

# Kingsbridge Open Space, Sport & Recreation Plan 2018-2028



Kingsbridge Town Council

Adopted by Kingsbridge Parks & Open Spaces  
Committee on 26 January 2018

## 1. Aim

The Kingsbridge Open Space, Sport and Recreation (OSSR) Plan sets out the priorities and ambitions for the 10 year period 2018-2028 to enhance open space, sport and recreation facilities within Kingsbridge. The OSSR Plan has been produced by an assessment of current provision, identification of current gaps and deficiencies. Thereafter, a consultation with existing clubs, community organisations and members of public to ascertain their future needs and aspirations. Kingsbridge's requirements have been considered in the context of South Hams district-wide strategic plans and policy frameworks. In particular, the Plymouth & South West Devon (P&SWD) Joint Local Plan will identify increased housing developments in Kingsbridge which will place a major demand on current/future OSSR provision in the town.

## 2. Introduction

South Hams District Council (SHDC), the local planning authority, requests contributions from new housing developments towards new and improved OSSR facilities where it is considered that such developments will have a significant impact on the local area. Contributions are secured through Section 106 (S106) legal agreements between SHDC and developers which are linked to planning permissions based on policy requirements set out within SHDC's core strategy (*currently SHDC Core Strategy 2006 policy DP8 and the associated SHDC Open Space, Sport and Recreation Supplementary Planning Document 2006 however, this is likely to be replaced by the P&WSD Joint Local Plan following inspection in spring 2018*).

The collection and use of S106 funds are dictated by the Community Infrastructure Levy (CIL) Regulations 2012. The purposes to which the funds are applied must be:

- necessary to make the development acceptable in planning terms,
- directly related to the development, and
- fairly and reasonably related in scale and kind to the development.

The Kingsbridge OSSR Plan reports the evidence of need and community aspirations; pulling together into one document the projects and facilities required for the Kingsbridge community. It also incorporates a requirement to review and update to ensure the plan can continue to be used as an effective evidence base.

## 3. Existing evidence base and review of existing policies, projects and priorities

Relevant information, and projects which have already been identified, have been included in the Kingsbridge OSSR Plan from the following reports (which can be accessed at [www.southhams.gov.uk](http://www.southhams.gov.uk)):

- a. South Hams Open Space, Sport & Recreation (OSSR) Study 2017 (Joint Local Plan Evidence Base Document).** SHDC has prepared an OSSR study for the district which sets out a clear vision and objectives for the provision and management of public space in the South Hams. The study

establishes and sets standards for the quantity, quality and accessibility of public spaces. Descriptions of Public Space types can be found at Appendix A.

**b. South Hams Public Space Strategy 2008-2012.** SHDC's adopted strategy is the precursor to the above study.

**c. South Hams & West Devon Playing Pitch Strategy 2015.** SHDC & West Devon Borough Council commissioned a joint Playing Pitch Needs Assessment & Strategy (PPS) which was linked to a similar report produced for Plymouth City Council to ensure cross-boundary issues and demands to be fully considered. The SH&WD PPS aims to fulfil the Councils' strategic development plans including the following themes:

- ensuring adequate access to recreation and open spaces,
- enabling healthy and active lifestyles, and
- improving the overall health and well-being of our communities.

The vision is: "for South Hams & West Devon to have an appropriate range of grass and artificial playing pitches to meet current and projected future need which are capable of enabling greater participation and better standards of play in the pitch sports and which are able to be maintained to a high standard and are sustainable in the long term."

**d. South Devon Green Infrastructure Framework 2015.** Green Infrastructure (GI) is defined in the National Planning Policy Framework as: "a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities".

The SHGIF is a partnership document co-ordinated by SHDC to help guide green infrastructure development across the district. It provides an important evidence base for the P&SWD Joint Local Plan and informs local Neighbourhood Plans. It provides a basis for partnership working and support for future funding bids.

**e. South Devon AONB Management Plan 2014-2019.** The South Devon Area of Outstanding Natural Beauty (AONB) gives statutory protection to the community's coastline, estuary and countryside. A large area of Kingsbridge is included within the designated AONB area. The adopted Management Plan gives guidance on conserving and enhancing the special qualities and key features of this nationally important protected landscape and can be viewed at [www.southdevonaonb.org.uk](http://www.southdevonaonb.org.uk). A delivery plan sets out a series of priority actions.

**4. Identify current OSSR provision including existing quantity, quality and access shortfalls:**

Type of open space & policy standard	Existing provision within parish	Quantity shortfalls	Quality shortfalls	Access shortfalls
<p><b>Parks &amp; gardens</b></p>	<p><b>Duncombe Park</b>            Owner South Hams District Council (SHDC)            SHDC/Kingsbridge Town Council (KTC) licence for several assets e.g. seats            Central grass space (free play)            Young children's play area (enclosed)            Zip wire            Space net            Climbing blocks            Spinning pole            Basket swing            Trim trail kit x 6            Goalposts (portable) x 2            Seats x 8            Picnic bench x 2            Interpretation panel/noticeboard            Trees &amp; shrubs            Litter bins            Grit bin            CCTV (managed by KTC)            Nil dog orders (dogs can run off leads)</p>	<p>None identified</p>	<p>Young children's play area is very tired and requires a complete refit</p> <p>Mural adjacent to young children's play area rendered over due to poor condition and requires renewal</p> <p>No public art apart from the above mural</p> <p>Large area of central grass space adjacent to Duncombe Street Car Park has sharp stones on the surface which are a hazard to children playing, the top surface therefore requires to be scraped off and new top soil and turf laid</p> <p>Some trees and shrubs are in a poor condition and replacement/further planting is required</p> <p>Terrace/steps area off Belle Vue Road has much potential to develop a seating/picnic zone</p> <p>No public toilets &amp; baby changing facilities</p>	<p>No off-site signage to Duncombe Park</p> <p>Disability access cannot be gained off Belle Vue Road</p>

