

Kingsbridge Open Space, Sport & Recreation Plan 2018-2028



Kingsbridge Town Council

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

(Latest revision: Property & Recreation Committee held on 27 June 2023)

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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 2014-2034 (JLP) which identifies increased housing developments in Kingsbridge and therefore places a further 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. The latest review took place in June 2023 by Kingsbridge Town Council's (KTC) Property & Recreation Committee.

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 & West Devon Playing Pitch Strategy 2022.** 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”. The latest strategy was adopted in March 2022.

- c. 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.
- d. South Devon AONB Management Plan 2019-2024.** 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.
- e. Kingsbridge, West Alvington & Churchstow Neighbourhood Plan 2022.** 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 was made in December 2022 and dovetails with the above JLP to plan for OSSR provision in Kingsbridge and its 2 neighbouring villages.

4. Identification of current OSSR provision including existing quantity, quality and access shortfalls:

Note: amendments added during the course of the OSSR plan are highlighted in yellow

Type of open space & policy standard	Existing provision within parish	Quantity shortfalls	Quality shortfalls	Access shortfalls
Parks & gardens	<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) Mural (KTC/KCC 2018) Zip wire Space net Climbing blocks (Bloqx) 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 x 4) Grit bin (winter weather) CCTV (managed by KTC) Nil dog orders (dogs can run off leads)</p>	None identified	<p>Young children's play area was very tired and required a complete refit ACTIONED 2019</p> <p>No public art apart from a mural</p> <p>Large area of central grass space had sharp stones on the surface which were a hazard to children therefore required new top soil and turf to be laid ACTIONED 2019</p> <p>Some trees and shrubs were in a poor condition and replacement/further planting was required with new trees x 12 planted ACTIONED 2023</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>

			<p>changing facilities</p> <p>No lighting and very dark at night</p> <p>Installation of a trampoline scheduled for September 2023 (via KTC application for S106 funds)</p>	
	<p>Recreation Ground Owner SHDC SHDC/KTC licence for several assets e.g. Trim Trail outdoor exercise equipment Grass space (free play) Young children's play area (enclosed) Teenagers play area Basket swing Tennis courts x 2 (see below) Pétanque/boules court (resurfaced 2022) Putting green Bowling green (see below) 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>	<p>None identified</p>	<p>Play area required maintenance e.g. worn tiger mulch surface ACTIONED 2022</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; KTC anticipated feasibility study late 2023</p> <p>More public art required</p> <p>Vehicular/pedestrian access off Derby Road has an 'industrial' look</p>	<p>Signposting to the park is unsatisfactory</p>

			<p>and requires reinvention</p> <p>Better signage and public information required at Derby Road end</p> <p>Teen zone steep slope area required further play facilities and improvement; Stepping Pods and Balance Beam introduced ACTIONED 2022</p> <p>Children's play area needed refreshing; 2 x Springers introduced ACTIONED 2022</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 Kingsbridge Park Community Tennis public consultation ACTIONED 2021</p>	
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			More trees required and mature trees x 10 planted ACTIONED 2022	
Accessible natural spaces	Britton's Field Owner SHDC Green space Seats x 4 Picnic benches x 4 Interpretation panel Litter bin Waterside Walk heritage sign post Nil dog orders (dogs can run off leads) Waterside views	None identified	Earmarked waterside footpath from Town Square to Britton's Field requires extension to Bowcombe amenity space Footpath from entrance to the 1st picnic table was required ACTIONED 2020 3 of 4 public seats are tired Better general maintenance required	Nothing identified
	Quay House grounds Owner KTC Green space Bandstand Trim Trail kit x 4 Picnic benches x 2 (portable) Table tennis table (portable) Fountain (stone base only) Trees (all have TPOs & shrubs) CCTV (managed by KTC) Dogs on leads order (dogs must remain on leads in the grounds)	None identified	Bandstand inner roof repainted every 5 years & inner stanchions repainted every 2 years Bandstand refit scheduled for August 2023	Nothing identified
	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 better utilised e.g. potential incorporation of a bmx/dirt bike track	Nothing identified

