

Stokenham Parish

Open Space, Sport & Recreation

Plan

2017 - 2026



November 2017

Revised and updated April 2023

Stokenham Parish Open Space, Sport & Recreation (OSSR) Plan

1. Aim of the OSSR plan

The aim of this plan is to set out priorities for the next 10 years for enhancing open space, sport and recreation facilities within the Parish of Stokenham. This plan can help shape the aspirations for the Parish by providing information relating to:

- current and future provision
- the quantity and quality of public open spaces
- the quantity and quality of sport and recreation facilities

To create the plan, existing clubs and community organisations in the Parish were consulted to gauge aspirations and identify any gaps or deficiencies with the current OSSR provision. This local information was then reviewed in the context of strategic plans that include the Parish of Stokenham, including the South Hams Open Space, Sport & Recreation (OSSR) Study (2017), South Hams & West Devon Playing Pitch Strategy (2022), South Hams Green Infrastructure Framework (2020), South Devon AONB Management Plan (2019-2024), and South Devon Estuaries Management Plan (2018 - 2024). These plans contributed to the evidence base for the Plymouth and South West Devon Joint Local Plan.

2. Background

South Hams District Council (SHDC) requests contributions from new housing developments towards new and improved OSSR facilities where it is considered that a development will have significant impact 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 based on policy requirements set out within SHDC Core Strategy.



The collection and use of s106 funds are dictated by the Community Infrastructure Levy (CIL)(Amendment)(England)(No.2) Regulations 2019. 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.

In Stokenham a s106 contribution of approximately £36,000 was secured from the Grist Mill development for the purpose of enhancing open space, sport & recreation facilities within the vicinity. These funds were used to install drainage under Chillington playing field and a slide in the children's play area.

A further s106 contribution is anticipated from the housing development on land behind Green Park Way, Chillington, which commenced in February 2023.

The Stokenham Parish OSSR Plan clearly reflects evidence of need and the local community's aspirations to upgrade and provide further facilities in the vicinity.



New play equipment was installed at Chillington playing field during 2012-2013 using Section 106 monies

3. Existing evidence base and review of existing policies

South Hams Open Space Sport & Recreation (OSSR) Study 2017

<https://www.plymouth.gov.uk/sites/default/files/SouthHamsOpenSpaceSportAndRecreationStudy.pdf>

South Hams District Council prepared an OSSR Study for the district, published in 2017. It sets a clear vision and objectives for the provision and management of public space in the South Hams. The strategy also sets out to establish and set standards for the quantity, quality and accessibility of public spaces.

The South Hams OSSR Study seeks to build on the previous (2008-2012) Public Space Strategy, adopting a robust approach to the protection and delivery of Open Space.

A description of public space types can be found in Appendix A.

a. Stokenham Parish

The South Hams OSSR Study includes important themes that hold strong in Stokenham Parish in particular, encompassing:

- the quantity of footpaths (including public rights of way), which are well used
- Beesands and Chillington play parks and natural spaces
- outdoor and indoor sports activities (often provided in the local parish and community halls)
- community orchards
- beaches
- cemeteries

Implementation of the South Hams OSSR Study in Stokenham Parish will help to meet the demand for new and improved facilities generated from new developments, including further enhancements to the play and youth facilities, both in terms of quality and quantity.

Improvements to the provision of indoor and outdoor sports facilities would benefit people participating in a wide range of recreation activities within Stokenham Parish. Across the Parish, an exercise 'trim trail', picnic areas, grass maintenance, signage, benches and linking paths to new developments are examples of projects that could be supported through the OSSR Study.