			<p>All litter bins are rusty &amp; very tired</p> <p>No lighting and very dark at night</p>	
	<p><b>Recreation Ground</b>  Owner SHDC  SHDC/KTC licence for several assets e.g. Trim Trail  Grass space (free play)  Young children's play area (enclosed)  Teenagers play area  Basket swing  Tennis courts x 2 (<i>also see below</i>)  Petanque/boules court  Putting green  Bowling green (<i>also see below</i>)  Café (spring to autumn)  Public toilet during café hours  Trim Trail kit x 4  Goalposts (portable) x 2  Table tennis table (anticipated summer 2017)  Seats x 7  Picnic bench x 4  Interpretation panel/noticeboard  Trees &amp; shrubs  Sensory flower beds x 3  Pond (and island sculpture)  Brick seat sculptures  Litter bins  CCTV (managed by KTC)  Dogs on leads order (dogs)</p>	<p>None identified</p>	<p>Play area requires maintenance e.g. worn tiger mulch surface underneath the nest swing</p> <p>Wooden poles on young children's climbing mounds require replacement (all vandalised &amp; removed)</p> <p>Tennis courts' floodlights do not operate</p> <p>Main entrance requires improvement (in order to be viewed from across the estuary/Quay Car Park)</p> <p>Flooding of the park is an issue i.e. fluvial plus salt water ingress at spring tides</p> <p>Pond is in a poor material condition and requires a complete overhaul/refit</p> <p>More public art required</p> <p>Vehicular/pedestrian access off Derby Road has an 'industrial' look and requires reinvention</p>	<p>Signposting to the park is unsatisfactory</p>

	must remain on leads in the park)		<p>Better signage and public information required at Derby Road end</p> <p>Teen zone steep slope area requires further play facilities and improvement</p> <p>Toilets &amp; baby changing facilities only available during café opening hours</p> <p>All litter bins are rusty &amp; very tired</p> <p>No lighting &amp; very dark at night</p> <p>Cottage/clubhouse requires refit (<i>see Bowling Green below</i>)</p>	
<b>Accessible natural spaces</b>	<p><b>Britton's Field</b>  Owner SHDC  Green space  Seats x 4  Picnic benches x 3  Interpretation panel  Litter bins  Waterside Walk heritage sign post  Nil dog orders (dogs can run off leads)</p>	None identified	<p>Earmarked waterside footpath from Town Square to Britton's Field requires extension to Bowcombe amenity space</p> <p>3 of 4 public seats are tired</p> <p>Better general maintenance required</p>	Nothing identified
	<p><b>Quay House grounds</b>  Owner KTC  Green space  Bandstand  Trim Trail kit x 4  Picnic benches x 2 (portable)</p>	None identified	<p>Bandstand inner roof requires repainting (earmarked for financial year 2018/19)</p>	Nothing identified

	Table tennis table (portable) Fountain (stone base only) Trees & shrubs CCTV (managed by KTC)			
	<b>Rack Park amenity space</b> Owner SHDC Green space Dog litter bin on access path Nil dog orders (dogs can run off leads)	None identified	Large grassed space only with central wood copse could be much better utilised e.g. incorporation of a bmx/dirt bike track  Future potential of Rack Park requires full investigation	Nothing identified
	<b>Watercourses</b> North West (Norton Brook to Quay) North (Duncombe Street to Quay)	None identified	Possibility of opening up 2 watercourses through the town	Nothing identified
	<b>Kingsway Park</b> Owner SHDC Green space	Located within Allocated development site K2; masterplanning project in progress via SHDC	No current public use  Potential for small children's play area for locale which is remote from other town play facilities	No public access from Kingsway Park or Ropewalk
	<b>Plymouth Road (Old Railway Bridge)</b> Owner DCC licensed to Kingsbridge In Bloom	None identified	None identified	No public access – for aesthetic purposes only
	<b>Cookworthy Road</b> Owner SHDC	None identified	No current public use  Potential for green space	No public access – designated flood attenuation area by DCC/EA
<b>Greenways</b>	<b>Public footpaths</b> Owner Devon County Council (DCC)	None identified	Perennial maintenance issues	Disabled access is poor

	Extensive footpath network in town (which lead to other parishes)			Public Footpath No.1 is blocked by vehicles in Quay Car Park
<b>Outdoor sports facilities</b>	<p><b>Football/rugby grass pitches:</b>  <b>Belle Hill x 1 adult rugby &amp; 1 x adult football</b>  Owner DCC and leased to Kingsbridge Community College (KCC) with informal agreement for Kingsbridge Rugby Club (KRFC) to manage and use</p> <p>8 acres/3.2 ha</p> <p>Occasional use by KCC due to development of new junior rugby pitch off West Alvington Hill  Used extensively by KRFC for pre-season training and for junior rugby when main pitches are unplayable or full</p> <p><b>KCC (West Alvington Hill) x 1 junior rugby</b>  Owner KCC  School use only</p> <p><b>Kingsbridge Primary School x 1 junior sports field</b>  Owner DCC  School use only</p>	<p>Belle Hill is the only grass football pitch in Kingsbridge; a large gently sloping grassed area which has much potential to re-configure to achieve more efficient use of the space/provide more pitches</p> <p>KM United and Kingsbridge &amp; Kellaton United play at Malborough playing fields</p> <p>There may be potential to develop fields to the west of the current junior rugby pitch</p>	<p>Belle Hill clubhouse is derelict and there are no changing facilities</p> <p>Belle Hill car parking area is ad hoc and needs to be formally laid out</p>	<p>Belle Hill is unsuitable for pedestrians, there is no footpath to/from town and it is suitable for car trips only</p>