			Future potential of Rack Park requires full investigation More trees required and 45 x mixed orchard trees planted ACTIONED 2023	
	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 watercourses through the town	Nothing identified
	Plymouth Road (Old Railway Bridge) Owner DCC licensed to KTC/Kingsbridge In Bloom Railway antiquities and flower displays	None identified	None identified	No public access – for aesthetic purposes only
	Cookworthy Road Owner SHDC Uncultivated green space	None identified	No current public use	No public access – designated flood attenuation area by DCC and Environment Agency
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 Owner DCC and leased to Education South West with informal agreement for Kingsbridge Rugby Club (KRFC) to manage and use 8 acres/3.2 ha Occasional use by KCC due to development of new junior rugby pitch off West Alvington Hill	Belle Hill playing field is the only designated grass football pitch in Kingsbridge (a large gently sloping grassed area which has much potential to re-configure to achieve more	Belle Hill clubhouse and changing rooms were derelict and therefore demolished in 2018 and not replaced Nil floodlighting	Belle Hill is unsuitable for pedestrians due to no footpath to/from the recent Applegate housing development/rest of town and it is suitable for vehicular trips only

	<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>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 because at present Belle Hill is used for rugby only</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>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>Bespoke medical room required</p> <p>Upgrading of floodlighting to LED</p> <p>All weather synthetic pitch</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 receives no maintenance)</p>
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			to replace the Longfield Pitch Extension to existing clubhouse to provide additional changing facilities for girls and ladies (ground floor) and social space (upper floor)	
	<p>All weather sports pitch: KCC (Balkwill Road) x 1 adult Owner KCC 1.5 acres/0.61 ha Floodlit On school site Local clubs use outside school hours via fee (<i>see hockey below</i>)</p>	<p>Only artificial grass pitch (AGP) in Kingsbridge however, it is sand based and suitable for hockey matches only i.e. unsuitable for football and rugby games</p>	<p>Perennial maintenance required 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 leased to Kingsbridge Park Bowling Club Clubhouse (with partial ground floor availability for SHDC Grounds Maintenance) 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 completed in 2021 (Pavilion in the Park project) Potential for shared clubhouse with Kingsbridge Community Tennis and other clubs (may require</p>	<p>Lack of disabled access & facilities No off-site signage to the bowling green</p>

	<p>Duncombe Park (adjacent to) Owner private/club Clubhouse 0.35 acres/0.14ha</p>	None identified	<p>alternative location for SHDC currently in situ)</p> <p>None identified</p>	Nothing identified
	<p>Tennis all weather courts: Ebrington Street x 3 courts Owner private/club 0.44 acres/0.18ha Floodlit</p> <p>Recreation Ground x 2 courts Owner SHDC leased to Kingsbridge Park Community Tennis Public use via fee Floodlit</p>	None identified	<p>Courts require refit (laid 2002/03) plus fencing, net posts, nets, lighting & clubhouse improvements</p> <p>Current inability to share clubhouse with the Park Bowling Club; clubhouse facilities required</p> <p>Toilet facilities required</p>	<p>Unsatisfactory disabled access points</p> <p>Nothing identified</p>
	<p>Cricket pitches: Nil grass pitches in Kingsbridge</p>	<p>Kingsbridge Cricket Club play at The Butts, West Alvington</p> <p>There is no cricket field in Kingsbridge</p>	<p>Inferior wicket and nets/practice facilities</p> <p>Changing rooms inadequate</p> <p>Toilets inadequate</p>	Unsatisfactory disabled access
	<p>Hockey pitches: Nil grass pitches in Kingsbridge</p>	<p>There is no dedicated all weather hockey pitch in Kingsbridge and Kingsbridge & Salcombe</p>	Nothing identified	Nothing identified

		Hockey Club play at KCC's sand-based artificial grass pitch (AGP)		
	Skateboard Park: Quay Car Park x 1 (near Slipway) 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 The "New Skatepark for Kingsbridge" group has requested for the facility to be enlarged and reconfigured with a new concrete base and equipment installed SkateboardGB Design & Development guidelines identify the current location as the only suitable site in town Planning application 2030/23/CLP for a new skatepark at current location approved 23 June 2023 (landscaping to be determined)	Nothing identified
	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 to the Gym Club 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>The leisure centre does not have facilities for futsal (indoor football)</p> <p>Upgrades required for asymmetric bars, vault, safety landing mats, training rings, new sprung floor KTC £7k grant to Gym Club in 2021 to part-fund upgrades</p>	<p>Unsatisfactory off-site signage to the Leisure Centre</p> <p>Access required for persons with mobility issues, wheelchair users and persons with neuro diversity</p>
Play facilities	<p>Homelands Owner SHDC Former swing, slide & multiplay prior to Montagu Road play area refit in 2019</p> <p>Montagu Road Owner SHDC Swing, seesaw & multiplay (enclosed)</p> <p>Treblepark Owner SHDC Basketball & multiplay</p>	<p>None identified</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>Play space was very tired and required complete refit ACTIONED 2019</p> <p>Treblepark play space requires a perimeter fence to demarcate and prevent access by dogs</p> <p>Adjacent trees create much</p>	<p>Nothing identified</p> <p>Nothing identified</p> <p>Nothing identified</p>

