

## Ugborough Parish Open Space, Sport and Recreation Plan

### Draft

#### **1. Purpose/aim**

Ugborough parish stretches from Redlake on the open moorland of Dartmoor National Park southwards to the farmland of South Hams until it meets Modbury parish. It is bordered by the parishes of North Huish, Ermington, South Brent, Harford and the town of Ivybridge.

The purpose of this document is to gather into a Parish Open Space, Sport and Recreation (OSSR) Plan proposed projects within the parish for open space, sport and recreation. The Plan will prioritise projects, to assist with targeting existing funding and resources, and identify future projects and requirements which may result from increased housing development. The Plan will be developed from existing evidence and consultation with local groups and the community

#### **2. Introduction**

South Hams District Council request contributions from new housing development towards new and improved OSSR facilities where it is considered that a development will have significant impacts on the local area. These contributions are secured through Section 106 (s106) legal agreements between Local Planning Authorities and developers and linked to planning permissions, and are based on policy requirements set out within the SHDC Core Strategy (2006 – policy CS8) and the associated SHDC Open Space, Sport and Recreation SPD (2006).

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 Parish OSSR Plan is a clear method of reflecting evidence of need and community aspirations by pulling together into one place the project/facility requirements of the community.

The Plan is based upon the gathering of existing evidence, e.g. Playing Pitch Strategy, and community consultation with local sports clubs, community groups and parish residents. This ensures the Plan is robust and compliant with legal requirements. The Plan also incorporates a requirement for review and updating, to ensure it can continue to be used as an up to date evidence base.

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

The existing evidence base is itemised below:

- **South Hams OSSR SPD (2006)** <http://www.southhams.gov.uk/OSSR> - identifies the need for improved outdoor recreation facilities in Ugborough
- **South Hams Public Space Strategy 2008-2012** <http://www.southhams.gov.uk/OSSR> - highlights the importance of amenity green space and local area for play in smaller settlements.
- **South Hams and West Devon PPS 2015** <http://www.westdevon.gov.uk/OSSR> - identifies the lack of changing facilities at the football field at Hillhead Cross, the restrictions of the site to U14 only and the

wrong size of pitch for the teams playing there. It also identifies the lack of spare capacity at Filham Park and the existence of a disused cricket pitch at Moorhaven.

- **South Devon Green Infrastructure Framework** <http://www.southhams.gov.uk/greeninfrastructure>
- **Ugborough Neighbourhood Development Plan** (see section below)
- The **National Planning Policy Framework** states, in **paragraph 76**: “Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances.”

“Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Designate green spaces when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.”

- **Ugborough Playing Pitch Strategy** (see Appendix 2).

#### **4. Draft Ugborough Neighbourhood Development Plan**

The Ugborough Neighbourhood Development Plan (NDP) covers an area of the parish that lies south of and outside Dartmoor National Park. It excludes an area around Filham in the west of the parish.

Throughout the development of the NDP there has been community support for open space and an Open Space Focus Group was established in 2013. The January 2014 report from that Focus Group is included as Appendix 1.

The following has been taken from the **Community Wellbeing** section of the draft NDP and, for the purposes of this Parish OSSR Plan, may be applied to the whole of Ugborough parish.

##### **Objective**

*Ensure Ugborough village continues to be an active and attractive hub supporting people within the Plan Area. Recognise that the physical and social linkages between the village and outlying areas are key aspects of the heritage and that appropriate infrastructure is necessary to maintaining an inclusive, vibrant, diverse and coherent community. Encourage and facilitate a healthy lifestyle.*

##### **Reasoned justification**

*The intention is to preserve the atmosphere of the Plan Area by recognising and maintaining an inclusive, vibrant, diverse and cohesive community and ensuring that Ugborough village continues to be an active, attractive hub supporting the community and:*

- *ensure any new development within the Plan Area encourages and sustains an environment that contributes to the health and well-being of all residents taking into account the particular needs of rural communities; and*
- *provide and sustain activities that encourage and contribute to the health and wellbeing of all residents and ensure that access to facilities and the natural environment are developed and maintained so that they promote the health and well-being of the community.*

##### **Ugborough NDP policy UG17: Community facilities**

*Development that results in the loss of green amenity space or which results in any harm to their character, setting, accessibility or appearance, general quality or amenity value will only be permitted if the community would gain equivalent benefit from provision of a suitable replacement.*