	<p><b>High House x 2 adult rugby &amp; 1 junior rugby</b>  Owner private/club (KRFC)  6 acres/2.43 ha  All pitches floodlit (used by Devon Air Ambulance for night flying operations)</p>	Pitches are at full capacity	All weather pitch/surface is required so that senior and junior teams can train/play during poor weather	The access road to the ground is narrow, difficult to navigate and completely unlit which is a particular hazard for children many of whom walk the route
	<p><b>All weather sports pitch: KCC (Balkwill Road) x 1 adult</b>  Owner KCC  1.5 acres/0.61 ha  Multi-sports  Floodlit  Local clubs use outside school hours via fee (<i>also see hockey below</i>)</p>	Only all weather sports pitch in Kingsbridge	<p>Perennial maintenance required</p> <p>Changing rooms some distance away for clubs hiring the facility</p>	Nothing identified however, car parking by users in adjacent roads is an issue for local residents
	<p><b>Bowling greens: Recreation Ground</b>  Owner SHDC lease to Kingsbridge Park Bowling Club  Clubhouse/cottage  Public use via fee</p> <p><b>Duncombe Park (adjacent)</b>  Owner private/club  Clubhouse  0.35 acres/0.14ha</p>	None identified	<p>Recreation Ground clubhouse/cottage is dated and requires a total refit including roof, windows and external steps</p> <p>Potential for shared clubhouse/cottage use with Kingsbridge Community Tennis and other clubs (may require alternative location for SHDC grounds maintenance)</p>	<p>Lack of disabled access &amp; facilities</p> <p>No off-site signage to the bowling green</p>
	<p><b>Tennis all weather courts: Ebrington Street x 3</b></p>			

	<p>Owner private/club 0.44 acres/0.18ha</p> <p><b>Recreation Ground x 2</b> Owner SHDC lease to Kingsbridge Park Community Tennis (piloted from summer 2017) Public use via fee</p>	None identified	<p>Floodlights (in situ) do not work</p> <p>Current inability to share clubhouse with the Park Bowling Club; clubhouse facilities required</p>	<p>Nothing identified</p> <p>No access to tennis courts outside café opening hours</p>
	<p><b>Cricket pitches:</b> Nil grass pitches in Kingsbridge</p>	<p>There is no cricket field in Kingsbridge</p> <p>Kingsbridge Cricket Club play at The Butts, West Alvington</p>	<p>Unsatisfactory artificial cricket wicket and nets/practice facilities</p>	Nothing identified
	<p><b>Hockey pitches:</b> Nil grass pitches in Kingsbridge</p>	<p>There is no dedicated all weather hockey pitch in Kingsbridge and Kingsbridge &amp; Salcombe Hockey Club play at KCC's all weather sports pitch</p>	Nothing identified	Nothing identified
	<p><b>Skateboard Park:</b> <b>Quay Car Park x 1</b> Owner SHDC CCTV (managed by KTC)</p>	<p>Located within Allocated development site K2; masterplanning project in progress via SHDC</p>	<p>Skatepark is too small and not challenging enough</p> <p>Location determines usage circa 8 months per annum due to bird droppings and vegetation fall from adjacent trees</p> <p>Young people have requested for the facility to be reconfigured with new</p>	Nothing identified

			equipment installed in the existing compound	
	<b>Cycling:</b> Public roads only	No off-road family orientated cycling route or bmx/dirt bike track		
<b>Indoor sports facilities</b>	<b>Quayside Leisure Centre</b> Owner SHDC Managed by Fusion Lifestyle (20 year contract until December 2036) Membership via fee & KCC Swimming pool (& learner pool) Sports hall Gym Indoor bowling Dance studios Squash Café Crèche	Located within Allocated development site K2; masterplanning project in progress via SHDC	Changing facilities for families and disabled persons require improvement for both dry activities and the pool	Unsatisfactory off-site signage to the Leisure Centre
<b>Play facilities</b>	<b>Homelands</b> Owner SHDC Swing, slide & multiplay (enclosed)  <b>Montagu Road</b> Owner SHDC Swing, seesaw & multiplay (enclosed)  <b>Treblepark</b> Owner SHDC Basketball & multiplay	None identified	Homelands condemned summer 2017 and requires complete refit  Montagu is very tired and requires complete refit  Treblepark play space requires a perimeter fence to demarcate and prevent access by dogs  Adjacent trees create much leaf fall in autumn/winter	Nothing identified

