Framework map - Open Space

Description of the site (use, condition, accessibility)

Burial ground, still in use. Trees, shrubs and grass, maintained by Church wardens/ volunteers.. Accessible to the community. Pedestrian route which avoids traffic on adjacent lane.

Is the site covered by any statutory designations (e.g. SSSI, Public Rights of way etc)

No

Community served by this site (does the site serve the whole settlement or a particular area or group of people?)

Primarily the settlement but pedestrian routes used more widely.

**Planning Context**

Is there currently a planning application for this site?  
 Is this site allocated for development in the Local or Neighbourhood Plan?

No  
 No

If the answer is yes to either of the above questions, could part of the overall space still be used as local green space?

n/a

**Size and Character of the Area**

Area of proposed site (Local Green Spaces should not be 'extensive tracts of land', suggest under 20 ha as a guideline)

.Is the site 'local in character'? (Does the site feel like it is part of the local area? How does it connect physically/ visually/ socially?)

The site is immediately south of Gulval Churchtown and is connected physically from adjacent public roads, visually to adjacent housing and socially by the Church and, informally, by the wider community.

**Need for Local Green Space**

Is there a need for green space of this type at this location? (Evidence for this may include questionnaire responses, allotment waiting list etc depending on the type of green space)

There is a shortage of open space in the area; the Churchyard provides a quiet space with seats and a safe traffic free walking route.

How far is the green space from the community that it serves?  
 (Local Green Spaces should be in close proximity, suggest within 2km as a guideline)

The space is on the edge of Gulval Churchtown, adjacent to housing.

Are there any barriers to the community accessing the site from their homes?

No

**Evidence to show that the Green Space is 'demonstrably special' to the local community**

Evidence of Support from the Town or Parish Council (evidence of support may include Council minutes or a letter/email)

Evidence of support from other local community groups, community leaders (councillors, MP etc) and other groups (wildlife trust, CPRE etc) (evidence of support as above)

Maintained by the Church and volunteers. Gulval Village Community Association evidence statement.

Does the green space hold 'a particular local significance' for reasons of:

Beauty

Yes - significant green space, formal layout with flowering trees and shrubs.

Historic

Headstones of Cornish historical interest and record generations of local families. WW1 Memorial.

Recreational value

Informal use as quiet space with seats and a safe off road pedestrian route.

Tranquility

Yes, surrounding walls and hedges screen noise.

Richness of Wildlife

Trees, shrubs and wild areas support biodiversity

Other (please state):

What evidence is there to support this local significance?

Well used by local people, wider community and visitors.



**LOCAL GREEN SPACES AUDIT FORM** Source: Cornwall Council Neighbourhood Planning Advice Note

**COMMUNITY**

**GULVAL**

**Site Information**

Name of Site Gulval Carn  
 Grid Ref [SW48134 31929](#)  
 Plan reference (include map of the area showing all candidate sites) LGS/G3  
 Ownership of site (if known) The Wallis family  
 Is the owner aware of the potential designation and are they supportive? (Please note, objections from site owners will not necessarily prevent designation) Not known

Description of the site (use, condition, accessibility) Mature trees and undergrowth, surrounded by cultivated farmland. Public rights of way adjacent to south west and western boundaries. Currently no public access but, subject to landowners' agreement, a short permissive path extension could provide access from the northern boundary.

Is the site covered by any statutory designations (e.g. SSSI, Public Rights of way etc) No (public rights of way adjacent)

Community served by this site (does the site serve the whole settlement or a particular area or group of people?) Whole settlement.

**Planning Context**

Is there currently a planning application for this site? No  
 Is this site allocated for development in the Local or Neighbourhood Plan? No  
 If the answer is yes to either of the above questions, could part of the overall space still be used as local green space? n/a

**Size and Character of the Area**

Area of proposed site (Local Green Spaces should not be 'extensive tracts of land', suggest under 20 ha as a guideline)

Is the site 'local in character'? (Does the site feel like it is part of the local area? How does it connect physically/visually/socially?) The site is a prominent feature on rising land immediately to the north of the village; it is adjacent to well used public rights of way and visible from various points within the village. Close to the primary school and the northern edge of development.

**Need for Local Green Space**

Is there a need for green space of this type at this location? (Evidence for this may include questionnaire responses, allotment waiting list etc depending on the type of green space) Yes, there is a shortage of open space in the area. See results of Gulval Village Conversation 2014 .