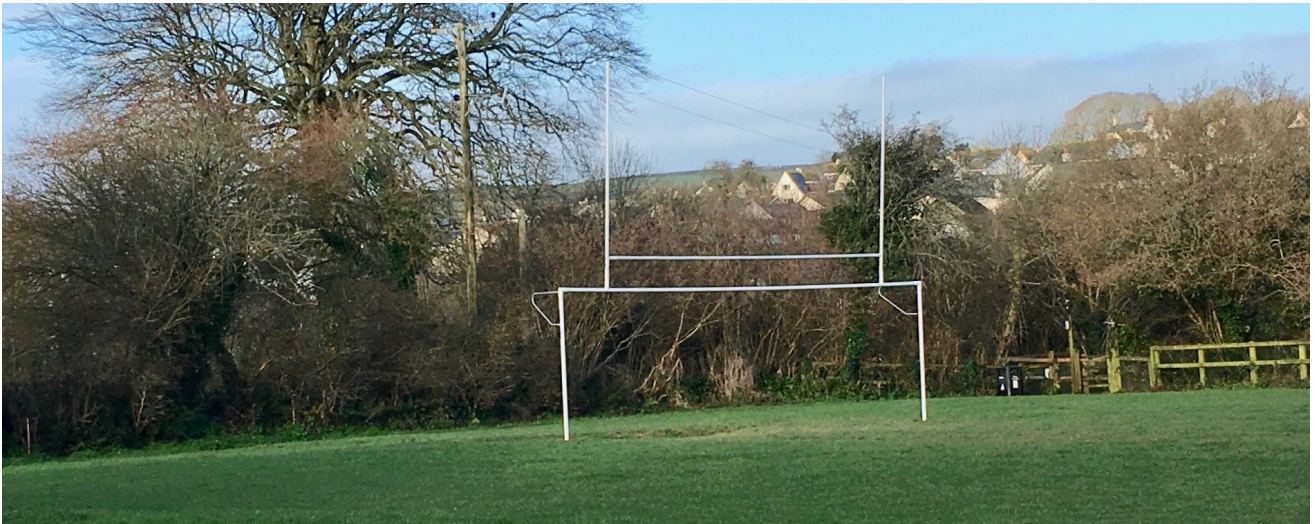
b. South Hams & West Devon Playing Pitch Strategy (2022)

South Hams & West Devon Councils commissioned a joint Playing Pitch Assessment & Strategy (PPS) in 2022. This was linked to a similar PPS produced for Plymouth City Council to ensure cross boundary issues and demand was fully considered. The South Hams & West Devon PPS aims to fulfil the Councils' strategic development plans, including themes such as:

- ensuring adequate access to recreation and open spaces;
- enabling healthy and active lifestyles; and
- improving the overall health and wellbeing 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 South Hams & West Devon Playing Pitch Strategy identifies the potential for improving the usage of existing playing fields and facilities in the area. The Joint Local Plan evidence base document for the OSSR study confirms these themes (see appendix B). Parish Council began investigative works towards improving the drainage at Helmers Field in Chillington at the time this plan was originally drawn up. The drainage scheme was completed in 2021, resulting in greatly improved all-season useability of this important playing facility.



Helmer's Field drainage was completed in 2021, using s106 monies to give Chillington a year-round playing field

c. South Devon Green Infrastructure Framework 2020

Green Infrastructure 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 South Hams Green Infrastructure Framework, first published in 2015, is a partnership document, co-ordinated by the local authority, to help guide green infrastructure development across the District. It provided an important evidence base for the South Hams Strategic Plan, ‘Our Plan,’ and also informs Neighbourhood Plans.

A summary of the key initiatives from the South Devon Green Infrastructure Framework that relate to the Parish of Stokenham can be reviewed in Appendix C.

These include projects that focus on landscape, biodiversity, heritage, access, recreation, health and local food growing.

Both larger scale and local green infrastructure projects set out in the framework document are being developed and implemented by a range of organisations in partnership with local people. The Stokenham Parish OSSR Plan responses at various events confirm the importance of these initiatives to the community.



Tree planting and the promotion of community orchards form a key part of the plan

d. South Devon AONB Management Plan 2019-2024

The South Devon Area of Outstanding Natural Beauty (AONB) gives statutory protection to 130 square miles of coastline, estuaries and countryside between Plymouth and Brixham. Most of the Parish of Stokenham falls within the designated AONB and Heritage Coast area. The AONB has a Management Plan covering the period 2019-2024, which gives guidance on conserving and enhancing the special qualities and key features of this nationally important protected landscape. The South Devon AONB Management Plan can be viewed at:

<http://www.southdevonaonb.org.uk/about-the-aonb/looking-after-the-aonb/aonb-management-plan/>

A delivery plan sets out a series of priority actions, the key ones that relate to the Stokenham OSSR Plan being:

- C1 - Connecting wildlife and habitats
- C3 - Connecting trails and routes
- C4 - Connecting people and places

The South Devon AONB Management Plan provides a strategic overview on protecting a nationally important landscape from damaging development, with positive initiatives for conserving and enhancing its key features. The plan also seeks to promote the special qualities of the area, with projects designed to encourage people to participate in and enjoy the recreational opportunities it gives. Stokenham Parish strongly supports these objectives and responses confirm the importance of this range of initiatives to local people, with strong support and involvement at grassroots level.