	<b>Wallingford Road</b> Owner SHDC Swings x 2		Future of Wallingford Road play space requires full investigation with potential to extend across the stream to create a community orchard (as per KTC Kingsbridge Public Spaces Strategy 2008)	
<b>Other recreational facilities</b>	<b>Community Garden</b> Owner DCC and leased to Kingsbridge Community Garden	None identified	Path repairs required Wall repairs required Poly tunnel repairs required	No off-site signage to the Community Garden Wheelchair access limited to the upper garden
	<b>Church Street amenity space</b> Owner SHDC Young children's play area with wooden animals Seats x 2	None identified	Nothing identified	Nothing identified
	<b>Bowcombe amenity space</b> Owner SHDC Dingy storage by licence Picnic area Public toilet (seasonal opening) Interpretation panel	None identified	Spring tide flooding of the grassed amenity space is eroding the soil base and may impact on the retaining wall  Poor use of the available space  Toilet requires a fixed season opening period  Whole area requires an improved cleaning/care programme	Nothing identified

	<p><b>Pontoons (head of estuary)</b>  Owner SHDC  Yacht/boat storage by licence  Limited public use pontoon</p>	<p>Located within Allocated development site K2; masterplanning project in progress via SHDC</p>	<p>No litter bin at pontoon bridge to Quayside</p>	<p>Nothing identified</p>
	<p><b>Slipways (watercraft)</b>  4 in number  Head of estuary (by public toilets)  Quay Car Park (south)  Pumping Station (off Embankment Road)  Landing Steps (off Promenade)</p>	<p>Quay Car Park and head of estuary Slipways (x2) are located within Allocated development site K2; masterplanning project in progress via SHDC</p>	<p>Quay Car Park Slipway is the main slipway and the existing concrete surface is crumbling away and becoming unfit for purpose</p> <p>Above Slipway has no washing facilities for boats</p> <p>Above Slipway has no dinghy rack</p> <p>Pumping Station Slipway has no dinghy rack</p>	<p>Pumping Station Slipway to Bowcombe Amenity Space, although tidal, requires improved access along the foreshore</p>
<p><b>Civic Space</b></p>	<p><b>Town Square</b>  Owner SHDC  Adjacent to KTC Bandstand (large events use the 2 assets in tandem)  Farmers' Markets  Pannier Markets  Food &amp; Music Festival  Fair Week  Seats  Trees &amp; shrubs  Flower beds (maintained by Kingsbridge In Bloom)  Flag poles  Waterside Walk heritage sign post  CCTV (managed by KTC)  Dogs on leads order</p>	<p>Located within Allocated development site K2; masterplanning project in progress via SHDC</p>	<p>Trees (London Planes) require pollarding every 2 years as too large for the space which inhibits public viewing of Bandstand events and CCTV operations</p> <p>Tree roots disturb paving creating uneven surface &amp; trip hazards</p>	<p>Much improved connectivity/signage required to/from the Town Square and Fore Street/town centre</p>

	<p><b>Embankment/Quayside</b>  Either side of Quay at head of estuary  Flower beds  Grassed areas  Tree Trail  Memorial Shelter  War Memorial  Flag Pole  Children's passenger railway</p>	<p>Located within Allocated development site K2; masterplanning project in progress via SHDC</p>	<p>Landmark civic space for Kingsbridge has much untapped potential e.g. better quality &amp; 'house style' street furniture required</p> <p>Litter bins are tired and require quality replacements</p> <p>Prominent Memorial Shelter is tired and in an unsatisfactory material condition; requires full investigation for restoration or possible replacement with a landmark estuary interpretation building and/or sculpture</p> <p>Harbour wall is in an unsatisfactory condition and requires major works to rectify (evidenced by head of estuary closure west side in spring 2017)</p>	<p>Much better connectivity/signage required to/from the Embankment/Quayside and Fore Street/town centre</p>
<b>Allotments</b>	<p><b>Treblepark</b>  Owner private and leased to KTC</p>	<p>Circa 50 allotments for 4,200 adult population</p>	<p>No water supply</p> <p>Some boundary fencing in poor condition</p> <p>No information board</p>	<p>Disability access poor due to undulating ground</p>
<b>Cemeteries</b>	<p><b>Embankment Road Cemetery</b>  Owner KTC  Dogs on leads</p>	<p>Limited availability for burials &amp; cremated remains with likelihood of closure within 5 years</p>	<p>Five year woodland management plan dated January 2015 identified much tree works</p>	<p>No disabled access</p>

	<p><b>St Edmunds Church</b>  Owner Diocese of Exeter  KTC maintains grounds  Grounds open and regularly used by the local community  Dogs on leads</p> <p><b>Dodbrooke Church</b>  Owner Diocese of Exeter  Dogs on leads</p>	<p>There are 2 natural cemeteries in the local area and other towns have spare burial capacity however, upon closure there will be no cemetery space available for the Kingsbridge community</p> <p>Availability for cremated remains via Parochial Church Council (PCC) agreement</p> <p>Limited availability for burials &amp; cremated remains for parish residents only via PCC agreement</p>	<p>Tree surgery along western and eastern perimeters is still required</p> <p>Tarmac footpaths require maintenance</p> <p>Side gates require maintenance</p> <p>Perennial grounds maintenance</p>	
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## 5. Existing organised activities and teams

