

Kingsbridge Open Space, Sport & Recreation Plan 2018-2028



Kingsbridge Town Council

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

(Revised at the Parks & Open Spaces Committee 23 April 2021)

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 Joint Local Plan (JLP) which identifies increased housing developments in Kingsbridge and therefore places 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 the JLP.

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):

- a. South Hams Open Space, Sport & Recreation (OSSR) Study 2017 (JLP 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". A revised strategy commenced in late 2020 and a draft public consultation is anticipated in Spring 2021.

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 JLP 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. A delivery plan sets out a series of priority actions.

4. Kingsbridge, West Alvington & Churchstow Neighbourhood Plan.

Neighbourhood development plans can help local communities to influence and shape the planning of their area and create a shared vision for the neighbourhood. The Neighbourhood Plan is emerging but ultimately it is anticipated that it will dovetail with the JLP to plan for OSSR provision in Kingsbridge and 2 neighbouring villages. A Steering Group aims to produce a first draft for public consultation in Spring 2021.

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>Parks & gardens</p>	<p>Duncombe Park 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 benches x 2 Interpretation panel/noticeboard Trees & shrubs Litter bins (stainless steel) Grit bin (winter weather) 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 ACTIONED 2019</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 ACTIONED 2019</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 & baby</p>	<p>No off-site signage to Duncombe Park</p> <p>Disability access cannot be gained off Belle Vue Road</p>

			changing facilities No lighting and very dark at night	
	<p>Recreation Ground 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 Seats x 7 Picnic benches x 4 Interpretation panel/noticeboard Trees & shrubs Sensory flower beds x 3 Pond (and island sculpture) Litter bins (stainless steel) CCTV (managed by KTC) Dogs on leads order (dogs must remain on leads in the park)</p>	None identified	<p>Play area requires maintenance e.g. worn tiger mulch surface</p> <p>Wooden poles on young children's climbing mounds require replacement (all vandalised & removed)</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>Better signage and public</p>	Signposting to the park is unsatisfactory

			<p>information required at Derby Road end</p> <p>Teen zone steep slope area requires further play facilities and improvement</p> <p>Toilets & baby changing facilities only available during café opening hours</p> <p>No lighting & very dark at night</p> <p>Cottage/ clubhouse is unfit for purpose and requires replacement with a new build modern hub facility</p>	
Accessible natural spaces	<p>Britton's Field 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>Footpath from entrance to the 1st picnic table is required ACTIONED 2020</p> <p>3 of 4 public seats are tired</p> <p>Better general maintenance required</p>	Nothing identified
	<p>Quay House grounds Owner KTC Green space Bandstand</p>	None identified	<p>Inner roof repainted every 5 years</p>	Nothing identified

	Trim Trail kit x 4 Picnic benches x 2 (portable) Table tennis table (portable) Fountain (stone base only) Trees (TPOs & shrubs) CCTV (managed by KTC) Dogs on leads order (dogs must remain on leads in the grounds)		Inner stanchions repainted every 2 years	
	Rack Park amenity space 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
	Watercourses North West (Norton Brook to Quay) via Western Backway North (Duncombe Street to Quay) via rear of Church Street	None identified	Possibility of opening up 2 watercourses through the town	Nothing identified
	Plymouth Road (Old Railway Bridge) Owner DCC licensed to Kingsbridge In Bloom	None identified	None identified	No public access – for aesthetic purposes only
	Cookworthy Road Owner SHDC	None identified	No current public use Potential for green space	No public access – designated flood attenuation area by DCC/EA
Greenways	Public footpaths Owner Devon County Council (DCC) Extensive footpath network in town (which lead to other parishes)	None identified	Perennial maintenance issues	Disabled access is poor
Outdoor sports facilities	Football/rugby grass pitches: Belle Hill x 1 adult rugby & 1 x adult football			