*New development that results in loss of part or all of a community facility or resource, either built or outside space, will only be supported if it results in a replacement facility providing an equivalent resource in a suitable location.*

## 5. Existing open space, sport and recreation facilities

There is a small playground for younger children in Ugborough village, a school playing field which can be used out of hours with some restrictions, and a small green area in front of the Church. Filham Park is in the far west of the parish (including cricket pitch and football pitch). Other facilities include Ivybridge Rugby Club in west of parish, tennis courts at Erme playing fields in the far west of the parish and Bittaford playground. There is a mini soccer pitch and one youth pitch at a field at Hillhead Cross, although this is rented from the landowner and not a permanent site.

There is a privately owned community coppice on the outskirts of Ugborough village and allotments about 1 mile outside Ugborough village that may be rented from the landowner.

There are a number of points of access to the southern edge of Dartmoor National Park in the northern part of the parish although parking at these points is either non-existent or limited. There are also a number of public footpaths and bridleways throughout the parish. Communal outside space is relatively limited and the community would benefit from accessible open space with no restrictions.

## 7. Current OSSR provision including existing quantity, quality and access shortfalls – Table 1

Type of open space and policy standard	Existing provision within parish	Quantity shortfalls	Quality shortfalls	Access shortfalls
<b>Accessible parks and gardens</b>	Filham Park is owned by Ivybridge Town Council and located in the far west of Ugborough parish			
<b>Accessible natural spaces</b>	Access to Dartmoor National Park			Improvements to parking facilities at access points to Dartmoor
<b>Greenways</b>	The parish has approximately 35 footpaths, bridleways and green lanes (reference ordnance survey map)			Improvements to parking facilities at access points to Dartmoor
<b>Outdoor sports facilities</b>	Old cricket pitch area at Moorhaven village  Use of field at Hillhead Cross  Tennis courts at Erme playing fields		Moorhaven pitch requires ground works to be brought back into use as cricket or football pitch Shelter in field at Hillhead Cross for changing Size and capacity of pitches	
<b>Indoor sports facilities</b>	Any at Wrangaton Business Park?			

<b>Play facilities</b>	Ugborough playground for younger children  Bittaford play park		Ugborough playground would benefit from additional play equipment	
<b>Other recreational facilities</b>	Use of Ugborough school field outside school hours		Steep access and only available outside school hours	Steep access and only available outside school hours
<b>Cemeteries</b>	Ugborough burial ground			
<b>Beaches</b>	None			

References:

<http://mapping.southhams.gov.uk/shdcwebmappingnew/map.aspx> by selecting the Public Space layers.  
<http://gis.devon.gov.uk/basedata/viewer.asp?DCCService=footpath>

**8. Existing organised activities/teams**

Existing organised activities include:

- Youth football club
- Adult cricket team
- Footpath walking group
- Pilates in Ugborough village hall for all ages
- Yoga in Ugborough village hall for all ages

**9. Improved and/or new facilities needed to meet existing quantity/quality/accessibility shortfalls, and anticipated future demand from additional housing development**

Facilities for all

Any new development should enable community participation and target social isolation, ensuring the needs of older and younger people are considered. Maintaining access to the open spaces and playing fields is an important provision which promotes an active lifestyle. Maintaining current footpaths and access to Dartmoor should be sustained and promoted. Within the parish activities such as walking, cycling, horse riding and dog walking all promote health and well-being. However, activities such as these require safe access to roads, footpaths and open spaces.

It has been demonstrated that access to safe open spaces which encourage play (Play England, 2015) is an important requirement for children’s development and a way of promoting an active lifestyle from an early age. This is an important consideration when studies predict that our children face an obesity epidemic. Public use of school fields should be encouraged out of school hours.

Playing pitches

There is a recognised shortfall in pitches to meet the demand for junior (under 12) and youth (under 14) football, with the only council or community provision at South Brent and the Erme Playing fields. There are also football pitches at Filham Park, but these are used by the Manstow team serving the Ivybridge community.

There is one mini-soccer pitch and one youth pitch at Hillhead, but there is a need to identify and establish suitable locations for organised children’s football to supplement the limited facilities currently available to the community. One specific location identified is the old cricket pitch area at Moorhaven Village that requires ground-works to be brought back into use, but could offer an area for youth football.