<b>Club/group</b>	<b>Location</b>
<b>Age Concern</b>	Age Concern Building
<b>Archers Club</b>	
<b>Angling Club</b>	
<b>Art Classes</b>	Harbour House
<b>Air Training Corps</b>	Wallingford Road
<b>Badminton</b>	Quayside Leisure Centre
<b>Band Kingsbridge Silver</b>	Band Hut, Church Steps, Fore Street
<b>Boat Club Kingsbridge Estuary</b>	
<b>Boules</b>	Recreation Ground
<b>Bowls Club Kingsbridge Town</b>	
<b>Bowling Indoor</b>	Quayside Leisure Centre
<b>Bowling Club Kingsbridge Park</b>	Recreation Ground
<b>Bridge Club</b>	Regal Club
<b>Brownies</b>	Scout Hall
<b>Camera Club Kingsbridge &amp; District</b>	West Charleton Hall
<b>Chess Club</b>	Regal Club
<b>Cricket Club Kingsbridge</b>	The Butts West Alvington
<b>Cycling South Hams</b>	
<b>Dance Academy South Hams</b>	Harbour House
<b>Euchre League Kingsbridge</b>	The Regal Club
<b>Fair Week</b>	
<b>Football Club KM United</b>	Malborough playing fields
<b>Football Club Kingsbridge &amp; Kellaton United</b>	Malborough playing fields
<b>Gardeners Club</b>	Rest Centre
<b>Garden Kingsbridge Community</b>	112 Fore Street Kingsbridge
<b>Girl Guides</b>	Scout Hall
<b>Gym Club Eagles</b>	Kingsbridge Community College
<b>Gym Club Kingsbridge</b>	Quayside Leisure Centre



<b>History Society</b>	Rest Centre
<b>Hockey Club Kingsbridge &amp; Salcombe</b>	Kingsbridge Community College
<b>Horizons Youth Club</b>	112 Fore Street Kingsbridge
<b>Kingsbridge Amateur Theatrical Society (KATS)</b>	
<b>Kingsbridge In Bloom</b>	
<b>Kingsmen/Panache</b>	
<b>Kingsbridge Kino</b>	Fore Street
<b>Kingsbridge Show</b>	
<b>Meditation</b>	Harbour House
<b>Men's Shed</b>	
<b>Netball</b>	Quayside Leisure Centre
<b>Painting</b>	Harbour House
<b>Pilates</b>	Harbour House
<b>Probus</b>	The Mill Club
<b>Paddle Boarding Waterborn</b>	Crabshell Inn
<b>Police Cadets</b>	
<b>Putting</b>	Recreation Ground
<b>Quay Quilters</b>	Age Concern
<b>Quayside Leisure Centre</b>	Ropewalk
<b>Rainbows</b>	Scout Hall
<b>Ramblers Kingsbridge</b>	
<b>Rotary Club of Kingsbridge</b>	Church House Inn
<b>Rotary Club of Kingsbridge Estuary</b>	Seven Stars
<b>Rugby Club</b>	High House
<b>Scouts &amp; Cubs</b>	Scout Hall
<b>Skateboarding</b>	Slipway, Quay Car Park
<b>Spiritulized</b>	Age Concern Building
<b>Stanborough Chorus</b>	Methodist Church
<b>Swimming Club Kingfishers</b>	Quayside Leisure Centre
<b>Table Tennis Club</b>	Methodist Church
<b>Tai Chi</b>	Harbour House
<b>Tennis Kingsbridge Park Community Tennis</b>	Recreation Ground

<b>Tennis Kingsbridge Lawn Tennis Club</b>	Tennis Courts, Ebrington Street
<b>U3A Kingsbridge</b>	
<b>Walk &amp; Talk Kingsbridge</b>	
<b>Women's Institute</b>	Methodist Church
<b>WTKO South West</b>	Quayside Leisure Centre
<b>Yoga</b>	Harbour House

**6. What improved and/or new facilities are needed to meet existing quantity/quality/accessibility shortfalls and anticipated future demand from additional housing development:**

Improvements/new facilities identified by previous studies/reports and recent consultation with local organisations and clubs.

Shortfall/issue	Site/location/facility name	Project Description	Evidence of need & community support	Site/facility owner, project lead & partners	Perceived obstacles	Cost	Funding	Target for completion
<b>Football pitches deficiency</b>	Kingsbridge (location to be confirmed): Belle Hill & West Alvington Hill earmarked	Develop: 2 adult football pitches (1.8ha) 2 junior football pitches (0.8ha) 1 mini-soccer pitch (0.4ha)  Changing facilities and clubhouse	There are no grass football pitches in Kingsbridge and local clubs must travel and play out of town  Above deficiencies identified in:  SHDC'S Public Space Strategy 2008-2012  South Hams Local Development Framework Supplementary Planning Document for Open Space, Sport & Recreation dated June 2006 (OSSR SPD)	SHDC, KTC, developers, football clubs, KRFC	Belle Hill is remote from the town, pedestrian access, car parking, high costs, land ownership and management, existing DCC lease at Belle Hill Playing Fields	£0.25m to £0.5m	Organisational budgets, grants, developer contributions	March 2021

			<p>South Hams &amp; West Devon Playing Pitch Strategy dated January 2015 (reports spare capacity at Belle Hill and West Alvington Hill for adult and junior football and possibly Kingsbridge Primary School for junior football)</p> <p>SHDC OSSR Study 2017</p>					
<b>No all-weather rugby pitch</b>	KRFC, High House	<p>Convert one of the current grass pitches to all weather use</p> <p>Ivybridge 3G pitch is for pan-district use therefore a mini or midi all weather pitch is required</p>	<p>Identified by KRFC (300 children attend the club, includes 3 girls' teams and 3 senior teams; it is one of the largest children's sports clubs in the South Hams and an all-weather facility would greatly enhance the club)</p>	SHDC, KRFC	High costs	£0.25m	KRFC, RFU, grants, developer contributions	March 2021