How far is the green space from the community that it serves? (Local Green Spaces should be in close proximity, suggest within 2km as a guideline) Close to northern edge of village; less than 300m. from the edge of the village, within a kilometre of the whole village.

Are there any barriers to the community accessing the site from their homes? Requires landowners' agreement.

**Evidence to show that the Green Space is 'demonstrably special' to the local community**

Evidence of Support from the Town or Parish Council (evidence of support may include Council minutes or a letter/email) Parish ward Councillors supportive (meeting on site with Gulval Village Community Association (GVCA), July 2021)

Evidence of support from other local community groups, community leaders (councillors, MP etc) and other groups (wildlife trust, CPRE etc) (evidence of support as above) Gulval Village Community Association Village Conversation 2014 and village plan 2017. (See GVCA evidence statement)

Does the green space hold 'a particular local significance' for reasons of:

Beauty Prominent feature with mature trees.  
 Historic Reputed to be a place where the young Sir Humphry Davy sat, mused and painted. Local aspiration to commemorate this in some way on site.  
 Recreational value Potential for informal recreational use.  
 Tranquility yes, surrounded by farmland with wide views of Mounts Bay.  
 Richness of Wildlife Mature trees and dense undergrowth support a wide range of wildlife.  
 Other (please state): Potential for informal public access and habitat management, involvement of GVCA, local primary school, wildlife organisations, Town Council and others  
 What evidence is there to support this local significance? The Gulval Village Conversation report 2014 and Village Plan 2017 (see GVCA evidence

**LOCAL GREEN SPACES AUDIT FORM** Source: Cornwall Council Neighbourhood Planning Advice Note

**COMMUNITY**

**GULVAL**

**Site Information**

Name of Site	Bleu Bridge Allotments
Grid Ref	<u>SW47640 31823</u>
Plan reference (include map of the area showing all candidate sites)	LGS/G4
Ownership of site (if known)	Managed by Penzance Town Council (ownership unknown)
Is the owner aware of the potential designation and are they supportive? (Please note, objections from site owners will not necessarily prevent designation)	Town Council manages as allotments and involved in proposed NDP policy
Description of the site (use, condition, accessibility)	In use as allotments; accessible to allotment holders.
Is the site covered by any statutory designations (e.g. SSSI, Public Rights of way etc)	No
Community served by this site (does the site serve the whole settlement or a particular area or group of people?)	Whole settlement and wider parish

**Planning Context**

Is there currently a planning application for this site?	No
Is this site allocated for development in the Local or Neighbourhood Plan?	No
If the answer is yes to either of the above questions, could part of the overall space still be used as local green space?	n/a

**Size and Character of the Area**

Area of proposed site (Local Green Spaces should not be 'extensive tracts of land', suggest under 20 ha as a guideline)

Is the site 'local in character'? (Does the site feel like it is part of the local area? How does it connect physically/ visually/ socially?)	The site is on the western edge of the village; it is connected physically by an unclassified road; visually from the adjacent lane and socially as allotments. .
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**Need for Local Green Space**

Is there a need for green space of this type at this location? (Evidence for this may include questionnaire responses, allotment waiting list etc depending on the type of green space)	Yes, see results of Gulval Village ConVersation 2014 and Town Council waiting list.
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How far is the green space from the community that it serves? (Local Green Spaces should be in close proximity, suggest within 2km as a guideline)	Immediately adjacent to western edge of village; less than a kilometre from eastern edge of village.
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Are there any barriers to the community accessing the site from their homes? No (for allotment holders)

**Evidence to show that the Green Space is 'demonstrably special' to the local community**

Evidence of Support from the Town or Parish Council (evidence of support may include Council minutes or a letter/email)	Town Council management
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Evidence of support from other local community groups, community leaders (councillors, MP etc) and other groups (wildlife trust, CPRE etc) (evidence of support as above)	Gulval Village Community Association (GVCA) Village ConVersation 2014 and village plan 2017. (see GVCA evidence statement)
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Does the green space hold 'a particular local significance' for reasons of:

Beauty	The site is within one of the two valleys meeting in the village; a former mill leat runs through the site. The Trevaylor river and woodland are immediately adjacent.
Historic	
Recreational value	yes as allotments
Tranquility	yes, away from roads and housing in a peaceful setting.
Richness of Wildlife	Within the Trevaylor biodiversity corridor; the water courses and boundary trees support wildlife and connect to Trevaylor Woods.
Other (please state):	
What evidence is there to support this local significance?	The Gulval Village ConVersation report 2014 and Village Plan 2017.

