

STARCROSS INFRASTRUCTURE PLAN – UPDATED APRIL 2026.

	STARCROSS PARISH COUNCIL
DATE	26/4/2026
ADOPTED	By Council MAY 2026
Existing Infrastructure Audit – list of services and facilities within the local area, their condition, location, existing capacity and catchment area.	<p>THE STARCROSS PAVILION PARISH COUNCIL Freehold. Building containing main hall, small meeting room, storage, kitchen, sport changing areas, official’s room, toilets inc. disabled, access ramps. Outside terrace and pergola. Large Car Park, six acre sports field, benches tables etc. youth shelter and kick-wall. Home of Starcross Dons Football Club running adult’s and children’s League sport.</p> <p>Widely used – community cafes, food bank, post office, library, polling station, village events, sport changing and private hire. Built 2015 with grants from Sport England and the Football Association. Good condition. Seats approx. 50 adults.</p> <p>OLD STORE. PARISH COUNCIL Freehold Equipment store for field maintenance</p> <p>BONHAY PLAY PARK. PARISH COUNCIL Freehold. Primary age enclosed playground mostly equipped within the last three years. Good selection of play material, nature area all in good order. ROSPA approved. Planned improvements for elderly and parents</p> <p>STRAND GARDENS PARISH COUNCIL Freehold Strip of land adjoining footpath with plants, bushes and grass. Well maintained. No buildings</p> <p>BOAT PARK PARISH COUNCIL Freehold Bishops Arch dinghy park for local sailors to enable access to larger boats. Simple racks for rent for 10 dinghies licenced by the PC. No buildings</p> <p>COMMUNICATION The Council operates a website which is our main method of communication plus one Parish notice board and three public boards</p> <p>SCHOOL Starcross Primary School and Pre School run by Acorn Educational Trust</p> <p>CHURCH St. Paul’s Church of England.</p>

HERITAGE Starcross is most famous for its connections with Brunel and the Grade 1 Pumping Station but many of the river frontage homes are Grade 2 listed.

SHOPS & BUSINESS. The village relies heavily on its access to neighbouring towns – Dawlish and Newton Abbot - and the City of Exeter, both for retail and services. However, the village has a thriving mini-market with extended opening hours plus a hairdressers and pharmacy, several small businesses at the Business Park and a popular small camp and caravan park. Some areas suffer from neglected maintenance by DCC Highways

PUBS AND CLUBS The village has two pubs The Driftwood and the Atmospheric plus an assortment of private clubs - the SX Fishing and Cruising Club, British Legion and Bowling Clubs all offering licenced facilities.

TRANSPORT . Starcross is positioned on the main A379 and has a half hourly bus service to Exeter and Newton Abbot. It is also on the GWR Penzance to London rail line. connecting to Exeter and Dawlish. Both bus and rail provide access to **EMPLOYMENT** in these and other centres. SX has a summer link via passenger ferry across the Exe River to East Devon and is on the NCN Route 2 South Coast National Cycle track and the South West section of the King Charles 3rd coast path. This mix of services produces one of the busiest tourist centres in the south Devon area

HEALTH SERVICES are provided by the Westbank Partnership who offer an excellent flexible surgery in the centre of the village. There also exists a branch of Boots providing a pharmaceutical service and other associated products. **NHS FACILITIES** are based on the Royal Exeter and Devon in Exeter which is connected by a door-to-door half hourly bus route.

HIGHWAYS. The main A379 between Exeter and the coast passes directly through Starcross. The A379 is a notorious pinch point where it reaches the listed Brunel Tower. Air pollution here is acknowledged to be amongst the worst in Teignbridge and is increasing since the building of new housing in the Dawlish area. This makes for a very busy area with cars, delivery vehicles, trains, cycles, buses all using the same narrow section of narrow road/rail. All