			SHDC OSSR Study 2017					
<b>Unsatisfactory access road to Kingsbridge Rugby Club</b>	KRFC, High House	Upgrade the existing highway to the Rugby Club to include a footpath and lighting	Identified by KRFC (a safety concern for children as the road is narrow, steep and has no street lighting)	DCC, KRFC	Restricted width of the existing highway, high costs	Unknown	DCC, developer contributions	March 2021
<b>Deficiencies at the all-weather pitch</b>	Kingsbridge Community College	Maintenance of the floodlights & carpet would benefit from improvement	SHDC OSSR study 2017	KCC, SHDC, Kingsbridge Hockey Club	Costs	Unknown	KCC, grants, developer contributions	March 2021
<b>Tired/time worn children's play areas</b>	Duncombe Park, Recreation Ground, Homelands, Montagu Road, Treblepark, Wallingford Road and Church Street	Investigation of, and improvements to, all children's play spaces both within the parks and at remote play areas to include new play facilities and related works e.g. perimeter fencing at Treblepark	Identified by SHDC OSSR Study 2017, KTC, Allianz, Kingsbridge Parks Committee, Kingsbridge Playspaces Group (KPG), local community	SHDC, KTC, KPG, local neighbourhoods	High costs	£60k to £80k	Existing organisations' budgets, grants, developer contributions	March 2021
<b>Deficiencies at Duncombe Park</b>	Duncombe Park	New mural, public art, replacement trees and shrubs, terrace area project to	Identified by SHDC OSSR Study 2017, KTC, local community	SHDC, KTC, local community	High costs however, individual projects could be prioritised	£75k to £100k	Existing organisations' budgets, grants, developer contributions	March 2021

		include disability access, off-site signage, toilets & baby changing facilities, new litter bins, introduce low level lighting						
<b>Deficiencies at the Recreation Ground</b>	Recreation Ground	Tennis courts' booking via internet, tennis courts' clubhouse facilities, main entrance off Embankment Road to be improved/more visible, better information at Derby Road and improved access/gates, pond to be totally overhauled, more public art, teen zone steep slope area requires improvement, 24/7 public toilets required, new litter bins required, introduce low level lighting	Identified by SHDC OSSR Study 2017, KTC, local community	SHDC, KTC, local community	High costs however, individual projects could be prioritised	£35k to £45k  Plus £25k to £50k clubhouse refit or new build £unknown	Existing organisations' budgets, grants, developer contributions	March 2021

<b>Introduction of a waterside footpath from Kingsbridge to New Bridge</b>	Britton's Field to Bowcombe Bridge amenity space	Create a continuous riverside walk in Kingsbridge along eastern side of estuary to New Bridge to supplement existing links	Identified in the SDGIF, KTC, KEBC, local community	DCC, KTC, developers, land owners and land managers	Access, high costs, land ownership and management around tidal window	Unknown	Existing organisations' budgets, grants, developer contributions	March 2021
<b>Deficiencies at Britton's Field</b>	Britton's Field, off Embankment Road	Improve footpath, access & management of vegetation, replace public seats	Identified by SHDC OSSR Study 2017, KTC, Kingsbridge In Bloom	SHDC, KTC, Kingsbridge In Bloom	Costs	Unknown	SHDC, grants, developer contributions	March 2021
<b>Inefficient utilisation of Rack Park amenity space</b>	Rack Park	Large grassed area with small copse used by dog walkers to be better utilised e.g. bmx/dirt bike track for children, requires full investigation	Identified by SHDC OSSR Study 2017, KTC	SHDC, KTC, Kingsbridge Parks Committee, local community	Access, costs, shared usage	£2.5k to £5k	Existing organisations' budgets, grants, developer contributions	March 2021
<b>Inefficient promotion &amp; management of Kingsbridge watercourses</b>	1. Stream running through the Orchard Industrial Estate to Western Backway leat 2. Stream running at rear of Wallingford	Investigate possibility of opening up 2 watercourses in Kingsbridge  Investigate attenuation area off Cookworthy Road for	Identified in the South Devon Green Infrastructure Framework dated April 2015	EA, KTC, riparian owners	Ownership, management, high costs	Unknown	Grants, developer contributions	To be confirmed

	Road to under Duncombe Park 3. Attenuation area east Cookworthy Road/north Tesco	amenity space and/or footpath						
<b>Deficient bowling green facilities</b>	Kingsbridge Park Bowling Club, Recreation Ground	Refit the clubhouse including roof, windows & external steps  Introduce disabled access & facilities	Identified by KPBC, KTC	SHDC, KPBC	High costs	Unknown	SHDC, KPBC, developer contributions	March 2021
<b>Deficient cricket club facilities</b>	Kingsbridge Cricket Club, The Butts, West Alvington	New artificial wicket, nets & practice facilities	Identified by Neil Allen Associates in the South Hams & West Devon Playing Pitch Strategy dated January 2015, SHDC OSSR Study 2017	KCricketC,	Costs	£25k	SHDC, KCricketC, grants, developer contributions	March 2021
<b>Unsatisfactory Skate Park facilities</b>	Quay Car Park	Remove and replace existing ramps and investigate installation of a permanent or seasonal roof and/or pollarding of adjacent trees	Identified by KTC Parks & Open Spaces Committee and skateboarders (complaints that current kit is unsuitable and tree debris/bird	SHDC, KTC, skateboarders	High costs, lack of space within the existing compound, lack of new location	£25k to £50k refit or £100k to £200k new build	SHDC, developer contributions	March 2021



