

St Ive and Pensilva Neighbourhood Development Plan - Recreation and Open Space Assessment June 2025

1. INTRODUCTION.

- 1.1 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 a location.
- 1.2 The National Planning Policy Framework 2021 (para 98/99) requires that planning policies should be based on robust & up to date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. There is now an adopted methodology for Cornwall based around the main towns. Whilst this type of assessment is unlikely to produce usable data for small settlements of less than 50 houses or the more sparsely populated parts of a Parish, it is considered to be a worthwhile exercise for St Ive and Pensilva village. It is also considered appropriate to use the same methodology and definitions as set out in the adopted strategy for Cornwall towns, in order to ensure consistency with the planning policies throughout the county. However, for this exercise, data on average provision across 17 'smaller cities and settlements' across Cornwall has been used as a basis to calculate a local standard that better reflects the situation in Cornwall and in St Ive and Pensilva Parish than does the application of national standards.

2. METHODOLOGY.

- 2.1 The assessment uses the typology as set out in the Cornwall Open Space Strategy. 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 facilities
 5. Provision for teenagers– equipped facilities
 6. Allotments, community gardens, and urban farms
 7. Cemeteries and churchyards
 8. School pitches and outdoor sports club facilities (No or limited public access)
- 2.2 The assessment has taken into account overall provision standards applying to each open space type, as follows:
 - **Quantity** – m2 of each type per resident
 - **Accessibility and distribution** – the maximum distance that a resident should be expected to have to walk (radial measurement), taking into account barriers such as busy roads and severe topography.
 - **Quality** – an overview of the level of provision & features available.

Proposed open space provision standards for rural settlements in Cornwall.

Type of open space	Proposed accessibility standard ('as the crow flies') depending on settlement size category				Min
	>1000 Dwellings	~500 dwellings	~200 dwellings	~50 & below dwellings	Size new (m2)
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 (PS)	720m (N1) 870m (PS)	770m (N1) 920m (PS)	1000m	500
'Playable space' of any of the above types	330m	480m	600m	720m	500
5. Teen provision	800m (N1) 1000m (PS)	1000m (N1) 1200m (PS)	No limit		500
6. Allotments	No limit				2500
Nb: St Ive and Pensilva village has approx. 470 dwellings					

2.3 Accessibility and quality provision standards can be analysed using a hierarchy [adapted from that used by Cornwall Council] that relates to the strategic significance of the space – i.e. the size of the community the open space would potentially serve.

- **Regional significant** sites which are large or contain the best facilities, and will attract visitors from other communities well outside of the area.
- **Parish significant (PS)** sites such as large formal parks and destination play areas which contain sufficient facilities to attract visitors from outside the immediate community potentially.
- **Neighbourhood 1 (N1)** sites which have local importance and contain sufficient provision to meet the needs of the local community
- **Neighbourhood 2** sites, which have the least equipped or most basic amenities, and merely serve residents from the immediate area.
- **Playable space.** Any usable, open space, equipped or otherwise, where children can safely play.