	Wallingford Road Owner SHDC Swings x 2	None identified	leaf fall in autumn and winter Only one basketball hoop meant actual games could not be played Enlarged court with 2 hoops and integral goalposts ACTIONED 2022 Tree planting x 10 ACTIONED 2023 Tree planting x 25 mixed orchard trees ACTIONED 2023	Nothing identified
Other recreation facilities	Community Garden Owner DCC and leased to Kingsbridge Community Garden	None identified	Path repairs required Wall repairs required Polytunnel was required ACTIONED 2021	No off-site signage to the Community Garden Wheelchair access limited to the upper garden
	Church Street amenity space Owner SHDC Young children's play area with wooden animals Seats x 2	None identified	Railings and seating require repairs	Nothing identified
	Bowcombe amenity space Owner SHDC Boat launching and recovery Dingy storage by licence Picnic area Public toilet (seasonal opening) Interpretation panel Seats Litter bin	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	Limited vehicular parking on Bowcombe Road opposite

			<p>Toilet requires a fixed season opening period</p> <p>Whole area requires an improved cleaning/care programme</p>	
	<p>Pontoons (head of estuary) Owner SHDC Yacht/boat storage by licence Limited public use pontoon</p>	<p>Located within Joint Local Plan development allocation site</p>	<p>No litter bin at pontoon bridge to Quayside</p>	<p>Nothing identified</p>
	<p>Slipways (watercraft) 4 in number 1. Quay Car Park (south) 2. Head of estuary (by public toilets) 3. Pumping Station (off Embankment Road) 4. Landing Steps (off Promenade)</p>	<p>Quay Car Park and head of estuary Slipways (x2) are located within Joint Local Plan development allocation site</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>Slipway has no washing facilities for boats</p> <p>Slipway has no dinghy rack</p> <p>Pumping Station has no dinghy rack</p>	<p>Pumping Station Slipway to Bowcombe Amenity Space, although tidal, requires improved access along the foreshore</p>
<p>Civic Space</p>	<p>Town Square Owner SHDC Adjacent to KTC Bandstand (large events use the 2 assets in tandem) Farmers' Markets (Saturdays) Pannier Markets (weekdays) Food & Music Festival Fair Week Community events e.g. classic car shows & outdoor movies Seats Trees & shrubs Flower beds (maintained by Kingsbridge In Bloom)</p>	<p>None identified</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 & trip hazards</p>	<p>Improved connectivity/signage was required to/from the Town Square and Fore Street/town centre; monolith waymarking signs introduced ACTIONED 2022</p>

	<p>Flag poles Waterside Walk heritage sign post CCTV (managed by KTC) Dogs on leads order</p>		<p>Replacement bollards required in and around the Town Square to provide a house style and uniformity</p> <p>Several missing seats and earmarked for new KTC 'house style' seating</p> <p>New litter bins ACTIONED 2023</p>	
	<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 (Kingsbridge & District Light Railway)</p>	<p>Quayside located within Joint Local Plan development allocation site</p>	<p>Landmark civic space for Kingsbridge has much untapped potential e.g. better quality & 'house style' street furniture required</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 in places and requires major works to rectify (evidenced by head of estuary</p>	<p>Improved connectivity/signage was required to/from the Embankment/Quayside and Fore Street/town centre; monolith waymarking signs introduced ACTIONED 2022</p>