		Alternatively, source a suitable location for a new build	droppings make the ramps unusable for several months of the year)					
<b>Deficiencies in cycling facilities</b>	Avon Valley Cycle Route	Investigate and develop an on/off road family focussed cycle route from Kingsbridge to South Brent along the former Primrose railway line	Identified in SDGIF, local community group with circa 100 members	Various public and private	Access, costs, land ownership and management	Unknown	Grants, developer contributions	To be confirmed
<b>Unsatisfactory family &amp; disabled changing at Quayside Leisure Centre</b>	Quayside Leisure Centre	Improvements required for dry and pool facilities & improved off-site signage	Identified by QLC	SHDC, Fusion Lifestyle	Costs	Unknown	Existing organisations' budgets, grants, developer contributions	To be confirmed
<b>Deficiencies at Community Garden</b>	Kingsbridge Community Garden, Fore Street	Repairs required for paths, walls & poly tunnel  Introduction of off-site signage  Improved wheelchair access	Identified by SHDC OSSR Study 2017, KCGarden	DCC, KCGarden	Costs, lease arrangements	Unknown	Existing organisations' budgets, grants, developer contributions	March 2021
<b>Deficiencies at Bowcombe amenity space</b>	Bowcombe Amenity	Supply and install new dog bin,	Identified by KTC, Kingsbridge	SHDC, KTC, KEBC	Costs	Unknown	SHDC, developer contributions	March 2021

	Space, New Bridge	reconfigure dinghy storage to create more efficient use of space, Investigate flooding and action preventative works, extended public toilet opening, improved on-site maintenance, supply BBQ pits	Estuary Boat Club					
<b>Deficiencies at public slipways</b>	Slipway at Quay Car Park, Embankment Road Pumping Station	Supply and install dinghy racks, refurbishment of existing Slipway concrete surface, introduce washing facilities for boats	Identified by SHDC, KEBC	SHDC, KEBC	Costs	Unknown	SHDC, developer contributions	March 2021
<b>Civic space deficiencies at the Town Square</b>	Town Square	Introduce better connectivity to/from the Town Centre & Quay Car Park, supply new 'Welcome to Kingsbridge'	Identified by SHDC OSSR Study 2017, KTC	SHDC, DCC, KTC, local community	High costs	Unknown	SHDC, developer contributions	To be confirmed

		information point						
<b>Civic space deficiencies at the Embankment &amp; Quayside</b>	Head of the estuary (both sides)	Improvements required: quality street furniture & litter bins, introduction of 'show & tell' pedestrian directions signage, investigation of Memorial Shelter refit/future, better connectivity to/from the Town Centre  Harbour wall requires significant repairs at several locations	Identified by KTC, local residents	SHDC, KTC, local community	High costs	£25k to £50k  Extreme costs	SHDC, Salcombe Harbour Board, South Hams Coastal Community Fund via The DR Company, developer contributions	To be confirmed
<b>Deficiencies at Treblepark Allotments</b>	Treblepark Allotments	Water supply required, partial replacement of boundary fencing (anticipated autumn 2017), supply information board,	Identified by SHDC OSSR Study 2017, KTC, plot holders	Private (leased to KTC)	Costs	Unknown	KTC, grants, developer contributions	March 2020

		wheelchair access						
<b>Very limited burial space and deficiencies at Kingsbridge Cemetery</b>	Cemetery, Embankment Road	Tree surgery in accordance with woodland management plan, footpath repairs, side gates maintenance  New cemetery required for full burials & cremated remains	Identified by KTC (the cemetery will be full within 5 years i.e. 2022 and there is no other public cemetery in the town, re-use of burial spaces outside the London Boroughs has not been granted to date and there appears to be no will to do so from central government)	KTC	High costs, lack of land area for new cemetery within Kingsbridge parish boundary	Unknown	KTC, grants, developer contributions	Maintenance by March 2019  New cemetery to be confirmed
<b>No cycle path</b>	Kingsbridge to Salcombe	Develop a cycle path from Kingsbridge to Salcombe	Identified in SHDC OSSR SPD	DCC, SHDC, KTC, Sustrans, cycling clubs	Access, high costs, land ownership & management	Unknown	Organisational budgets, grants, developer contributions	To be confirmed
<b>No community water sports</b>	Head of the estuary	Develop a fixed facility for community water sports	Identified by KTC, SHDC & local residents	SHDC, KTC, Fusion Lifestyle, commercial & community groups	No access at low tide & costs	Unknown	Organisation budgets, grants, developer contributions or commercial management	To be confirmed
<b>No information point for access &amp; recreation</b>	Central location to be confirmed	Provide a recreational information point in	Identified in SDGIF	DCC, SHDC, Sustrans, KTC, KIC, community groups	Costs, land ownership and management	Unknown	Organisation budgets, developer contributions	To be confirmed

		Kingsbridge to promote strategic and local recreation routes and local greenspaces						
<b>No large hall suitable for drama &amp; music</b>	Central location to be determined	Provide a large & flexible auditorium primarily for the performing arts with circa 350 seats plus community services hub, community rooms & spaces and support facilities	Kingsbridge & Salcombe Area Partnership feasibility study 2003, KTC feasibility study 2008	DCC, SHDC, KTC, KIC, community groups	Extreme costs, location, access and management	£10-£15m	Unknown	To be confirmed
<b>Access and recreation deficiency</b>	Kingsbridge to Torcross	Create a continuous access route Kingsbridge to Torcross supplementing existing links	Identified in SDGIF	DCC, KTC, PCs, land owners and land managers	Access, costs, land ownership and management	Unknown	Grants, developer contributions	To be confirmed
<b>Access and recreation deficiency</b>	Kingsbridge to Salcombe & East Portlemouth	Create access routes between Kingsbridge and Salcombe and Kingsbridge and East Portlemouth around the estuary	Identified in SDGIF	DCC, KTC, STC, PCs, landowners and land managers	Access, costs, land ownership and management	Unknown	Grants, developer contributions	To be confirmed