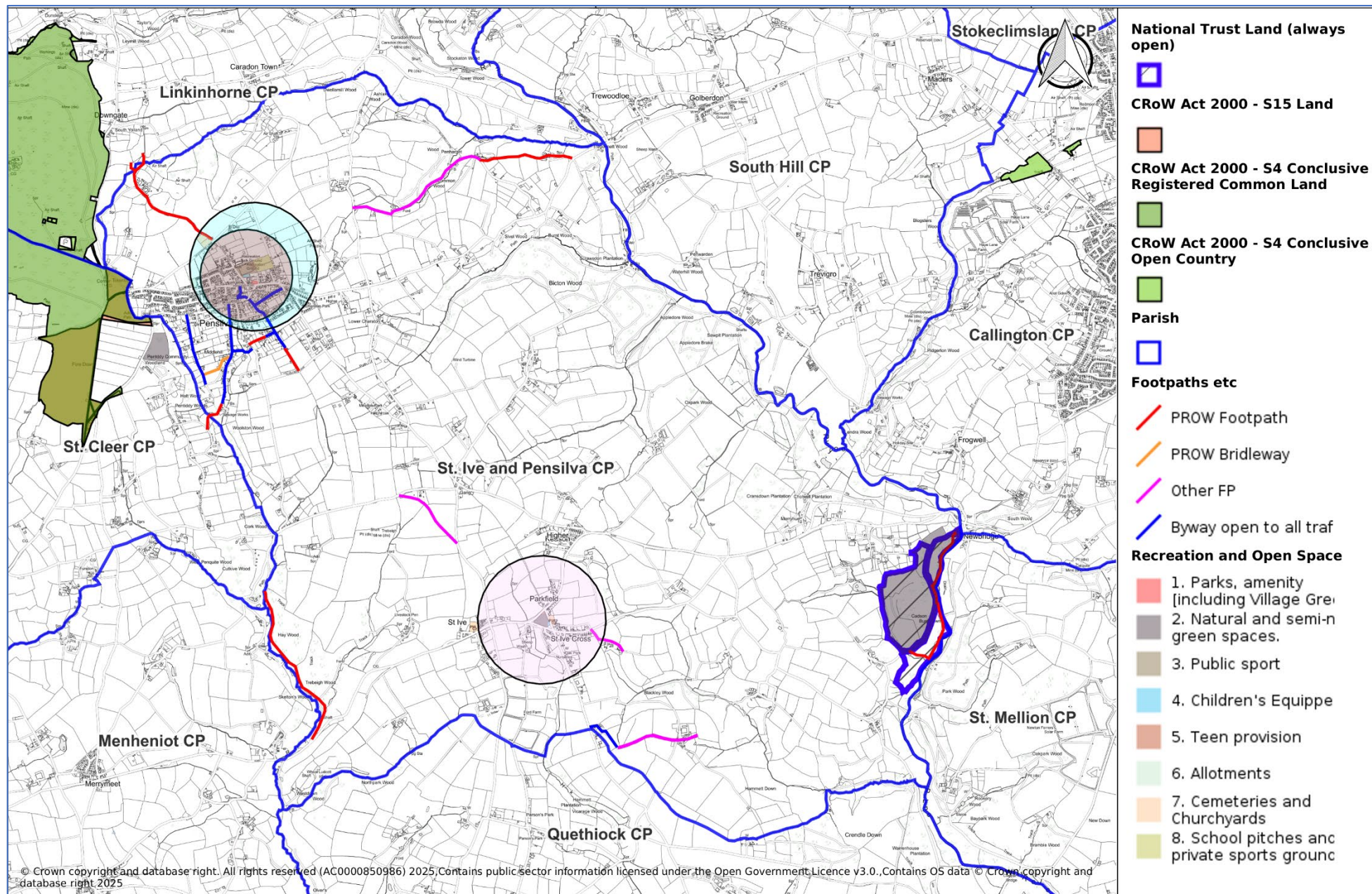
2.4 All spaces in the Parish were identified and mapped applying the typology and standards referred to above. The existing level of provision per person in the existing and forecast population of the settlement (using the Census 2021 and assumed rates of future population growth) was derived from this data.