			closure west side in spring 2017) New litter bins ACTIONED 2023	
Allotments	Treblepark Owner private and leased to KTC	Circa 43 allotments for 4,300 adult population	No information board Perennial maintenance required	Disability access poor due to undulating ground
Cemeteries	Embankment Road Cemetery Owner KTC Dogs on leads	Limited availability for burials & cremated remains with likelihood of closure by end 2025 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	Tarmac footpaths require maintenance Side gates require maintenance Perennial grounds maintenance Revised tree risk survey and tree works earmarked ACTIONED 2023 Tree planting x 10 ACTIONED 2023	No disabled access
	St Edmunds Church Owner Diocese of Exeter KTC maintains grounds/external walls and railings Grounds open and regularly used by the local community Dogs on leads	Availability for cremated remains via Parochial Church Council (PCC) agreement	None identified Perennial grounds maintenance	Nothing identified No disabled access
	Dodbrooke Church Owner Diocese of Exeter Dogs on leads	Limited availability for burials & cremated remains for	None identified	Nothing identified

		parish residents only via PCC agreement		
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5. Existing organised activities and clubs/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 Community Tennis	Recreation Ground
Kingsbridge In Bloom	
Kingsmen/Panache	
Kingsbridge Kino	Dodbrooke Church Hall
Kingsbridge Show	
Kingsbridge Youth for Christ	Family Church
Meditation	Harbour House
Men's Shed	
Netball	Quayside Leisure Centre
Painting	Harbour House
Pilates	Harbour House
Probus	The Mill Club
Paddle Boarding Waterborn	Quay Car Park
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
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 improvements and/or new facilities are needed to meet existing quantity/quality/accessibility shortfalls (*listed at Section 4. above*) and anticipated future demand from additional housing development:

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 x adult football pitches (1.8ha) 2 x junior football pitches or 1 x 11v11 youth (0.8ha) 1 x 3G football turf pitch (FTP) Changing facilities and clubhouse	There are no grass football nor 3G pitches in Kingsbridge and local clubs must travel and play out of town Projects identified by: KM United has over 250 players with 14 youth teams plus waiting lists and has ambitions to expand Devon FA South Hams Local Development Framework Supplementary Planning Document for Open Space, Sport &	SHDC, KTC, football clubs, KRFC (latter for a shared facility)	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, FA, grants, S.106 developer contributions	March 2026

			<p>Recreation dated June 2006 (OSSR SPD)</p> <p>SHDC'S Public Space Strategy 2008-2012</p> <p>SHDC OSSR Study 2017</p> <p>South Hams & West Devon Playing Pitch Strategy dated March 2022 (reports spare capacity at Belle Hill and West Alvington Hill for adult and junior football)</p> <p>KWAC Neighbourhood Plan December 2022</p>					
No all-weather rugby pitch	KRFC, High House	<p>Convert one of the current grass pitches (Longfield pitch) to all weather use</p> <p>Ivybridge 3G pitch is the sole pan-district</p>	<p>Projects identified by:</p> <p>Above studies (for football)</p> <p>KRFC (300 children attend the club, includes 3 girls'</p>	SHDC, KTC, KRFC, KM United (latter for a shared facility)	High costs	£0.25m	Organisational budgets, RFU, grants, S.106 developer contributions	March 2026

		current synthetic pitch therefore an all weather pitch is required	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 enhance the club)					
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 2026
Deficiencies at Kingsbridge Rugby Club	KRFC, High House	New bespoke medical room Upgrading of floodlighting to LED Extension to existing clubhouse to provide girls and ladies changing facilities (ground floor) and social space (upper floor)	Identified by KRFC (which wishes to expand but is curtailed by current inadequate facilities)	KRFC	High costs	To be worked up	KRFC, grants, S.106 developer contributions	March 2026

Deficiencies at the all-weather pitch	Kingsbridge Community College	Artificial grass pitch (AGP) needs upgrading and relaying within 2 to 3 years and maintenance of the floodlights	SHDC OSSR study 2017 Playing Pitch Strategy 2022 KWAC Neighbourhood Plan	KCC, SHDC, Kingsbridge Hockey Club	High costs	Unknown	KCC, grants, S.106 developer contributions	March 2026
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	Identified by SHDC OSSR Study 2017, KTC, Allianz, local community	SHDC, KTC, local community	High costs	£60k to £80k	Existing organisations' budgets, grants, S.106 developer contributions	March 2026
Deficiencies at Duncombe Park	Duncombe Park	Public art, replacement trees and shrubs, terrace area project to include disability access, off-site signage, toilets & baby changing facilities, introduce low level lighting and introduce a trampoline	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 developer contributions	March 2026

Deficiencies at the Recreation Ground	Recreation Ground	Tennis courts' booking via internet, bowling & 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,	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 2026
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, KWAC Neighbourhood Plan, 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 2026