There is also a need to provide the facilities expected by the Football Association for organised games; specifically shelter from the weather and changing rooms. Provision of suitable shelters at Hillhead Cross will satisfy this need for those able to play there, but any other sites to be used will also require such shelters. The lack of a cricket ground for Ugborough has limited the opportunity for different age groups to play and there is a reliance on other grounds. Support to the Ermington cricket pitch provides for the potential sharing of the ground, but the facilities need significant improvement if more matches are to be played there. Developments include outfield grass mowing capability, establishment of an artificial wicket (for wet weather play) and introduction of nets and surface for practice facilities. (reference Playing Pitch Strategy, Appendix 2)

Comments from the community (reference Ugborough Neighbourhood Development Plan):

“Keep open spaces

“Provision of open space within the village as well as around it”

“Communal field for sporting and social events”

DRAFT

Improved and/or new facilities needed to meet existing quantity/quality/accessibility shortfalls – Table 2

Shortfall/ Issue	Site/location/facility name	Project description	Evidence of need and community support	Site/facility owner, project lead and partners	Perceived obstacles	Cost	Funding	Target for completion
<b>Playing pitch for cricket and football</b>	Old cricket pitch at Moorhaven village	Carry out ground works to restore the pitch for both football and cricket use	See playing pitch strategy	Moorhaven Village	Private ownership Ground levelling costs	£70,000	Possible grant from FA to part fund	Summer 2018
<b>Shelter and security for field at Hillhead Cross</b>	Field used for football at Hillhead Cross	Provision of shelter for changing purposes Provision of secure storage for equipment and lock/automatic closing for gate	See playing pitch strategy	Hillhead Farm Lead Stafford Williams	Private ownership of field	£3,000	Section 106 SHDC grant Football Club fundraising	March 2017
<b>Additional play equipment at Ugborough village playground</b>	Ugborough village playground	Provision of additional play equipment for younger children e.g. 2 springers	Limited play equipment available currently (slide and swings) Space for additional equipment	SHDC Lead Parish Council	None	£4,000	Section 106 SHDC grant	June 2018
<b>Improved parking for easy access to Dartmoor</b>	<ul style="list-style-type: none"> <li>Lane past Redlake Trading Estate (access to Puffing Billy)</li> <li>Peek Moor Gate</li> </ul>	Provision of car parking at appropriate points to allow direct and easy access to Dartmoor for people of all ages and ability	Limited parking for direct access to Dartmoor within Ugborough parish	Devon County Council	??	??	??	
<b>Amenity green space in Ugborough village</b>	Ugborough village	Provision of amenity green space (e.g. community orchard)	Amenity green space currently limited to use of	Need to identify potential sites	Lack of sites available or	??	??	

<b>accessible to all at all times</b>		within or close to Ugborough village	School field outside school hours		cost too high			
<b>Areas for boules/petanque?</b>	??	Activity for all ages						
<b>Pre school facilities?</b>	Ugborough village	Lack of outdoor play facilities currently						

DRAFT

## 10. Community consultation

Activity	By when	Who
Complete Table 2	For approval at February Parish Council meeting	Councillor Holway/Stafford Williams Councillor Fletcher
Complete draft OSSR Plan	For approval at February Parish Council meeting	Councillors Fletcher and Hart
Item in Parish Newsletter asking for feedback from the community	15 <sup>th</sup> February for March newsletter	Councillors Fletcher and Hart
Presentation and discussion at 2017 Parish meeting	April/May 2017	Parish Councillors
Finalise OSSR Plan	For approval at May/June Parish Council meeting	Councillors Fletcher and Hart

## 11. Projects priority list

Based on an objective assessment of relative need and reflecting the priorities of the community as a whole, the following are priority projects:

- Playing pitch for cricket and football at Moorhaven
- Shelter for field used for football at Hillhead Cross
- Additional play equipment for Ugborough village playground

## 12. Review of Ugborough Parish Open Space, Sport and Recreation Plan

The Plan will be reviewed by Ugborough Parish Council every five years to ensure it is up to date and continues to reflect the status of projects and parish priorities. The first review date will be March 2022.

**Appendix 1 – Final report from Open Space Focus Group, January 2014**

**Appendix 2 – Playing Pitch Strategy**