**LOCAL GREEN SPACES AUDIT FORM** Source: Cornwall Council Neighbourhood Planning Advice Note

**COMMUNITY**

**GULVAL**

**Site Information**

Name of Site	Gulval Primary School playing field
Grid Ref	see map
Plan reference (include map of the area showing all candidate sites)	LGS/G5
Ownership of site (if known)	Truro and Penwith Multi Academy Trust
Is the owner aware of the potential designation and are they supportive? (Please note, objections from site owners will not necessarily prevent designation)	Not aware (site included in Cornwall Council's Town Framework map - Open Spaces)
Description of the site (use, condition, accessibility)	Primary school playing field, used and maintained by the school. Agreement in place with local Councils for wider use for children's play (up to age 14) but access is restricted. Used by
Is the site covered by any statutory designations (e.g. SSSI, Public Rights of way etc)	No (public right of way adjacent)
Community served by this site (does the site serve the whole settlement or a particular area or group of people?)	Primarily the school community with some wider use.

**Planning Context**

Is there currently a planning application for this site?	No
Is this site allocated for development in the Local or Neighbourhood Plan?	No
If the answer is yes to either of the above questions, could part of the overall space still be used as local green space?	n/a

**Size and Character of the Area**

Area of proposed site (Local Green Spaces should not be 'extensive tracts of land'; suggest under 20 ha as a guideline)	
Is the site 'local in character'? (Does the site feel like it is part of the local area? How does it connect physically/visually/socially?)	The site is within the village. It is connected physically to the adjacent right of way and road, visually it is part of a wider green break between Trevarrack and School Lane and contributes to the environment of the right of way. Socially it is used by the school community and occasional village events. .

**Need for Local Green Space**

Is there a need for green space of this type at this location? (Evidence for this may include questionnaire responses, allotment waiting list etc depending on the type of green space)	Yes, there is a shortage of open space in the area and particularly of equipped play space in the village.
How far is the green space from the community that it serves? (Local Green Spaces should be in close proximity, suggest within 2km as a guideline)	It is within the village and easily accessible.
Are there any barriers to the community accessing the site from their homes?	No, subject to school management arrangements.

**Evidence to show that the Green Space is 'demonstrably special' to the local community**

Evidence of Support from the Town or Parish Council (evidence of support may include Council minutes or a letter/email)	the Town Council is party to the agreement for wider use of play space
Evidence of support from other local community groups, community leaders (councillors, MP etc) and other groups (wildlife trust, CPRE etc) (evidence of support as above)	Cornwall Council is party to the agreement for wider use of play space. The importance of green space was highlighted in the Community Association led Village Conversation (2014) and Village Plan (2017) (see GVCA evidence statement)
Does the green space hold 'a particular local significance' for reasons of:	
Beauty	
Historic	
Recreational value	Informal space for play
Tranquility	
Richness of Wildlife	Boundary trees support wildlife
Other (please state):	
What evidence is there to support this local significance?	See GVCA Village Conversation report and Village Plan

**LOCAL GREEN SPACES AUDIT FORM** Source: Cornwall Council Neighbourhood Planning Advice Note

**COMMUNITY**

**GULVAL**

**Site Information**

Name of Site

**LAND AT TREVARRACK (SOUTH OF THE PRIMARY SCHOOL)**

Grid Ref

LGS/G6

Plan reference (include map of the area showing all candidate sites)

see map

Ownership of site (if known)

M. Lawry

Is the owner aware of the potential designation and are they supportive?  
(Please note, objections from site owners will not necessarily prevent designation)

Aware, no evidence of support.

Description of the site (use, condition, accessibility)

Agricultural land, in cultivation. Public right of way adjacent, close to centre of village, primary school and village hall. Potential for use as green community space and play area to serve the village

Is the site covered by any statutory designations (e.g. SSSI, Public Rights of way etc)

No (right of way adjacent)

Community served by this site (does the site serve the whole settlement or a particular area or group of people?)

central village location, potential to serve the whole village.

**Planning Context**

Is there currently a planning application for this site?

No (but pre application consultation underway August 2021) (planning application submitted later 2021 for housing development; includes public open space provision on part of this site)

Is this site allocated for development in the Local or Neighbourhood Plan?

Yes, allocated for housing in Cornwall Site Allocations DPD

If the answer is yes to either of the above questions, could part of the overall space still be used as local green space?