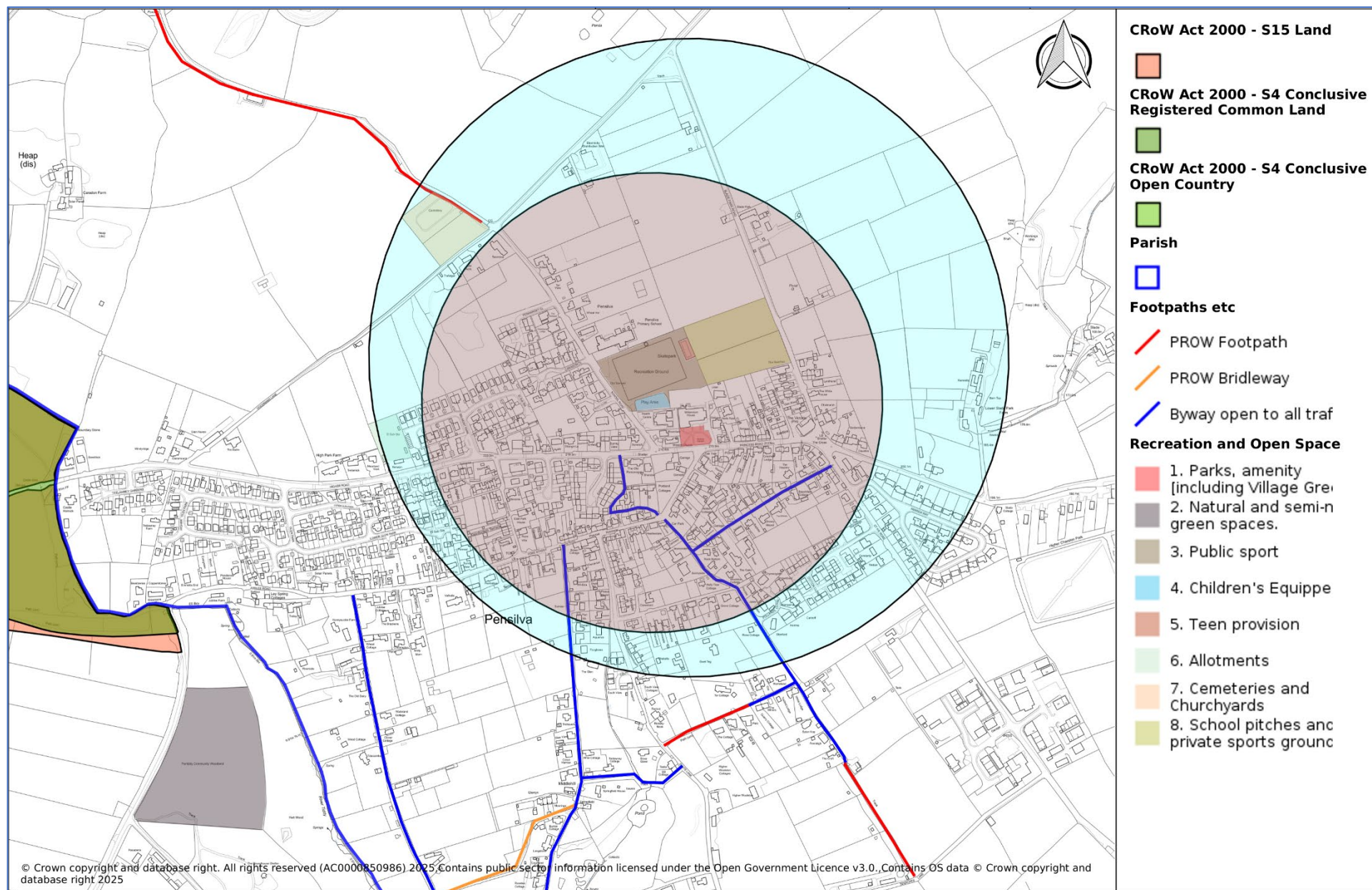
2.5 This was then compared with the averages for Cornwall's smaller settlements, to provide a comparative basis to evaluate the available area of public open space in the settlement, by the local community likely to use it. The information was then moderated by applying the catchment areas for equipped junior and teen play space, along with barriers to access, and other factors to identify priorities for improvement in the future, what opportunities might be sought from development and a proposed local set of standards.