A summary of the AONB Management Plan's key initiatives that relate to the Parish of Stokenham can be reviewed in Appendix D. These include initiatives focusing on

access, recreation and tourism; biodiversity and landscape character and community and culture.

4. Current OSSR Provision in the Parish of Stokenham

Stokenham Parish Open Space, Sport & Recreation (OSSR) Consultation

To gather local evidence for the OSSR Plan, a board displaying ideas for improvements around the parish was put together focusing on key areas of interest – Open Spaces, Youth & Play, Footpaths and Woods & Orchards.

The purpose of the display board was to engage thought and request feedback on the current quality and quantity of open space facilities in the Parish and to gauge local aspirations for improving them. Between June 2016 and June 2017 this board was taken around the parish to various events including the Stokenham Church Parish Fete, Beesands Chapel Sunday coffee shop, Chillington Community Association (also including a CCA newsletter drop to every household), the Stokenham Village Green Apple Press Day, Torcross drop in event at the Start Bay Inn and the Annual Parish Meeting which invites all community clubs and organisations to attend. At every event feedback forms were provided.

The feedback was reviewed by Parish Council's Open Space, Sport & Recreation Working Group, and the following proposals were drawn up to highlight shortfalls in the quality, quantity and accessibility of sport and recreation facilities as perceived by the community. Projects set out in the Stokenham Parish OSSR Plan will provide evidence for the Joint Local Strategic Plan by helping to shape these proposals for the Parish. This will be achieved by providing information relating to the current and future provision, and the quantity and quality, of public open space and sport and recreation facilities in Stokenham Parish.



Type of open space	Existing provision within parish	Quantity shortfalls	Quality shortfalls	Access shortfalls
Parks, green spaces and gardens	Chillington (Helmets) Playing Field and Hall	None identified – large public open spaces in Chillington adequately serve the parish communities	Need for public space drainage to allow all year-round usage. Drainage project completed in 2021	Ramp only on playing field side but disabled access from car park and via Tanpits Lane. Full ramp access installed 2019
Accessible natural spaces	Beesands, Torcross and Hallsands Beaches	Coast managed by District Council. Hallsands privately owned to LMW.	Loss of footpaths due to coastal erosion	Erosion of footpaths, loss of parking
	Beeson Community Orchard	None	None – managed by local community	None
	Stokenham Village Green	None	Management group needs widening	None
	Great Hill Wood Chillington	None	Managed by local volunteers on behalf of Woodland Trust	Access difficult in wet weather – plans to install all-weather paths. Improvements made to Somerye Lane access.
Greenways (including rights of way)	Extensive network of public paths and bridleways although much of this sits within the South West Coast Path network	Traffic free footpaths provide safe pedestrian access between settlements. Much time and money has been spent on improving the main links but some settlements still not reachable by footpath	Further works for drainage and upgrading of eroded paths required. Further links to adjacent parishes would be an aspiration.	Suggestion for further improvements to accommodate the increasing housing provision and link various sections of the community.
Outdoor sports facilities	Chillington (Helmets) Playing Field – football pitch, play equipment	No current shortfall in quantity identified.	Main issue is drainage of the field to allow year-round usage. Completed 2021	Disabled access from car park and via Tanpits Lane. Further access from the central walkway through Helmets Estate is dependent upon finances and need. Ramp access installed

Type of open space	Existing provision within parish	Quantity shortfalls	Quality shortfalls	Access shortfalls
	Beesands Village Green	Play equipment was provided at considerable expense but coastal storm damage made some apparatus unsafe, leading to its removal	Recent weather conditions suggest the playpark needs re-siting further from the line of vulnerability Decision taken not to replace equipment due to erosion
Indoor sports facilities	Stokenham Parish Memorial Hall	No current shortfall in quantity identified	Stokenham Parish Memorial Hall has recently been reroofed a through Community Reinvestment Funding	None
	Chillington Community Hall	None	Further storage space required and more multi function play equipment provision. Storage container installed outside rear of hall	Disabled access across the bridge. Completed
Play and youth facilities	Chillington (Helmets) Playing Field, football pitch and play equipment	Goalposts deemed beyond repair Goalposts replaced by Parish Council 2020	Planned drainage works will allow 365-day use for sport and games Completed 2021	Safety issues at entrance from car park Separation barriers installed 2023
	Beesands Village Green play park	Play equipment not able to be used due to sea incursion and damage.	Decision taken not to replace equipment due to ongoing erosion	Decision taken not to replace equipment due to ongoing erosion
	Beesands Village Green	Green is shrinking due to sea incursion	Grass surface is increasingly hard to maintain against saltwater and shingle damage. Planted with salt resistant grass	Much reduced parking at Beesands Discussions continue re provision of additional parking
	Stokenham Village Green	Need for play equipment has existed since unsafe and dilapidated installation was removed	No current equipment provision in Stokenham. New play equipment installed in 2019	None identified