	<p>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</p> <p>Used extensively by KRFC for pre-season training and for junior rugby when main pitches are unplayable or full</p> <p>KCC (West Alvington Hill) x 1 junior rugby Owner KCC School use only</p> <p>Kingsbridge Primary School x 1 junior sports field Owner DCC School use only</p> <p>High House x 2 adult rugby & 1 junior rugby Owner private/club (KRFC) 6 acres/2.43 ha All pitches floodlit (used by Devon Air Ambulance for night flying operations in Kingsbridge)</p>	<p>Belle Hill playing field 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 to provide more pitches or create multi-use) however, KM United and Kingsbridge & Kellaton United play at Malborough playing fields</p> <p>There may be potential to develop a new playing pitch on fields to the west of the current junior rugby pitch</p> <p>None identified</p> <p>Pitches are at full capacity</p>	<p>Belle Hill clubhouse and changing rooms were derelict and therefore demolished in 2018</p> <p>None identified</p> <p>None identified</p> <p>All weather pitch/surface is required so that senior and junior teams can train/play during poor weather</p>	<p>Belle Hill is unsuitable for pedestrians due to no footpath to/from town and it is suitable for vehicular trips only</p> <p>Nothing identified</p> <p>Primary school use only</p> <p>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 (it is designated as a footpath by DCC rather than as a vehicular highway and therefore</p>
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				receives no maintenance)
	<p>All weather sports pitch: KCC (Balkwill Road) x 1 adult Owner KCC 1.5 acres/0.61 ha Floodlit Local clubs use outside school hours via fee (<i>also see hockey below</i>)</p>	<p>Only all weather sports pitch in Kingsbridge however, it is sand based and suitable for hockey matches only</p>	<p>Perennial maintenance required</p> <p>Changing rooms some distance away for clubs hiring the facility</p>	<p>Nothing identified however, car parking by hire users (out of school hours) in adjacent roads is a frustration for local residents</p>
	<p>Bowling greens: Recreation Ground Owner SHDC lease to Kingsbridge Park Bowling Club Public use via fee</p>	<p>None identified</p>	<p>Recreation Ground cottage used as clubhouse is dated and requires replacement with a new build modern hub facility Lottery funded feasibility study in progress Jan 21 (Pavilion in the Park project)</p> <p>Potential for shared clubhouse with Kingsbridge Community Tennis and other clubs (may require alternative location for SHDC grounds maintenance currently in situ)</p>	<p>Lack of disabled access & facilities</p> <p>No off-site signage to the bowling green</p>
	<p>Duncombe Park (adjacent to) Owner private/club Clubhouse 0.35 acres/0.14ha</p>	<p>None identified</p>	<p>None identified</p>	<p>Nothing identified</p>
	<p>Tennis all weather courts: Ebrington Street x 3 Owner private/club 0.44 acres/0.18ha</p>	<p>None identified</p>	<p>None identified</p>	<p>Nothing identified</p>

	Recreation Ground x 2 Owner SHDC lease to Kingsbridge Park Community Tennis Public use via fee	None identified	Current inability to share clubhouse with the Park Bowling Club; clubhouse facilities required	Nothing identified
	Cricket pitches: Nil grass pitches in Kingsbridge	There is no cricket field in Kingsbridge Kingsbridge Cricket Club play at The Butts, West Alvington	Inferior wicket and nets/practice facilities	Nothing identified
	Hockey pitches: Nil grass pitches in Kingsbridge	There is no dedicated all weather hockey pitch in Kingsbridge and Kingsbridge & Salcombe Hockey Club play at KCC's all weather sports pitch	Nothing identified	Nothing identified
	Skateboard Park: Quay Car Park x 1 Owner SHDC CCTV (managed by KTC)	Located within a Joint Local Plan development allocation site	Skatepark is too small and not challenging enough Location determines usage circa 8 months per annum due to bird droppings and vegetation fall from adjacent trees Young people have requested for the facility to be reconfigured with new equipment installed in the existing	Nothing identified

			compound or a new skatepark to be developed elsewhere	
	Cycling: Public roads only	No off-road family orientated cycling route or bmx/dirt bike track		
Indoor sports facilities	<p>Quayside Leisure Centre 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</p> <p>Gymnastics Unit 7, Station Yard industrial estate Owner private (15 year lease until 2036)</p>	<p>Located within a Joint Local Plan development allocation site</p> <p>None identified</p>	<p>Changing facilities for families and disabled persons require improvement for both dry activities and the pool</p> <p>Upgrades required for asymmetric bars, vault, safety landing mats, training rings, new sprung floor</p>	<p>Unsatisfactory off-site signage to the Leisure Centre</p> <p>Nothing identified</p>
Play facilities	<p>Homelands Owner SHDC Swing, slide & multiplay (enclosed)</p> <p>Montagu Road Owner SHDC Swing, seesaw & multiplay (enclosed)</p>	<p>None identified</p> <p>None identified</p>	<p>All play equipment removed and green space only with effect from late 2018</p> <p>Montagu is very tired and requires complete refit ACTIONED October 2019</p>	<p>Nothing identified</p> <p>Nothing identified</p>