2.6 Provision in St Ive and Pensilva Parish is assessed using the following maps and tables:

a	b	c	d	e
Type	Total m2	Average per person small settlements in Cornwall in m2	Total m2 / ha requirement for the 2030 population (based on average per person, small settlements in Cornwall Col c)	Additional total m2 /ha required at St Ive and Pensilva to equal the Cornwall average small settlements (col d – col b).
1. Parks, amenity	1304	6.5	1.69 ha	1.56 ha
2. Natural and semi-natural green spaces.	4.2 ha	40.0	10.5 ha	6.3 ha
3. Public sport	11579	3.0	7871	NIL
4. Children's Equipped Play	1418	0.7	1732	314 m2
5. Teen provision	802	0.2	472	NIL
6. Allotments	0	1.2	3070	3070 m2
7. Cemeteries and Churchyards	1.6 ha	3.9	1.1	NIL
8. School pitches and private sports grounds	1.4 ha	28.2	7.4 ha	6 Ha

Population projection:	
2021 Census number of persons =	2284
Additional dwellings 2021 to 2030 =	153
Ave HH size 2021 =	2.22
Additional persons average HH size =	340
Total pop at 2030 =	2624







Name	Location	Type	Area (m2)	Accessibility	Quality	NOTES
Century Square	Millennium House, Pensilva	1. Parks, amenity	1304 m2	Neighbourhood 1	Good	A well-maintained grassed area fronting Millennium House that provides a village green character and serves as a civic focal point for the community.

Name	Location	Type	Area (m2)	Accessibility	Quality	NOTES
		TOTAL TYPE 1	1304m2			
St Ive Play Area	St Ive Cross	2. Natural and semi-natural green spaces.	8320m2	Parish significant	Good	Grass field in the 'elbow' of land formed by the St Ive Cross junction. It is sufficiently large to accommodate a reasonably sized kick-about area for teenage use.
Cadson Bury Down	Cadsonbury.	2. Natural and semi-natural green spaces.	136273m2	Regional significant	Good	Cadson Bury Down and its surrounding woodlands are publicly accessible and managed by the National Trust, offering open access for walking and quiet recreation. The site includes a small car park near the entrance and features an Iron Age hillfort with extensive views across the Lynher Valley. Designated as a Site of Special Scientific Interest (SSSI), Cadson Bury is valued for its ancient woodland and rich biodiversity. However, its location is relatively remote from the main settlements within the Parish, limiting its day-to-day accessibility for some residents.
Fore Down	Outside Parish but very close to Pensilva, on the west of the Village.	2. Natural and semi-natural green spaces.	196ha	Regional significant	Moorland [Integral part of Bodmin Moor].	Section 15 and Section 4 Common Land under the Countryside and Rights of Way Act 2000 (CRoW Act) is generally accessible to the public, providing a valuable right of access for informal recreation. The presence of such land close to the Parish represents a significant and much-valued recreational asset for the local community.

Name	Location	Type	Area (m2)	Accessibility	Quality	NOTES
Pentiddy Community Woodland	Immediately west of Pensilva.	2. Natural and semi-natural green spaces.	33508m2	Parish significant	Good	Pentiddy Community Woodland is a community-managed woodland located near Pensilva, Cornwall. Established in 2002, the project encompasses sustainable woodland practices and low-impact living, designed on permaculture principles. Although just outside the Parish, it is a recreational asset for the local community.
		TOTAL TYPE 2	14.4ha [excl. Fore Down and Pentiddy]			
Millennium House Pitches	R/O Millennium House	3. Public Sport	11579 m2	Parish significant	Very well maintained.	The playing field is utilised for various sporting activities, particularly football, and is available for community use. Its proximity to Millennium House allows for seamless integration with the centre's facilities, supporting events and recreational activities for residents and visitors alike. It is the village's main adult competitive pitch, equipped with changing rooms and a floodlit training area and used by Pensilva Youth FC for U16 and U14 fixtures. Note that the nearby school pitch is available outside school hours.
		TOTAL TYPE 3	11579m2			
Sunflower Play Park - Pensilva Play Area	R/O Millennium House	4. Children's Play Area - equipped	1005m2	Neighbourhood 1	Good, well-maintained.	The site is reasonably central within the village, although it is located at some distance from the homes of children living in the western part of the settlement.
St Ive Cross Play Area	St Ive Cross Roads	4. Children's Play Area - equipped	413m2	Neighbourhood 1	Good, well-maintained.	The site is well located for children living in St Ive Churchtown and St Ive Cross, but is some distance