Type of open space	Existing provision within parish	Quantity shortfalls	Quality shortfalls	Access shortfalls
Other recreational facilities	Stokenham Primary School	No current shortfall in quantity identified	No current shortfall in quality identified	None
	Community Orchards	None	All-weather paths in Chillington wood would be a great improvement	Access to Chillington Wood needs improving. Improvements made to Somerye Lane access
Allotments	None	The desire for allotments has consistently topped list of community requests	Renewed interest expressed in March 2023 in response to Parish consultation	Parishioners would like allotments that are accessible from footpaths but provide parking for those further afield in such a large geographic parish
Cemeteries and churchyards	Stokenham Church	No current shortfall in quantity identified	No current shortfall in quality identified	An extension to the graveyard will be required in the next few years
	Chillington Cemetery	As above	As above	None
Beaches	Torcross	Torcross beach is eroding	No shortfall in quality	Further provision of parking will be required at Torcross and Strete Gate when Memorial Car Park finally closes due to erosion
	Beesands	Beesands beach is eroding	No shortfall in quality	Additional car parking provision required to make up for that lost to the sea
	Hallsands	Like the other beaches in the area, Hallsands beach periodically disappears and reappears	Cliff erosion threatens the Coast Path around Hallsands	Ongoing coastal footpath works will be necessary

5. Existing organised activities and teams

The following groups were contacted with regards to the OSSR consultation in 2016/7:

Activity	Team, group	Location
Allotments	None	No allotments in Stokenham Parish
Art	Art Club	Chillington Community Hall
Badminton	Stokenham Badminton Group	Stokenham Parish Memorial Hall
Bowls	Short Mat Bowls Club	Stokenham Parish Memorial Hall
Brownies	Stokenham Brownies and Guides	Stokenham School and Chillington Hall
Dance-fit		Stokenham Parish Memorial Hall
Exercise 50+		
Football	Beesands Football Club	Loddiswell Playing Fields
Gardening	Stokenham Garden Society	Stokenham Parish Memorial Hall
Local History	Stokenham History Society	Stokenham Parish Memorial Hall
Table Tennis	Chillington TT Group	Chillington Community Hall
Tennis		
Women's Institute	Stokenham WI	Stokenham Parish Memorial Hall
Conservation	Woodland Trust	Chillington Great Wood
Conservation	National Trust	National Trust coast/estuary land
Conservation	Devon Wildlife Trust	Parish-wide



6. List of potential projects

The following list of projects was drawn up by Stokenham Parish Council from suggestions from the community and following consultation with local recreational organisations above. The list reflects current deficits in facility provision, and opportunities for enhancement resulting from s106 contributions from recent and future housing developments within the Parish. All costs are estimated.

	Location and facility	Est. cost	Lead organisation
1	Drainage of Helmers Field (Chillington) Completed	£20,000	Stokenham Parish Council
2	Signage and labelling for Orchard (Beeson) Labelling completed but no directional signage	£500	Stokenham Parish Council
3	Signage and labelling for orchard (Stokenham)	£500	Stokenham Parish Council
4	Signage and labelling for Chillington Orchard Labelling completed but no directional signage	£500	Stokenham Parish Council
5	Benches for Butterfly field (Torcross) One bench installed	£600	Stokenham Parish Council
6	Benches for village green (Stokenham) Completed	£1,000	Stokenham Parish Council
7	Benches for Orchard (Chillington) Completed	£600	Stokenham Parish Council
8	Extension to St Michael's Church Graveyard (Stokenham)	£25,000	Stokenham Parish Council

Support for projects of this nature is set out in a range of strategic plans, including the Green Infrastructure Framework and AONB Plan, and in particular the South Hams OSSR Study and Playing Pitch Strategy.