	<p>Treblepark Owner SHDC Basketball & multiplay</p>	None identified	<p>Treblepark play space requires a perimeter fence to demarcate and prevent access by dogs</p> <p>Adjacent trees create much leaf fall in autumn and winter</p> <p>Public consultation for future use anticipated spring 2021</p> <p>Only one basketball hoop means actual games cannot be played</p>	Nothing identified
	<p>Wallingford Road Owner SHDC Swings x 2</p>	None identified	<p>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)</p>	Nothing identified
Other recreation facilities	<p>Community Garden Owner DCC and leased to Kingsbridge Community Garden</p>	None identified	<p>Path repairs required</p> <p>Wall repairs required</p> <p>Poly tunnel repairs required</p>	<p>No off-site signage to the Community Garden</p> <p>Wheelchair access limited to the upper garden</p>
	<p>Church Street amenity space Owner SHDC</p>	None identified	<p>Railings and seating</p>	Nothing identified

	Young children's play area with wooden animals Seats x 2		requires repairs	
	Bowcombe amenity space 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	Limited vehicular parking on Bowcombe Road opposite
	Pontoons (head of estuary) Owner SHDC Yacht/boat storage by licence Limited public use pontoon	Located within Joint Local Plan development allocation site	No litter bin at pontoon bridge to Quayside	Nothing identified
	Slipways (watercraft) 4 in number Head of estuary (by public toilets) Quay Car Park (south) Pumping Station (off Embankment Road) Landing Steps (off Promenade)	Quay Car Park and head of estuary Slipways (x2) are located within Joint Local Plan development allocation site	Quay Car Park Slipway is the main slipway and the existing concrete surface is crumbling away and becoming unfit for purpose Above Slipway has no washing facilities for boats Above Slipway has no dinghy rack Pumping Station Slipway	Pumping Station Slipway to Bowcombe Amenity Space, although tidal, requires improved access along the foreshore

			has no dinghy rack	
Civic Space	<p>Town Square Owner SHDC Adjacent to KTC Bandstand (large events use the 2 assets in tandem) Farmers' Markets Pannier Markets Food & Music Festival Fair Week Seats Trees & shrubs Flower beds (maintained by Kingsbridge In Bloom) Flag poles Waterside Walk heritage sign post CCTV (managed by KTC) Dogs on leads order</p>	None identified	<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 & trip hazards</p> <p>Replacement bollards required in and around the Town Square to provide a house style and uniformity</p> <p>Several missing seats</p>	Much improved connectivity/signage required to/from the Town Square and Fore Street/town centre
	<p>Embankment and Quayside 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>	Quayside located within Joint Local Plan development allocation site	<p>Landmark civic space for Kingsbridge has much untapped potential e.g. better quality & '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</p>	Much better connectivity/signage required to/from the Embankment/Quayside and Fore Street/town centre

			<p>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>	
Allotments	<p>Treblepark Owner private and leased to KTC</p>	<p>Circa 43 allotments for 4,200 adult population</p>	<p>No water supply</p> <p>No information board</p>	<p>Disability access poor due to undulating ground</p>
Cemeteries	<p>Embankment Road Cemetery Owner KTC Dogs on leads</p>	<p>Limited availability for burials & cremated remains with likelihood of closure within 3 years</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>Five year woodland management plan dated January 2015 identified much tree works ACTIONED</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>	<p>No disabled access</p>
	<p>St Edmunds Church Owner Diocese of Exeter</p>	<p>Availability for cremated</p>	<p>None identified</p>	<p>Nothing identified</p>