<p>COMMUNITY INFRASTRUCTURE Needs and aspirations</p>	<p>traffic heading south must pass and return via Starcross. No alternative route is easily available making back-street alternatives being widely used. The Council has submitted plans to improve pavements and an alternative route via Mamhead Hill.</p> <p>FOOTPATHS / CYCLE ROUTES. Starcross is on the N2 cycle route and consequently encourages many visitors. Because of the congestion on the A379 the cycle route is diverted through the rear of the village. The Parish Council constantly pressures DCC for improvements to this route and pavements in general.</p> <p>ALLOTMENTS. The Parish Council holds a lease with the Powderham Estate on a site containing nearly 100 allotments mostly let to local residents. This is a self-sufficient organisation under the control of an elected body – the SX Allotment Association – an extremely well organised site with a long waiting list.</p> <p>TOURISM Although not a tourist village, Starcross is in the centre of the South Devon tourist area and provides understated facilities which need to be promoted better. Within the village exists a camp and caravan site, numerous B&B rental opportunities but no hotel. Neither pub currently offers B&B.</p> <hr/> <ul style="list-style-type: none"> • The expansion of population will require additional space for increased recreation and leisure. • Restoration of the many former footpaths within the Parish are currently restricted by private ownership of surrounding land. • Need for more facilities for school age children. Council looks to complete proposals for a Multi purpose BMX Track on the Sports Field to attract school age children. • Completion of the Bonhay Play Park facility to better cater for older residents and parents of children using the facilities. This will involve sensory planters, a shelter and general improvements. • To reduce traffic numbers, pollution and improve pedestrian safety, to maintain pavements, slowing
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HOUSING

of traffic, and use of alternative routes via the Starcross to Mamhead route as described here - <https://www.devon.gov.uk/roads-and-transport/traffic-information/transport-planning/starcross-a379-and-mamhead-route/>

- N2 Cycle Route. Improvements to signage to provide clear and consistent directions throughout the SX diversion route.
- A new project to bring added tourist money to the area which is currently underdeveloped and to take advantage of the transport and geographical advantages available.
- To continue to press Teignbridge to continue to maintain public toilets in Starcross

GROWTH within Starcross is restricted by its proximity to the River Exe and the continued erosion of Dawlish Warren. Consequently, most of the village lies within the Flood Zone 3. Only areas on the higher ground at the rear of the village will take any substantial housing. The Council is aware of its responsibility to the housing shortage. During the late 80s and 90s substantial new housing was built on the site of the Royal Western Counties Hospital which changed the village, and destroyed the main employer – it is estimated that 80% of the working population were employed there - leaving the village with few community facilities. Only the work of the newly formed Starcross Parish Council (1997) and the building of the Starcross Pavilion in 2015 put the village back to life.

Currently only two development sites exist in the Local Plan as follows – 0.91 hectares on Staplake Road with 10-25 houses. No current application exists, and Brickyard Lane – 2.21 hectares with 27-40 homes. No current application exists. Within the flood zone small sites with upper floor living accommodation are proposed from time-to-time such as The Old Garage on The Strand where three flats with ground floor parking have approved planning permission and is on the open market. However, Starcross is badly affected by increased traffic from the developments further south. Starcross ranks badly in

YOUNGER RESIDENTS	<p>LIVING ENVIRONMENT scores in the English indices of deprivation 2025 which measures traffic, pollution, housing and access to the countryside.</p> <p>The Bonhay Play Park with its active equipment looks at the Pre-school and under 10 age group. Our sports field has a successful local football club drawing children and adults from the village and surrounding areas centred around the SX Pavilion. We wish to fill the gap and build a modest BMX Pump Track to attract more independent school age children. Alongside, we are considering a Phase 2 project with climbing wall, shelter and fencing.</p> <p>We are fortunate not to have a youth vandalism problem within the village which we partly put down to the facilities provided and the role models of those involved with provision of activities especially from the football club.</p>
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PROPOSED CIL EXPENDITURE

FACILITY	CIL SPEND PROPOSAL	AMOUNT	PRIORITY	TIME SCALE	DELIVERY PARTNERS	NOTES
SPORTS FIELD BIKE TRACK	<p>SX has a six acre sports field mostly marked for football pitches which are rented annually to Starcross Dons FC. Currently Dons FC have over 300 children registered to play in the various age groups and leagues.</p> <p>We propose to build a modest tarmacked BMX Track to cater for those children who prefer independent hobbies such as cycling and skateboarding. The track is aimed at school age children which allows Council to concentrate on our Play Park development for pre-school and early years school children thus providing facilities right through the age range pre-school to youth and beyond.</p>	<p>£ 15000 already approved from SXPC Reserves which will increase by a further £ 6000 in CIL due.</p> <p>An application will be submitted to TDC for match funding. The value of the project is quoted as £35000 plus £ 5000 contingency.</p> <p>A comprehensive Business Plan is in process to support our application</p> <p>TOTAL CIL APPLICATION £ 20,000.00</p>	HIGH	AUTUM 2026	<p>Teignbridge DC</p> <p>Devon CC</p>	