7. Method/frequency of review of Stokenham Parish OSSR Plan

This plan sets out a range of projects that should be comfortably completed within a 10-year time span, subject to securing funding. Indeed, projects may come forward for implementation as suitable funds are identified and released, including the s106 developers' contributions for improving facilities within the Parish, grant applications and fundraising events.

The Plan is designed to be a working document, with specific projects set out for delivery by certain dates. It should be formally reviewed against progress by the Parish Council, and updated with new priorities annually or as required:

Original Document 2017
Reviewed and updated April 2023
Review April 2024
Review April 2025
Review April 2026

Appendix A – South Hams Open Space, Sport & Recreation Study

The OSSR Study builds on the previous South Hams Public Space Strategy (2008-2012) which gave support to South Hams District Council, Devon County Council, Stokenham Parish Council and other local and strategic organisations investing capital in sport and recreation facilities in the Parish. A new Community Hall was built at Helmer’s Field in Chillington and new play equipment and access paths to such were provided. The footpath link from Chillington to Stokenham and down to Torcross was installed and then upgraded. Further drainage improvements have been made over time with a focus on improving accessibility.

Open Space Types & Purposes	
Parks and gardens	Accessible, formal, high quality sites designed for recreation and community events. Parks and gardens should have a minimum size of 0.2 ha 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 a walking distance of towns and villages
Greenways	Walking, cycling or horse-riding routes, whether for leisure or commuting purposes. Includes 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 and youth	Areas designed primarily for play and social interaction involving children and young people. Includes equipped play areas, ball courts, skateboard and bmx areas, as well as teen shelters
Allotments	Opportunities to grow produce and socialise
Cemeteries and churchyards	Quiet contemplation and burial
Civic spaces	Providing a setting for civic buildings, public activities and community events
Beaches	Areas for active enjoyment, public events or quiet contemplation or relaxation
Local Green Space	A new National Planning Policy Framework (NPPF) designation for spaces which are demonstrably special to local communities (may cover natural spaces or park/gardens etc)

Appendix B – Joint Local Plan evidence-based document – SHDC OSSR study 2017

The key findings in respect of the Parish of Stokenham are set out as follows (pg 65):

Stokenham Village Green	Amenity	66	78	<p>* Poor and unwelcoming signage and access furniture could be improved to give a warmer welcome to visitors <i>– clear sign on gate</i></p> <p>* Nicely maintained green, with the potential to expand orchard or carry out other landscaping planting or community facility improvements <i>– play equipment now installed</i></p> <p>*Part of the value is in open feel it has to be the oldest part of the village</p>	1.151
Tanpits	Amenity	57	68	<p>* Quality shortfalls in several areas.</p> <p>* Kick around area unusable due to the long grass <i>– continue regular grass cuts</i></p> <p>*Needs a welcome and information sign at the car park entrance and improvements to the furniture / gate at the pedestrian entrance <i>– entrance pathway improved with bollards bordering play equipment</i></p> <p>*New appropriate sized junior goal posts are needed to replace unsafe adult size plus goalmouth ground repairs to make good <i>– pitch surface repaired and reseeded, and new dual-purpose goal posts installed</i></p> <p>* Opportunities for landscape / biodiversity improvements to make good.</p> <p>* Opportunities for landscape / biodiversity improvements along field margins, especially next to adjacent conservation area.</p> <p>* Other community and youth recreation facilities could be considered <i>– additional play equipment installed, with new picnic benches coming in 2023</i></p>	

Appendix C – South Devon Green Infrastructure Framework

Specific green infrastructure projects have been identified on two levels; landscape and local scale. In terms of specific projects and actions that relate to the Parish of Stokenham, the key initiatives can be set out as follows:

Landscape-scale projects	Action	By
South West Coast Path corridor	Working with landowners to provide a wider coastal path corridor, with wildlife and amenity benefits	South West Coast Path Team, Natural England and partner organisations
Stokenham Area Corridors & Connections	Programme of habitat enhancements linked to improved promoted recreational access and visual enhancements	South Devon AONB Team-led partnership.
Growing Orchard Communities	Developing and supporting the Orchard Link community orchard network, including biodiversity and landscape enhancements	South Devon AONB Team-led partnership (see AONB project summary)
Stokenham Verges Project	Survey all highway verges to assess safety, aesthetic, wildlife implications with a view to adjusting/enhancing management to increase wildflower margins	Stokenham Parish Council (TAP Fund) with support from SHDC, DCC, NT and local landowners