	<p>KTC maintains grounds Grounds open and regularly used by the local community Dogs on leads</p> <p>Dodbrooke Church Owner Diocese of Exeter Dogs on leads</p>	<p>remains via Parochial Church Council (PCC) agreement</p> <p>Limited availability for burials & cremated remains for parish residents only via PCC agreement</p>	<p>None identified</p>	<p>Nothing identified</p>
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5. Existing organised activities and teams

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

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

U3A Kingsbridge	
Walk & Talk Kingsbridge	
Women's Institute	Methodist Church
WTKO South West	Quayside Leisure Centre
Yoga	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
Football pitches deficiency	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 Belle Hill car parking area requires tarmac surfacing and line marking A footway from the new Applegate housing development (commenced summer 2020) to the playing field is required	£0.25m to £0.5m	Organisational budgets, grants, S.106 developer contributions	March 2023

			<p>South Hams & 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>					
No all-weather rugby pitch	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, S.106 developer contributions	March 2023

			SHDC OSSR Study 2017					
Unsatisfactory access road to Kingsbridge Rugby Club	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, S.106 developer contributions	March 2023
Deficiencies at the all-weather pitch	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, S.106 developer contributions	March 2023
Tired/time worn children's play areas	Duncombe Park, Recreation Ground, Homelands, 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. 2 hoops for basketball court at Treblepark	Identified by SHDC OSSR Study 2017, KTC, Allianz, local community	SHDC, KTC, KPG, local neighbourhoods	High costs	£60k to £80k	Existing organisations' budgets, grants, S.106 developer contributions	March 2023
Deficiencies at Duncombe Park	Duncombe Park	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, S.106	March 2023

		include disability access, off-site signage, toilets & baby changing facilities, introduce low level lighting					developer contributions	
Deficiencies at the Recreation Ground	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, introduce low level lighting, introduce trampoline	Identified by SHDC OSSR Study 2017, KTC, Green Flag judging, local community	SHDC, KTC, local community	High costs however, individual projects could be prioritised	£35k to £45k Plus £50k for clubhouse refit or new build (Pavilion in the Park project) £unknown	Existing organisations' budgets, grants, S.106 developer contributions	March 2023

Introduction of a waterside footpath from Kingsbridge to New Bridge	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, S.106 developer contributions	March 2023
Deficiencies at Britton's Field	Britton's Field, off Embankment Road	Improve management of vegetation, replace public seats	Identified by SHDC OSSR Study 2017, KTC, Kingsbridge In Bloom	SHDC, KTC, Kingsbridge In Bloom	Costs	£2.5k to £5k	SHDC, grants, S.106 developer contributions	March 2023
Inefficient utilisation of Rack Park amenity space	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, S.106 developer contributions	March 2023
Inefficient promotion & management of Kingsbridge watercourses	1. Stream running through the Orchard Industrial Estate to Western Backway leat 2. Stream running at rear of Wallingford Road to under	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, S.106 developer contributions	To be confirmed

	Duncombe Park 3. Attenuation area east Cookworthy Road/north Tesco	amenity space and/or footpath						
Deficient bowling green facilities	Kingsbridge Park Bowling Club, Recreation Ground	Replace current clubhouse with a new build modern hub facility Introduce disabled access & facilities	Identified by KPBC, KTC	SHDC, KPBC	High costs	Unknown	SHDC, KPBC, S.106 developer contributions	March 2023
Deficient cricket club facilities	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, KCricketClub, grants, S.106 developer contributions	March 2023
Unsatisfactory Skate Park facilities	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, S.106 developer contributions	March 2023

		Alternatively, source a suitable location for a new build	droppings make the ramps unusable for several months of the year)					
Deficiencies in cycling facilities	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, S.106 developer contributions	To be confirmed
Unsatisfactory family & disabled changing at Quayside Leisure Centre	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, S.106 developer contributions	To be confirmed
Deficiencies at Community Garden	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, S.106 developer contributions	March 2023
Deficiencies at Bowcombe amenity space	Bowcombe Amenity	Supply and install new dog bin,	Identified by KTC, Kingsbridge	SHDC, KTC, KEBC	Costs	Unknown	SHDC, S.106 developer contributions	March 2023

