



A Neighbourhood Development Plan for Kingston

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

Housing Needs Survey

The survey was carried out by South Hams District Council on behalf of the Parish Council, PC, and the Neighbourhood Planning Task Group, NPTG. It will form part of the evidence required for the Neighbourhood Plan and help inform the policies and guidance within the Plan. Any personal details contained in survey responses are confidential to SHDC and have not been made available to the NPTG or the PC.

139 surveys were returned, out of 187 distributed

Surveys were not delivered to 20 known holiday lets, giving a 74% return from residents and second home owners. Most respondents lived/worked/had family in the parish, 6 were second home owners. Respondents reflected a varied age mix, though weighted to the older population profile of the community.

6 households need social housing in the next 5 yrs and have a local connection to Kingston

1 respondent intends to register with Help to Buy

There are 34 Housing Association properties in Kingston, 2 x 2bed bungalows; 13 x 2bed houses; 19 x 3bed houses. There is no 1 bed accommodation.

Consequently the Kingston Local Lettings Plan allows those who are only eligible for a 1 bed house to apply for a 2 bed home.

Turnover of Housing Association homes was 1.4% over the last 5 years

Turnover of privately owned housing was 14.5% (Zoopla) over last 5 years.

Indications are this will continue. Lack of commercial transport, distance from medical facilities and shops are all major issues for both older people and low income families with young children.

Rents in Kingston appear lower than the Devon average

Taking into account the Devon Home Choice Housing Register figures, the survey results would justify a Village Housing Initiative/Community Land Trust project of around 10 houses, for example:

6 Housing Association 3 x 1bed ; 2 x 2bed ; 1 x 3bed

Plus 1-2 shared ownership /Discount Market properties

Adding open market properties this could equate to perhaps 7-10 new homes.

You may have noticed in the Gazette that South Hams District Council have received new government funding to help support such initiatives.

NPTG will be 'walking' the parish and talking to landowners who are willing to consider working with us on such a project. With really is the operative word here. NPTG will meet with any prospective developer who wishes to discuss their proposals in the context of the developing NP. However: meetings will be arranged at a determined place and time; at least two, preferably three, or more group members will be present.

We will also be looking into the shared/intermediate ownership options and evidence these do actually work to help people onto the housing ladder.

Neighbourhood Planning Task Group membership

Many thanks to Alan Coleman-Smith for setting up our new website for us, see below. He has also now joined us on the Task Group. Parish Cllr. Carl Firminger has sadly left us and Parish Cllr. Sally Richardson has come onto the Group. Anyone who wants to get involved at any level, please let Flo or Judy know, contact details below.

www.kingstonplan.org.uk

Our Neighbourhood Planning website is now up and running. It has two purposes: to keep you informed and help you tell us what you think about the Group's work and/or anything you think relevant to the developing Plan, but also to hold the documentation we are required to have in place. The site will build up as we progress so please use it to find out about us and how we are doing. We will continue to communicate via the Newsletter, KEG Facebook page etc. or why don't, you just email us directly? It is your Plan and the views reflected in it will be yours, not ours, so keep them coming please!

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

JA 23/01/17