Kingskerswell Parish Council Infrastructure Plan

Step 1: Existing Infrastructure Audit

This Infrastructure Plan has been prepared by Kingskerswell Parish Council in accordance with the Community Infrastructure Levy Regulations and guidance issued by Teignbridge District Council. It provides a clear, evidence-based framework to identify infrastructure needs arising from development within the Parish and to guide the appropriate spending of CIL receipts.

An audit has been undertaken of the existing infrastructure, including services and facilities, within Kingskerswell Parish to identify location, condition, existing capacity, extent of use and catchment area. This includes details of ownership where relevant.

Infrastructure	Ownership (PC owned/managed?)	Condition / Capacity / Accessibility
Public Hall (existing)	Trustees	Closed. No longer fit for purpose. To be demolished to enable access road for new development and replacement community facility.
Community Centre / Village Hall (new – planned)	Developer / Crown Estates / Trustees / Parish Council (with Parish Council contribution)	New facility to replace the former Public Hall. Planned to be larger to accommodate additional community uses, including a Parish Council office and community library.
Community library provision	DCC / Libraries Unlimited	Currently limited opening hours due to lack of funding. Planned to be incorporated within the new Community Centre to meet current and future demand.
Parish Council office accommodation	Parish Council (proposed)	No purpose-built accommodation at present. Identified need for office space within the new Community Centre.

Infrastructure	Ownership (PC owned/managed?)	Condition / Capacity / Accessibility
Local roads and access	Devon County Council	New access road required to serve the Community Centre and approximately 170 new dwellings.
Other community facilities (parks, play areas, sports, etc.)	Various	Not assessed in detail at this stage, as the primary identified deficit arising from new development relates to community hall provision.

Step 2: Expected Growth and Pressure Resulting from New Development

Kingskerswell Parish is subject to significant planned residential growth identified through the Teignbridge Local Plan. The scale and nature of this development gives rise to specific and identifiable pressures on community infrastructure, particularly the provision of indoor community space.

The Teignbridge Local Plan identifies a major residential development within the Parish of approximately 170 new dwellings. This development includes the construction of a new Community Centre / Village Hall and associated access road.

The pressure on infrastructure arising from this growth is summarised below.

Development Site	Infrastructure Provision	Pressure Resulting from New Development
Residential development including c.170 new homes and new Community Centre	Community halls / meeting spaces	The existing Public Hall has been closed and is to be demolished. Without a replacement, there would be a significant deficit in community meeting and event space for both existing and new residents. The increased population will place additional demand on community facilities, meeting rooms, library services and local democratic functions.

Step 3: Community Engagement

Kingskerswell Parish Council recognises the importance of community engagement in identifying infrastructure priorities, particularly where these relate to supporting new development.

The need for a replacement Community Centre has been long established and agreed in principle approximately six years ago through a historic agreement between Kingskerswell Parish Council and the developer, supported by planning consultations and ongoing Parish Council consideration of future growth within the Parish.

Community Engagement	Summary of Feedback and How This Informed the Plan
Parish Council meetings (open to the public) and resolutions	Agreement that the existing Public Hall was no longer suitable and that a replacement facility was required to serve the growing community. Engagement has taken place through meetings open to the public and as part of the planning process.
Ongoing liaison regarding new development	Strong support for a larger, modern Community Centre capable of accommodating multiple uses, including a library and Parish Council office.

Step 4: Community Infrastructure Needs and/or Aspirations

Community needs and aspirations identified through the audit and engagement process are set out below.

Infrastructure	Community Needs / Aspirations
Community Centre / Village Hall	Provision of a modern, accessible and flexible community building to replace the former Public Hall and meet the needs of an increased population.
Community library	Inclusion of a community library within the new facility to support learning, digital inclusion and social interaction.
Parish Council office	Dedicated office space within the Community Centre to support local governance and public access.

Step 5: Proposed CIL Spending to Support New Development

The proposed CIL spending set out below directly addresses the infrastructure deficit and pressure arising from new development within Kingskerswell Parish. The project identified is necessary to mitigate the impact of growth and reflects long-standing community and Parish Council priorities.

This table sets out the proposed use of CIL to address the infrastructure pressure arising from new development.

Infrastructure / Facility	Proposed CIL Spending	Amount of CIL	Priority	Timescale	Delivery Partners	Notes
Community Centre / Village Hall	Contribution towards construction of the new Community Centre to enable increased size and capacity, including provision for a Parish Council office and community library. This directly mitigates the loss of the former Public Hall and supports the needs of	£100,000	High	Short	Developer / Kingskerswell Parish Council / Teignbridge District Council	Contribution agreed in principle approximately six years ago. Facility to be delivered imminently as part of the wider development.

Infrastructure / Facility	Proposed CIL Spending	Amount of CIL	Priority	Timescale	Delivery Partners	Notes
	approximately 170 new dwellings.					

Publication

This Infrastructure Plan will be published on the Kingskerswell Parish Council website in accordance with the Community Infrastructure Levy Regulations and to support the retention of unspent CIL funds beyond five years.

Agreed by Kingskerswell Parish Council at its meeting of Monday 16th February 2026