



A Neighbourhood Development Plan for Kingston

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

Check out <https://kingstonplan.org> for updates on our progress. The report on the Drop- in Day in November is now on the website documents list and we are designing the main questionnaire. This will be seeking your views on the five themes you identified: Do you want to comment on these now? Tell us please using the website blog.

Where to build in Kingston? The Kingston Housing Needs Survey has given us a clearer idea of how much new build you think Kingston needs, but where should it go? We are meeting with landowners across the parish to consider which land might be available and whether they are prepared to work with us to plan for Kingston's future. If you own land in Kingston please get in touch with us even if it is to say you do not want to consider new build on your land.

The **Joint Local Plan** will be available on South Hams District Council website for comment in early March. Plymouth, West Devon and the South Hams District Councils are working together to draw up a plan to meet the government requirement for building new homes for the next 20 years. Crucially the Plan includes a detailed 5 year land supply for new build. If this is not deemed strong enough or, is not implemented on time, future planning decisions could be overturned and decided at a national level, with little to no reference to local need or opinion. 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 Neighbourhood Plan Task Group and the Parish Council have commented on earlier versions of the JLP and there is a great deal at stake.

More **second homes in Kingston?** Many of you will have heard that more than 80% of townspeople in St Ives, Cornwall voted in a referendum organised by their Town Council, to ban any new housing project from getting planning permission unless it is for full time local residents. A firm of architects challenged this decision, but the High Court has upheld it. SHDC has now said it will support any town or village in the South Hams that votes to take this action. Our Neighbourhood Plan will require a referendum (apologies for the use of the word, but that is what it will be!) and could include such a proposal. There are arguments both ways. It is claimed that such actions will depress house prices and of course tourism brings a huge economic benefit to the South Hams. So what do you think? Kingston has around

14% second homes/ holiday lets, slightly less than when the Parish Plan was published. Let us know your views via the website.

Please contact Judy Alloway, allowajudy1@gmail.com 810692, or Flo Watts, flowatts@btinternet.com 810019, if you have any queries/comments about the Plan and/or can help.

JA 20/02/17