	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					
Deficiencies at public slipways	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, S.106 developer contributions	March 2023
Civic space deficiencies at the Town Square	Town Square	Introduce better connectivity to/from the Town Centre & Quay Car Park, supply new waymarking	Identified by SHDC OSSR Study 2017, KTC	SHDC, DCC, KTC, local community	High costs	Unknown	SHDC, S.106 developer contributions	To be confirmed

		signage information point						
Civic space deficiencies at the Embankment & Quayside	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, S.106 developer contributions	To be confirmed
Deficiencies at Trebblepark Allotments	Trebbelepark Allotments	Water supply required, supply information board, wheelchair access	Identified by SHDC OSSR Study 2017, KTC, plot holders	Private (leased to KTC)	Costs	Unknown	KTC, grants, S.106 developer contributions	March 2023
Very limited burial space and deficiencies at	Cemetery, Embankment Road	New cemetery required for full burials &	Identified by KTC (the cemetery will be full within 3	KTC	High costs, lack of land area for new cemetery	Unknown	KTC, grants, S.106 developer contributions	New cemetery to be confirmed

Kingsbridge Cemetery		cremated remains	years i.e. 2024 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)		within Kingsbridge parish boundary			
No cycle path	Kingsbridge to Salcombe	Develop multi-use off-road trail from Kingsbridge to Salcombe (Sustrans feasibility study dated April 2019)	Identified in SHDC OSSR SPD	DCC, SHDC, KTC, Salcombe TC, Malborough PC, West Alvington PC, Sustrans, cycling clubs	Access, high costs, land ownership & management	Unknown	Organisational budgets, grants, S.106 developer contributions	To be confirmed
No community water sports	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, S.106 developer contributions or commercial management	To be confirmed
No information point for access & recreation	Central location to be confirmed	Provide a recreational information point in Kingsbridge to promote strategic and	Identified in SDGIF	DCC, SHDC, Sustrans, KTC, KIC, community groups	Costs, land ownership and management	Unknown	Organisation budgets, S.106 developer contributions	To be confirmed

		local recreation routes and local greenspaces						
No large hall suitable for drama & music	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
Access and recreation deficiency	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, S.106 developer contributions	To be confirmed
Access and recreation deficiency	Kingsbridge to Salcombe & East Portsmouth	Create access routes between Kingsbridge and Salcombe and Kingsbridge and East Portsmouth around the estuary	Identified in SDGIF	DCC, KTC, STC, PCs, landowners and land managers	Access, costs, land ownership and management	Unknown	Grants, S.106 developer contributions	To be confirmed
Access and recreation deficiency	Kingsbridge to Churchstow	Create an access route from	Identified in SDGIF	DCC, KTC, CPC, developers,	Access, costs, land	Unknown	Existing organisational budgets,	To be confirmed

		Kingsbridge to Churchstow via Redford Cross		land owners and land managers	ownership and management		grants, S.106 developer contributions	
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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:

Item no. & priority: short, medium or long	Project	Requirement and location	Cost estimate	Lead authority
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 Trebblepark and improved basketball court	£tbc dependent on design	
4 Medium	Park infrastructure	Public art, replacement trees & shrubs, terrace project to include disability access, 24/7 public toilets & 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, low level lighting & trampoline at the Recreation Ground	£50k-£75k	
6 Short	Bmx/dirt bike track	Provision of off-road bike track at Rack Park amenity space	£2.5k-£5k	
7 Short	Park clubhouse	New build modern community hub facility to replace the current dilapidated clubhouse	£tbc dependent on design and location	
8 Medium	Cricket	New artificial wicket, nets & practice facilities at The Butts, West Alvington	£25k	
9 Medium	Skatepark	Replacement of existing ramps at the	£25k-£50k	

		Skatepark & new roofing OR new Skatepark at location to be determined	£100k-£150k	
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	Improvements in accordance with Kingsbridge Public Realm Guidelines adopted January 2019 (report by landscape architects covering area from Quay Car Park to junction Fore Street & Duncombe Street)	£tbc	
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 Trail	New multi-use trail 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	
18 Medium	Gymnastics	Improvements to facilities at the Gym Club	£35k	

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. *Next review due January 2022.*

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 National Planning Policy Framework (NPPF) designation for spaces which are demonstrably special to local communities; may cover natural spaces or play/gardens etc.