Local green infrastructure projects	Action	By
Orchard Link Community Orchards Project	Continue management of 0.86ha community woodland owned by the Woodland Trust and managed by community group	Parish Council Orchard Link Group and Woodland Trust
Stokenham habitat work	Improve condition of coastal grassland through grazing regime. Improve habitat for cirl buntings	National Trust-led partnership
Stokenham Coastal Management Plan	Long term coastal management plan being drawn up in accordance with policy	Slapton Line Partnership and other partners.
Chillington Community Hall and Playing Field	Survey and implement the findings for the recreation ground to improve drainage for sport, recreation, youth and play facility and ongoing maintenance	Stokenham Parish Council, with South Hams District Council and John Grimes Partnership

Stokenham access	Create better access routes within Stokenham Parish, including linking development sites with Chillington Recreation Ground, and resolving pressures around parking and traffic congestion at public facility locations	Stokenham Parish Council and developers with SHDC and DCC
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Appendix D – South Devon AONB Management Plan
– Stokenham Parish initiatives

In terms of specific actions that relate to open spaces and sport and recreation facilities in Stokenham Parish, the following are most immediately relevant:

The Physical Environment	Action	By
Landscape Character	Manage the Stokenham landscape to support biodiversity, tree planting and landscaping for the benefit of the community	South Hams District Council and South Devon AONB Team lead the partnerships
Natural Resources & Climate	Deliver a programme of beach cleans	Marine Conservation Society, Devon Wildlife Trust, National Trust and local volunteers
Biodiversity	Put in place a project to identify priorities to deliver as local projects	South Devon AONB Team lead the partnership
Biodiversity	Deliver a programme of 'Naturally Wild' events and activities through the Orchard Link project to connect people and nature	South Devon AONB Team and the Orchard partnership

The Human Environment	Action	By
Access, Recreation & Tourism	Support community involvement in the South West Coast Path and the Rights of Way network through voluntary action schemes	Devon County Council, South West Coast Path Team, Stokenham Parish Council
Community & Culture	Continue and expand the community orchards project to advise/support local groups	South Devon AONB Team lead the partnership

Appendix E – OSSR suggestions from Stokenham Parish

The results of the initial 2017 Parish consultation exercise were revisited at the Annual Parish Meeting in March 2023. Below is a summary of the key responses, with progress made since 2017 shown in bold:

Project ideas	Community to benefit
Public allotments	All villages
Defibrillator	All villages – Chillington, Stokenham and Beeson are already equipped
Signage and labelling for orchard	Chillington, Stokenham and Beeson – partially completed
Drainage at Helmers Field	Chillington – Completed
Underground gas tank	Chillington – Completed
Car park improvement at Helmers	Chillington – Completed
Ramp to bridge at Helmers Field	Chillington – Completed
Village Hall extension	Chillington – Additional storage provided
Outside toilets at Helmers field	Chillington – This idea was deemed impractical on further reflection
Older and disabled children’s play equipment	Chillington – Some equipment is suitable for disabled and older children
Benches for Helmers Field	Chillington – Additional picnic tables and benches installed April 2023
Benches for Chillington orchard	Chillington – 3 benches installed
IT Village hall	Chillington
Graveyard extension	Stokenham
Benches for Butterfly Field	Torcross – 1 bench installed
Support for maintenance and upgrade of Stokenham village hall	Stokenham
Support for maintenance of Stokenham village green	Stokenham
Install outside drinking water taps	Torcross and Beesands

Not eligible for OSSR funding	Community to benefit
Pedestrian crossing & virtual pathways	Chillington
Improvements to Oddicombe corner	Chillington
Bus shelters in Chillington	Chillington – <i>4 shelters along the west route only towards Kingsbridge</i>
Stokenham school playground	Stokenham
Support for charities and local groups	Whole parish
Safe cycle paths to connect villages	Whole Parish

Stokenham Parish Council worked collaboratively with Stokenham Village Association and the Devon Air Ambulance to identify a site, secure funds, and install a night landing site for the air ambulance at Stokenham Area Primary School, TQ7 2SJ.

A similar initiative led to the creation of a night landing site at Helmer's Field open space, next to Chillington Community Hall, TQ7 2LG.