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 2026
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	£5k	Existing organisations' budgets, grants, S.106 developer contributions	March 2026
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 Duncombe Park 3. Attenuation area east Cookworthy Road/north Tesco	Investigate possibility of opening up 2 watercourses in Kingsbridge Investigate attenuation area off Cookworthy Road for amenity space and/or footpath	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
Deficient bowling green facilities	Kingsbridge Park Bowling Club,	Replace current clubhouse with	Identified by KPBC, KTC	SHDC, KPBC	High costs	Unknown	SHDC, KPBC, S.106	March 2026

	Recreation Ground	a new build modern hub facility (shared facilities with KPTC) Introduce disabled access & facilities					developer contributions	
Deficient cricket club facilities	Kingsbridge Cricket Club, The Butts, West Alvington	New non-turf wicket (NTW), nets & practice facilities Extension to current clubhouse to provide new changing rooms, toilets and disability access in accordance with ECB guidance	Identified by Cricket Club, SHDC OSSR Study 2017, Playing Pitch Strategy 2022, KWAC Neighbourhood Plan 2022	SHDC, KCricketC,	High costs	£125k	SHDC, KCricketClub, grants, S.106 developer contributions	March 2026
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 and landscaping	Identified by KTC, skateboarders (complaints that current kit is unsuitable and tree debris/bird droppings make the ramps unusable for several months)	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, KTC, New Skatepark for Kingsbridge Group, local community, S.106 developer contributions	December 2023

		Alternatively, source a suitable location for a new build	of the year), KWAC Neighbourhood Plan					
Deficiencies at the Gym Cub	Station Yard Industrial Estate	New bars, vault, mats, rings and floor Disabled access	Identified by the Gym Club	Kingsbridge Gym Club via tenancy	High costs	£35k £12k	Gym Club, Grants, S106 contributions	To be confirmed
Deficiencies at Lawn Tennis Club	Ebrington Street	Refit carpet & sand all weather courts, fencing, nets, lighting, access & clubhouse	Identified by the Tennis Club	Kingsbridge Lawn Tennis Club	Access and costs	£75-125K	KLTC, Grants, S106 contributions	March 2026
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, reported within the KWAC Neighbourhood Plan	Various public and private	Access, high 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, KWAC Neighbourhood Plan	SHDC, Fusion Lifestyle	High costs	Unknown	Existing organisations' budgets, grants, S.106 developer contributions	To be confirmed
Deficiencies at Community Garden	Kingsbridge Community	Repairs required for paths, walls &	Identified by SHDC OSSR Study 2017,	DCC, KCGarden	Costs, lease arrangements	Unknown	Existing organisations' budgets,	March 2026

	Garden, Fore Street	Introduction of off-site signage Improved wheelchair access New raised beds	KCGarden, KWAC Neighbourhood Plan				grants, S.106 developer contributions	
Deficiencies at Bowcombe amenity space	Bowcombe Amenity Space, New Bridge	Supply and install new dog bin, reconfigure dinghy storage to create more efficient use of space, Investigate flooding and action preventative works, extend public toilet opening, improve on-site maintenance, supply BBQ pits	Identified by KTC, Kingsbridge Estuary Boat Club, KWAC Neighbourhood Plan	SHDC, KTC, KEBC	Costs	Unknown	SHDC, S.106 developer contributions	March 2026
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	Identified by SHDC, KEBC, KWAC Neighbourhood Plan	SHDC, KEBC	Costs	Unknown	SHDC, S.106 developer contributions	March 2026

		facilities for boats						
Civic space deficiencies at the Town Square	Town Square	Introduce better connectivity to/from the Town Centre & Quay Car Park	Identified by SHDC OSSR Study 2017, KTC, local residents, KWAC Neighbourhood Plan	SHDC, DCC, KTC, local community	High costs	Unknown	SHDC, S.106 developer contributions	To be confirmed
Civic space deficiencies at the Embankment & Quayside	Head of the estuary (both sides)	Improvements required: quality street furniture, 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, KWAC Neighbourhood Plan	SHDC, KTC, local community	High costs	£25k to £50k Extreme costs	SHDC, Salcombe Harbour Board, S.106 developer contributions	To be confirmed
Deficiencies at Treblepark Allotments	Treblepark Allotments	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 2026
Very limited burial space and	Cemetery, Embankment Road	New cemetery required for full burials &	Identified by KTC (the cemetery will	KTC	High costs, lack of land area for new	Unknown	KTC, grants, S.106	To be confirmed