Name	Location	Type	Area (m2)	Accessibility	Quality	NOTES
						from Higher Keason and requires crossing a busy road, which may present a barrier for families in that area.
		TOTAL TYPE 4	1418m2			
St Ive Cross Play Area	St Ive Cross Roads	5. Teen Provision	300m2	Neighbourhood 1	Good, well-maintained.	Although it is simply a zip wire, when taken together with the adjacent grassed area—which could provide space for informal play or kick-about— it offers some amusement and recreational value.
Millennium House Skate Park	R/O Millennium House, alongside the pitch.	5. Teen Provision	505M2	Parish significant	Good, well-maintained.	The skate park consists of a basic skate ramp designed for use by children and teenagers on scooters, skates, and bikes. It is a popular spot for informal recreation and is appreciated for its accessibility within the village. The facility is open to the public and is used by both younger children and teenagers.
		TOTAL TYPE 5	802m2			
		6. Allotments	0			As of now, there are no publicly managed allotments within the civil parish of St Ive and Pensilva. However, community interest in establishing such spaces has been noted. For instance, the Parish of St Ive Community Resilience Project highlighted a strong community desire for local food-growing spaces, indicating that the call for allotments has been a top priority in community feedback.
		TOTAL TYPE 6	0			

Name	Location	Type	Area (m2)	Accessibility	Quality	NOTES
St Ive and Pensilva Cemetery	Tokenbury	7. Cemeteries and Churchyards	8047m2	Parish significant	Mixed	Tokenbury Cemetery serves as the primary burial site for the local community. In recent years, the cemetery has been subject to community discussions regarding its maintenance and policies. For instance, there have been updates concerning signage and regulations, such as the implementation of a "No Dogs" policy to maintain the sanctity of the grounds.
St Ive Churchyard	St Ive's Church	7. Cemeteries and Churchyards	5170m2	Parish significant	Good	The cemetery at St Ive Parish Church in Cornwall is a historic burial ground that has served the local community for centuries. Situated adjacent to the 14th-century Church of England parish church, the churchyard contains numerous graves [c. 550] and memorials, reflecting the area's rich heritage.
St Ive Methodist Chapel Cemetery	St Ive Cross	7. Cemeteries and Churchyards	2697m2	Parish significant	Good	The St Ive Methodist Chapel Cemetery is located adjacent to the historic Methodist chapel in the village of St Ive, Cornwall. It has served the local Methodist community for generations and has been in use since at least the 19th century, with records indicating 128 entries documented by the Cornwall Family History Society.
		TOTAL TYPE 7	15914m2			
Pensilva Primary School	School Lane	8. School pitches and private sports grounds	14143m2	n/a	n/a	The school site incorporates a single grass playing field used for physical education, inter-school sports (principally football), and general recreation. According to Cornwall Council's 2010 Playing Pitch Assessment, Pensilva Primary has one grass pitch recorded under "primary school sites" (KKP 2010, Table 1.7.1) suitable for approximately 5 aside/7 aside. This pitch is recognised as available for

Name	Location	Type	Area (m2)	Accessibility	Quality	NOTES
						community use when not in use by the school. There are no floodlights or formal perimeter fencing.
		TOTAL TYPE 8	14143m2			

