

# Ugborough Parish Open Space, Sport and Recreation Plan

Revised 3.3.2021 (Minute 21.031)

## 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.

This is a revised version of the original Plan (2017) to reflect the adoption of the Ugborough Neighbourhood Plan, the changing needs of the community over the previous 3 years and a realistic assessment of the achievability of the various projects.

## 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 Plymouth and SouthWest Devon Joint Local Plan and 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 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.”

#### 4. 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 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, attractive and safe hub supporting the community, i.e. people within the Plan Area.*

*Maintain the physical and social linkages between the village and outlying areas. These are key aspects of the heritage of the Plan Area and appropriate infrastructure, such as road and footpath links and community spaces and buildings, 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 maintaining an inclusive, vibrant, diverse and cohesive community and ensuring that Ugborough village continues to be an active, attractive and safe hub supporting the community and to:*

- 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***

*In order to protect access to community services the change of use or redevelopment of a local facility will not be permitted unless:*

- a. there is alternative local provision; and/or*
- b. there is proven absence of demand for the facility; and/or*
- c. it can be shown to be non-viable.*

*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 are allotments about one 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 limited and the community would benefit from accessible open space with no restrictions.

**6. 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 in the far west of the Parish		Moorhaven pitch requires significant ground works to be brought back into use as cricket or football pitch  Size and capacity of pitches for older age groups	
<b>Indoor sports facilities</b>	Indoor fitness centre 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>	None			
<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>

## **7. Existing organised activities/teams**

Existing organised activities include:

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

## **8. 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.

### Pre School facilities

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.

There is an urgent need for new facilities for Ugborough and Bittaford Pre school. Currently the Pre school uses the Ugborough village hall but has no dedicated outdoor space. They do have access to the Primary School playground and forest school site at certain times. However, not only is access to an outside play area limited but the Pre school children have to be walked along the road between the village hall and School. While the Pre school is using the village hall during term time, the hall is not available for the rest of the community to use. The Pre school are in the process of raising funds to provide a purpose built premises on the Primary School site with dedicated outdoor space but, without additional funding, they are unlikely to be able to provide the much needed new premises for some years. This is particularly an issue as the need for pre school places will rise due to the increase in the number of pre school age children in the Parish. This is partly due to the increase in number of families with young children in existing properties and the large new developments in the west of the Parish and at Wrangaton.

The project currently has received enough funding to commission The Stable Company (<https://www.thestablecompany.com/education/nursery-early-years-classrooms>) to progress with a design and take it through planning. The plan is to build it on the bottom playground of Ugborough Primary School, as this is currently not used by the School. The School has agreed to the proposal being taken forward. The design will leave enough space for a dedicated outside play area and also the access up to the forest school and school playing field will be through the School and so the children will no longer have to go along the road to get to a green space. Once planning permission is in place fund raising for the actual building will start. The original quote was for just over £160,000 and the final timescale for completion of the new Pre school will be dependent on the success of funding.

The Covid 19 pandemic has highlighted the need for the Pre school and to have its own, separate premises to avoid the requirement for the Village Hall to be cleaned before and after each Pre school session when the Village Hall is used by other groups.

Ugborough Parish Council are firmly of the view that the Pre school contributes to the sustainability of Ugborough village and the current premises do not meet the requirements of the under 5s in the Parish with respect to outside space.

### Playing pitches

There is a recognised shortfall in pitches to meet the demand for youth (under 15 and under 16) football, with the only council or community provision at South Brent, Modbury 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 youth 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 significant ground-works to be brought back into use, but could offer an area for youth football.

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.

9. 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	Timeframes
<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	Shortfall in pitches for under 15s and under 16s football and adult cricket	Moorhaven village	Private ownership High ground levelling and restoration costs	Unknown		
<b>Football pitch for under 15s and under 16s</b>			Shortfall to meet demand for under 15s and under 16s football		Availability and cost of suitable level field	Unknown		
<b>Additional play equipment and resurfacing at Ugborough village playground</b>	Ugborough village playground	Provision of additional play equipment for younger children e.g. 2 springers and/or simple climbing frame Replacing of current bark chippings with more permanent and safer surface.	Limited play equipment available currently (slide and swings) Space for additional equipment. Current surface is inadequate.*	SHDC	None	No more than £12,000	Marridge Farm s106	Early 2021
<b>Improvements to Bittaford playground</b>	Bittaford village	Provision of 2 replacement pieces of play equipment	April 2020 inspection report			Approx £15,000	s106 and PC reserves	Early 2021

		and repairs to other equipment						
<b>Improved parking for easy access to Dartmoor</b>	Top of David's Lane Lane past Redlake Trading Estate (access to Puffing Billy) Peek Moor Gate	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	Dartmoor National Park Devon Highways	Unknown	Unknown		
<b>Amenity green space in Ugborough village accessible to all at all times</b>	Ugborough village	Provision of amenity green space within or close to Ugborough village	Community green space strongly supported by the community during NDP development process	Need to identify potential sites	Lack of sites available or cost too high	Unknown		
<b>Community orchard</b>	Close to Ugborough village	Provision of community orchard close to Ugborough village Could be combined with amenity green space above	Would provide amenity green space and sustainability benefits	Need to identify potential sites	Lack of sites available or cost too high	Unknown		
<b>Pre school facilities</b>	Ugborough village	Provision of purpose built facility including dedicated outdoor space	New facilities strongly supported by the community during NDP development process	Pre school committee leading the project	Cost of purpose built facilities	Approx. £160,000	Fund raising S106?	Dependent on fund raising