deficiencies at Kingsbridge Cemetery		cremated remains	probably be full by end 2025 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)		cemetery within Kingsbridge parish boundary		developer contributions	
No cycle path	Kingsbridge to Salcombe	Develop multi-use off-road trail from Kingsbridge to Salcombe	Identified in SHDC OSSR SPD, Sustrans feasibility study dated April 2019)	DCC, SHDC, KTC, Salcombe TC, Malborough PC, West Alvington PC, Sustrans, cycling clubs	Access, high costs, land ownership and 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 (2 year licence provided for paddleboarding to end 2024)	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 large hall suitable for performance, drama & music	Central location to be determined	Provide a large & flexible auditorium primarily for the performing arts with circa 350 seats plus	Kingsbridge & Salcombe Area Partnership feasibility study 2003, KTC feasibility study 2008, KWAC	DCC, SHDC, KTC, KIC, community groups	Extreme costs, location, access and management	£10-£15m	Unknown	To be confirmed

		community services hub, community rooms & spaces and support facilities	Neighbourhood Plan 2022					
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 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, S.106 developer contributions	To be confirmed
Access and recreation deficiency	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, S.106 developer contributions	To be confirmed

7. Primary projects listing. 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
Short	Football pitches	Provision of adult & junior pitches including a 3G football turf pitch (FTP), changing rooms & car park at Belle Hill or West Alvington Hill (fields opposite Community College)	£0.25m-£0.5m	
Short	Rugby club improvements	Provision of mini or midi 3G artificial grass and/or conversion of existing grass pitch Highway access upgrade to High House New medical room Upgrade to LED floodlighting Additional changing rooms Enhanced social space	£0.25m tbc	
Medium	Park infrastructure	Duncombe Park: public art, replacement trees & shrubs, terrace project to include disability access, 24/7 public toilets and low level lighting	£75k-£100k	
Medium	Park infrastructure	Recreation Ground: Derby Road entrance upgrade, pond refit, public art, teen zone improvements, 24/7 public toilets, tennis courts' resurfacing and low level lighting New build modern community hub facility to replace the current dilapidated clubhouse	£75k-£100k £tbc dependent on design and location	
Short	Bmx/dirt bike track	Provision of off-road bike track at Rack Park amenity space or	£2.5k-£5k	

		alternaitve suitable location		
Medium	Hockey	Maintenance of existing artificial grass pitch (AGP) at Kingsbridge Community College	tbc	
Medium	Cricket	New non-turf wicket (NTW), nets & practice facilities at The Butts, West Alvington Extension to existing clubhouse to provide new changing rooms, toilets and disability access	£25k £100k	
Medium	Skatepark	Enlarged site, concrete base and jumps at the existing location in Quay Car Park plus adjacent tree surgery and landscaping	£250k	
Medium	Waterside amenity space	Refit dinghy storage, flood preventative works & BBQ area at Bowcombe amenity space	£tbc	
Medium	Public slipway	Provision of dinghy racks, boat washing facilities & Slipway upgrade at Quay Car Park	£tbc	
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) i.e. new seating (litter bins, planters and waymarking signs completed)	£tbc	
Long	Cemetery	New cemetery at a location to be determined	£tbc	
Short	Avon Valley Cycle Route	New coast to moor cycle route from Kingsbridge to South Brent	£tbc	

Short	Kingsbridge to Salcombe Trail	New multi-use trail from Kingsbridge to Salcombe	£tbc	
Long	Community Hall	New community hall at a location to be determined in accordance with the KWAC Neighbourhood Plan	£10m-£15m	
Medium	Community water sports	Facilities for paddle boarding & canoeing at the head of the estuary	£tbc	
Medium	Gymnastics	Improvements facilities at the Gym Club	£35k	
		Disabled access to the Gym Club	£12k	
Short	Tennis	Improvements at the Lawn Tennis Club	£75k-£125k	
		Improvements for Kingsbridge Park Community Tennis (included in the above park infrastructure for the Recreation Ground)	£40k	