2.7 Conclusions drawn from this assessment are as follows:

Type of Provision	Assessment	Recommendation
1. Parks, amenity	There is very little in the way of parks and general amenity land in the Parish, other than Century Square at Pensilva, and tiny areas of highway landscaping and verge within housing estates.	1. Require that new residential developments contribute to the provision of civic amenity space, either <i>on-site</i> (for larger developments) or via <i>financial contributions</i> toward off-site provision/improvement, where appropriate, in the form of small-scale 'pocket parks'.
2. Natural and semi-natural green spaces.	Although Pensilva itself lacks publicly accessible natural and semi-natural green spaces, and St Ive is limited to the grassed field at the play area, more extensive opportunities exist further afield. These include Cadson Bury within the Parish, and, just beyond its boundaries, larger areas such as Fore Down and Pentiddy Community Woodland, which offer valuable recreational and ecological resources for residents, particularly for Pensilva. However, the PROW network is not extensive.	2. Access to these areas could be enhanced through improvements to the existing Public Rights of Way (PROW) network and the creation of new permissive paths, helping to increase connectivity and access to natural green space.
3. Public Sport	The high-quality provision at Millennium House, combined with access to the school playing field, is likely to meet local needs for both formal and informal ball games in Pensilva. In St Ive, the grassed area at St Ive Cross could provide space for a small five- or seven-a-side pitch, helping to support informal recreation in that part of the Parish.	3. No additional provision is required. Promote multifunctional use of sports provision [e.g. shared use, improved access arrangements, etc] to increase access to public sport opportunities, playable open space and facilities for teens.
4. Children's Play Area - equipped	Provision at St Ive is good and is well located for children living in St Ive Churchtown and St Ive Cross, but is some distance from Higher Keason and requires crossing a busy road, which may	4. If any development larger than infill, such as a rural exception site comprising multiple dwellings, is proposed, it should incorporate a small Local Equipped Area for Play (LEAP) to meet the needs of younger

	<p>present a barrier for families in that area.</p> <p>At Pensilva, children's play facilities are of good quality and benefit from their proximity to Millennium House, as well as from nearby amenities for older children and teenagers, including the playing field. However, the reasonable catchment of these facilities does not extend to the western part of the settlement, where a substantial residential area is currently underserved and lacks accessible play provision.</p> <p>To meet future population needs, an additional 314 m2 equipped playspace is needed.</p>	<p>children and support inclusive access to play opportunities.</p> <p>5. In applying recreation and open space (R&OS) standards, consideration should be given to addressing the shortfall in equipped play provision for younger children in the western part of Pensilva and the north of the St Ive cluster.</p>
5. Teen Provision	<p>The zip-wire and potential kick-about area at St Ive, along with the skatepark facility at Pensilva, provide adequate recreational opportunities for teenagers in their immediate surroundings. However, their effective catchments do not extend to the more outlying parts of each village, leaving some young residents without convenient access to these facilities.</p>	<p>6. As further teen provision is unlikely in the context of limited residential growth, the development of safe walking and cycling links to existing play and recreation sites should be encouraged.</p>
6. Allotments	<p>There are no allotments in the Parish</p>	<p>6. In applying recreation and open space (R&OS) standards, consideration should be given to the provision of allotments in a suitable and accessible location to meet local demand and support opportunities for community food growing. The area needed is around 0.3 ha.</p>
7. Cemeteries and Churchyards	<p>Provision at Pensilva Cemetery, St Ive Churchyard, and St Ive Methodist Chapel Cemetery is considered adequate to meet current and foreseeable burial needs within the Parish.</p>	<p>7. No additional provision is required.</p>

8. School pitches and private sports grounds	There are no private sports grounds, and provision at the primary school is adequate for educational needs.	7. No additional provision is required.
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3. CONCLUSIONS.