Yes, the inclusion of community/play area within the development is supported by the Local Plan policy (see Policy PZ-H3)

**Size and Character of the Area**

Area of proposed site (Local Green Spaces should not be 'extensive tracts of land'; suggest under 20 ha as a guideline)

Is the site 'local in character'? (Does the site feel like it is part of the local area? How does it connect physically/visually/socially?)

The site is within the village and close to the primary school. It is connected physically and visually to the adjacent public right of way. The Local Plan policy requires additional pedestrian links within the development which would connect with other parts of the village and an adjoining residential area.

**Need for Local Green Space**

Is there a need for green space of this type at this location? (Evidence for this may include questionnaire responses, allotment waiting list etc depending on the type of green space)

Yes, there is a shortage of open space in the area and particularly in Gulval where there is no community open space or equipped play area.

How far is the green space from the community that it serves?

(Local Green Spaces should be in close proximity, suggest within 2km as a guideline)

It is within the community that it would serve

Are there any barriers to the community accessing the site from their homes?

No - subject to the proposal being implemented.

**Evidence to show that the Green Space is 'demonstrably special' to the local community**

Evidence of Support from the Town or Parish Council (evidence of support may include Council minutes or a letter/email)

Ward members of the Town Council are supportive (correspondence and meeting on site July 2021)

Evidence of support from other local community groups, community leaders (councillors, MP etc) and other groups (wildlife trust, CPRE etc) (evidence of support as above)

Gulval Village Community Association (GVCA) - consultations and Village Plan. Division member Cornwall Council supportive. Cornwall Site Allocations DPD policy supportive.

Does the green space hold 'a particular local significance' for reasons of:

Beauty

The site and its boundary trees contributes to the green corridor between Trevarrack and School Lane and the wider setting of Gulval Churchtown Conservation Area

Historic

Recreational value

The proposed site would provide informal open space and play facilities

Tranquility

The proposal would provide a quiet green space between the new housing and the public right of way

Richness of Wildlife

the retention of existing hedgrows and boundary trees in and around the proposed green space would help in mitigating the loss of wildlife habitat that will result from the housing development. The site is linked to the trees alongside the right of way, within the school site and on neighbouring properties - part of a wildlife corridor.

Other (please state):

There has been a longstanding aspiration in the village for this proposed green space and play see Gulval Village Conversation (consultations 2014 and 2016) and the Village Plan 2017.

What evidence is there to support this local significance?

**Site not included in NP policy as not an existing green space; aspiration for policy protection to be extended to new green spaces once implemented.**



**LOCAL GREEN SPACES AUDIT FORM** Source: Cornwall Council Neighbourhood Planning Advice Note

**COMMUNITY**

**GULVAL**

**Site Information**

Name of Site	<b>SMALL SITE AT TREVARRACK (SOUTH WEST CORNER OF THE HOUSING ALLOCATION)</b>
Grid Ref	see map
Plan reference (include map of the area showing all candidate sites)	LGS/G7
Ownership of site (if known)	M. Lawry
Is the owner aware of the potential designation and are they supportive? (Please note, objections from site owners will not necessarily prevent designation)	Aware, no evidence of support.
Description of the site (use, condition, accessibility)	Agricultural land, in cultivation; public footpath adjacent, close to centre of village. Within proposed drainage management area, potential for small community sitting space or larger POS if compatible with SUDS
Is the site covered by any statutory designations (e.g. SSSI, Public Rights of way etc)	No
Community served by this site (does the site serve the whole settlement or a particular area or group of people?)	Gulval village (Trevarrack and Pendrea areas in particular)

**Planning Context**

Is there currently a planning application for this site?	No (but pre application consultation underway August 2021) (planning application submitted later 2021 for housing development; includes public open space provision for this site within a larger area of public open space)
Is this site allocated for development in the Local or Neighbourhood Plan?	Yes, allocated for housing in Cornwall Site Allocations DPD
If the answer is yes to either of the above questions, could part of the overall space still be used as local green space?	Yes, proposed use is compatible with Local Plan requirements for flood risk management (SUDS area)

**Size and Character of the Area**

Area of proposed site (Local Green Spaces should not be 'extensive tracts of land'; suggest under 20 ha as a guideline)	
Is the site 'local in character'? (Does the site feel like it is part of the local area? How does it connect physically/ visually/ socially?)	Yes, central to the village, adjacent to existing right of way and proposed pedestrian links within allocation.