8. Section 106 funding confirmed for Kingsbridge:

Parish	Planning application	Status (S106 signed/funds received)	Amount	Monitoring fee applied	Green infrastructure officer	Clause	Trigger (if funds not received yet)	Spend/commit by	Projects
Kingsbridge	K5 West Alvington Hill 28/0508/15/O	S106 signed	£111,860	5%	To be confirmed	Football facilities in Kingsbridge	50% prior to occupation of 10 th dwelling, balance on earlier of occupation of 50% of dwellings or within 12 months of payment of first installation	5 years of receipt	Named project: Football facilities in Kingsbridge
Kingsbridge	Belle Hill 0299/17/OPA	1 st and 2 nd instalments received	£207,357	Already deducted	To be confirmed	Improvements to sports facilities at the Kingsbridge RFC Ground, High House Lane, Kingsbridge or to increase the grass or 3G artificial grass pitch provision in Kingsbridge	33% prior to occupation of any dwelling, 33% prior to occupation of 33% of the dwellings, remainder on earlier of occupation of 66% of the dwellings or within 24 months of payment of the 2 nd instalment	10 years of receipt 1 st instalment 2 August 2031 2 nd instalment 16 February 2032	Sports facilities at Kingsbridge RFC Ground or increase grass or 3G pitch provision in Kingsbridge
Kingsbridge	129 Fore Street,	Funds received	£9,262.50	Already deducted	To be confirmed	Play, sports and recreational	Prior to occupation of any dwelling	11 June 2031	Play, sports and recreational

	Kingsbridge 3552/18/FUL					facilities at Duncombe Park, Kingsbridge			facilities at Duncombe Park, Kingsbridge Approved for part-funding of a children's trampoline to be installed in September 2023
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9. 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 considered by KTC's Property & Recreation Committee at its quarterly meetings. A full review should be actioned on an annual basis in June of each year and the plan updated accordingly as projects are delivered or indeed new projects come onboard.

Next review due June 2024.

Appendices:

- 1. Public Space types/descriptions.**
- 2. Projects completed during the course of the plan 2018-2028 (at June 2023).**

Appendix 1.

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.

Appendix 2.

Primary improvements and infrastructure projects completed during the course of the plan 2018-2028 (at June 2023):

Project	Particulars & location(s)	Costs & date	Lead authority
Children's play areas	Total refit of children's play area at Montagu Road	£70k (SHDC £40k and KTC £30k) Completed January 2020	SHDC in partnership with KTC
Parks and gardens	Recreation Ground teen zone stepping pods and balance beam plus children's play area springers x 2 (plus related works e.g. boules court resurfacing, play area resurfacing, play area painting and seating maintenance)	£13.3k (including £12.7k S106 funds earmarked for the park and KTC top-up) Completed March 2022	KTC in liaison with SHDC for S.106 funds approval
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) i.e. new seating, litter bins, planters and waymarking signs	Waymarking monolith signs, Montseny Escofet and Santa & Cole Comunitario seats, Montseny Urbe planters, Silver Birch "Snow Queen" trees, Broxap Pierhead litter bins and Broxap Manchester bollards in Fore Street, Town Square and Bridge Street	£63k KTC Completed March 2022	KTC in liaison with DCC & SHDC
Children's play spaces	Enhanced basketball court (2 hoops to play games) with integral goalposts at Trebblepark play area	£13k (SHDC £6k, , SHAW £5k & KTC £2k) Completed December 2022	SHDC, South Hams Area Wellbeing & KTC in partnership
Tree planting	137 in number fruit and native trees planted in Duncombe Park, Fore Street, Rack Park amenity space, Recreation Ground,	£15.5k (£12.7k KTC & £2.8k private donation) Completed March 2023	SHDC & KTC via successful Urban Tree Challenge Fund application and community help during tree planting days

	Treblepark estate, Kingsbridge Cemetery and Wallingford Road play space		
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) i.e. new seating, litter bins, planters and waymarking signs	Broxap Pierhead litter bins in Town Square, estuary footways and environs	£20k KTC Completed June 2023	KTC in liaison with DCC and SHDC
Park infrastructure	Children's ground level trampoline in Duncombe Park	£13.9k (£9.2k S.106 funds earmarked for Duncombe Park and KTC £4.7k) Completed October 2023	KTC in liaison with SHDC for S.106 funds approval
Skatepark	New build wheeled sports facility in Quay Car Park near the Slipway	£250k (£50k KTC, £30k SHDC, £25k S106 Tesco, £38k Crowdfunder, £5k Norman Family Trust, £5k Gibbons Trust and £100k Sports England) Completed March 2024	Skatepark Group in liaison with SHDC, local residents & KTC