<b>Access and recreation deficiency</b>	Kingsbridge to Churchstow	Create an access route from Kingsbridge to Churchstow via Redford Cross	Identified in SDGIF	DCC, KTC, CPC, developers, land owners and land managers	Access, costs, land ownership and management	Unknown	Existing organisational budgets, grants, developer contributions	To be confirmed
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**7. Projects priority list.** Based on an assessment of relative need, and reflecting the priorities of the local community following public consultation, the following list reflects current deficiencies in provision and opportunities for enhancement resulting from S106 developer contributions in Kingsbridge:

<b>Item no. &amp; priority: short, medium or long</b>	<b>Project</b>	<b>Requirement and location</b>	<b>Cost estimate</b>	<b>Lead authority</b>
1 Short	Football pitches	Provision of adult & junior pitches, changing rooms & car park at Belle Hill or West Alvington Hill (fields opposite Community College)	£0.25m-£0.5m	
2 Medium	Rugby club improvements	Provision of mini or midi 3G artificial grass pitch & highway access upgrade at High House	£0.25m	
3 Short	Children's play spaces	Total refit with new play equipment at Homelands, Montagu Road & Trebblepark (3 no. play spaces in Westville) and Duncombe Park	£50k-£75k £10k-£15k	
4 Medium	Park infrastructure	New mural, public art, replacement trees & shrubs, terrace project to include disability access, toilets, new litter bins & low level lighting at Duncombe Park	£75k-£100k	
5 Medium	Park infrastructure	Derby Road entrance upgrade, pond refit, public art, teen zone improvements, 24/7 public toilets, new litter bins & low level lighting at the Recreation Ground	£35k-£45k	
6 Short	Bmx/dirt bike track	Provision of off-road bike track at Rack Park amenity space	£2.5k-£5k	
7 Short	Park clubhouse	Total refit of 'The Cottage' clubhouse at	Refit £25k-£50k	

		the Recreation Ground or a new build	New build £tbc	
8 Medium	Cricket	New artificial wicket, nets & practice facilities at The Butts, West Alvington	£25k	
9 Medium	Skatepark	Replacement of existing ramps at the Skatepark & new roofing OR new Skatepark at location to be determined	£25k-£50k £100k-£200k	
10 Medium	Waterside amenity space	Refit dinghy storage, flood preventative works & BBQ area at Bowcombe amenity space	£tbc	
11 Medium	Public slipway	Provision of dinghy racks, boat washing facilities & Slipway upgrade at Quay Car Park	£tbc	
12 Short	Civic Space	Improved street furniture & supply of monolith information points at the Quayside & Fore Street	£25k-£50k	
13 Long	Cemetery	New cemetery at a location to be determined	£tbc	
14 Short	Avon Valley Cycle Route	New coast to moor cycle route from Kingsbridge to South Brent	£tbc	
15 Short	Kingsbridge to Salcombe Cycle Route	New cycle route from Kingsbridge to Salcombe	£tbc	
16 Long	Community Hall	New community hall at a location to be determined	£10m-£15m	
17 Medium	Community water sports	Facilities for paddle boarding & canoeing at the head of the estuary	£tbc	



## **8. Method and frequency of review of the Kingsbridge OSSR Plan**

This plan sets out a range of projects which should be delivered within the 10 year timeframe subject to securing funding.

It is a working document with specific projects set out for delivery. The plan should therefore be reviewed by Kingsbridge Town Council on an annual basis in January of each year and updated accordingly as projects are delivered or indeed new projects come onboard.

### **Appendices:**

**A. Public Space types/descriptions.**

**B. Detailed project briefs/plans. *Not available at this stage***

## Appendix A

### Public Space types/descriptions

Type	Description
Parks & gardens	Accessible, formal, high quality sites designed for recreation and community events. Parks and gardens should have a minimum size of 0.2ha and are likely to include some ancillary facilities such as a play area, refreshment kiosk or WC on site or nearby.
Natural spaces	Areas for wildlife, quiet enjoyment and environmental awareness including woodland, meadows and coastal areas. Accessible natural green space covers natural spaces within walking distances of towns and villages.
Greenways	Walkways, cycling or horse riding routes whether for leisure or commuting purposes. Including public rights of way and can provide corridors for wildlife migration.
Outdoor sports facilities & playing pitches	Formal facilities for participation in outdoor sports such as pitch sports, tennis and bowls.
Amenity green space	Open grassland providing limited opportunities for informal activities.
Play & youth	Areas designed primarily for play and social interaction involving children and young people. Includes equipped play areas, ball courts, skateboard and mx areas, as well as teen shelters.
Allotments	Opportunities to grow produce and socialise.
Cemeteries & churchyards	Quiet contemplation and burial.
Civic spaces	Providing a setting for civic buildings, public events or quiet contemplation or relaxation.
Local green space	A new National Planning Policy Framework (NPPF) designation for spaces which are demonstrably special to local communities; may cover natural spaces or play/gardens etc.