<b>Wildlife friendly areas</b>	Throughout Ugborough parish	Tree planting and wild flower planting areas Could be combined with amenity green space/community orchard	Strongly supported by the community via the GUP group	Greener Ugborough Parish (G-UP) leading the project	Identification of sites	Minimal		
<b>Community food growing area?</b>								

\*Bark chippings get spread around resulting in inadequate coverage in some areas and frequent replenishing necessary. They are unsuitable for wheelchair users.

## 10. Assessment of projects from Table 2 above

Currently identified s106 funding for Ugborough Parish:

Marridge Farm	£13,650
Earlscombe Farm	£11,700
Sidings Cross, Wrangaton	TBA

### **NDP - Community and well-being**

*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.*

<b>Project</b>	<b>Contribution to NDP community and well-being objective</b>	<b>Cost</b>	<b>Benefit</b>	<b>Risk</b>	<b>Comment</b>
Additional play equipment Ugborough village play area. Probably two springers. Resurfacing of play area.	For younger children	No more than £12,000 from Marridge Farm s106.	Wider range of play equipment for younger children in Ugborough village and those attending Ugborough School and Pre school and more permanent, safer and accessible surface.	none	Achievable early 2021 and would provide much needed additional play equipment for younger children.
Improvements to Bittaford playground by provision of 2 replacement pieces of play equipment and		Approx £15,000 made up of £3,000 s106, locality funding and PC reserves.	Fit for purpose playground	none	Achievable early 2021

repairs to other equipment					
Youth football pitch	Better facilities for under 15s and under 16s	Unknown	Continuity of provision for under 15s and under 16s	Unable to find affordable and level field Available s106 unlikely to cover cost	Consider at next OSSR review
Bringing Moorhaven pitch back into use	For all	Unknown £70,000 (estimated cost)	Provision of better cricket/football facilities in Ugborough parish	s106 would not cover cost Accessibility to private ground Complex project requiring dedicated project management	Consider at next OSSR review
Mobile shed for mower	For all those using cricket/football pitches	£1,182 Marridge Farm s106	Enable better use of existing cricket/football pitches	None	Achievable
Amenity green space in or close to Ugborough village/community orchard	For all community	Unknown	Green amenity space available to all ages Sustainability/biodiversity benefits	Unable to find affordable site	Has backing of the community
New Pre school facilities	For under 5s	Site available within Primary School site Total cost of project approx. £160,000. A contribution from s106 would	Purpose built facilities, including outside space, for under 5s Frees up village hall for benefit of whole community	Project already in place and led by Pre school Committee	Has backing of community and fund raising in progress. s106 funds would help ensure deliverability of the new Pre School

		contribute to the overall cost.			and mean under 5s would benefit sooner from purpose built premises with safe and accessible outside space
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## 11. Summary of priorities

Based on an assessment against the objectives of the NDP, identified need and deliverability, the following are Ugborough Parish Council's priority projects for s106 funds.

1. Marrison Farm s106 - Additional play equipment for Ugborough village play area. Realistically two springers would be achievable as there is unlikely to be sufficient space for more than this. The actual play area could be extended slightly into the seating area to accommodate the new equipment. Total costs would be resurfacing and extension of the play area, costs of equipment and installation costs.
2. Marrison Farm s106 - Mobile shed for mower to enable better use of existing cricket/football pitches.
3. Marrison Farm s106 - Surplus funding to be used for improvements to Bittaford playground.
4. Earlscombe Farm s106 - Acquire amenity green space/community orchard in or near Ugborough village. This would provide both community benefits and link to the Parish Council's climate emergency and biodiversity objectives. The space could be part community orchard, part wildflower area and part sitting area for people to meet up, spend time outside and maybe picnic. This project will have a lot of support from the community and would help achieve the PC's objectives in relation to climate change and biodiversity. The site would need to be accessible from Ugborough village but not necessarily very large.
5. Sidings Cross Wrangaton s106 - Support for new Pre school facilities with dedicated safe and accessible outside space. The provision of s106 funding to augment other sources of funding will help ensure delivery of project and enable earlier delivery.

The restoration of the Moorhaven cricket pitch and provision of a football pitch for under 15s and under 16s will be reconsidered at the next review of the strategy.

## 12. Community consultation

Activity	By when
Draft	29 <sup>th</sup> February 2020
Item in Parish Newsletter asking for feedback from the community	March 2020
Finalise OSSR Plan	31 <sup>st</sup> March 2020
Submission to SHDC	March/April 2020
Revision to incorporate Bittaford Playpark improvements	February 2021

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

The Plan will be reviewed by Ugborough Parish Council at least every five years to ensure it is up to date and continues to reflect the status of projects and parish priorities. Next review date will be in 2025.