3.1 The key observations of the assessment are that:

- Overall Provision is Uneven and Highly Localised**
 While some areas of the Parish, notably around Millennium House in Pensilva, benefit from good quality formal recreation and play facilities, other parts, particularly the eastern and western edges of Pensilva and northern parts of St Ive, lack convenient or equitable access to public open space and recreation opportunities.
- Significant Shortfall in Civic and Amenity Green Space**
 The Parish lacks general-purpose public open space such as parks and informal amenity land, aside from a small number of verges and the small civic area at Century Square. There is a clear need to increase this type of provision, particularly through new development.
- Access to Natural Green Space is Constrained by Connectivity**
 Although high-quality natural and semi-natural green space exists at Cadson Bury, Fore Down, and Pentiddy Community Woodland, poor connectivity, due to a limited PRoW network, restricts their accessibility. Improving pedestrian and cycle links would better integrate these assets into everyday community use.
- Children's Play Facilities Are Good But Not Equitably Distributed**
 The Parish benefits from well-equipped and high-quality children's play areas in central Pensilva and St Ive. Still, significant areas to the west of Pensilva and Higher Keason are poorly served. Planned residential development should prioritise new LEAPs in these underserved areas.
- Teen Provision Exists but is Not Sufficiently Accessible**
 Facilities like the zip wire at St Ive and the Pensilva skatepark serve nearby residents, but do not cater well to teenagers living on the edge of settlements. Further provision is unlikely to be justified, but improving safe, active travel routes to these sites would help address this gap.
- No Allotments Despite Community Interest**
 The absence of any allotment provision is notable, especially given evidence of local demand. This represents a gap in the Parish's open space offering that could be addressed through future site identification and partnership with landowners.
- Cemetery Provision is Sufficient**
 The three burial grounds at Pensilva Cemetery, St Ive Churchyard, and St Ive Methodist Chapel Cemetery are considered adequate for current and foreseeable needs, and no further provision is required at this time.
- School and Private Sports Facilities are Minimal but Adequate**
 There are no private sports grounds, and while the primary school playing field is modest, it adequately meets educational needs. There is no evidence of demand requiring a new provision in this category.

4. IMPLEMENTATION.

4.1 The NDP should include a summary of this assessment and a reference to the Cornwall Council standard requirements. Any new residential development should be assessed using these standards. In many cases, a new provision may not be viable or necessary within a development site, but additional provision or an improvement in quality elsewhere should be required to mitigate for the extra population. Developments should be required to meet their share of the costs with off-site contributions (through Section 106), which will be needed for investment in local open space improvements, such as increasing sports pitch capacity.

4.2 A planning policy should be included in the NDP which aims to protect recreation and open space in accordance with NPPF, and encourage their improvement and extension. A possible NDP Policy wording, as follows, should be considered:

1. Development which would lead to the loss of, or harm the quality and accessibility of existing and any new Parks & Amenity (Type 1), Natural Space (Type 2), Public Sport facilities (Type 3), Equipped Playspaces for Children (Type 4), Equipped Provision for Teenagers (Type 5), Allotments (Type 6), Cemeteries (Type 7) and Private Sports Facilities (Type 8) will not be supported, except where it is demonstrated that the site is surplus to requirements; or equivalent or better facilities will be provided; or the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

The location of existing open spaces is shown on Map XX.

2. In applying the standards, particular regard should be had to the following

- a) The provision of new, or the enhancement of existing, community equipped Playspaces for Children (Type 4), particularly the eastern and western edges of Pensilva and northern parts of St Ive, where existing provision is poor.*
- b) The enhancement and extension of safe, active travel routes to Teen facilities from western edges of Pensilva and northern parts of St Ive.*
- c) The provision of 'pocket parks' in new developments and other locations where opportunities exist, to make up for the local shortfall in parks and amenity land, is encouraged.*
- d) Enhancement of and improvement of links to the PRow footpath network and the creation of new permissive routes to increase access to natural green space.*
- e) Provision of allotments in a suitable and accessible location to meet local demand and support opportunities for community food growing*
- f) Enhancement, extension and repair of existing play space so that it can continue to meet local needs.*

4. The provision of additional or enhanced facilities that will provide opportunities for involvement in healthy physical activity will be supported where they provide multifunctionality with regard to biodiversity, connectivity and hydrology, and respect residential amenity.

4.3 Also, the Parish Council should consider including a project in the NDP to find an additional area of land which might serve multiple purposes in accordance with this planning policy.