



## **A Neighbourhood Development Plan for Kingston**

*Kingston must maintain its character as a living village in an area of outstanding natural beauty.*

Don't forget to check out <https://kingstonplan.org> for updates on our progress and to tell us what you think, especially in response to the issues/questions below.

### **Where, how much and what sort of new build do you want in Kingston?**

Ultimately the Kingston Neighbourhood Plan will include policies on these questions. These will be based on the answers YOU give to the NP Questionnaire when it is circulated to all homes in the Parish.

The Housing Needs Survey, available on the website, identifies a need for 6 affordable properties. The South Hams, West Devon and Plymouth Joint Local Plan has put Kingston into a broad group of villages which are judged to be sufficiently sustainable for 10 new houses. Please note that is no guarantee of what will be built in Kingston, but is a researched view expressed by your elected members on the District Council, which is now out for consultation. Kingston Parish Council has confirmed that it continues to abide by the policy statement in the 2007 Parish Plan: *KPC is committed to supporting any proven need for affordable housing for local people, who would otherwise be unable to live in the village.* Both NPTG and the PC appreciate the growing concerns about possible overdevelopment.

### **Plans for new build are already happening.**

We are now aware of 3 potential development sites in the village where 15 or more new homes are proposed. 2 of these developments are already in the pre-planning stage, that is in discussion with South Hams District Council planning officers, prior to submitting a formal planning proposal. Such initial discussions can of course lead to considerable change in plans. You can get information on potential plans from the Parish Clerk where information has been given to the PC. We are also aware of at least 4 individual homes being planned, 3 of which are in the pre-planning stage.

It is NOT our task to approve plans, that is for the Parish Council, but it is our role to review all the information available to us, in order to draft the appropriate questions to ask YOU for your views on what is needed for Kingston. As in last month's Newsletter we are asking landowners with plans to please let us know what these are.

### **What price the Kingston Local Lettings Plan?**

Would you expect any new development of social housing, whether to rent or offered as shared ownership, to come under the Kingston Local Lettings Plan? Under the LLP local people have absolute priority in allocating such housing. In the event of there being no local applicants for a house it would be offered to people with

connections to the immediately surrounding villages, working outward as necessary.  
Should all developers be required to conform to the LLP?

**Community Led Development.** We are asking landowners if they would consider the possibility of working in partnership on a community led development to meet our specific affordable housing need. A recent SHDC press release notes an allocation of £1.8 million funding to support the development of community led housing projects in the South Hams. This will be used to support existing local housing schemes and also to bring through new projects which will provide affordable homes for local residents. We would need to find a suitable site and a landowner to work with us for such a plan to receive funding.

**The South Hams Joint Local Plan** is now available at <http://plymouth.consult.limehouse.co.uk/portal/planning/jlp/> and anyone can comment on any aspect of the Plan. Please do! It will have a major impact on the South Hams you know and love. It is intended to meet the government requirement for building new homes for the next 20 years. Following this latest consultation, the JLP will be reviewed by an external Inspector, on behalf of government, and is expected to be finalised in the late autumn 2017. Agreed Neighbourhood Plans, that is those where the local electorate has voted to accept the Plan, will become a part of the JLP. Both the NPTG and the PC will be responding to the consultation. Please either tell us and the PC your views.

### **We need you --!**

Please can anyone help us with:

Designing and preparing posters/other publicity  
Delivering and collecting the questionnaire  
Entering data into Survey Monkey  
Running consultation/publicity events  
etc.!!

The more people help, the faster we can get the  
Kingston Plan completed.

Please contact Judy Alloway, [allowayjudy1@gmail.com](mailto:allowayjudy1@gmail.com) 810692, or Flo Watts, [flowatts@btinternet.com](mailto:flowatts@btinternet.com) 810019, if you have any queries/comments about the Neighbourhood Plan and/or can help.

JA 20/03/17