**Need for Local Green Space**

Is there a need for green space of this type at this location? (Evidence for this may include questionnaire responses, allotment waiting list etc depending on the type of green space)	Yes, there is a shortage of open space in the area. The "Village Conversation" 2014 identified the importance of and need for green spaces within the village.
How far is the green space from the community that it serves? (Local Green Spaces should be in close proximity, suggest within 2km as a guideline)	immediately adjacent to existing housing areas and within allocated site.
Are there any barriers to the community accessing the site from their homes?	No - subject to implementation of proposal.

**Evidence to show that the Green Space is 'demonstrably special' to the local community**

Evidence of Support from the Town or Parish Council (evidence of support may include Council minutes or a letter/email)	
Evidence of support from other local community groups, community leaders (councillors, MP etc) and other groups (wildlife trust, CPRE etc) (evidence of support as above)	Proposed by Gulval Village Community Association.
Does the green space hold 'a particular local significance' for reasons of:	
Beauty	
Historic	
Recreational value	opportunity for small informal community meeting place/seats for local residents
Tranquility	the site would provide an open space away from roads.
Richness of Wildlife	Boundary trees connect with adjacent trees (Tree Preservation Order area) and woodland, providing for a wildlife corridor.
Other (please state):	The Village Conversation identified a need for small informal sitting/meeting places as well as
What evidence is there to support this local significance?	Gulval Village Conversation (2014) and the Village Plan (2017).
	<b>Site not included as not an existing green space; aspiration for policy protection to be extended to new green spaces once implemented</b>

**LOCAL GREEN SPACES AUDIT FORM** Source: Cornwall Council Neighbourhood Planning Advice Note

**COMMUNITY**

**GULVAL**

**Site Information**

Name of Site GREEN SPACE, SCHOOL LANE (NEXT TO VILLAGE HALL)  
 Grid Ref see map  
 Plan reference (include map of the area showing all candidate sites) LGS/G8  
 Ownership of site (if known) The Taylor family

Is the owner aware of the potential designation and are they supportive?  
 (Please note, objections from site owners will not necessarily prevent designation)

No

Description of the site (use, condition, accessibility)

Triangle of land between School Lane and right of way between Trevarrack and School Lane. Currently overgrown, not publicly accessible. Identified in Village Conversation as a potential open green space for the village. There has been some informal use by the primary school as an outdoor learning resource.

Is the site covered by any statutory designations (e.g. SSSI, Public Rights of way etc)

No (public right of way adjacent)

Community served by this site (does the site serve the whole settlement or a particular area or group of people?)

whole settlement but Trevarrack/School Lane/Churchtown in particular.

**Planning Context**

Is there currently a planning application for this site?

No

Is this site allocated for development in the Local or Neighbourhood Plan?

No

If the answer is yes to either of the above questions, could part of the overall space still be used as local green space?

n/a

**Size and Character of the Area**

Area of proposed site (Local Green Spaces should not be 'extensive tracts of land', suggest under 20 ha as a guideline)

Is the site 'local in character'? (Does the site feel like it is part of the local area? How does it connect physically/ visually/ socially?)

The site is on the edge of the village, close to the village hall and primary school. It is next to a public right of way and public road.

**Need for Local Green Space**

Is there a need for green space of this type at this location? (Evidence for this may include questionnaire responses, allotment waiting list etc depending on the type of green space)

Yes, there is a shortage of open space in the area. The "Village Conversation" 2014/16 identified the importance of green spaces within the village.

How far is the green space from the community that it serves?

(Local Green Spaces should be in close proximity, suggest within 2km as a guideline)

The site is on the edge of the village and accessible .

Are there any barriers to the community accessing the site from their homes?

No subject to owners' agreement (No public access currently)

**Evidence to show that the Green Space is 'demonstrably special' to the local community**

Evidence of Support from the Town or Parish Council (evidence of support may include Council minutes or a letter/email)

Evidence of support from other local community groups, community leaders (councillors, MP etc) and other groups (wildlife trust, CPRE etc) (evidence of support as above)

Gulval Village Community Association - site identified in the Village Plan

Does the green space hold 'a particular local significance' for reasons of:

Beauty

Historic

Recreational value

Tranquility

Richness of Wildlife

Other (please state):

Potential for informal open space/play

Currently overgrown and supportive of wildlife

What evidence is there to support this local significance?

Gulval Village Conversation (consultations 2014 and 2016) and the Village Plan 2017.

**Site not included in NP policy, as alternative open space identified at Trevarrack (housing allocation)**